



## PUBLIC WORKS - 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

SP-22-18

August 29, 2018

### Application Information

Proposal:	Site Plan Review for new construction of a 1,080 square-foot residential accessory structure with a 12-foot wall height.
Review Body:	Staff (Type I-L review)
Report Prepared By:	Travis North, Planner I
Property Owner:	Loretta Cherry; 2320 SW Cherry Avenue, Albany, OR 97322
Applicant:	Troy Miller, 3517 SE Hill St, Apt 232, Albany, OR 97322
Address/Location	2342 SW Queen Avenue, Albany, OR 97322
Map/Tax Lot:	Linn County Tax Assessor's Map No. 11S-04W-13B; Tax Lot 1100
Zoning:	Residential Single Family (RS-6.5)

On August 29, 2018, the City of Albany Community Development Director granted **Approval** 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. For more information, please contact **Travis North, Project Planner**, at 541-791-0176, or Bob Richardson, Planning Manager, at 541-917-7555.

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 expires in three years unless the final plat has been submitted to the City's Planning Division for review and approval.

*Signature on file*

Community Development Director

**Appeal Deadline: September 14, 2018**

**Approval Expiration Date (if not appealed): August 29, 2021**

Attachments: Location Map, Site Plan, and Building Elevations.

[cd.cityofalbany.net](http://cd.cityofalbany.net)



**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 (AMC) or Development Code (ADC) 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.

### Building

#### Permits

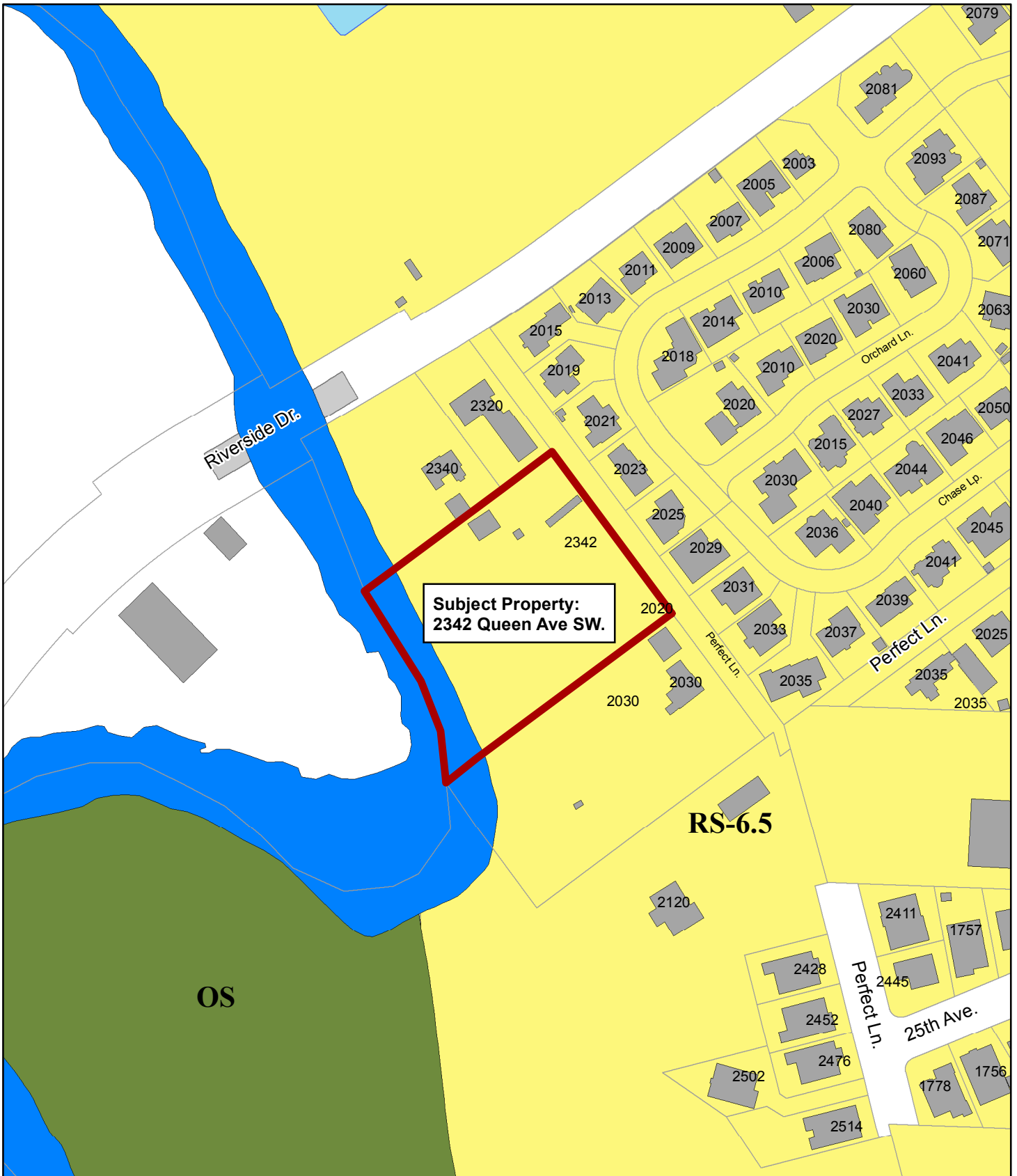
3. Obtain Building Permits prior to any construction.
4. An Erosion Prevention and Sediment Control Permit (EPSC) is required to be obtained from Public Works before commencing land disturbing activities affecting an area of 2,000 square feet or greater, cumulatively.

