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 45th 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.

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 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.