



## COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | BUILDING 541-917-7553 | PLANNING 541-917-7550

# Notice of Filing

## Site Plan Review

File: SP-08-19

November 1, 2019

The Planning Division has received the following APPLICATION. Please provide any comments you may have on this project to **Travis North** (541-917-0176, [travis.north@cityofalbany.net](mailto:travis.north@cityofalbany.net)). The deadline for submission of written comments is 5:00 p.m. on **November 15, 2019**.

### Application Information

Proposal:	Utilize property for portable sawmill operation
Review Body:	Staff (Type I-L review)
Applicant/Property Owner:	Justin McMinds; Woodminds LLC 1505 Jackson Street SE, Albany, OR 97322
Address/Location	137 41st Avenue SE
Map/Tax Lot:	Linn County Assessor's Map No.: 11S-03W-19A0 Tax Lot 1000 & 1100
Zoning:	LI (Light Industrial)

The City of Albany has received the **Site Plan Review** application referenced above. We are mailing notice of the application to property owners within 300 feet of the proposed development. We invite your written comments to be considered when staff decides on this application. Your comments must relate to the approval standards listed below. Issues that may provide the basis for an appeal to the Land Use Board of Appeals must be raised in writing and with sufficient detail to allow the City to respond to the issue. ***The deadline for submission of written comments is 5:00 p.m. on November 15, 2019, 14 days from the date the City mails the Notice of Filing.***

All application materials are available for review at the Planning Division, and copies can be obtained for a minimal charge. Should you wish to discuss this case with a planner, please visit our office or telephone the project planner, **Travis North**, at 541-791-0176. Submit any written comments to the Planning Division; PO Box 490; Albany, OR 97321 or by email to [travis.north@cityofalbany.net](mailto:travis.north@cityofalbany.net). Any person submitting written comments will receive a copy of the Notice of Decision on the application.

According to the Albany Development Code (ADC or Code), the proposed use is allowed on this property. This review is limited to the layout of the proposed use in accordance with the review criteria contained in ADC Section 2.450. The use must also meet applicable City development standards found in the Code. These standards address such features as off-street parking, landscaping, setbacks, and lighting. The City may attach

[cd.cityofalbany.net](http://cd.cityofalbany.net)



conditions of approval to the application to ensure the proposal will conform to the applicable review criteria (ADC 2.450).

## Approval Standards for This Request

### **Site Plan Review Criteria, Albany Development Code, ADC 2.450:**

- (1) Public utilities can accommodate the proposed development.
- (2) The proposed post-construction stormwater quality facilities (private and/or public) can accommodate the proposed development, consistent with Title 12 of the Albany Municipal Code.
- (3) The transportation system can safely and adequately accommodate the proposed development.
- (4) Parking areas and entrance-exit points are designed to facilitate traffic and pedestrian safety and avoid congestion.
- (5) The design and operating characteristics of the proposed development are reasonably compatible with surrounding development and land uses, and any negative impacts have been sufficiently minimized.
- (6) Activities and developments within special purpose districts must comply with the regulations described in Articles 4 (Airport Approach), 6 (Natural Resources), and 7 (Historic), as applicable.
- (7) The site is in compliance with prior land use approvals.
- (8) Sites that have lost their nonconforming status must be brought into compliance and may be brought into compliance incrementally in accordance with Section 2.370.

