Notice of Decision
Site Plan Review

Application Information

Proposal: Site plan review to construct an outdoor storage area for commercial construction equipment and vehicles.

Review Body: Staff (Type I-L review)

Report Prepared By: Travis North, project planner

Property Owner/Applicant: Albany Yards LLC; 19100 SW 51st Avenue, Tualatin, OR 97062

Engineer/Representative: Grant Beem; K&D Engineering; 275 NW Hickory Street, Albany, OR 97321

Address/Location: Unaddressed parcel north of 1951 Ferry Street SW, Albany, OR 97321

Map/Tax Lot: Linn County Assessor’s Map No. 11S-03W-07CC; Tax Lot 5600

Zoning: Light Industrial (LI) zoning district

On December 4, 2020, the City of Albany Community Development Director granted Approval with Conditions 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 by appointment at City Hall, 333 Broadalbin Street SW. For more information, please contact the project planner, Travis North, at 541-791-0176 or Planning Manager David Martineau at 541-917-7561.

The City’s decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) if a person with standing files a Notice of Intent to Appeal not later than 21 days after the Director’s Notice of Decision is mailed [ADC 1.330(5)(a)]. 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: December 25, 2020
Approval Expiration Date (if not appealed): December 4, 2023

Attachments: Information for Applicant, Location Map, Site Plan

cd.cityofalbany.net
Conditions of Approval

Condition 1: **EPSC Permit.** Before the City will issue an encroachment permit for the new driveway approach, the applicant must obtain a EPSC permit and construct a stormwater detention facility that meets the City’s Engineering Standards for such facilities.

Condition 2: **Sidewalk.** Prior to finalizing the encroachment permit or use of the property, the applicant shall install public sidewalk to City standards along the Ferry Street frontage of the property.

Condition 3: **Parking Spaces.** Prior to issuance of the encroachment permit, the applicant shall demonstrate the minimum number of parking spaces has been provided by quantifying the number of employees and company vehicles that will utilize the site.

Condition 4: **Parking Lot Standards.** Prior to issuance of the encroachment permit, the applicant shall submit an updated site plan and curb detail sheet that demonstrates compliance with ADC 9.120(5).

Condition 5: **Landscape and Irrigation Plan.** Prior to issuance of an encroachment permit, the applicant shall submit a final landscape and irrigation plan to the Community Development Department for review and approval. The landscape and irrigation plans shall be consistent with the standards under ADC 9.140(2), 9.150, and 9.160. The landscape plan shall include a planting schedule that indicates the plant species, size, and quantity of each plant. All landscaping shall be installed prior to finalizing the encroachment permit or use of the property.

Condition 6: **Outside Storage.** Prior to issuance of an encroachment permit, the applicant shall submit information that demonstrates the outside storage requirements of ADC 4.290 have been met. If the material being stored outside exceeds six feet in height, the applicant shall also submit information that demonstrates the screening standards of ADC 9.250 have been met.

Condition 7: **Improvements.** 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. All improvements shall be installed and/or operational prior to use of the property.

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 ePlans@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 at this time.
Unaddressed North of 1951 Ferry St

Legend

- Unaddressed Ferry St
- Albany Parcels

Date: 6/24/2020  Map Source: City of Albany