



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 FILING

DATE OF NOTICE: April 2, 2018

FILE: SP-20-17

TYPE OF APPLICATION: Site Plan Review for new construction of three, 5,000-square-foot pole barns with associated site improvements

REVIEW BODY: Staff Decision, Type I-L review process

PROPERTY OWNER/
APPLICANT: Jeremy and Lindsay Robertson, 1343 Spencer Mountain Drive, Albany, OR 97321

ENGINEER: Taylor Kiefel, MSS Engineering; 215 NW 4th Street, Corvallis, OR 97330

ADDRESS/LOCATION: 4450 Marion Street SE

MAP/TAX LOT: Linn County Assessor's Map No. 11S-03W-19A; Tax Lot 700

ZONING: LI -- Light Industrial District

The City of Albany has received the application referenced above. We are mailing notice of the application to property owners within 300 feet of the development. We invite your written comments on this application to be considered when staff decides on this application. Comments must relate to the approval standards listed below. Issues which 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. The deadline for submission of written comments is 5:00 p.m. on **April 16, 2018**, 14 days from the date the City mails the Notice of Filing.

All application materials are available 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 call **Melissa Anderson, Project Planner**, at 541-704-2319 (melissa.anderson@cityofalbany.net). Submit any written comments to the Planning Division; P.O. Box 490; Albany, OR 97321. Any person submitting written comments will receive a copy of the Notice of Decision.

REVIEW CRITERIA FOR THIS REQUEST:

SITE PLAN REVIEW (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.

ADDITIONAL REVIEW STANDARDS FOR THIS APPLICATION ARE FOUND IN ALBANY DEVELOPMENT CODE ARTICLES 1, 2, 4, 9 AND 12

LOCATION MAP



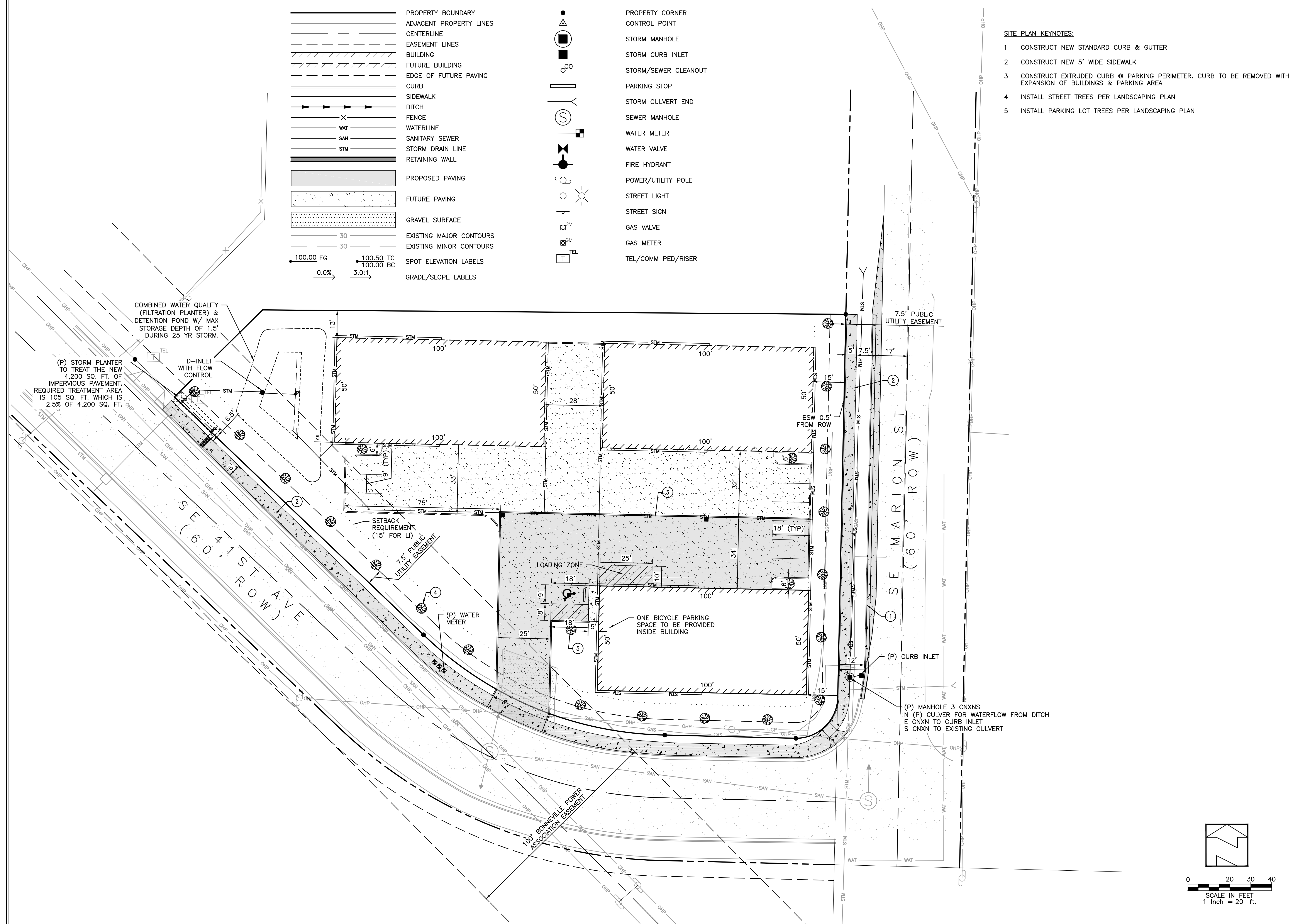
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LEGEND

