



# 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](http://www.cityofalbany.net)

## NOTICE OF DECISION

DATE OF NOTICE: May 18, 2018

FILES: SP-21-17 and RL-02-18

TYPE OF APPLICATION: Site Plan Review for new construction of a 10,750-square-foot cold storage warehouse and a Tentative Plat Review application to replat three lots and vacated right-of-way into one parcel.

REVIEW BODY: Staff Decision (Type I-L process)

PROPERTY OWNER/  
APPLICANT: Bill Van Vleet, Van Vleet Meat Co.; 800 Jackson Street SE, Albany, OR 97322

ENGINEER: David Reece, PE, Reece and Associates; 321 1<sup>st</sup> Avenue NE, Suite 3A, Albany, OR 97321

ARCHITECT: William Ryals, 935 Jones Ave NW. Albany, OR 97321

ADDRESS/LOCATION: 411 9<sup>th</sup> Avenue SE and 800 & 810 Jackson Street SE

MAP/TAX LOT: Linn County Assessor's Map No. Tax Lots 12402, 12400 & 12501

ZONING: LI -- Light Industrial District

On May 18, 2018, 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. 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 **Melissa Anderson, Project Planner**, at 541-704-2319, or Bob Richardson, Planning Manager, at 541-917-7555.

The City's decision may be appealed to the State Land Use Board of Appeals (LUBA) if a person with standing files a completed Notice to Appeal application and the associated filing fee no later than 21 days from the date the City mails the Notice of Decision. 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 the applicant has installed all of the required public infrastructure related to the development and the infrastructure has been accepted by the city, or the applicant has provided financial assurance for all required public infrastructure per Albany Development Code Section 12.600, or if the development did not require public infrastructure, a valid building permit exists for new construction or improvements and work has commenced.

*Signature on file*

Community Development Director

**Appeal Deadline: June 8, 2018**  
**Approval Expiration Date: May 18, 2021**

Attachments: Location Map, Tentative Replat Map, Site Plan

## CONDITIONS OF APPROVAL

### Utilities

1. **Sanitary Sewer:** Before the City will issue a building permit for the proposed project, the applicant must construct, or financially assure the construction of, an eight-inch public sanitary sewer main to reroute the existing public main that runs through the site.
2. **Drainage Improvement:** Before the City will issue a building permit for the proposed project, the applicant must complete or financially assure the construction of, the modification of the existing ditch along the west side of the property as proposed.
3. **Stormwater Quality:** Before the City will issue a final occupancy permit, the applicant must obtain a storm water quality permit and construct the required storm water quality facilities.

### Transportation

4. **Parking and Access:** Prior to the issuance of a certificate of occupancy, parking lot and travel aisle improvements shall be constructed as shown on the approved site plan.
5. **Stop Sign and Crosswalk:** Prior to the issuance of a certificate of occupancy the applicant shall install a City standard stop sign and crosswalk at the site's connection to Jackson Street across from 9th Avenue.

### Compatibility

6. **Landscape Irrigation:** The applicant shall submit a landscape and irrigation plan to the Planning Division for review and approval prior to issuance of a building permit unless a licensed landscape architect or certified nurseryman submits written verification that the proposed plant materials do not require irrigation.
7. **Site Improvements:** Prior to issuance of a certificate of occupancy, all proposed and required site improvements, including the installation of required landscaping, shall be constructed and completed in accordance with approved plans.
8. **Lighting:** All exterior light fixtures shall be of a shielded, full-cut off design.
9. **Trash Enclosure:** The trash enclosure shall be screened from view with a six-foot-tall sight-obscuring fence.
10. **Fencing:** The total height of the proposed fence with barbed wire shall be no higher than eight feet tall.

### Replat

11. **Replat:** The final plat shall be finalized and recorded prior to issuance of a building permit for the new cold storage warehouse on the site.
12. **Replat:** The 26-foot-wide access easement that provides access to the properties abutting 9<sup>th</sup> Avenue between Jackson Street on the east and the railroad yard to the west shall be included on the final plat.
13. **Replat:** A utility easement benefitting the City of Albany within the vacated 9<sup>th</sup> Avenue right-of-way between Jackson Street on the east and the railroad yard to the west shall be included on the final plat.

