



# COMMUNITY DEVELOPMENT DEPARTMENT

333 Broadalbin Street SW, P.O. Box 490  
Albany, OR 97321

Ph: 541-917-7550  
[cd.cityofalbany.net](http://cd.cityofalbany.net)

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## NOTICE OF FILING

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DATE OF NOTICE: September 19, 2018

FILE: SP-34-18

TYPE OF APPLICATION: Site Plan Review for new construction of a 1,200 square-foot residential accessory structure with a 12-foot 6-inch wall height and total height of 18 feet 6 inches.

REVIEW BODY: Staff (Type I-L review)

APPLICANT/PROPERTY OWNER: Kelly and Cori Smith; 349 Creswell Lane NW; Albany, OR 97321

ADDRESS/LOCATION 349 Creswell Lane NW

MAP/TAX LOT: Benton County Assessor's Map No. 11S-03W-01C; Tax Lot 800

ZONING: Rural Residential (RR)

The City of Albany has received the Site Plan Review application referenced above. We are mailing notice of the application to property owners within 100 feet of the proposed development. We invite your written comments on this application, to be considered when staff decides on this application. Your comments must relate to the approval standards listed below. Issues that may provide the basis for an appeal to the Land Use Board of Appeals must be raised in writing and with sufficient detail to allow the City to respond to the issue. The deadline for submission of written comments is 5:00 p.m. on **October 3, 2018**.

We have attached a location map and a site plan of the proposed development. All application materials are available for review at the Planning Division, and copies can be obtained for a minimal charge. Should you wish to discuss this case with a planner, please visit our office or telephone **Anne Catlin, Project Planner**, at 541-917-7560. Submit any written comments to the Planning Division; P.O. Box 490; Albany, OR 97321 or by email to [anne.catlin@cityofalbany.net](mailto:anne.catlin@cityofalbany.net). Any person submitting written comments will receive a copy of the Notice of Decision on the application.

According to the Albany Development Code, the proposed use is allowed on this property. This review is limited to the layout of the proposed use in accordance with the Review Criteria contained in ADC Section 2.450. The use must also meet applicable City development standards found in the Code. These standards address such features as off-street parking, landscaping, setbacks, overlay districts, outside storage, and lighting. The City may attach conditions of approval to the application to ensure that the proposal will conform to the applicable review criteria (ADC 2.450).

APPROVAL STANDARDS FOR THIS REQUEST:

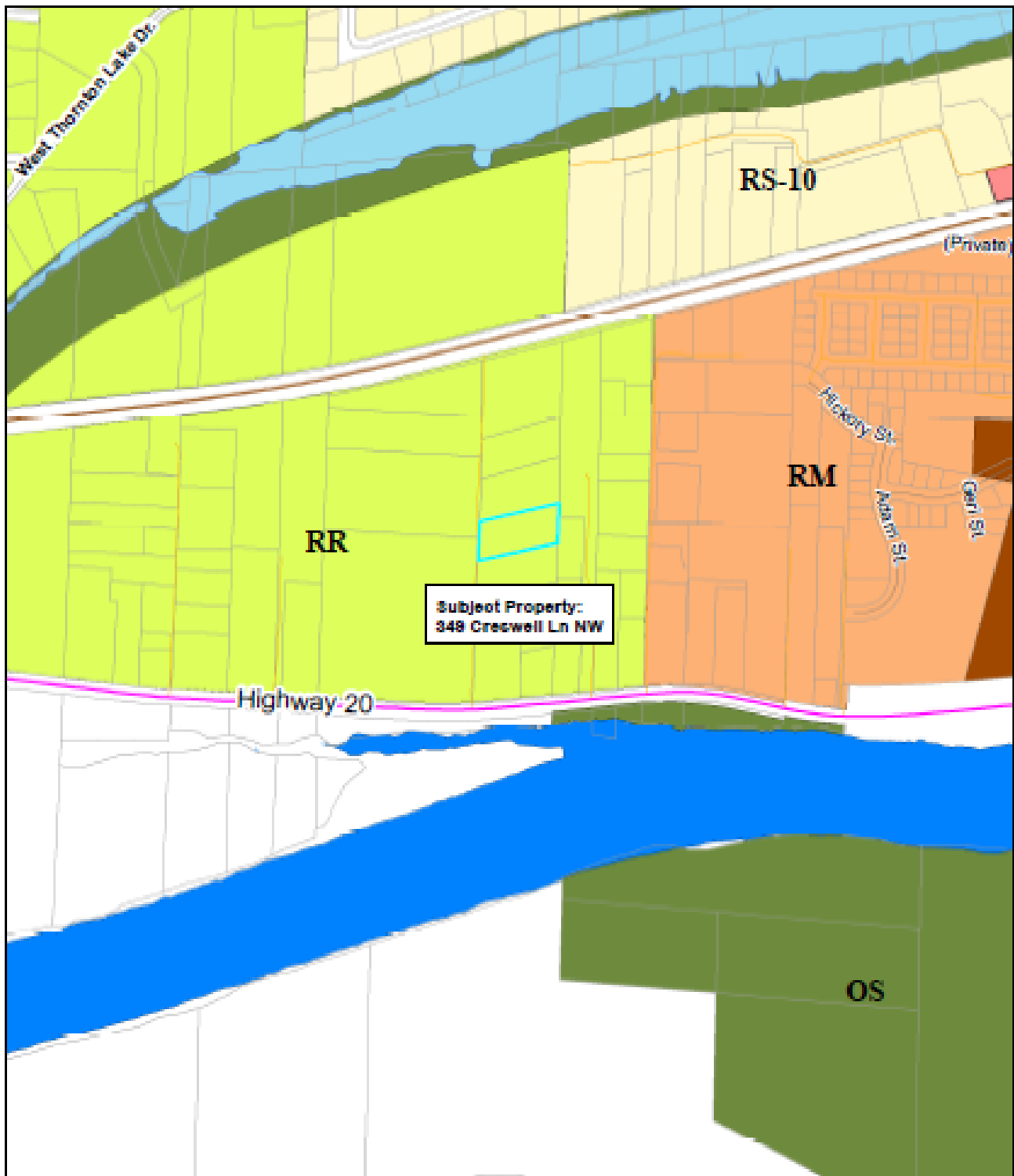
Albany Development Code

SITE PLAN REVIEW (ADC 2.450)

- (1) Public utilities can accommodate the proposed development.
- (2) The proposed post-construction stormwater quality facilities (private and/or public) can accommodate the proposed development, consistent with Title 12 of the Albany Municipal Code.
- (3) The transportation system can safely and adequately accommodate the proposed development.
- (4) Parking areas and entrance-exit points are designed to facilitate traffic and pedestrian safety and avoid congestion.
- (5) The design and operating characteristics of the proposed development are reasonably compatible with surrounding development and land uses, and any negative impacts have been sufficiently minimized.
- (6) Activities and developments within special purpose districts must comply with the regulations described in Articles 4 (Airport Approach), 6 (Natural Resources), and 7 (Historic), as applicable.
- (7) The site is in compliance with prior land use approvals.
- (8) Sites that have lost their nonconforming status must be brought into compliance and may be brought into compliance incrementally in accordance with Section 2.370.

ADDITIONAL REVIEW STANDARDS FOR THIS SITE PLAN REVIEW ARE FOUND IN ALBANY DEVELOPMENT CODE ARTICLES 1, 2, & 3.

