



COMMUNITY DEVELOPMENT DEPARTMENT

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

Ph: 541-917-7550 Fax: 541-917-7598
www.cityofalbany.net

NOTICE OF DECISION

DATE OF NOTICE:	March 29, 2018
DATE OF DECISION:	March 28, 2018
FILE:	ZC-01-17; CU-10-17; SP-08-17: and LA-02-17
TYPE OF APPLICATIONS:	<ol style="list-style-type: none">1) Zoning Map Amendment (Type IV-Q) to change 19.21 acres of Industrial Park (IP) zoning to Light Industrial (LI);2) Conditional Use Review application for new construction of a School District Bus Transportation Facility and related site improvements;3) Site Plan Review application for new construction of a Self-Serve Storage Facility; and4) Property Line Adjustment to relocate a property line to accommodate construction of the School District Bus Transportation Facility.
REVIEW BODY:	Planning Commission and City Council
PROPERTY OWNERS/APPLICANTS:	<ol style="list-style-type: none">1) Greater Albany Public School District; Russell P. Allen, Director of Business and Operations; 718 7th Avenue SW; Albany, OR 97321-2320 (Tax Lots 700 & 1103)2) Glorietta Bay LLC; Scott D. Lepman, President; 100 Ferry Street NW; Albany, OR 97321 (Tax Lot 501)3) Phyllis I. Perlenfein Trust; 3620 Columbus Street SE; Albany, OR 97322-6180 (Tax Lot 1105)4) Loren and Marge Lottis Trust; 2743 Front Street NE; Salem, OR 97301 (Tax Lot 1104)5) North Coast Electric Properties II, LLP; Ronald Stewart, Partner; 2450 8th Avenue S, Ste. 200; Seattle, WA 98134-2005 (Tax Lot 432)
APPLICANT REPRESENTATIVES:	<ol style="list-style-type: none">1) Brian Vandetta, Udell Engineering & Surveying; 63 East Ash Street; Lebanon, OR 97355 (Civil Engineer)2) Wally Gresl, gLAs Architects, LLC; 115 W. 8th Avenue, Suite 265; Eugene, OR 97401 (Bus Facility)3) William Ryals, Ryals Architecture; 935 Jones Avenue NW; Albany, OR 97321 (Storage Facility Office; Manager's Quarters)
PROJECT PLANNER:	V. Candace Ribera, Scott Lepman Company; 100 Ferry Street NW; Albany, OR 97321

ADDRESS/LOCATION: 2455 and 2475 Ferry Street SW, unaddressed parcels to the south and east, and 2398 Marion Street SE

MAP/TAX LOT: Linn County Assessor's Map No. 11S-03W-18BA-01103; 11S03W18BA-00700; 11S-03W-18BD-00501; 11S-03W-18BA-01105; 11S-03W18BA-01104; and 11S-03W-18BD-00432.

ZONING: Industrial Park (IP)

On March 28, 2018, the Albany City Council adopted Ordinance No. 5902 to amend the Albany Development Code as described above, and granted APPROVAL WITH CONDITIONS the request for a Conditional Use Review for new construction of a school bus transportation facility, Site Plan Review for new construction of a self-serve storage facility, and a Property Line Adjustment.

A copy of Ordinance No. 5902 is available on request. The supporting documentation relied upon by the City in making this decision is available for review at the Community Development Department, City Hall, 333 Broadalbin Street SW, on the second floor. Office hours are 8:00 a.m. to 5:00 p.m., Monday through Friday. For more information, please contact Project Planner David Martineau at 541-917-7561 or Planning Manager Bob Richardson at 541-917-7555.

The City's decision may be appealed to the State Land Use Board of Appeals (LUBA) if a person with standing files a completed Notice to Appeal application and the associated filing fee no later than 21 days from the date the City mails the Notice of Decision.


