



COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | BUILDING & PLANNING 541-917-7550

Notice of Decision

Site Plan Review

SP-04-23

March 29, 2023

Application Information

Proposal:	To construct a new 1,080-square-foot accessory structure.
Review Body:	Staff (Type I-L review)
Report Prepared By:	Vitsi Orman, Planner I
Property Owner/Applicant:	Jerry Anderson, 886 NW Edgewood Drive, Albany, OR 97321
Address/Location:	886 NW Edgewood Drive, Albany, OR 97321
Map/Tax Lot:	Benton County Tax Assessor's Map No. 11S-04W-02AA; Tax Lot 2300
Zoning:	Residential Reserve District (RR)

On March 29, 2023, the City of Albany Community Development Director granted **Approval** of the application referenced above.

The City based its decision on the project's conformance with the review criteria listed in the Albany Development Code (ADC). The supporting documentation relied upon by the City in making this decision is available for review at City Hall, 333 Broadalbin Street SW. For more information, please contact **Vitsi Orman**, project planner, at 541-791-0073 or Planning Supervisor David Martineau at 541-917-7555.

The City's decision may be appealed to the Albany Planning Commission if a person with standing files a completed notice of intent to appeal and the associated filing fee no later than 10 days from the date the City mails the notice of decision [ADC 1.220(7)]. The applicants may proceed, at their own risk, prior to the end of the appeal period, provided they sign a Release and Indemnity Agreement with the City.

This approval shall expire three years from the date of approval unless 1) the applicant has installed all of the required public infrastructure related to the development and the infrastructure has been accepted by the City, or 2) the applicant has provided financial assurance for all required public infrastructure per ADC Section 12.600, or 3) the development did not require public infrastructure, a valid building permit exists for new construction or improvements, and work has commenced.

Signature on file

Community Development Director

Appeal Deadline: April 10, 2023

Approval Expiration Date (if not appealed): March 29, 2026

Attachments: Location Map, Site Plan

cd.cityofalbany.net



Conditions of Approval

Condition 1 Development shall occur consistent with the plans and narrative submitted by the applicant, or as modified by conditions of approval and shall comply with all applicable state, federal, and local laws.

Information for the Applicant

Please read the following requirements. This list is not meant to be all-inclusive; we have tried to compile requirements that relate to your specific type of development. These requirements are not conditions of the land use decision. They are Albany Municipal Code (AMC) or ADC regulations or administrative policies of the planning, engineering, fire, or building departments that you must meet as part of the development process. You must comply with state, federal, and local law. The issuance of this permit by the City of Albany does not eliminate the need for compliance with other federal, state, or local regulations. It is the applicant's responsibility to contact other federal, state, or local agencies or departments to assure compliance with all applicable regulations.

Planning

1. Land use approval does not constitute building or public works permit approvals.
2. Construction of the development must substantially conform to the approved Site Plan Review.

Building

Permits

3. Obtain building permits prior to any construction.
4. An Erosion Prevention and Sediment Control Permit is required to be obtained from public works before commencing land disturbing activities affecting an area of 2,000 square feet or greater, cumulatively.

Plan Review for Permits

5. All plans submitted for review for building permits will need to be submitted electronically. Contact the Building Division front counter at cd.customerservice@cityofalbany.net for details and instructions prior to submittal.

