



COMMUNITY DEVELOPMENT DEPARTMENT

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

Phone: (541) 917-7550 Fax: (541) 917-7598
www.cityofalbany.net

NOTICE OF PUBLIC HEARING

<u>HEARING BODY</u>	Hearings Board
<u>HEARING DATE</u>	Thursday, July 12, 2018
<u>HEARING TIME</u>	4:00 p.m.
<u>HEARING LOCATION</u>	City Council Chambers, City Hall, 333 Broadalbin Street SW

GENERAL INFORMATION

DATE OF NOTICE:	June 11, 2018
FILE:	SP-20-18
TYPE OF APPLICATION:	Site Plan Review for new construction of a 1,728-square-foot residential accessory structure with a 14-foot wall height.
PROPERTY OWNER/APPLICANT:	Jeffrey Hinrichs; 2190 NW Maier Lane, Albany, OR 97321
ADDRESS/LOCATION:	2190 Maier Lane NW, Albany, OR 97321
MAP/TAX LOT:	Benton Tax Assessor's Map No(s): 10S-04W-36CD Tax Lot 900
ZONING:	Residential Single Family (RS-10) with /HD (Hillside) Overlay

The Planning Division has received the application referenced above and has scheduled a public hearing before the Hearings Board. We are mailing notice of this public hearing to owners of property located within 300 feet of the subject site. We invite your comments either in writing before the day of the public hearing or in person at the hearing. Your comments will be considered when the Hearings Board decides on the application.

We have attached a location map of the subject property and a copy of the site plan that was submitted by the applicant. A copy of the application, all documents and evidence submitted by or on behalf of the applicant, and applicable criteria, are available for inspection at no cost at the Albany Community Development Department, Planning Division. The staff report will be available at the Planning Division located in City Hall, 333 Broadalbin Street SW, by 5:00 p.m. on Thursday, July 5, 2018, and on the City's website at: <http://www.cityofalbany.net/departments/community-development/planning/all-projects>. Copies will be provided upon request at a reasonable cost. For more information, please contact **Laura LaRoque**, Project Planner, at laura.laroque@cityofalbany.net, 541-917-7640, or Bob Richardson, Planning Manager, at 541-917-7555. Submit any written comments to the Planning Division; P.O. Box 490; Albany, OR 97321. Any person who submits written comments or testifies at a public hearing will receive a copy of the Notice of Decision.

If additional documents or evidence are provided by any party, the City may allow a continuance or leave the record open to allow the parties a reasonable opportunity to respond. Any continuance or extension of the record requested by an applicant shall result in a corresponding extension of the 120-day time limitations of ORS 227.178.

YOUR COMMENTS

All testimony and evidence must be directed toward the approval standards for the application listed in this notice. Failure to raise an issue by letter or in person before the close of the record or the final evidentiary hearing, or failure to

provide statements or evidence with sufficient detail to allow the Hearings Board an adequate opportunity to respond to each raised issue, precludes an appeal based on that issue.

PUBLIC HEARING PROCEDURE

The public hearing will begin with a declaration of any *ex parte* contacts (contacts that occurred outside of the public hearing) or any conflict of interest by the decision makers. This will be followed by the staff report from the Planning staff. Then the applicant will testify, followed by testimony by other people in support of the application. After the people who are in favor of the application are finished, testimony from opponents will begin. This will be followed by testimony from people who neither favor nor oppose the application. The applicant will then be given the opportunity for rebuttal. The decision makers are free to ask questions of any person who has testified, or of staff, at any point during the hearing.

If the hearing is continued or the record is left open, the chairperson will announce the date, time, and place for resumption of the hearing, and/or what limitations exist on further testimony or submittal of written materials. If the hearing and record are closed, the decision makers will begin deliberations and/or will announce the time, date, and place when the decision will be made.