	PROPERTY BOUNDARY		PROPERTY CORNER
	ADJACENT PROPERTY LINES		CONTROL POINT
	CENTERLINE		STORM MANHOLE
	EASEMENT LINES		STORM CURB INLET
	BUILDING		STORM/SEWER CLEANOUT
	FUTURE BUILDING		PARKING STOP
	EDGE OF FUTURE PAVING		STORM CULVERT END
	CURB		SEWER MANHOLE
	SIDEWALK		WATER METER
	DITCH		WATER VALVE
	FENCE		FIRE HYDRANT
	WAT		POWER/UTILITY POLE
	SAN		STREET LIGHT
	STM		STREET SIGN
	RETAINING WALL		GAS VALVE
	PROPOSED PAVING		GAS METER
	FUTURE PAVING		TEL/COMM PED/RISER
	GRAVEL SURFACE		
	EXISTING MAJOR CONTOURS		
	EXISTING MINOR CONTOURS		
	SPOT ELEVATION LABELS		
	GRADE/SLOPE LABELS		

SITE PLAN KEYNOTES:

- 1 CONSTRUCT NEW STANDARD CURB & GUTTER
- 2 CONSTRUCT NEW 5' WIDE SIDEWALK
- 3 CONSTRUCT EXTRUDED CURB @ PARKING PERIMETER. CURB TO BE REMOVED WITH EXPANSION OF BUILDINGS & PARKING AREA
- 4 INSTALL STREET TREES PER LANDSCAPING PLAN
- 5 INSTALL PARKING LOT TREES PER LANDSCAPING PLAN

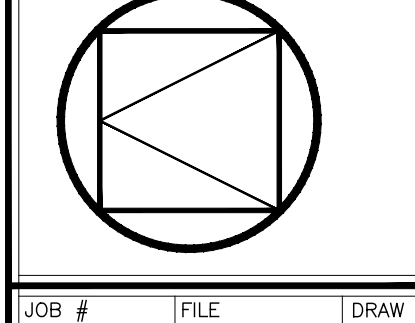


RBR CONSTRUCTION
1343 NW SPENCER MOUNTAIN DR
ALBANY, OREGON
541-980-0989

ROBERTSON SITE DEVELOPMENT
ALBANY, OREGON
SITE PLAN
4450 SE MARION ST



MSS INC
ENGINEERING CONSULTANTS
AND PLANNERS
215 NW 4th STREET
CORVALLIS, OR 97330
(541) 753-1320 FAX: (541) 753-5956



JOB #	FILE	DRAW
17170	SITE	NMT
SCALE	DATE	
AS SHOWN	03.06.18	

C200
2 OF 4 SHEETS

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