



COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | Community Development 541-917-7550

Notice of Decision

Site Plan Review

SP-11-24

April 24, 2024

Application Information

Proposal:	To construct a new 2,800-square-foot residential accessory building.
Review Body:	Staff (Type I-L review)
Report Prepared By:	Jennifer Cepello, Planner III
Applicant/Property Owner:	Arlene and Brent Whitney; 2483 NW Gibson Hill Road, Albany, OR 97321
Address/Location:	2483 NW Gibson Hill Road; Albany, OR 97321
Map/Tax Lot:	Benton County Tax Assessor's Map No. 11S-04W-26BC Tax Lot 4800
Zoning:	Residential Single Dwelling Unit (RS-6.5)

On April 24, 2024, 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 (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. For more information, please contact **Jennifer Cepello**, project planner, at 541-791-0176 or Current Planning Supervisor David Martineau at 541-917-7555.

The City's decision may be appealed to the Albany Planning Commission if a person with standing files a completed notice of intent to appeal and the associated filing fee no later than 10 days from the date the City mails the notice of decision [ADC 1.220(7)]. 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 shall expire three years from the date of approval unless 1) the applicant has installed all of the required public infrastructure related to the development and the infrastructure has been accepted by the City, or 2) the applicant has provided financial assurance for all required public infrastructure per ADC Section 12.600, or 3) the development did not require public infrastructure, a valid building permit exists for new construction or improvements, and work has commenced.

Signature on file

Community Development Director

Appeal Deadline: May 8, 2024

Approval Expiration Date (if not appealed): April 24, 2027

Attachments: Location Map, Site Plan, Elevations

albanyoregon.gov/cd



Conditions of Approval

- Condition 1 Prior to the issuance of building permits, a restrictive covenant shall be filed with the deed chain, prohibiting the conversion of the habitable space into an accessory or second detached dwelling unit.
- Condition 2 Prior to building permit issuance, the applicant shall provide a detailed storm drainage plan with building permit submittal. The drainage plan shall show how the roof drainage from the proposed structure will be discharged to a point approved by the Engineering Department.
- Condition 3 Development shall occur consistent with the plans and narrative submitted by the applicant, or as modified by conditions of approval and shall comply with all applicable state, federal, and local laws.

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 Albany Municipal Code (AMC) or 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 ensure 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

1. The proposed project may require permits that will need to be applied for at www.albanyoregon.gov/permits. For questions about permitting requirements, please email cd.customerservice@albanyoregon.gov.
2. The proposed design has not been reviewed for code compliance with the Oregon Building Code and the design will need to meet the applicable Oregon Building Code requirement in effect at the time of application.

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.

An erosion prevention and sediment control (EPSC) permit shall be obtained for land-disturbing activities affecting an area of 2,000 square feet or greater, cumulatively (AMC 12.40.030).