City of Albany Mayor

Attachments:
Ordinance No. 5902 with Associated Exhibits

Mail Date: March 29, 2018
Appeal Period Expiration: April 19, 2018

CONDITIONS OF APPROVAL

School Bus Transportation Facility (CU-10-17)

1. Parking spaces 80 – 83, depicted on the south end of the proposed parking lot, do not have dimensions shown. These spaces will be required to meet parking space dimensions that meet or exceed those of compact parking spaces (8'-0" x 16'-0"). All space dimensions shall be shown on all future parking lot site plans.
2. The applicant shall submit a revised landscape plan for review and approval by the Planning Division prior to issuance of a building permit. The revised landscape plan shall show tree species, heights, the type and quantity of shrubs, and the type of groundcover that will be provided.
3. A total of 11 trees at least six feet tall and 44 one-gallon shrubs or accent plants will be required in the 15-foot wide front setback along the west side of Lyon Street. The remaining area will need to be provided with attractive ground cover (e.g., lawn, bark, rock, ivy, evergreen shrubs).
4. Prior to occupancy, the applicant shall install landscaping, buffering, and screening in the locations and in the amounts shown on the revised landscape plan, as approved by the Albany Planning Division unless a completion guarantee is provided in accordance with ADC 9.190, which would allow required landscaping to be installed within six months of the date the final occupancy is issued for each phase of development. Any changes to approved plans must be reviewed and approved by the Albany Planning Division and follow ADC landscaping standards.
5. The applicant shall submit a landscape irrigation plan to the Planning Division for review and approval prior to installing landscaping, unless a licensed landscape architect or certified nurseryman submits written verification that the proposed plant materials do not require irrigation. All required irrigation shall be installed prior to issuance of a final occupancy permit for buildings in that phase unless a completion guarantee is provided in accordance with ADC 9.190, which would allow required landscaping and irrigation to be installed within six months of the date of the final occupancy is issued for each phase of development.
6. A detail drawing shall be submitted with the revised landscape plan that shows adherence to vision clearance areas where the 20-foot gated emergency access intersects with Lyon Street.
7. Prior to issuance of a final occupancy permit, a minimum of 133 vehicle parking spaces shall be provided. Employee parking areas shall be divided into bays of not more than 12 parking spaces.
8. A total of 13 bicycle parking spaces are required, seven of which must be covered. A revised detailed drawing showing the location of the bicycle parking spaces, with at least half being covered, all meeting required clearance standards, shall be submitted to the Planning Division for review and approval prior to issuance of a building permit. All required bicycle parking and coverings must be installed prior to occupancy.
9. A detail drawing showing the location of all proposed exterior light fixtures and the method used to shield glare shall be submitted to the Albany Planning Division for review and approval prior to issuance of a building permit.
10. The refuse disposal area must be screened from view by placement of a sight-obscuring fence, wall, or hedge at least six feet in height, in accordance with ADC 4.300. The applicant shall provide the method of screening that will be used at the entry gate to the refuse disposal area on a detailed drawing or on a revised site plan prior to building permit issuance and installed prior to occupancy.

11. Prior to issuance of a building permit, the applicant shall provide the City with a copy of a recorded variable-width joint-access easement over the adjoining parcel to the south as shown on the approved site plan.
12. Prior to issuance of a building permit, the applicant shall dedicate right-of-way with a width of 56 feet as shown on the approved site plan for the extension of Lyon Street along the site's east boundary.
13. Prior to issuance of an occupancy permit the applicant shall construct, or provide financial assurance for the construction of, public street improvement to Lyon Street along the east boundary of the site. Improvements shall include:
 - Curb and gutter along both sides of the street. The curb-to-curb width shall be 32 feet.
 - Installation of pavement to city standards.
 - Installation of public sidewalk along the west side of the street.
14. The applicant shall construct site driveway connections to Ferry Street and Lyon Street at the locations shown on the approved site plan. The applicant shall paint 20 feet of yellow curb on both sides of the site driveway connection to Ferry Street.
15. Before the City will issue building permits for the proposed development, the applicant must construct an eight-inch public water main through the site, connecting the public main in Ferry Street with the public main in Lyon Street.
16. Before a final occupancy permit will be issued, the applicant must construct private storm water detention facilities for the proposed development, as per the City's Engineering Standards.
17. Before a final occupancy permit will be issued, the applicant must obtain a Storm Water Quality permit from the City's Engineering Department and construct the required storm water quality facilities according to the City's Engineering Standards.
18. The 50-foot wide public utility easement that runs in an east-west direction through Tax Lot 700, in line with a westerly projection of the 24th Avenue right-of-way, shall be shown on all future site plans and drawings. This existing easement shall also be shown on the Property Line Adjustment map prior to recording.
19. Before the City will issue building permits for the proposed development, the applicant must provide the Building Official with evidence that the following will occur before construction materials are brought on to the site (OFC 503) if an additional access road is to be used:
 - a. An Emergency Vehicle Access Easement recorded on the affected parcels identifying that said easement shall be maintained by the owners and for purposes of ingress and egress to provide, without limitation, fire protection, ambulances, and rescue services and other lawful governmental or private emergency services to the premises, owners, occupants and invitees thereof and said easement shall made part of any submittal.
 - b. A "no-parking" restriction must be placed over the private access road and any additional areas on the property the Fire Marshal determines must be restricted for fire apparatus access.
20. At least eight (8) compliant fire hydrants are required for this project based on an estimated fire flow demand of 8,000 gpm; however, additional fire hydrants may be required based on other criteria. If fire sprinklered, a minimum of two (2) fire hydrants will be required.
21. The required fire hydrant spacing for this proposed project is 200 feet average spacing between hydrants with a maximum distance from any point on a street or road (public or private) frontage to a hydrant of 120 feet. If fire sprinklered, spacing will be reduced to 450 feet and 225 feet respectively.

