



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

Temporary Food Cart

SP-20-19

February 21, 2020

Application Information

Proposal:	Site plan review to operate a food cart on the subject property for up to 120 calendar days per year.
Review Body:	Staff (Type I-L review)
Report Prepared By:	Travis North, Project Planner
Applicant:	Isabel Lorenzo; 704 Oak Court, Jefferson, OR 97352
Property Owner:	Callejas Santos; 1322 Geary Street SE, Albany, OR 97322
Address/Location	1322 Geary Street SE
Map/Tax Lot:	Linn County Assessor's Map No. 11S03W08CB; Tax Lot 101
Zoning:	Community Commercial (CC)

On February 21, 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/development code). The supporting documentation relied upon by the City in making this decision is available for review at City Hall, 333 Broadalbin Street SW. Conditions of approval are attached to this notice. For more information, please contact the project planner, **Travis North** at 541-917-0176 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 be valid for up to three years subject to an annual fee of \$100 paid to the City upon a finding that there have been no changes in site usage or operations.

Signature on file

Community Development Director

cd.cityofalbany.net



Appeal Deadline: March 13, 2020

Approval Expiration Date (if not appealed): February 21, 2023

Attachments: Location Map, Site Overview Plan, Information for the Application

Conditions of Approval

- Condition 1** Prior to placement of the food cart, the applicant shall provide an ADA-compliant parking space and an accessible pathway to the existing building, food cart, and outdoor seating area through a Parking Lot Permit from the Building Division.
- Condition 2** Site Plan Review approval for placement of a food cart at this location shall be valid until February 21, 2023, provided the annual license renewal fee of \$100 is paid to the City upon a finding that there have not been changes in site usage or operations. The food cart shall not operate for more than 120 days in a calendar year.
- Condition 3** The development shall comply with all other applicable codes and ordinances, including Albany Municipal Code (municipal code) regulations related to wastewater discharge.
- Condition 4** Prior to placement of the food cart, the applicant shall provide the Community Development Department with a schedule of operation.

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 municipal code or development code 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.

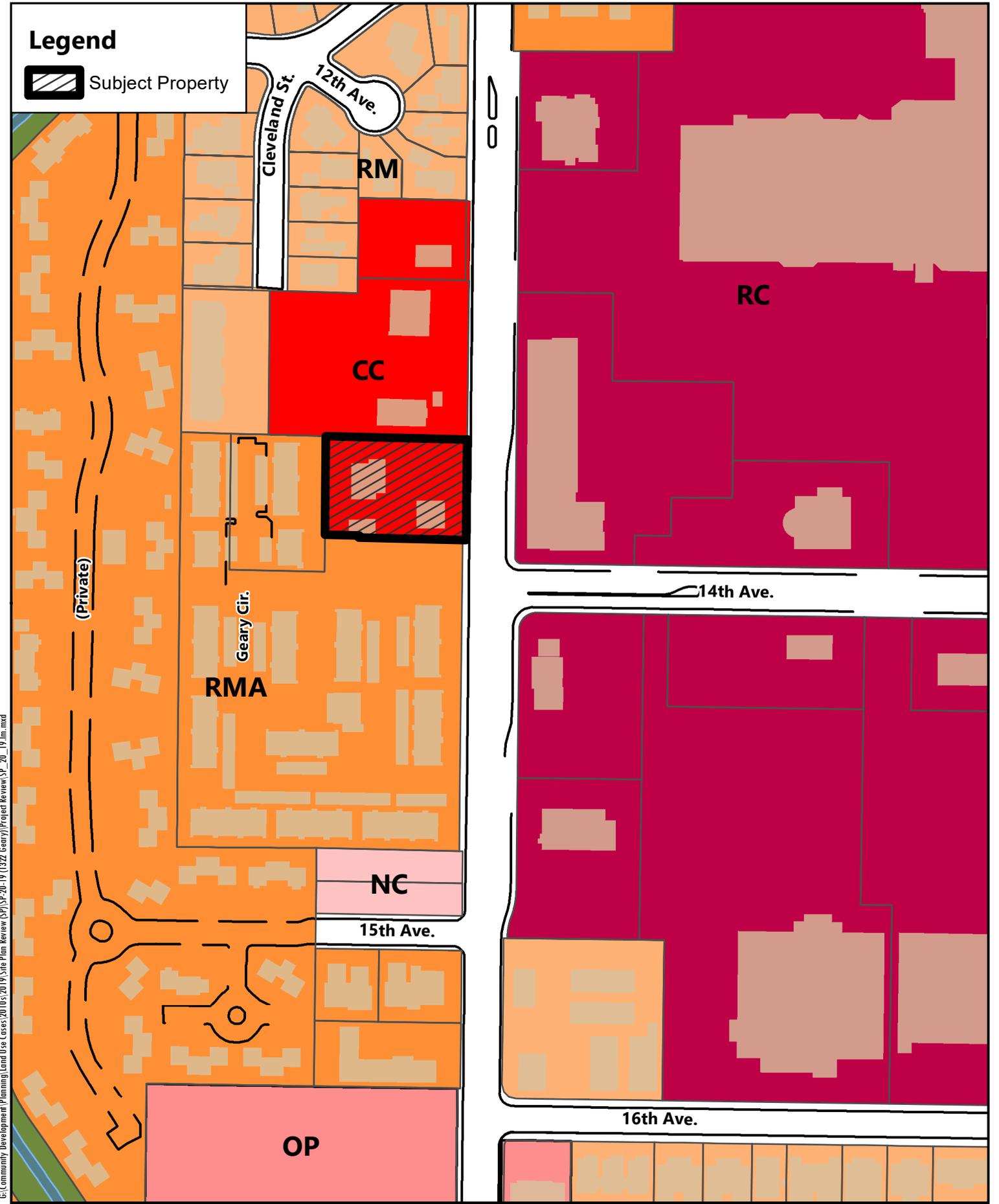
Engineering

3. 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.
4. No unauthorized person is allowed to make connection to any public sewer or appurtenance without first obtaining the appropriate permits through the City's Public Works Department.

