



## 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-25-19 & LA-06-19

February 27, 2020

### Application Information

Proposal:	Converting an existing structure into a site manager's office, updating parking, and establishment of a self-service, outdoor vehicle storage facility.
Review Body:	Staff (Type I-L review)
Report Prepared By:	Tony Mills, Planner I
Property Owner/Applicant:	Shedd Investment LLC; PO Box 4, Shedd, OR 97377
Representative:	Udell Engineering & Land Surveying LLC 63 E Ash Street, Lebanon, OR 97355
Address/Location	730 34th Avenue SW, Albany, OR 97322
Map/Tax Lot:	Linn County Tax Assessor's Map No.: 11S-04W-13DD Tax Lots 100, 101 & 102
Zoning:	Heavy Industrial (HI)

On February 27, 2020, 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 (ADC). 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 the project planner, **Tony Mills** at 541-917-7555 or Planning Manager David Martineau at 541-917-7561.

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 applicant 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 1) the applicant has installed all of the required public infrastructure related to the development and the infrastructure has been accepted by the City, or 2) the applicant has provided financial assurance for all required public infrastructure per ADC Section 12.600, or 3) 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

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



**Appeal Deadline: March 19, 2020**

**Approval Expiration Date (if not appealed): February 27, 2023**

Attachments: Location Map, Site Plan, Lot Line Adjustment

## Conditions of Approval

- Condition 1** Before beginning work on the stormwater quality and detention facilities, the applicant must obtain a Stormwater Quality Permit through the City's Public Works Department. Before a final occupancy permit will be granted for the project and for each successive phase, the applicant must complete the stormwater detention and quality facilities and obtain final approval of the facilities by the Public Works Department. Final approval shall include entering into an Operation and Maintenance Agreement for said stormwater quality/detention facilities.
- Condition 2** Prior to issuance of a parking lot permit, the applicant shall provide an updated site plan that demonstrates sidewalk or protective curbing along the portion of the pedestrian path directly abutting the parking area in accordance with ADC 9.120(5).
- Condition 3** The site's east driveway to 34th Avenue SW shall be posted "Do Not Enter – Exit Only."
- Condition 4** Prior to issuance of any construction permit or site development within Phases 2 or 3 the applicant shall provide evidence of a recorded easement providing Phase 2 and 3 with access over Phase 1 to 34th Avenue SW at a location that conforms to the approved site plan.
- Condition 5** The travel aisle connecting Phase 1 and 2 shall be paved where it crosses the concrete drainage swale. Pavement shall have a minimum width of 24 feet, extend a minimum distance of 50 feet on both sides of the crossing, and provide edge delineation through use of concrete curbs or other measures approved by the City Engineer.
- Condition 6** The applicant shall submit a final landscape and irrigation plan to the Community Development Department for review and approval prior to issuance of a building permit. The landscape and irrigation plans shall be consistent with the standards under ADC 9.140(2), 9.150, 9.160 and 9.240. The landscape plan shall include a planting schedule that indicates the plant species, size, and quantity of each plant. In lieu of an irrigation plan, applicants may provide written testimony from a certified professional that the proposed plants do not require irrigation in accordance with ADC 9.160
- Condition 7** Prior to recording of the final deed, the applicant must provide a private utility easement from 34th Avenue SW to the north boundary of Property A to allow for future connection to the public sewer main in 34th Avenue SW.

**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 Albany Municipal Code or 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

### Site Plan Review

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.