APPROVAL STANDARDS FOR THIS REQUEST

Albany Development Code (ADC)

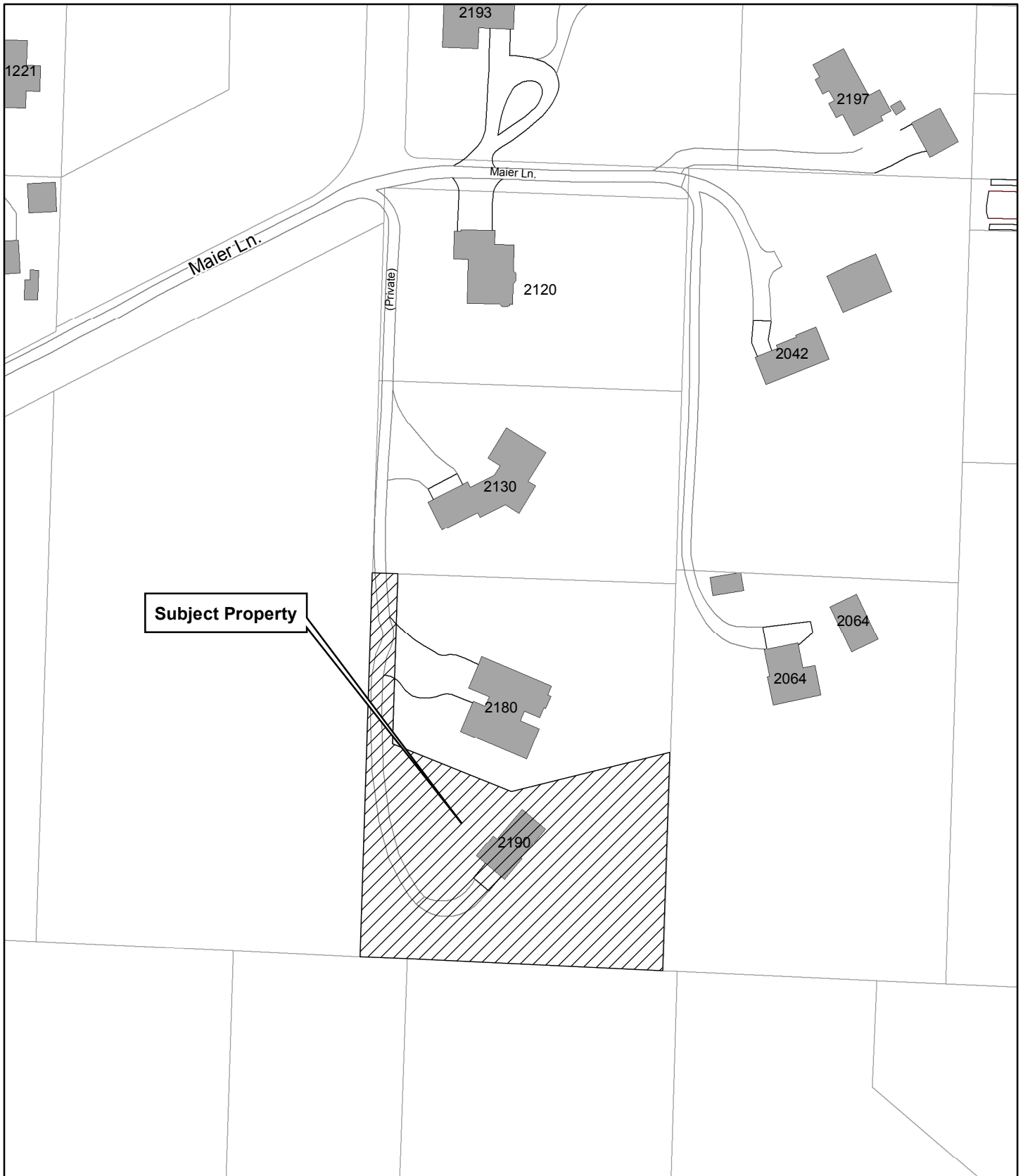
SITE PLAN REVIEW (ADC 2.450)

- (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 SITE PLAN REVIEW APPLICATION ARE FOUND IN ALBANY DEVELOPMENT CODE ARTICLES 1, 2, 3, 6, 9 & 12.