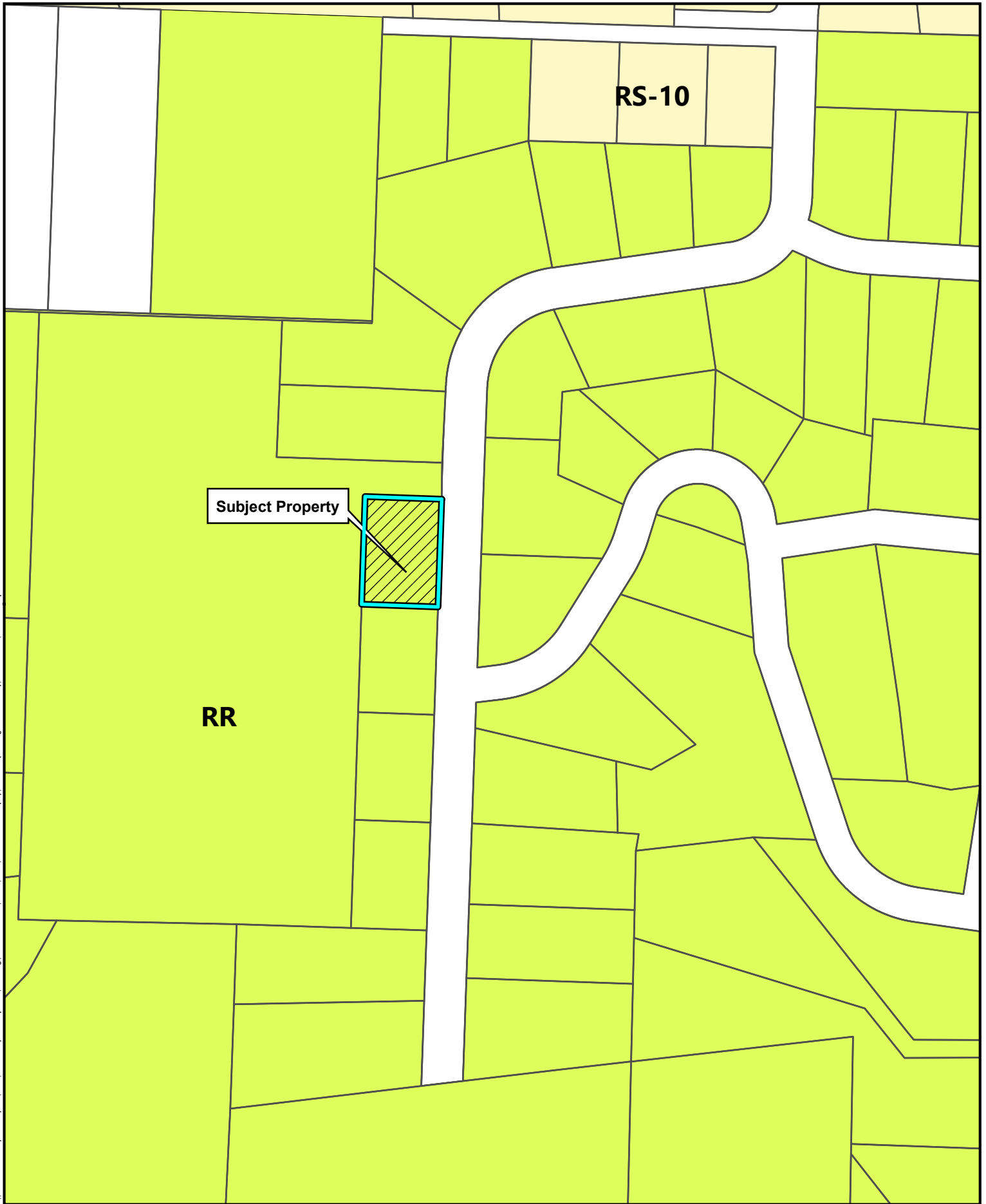
Public Works - Engineering

The City of Albany's infrastructure records, drawings, and other documents have been gathered over many decades, using differing standards for quality control, documentation, and verification. All information provided represents the current information we have in a readily available format. While the information we provide is generally believed to be accurate, occasionally this information proves to be incorrect, and thus we do not warrant its accuracy. Prior to making any property purchases or other investments based, in full or in part, upon the information provided, we specifically advise that you independently field verify the information contained within our records.

Fire

The fire department has reviewed the above project for conformance to the 2014 Oregon Fire Code and has no comments.

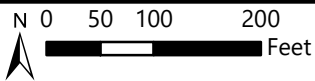
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Subject Property

