



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

Approved Site Plan Modification

SP-36-18

February 22, 2019

Application Information

Proposal:	Site Plan Review to modify an approved site plan (file no. SP-19-17) to construct a new greenhouse structure, fence, and concrete slab.
Property Owner:	North Albany Property Owner LLC; Pete Snook, Manager; 901 NE Glisan Street, Portland, OR 97232
Applicant / Architect:	Novak Architecture; Terry Novak, Architect; 17020 SW Upper Boones Ferry Road, Suite 200; Portland, OR 97224
Address/Location	621 Hickory Street NW, Albany, OR 97321
Map/Tax Lot:	Benton County Assessor's Map No. 11S-04W-01AD; Tax Lot 2200
Zoning District:	Mixed Use Commercial (MUC) with Floodplain Overlay District (/FP)

On February 22, 2019, 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 **Laura LaRoque, Project Planner**, at 541-917-7640, or David Martineau, 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.

The property owner may choose to either accept approval of the modified site plan or to retain the original approval. If the property owner accepts approval of the modified site plan and any conditions that may be imposed, the property owner must give written notice to the Planning Division within ten days of the date on the notice of decision for approval of the modified site plan. If the property owner accepts approval of the modified site plan, the new approval supersedes and voids the original approval.



When first granted, a site plan approval is valid for three years (ADC 1.080). When a modified site plan is approved and accepted (ADC 1.226(10)), the approval is valid for one year beyond the date that the original site plan approval would have expired.

Signature on file

Community Development Director

Property Owner Acceptance of Modified Site Plan Approval: March 4, 2019

Appeal Deadline: March 15, 2019

Approval Expiration Date (if not appealed & accepted by property owner): January 12, 2022

Attachments: Location Map, Site Plan Sheet A101, Landscape Coverage Sheet A102

Conditions of Approval (file no. SP-36-18)

Condition 1 Except for the proposed site plan modification, all conditions of approval related to the original approval of this development will remain the same.

ORIGINAL CONDITIONS OF APPROVAL (file no. SP-19-17)

Condition 1 **General.** The proposed development shall occur consistent with the plans and written proposal submitted by the applicant, except as modified by approved revisions and conditions of approval and shall comply with all applicable state, federal, and local laws.

Condition 2 **Bicycle Parking.** Prior to issuance of a building permit, the applicant shall submit for review and approval by the Community Development Department, a detail of the bicycle parking showing 16 bicycle parking spaces, at least eight (8) covered, and that the design and dimensional requirements listed in ADC 9.120(e) through (h) can be met. All required bicycle parking shall be installed prior to issuance of a certificate of occupancy.

Condition 3 **Pedestrian Amenities.** Prior to the issuance of an occupancy permit, a minimum of two pedestrian amenities shall be installed.

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.

Building Division

PERMITS

1. Obtain Building Permits prior to any construction.
2. 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

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 for details and instructions prior to submittal.

Engineering

General Engineering Processes: 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.