



## COMMUNITY DEVELOPMENT

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

# Notice of Decision

## Site Plan Review

SP-12-20

July 2, 2020

### Application Information

Proposal:	Site Plan Review for an interior renovation to convert an unfinished basement into four one-bedroom residential dwelling units with associated site improvements such as utilities, landscaping, and other amenities.
Property Owner/Applicant:	Scott and Spencer Lepman, dba Sable Drive LLC; 100 Ferry Street NW; Albany, OR 97321
Applicant Representative:	Candace Ribera, Scott Lepman Company; 100 Ferry Street NW; Albany, OR 97321
Architect:	Don Johnson, Skyline Architecture; 2806 45 <sup>th</sup> Court SE; Albany, OR 97322
Civil Engineer:	Brian Vandetta, Udell Engineering and Surveying; 63 East Ash Street, Lebanon, OR 97355
Address/Location	222 Third Avenue SE, Albany, OR 97321
Map/Tax Lot:	Linn County Tax Assessor's Map No.: 11S-03W-06CD, Tax Lot 3200
Zoning:	Central Business (CB) District, Historic Overlay District (Local Historic Inventory)

On July 2, 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 at City Hall, 333 Broadalbin Street SW. For more information, please contact the project planner, **Laura LaRoque**, at 541-917-7640 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*

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Community Development Director

**Appeal Deadline: July 23, 2020**

**Approval Expiration Date (if not appealed): July 2, 2023**

Attachments: Location Map, Site Plan

## Conditions of Approval

**Condition 1** The applicant shall submit a final landscape and irrigation plan to the Community Development Department for review and approval prior to issuance of a building permit. The landscape and irrigation plans shall be consistent with the standards under ADC 9.140(1) and 9.160. The landscape plan shall include a planting schedule that indicates the plant species, size, and quantity of each plant.

**Condition 2** Prior to the issuance of a certificate of occupancy, all proposed and required site improvements (e.g. parking, bicycle parking, landscaping, and pedestrian amenities) shall be constructed and completed in accordance with the approved plans.

**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.**

## 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](mailto: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.

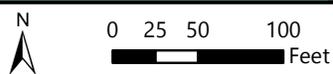


**Legend**

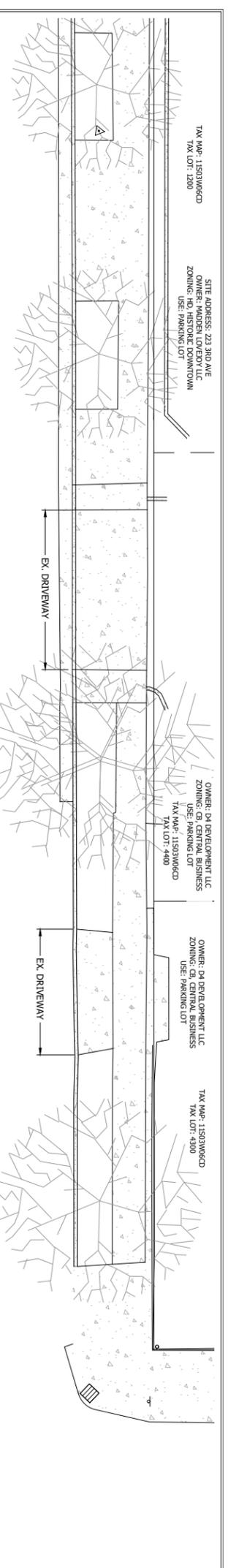
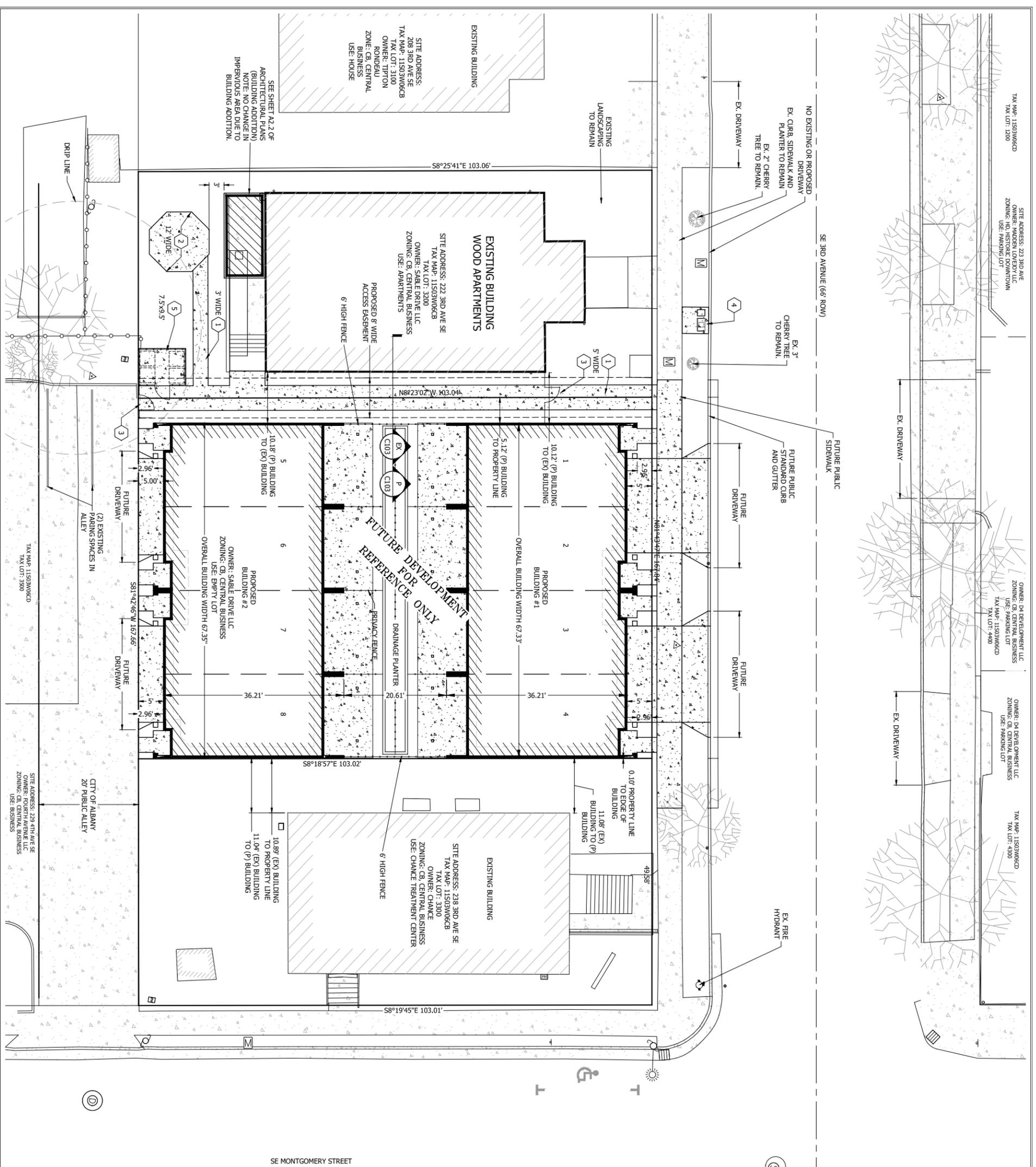
 Subject Property