22. All exterior light fixtures, including pole lights, shall be of a shielded, full-cutoff design.

Self-Serve Storage Facility (SP-08-17)

23. Before the City will issue building permits for the proposed development, the applicant must construct an eight-inch public water main through the site, connecting the public main in Ferry Street with the public main in Lyon Street.
24. Before a final occupancy permit will be issued, the applicant must construct private storm water detention facilities for the proposed development, as per the City's Engineering Standards.
25. Before the City will issue building permits for the proposed development, the applicant shall submit a landscaping plan detailing tree and plant species that will be planted in the public utility easement along the east boundary of the subject property. The applicant must consult with the City Forester about appropriate trees to be planted within the public utility easement along the east boundary of the subject property. The species of tree to be planted must be coordinated with the City Forester and the Planning Division.
26. Before a final occupancy permit will be issued, the applicant must obtain a Storm Water Quality permit from the City's Engineering Department and construct the required storm water quality facilities as per the City's Engineering Standards.
27. Prior to issuance of an occupancy permit, the applicant shall construct public sidewalk to city standards along the site's frontage on Ferry Street. The sidewalk shall be located with the back of sidewalk six inches from Ferry Street's east right of way line unless otherwise approved by the City Engineer.
28. The applicant shall construct four driveway approaches to Ferry Street at the locations shown on the approved site plan. The middle two driveways shall be limited to exiting movements if gates are used at those driveways.
29. The applicant shall record a shared access easement along the site's north boundary over the proposed shared access with the adjoining property to the north.
30. The applicant shall install and maintain directional pavement arrows on all one-way travel aisles within the site.
31. Prior to issuance of a final occupancy permit, a minimum of 11 vehicle parking spaces and one covered bicycle parking space shall be provided.
32. A copy of the rental contract must be provided to the Planning Division before the buildings are occupied. ADC 4.060, Note 12, prohibits repair of autos, boats, motors and furniture, and the storage of flammable materials. The rental contracts for the storage facility must specify this prohibition.
33. The applicant shall submit a revised landscape plan for review and approval by the Planning Division prior to issuance of a building permit. The revised landscape plan shall show tree species, heights, the type and quantity of shrubs, and the type of groundcover that will be provided.
34. A total of 35 trees at least six feet tall are required within the site's front yard setback along Ferry Street. In addition, a total of 24 five-gallon or 38 one-gallon shrubs, trees or accent plants are required. The remaining area within the landscape boundary shall be treated with suitable living ground cover (e.g., lawn, bark, rock, ivy, evergreen shrubs).
35. Prior to occupancy, the applicant shall install landscaping, buffering, and screening in the locations and in the amounts shown on the revised landscape plan, as approved by the Albany Planning Division unless a completion guarantee is provided in accordance with ADC 9.190, which would allow required

landscaping to be installed within six months of the date the final occupancy is issued for each phase of development. Any changes to approved plans must be reviewed and approved by the Albany Planning Division and follow ADC landscaping standards.