Fire

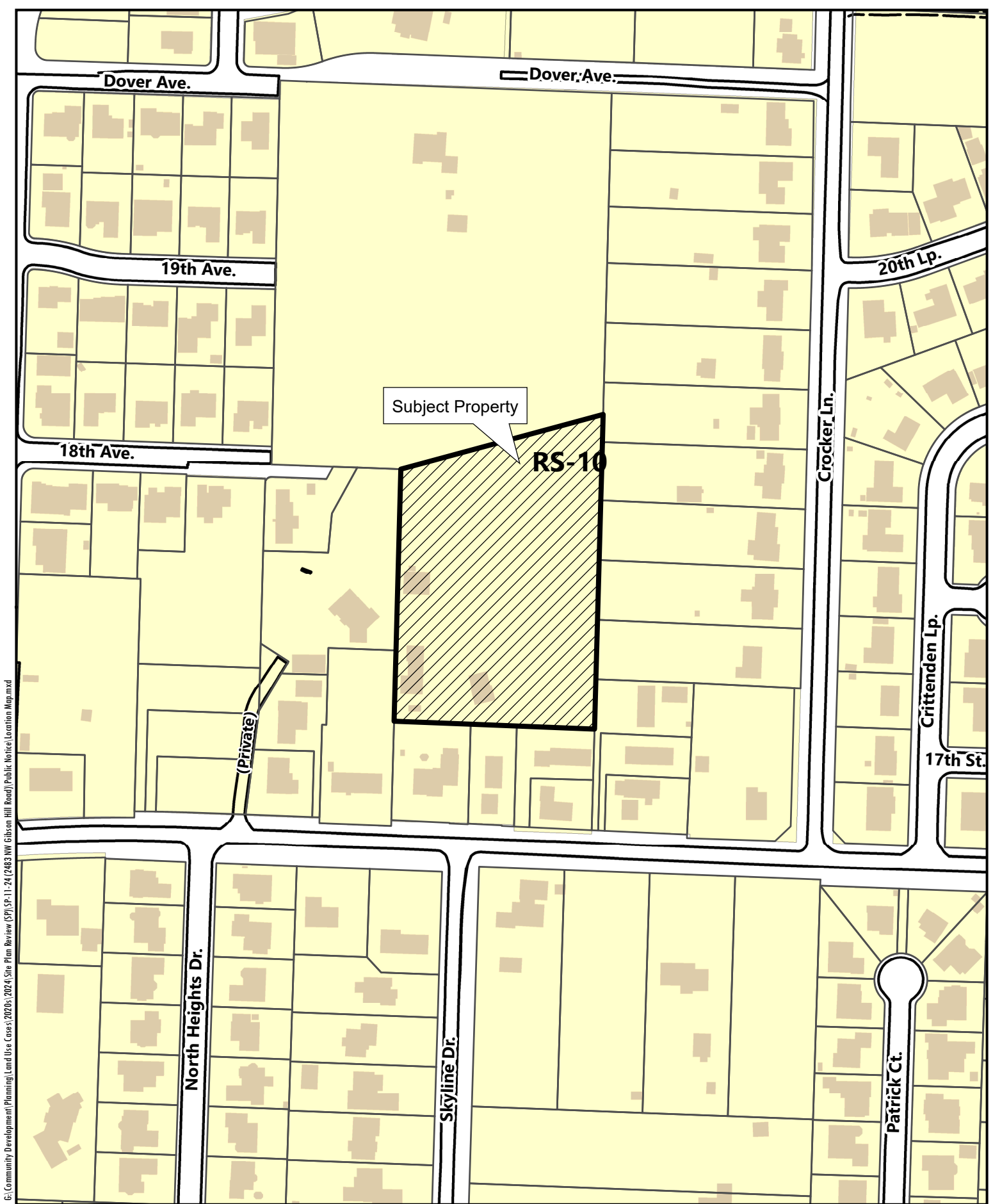
The fire department has reviewed the above project for conformance to the 2022 Oregon Fire Code (OFC) per your request and has the following comments.

1. Approved fire apparatus roadways must be extended 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)

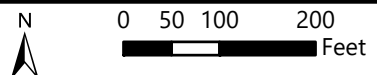
2. This proposed project is located within a “Protected Area” as defined by Oregon Fire Code (OFC) Appendix (B), Section B102 and this area is currently served by public water system. The Fire Flow required shall be as specified in Appendix B of the fire code. (OFC 507.3).
3. INADEQUATE FIRE APPROACH & ACCESS TO WATER SUPPLY

If the Fire Official determines that there is an inadequate fire apparatus access condition or an inadequate fire water supply for one or more parcels of the proposed division, in Lieu of providing adequate fire apparatus access or supply and acting in conformance to the standards set forth in **OAR 918-480-0125**, the Uniform Alternate Construction Standard for One and Two Family Dwellings, the Building Official, will select the following standard to address the inadequacies pertaining to structures built on the affected parcels:

Installation of an NFPA Standard 13D fire suppression System.