### Property Line Adjustment

1. The property line adjustment shall occur in substantial conformance to the plans submitted for review. The planning division must approve any changes to the approved plan.
2. In all cases, the adjusted property line created by the relocation of the common boundary between tax lots shall be surveyed and documented in accordance with Oregon Revised Statute (ORS), subsection 92.060(3). The map of the survey shall be prepared for recording to comply with ORS 209.250.
3. Conveyance of the property must be executed by deed. The applicants shall cause a deed to be prepared by a title company or an attorney. A legal description shall be prepared for the reconfigured property and for the land being conveyed. The deed shall contain the names of the parties, legal description of the land, references to original recorded documents, and signatures of all parties with proper acknowledgment.
4. To convey (transfer) the property, the deed with the legal description must be recorded with the Linn County Recorder and Surveyor (ADC 11.140). Prior to recording, all the documents shall be reviewed and approved by the City of Albany, Community Development Department. (For City review, deeds do not need signatures.)
5. When the legal documents are recorded, that portion being removed from one tax lot must be consolidated with the other. Consolidation is done by the Linn County Tax Assessor. Before the county tax assessor's office can approve a consolidation, the applicants must present evidence to it that the following are met:
  - a) The ownership interest must be exactly the same on each parcel involved (i.e. one cannot be contract purchaser on one parcel and deed holder of the other).
  - b) Taxes must be paid in full; no taxes can be owed on the parcels involved.
  - c) A tax lot under a mortgage will not be combined with a tax lot that is not covered by a mortgage, unless approved by the mortgage holder.
6. Prior to issuance of any building permits on the properties covered by this application, the applicants must return a copy of the recorded deed to the Albany Planning Department.
7. The proposal must be initiated within three years of the date of the letter of approval.

## Building

### Permits

1. Obtain building permits prior to any construction.
2. An Erosion Prevention and Sediment Control Permit 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 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.

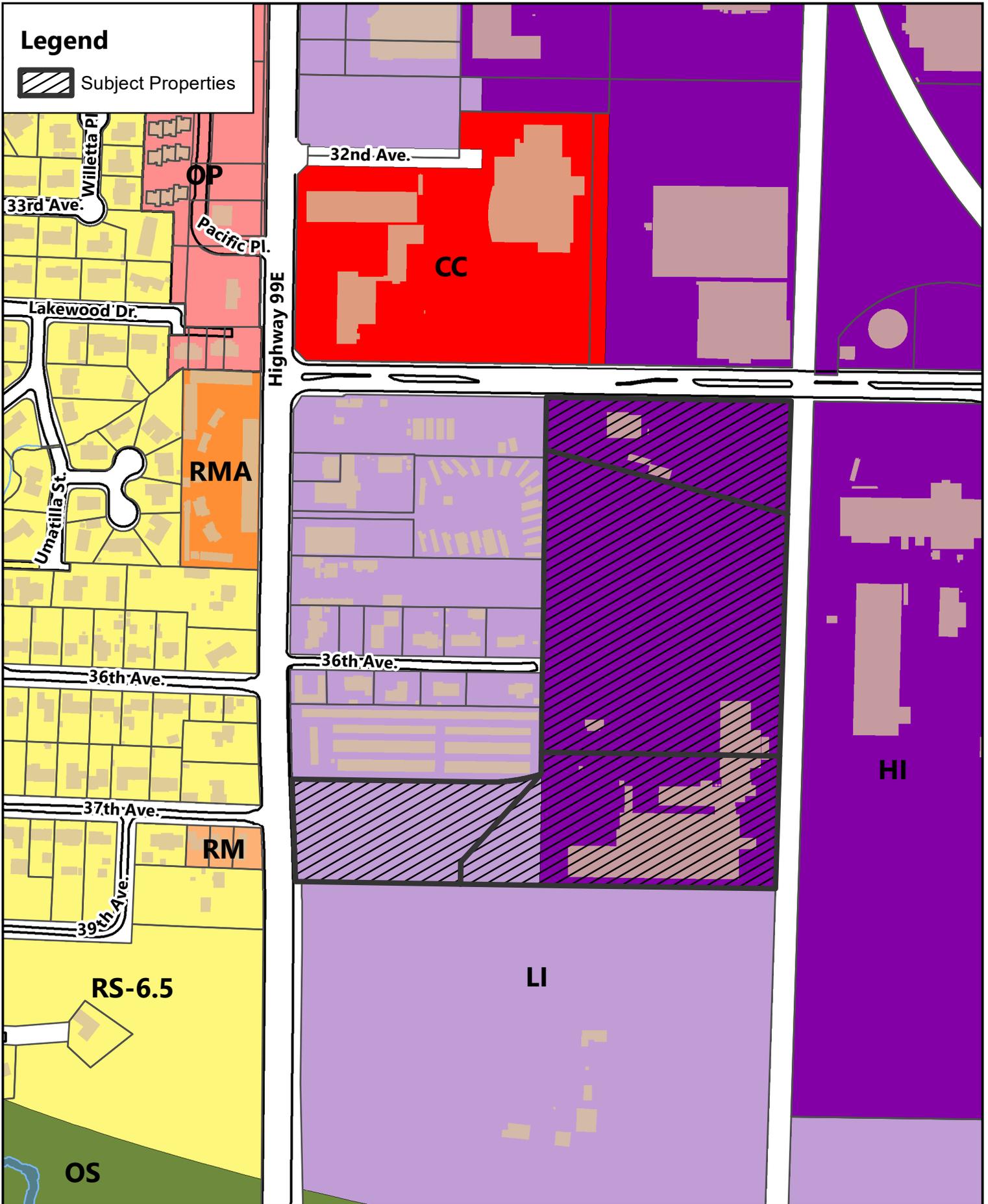
It is the property owner's responsibility to ensure that any proposed grading, fill, excavation, or other site work does not negatively impact drainage patterns to, or from, adjacent properties. In some situations, the applicant may propose private drainage systems to address potential negative impacts to surrounding properties. Private drainage systems that include piping will require the applicant to obtain a plumbing permit from the Building Division prior to construction. In addition, any proposed drainage systems must be shown on the construction drawings. The type of private drainage system, as well as the location and method of connection to the public system must be reviewed and approved by the City Engineer and Building Official.