Attachments: Location Map, Applicant's Site Plan and Elevations

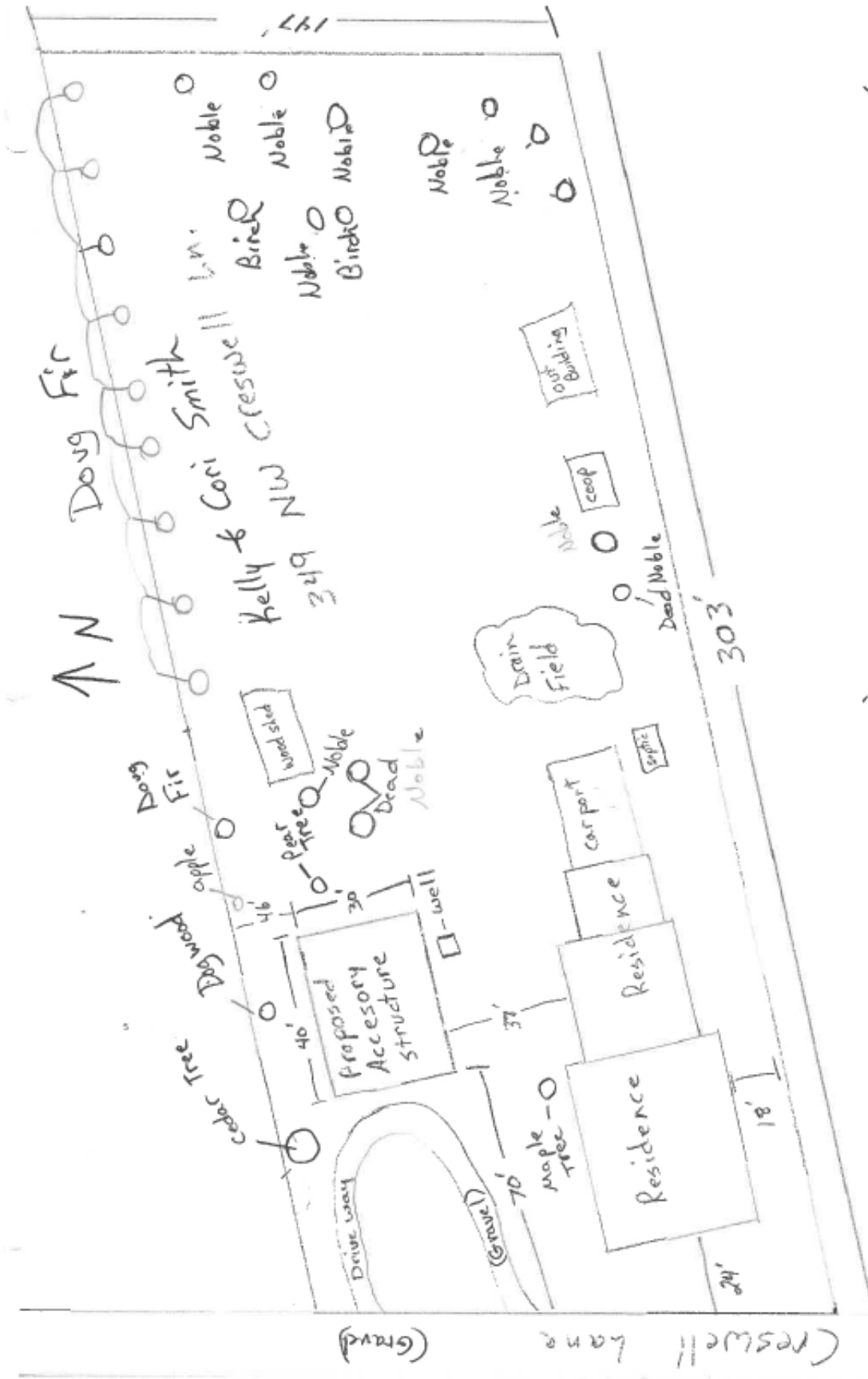


Subject Property:  
349 Creswell Ln NW

**Location Map: 349 Creswell Ln NW, Albany, OR 97321**

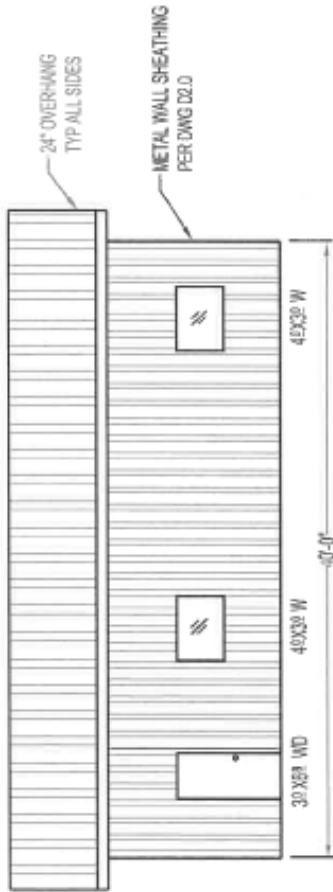
The City of Albany logo is on the left. To its right is a scale bar with markings at 0, 110, 220, 440, 660, and 880 feet. A north arrow is positioned to the right of the scale bar.