G:\Community Development\Planning\Land Use Cases\2024\Site Plan Review (SP)\SP-11-24\2483 NW Gibson Hill Road\Public Notice\Location Map.mxd

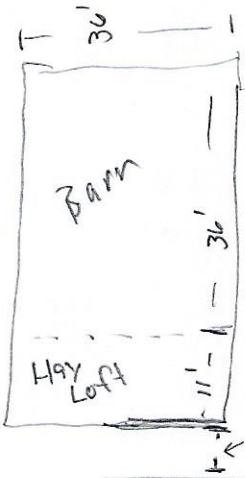


2483 NW Gibson Hill Road

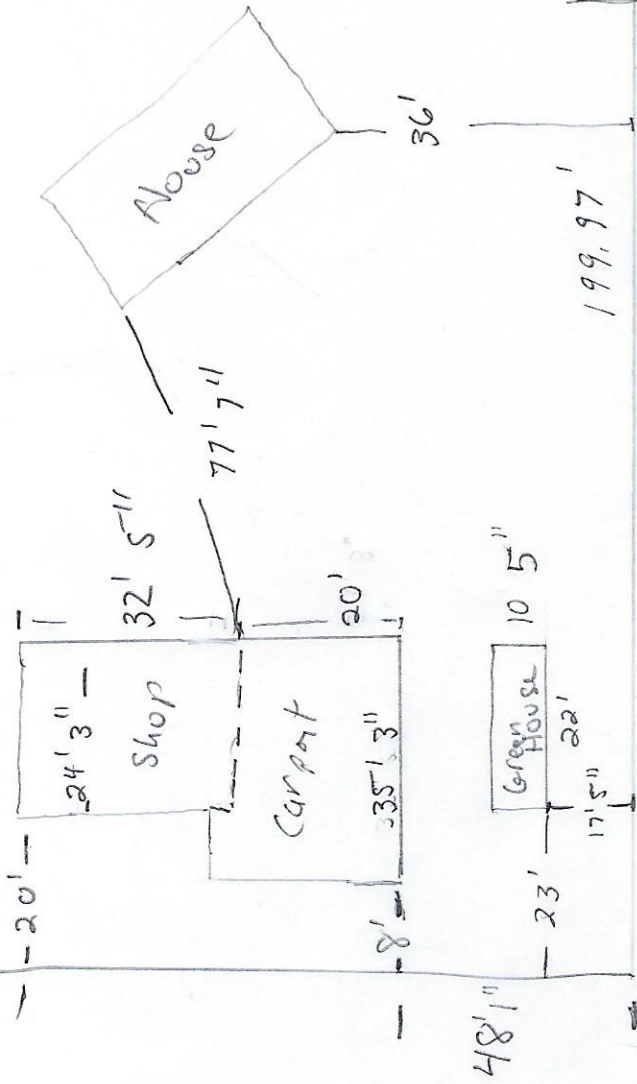
Date: 3/14/2024 Map Source: City of Albany

Location Map

N

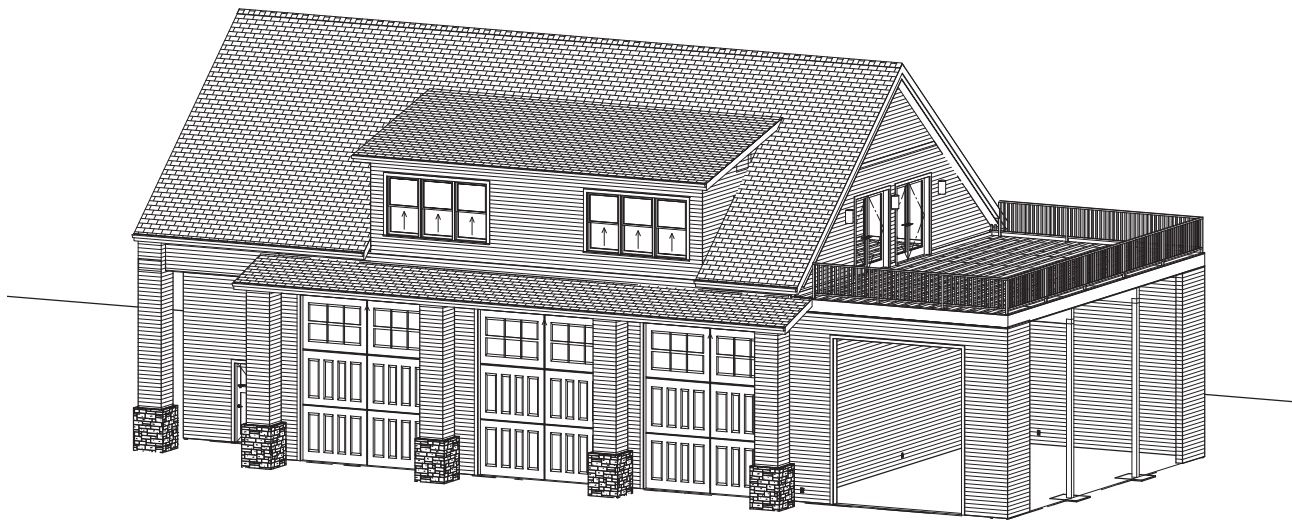


108'8"