*You must also 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 ensure compliance with all applicable regulations.*

## INFORMATION FOR THE APPLICANT

Please read through 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 Albany Development Code (ADC) regulations or administrative policies of the Planning, Public Works, Fire, or Building Departments that you must meet as part of the development process.

### PLANNING

1. The use must substantially conform to the site plan that was submitted for review. Planning staff must approve any changes to the plans.
2. Land use approval does not constitute Building or Public Works permit approvals.
3. **To complete the land division process and create the new parcels:**
  - a. **Satisfy the conditions of approval and submit a final partition plat to the City Planning Division for review and approval. The final plat must be accompanied by a completed Final Plat application and final plat review fee.** A paper draft copy of the plat may be submitted with the application. The final plat application is available on the City's website.

Note: The Linn County Surveyor also needs to review the final plat. These reviews should be done concurrently. Contact the County Surveyor's to learn about their current processes, fees, and other possible expenses (property taxes must be current, for example).
  - b. The survey and final plat must be prepared by a registered professional land surveyor (Oregon Revised Statutes).
  - c. If applicable, pay or segregate any existing City liens on the property and pay or finance any other fees due as a result of the land division. Contact the Finance Department (541-917-7533) to make these arrangements.
  - d. After the City signs the final plats, they will be returned to the applicant for recording.
  - e. **After recording, and before the City will accept a permit application** to develop either parcel, the property owner must:
    - (i) Return one copy of the recorded final plat to the Albany Planning Division; **and**
    - (ii) Provide the Building Division with a copy of Linn County's Tax Assessor paperwork that assigns the new map and tax lot identification numbers to each new parcel.

### 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.

## **FIRE**

**Fire Department Comments** have been provided by Lora Ratcliff, Senior Deputy Fire Marshal 541-917-7728.

The fire department has reviewed the above project for conformance to the 2014 Oregon Fire Code (OFC) and has the following comments:

1. Approved fire apparatus roadways must extend to within 150 feet of all exterior portions of any structure that will be built on the property as measured by an approved route of travel around the exterior of the structure. (OFC 503.1.1)

**The project as illustrated does not show any fire apparatus access roads. Designated fire apparatus access roads must be identified on your plans to include annotations showing how fire fighters will access the exterior of all of the proposed buildings.**

**If the vacated portion of 9th St will be used as part of your Emergency Vehicle Access, before the City will approve issuance of a building permit for this parcel, the applicant must provide the Building Official with evidence that the following will occur before construction materials are brought on to the site (OFC 503):**

- a. **An Emergency Vehicle Access Easement recorded on the affected parcels identifying that said easement shall be maintained by the owners and for purposes of ingress and egress to provide, without limitation, fire protection, ambulances and rescue services and other lawful governmental or private emergency services to the premises, owners, occupants, and invitees thereof and said easement shall made part of any submittal. .**
  - b. **A “no-parking” restriction must be placed over the private access road and any additional areas on the property the Fire Marshal determines must be restricted for fire apparatus access.**
2. Dead-end fire apparatus roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus (OFC 503.2.5 and D103.4)
  3. This proposed project is located within a “Protected Area” as defined by Oregon Fire Code (OFC) Appendix B, Section B102 and this area is currently served by a public water system. The Fire Flow required for shall be as specified in Appendix B of the fire code. (OFC 507.3)
  4. Turning radii for all fire apparatus access roads shall be provided and maintained at no less than 30 feet inner and 50 feet outer (OFC 503.2.4 & Appendix D 103.3)

## **BUILDING DIVISION**

**Building Division Comments** have been provided by Gary Stutzman, Building Official 541-917-7626.

### **PERMITS**

1. Obtain Building Permits prior to any construction.
2. An Erosion Prevention and Sediment Control Permit (EPSC) 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**

3. All plans submitted for review for building permits must be submitted electronically. Contact the Building Division front counter at ePlans@cityofalbany.net for details and instructions prior to submittal.