September 18, 2018
Planning Division
City of Albany - 333 Broadbalk St. SW, Albany, Oregon 97321 (541) 917-7550

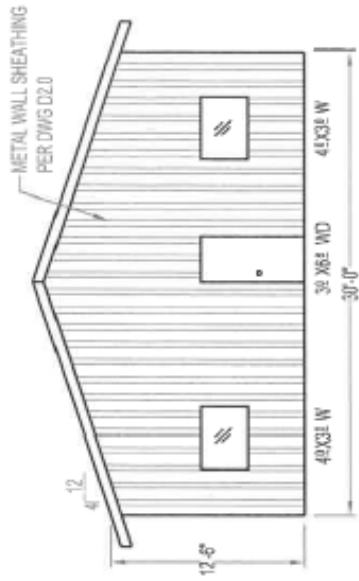


45/21 sq/ft.

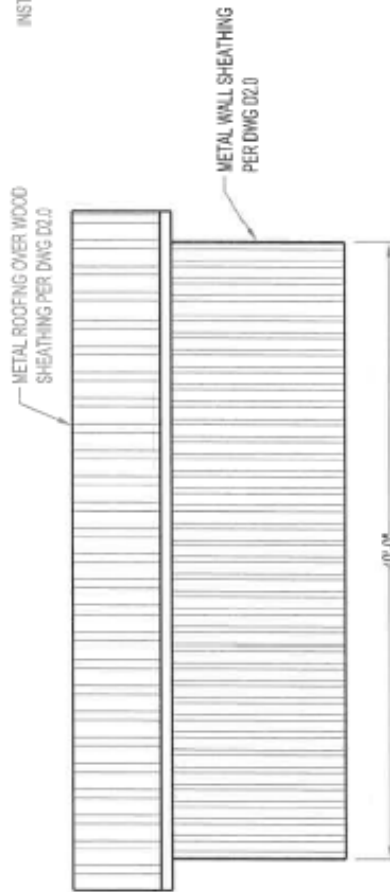
217' elevation



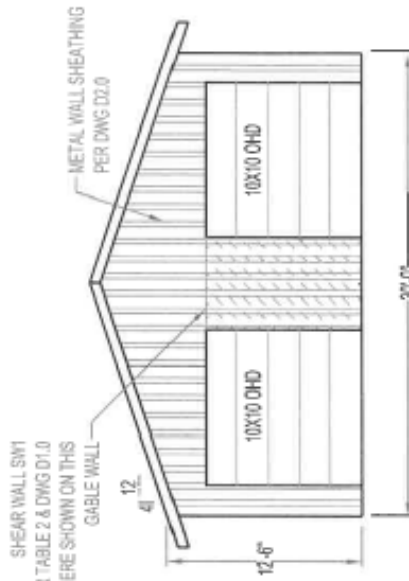
**FRONT EAVE**



**RIGHT GABLE**



**REAR EAVE**



**LEFT GABLE**

SHEAR WALL SW1  
INSTALL PER TABLE 2 & DWG D1.0  
TYP WHERE SHOWN ON THIS  
GABLE WALL

TABLE 2

SHEAR WALL	TYPE	FASTENING	
		EDGES	FIELD
SW1	WOOD SHEATHING	6" O.C.	12" O.C.
GENERAL NOTES		6d OR 8d NAILS	

1. INSTALL SHEAR PANEL PER DWG D4.0.

**ELEVATION VIEWS**

DRAWING NO.: E1.0  
OWNER: KELLY SMITH  
REV.: 0  
SHEET: 3  
PROJECT NO.: 11808020  
DATE: 20 AUG 2018  
SCALE: 3/32" = 1'-0"  
DRAWN BY: SA



**South Valley Engineering**  
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www.southvalleyengineering.com

REGISTERED PROFESSIONAL ENGINEER  
ENR 11808020  
49782997  
JULY 9, 2002  
STEPHEN R. HERTFORD  
OREGON  
RENEWALS: 6/30/19