The location of the meeting/hearing is accessible to the disabled. If you need special accommodations to attend or participate, please notify the Human Resources Department in advance by calling 541-917-7500.

Attachments: Location Map, Site Plan



**Location Map: 2190 NW Maier Lane
Benton County Tax Assessor's Map No. 10S-04W-36CD Tax Lot 900**

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 of the data provided represents current information in a readily available format. While the data provided is generally believed to be accurate, occasionally it proves to be incorrect, thus its accuracy is not warranted. Prior to making any property purchases or other investments based in full or in part upon the material provided, it is specifically advised that you independently field verify the

0 25 50 100 150 200 Feet

May 7, 2018

Planning Division

City of Albany - 333 Broadalbin St. SW, Albany, Oregon 97321 (541) 917- 7550

JEFF HINRICHS
2190 NW MAIER LN
PLEASANT OR 97321

★ = PROPOSED POLE
BARN LOCATION

SITE PLAN 1 OF 2

2130 MAIER LN NW
10504W36CD00600

2180 MAIER LN NW
10504W36CD00901

10436CC03300

2064 MAIER LN NW
10504W36CD00800

10504W36CD00900

11401BB00200

11401BB00100

1829 WEST THOMPSON
LN NW
11504W01BA01000

TALLEST BUILDING
ADJACENT



412' AWAY
(NOT TO
SCALE)

↑ N

SCALE 1" = 60'



2190
MAIER
LN



10436CC03300

8'

11401BB00200



JEFF HANFICHS

2190 NW MAIER LN
ALBANY, OR 97321

- PROPOSED POLE BARN

- SEPTIC TANK INFO

- SETBACKS SHOWN

|||| = EASEMENT FOR
NEIGHBOR

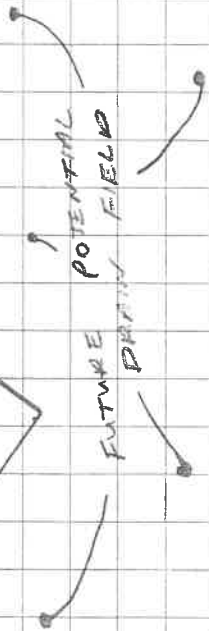
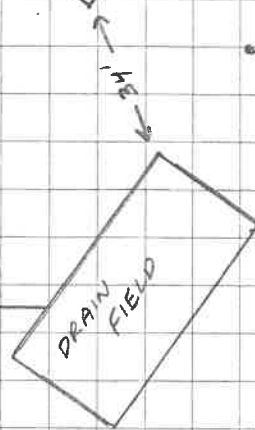
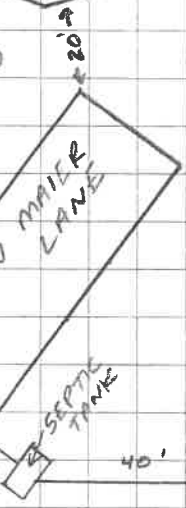
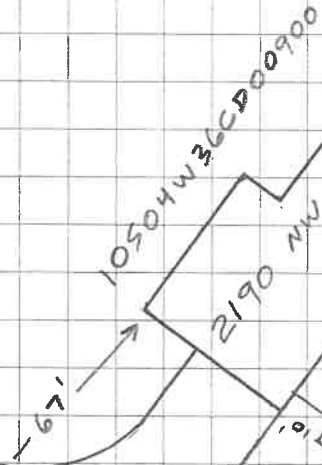
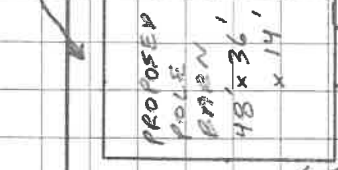
- NO WELLS

- NO TREE REMOVAL

- ALL EXISTING EXCEPT
POLE BARN

SCALE 1:40

10504W36CD00901



10504W36CD00800

11401BB00100