## CODES

4. The current building codes are:
  - a. The 2014 Oregon Structural Specialty Code (OSSC) based on the 2012 International Building Code (IBC) Additionally Oregon uses the Standard ICC A117.1-2009 (ICC) for accessibility.
  - b. The 2014 Oregon Energy Efficiency Specialty Code (OEESC),
  - c. The 2014 Oregon Mechanical Specialty Code (OMSC) based on the 2012 International Mechanical Code (IMC) and 2012 International Fuel Gas Code
  - d. The 2017 Oregon Plumbing Specialty Code (OPSC) based on the 2011 OPSC.
  - e. The 2014 Oregon Fire Code (OFC) based on the 2012 International Fire Code (IFC)
  - f. The 2017 National Electrical Code (NEC) with Oregon amendments.
  - g. 2013 NFPA 13 for fire sprinklers
  - h. 2013 NFPA 72 for fire alarms.

## ENGINEERING

5. All new commercial buildings are required to have all construction documents and engineering calculations to be prepared, signed, and sealed by an Oregon registered engineer or architect.
6. Provide a geotechnical report from a soils engineer that shows the soil conditions will support the proposed structures.
7. Buildings are to be designed for wind loads determined per **Chapters 26 to 30 of ASCE 7 (2010)** and **2014 OSSC 1609** using **Figures 1609A, B, or C** for the **Ultimate Design Wind Speeds** for the appropriate **Risk Category** determined from **OSSC Table 1604.5**. Snow loads shall be determined by **Chapter 7** of the **ASCE 7 (2010)** and the **December 2007 Snow Load Analysis for Oregon**. Design roof snow to be not less than required by ice, drifting, rain on roof and other calculations but never less than 20 psf.

## OCCUPANCY

8. Groups F, S, and B.

## OCCUPANCY SEPARATION

9. A commercial building mixed occupancy may be constructed as separated occupancy, non-separated occupancy, or a combination of both per **OSSC 508**.

## ALLOWABLE AREA/TYPE OF CONSTRUCTION

10. The size and height of the building and the floor levels allowed for the various occupancies is determined by **OSSC Table 503** and building modifications allowed by **OSSC 506.1** for building area increases due to fire sprinklers and yards. The table allowable areas used are per floor. If using fire sprinklers for allowable area increase, the fire system must be a NFPA 13 system.

## FIRE RESISTANCE

11. Fire resistance rating of exterior walls of commercial buildings shall be as per **OSSC Tables 601 and 602** with opening protection as per **OSSC 705.8.1** through **705.8.6** and **OSSC Table 705.8**. It appears a replat or other consolidation of the lot will be necessary.
12. Parapet walls are required as per **OSSC 705.11**. See the six exceptions. Fire separations in the building will depend on the use of incidental use, accessory use, separated or non-separated use provisions of **OSSC 508**.

## FIRE WALLS

13. Each portion of a building separated by one or more “fire walls” shall be considered a separate building. Fire walls shall have sufficient structural stability under fire conditions to allow collapse of construction on either side without collapse of the wall for the duration of time indicated by the required fire-resistance rating (**OSSC Table 706.4**) or shall be constructed as double fire walls in accordance with NFPA 221. (**OSSC 706 and 706.2**)

## PARTY WALLS

14. When two separate structures are built up to the property line, the designer has the option of using two separate exterior walls with zero fire separation distance (**OSSC Table 602**) or a fire (party) wall. **OSSC 706. (OSSC 706.1.1)**

