



## 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)

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### NOTICE OF FILING

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DATE OF NOTICE: February 7, 2018

FILE: 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 Replat application to combine multiple lots into one lot (associated street vacation is under file VC-03-17.)

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

PROPERTY OWNER/  
APPLICANT: Bill Van Vleet; 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

MAP/TAX LOT: Linn County Assessor's Map No. 11S-03W-07BA; Tax Lots 12402 and 12501, and 11S-03W-07BD; Tax Lot 401

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 **February 21, 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](mailto: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.

**TENTATIVE PLAT REVIEW (ADC 11.180)**

- (1) The proposal meets the development standards of the underlying zoning district, and applicable lot and block standards of this Section.
- (2) Development of any remainder of property under the same ownership can be accomplished in accordance with this Code.
- (3) Adjoining land can be developed or is provided access that will allow its development in accordance with this Code.
- (4) The proposed street plan affords the best economic, safe, and efficient circulation of traffic possible under the circumstances.
- (5) The location and design allow development to be conveniently served by various public utilities.
- (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.

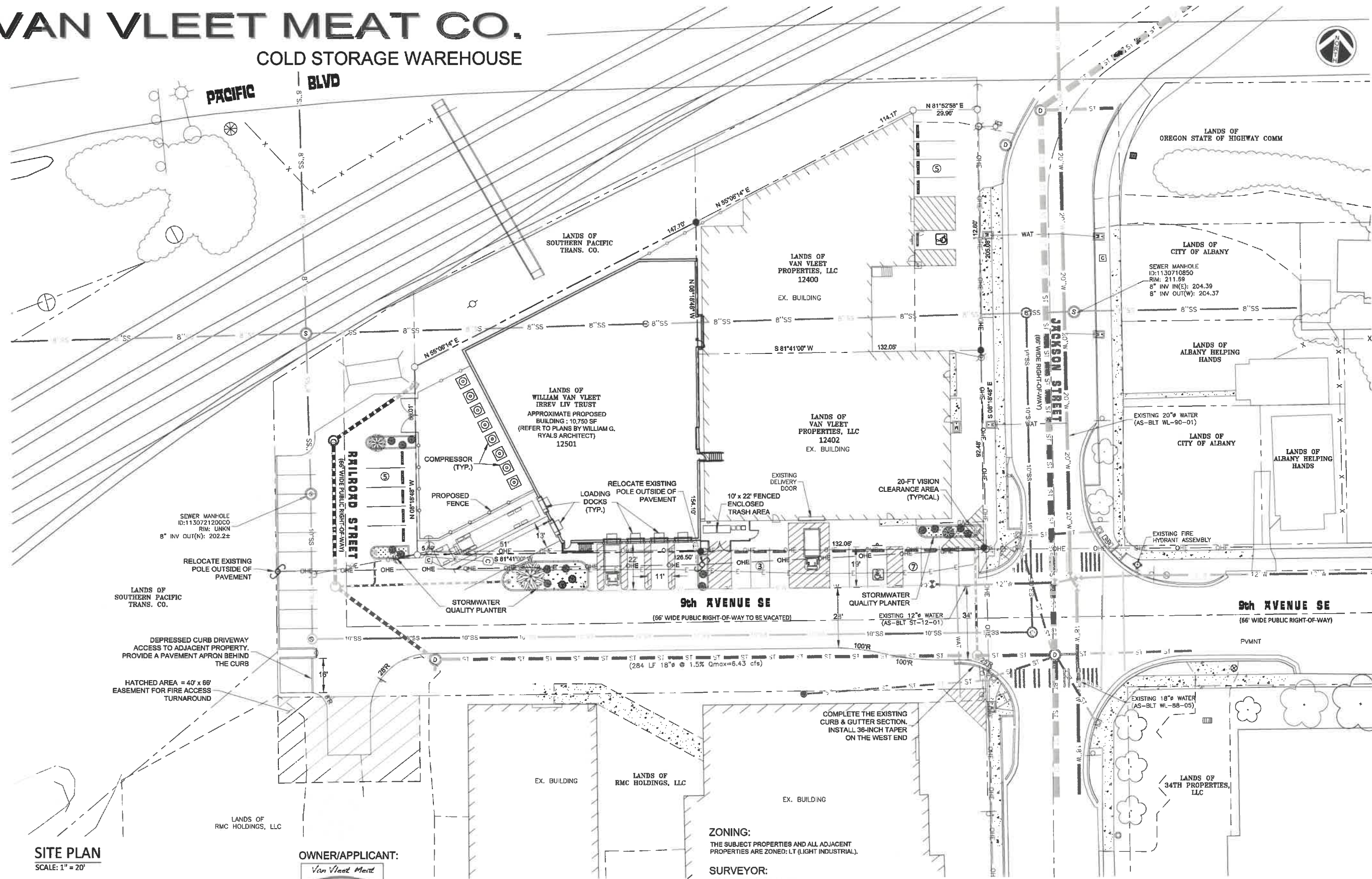
ADDITIONAL REVIEW STANDARDS FOR THIS APPLICATION ARE FOUND IN ALBANY DEVELOPMENT CODE ARTICLES 1, 2, 4, 9, 11 AND 12