106'

W



RENDERING
FOR ILLUSTRATION ONLY

GENERAL NOTES:

THIS PLAN SET, COMBINED WITH THE BUILDING CONTRACT, PROVIDES BUILDING DETAILS FOR THE RESIDENTIAL PROJECT. THE CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES. CONTRACTOR SHALL BE RESPONSIBLE AND BEAR ANY FINES OR PENALTIES FOR CODE, ORDINANCE, REGULATION OR BUILDING PROCESS VIOLATIONS. INSURANCES SHALL BE IN FORCE THROUGHOUT THE DURATION OF THE BUILDING PROJECT.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

ALL TRADES SHALL MAINTAIN A CLEAN WORK SITE AT THE END OF EACH WORK DAY.

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

OWNER: BRENT & ARLENE WHITNEY	PROJECT SUMMARY	1
PROJECT: SHOP WITH RECREATION ROOM	CONSTRUCTION NOTES	2
ADDRESS: 2483 NORTHWEST GIBSON HILL	ENERGY INFORMATION	3
ROAD, ALBANY, OREGON 97321	SITE PLAN	4
LEGAL: 10504N86604800	FOUNDATION PLAN	5
	MAIN FLOOR PLAN	6
	UPPER FLOOR PLAN	7
	ELEVATIONS - 1	8
	ELEVATIONS - 2	9
	SECTIONS & DETAILS	10
	ROOF & FRAMING PLAN	11
	DOOR & WINDOW SCHEDULE	12
	ELECTRICAL PLAN	13
	2ND FLOOR FRAMING	14
	SHEER WALL INFO	15

DESIGNER: Ron Care - C2 Design by Ron

SHEET NUMBER

1

TOTAL SHEETS

SCALE: 1/8" = 1'-0"

Monday, February 12, 2024

DESIGNED BY:

Ron Care

PROJECT SUMMARY

2483 GIBSON HILL RD NW
ALBANY, OREGON 97321

WHITNEY SHOP PLAN

C2 Design by Ron

Ron Care, Albany, Oregon 97321

1432 25th Ave SW

Albany, Oregon 97321

Email: c2designbyron@gmail.com

(541) 967-1332 or (541) 979-3337



COMPOSITION OR METAL
ROOFING OVER 15# FLET
(OWNER TO SPECIFY)

LAP SIDING OVER
7/16" OSB SUB-SHT'G

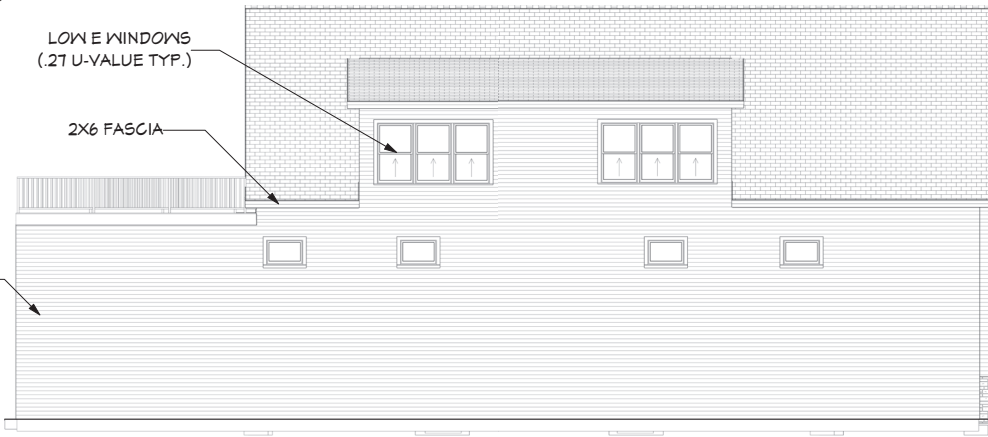


FRONT ELEVATION
1/8"=1'-0"

LOW E WINDOWS
(.27 U-VALUE TYP.)