36. The applicant shall submit a landscape irrigation plan to the Planning Division for review and approval prior to installing landscaping, unless a licensed landscape architect or certified nurseryman submits written verification that the proposed plant materials do not require irrigation. All required irrigation shall be installed prior to issuance of a final occupancy permit for buildings in that phase unless a completion guarantee is provided in accordance with ADC 9.190, which would allow required landscaping and irrigation to be installed within six months of the date of the final occupancy is issued for each phase of development.
37. A detail drawing shall be submitted with the revised landscape plan that shows adherence to vision clearance areas where the four proposed driveways intersect with Ferry Street. Clear vision areas in non-residential districts are subject to specific dimensional requirements that are found in Table 12-5 of ADC 12.180(2)(b).
38. The applicant shall ensure that lighting used to illuminate the parking area is arranged to reflect light away from any abutting residences. All exterior light fixtures shall be of a shielded, full-cut off design.
39. A detail drawing showing the location of all proposed exterior light fixtures and the method used to shield glare shall be submitted to the Albany Planning Division for review and approval prior to issuance of a building permit.
40. The refuse disposal area must be screened from view by placement of a sight-obscuring fence, wall, or hedge at least six feet in height, in accordance with ADC 4.300. The applicant shall provide the method of screening that will be used at the entry gate to the refuse disposal area on a detailed drawing or on a revised site plan prior to building permit issuance and installed prior to occupancy.
41. Prior to issuance of a Certificate of Occupancy, the applicant shall provide at least one pedestrian amenity adjacent to the office/manager's quarters building.

INFORMATION FOR THE APPLICANT

Please read through 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 Albany Development Code regulations or administrative policies of the Planning, Engineering, Fire, and/or Building Departments that you must meet as part of the development process.

PLANNING DIVISION

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.
3. 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.

The legal requirements that relate to property line adjustments are listed below.

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. In order 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 of the documents shall be reviewed and approved by the City of Albany, Community Development Division. (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.

Contact the Linn County Assessor's office for additional information or assistance with the consolidation.

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 Planning Division.
7. This proposal must be initiated within three years of the date of this approval.

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.

AMC 10.01.080 (2) states that before the City will issue a Building Permit, the applicant must pay to the City the necessary System Development Charges and any other applicable fees for connection to the public sanitary sewer system.

Public utility easements of at least 15 feet in width, centered over the main, are required for all public water lines and appurtenances (ADC 12.370). Permanent structures are not allowed to encroach on a public utility easement, or be placed over a public water line (AMC 11.01.290).

Before a building permit will be issued, the applicant must pay to the City, or arrange for financing of, the required System Development Charges and other applicable fees or charges for connection to the public water system. The rates for these charges are set by Council Resolution (AMC 11.01.100 (2)).

Connection Charges shall be due and payable when accessing the City's infrastructure (sewer, water, storm drainage and streets) from or for the benefit of any real property against which no assessment has previously been levied or for which the cost of constructing the utility has not been paid by the property owner or predecessor thereof. Connection charges for sewer, water, storm drainage and streets, will be due at the time of building permit issuance.

BUILDING DIVISION

Date: January 6, 2016/May 17, 2017

Files: ZC-01-17; CU-10-17; SP-08-17; and LA-02-17

Property Owner:

Applicant: Russell Allen, Greater Albany Public Schools and Scott Lepman, Glorietta Bay LLC

Applicant Rep: Candace Ribera

Address: 2475 Ferry St SE

Project: Zoning Map Amendment with concurrent Conditional Use Review, Site Plan Review, and Property Line Adjustment for the construction of a bus barn for Greater Albany Public Schools on one property and construction of a self-serve storage facility on another property.

Building Division Comments have been provided by Gary Stutzman Plans Examiner. 541-917-7626.

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.

CODES

4. The current building codes are:
 - a. The 2014 Oregon Structural Specialty Code (OSSC) based on the 2012 International Building Code (IBC) Additionally Oregon uses the Standard ICC A117.1-2009 (ICC) for accessibility.
 - b. The 2014 Oregon Energy Efficiency Specialty Code (OEESC),
 - c. The 2014 Oregon Mechanical Specialty Code (OMSC) based on the 2012 International Mechanical Code (IMC) and 2012 International Fuel Gas Code
 - d. The 2014 Oregon Plumbing Specialty Code (OPSC) based on the 2011 OPSC.
 - e. The 2014 Oregon Fire Code (OFC) based on the 2012 International Fire Code (IFC)
 - f. The 2014 National Electrical Code (NEC) with Oregon amendments.
 - g. 2013 NFPA 13 for fire sprinklers
 - h. 2013 NFPA 72 for fire alarms.

ENGINEERING

5. All new commercial buildings are required to have all construction documents and engineering calculations to be prepared, signed and sealed by an Oregon registered engineer or architect.
6. Provide a geotechnical report from a soils engineer that shows the soil conditions will support the proposed structures.
7. Buildings are to be designed for wind loads determined per **Chapters 26 to 30 of ASCE 7 (2010) and 2014 OSSC 1609** using **Figures 1609A, B, or C** for the **Ultimate Design Wind Speeds** for the appropriate **Risk Category** determined from **OSSC Table 1604.5**. Snow loads shall be determined by **Chapter 7** of the **ASCE 7 (2010)** and the **December 2007 Snow Load Analysis for Oregon**. Design roof snow to be not less than required by ice, drifting, rain on roof and other calculations but never less than 20 psf.