RR

RS-10



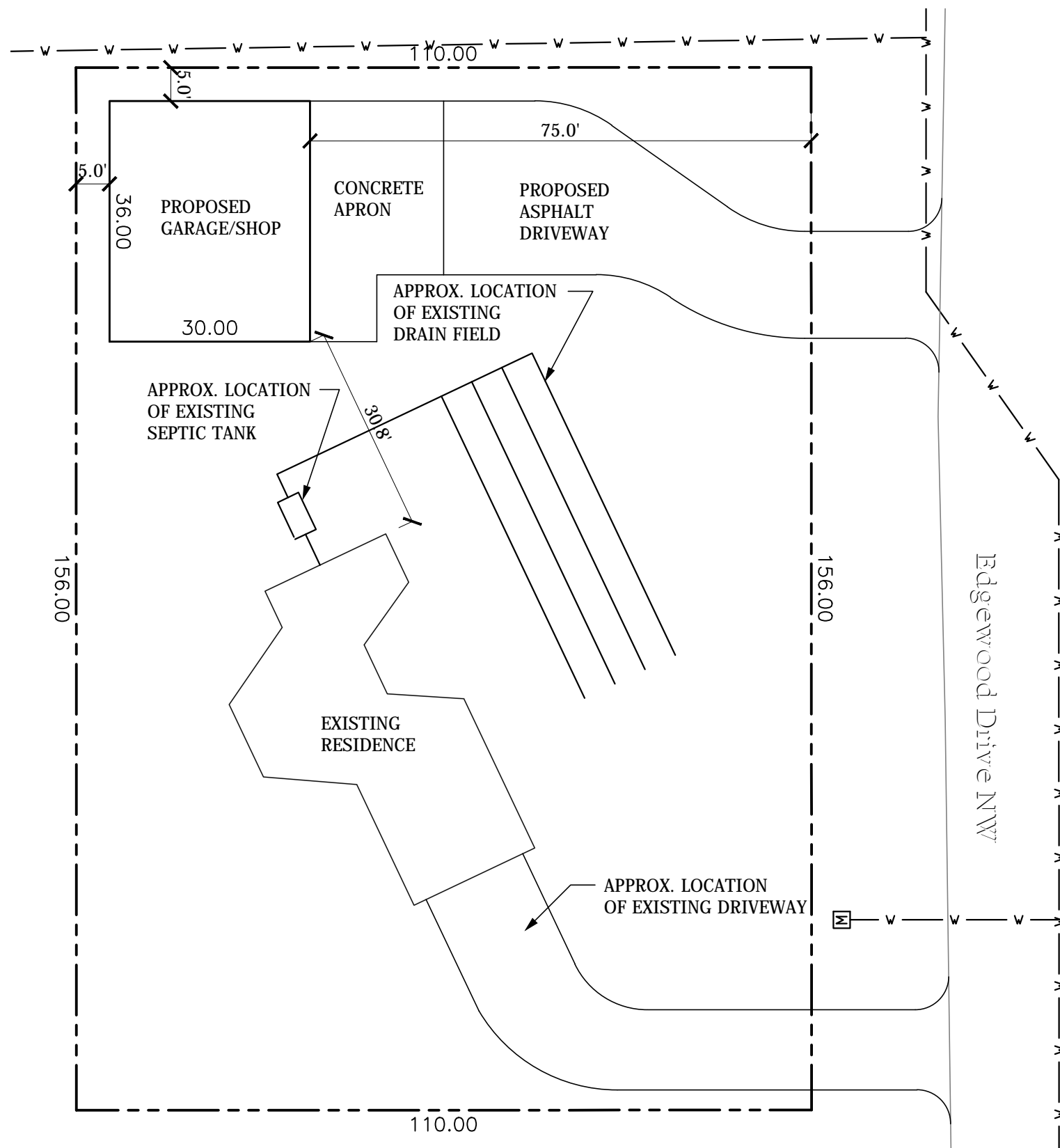
886 Edgewood Drive NW

Date: 3/13/2023 Map Source: City of Albany

Location Map

LOT COVERAGE:

Lot	% Lot	Area
Lot Area	100.0%	17160
Coverage Summary		
Ex. Building Footprint	6.6%	1133
Ex. Driveway	5.2%	889
Shop	6.3%	1080
New Driveway	10.5%	1810
Open Space	71.4%	12248
Adjusted Lot Area	100.0%	17160
Green Area Summary		
Open Space	71.4%	12248
Green Area	71.4%	12248



DATA TO GENERATE DRAWINGS
ACQUIRED FROM AVAILABLE GIS
DATA, SURVEY AND PROVIDED
BY OWNER

CONTRACTOR TO VERIFY ADDITION
IS WITHIN ALLOWABLE BUILDING
SETBACKS



1 SITE PLAN
1 SCALE: 1" = 20'

PROJECT LOCATION:
Map 1 1504W02AA Tax Lot 2300
886 Edgewood Drive NW
Benton County
Albany, Oregon 97321

DRAWING STATUS:

DRAWINGS WITH A "PRELIMINARY" STATUS
ARE NOT TO BE USED FOR CONSTRUCTION

DESIGN OF THIS STRUCTURE IS INTENDED
TO COMPLY WITH THE CURRENT OREGON
RESIDENTIAL SPECIALTY CODE. BUILDER
SHALL ENSURE THAT ALL CONSTRUCTION
CONFORMS TO THIS AND ANY OTHER
ADDITIONAL CODES THAT APPLY.

SHEET #

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