



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 DECISION

DATE OF NOTICE: February 8, 2018
FILE: SP-22-17
TYPE OF APPLICATION: Site Plan Review (Type I-L application) for a change of use in an existing 10,000-square-foot building to accommodate hemp seed production, processing and storage
REVIEW BODY: Staff
PROPERTY OWNER: Darrell Dean Lakowske Trust; Stephen Lakowske, Trustee; PO Box 240; Avila Beach, CA 93424
APPLICANT: Seth Crawford; Jack Hempicine LLC; 3977 NW Tillicum Place; Corvallis, OR 97330
APPLICANT REP.: Gary Brown, Real Estate Broker; 2376 14th Avenue SE; Albany, OR 97322; (541) 791-3333
ADDRESS/LOCATION: 250 Queen Avenue SW and 226 18th Avenue SW
MAP/TAX LOT: Linn County Assessor's Map No. 11S-03W-07CD, Tax Lot 1101; and 11S-03W-07CC, Tax Lot 1100
ZONING: Light Industrial (LI) District

On February 8, 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 **David Martineau, Project Planner**, at 541-917-7561, 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.

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

Attachments: Staff Report, Conditions of Approval, Information for the Applicant

Appeal Deadline: March 1, 2018
Approval Expiration Date (If not appealed): February 8, 2021

CONDITIONS OF APPROVAL

General

- Development shall occur consistent with the plans and narrative submitted by the applicant, or as modified by conditions of approval and shall comply with all applicable state, federal and local laws.

Transportation

1. Prior to issuance of a certificate of occupancy, the applicant shall dedicate 10 feet of right of way along the site's frontage on Queen Avenue.

Parking

2. Prior to issuance of a certificate of occupancy, the applicant shall provide two (2) striped parking spaces, one of which must be ADA-compliant at a location approved by the Community Development Department. The spaces shall be striped and have a durable, dust-free surface of asphalt, coment concrete, or other materials approved by the Director, and meet City standards for stalls as set forth in Table 9-2: Parking Lot Design.
3. Prior to issuance of a certificate of occupancy, at least one (1) covered bicycle parking space meeting dimensional standards in ADC 9.120(13)(e-h) shall be installed in a location approved by the Planning Division.

Landscaping

4. Prior to certificate of occupancy, the applicant shall submit a landscape plan to the Community Development Department showing the location and numbers of proposed plant species to be installed within the required 10-foot buffer area of the front yard setback abutting Queen Avenue.
5. The applicant shall install required landscaping within the 10-foot buffer area along the property's Queen Avenue frontage. Landscaping shall consist of at least one row of trees not less than ten feet high at the time of planting for deciduous trees and spaced not more than 30 feet apart and five feet high at the time of planting for evergreen trees and spaced not more than 15 feet apart. Additionally, the applicant shall install at least five five-gallon shrubs or ten one-gallon shrubs for each 1,000 square feet of required buffer area. The remaining area shall be treated with attractive ground cover (e.g., lawn, bark, rock, ivy, evergreen shrubs). The required landscaping and irrigation shall be installed within six months of the date the final occupancy permit is issued, in accordance with ADC 9.190(2).
6. The required landscaped buffer area shall be provided with a piped underground irrigation system, unless a licensed landscape architect or certified nurseryman submits written verification that the proposed plant materials do not require irrigation.

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. 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. The use must substantially conform to the site plan that was submitted for review subject to the Conditions of Approval. Planning staff must approve any changes to the plans.
2. Land use approval does not constitute Building or Public Works permit approvals.

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.