



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-28-18

October 30, 2018

Application Information

Proposal:	Site Plan Review for a 2,160 square foot residential accessory structure (36 feet x 60 feet) with 12-foot walls and an overall height of 16 feet.
Review Body:	Staff (Type I-L review)
Report Prepared By:	Travis North, Planner I
Property Owner/Applicant:	Mark Stewart; 2110 SE 34 th Avenue, Albany, OR 97322
Address/Location	2110 SE 34 th Avenue.
Map/Tax Lot:	Linn County Tax Assessor's Map No(s): 11S-03W-17D Tax Lot 1400
Zoning:	Residential Single Family (RS-6.5)

On October 30, 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. For more information, please contact **Travis North, Project Planner**, at 541-791-0176, or David Martineau, Acting Planning Manager, 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 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: November 20, 2018

Approval Expiration Date (if not appealed): October 30, 2021

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

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Conditions of Approval

- Condition 1 **Easement.** Before the City will issue building permits for the proposed accessory structure, the applicant must dedicate a 10-foot wide public utility easement over the westernmost portion of the subject property.
- Condition 2 **Interior Setback.** The building shall be set back no less than 10 feet from the west interior lot line.
- Condition 3 **Drainage Plan.** The applicant must submit a drainage plan with building permits to show how roof drains will be discharged to an approved location.

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 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.