### Fire

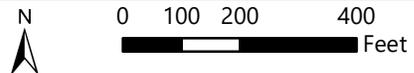
1. Approved fire apparatus roadways must extend to within 150 feet of all exterior portions of any structure that will be built on the property as measured by a route of travel around the exterior of the structure. (OFC 503.1.1)
2. This proposed project is located within a "Protected Area" as defined 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).
3. To avoid placing additional private hydrants on this property, an access man-gate between 730 34th Avenue SW and 3615 Pacific Boulevard SW will be required so the private hydrants on 3615 Pacific Boulevard SW can be utilized. The gate will be required to have a Knox Padlock securing it, as well as "Do Not Block Gate" signage.

**Legend**

 Subject Properties



G:\Community Development\Planning\Land Use Cases\preapprove\2019\p6\_68\_19 (Sheld Investments)\P6\_68\_19\_location.mxd



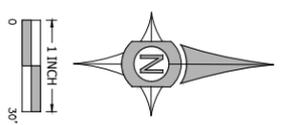
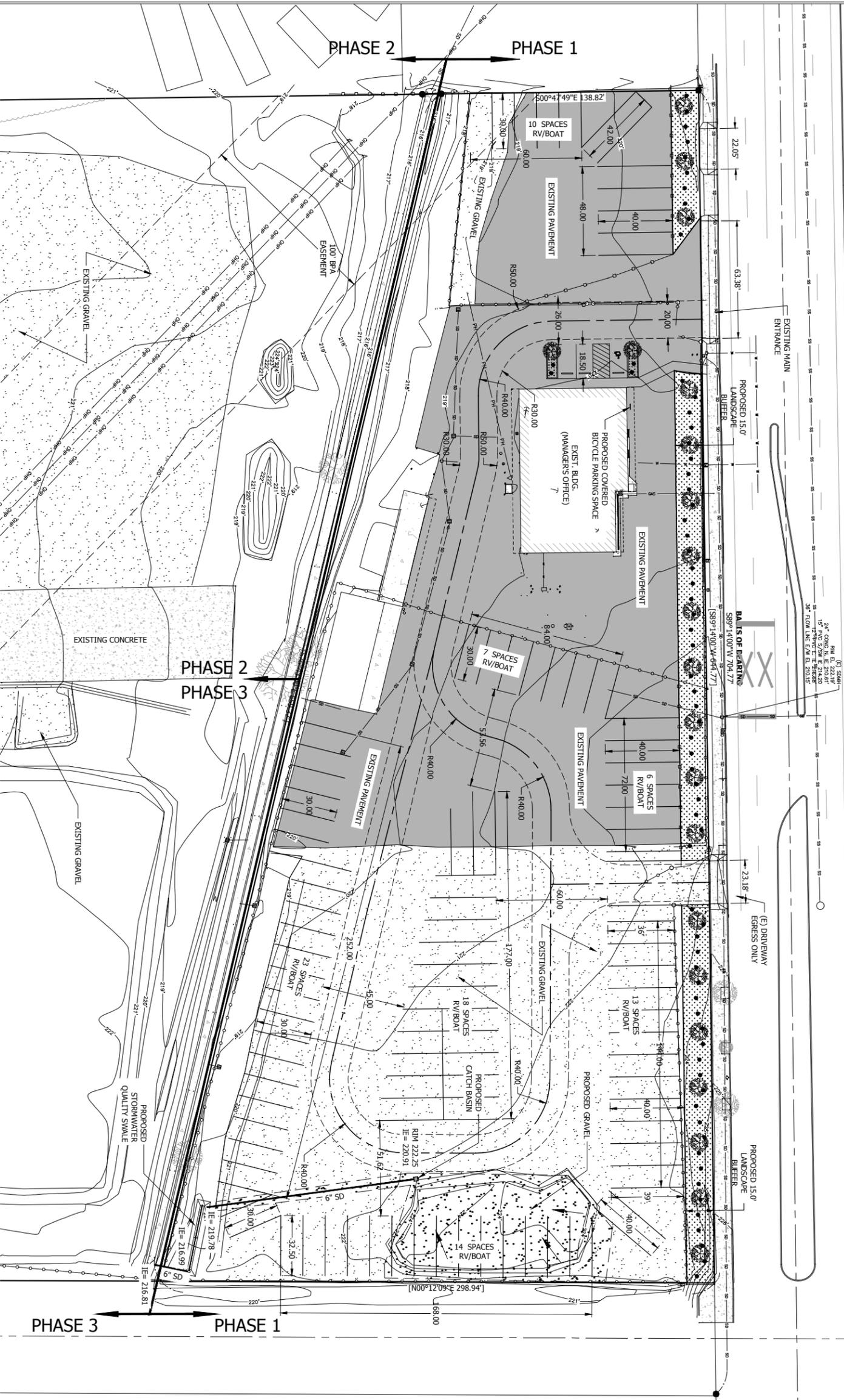
**730 34th Ave SW**

Date: 7/26/2019 Map Source: City of Albany

Location / Zoning Map

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TL 101  
 140,754.27 SF  
 3.23 AC  
**PROPOSED IMPERVIOUS AREA = 119,269.47 SF**  
**84.74% IMPERVIOUS AREA**