## ACCESSIBILITY-Comments reflect ICC A117.1-2009

15. Currently Oregon uses **OSSC Chapter 11** as a scoping document and uses the **2009 ICC A117.1** as the technical document. These may be reviewed through a read-only format at [www.bcd.oregon.gov](http://www.bcd.oregon.gov) or purchased through the normal code/standards outlets.
16. All new facilities in the buildings shall be accessible as required by **OSSC 1101.2** and **ICC A1117.1**
17. In a building of fewer than three stories, an accessible route need not be provided in the portion of the building that is of Groups F1 and 2 or Groups S-1 and 2. **OSSC 1104.4#7**
18. At least (1) of each item in a restroom facility is required to be accessible to the disabled. **OSSC 1109.2.2** and **1109.2.3**
19. Customer service counters require a portion of the counter to be not over 36 inches in height and at least 36 inches in length. **OSSC 1109.11.3** and **904.3**. Provision shall be made for either the parallel approach or forward approach.
20. All handles, pulls, latches, locks, etc. shall have lever or other shape permitting operation by wrist or arm pressure and not requiring tight grasping, pinching, or twisting to operate. Interior doors shall not require over five pounds of force to operate and exterior doors not over 8.5 pounds of force to operate. **OSSC 1101.2.2.5**
21. Where drinking fountains are provided, no fewer than two are required. One for a standup person and one for people who use wheelchairs. A single unit meeting all the requirements is also allowed. (**OSSC 1109.5**) Refer to **ICC 602** for specific details.
22. Provide accessible parking spaces for all buildings as per **OSSC 1106.7.1, ICC ANSI A117.1 Section 502, and OSSC Chapter 11 Figures 1-10.**

## RESTROOMS

23. Customers, employees, and visitors are to be provided with restrooms per **OSSC 2902.3**. Section **OSSC 2902.3.2** requires the restrooms to be on the same property but may be in another building if it is on an accessible path and not over 300 feet away. The number of restrooms required is based on occupant load of the structure and **OSSC Table 2902.1** based on occupancy.

## ENERGY

24. The buildings shall meet the requirements of the appropriate **Oregon Energy Efficiency Specialty Code (OEESC)**, for exterior envelope, lighting, and mechanical and ventilation systems. COMcheck work sheets will be required at plan review. The COMcheck program can be downloaded at <http://energycode.pnl.gov/COMcheckWeb>

## VENTILATION

25. Building shall be provided with either natural ventilation per **OSSC 1203.4** or mechanical ventilation per **OMSC**. Using **OMSC** and the 2014 **OEESC**, provide ventilation calculations to determine outside air requirements as per **OMSC 403** and **Equations 4-1 through 4-8**. COMcheck forms will be required.

## DRAINAGE

26. Provide a complete drainage plan for all hard surface drainage areas. Shape lot to facilitate surface, gutter, and under-floor drainage to the street or an approved system or area.

## FIRE SPRINKLERS

27. Fire sprinklers are required in Group F-1 and Group S-1 occupancies where the fire area exceeds 12,000 square feet. **OSSC 903.2.4**
28. Fire sprinklers may be required in “High Piled” storage arrangements per **OFC Table 3206.2**.
  1. High piled storage is defined as storage of combustible materials in closely packed piles or combustible materials on pallets, in racks or on shelves where the top of storage is greater than 12 feet in height. It also can include certain high-hazard commodities, such as rubber tires, Group a plastics, flammable liquids, idle pallets and similar commodities, where the top of storage is greater than six feet in height. **OFC Chapter 2 Definitions**
29. Fire sprinklers are not required in Groups F-2 or S-2 occupancies.

## FIRE ALARMS

30. An automatic smoke detection system is required throughout all high-piled combustible storage “areas” where required by **OFC 3206.5 and Table 3206.2**.

## STANDBY POWER

31. Where emergency or standby power for mechanical ventilation, treatment systems, temperature control, alarm, detection or other electrically operated systems are required by the Fire Code it shall be installed per **OSSC Chapter 27**.

