



COMMUNITY DEVELOPMENT DEPARTMENT

333 Broadalbin Street SW, P.O. Box 490
Albany OR 97321

Ph: 541-917-7550 Fax: 541-917-7598
www.cityofalbany.net

NOTICE OF DECISION

DATE OF NOTICE: May 4, 2018
FILE: SP-07-18 & FP-02-18
TYPE OF APPLICATION: Site Plan Review and Floodplain Review to improve an existing 30-foot-wide private access easement located along the common property line of 633 and 655 North Albany Rd. NW.
REVIEW BODY: Staff (Type I-L process)
APPLICANT: Hickory Station, LLC; Gary and Patty Davenport; P.O. Box 2744, Albany, OR 97321; 541-990-5777; pepandg@msn.com
APPLICANT REP.: TKP Engineering, LLC; Troy Plum; P.O. Box 374, Corvallis, OR 97339; 541-760-7205; troy@tkpeng.net
PROPERTY OWNER: North Albany MOB, LLC; 2870 Nansen Drive, Medford, OR 97504
PROPERTY OWNER: Jackson Food Stores, Inc.; 3450 E. Commercial Court, Meridian, ID 83642
ADDRESS: 633 & 655 NORTH ALBANY RD NW, ALBANY, OR 97321
MAP/TAX LOT: Benton Tax Assessor's Map No(s): 11S04W01DA Tax Lot 400 & 11S04W01DA Tax Lot 700
ZONING: Community Commercial (CC)

On April 24, 2018, the City of Albany Community Development Director granted **APPROVAL with CONDITIONS** of the applications referenced above.

The City based its decision on the project's conformance with the review criteria listed in the Albany Development Code. The supporting documentation relied upon by the City in making this decision is available for review at City Hall, 333 Broadalbin Street SW. Conditions of approval are attached to this notice. For more information, please contact **Laura LaRoque, Project Planner** at 541-917-7640 or Bob Richardson, Planning Manager, at 541-917-7555.

The City's decision may be appealed to the State Land Use Board of Appeals (LUBA) if a person with standing files a completed Notice to Appeal application and the associated filing fee no later than 21 days from the date the City mails the Notice of Decision. 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 the applicant has installed all of the required public infrastructure related to the development and the infrastructure has been accepted by the city, or the applicant has provided financial assurance for all required public infrastructure per Albany Development Code Section 12.600, or if 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

Attachments: Location Map and Site Plan

Appeal Deadline: May 25, 2018

Approval Expiration Date (If not appealed): May 4, 2021

CONDITIONS OF APPROVAL

- Condition 1 **Private Storm Water Collection System.** The applicant must construct a private storm water collection system in the proposed private access easement. The westernmost catch basin in this system must be located as far west as possible to collect as much runoff from the private access easement as possible without allowing runoff to flow to the west across the public sidewalk into North Albany Road.
- Condition 2 **Private Access Improvements.** The extension of the shared private access shall have curb on both sides, a minimum paved width of 24 feet, and a five-foot-wide sidewalk along the north side with a reduction to 4.5 feet wide along carwash building encroachment, in accordance with the approved site plan. The sidewalk shall extend to the private shared travel aisle along the site's east boundary as shown on the approved site plan.

INFORMATION FOR THE APPLICANT

Please read through 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 Albany Development Code (ADC) regulations or administrative policies of the Planning, Public Works, Fire, or Building Departments that you must meet as part of the development process.