DRAINAGE

8. Provide a complete drainage plan for all hard surface drainage areas. Shape the lots to facilitate surface, gutter, and under-floor drainage to the street or an approved system or area.

OCCUPANCY

9. A mini storage building containing combustible products and less than the maximum allowable quantities of hazardous materials is considered Group S1 occupancy. **OSSC 311.1**
10. Motor vehicle repair shops (bus shop) complying with the maximum allowable quantities of hazardous materials listed in **OSSC Table 307.1 (1)** would be considered Group S-1 occupancy per **OSSC 311.2**.
11. A Parking garage (open or closed) is considered Group S-2 occupancy per **OSSC 311.3**.

ALLOWABLE AREA/TYPE OF CONSTRUCTION

12. The size and height of the building and the floor level allowed for the various occupancies is determined by **OSSC Table 503** and building modifications allowed by **OSSC 506.1** for building area increases due to fire sprinklers and yards.

FIRE SEPARATION

13. Parking garages shall be separated from other occupancies in accordance with OSSC 508.1 which allows the use of accessory, separated, nonseparated or a combination.

FIRE RESISTANCE

14. Fire resistance rating of exterior walls of commercial buildings shall be as per **OSSC Tables 601 and 602** with opening protection as per **OSSC 705.8.1 through 705.8.6** and **OSSC Table 705.8** If the building maintains 10' or more set-back to the property line or an assumed property line between two buildings, rated exterior walls and parapets would not be required unless required by the type of construction.

15. Parapet walls are required as per **OSSC 705.11**. See the 6 exceptions. Fire separations in the building will depend on the use of incidental use, accessory use, separated or non-separated use provisions of **OSSC 508**.

ACCESSIBILITY-Comments reflect ICC A117.1-2009

16. Commercial self-serve storage facilities are required to be fully accessible to the disabled per **OSSC 1108.2.3 and Table 1108.3**. When there are 1-200 units, provide at least 5% of the units but not less than one that is accessible to the disabled. When over 200 units are provided, provide at least 10 plus 2% of the total number of units over 200.
17. Provide at least one accessible route to the public way and accessible route between buildings. **OSSC 1104.1 and 2**
18. If any parking is provided, provide accessible parking per **ORS 447.233 number (1) through (7) and OSSC Chapter 11** which also references **ICC A117.1-2009**.
 - a. **OSSC Figures 1-10** limit the slope of the parking space and aisle to 2% in any direction.

FIRE PROTECTION

19. Automatic fire sprinklers are required when the S-1 occupancy fire area exceeds 12,000 square feet or 5,000 square feet if storing commercial trucks or busses. **OSSC 903.2.9**
20. Automatic fire sprinklers are required when the S-2 “enclosed” parking garage exceeds 12,000 square feet fire area. **OSSC 903.2.10 #1**
21. Automatic fire sprinklers are required throughout a building used for storage of commercial trucks or buses where the fire area exceeds 5,000 square feet. **OSSC 903.2.10.1**
22. All fire sprinklers and fire hydrant calculations are required to use the latest City of Albany Water Model Data information for designs. Contact the Building Division for current numbers prior to design and submittal of application for permits.

ENCLOSED PARKING GARAGE

23. Provide ventilation per **OMSC 404**.

FUEL DISPENSING

24. See **OFC 23 and OSSC 406.7.1 and 406.7.2**.

CHEMICALS

25. The repair shop must comply with **OFC Chapter 57** for storage and use of flammable and combustible liquids and with **Sections 2311.2.1 through 2311.2.4** for cleaning of parts, waste oil, motor oil and other Class III-B liquids, drainage and disposal of liquids and oil-soaked waste, and spray finishing.