PLAN REVISIONS	DATE

Sheet **C102**  
 SCALE: SEE BARS SCALE

**THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY**

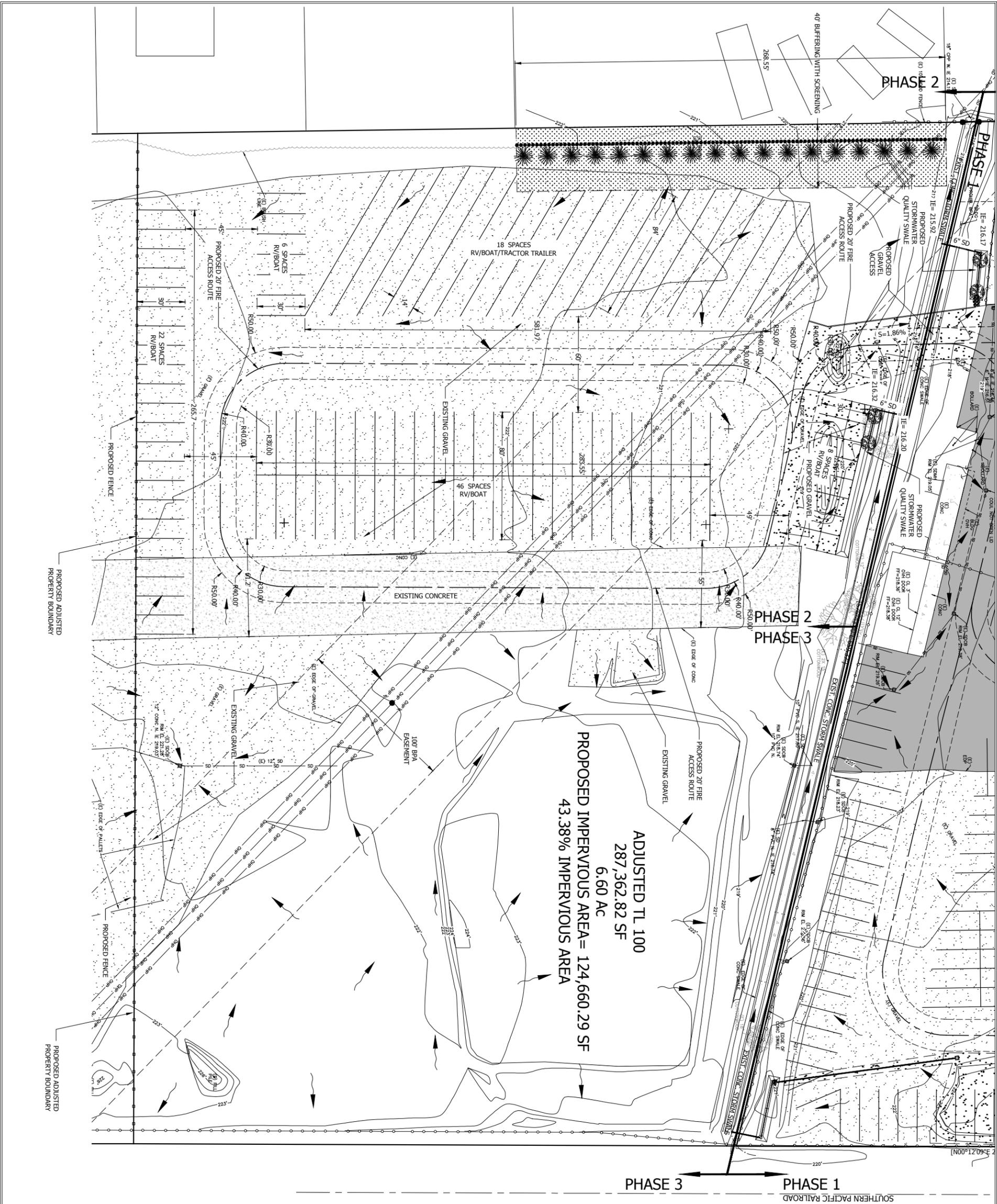
DATE: OCTOBER 9, 2019  
 PROJECT: 19-097 SHEDD INVESTMENTS  
 DRAWN BY: BSV, MM, EJP  
 CHECKED BY: EJP, BSV

**SITE LAYOUT PHASE 1**  
**34TH AVE. RV & BOAT STORAGE**  
**ALBANY, OREGON**

**UDELL ENGINEERING AND LAND SURVEYING, LLC**  
 63 EAST ASH ST.  
 LEBANON, OREGON 97355  
 (541) 451-5125 PH.  
 (541) 451-1366 FAX

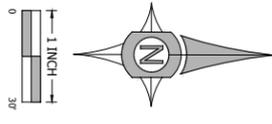
**CLIENT:**  
 SHEDD INVESTMENTS, LLC  
 PO BOX 04  
 SHEDD, OREGON 97377