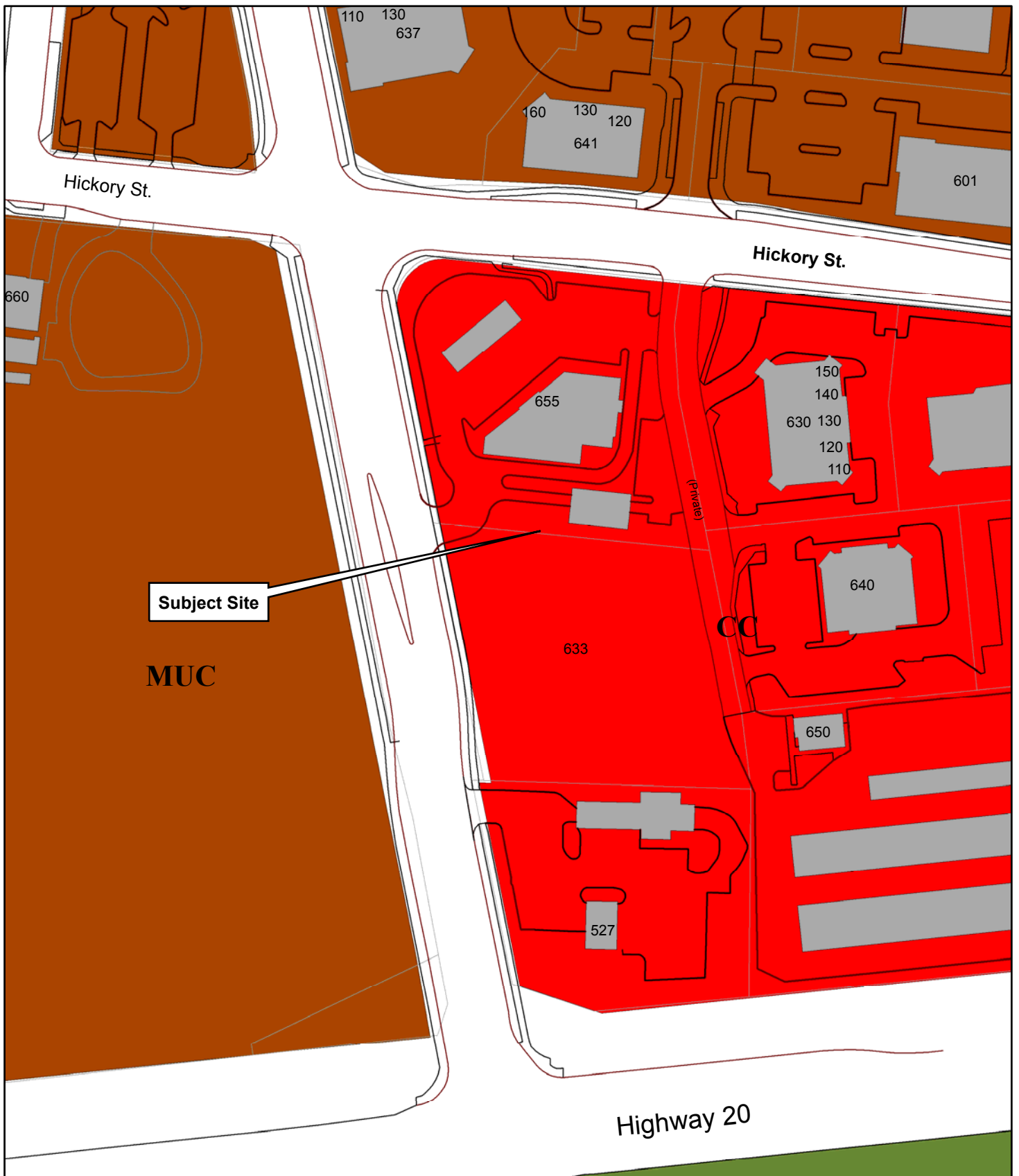
You must comply with state, federal, and local law. The issuance of this permit by the City of Albany does not eliminate the need for compliance with other federal, state, or local regulations. It is the applicant's responsibility to contact other federal, state, or local agencies or departments to ensure compliance with all applicable regulations.

PLANNING


Land use approval does not constitute Building or Public Works permit approvals.

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 in our records.


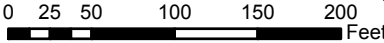


Location Map: Unassigned; Centered along the shared property line of 633 NW North Albany Road and 655 NW North Albany Road, Albany, OR 97321