GARAGE FLOOR

26. Repair garage floors shall be of concrete or similar noncombustible and nonabsorbent material. **OSSC 406.8.3**

FIRE SERVICES

The fire department has reviewed the above project for conformance to the 2014 Oregon Fire Code (OFC) per your request and has the following comments:

1. All newly constructed buildings 50,000 square feet in size or larger shall have *approved* radio coverage for emergency responders within the building based upon the existing coverage levels of the Albany Police and Fire Department communication systems the exterior of the building [see OFC Appendix J and Attachment]. (OFC 510; OSSC 915)

2. Commercial developments which exceed three stories or 30' in height or have a gross building are of more than 62,000 square feet shall be provided with at least 2 means of fire apparatus access. These access points shall be remotely separated by at least ½ the length of the maximum overall diagonal dimension of the property or area served. (OFC Appendix D104.1 & 104.3).

The proposal shows the secondary access to the west.

To ensure fire access to new structures to be built on proposed Parcel, before the City will approve issuance of a building permit for this parcel, the applicant must provide the Building Official with evidence that the following will occur before construction materials are brought on to the site (OFC 503) IF an additional access road is to be used:

- a. **An Emergency Vehicle Access Easement recorded on the affected parcels identifying that said easement shall be maintained by the owners and for purposes of ingress and egress to provide, without limitation, fire protection, ambulances and rescue services and other lawful governmental or private emergency services to the premises, owners, occupants and invitees thereof and said easement shall made part of any submittal.**
 - b. **A “no-parking” restriction must be placed over the private access road and any additional areas on the property the Fire Marshal determines must be restricted for fire apparatus access.**
3. 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 an approved route of travel around the exterior of the structure. (OFC 503.1.1)
 4. Turning radii for all fire apparatus access roads shall be provided and maintained at no less than 30 feet inner and 50 feet outer (OFC 503.2.4 & Appendix D 103.3)
 5. 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)
 6. The location and spacing requirements for fire hydrants are based on four project-specific criteria:
 - The distance from the most remote exterior point of the building(s) to the closest available fire hydrant.
 - The calculated “fire flow” of the proposed building(s) (~~See item #7 above~~)
 - The spacing of the existing fire hydrants along the public and private fire apparatus roads serving the property.
 - The location of new required public or private fire apparatus access roads located adjacent to the proposed building(s) to be constructed.

The requirements for fire hydrants for this proposed project will be based on the following requirements:

- a. Fire hydrant location: All portions of buildings constructed or moved into the City shall be located within 400 feet (600 feet for fire sprinkler-protected buildings) of a fire hydrant located on a fire apparatus access road using an approved route of travel. (OFC 508.5.1)
- b. Required hydrants based on the required fire flow as calculated in accordance with OFC 503.7 and OFC Appendix B. The minimum number of fire hydrants is determined by OFC Table C105.1.

