



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

Residential Accessory Building

SP-25-18

September 28, 2018

Application Information

Proposal:	Site Plan Review for a residential accessory structure (36-foot by 24-foot work shop with 12-foot walls)
Review Body:	Staff (Type I-L review)
Property Owner:	Bryan Bass; 1023 37 th Avenue SW; Albany, OR 97321
Address/Location	1023 37 th Avenue SW
Map/Tax Lot:	Linn County Assessor's Map No. 11S-04W-13DC; Tax Lot 3100
Zoning:	Residential Single Family (RS-6.5) District

On September 28, 2018 the City of Albany Community Development Director **approved with conditions** the application described 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 Project Planner **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 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: October 19, 2018

Approval Expiration Date (if not appealed): September 28, 2021

Attachments: Information for the Applicant

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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.
- Condition 1. Prior to issuance of a building permit, the approach to the gravel driveway shall be paved at least ten feet in width beginning at the edge of pavement along 37th Avenue SW, northward 20 feet. This will require an encroachment permit from Albany Public Works.
- Condition 2. Prior to issuance of a building permit, the applicant shall provide a site plan to the Planning Division, for review and approval, that shows the chosen method for restoring the five-foot interior setback adjacent to the gravel driveway.
- Condition 3. Prior to issuance of a certificate of occupancy, the five-foot interior setback adjacent to the gravel driveway shall be restored in accordance with the approved plan.

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. 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 in our records.