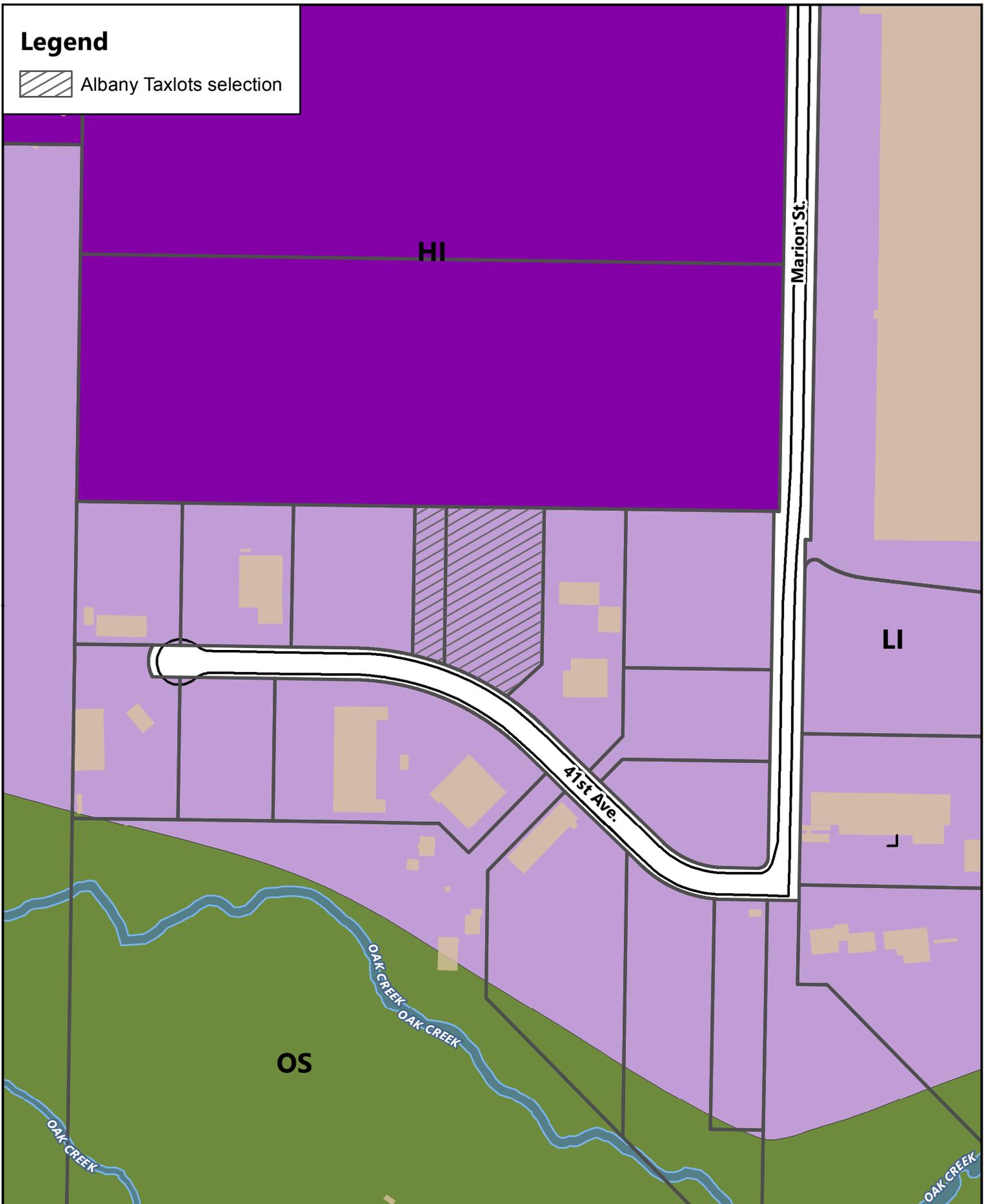
### **Design Standards, Commercial Development, ADC 8.310-8.390**

Additional review standards for these applications are found in ADC Articles 1, 2, 4, 9, & 12.