**222 3rd Avenue SE**

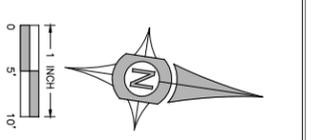
Location / Zoning Map



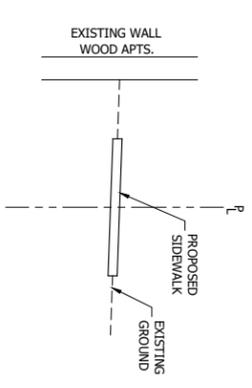
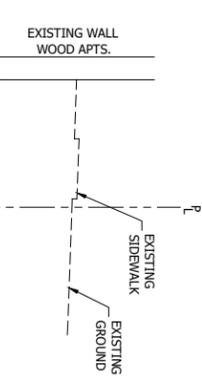
Date: 5/8/2020 Map Source: City of Albany



LAND AREA (LOT #3200)	4699 SF±
GROSS AREA	0 SF±
DEDICATION AREA	4699 SF±
NET AREA	0 SF±
IMPROVISED AREA	2878 SF±
EXISTING	3195 SF±
PROPOSED	317 SF±
CHANGE	61%
	68%



- PRIVATE SITE NOTES**
1. CONSTRUCT PRIVATE SIDEWALK WIDTH SHOWN ON PLANS
  2. CONSTRUCT OUTDOOR STRUCTURE DESIGN BY OTHERS
  3. INSTALL CYCLONE FENCE WITH GATE. DESIGN BY OTHERS
  4. INSTALL CLUSTER MAILBOX UNIT PER USPS APPROVAL.
  5. CONSTRUCT TRASH ENCLOSURE WITH 6' HIGH SIGHT OBSCURING FENCE AND GAGE.



**P C103**  
**NOT TO SCALE**  
 RESERVED FOR CITY OF ALBANY APPROVAL STAMP

**EX C103**  
**NOT TO SCALE**

DATE: JANUARY 2019  
 PROJECT: 18-180 LEPMAN  
 DRAWN BY:  
 ECH  
 CHECKED BY:  
 BSV

**SITE PLAN**  
**WOOD APARTMENTS**  
**SE 3RD STREET**  
**ALBANY, OREGON**

**UDELL ENGINEERING AND LAND SURVEYING, LLC**  
 63 EAST ASH ST.  
 LEBANON, OREGON 97355  
 (541) 451-5125 PH.  
 (541) 451-1366 FAX

**CLIENT:**  
 SCOTT & SPENCER LEPMAN  
 dba STABLE DRIVE LLC  
 ALBANY, OREGON

PLAN REVISIONS	DATE

**REVIEW COPY**  
**NOT FOR CONSTRUCTION**

Sheet **C103**  
 SCALE: SEE BASESCALE