PHASE 3 PHASE 1  
SOUTHERN PACIFIC RAILROAD

ADJUSTED TL 100  
287,362.82 SF  
6.60 AC  
PROPOSED IMPERVIOUS AREA = 124,660.29 SF  
43.38% IMPERVIOUS AREA



**LEGEND**  
 ———> PROPOSED DRAIN DIRECTION  
 - - - -> EXISTING SLOPE DIRECTION

PLAN REVISIONS	DATE

Sheet **C103**  
SCALE: SEE BARS/SCALE

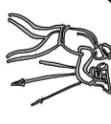
THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY

DATE: OCTOBER 9, 2019  
 PROJECT: 19-097 SHEDD INVESTMENTS  
 DRAWN BY: BSV, MM, EJP  
 CHECKED BY: EJP, BSV

**SITE LAYOUT PHASE 2**  
**34TH AVE. RV & BOAT STORAGE**  
**ALBANY, OREGON**

**UDELL ENGINEERING AND LAND SURVEYING, LLC**  
 63 EAST ASH ST.  
 LEBANON, OREGON 97355  
 (541) 451-5125 PH.  
 (541) 451-1366 FAX

**CLIENT:**  
 SHEDD INVESTMENTS, LLC  
 PO BOX 04  
 SHEDD, OREGON 97377







PLAN REVISIONS	DATE

Sheet **C200**  
SCALE: SEE BASESCALE

THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY

DATE: OCTOBER 9, 2019  
PROJECT: 19-097 SHEDD INVESTMENTS  
DRAWN BY: BSV, MM, EJP  
CHECKED BY: EJP, BSV

### GRADING PLAN

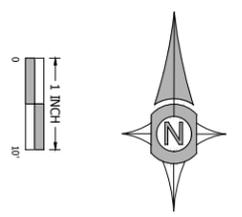