Attachments: Location Map, Applicant's Site Plan

# Legend

 Albany Taxlots selection



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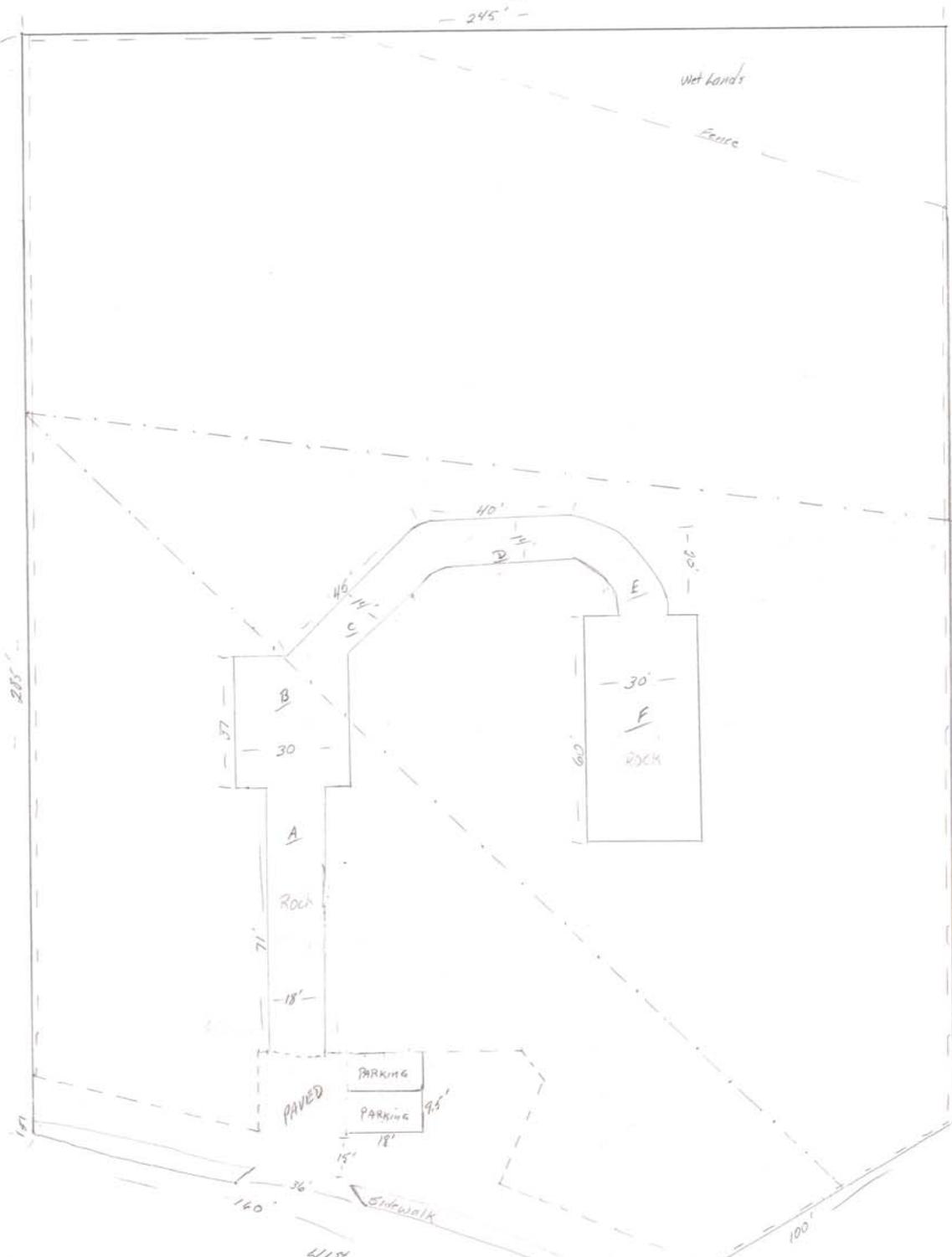


0 130 260 Feet

Date: 4/25/2019 Map Source: City of Albany

## 137 41st Avenue SE

### Location / Zoning Map



WOODMINDS LLC  
 1/2" = 10'  
 137 41<sup>st</sup> Ave  
 1.98 Acres  
 Light Industrial

- - - BPA Easement  
 - - - Fence

2 Portable sawmills IN USE  
 on whole property. Limited to  
 use on rock in wet weather.

Impervious Surface Calculations:

A:	18' x 71' =	1278 ft <sup>2</sup>
B:	30' x 37' =	1110 ft <sup>2</sup>
C:	14' x 45' =	630 ft <sup>2</sup>
D:	14' x 40' =	560 ft <sup>2</sup>
E:	14' x 30' =	420 ft <sup>2</sup>
F:	30' x 60' =	1800 ft <sup>2</sup>
		<u>5658 ft<sup>2</sup></u>

Sidewalk	160 x 5 =	800 ft <sup>2</sup>
Parking		= 342 ft <sup>2</sup>
Aspen		= 800 ft <sup>2</sup>
		<u>1942 ft<sup>2</sup></u>

Oct 7, 2019