#### Plan Review for Permits

5. All plans submitted for review for building permits will need to be submitted electronically. Contact the Building Division front counter at [ePlans@cityofalbany.net](mailto:ePlans@cityofalbany.net) for details and instructions prior to submittal.

### 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.



**Location Map: 2342 Queen Ave. SW, Albany, OR 97321**

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 37.5 75 150 225 300 Feet

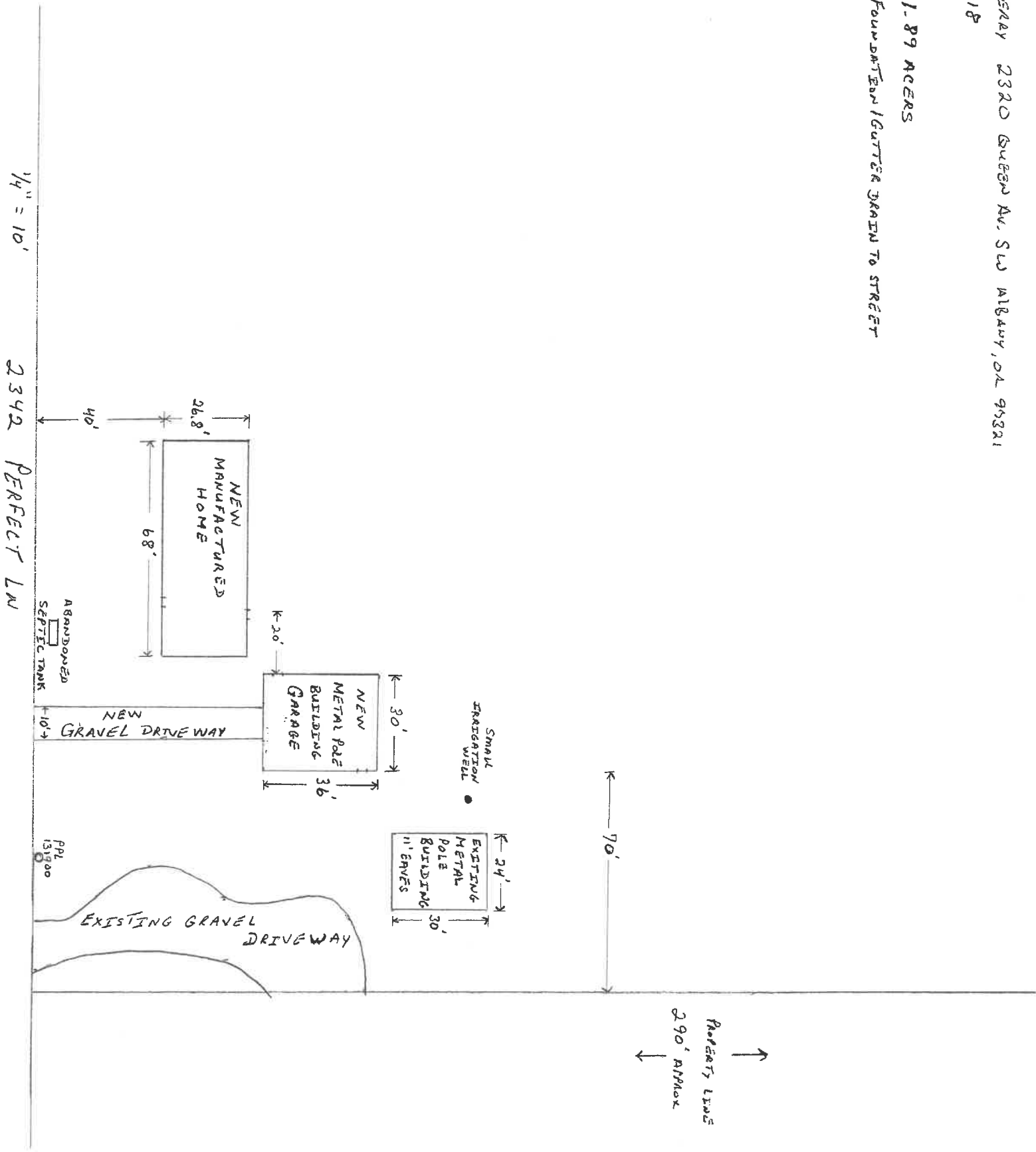
July 17, 2018

Planning Division

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

LORETTA CHERY 2320 QUEEN AV. SLD ALBANY, OR 95821  
DATE 5-2-18  
N →