## 34TH AVE. RV & BOAT STORAGE

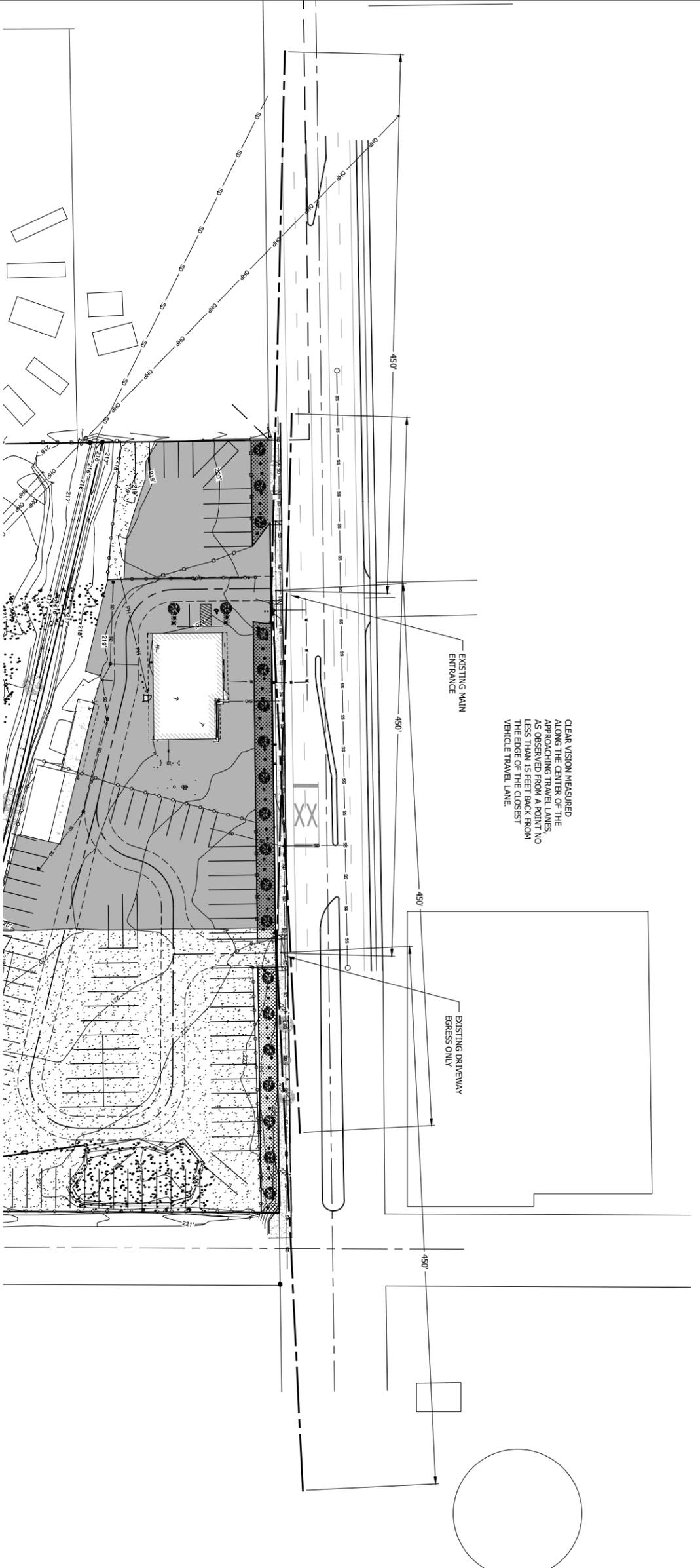
### ALBANY, OREGON

**UDELL ENGINEERING AND LAND SURVEYING, LLC**  
63 EAST ASH ST.  
LEBANON, OREGON 97355  
(541) 451-5125 PH.  
(541) 451-1366 FAX

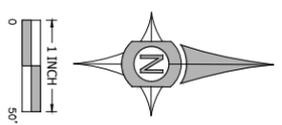
CLIENT:  
SHEDD INVESTMENTS, LLC  
PO BOX 04  
SHEDD, OREGON 97377

- #### GRADING LEGEND
- 5 = 0.00% - SURFACE DRAIN DIRECTION
  - (E) 0.00/0.00 - EXISTING TOP OF PAVEMENT ELEVATION
  - (E) 0.00/0.00 - EXISTING TOP OF CURB ELEVATION
  - (E) 0.00/0.00 - EXISTING GROUND ELEVATION
  - (E) 0.00/0.00 - DESIGN TOP OF ASPHALT PAVEMENT ELEVATION
  - (E) 0.00/0.00 - DESIGN TOP OF CONCRETE PAVEMENT ELEVATION
  - (E) 0.00/0.00 - DESIGN TOP OF SIDEWALK ELEVATION
  - (E) 0.00/0.00 - DESIGN TOP OF GRAVEL ELEVATION
  - (E) 0.00/0.00 - DESIGN TOP OF GROUND ELEVATION
  - (E) 0.00/0.00 - DESIGN TOP OF WALL ELEVATION





CLEAR VISION MEASURED  
ALONG THE CENTER OF THE  
APPROACHING TRAVEL LANES  
AS OBSERVED FROM A POINT NO  
LESS THAN 15 FEET BACK FROM  
THE EDGE OF THE CLOSEST  
VEHICLE TRAVEL LANE.