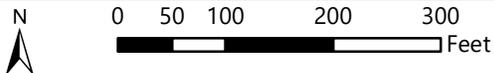
Page Intentionally Left Blank

Legend

 Subject Property



G:\Community Development\Planning\Land Use Cases\2010s\2019\Site Plan Review (SP)\SP_20-19 (1322 Geary)\Project Review\SP_20-19_lm.mxd



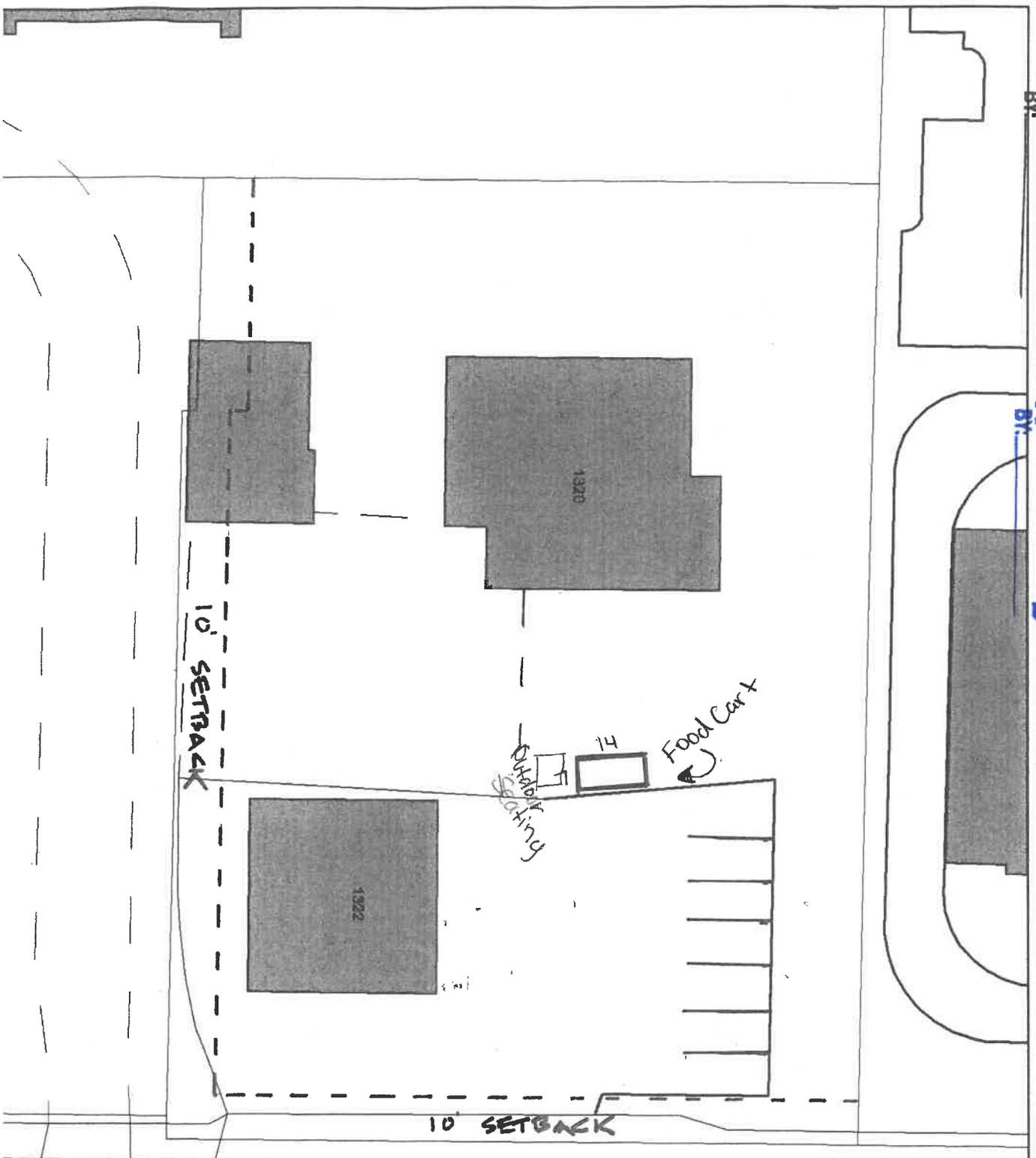
Date: 7/22/2019 Map Source: City of Albany

1322 Geary Street SE

Location / Zoning Map

RECEIVED
DEC 03 2019
BY: [Signature]

RECEIVED
JAN 03 2020
BY: [Signature]



GEARY ST.

1 inch = 30 feet
N
↑