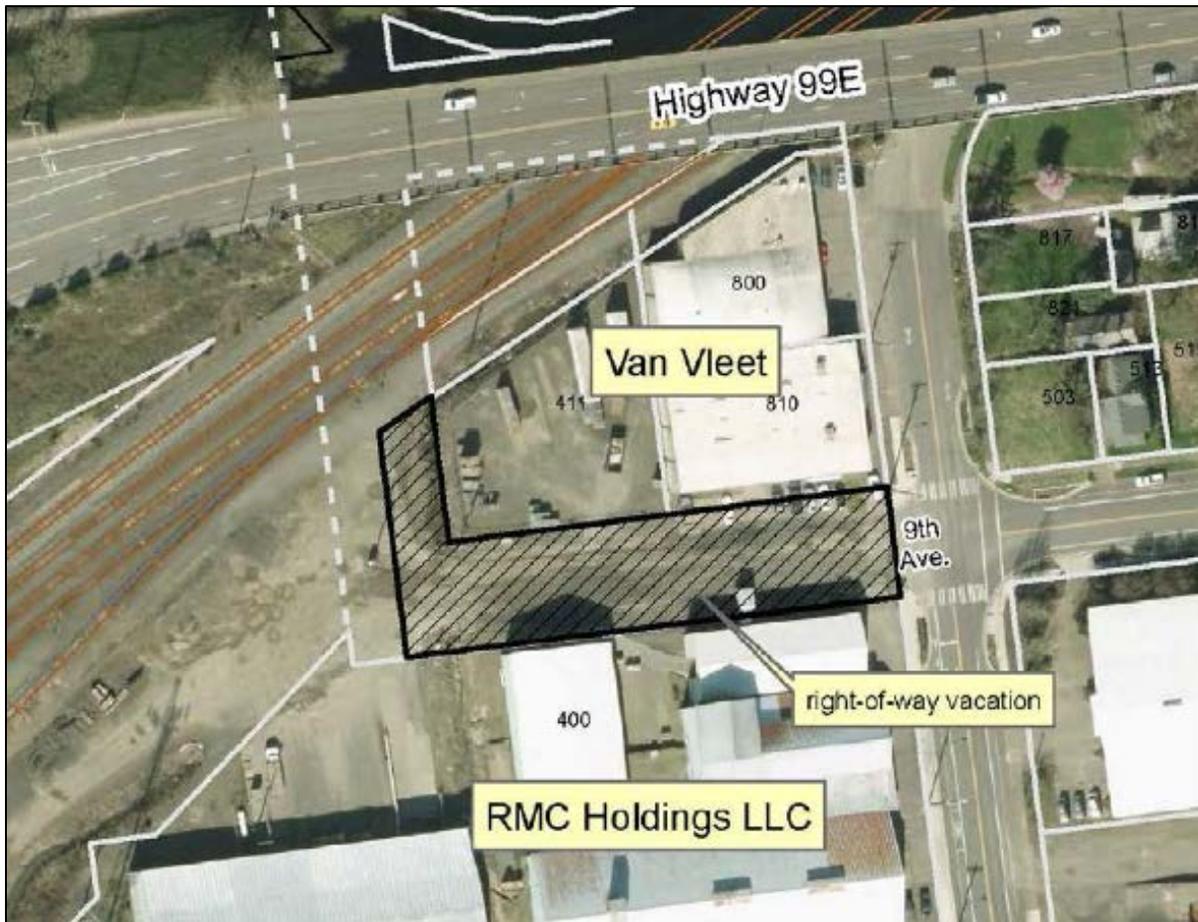
## HAZARDOUS MATERIALS

32. The safe design of hazardous material occupancies is material dependent. In addition to OSSC Sections 307, 414, and 415, individual material requirements are also found in the Mechanical Code and the Fire Code. **OSSC 414.1.2**
33. A report shall be submitted identifying the maximum expected quantities of hazardous materials to be stored, used in closed systems, and used in an open system, and subdivided to separately address hazardous material classification categories based on Tables 307.1(1) and 307.1(2). The methods of protection from such hazards, including but not limited to control areas, fire protection systems, and Group H occupancies shall be indicated in the report and on the construction documents. For buildings with Group H occupancy, separate floor plans shall be submitted identifying the location of anticipated contents and processes to reflect the nature of each occupied portion of every building and structure. **OSSC 414.1.3**

411 9th Avenue SE (File SP-21-17 & RL-02-18)

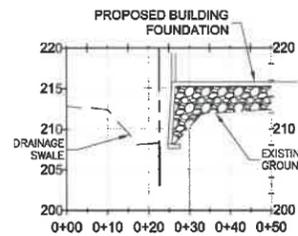


Street Vacation (Approved under VC-03-17)