Attachments: Site Plan and Replat Map



# VAN VLEET MEAT CO.

## COLD STORAGE WAREHOUSE



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

**OWNER/APPLICANT:**



C/O BILL VAN VLEET  
900 SE JACKSON STREET  
ALBANY, OR 97322  
PHONE: 541-926-2429  
EMAIL: billv@vwmits.com

**PARKING RATIONALE:**  
REQUIRED SPACES: 18  
PROVIDED SPACES: 20

**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.

**SITE DATA:**

EXISTING STRUCTURES	0 SF	(0%)
EXISTING PAVING	0 SF	(0%)
PROPOSED STRUCTURE	10,750 SF	(44.1%)
PROPOSED PAVING	7,187 SF	(29.5%)
TOTAL IMPERVIOUS	17,937 SF	(73.6%)

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

**SURVEYOR:**  
NORTHSTAR SURVEYING, INC.  
720 NW 4TH STREET  
CORVALLIS, OR 97322  
PHONE: 541-757-9050  
EMAIL: david@northstarsurveying.com

**BENCHMARK:**  
ELEVATIONS ARE BASED ON LINN COUNTY GPS MONUMENT #92266 - A 2" ALUMINUM CAP IN MONUMENT BOX ON THE NE CORNER OF JACKSON STREET & 7TH STREET ELEVATION = 209.66 FEET (NGVD 29/47).

CONTOUR INTERVAL = 1 FOOT.

**PROPERTY INFO.:**  
411 9th AVE SE  
ALBANY, OR 97322  
T11S, R3S, W.M.  
LINN COUNTY, OREGON

TAX MAP #:	11S03W07BA12501	AREA:	15,990 S.F.
VACATED RIGHT-OF-WAY	8,385 S.F.		
TOTAL AREA	24,375 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@r-engineering.com

**SHEET INDEX:**

SHEET 1.0	PROPOSED SITE PLAN
SHEET 1.1	RIGHT-OF-WAY VACATION PLAN
SHEET 2.0	CONCEPTUAL UTILITY LAYOUT
SHEET 3.0	GRADING AND STORMWATER
SHEET FD1	FIRE DEPARTMENT PLAN