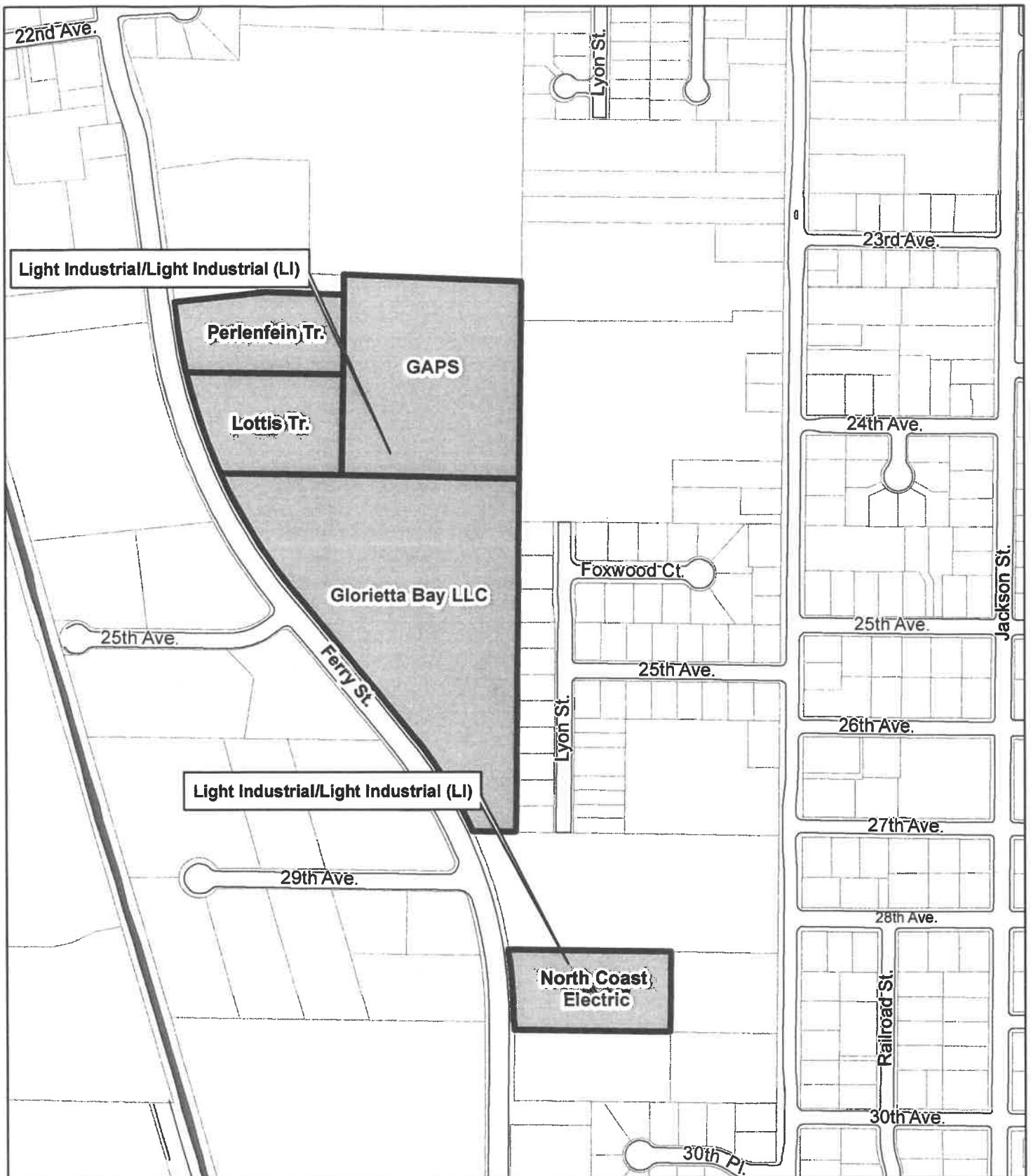
OFC Table C105.1 identifies that at least eight (8) compliant fire hydrants are required for this project based on an estimated fire flow demand of 8,000 gpm; however, additional fire

hydrants may be required based on other criteria. If fire sprinklered, a minimum of two (2) fire hydrants will be required.

- c. Required fire hydrant spacing will be based upon your required fire flows as determined by OFC Appendix C105.1 and Table C105.1. Please note that dead end roads require a reduced spacing.

The required fire hydrant spacing for this proposed project is 200 feet average spacing between hydrants with a maximum distance from any point on a street or road (public or private) frontage to a hydrant of 120 feet. *If fire sprinklered, spacing will be reduced to 450 feet and 225 feet respectively.*

- d. Fire hydrant spacing along new/required fire apparatus access roads. In addition, OFC Section C103.1; requires the placement of additional hydrants along all of your required fire access roads that are adjacent to any proposed building (and any future additions) and circulating through your private property with spacing requirements per Appendix C 105.1. (See 2009 ICC Commentary, Appendix C-1, Section C103.1).



Proposed Comprehensive Plan and Zoning Designation



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 of the data provided represents current information in a readily available format. While the data provided is generally believed to be accurate, occasionally it proves to be incorrect; thus its accuracy is not warranted. Prior to making any property purchases or other investments based in full or in part upon the material provided, it is specifically advised that you independently verify the

N



0 75 150 300 450 600 Feet

October 9, 2017

Planning Division

City of Albany - 333 Broadalbin St. SW, Albany, Oregon 97321 (541) 917- 7550

#1

11S – 3W – 188A TL 1103

The following described property lying within Section 18, Township 11 South, Range 3 West:

Beginning at a point which is South 1° 29' 30" East 1861.72 feet and East 703.69 feet from the most Westerly Northwest corner of the Hiram N. Smead DLC No. 53 in Township 11 South, Range 3 West, Willamette Meridian, Linn County, Oregon and running thence South 1° 13' 09" East 490.00 feet; thence South 88° 58' West 440.91 feet; thence North 1° 13' 09" West 497.95 feet; thence East 441.01 feet to the point of beginning.