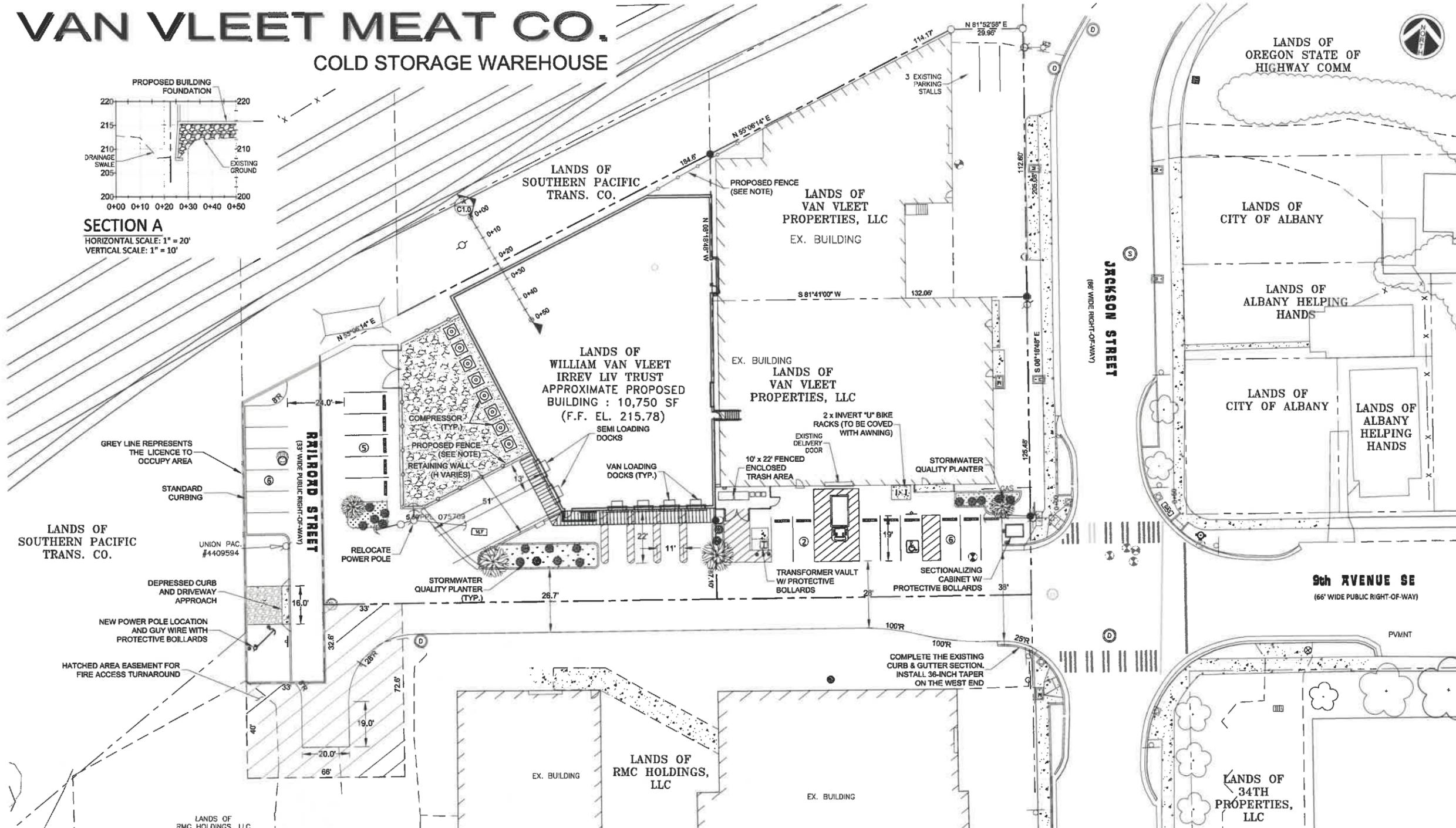




# VAN VLEET MEAT CO. COLD STORAGE WAREHOUSE



**SECTION A**  
HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 10'



**SITE PLAN**  
SCALE: 1" = 20'

**ALTERNATE LANDSCAPE PLAN**  
TOTAL PARKING AREA: 3,272 S.F.  
STWM LANDSCAPE AREA: 783 S.F. (23%)  
LANDSCAPE BED: 80 S.F. (1.8%)

**FENCE NOTE**  
ALL FENCING TO BE 6' TALL CHAIN LINK WITH SITE OBSCURING SLATS. FENCING ALONG THE REAR OF THE PROPERTY AND AROUND THE COMPRESSOR YARD WILL BE TOPED WITH A RAZOR WIRE NETTING OR SIMILAR.