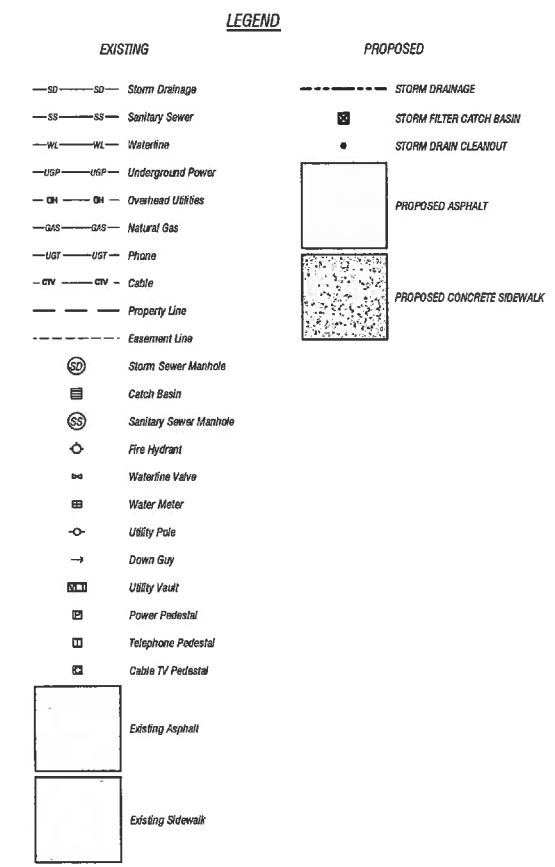
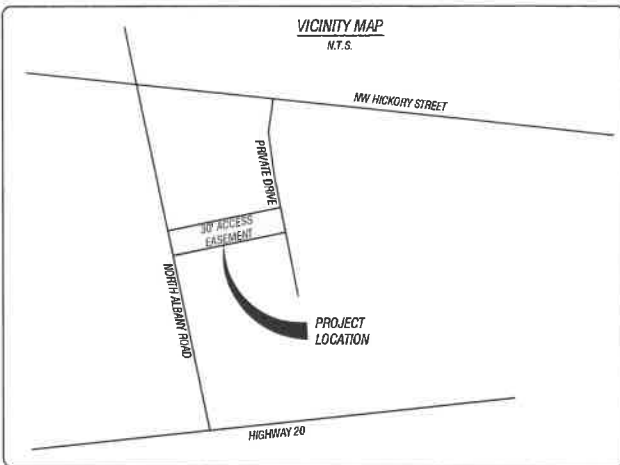
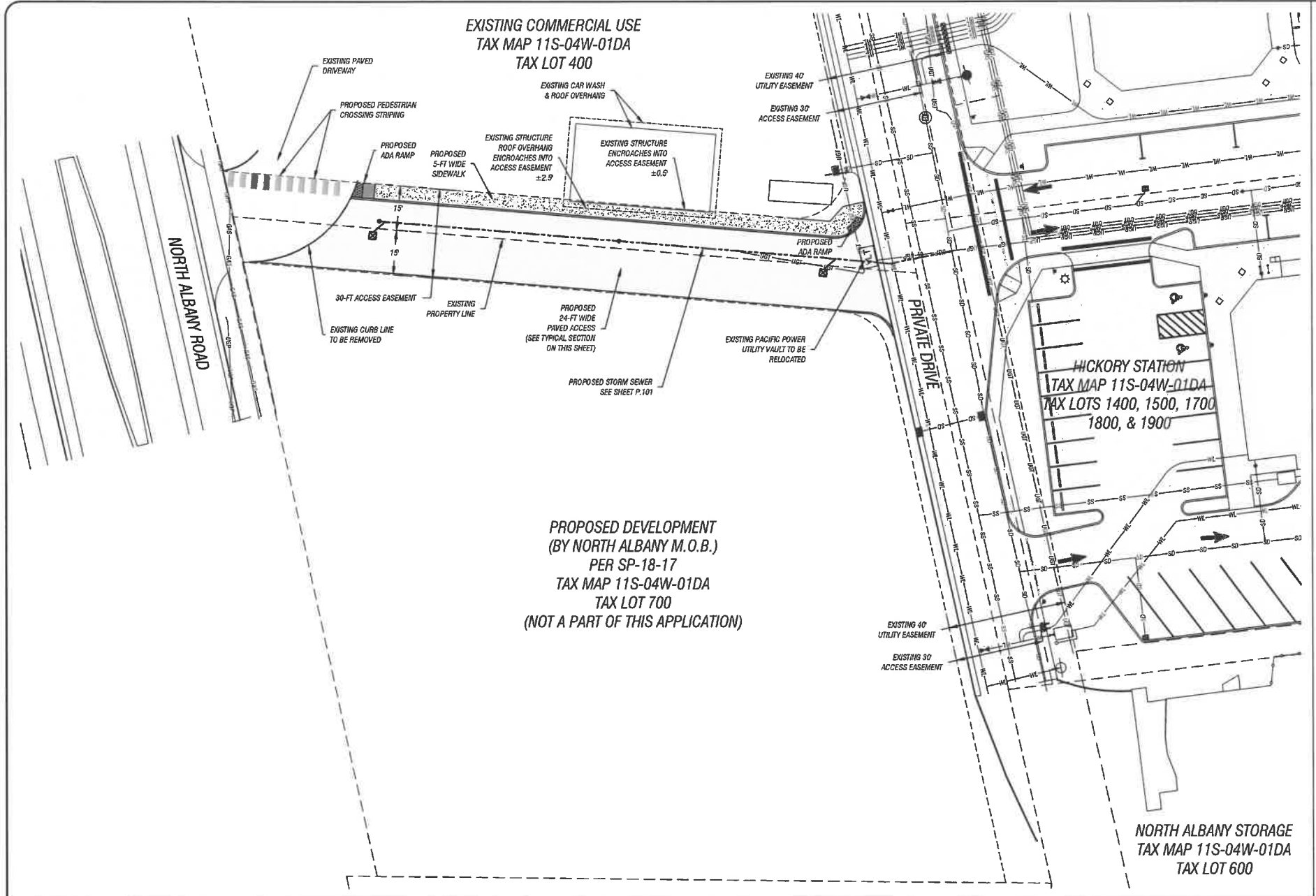