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

VAN VLEET MEAT COMPANY, INC.  
TL 501 - ALBANY, OREGON

**PLAN REVISIONS**

No.	DATE	BY

PROJECT NO.  
**VVM1701**

DATE: 11-21-2017  
DESIGNED: M. RICCIPELLI  
ENGINEER: D. REECE  
CHECKED: R. CATLIN

**SCALE AS INDICATED**



SHEET NUMBER

**1.0**

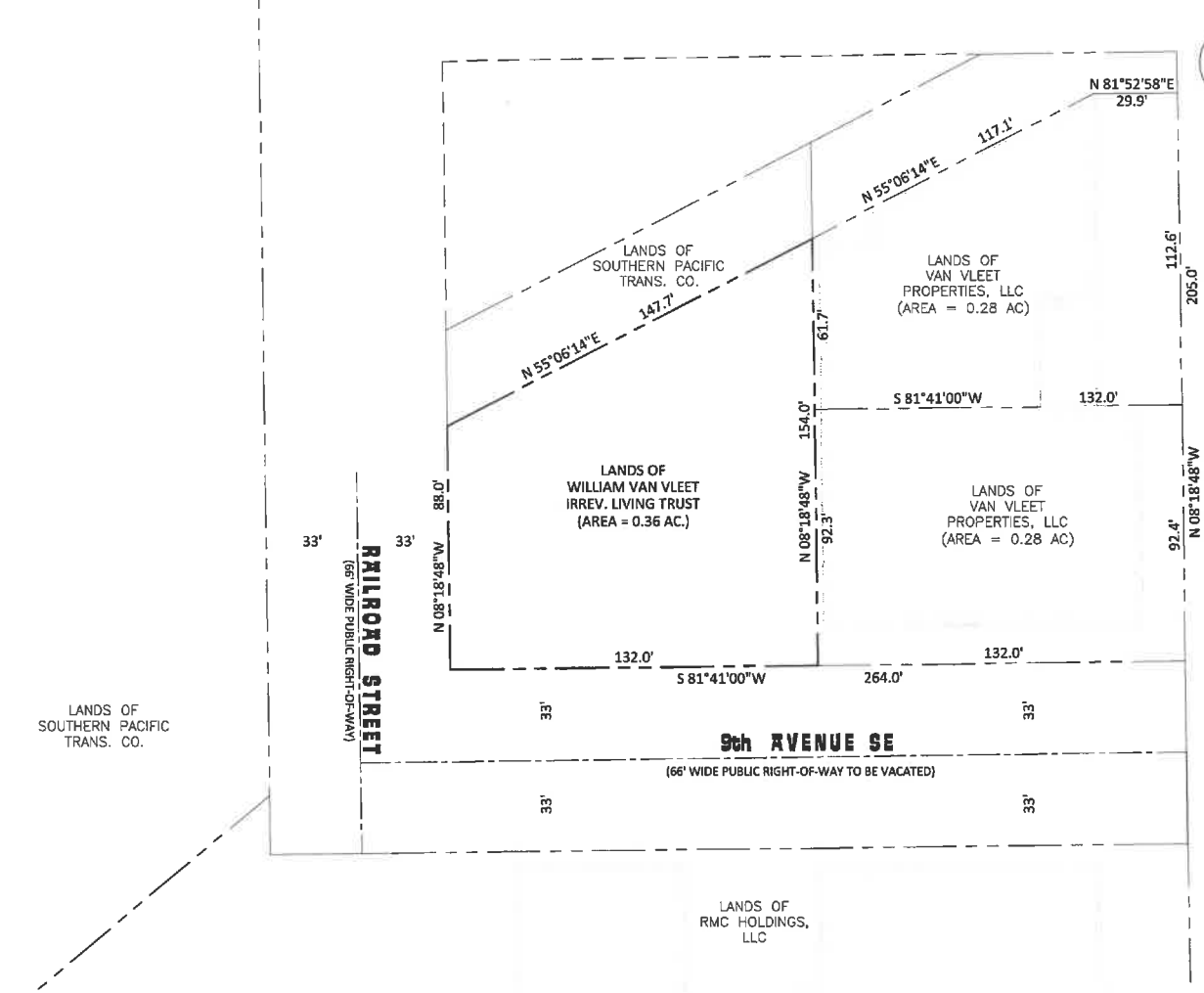
Reece & Associates, Inc.  
321 First Avenue East, Suite 3A  
Albany, Oregon 97321  
Phone: 541-926-2428  
Fax: 541-926-2456  
Planning Services