**OWNER/APPLICANT:**



C/O BILL VAN VLEET  
800 SE JACKSON STREET  
ALBANY, OR 97322  
PHONE: 541-926-4249  
EMAIL: billv@vmmfs.com

**PARKING RATIONALE:**

REQUIRED SPACES: 18  
PROVIDED SPACES: 22

**FLOOD PLAIN NOTE:**

THIS SITE IS LOCATED WITHIN ZONE "X", OUTSIDE OF THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP (FIRM) NUMBER 41043C0213H, LAST REVISED DECEMBER 8, 2016.

**SURVEYOR:**

NORTHSTAR SURVEYING, INC.  
720 NW 4TH STREET  
CORVALLIS, OR 97332  
PHONE: 541-757-9050  
EMAIL: david@northstarsurveying.com

**SITE DATA:**

EXISTING STRUCTURES	16,848 SF	(31.4%)
EXISTING PAVING	8,815 SF	(15.9%)
PROPOSED STRUCTURE	10,750 SF	(20.3%)
PROPOSED PAVING	11,213 SF	(21.2%)
SUB-TOTAL	47,626 SF	(88.8%)

LICENSE TO OCCUPY AREA	4,183 SF	(69.4%)
IMPERVIOUS AREA	2,887 SF	(87.4%)
TOTAL IMPERVIOUS	49,912 SF	

**BENCHMARK:**

ELEVATIONS ARE BASED ON LINN COUNTY GPS MONUMENT #93266 - A 2" ALUMINUM CAP IN MONUMENT BOX ON THE CORNER OF JACKSON STREET & 7TH STREET  
ELEVATION = 209.66 FEET (05/10 29/17).

CONTOUR INTERVAL = 1 FOOT.

**ZONING:**

THE SUBJECT PROPERTIES AND ALL ADJACENT PROPERTIES ARE ZONED: LT (LIGHT INDUSTRIAL).

**PROPERTY INFO.:**

411 9th AVE SE  
ALBANY, OR 97322  
T11S, R35, W.M.  
LINN COUNTY, OREGON  
AREA: 52,946 S.F.

**CIVIL ENGINEERING:**

REECE & ASSOCIATES, INC  
C/O DAVID J. REECE, PE  
321 FIRST AVENUE EAST SUITE 3A  
ALBANY, OR 97321  
PHONE: 541-926-2428  
EMAIL: dave@reengr.com

**SHEET INDEX:**

SHEET 1.0	PROPOSED SITE PLAN
SHEET 1.1	EXISTING SITE CONDITIONS PLAN
SHEET 2.0	CONCEPTUAL UTILITY LAYOUT
SHEET 3.0	GRADING AND STORMWATER
SHEET FD1	FIRE DEPARTMENT PLAN

Reece & Associates, Inc.  
321 First Avenue East Suite 3A  
Albany, Oregon 97321  
Phone: 541-926-2428  
Fax: 541-926-2446

REGISTERED PROFESSIONAL ENGINEER  
11,745  
OREGON  
JULY 16, 1981  
DAVID J. REECE  
EXPIRES 12/31/18

**VAN VLEET MEAT COLD STORAGE ADDITION  
PROPOSED SITE PLAN**

VAN VLEET MEAT COMPANY, INC.  
411 9th AVE. SE, ALBANY, OREGON

No.	PLAN REVISIONS	DATE	BY
1	02-22-2019	MAJ	
2	03-20-2018	MAJ	

R&A PROJECT NO.  
**VAN1701**

DATE: 11-21-2017  
DESIGNED: M.RICCITELLI  
ENGINEER: D. REECE  
CHECKED: K. SKUKAS  
SCALE: AS INDICATED

SHEET NUMBER  
**1.0**