TOTAL LAND 1.89 ACERS  
3" SCH 40 FOUNDATION GUTTER DRAIN TO STREET



MANUFACTURED HOME 18/3 S&F  
SIDING: ALLURA

COLOR: SILVER MIST w/WESTINGHAM WHITE TRIM  
(SHERWIN-WILLIAMS PAINT)

ROOF: COMP ROOF  
COLOR: CHARCOAL GREY IKO

NEW GARAGE 1,080 S&F

SIDING: PAINTED METAL

COLOR: LIGHT STONE w/GLACIER WHITE TRIM  
(TAYLOR METAL PRODUCTS COLORS)

ROOF: PAINTED METAL  
COLOR: LIGHT STONE

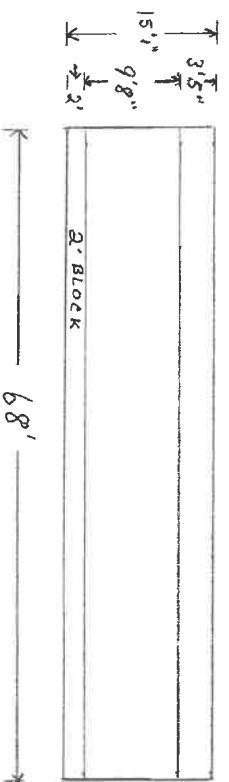
EXISTING BUILDING 700 S&F

SIDING: PAINTED METAL

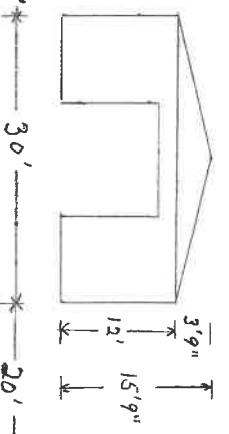
COLOR: DIRTY WHITE

ROOF: COMP ROOF  
COLOR: DARK

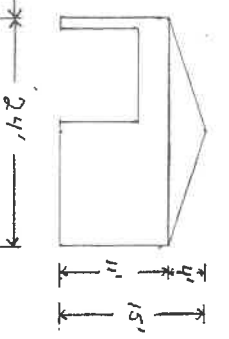
MANUFACTURED HOME



NEW GARAGE



EXISTING BUILDING



$\frac{1}{2}'' = 10'$