REGISTERED PROFESSIONAL  
ENGINEER  
11,749  
OREGON  
JULY 16, 1992  
DAVID J. REECE  
EXPIRES 12/31/18

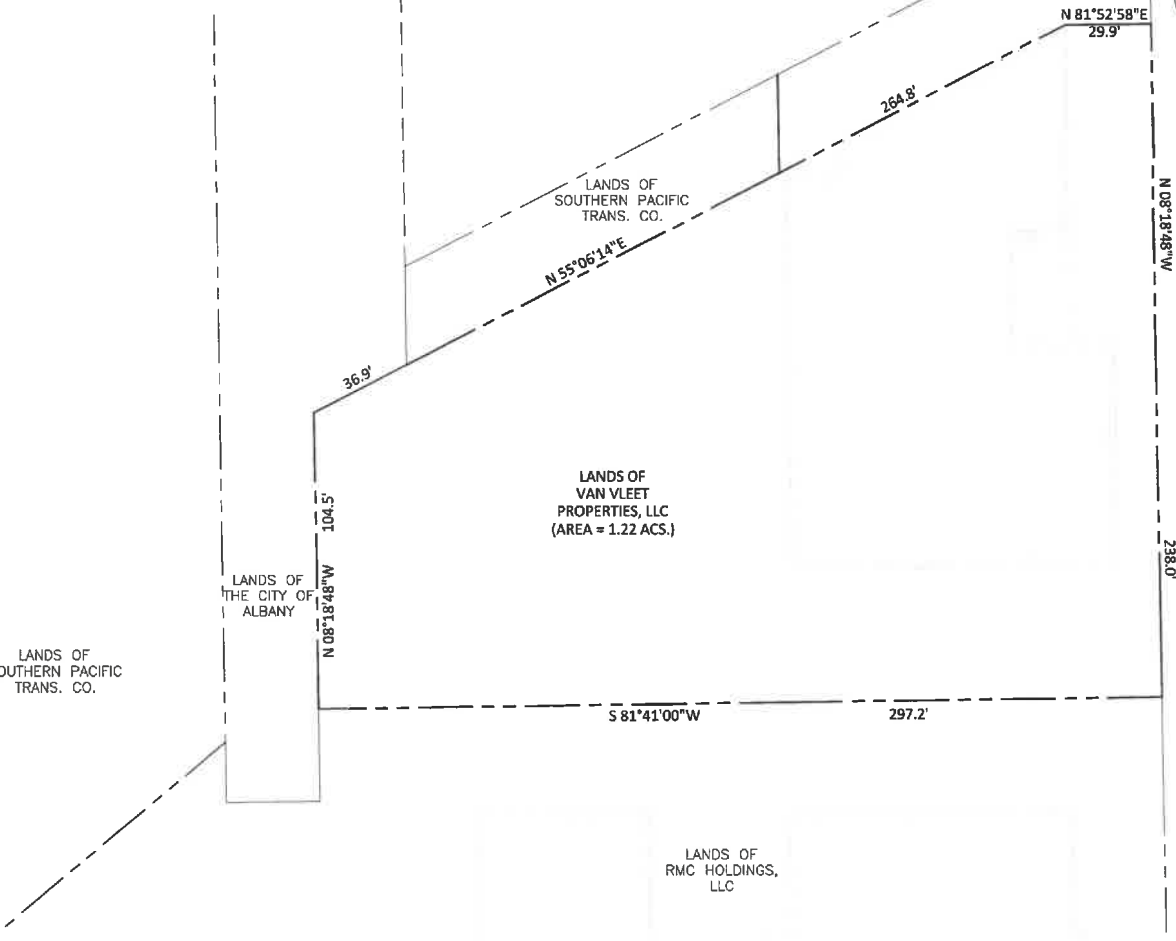
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**PLAN: PRIOR TO REPLAT**  
SCALE: 1" = 20'

**PLAN PURPOSE NOTE:**  
THE PROPERTY DESCRIPTIONS SHOWN HEREON ARE APPROXIMATE AND ARE FOR CONCEPTUAL PURPOSES ONLY. A FINAL FORMAL BOUNDARY REPLAT AND LEGAL DESCRIPTION SHALL BE PERFORMED BY A LICENSED PROFESSIONAL LAND SURVEYOR.



**PLAN: AFTER REPLAT**  
SCALE: 1" = 20'

Reece & Associates, Inc.  
321 first avenue east, suite 3a  
albany, oregon 97321  
phone: 541-826-2428  
fax: 541-826-2456

PLANNING SERVICES

REGISTERED PROFESSIONAL ENGINEER  
11,749  
**Preliminary**  
02/05/2018 2:31:12 PM  
DAVID J. REECE  
EXPIRES 12/31/18

**VAN VLEET MEAT COLD STORAGE ADDITION  
TENTATIVE REPLAT PLAN**

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

PLAN REVISIONS	No.	DATE	BY

PROJECT NO.  
**VVM1701**

DATE  
01-30-2018

DESIGNED  
M. RICCIPELLI

ENGINEER  
D. REECE

CHECKED  
R. CATLIN

SCALE AS INDICATED

WARNING: IF THIS GRAPHIC BAR DOES NOT MEASURE ONE INCH (1") THEN THE DRAWING IS NOT TO SCALE!

SHEET NUMBER  
**1**