Taken from Linn County Deed Volume 169, Page 165

#3

11S – 3W – 188D TL 501

Beginning at a point which is South 1° 29' 30" East 1861.72 feet and East 703.69 feet and South 1° 13' 09" East, 490.00 feet from the most Westerly Northwest corner of the Hiram N. Smead D.L.C. No. 53 in Township 11 South, Range 3 West of the Willamette Meridian, Linn County, Oregon; and running thence South 1°13'09" East 1352.47 feet; thence South 88° 58' West, 3.00 feet to the East right-of-way line of Ferry Street; thence on a 1119.44 foot radius curve left (the long chord of which bears 21° 18' 56" West, 769.61 feet) 785.51 feet; thence North 41° 25' 13" West, 441.16 feet; thence on a 1334.26 foot radius curve to the right (the long chord of which bears 33° 52' 17" West 350.57 feet) 351.63 feet; thence North 88° 58' East 741.36 feet to the point of beginning.

Excepting therefrom that portion of the foregoing parcel lying within the boundaries of Linn County Partition Plat No.1990-4 recorded May 14, 1990, Linn County, Oregon.

Taken from Linn County Deed 2015-06842 Recorded May 13th, 2015

#5
11S – 3W – 18BA TL 1105

The following described real property situated in Linn County, Oregon:

PARCEL 6: Linn County Assessor's Acct. No. 441986, Map Ref. T11S-R3W- S18BA, Tax Lot 1105 (1.78 acres) Commercial property described as follows:

Beginning at a point being South 1° 29' 30" East 1,861.72 feet, East 262.68 feet and South 1° 13' 09" East 248.41 of the most Westerly Northwest corner of the Hiram Smead DLC #53, in Section 18, Township 11 South, Range 3 West, Willamette Meridian, Linn County, Oregon; running thence South 88° 58' West 388.46 feet to a point on the East right of way line of Ferry St. (Industrial Way); said point also being the Northwest corner of that tract of land described in Memorandum of Contract to Valley Welding Supply Company and Loren A. Lottis, recorded August 25, 1978 in Microfilm Volume 210, page 453, Linn County Records; thence along the East right of way line of Ferry Street on a curve (the chord of which bears North 12° 00' 39" West 135.50 feet, 135.56 feet; thence North 9° 06' 19" West 41.41 feet to the most Westerly Northwest corner of the herein described tract; thence North 82° 09' 03" East 230.00 feet; thence East to a point 198.40 feet North of the point of beginning; thence South to the point of beginning.

Taken from Linn County Deed Volume 552, Page 270

#6
11S – 3W – 18BA TL 1104

The real property located in Linn County, Oregon known as 2475 Ferry St SW, Albany, Oregon and legally described as follows:

Beginning at a 5/8 inch iron rod, said rod being 1,861.72 feet, south 1° 29' 30" East; 262.68 feet East and 248.41 feet South 1° 13' 09" East of the Northwest corner of the Hiram Smead Donation Land Claim No. 53, in Section 18, Township 11 South, Range 3 West Willamette Meridian, Linn County, Oregon; running thence South 1° 13' 09" East 249.54 feet to a 5/8 inch iron rod; thence South 88° 58' West 300.45 feet to a 5/8 inch iron rod on the East right of way line of Ferry Street; thence along the East right of way line of Ferry Street on a 1,334.26 foot radius curve right (the long chord of which bears North 20° 37' 33" West 264.87 feet) 265.31 feet to a 5/8 inch iron rod; thence North 88° 58' East 388.46 feet to the point of beginning. Containing 2.000 acres more or less.

Taken from Linn County Deed 2016-21679 Recorded December 20th, 2016

#7
11S - 3W - 188D TL 432

A parcel of land located in Section 18, Township 11 South, Range 3 West, Willamette Meridian, Linn County, Oregon, and in the Hiram Smead Donation Land Claim No. 53 of said Township and Range, said parcel being more particularly described as follows:

Beginning at a point 1337.73 feet North 88°56' East and 1365.68 feet North 01°14' West and 264.00 feet South 88°56'20" West from the Southwest corner of the said Hiram Smead DLC No. 53; running thence South 88°56'20" West 387.79 feet to a 5/8 inch iron rod located on the Easterly right of way line of Industrial Way (Ferry Street); thence North 01°14'53" West along said Easterly right of way line 18.61 feet; thence South 88°57'44" West along said Easterly right of way line 2.77 feet to a 5/8 inch rod; thence continuing along said Easterly right of way along the arc of a 1119.44 foot curve to the left (the chord of which bears North 05°53'48" West 182.04 feet) a distance of 182.24 feet to a 5/8 inch rod; thence leaving said Easterly right of way line North 88°56'20" East 405.37 feet; thence South 01°14'00" East 200.00 feet to the point of beginning.

Taken from Linn County Deed 2006-05733 Recorded March 13th, 2006