2X6 FASCIA

LAP SIDING OVER
7/16" OSB SUB-SHT'G



REAR ELEVATION
1/8"=1'-0"

SHEET NUMBER
8
11 x 17 SHEET

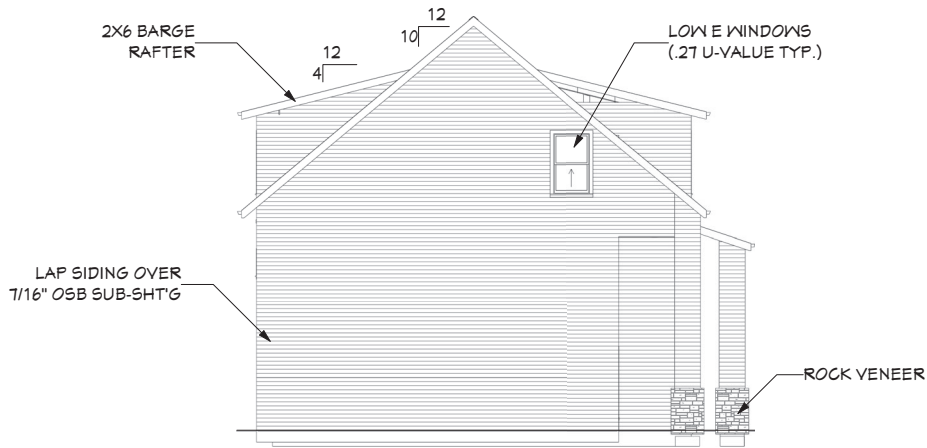
SCALE: 1/8" = 1'-0"
Monday, February 12, 2024
DRAWN BY:
Ron Cary

ELEVATIONS - 1

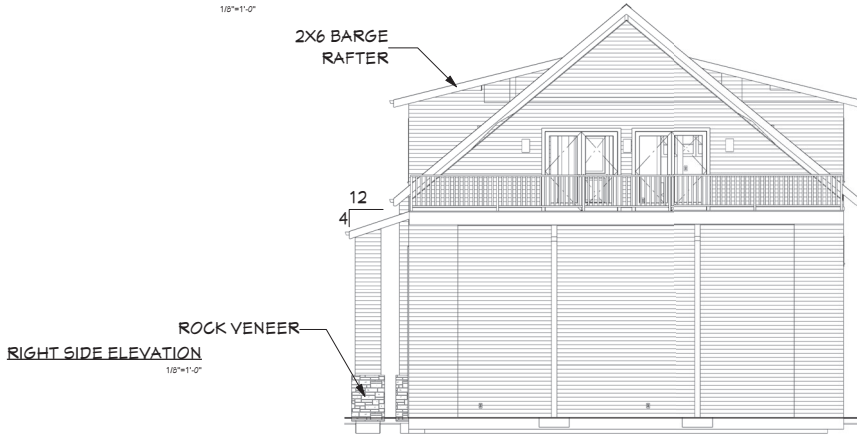
**2483 GIBSON HILL RD NW
ALBANY, OREGON 97321
WHITNEY SHOP PLAN**

C2 Design by Ron
Ron Cary, Oregon 97322
1423 25th Ave SW
(541) 967-1332 or (541) 979-3357 Email: c2designbyron@gmail.com





LEFT SIDE ELEVATION
1/8"=1'-0"



RIGHT SIDE ELEVATION
1/8"=1'-0"

SHEET NUMBER

9

11 x 17 SHEET

SCALE: 1/8" = 1'-0"

Monday, February 12, 2024

Drawn By: Ron Cady

ELEVATIONS - 2

2483 GIBSON HILL RD NW
ALBANY, OREGON 97321

WHITNEY SHOP PLAN

C2 Design by Ron

1423 25th Ave SW
Albany, Oregon 97321

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Email: c2designbyron@gmail.com

