

COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | Building & Planning 541-917-7550

Director's Notice of Disposition

Application Information

Case:	SP-01-24 & SP-02-24, Site Plan Review Modification to Existing Development and associated Tree Felling
Proposal:	The addition of an additional structure to be used for office space. The location of the proposed structure requires the felling of nine trees with a diameter of eight inches or greater.
Applicant/Property Owner:	Linn County; c/o Todd Noble; P.O. Box 100, Albany, OR 97321
Applicant's Representatives:	Udell Engineering and Land Surveying, LLC; c/o Brian Vandetta & Laura LaRoque; 63 E Ash Street, Lebanon, 97355 HMK Company; c/o Skip Hamilton; 363 State Street, Salem, OR 97301 DLR Group; c/o John Fulton; 421 SW Sixth Avenue, Suite 1212, Portland, OR 97204
Address:	2730 Pacific Boulevard SE, Albany, OR 97321
Map/Tax Lot:	Linn County Assessor's Map No. 11S03W05DD; Tax Lot 602
Zoning:	Community Commercial (CC) District
Comprehensive Plan:	General Commercial (GC)
Overlay Districts:	Riparian Corridor (/RC); Floodplain (/FP); Hillside Development (/HD); Significant Wetland (/SW); Airport Approach Overlay
Total Land Area:	7.34 acres
Decision:	Based on the information submitted by the applicant and conclusions reached through City staff review (Exhibit A), it is the decision of the Current Planning Manager, as a designee of the Community Development Director, to approve the request subject to the conditions of Approval.

March 6, 2024
Date of Decision

Signature on file
David Martineau
Current Planning Manager

Appeal Deadline: 5:00 p.m. on **March 20, 2024**
Approval Expiration Date (if not appealed): **March 6, 2027**

The City based its decision on the project's conformance with the review criteria listed in the Albany Development Code (ADC) **with an effective date of December 29, 2023**. The supporting documentation relied upon by the City in making this decision is available for review at City Hall, 333 Broadalbin Street SW. Conditions of approval are attached to this notice. For more information, please contact Jennifer Cepello, project planner, at 541-917-7561 or by email at jennifer.cepello@albanyoregon.gov.

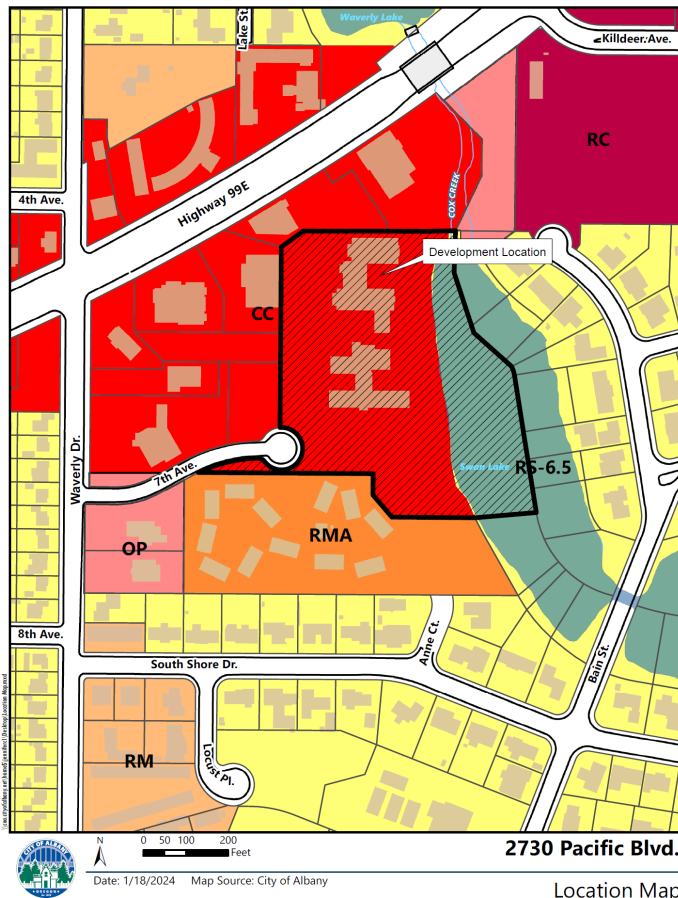
Appeal Procedure

Appeals may be made to the Planning Commission if a person with standing files a notice to appeal in accordance with ADC 1.410 with the associated filing fee no later than **10 days** from the date the City mails the notice of decision (disposition). The decision becomes final when the period for filing a local appeal has expired.

Conditions of Approval

- Condition 1** Prior to the Certificate of Occupancy, all required pedestrian amenities must be installed and compliant with ADC 8.360.
- Condition 2** In the event the proposed development does not take place, the trees proposed for removal on the Tree Felling Plans shall not be removed without a separate approval for tree felling not associated with development.

Location Map



Location Map