THIS MAP WAS  
PREPARED FOR  
PLANNING  
PURPOSES ONLY

DATE:  
OCTOBER 9, 2019  
PROJECT:  
19-097 SHEDD INVESTMENTS  
DRAWN BY:  
BSV, MM, EJP  
CHECKED BY:  
EJP, BSV

VISION CLEARANCE PER ADC 12.180  
**34TH AVE. RV & BOAT STORAGE  
ALBANY, OREGON**

**UDELL ENGINEERING  
AND  
LAND SURVEYING, LLC**  
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LEBANON, OREGON 97355  
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**CLIENT:**  
SHEDD INVESTMENTS, LLC  
PO BOX 04  
SHEDD, OREGON 97377



PLAN REVISIONS	DATE

Sheet **C400**  
SCALE: SEE BARSCALE

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34TH AVENUE SW

BASIS OF BEARING  
S89°14'00"W 704.77'

[S89°14'00"W 644.77']

SMTC LLC  
(BURCHAM'S METALS)  
TAX LOT 200  
MAP 11S-04W-13DD  
ZONING: LI

SDI LLC  
TAX LOT 101  
MAP 11S-04W-13DD  
ZONING: HI  
730 34TH AVE. SW

[N 00°12'09" E 298.94']

S 01°15'51" E 10.22'

[S 76°43'00" E 659.37']

VALLEY MHP LLC  
(MANUFACTURED HOME PARK)  
TAX LOT 700  
MAP 11S-04W-13DD  
ZONING: LI

SDI LLC  
TAX LOT 100  
MAP 11S-04W-13DD  
ZONING: HI

**AREA A**

455,616.31 SQ FT  
-168,253.49 SQ FT  
287,362.82 SQ FT

[S 00°46'41" E 515.45']

BISON HEART INVESTMENTS LLC  
(RESIDENCES)  
TAX LOT 700  
MAP 11S-04W-13DD  
ZONING: LI

100' BPA EASEMENT  
(VOL. 289 PG 670)

SOUTHERN PACIFIC RAILROAD

[N 00°12'09" E 298.94']

VINSON STEVEN D & LEETTA  
(SINGLE FAMILY RESIDENCE)  
TAX LOT 1001  
MAP 11S-04W-13DD  
ZONING: LI

BROWN TYSON & BRENNIA  
(SINGLE FAMILY RESIDENCE)  
TAX LOT 1100  
MAP 11S-04W-13DD  
ZONING: LI

[S 89°46'00" E 633.18']

36TH AVENUE SW

PROPOSED ADJUSTED  
PROPERTY BOUNDARY

KAUFFMAN CRAIG A & DIANE  
(SINGLE FAMILY RESIDENCE)  
TAX LOT 1200  
MAP 11S-04W-13DD  
ZONING: LI

[S 00°06'36" W 260.72']

ALBANY SECURE STORAGE LLC  
(STORAGE UNITS)  
TAX LOT 1501  
MAP 11S-04W-13DD  
ZONING: LI

[S 89°16'00" E 633.18']

EXISTING PROPERTY BOUNDARY

**AREA B**

255,631.85 SQ FT  
+168,253.49 SQ FT  
423,885.34 SQ FT

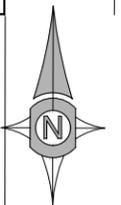
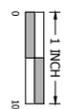
[S 00°14'00" E 350.29']

SDI LLC  
(VACANT)  
TAX LOT 1500  
MAP 11S-04W-13DD  
ZONING: LI

SDI LLC  
(INDUSTRIAL USES)  
TAX LOT 102  
MAP 11S-04W-13DD  
ZONING: HI  
3615 PACIFIC BLVD.

[S 89°11'22" E 830.10']

EPPING FOUNDATION HOLDINGS LLC  
(VACANT)  
TAX LOT 414  
MAP 11S-03W-19  
ZONING: LI



PLAN REVISIONS	DATE

Sheet **C300**  
SCALE: SEE BARSCALE

THIS MAP WAS  
PREPARED FOR  
PLANNING  
PURPOSES ONLY

DATE:  
OCTOBER 9, 2019  
PROJECT:  
19-097 SHEDD INVESTMENTS  
DRAWN BY:  
BSV, MM, EJP  
CHECKED BY:  
EJP, BSV

**PROPERTY LINE ADJUSTMENT**  
**34TH AVE. RV & BOAT STORAGE**  
**ALBANY, OREGON**

**UDELL ENGINEERING  
AND  
LAND SURVEYING, LLC**  
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