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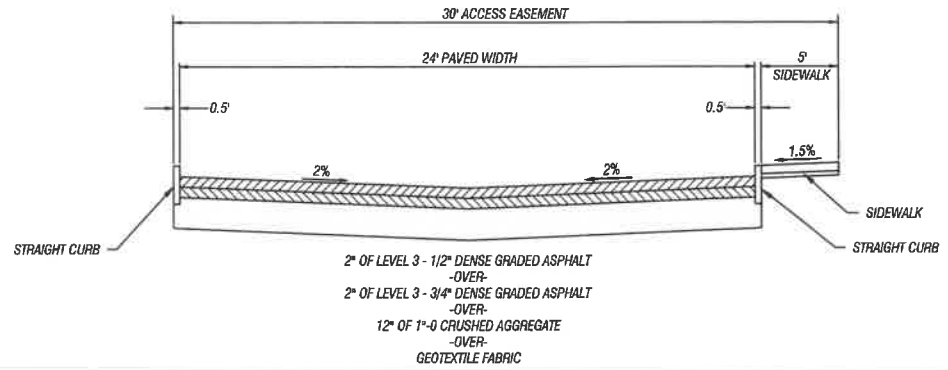



February 20, 2018
Planning Division
City of Albany - 333 Broadalbin St. SW, Albany, Oregon 97321 (541) 917- 7550



PROPOSED DEVELOPMENT
 (BY NORTH ALBANY M.O.B.)
 PER SP-18-17
 TAX MAP 11S-04W-01DA
 TAX LOT 700
 (NOT A PART OF THIS APPLICATION)

TYPICAL SECTION
 ACCESS EASEMENT IMPROVEMENTS
 NOT-TO-SCALE



INDEX OF DRAWINGS
 P.100 COVER SHEET
 P.101 STORM SEWER & GRADING PLAN



SITE DATA
 TAX MAP BENTON COUNTY 11S-4W-01DA
 TAX LOTS 400 & 700
 ZONE COMMUNITY COMMERCIAL
 ACCESS & UTILITIES EASEMENT PER DOCUMENT
 #194559-95 RECORDED WITH BENTON COUNTY
 ON JANUARY 12TH, 1995.

DEVELOPMENT TEAM

DEVELOPER
 HICKORY STATION, LLC
 GARY DAVENPORT
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 ALBANY, OR 97321

ENGINEER
 TKP ENGINEERING, LLC
 TROY L. PLUM, PE
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SURVEYOR
 NORTHSTAR SURVEYING
 720 NW 4TH STREET
 CORVALLIS, OR 97330
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COVER SHEET

ACCESS EASEMENT IMPROVEMENTS
 PREPARED FOR:
HICKORY STATION, LLC



DATE	2/21/2018
PROJECT	13-015
DWG	13-015.DWG
REVISION	DATE
SHEET	P.100

REUSE OF DOCUMENTS: THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF TKP ENGINEERING, LLC AND IS NOT TO BE USED, WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF TKP ENGINEERING, LLC.