



COMMUNITY DEVELOPMENT

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

Notice of Filing

Site Plan Review

SP-16-24

June 10, 2024

The Planning Division has received the following APPLICATION. Please provide any comments you may have on this project to **Vitsi Orman** at 541-791-0073 or vitsi.orman@albanyoregon.gov. The deadline for submission of written comments is 5:00 p.m. on **June 24, 2024**.

Application Information

Proposal:	To construct a new 1,728-square-foot accessory structure.
Review Body:	Staff (Type I-L review)
Applicant/Property Owner:	Daniel & Marilyn Hill; 1812 Sunny Lane NW, Albany, OR 97321
Address/Location:	1812 Sunny Lane NW, Albany, OR 97321
Map/Tax Lot:	Benton County Tax Assessor's Map No. 10S-04W-35AD Tax Lot 00200
Zoning:	Residential Single Dwelling Unit (RS-6.5)
Overlay Districts:	None
Total Land Area:	2 Acres
Existing Land Use:	Residential

The City of Albany has received the application for a Site Plan Review as 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 Planning Commission 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 **June 24, 2024**, 14 days from the date the City mails the notice of filing.

We have attached a location map, site plan, and elevation drawings. All application materials are available for review in person at the Planning Division, and copies can be obtained for a minimal charge. Should you wish to discuss this case with a planner, please call **Vitsi Orman**, project planner, at 541-791-0073. Submit any written comments to the Planning Division; PO Box 490, Albany, OR 97321 or by email to vitsi.orman@albanyoregon.gov. Any person submitting written comments will receive a copy of the notice of decision on the application.

According to the Albany Development Code (ADC or 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

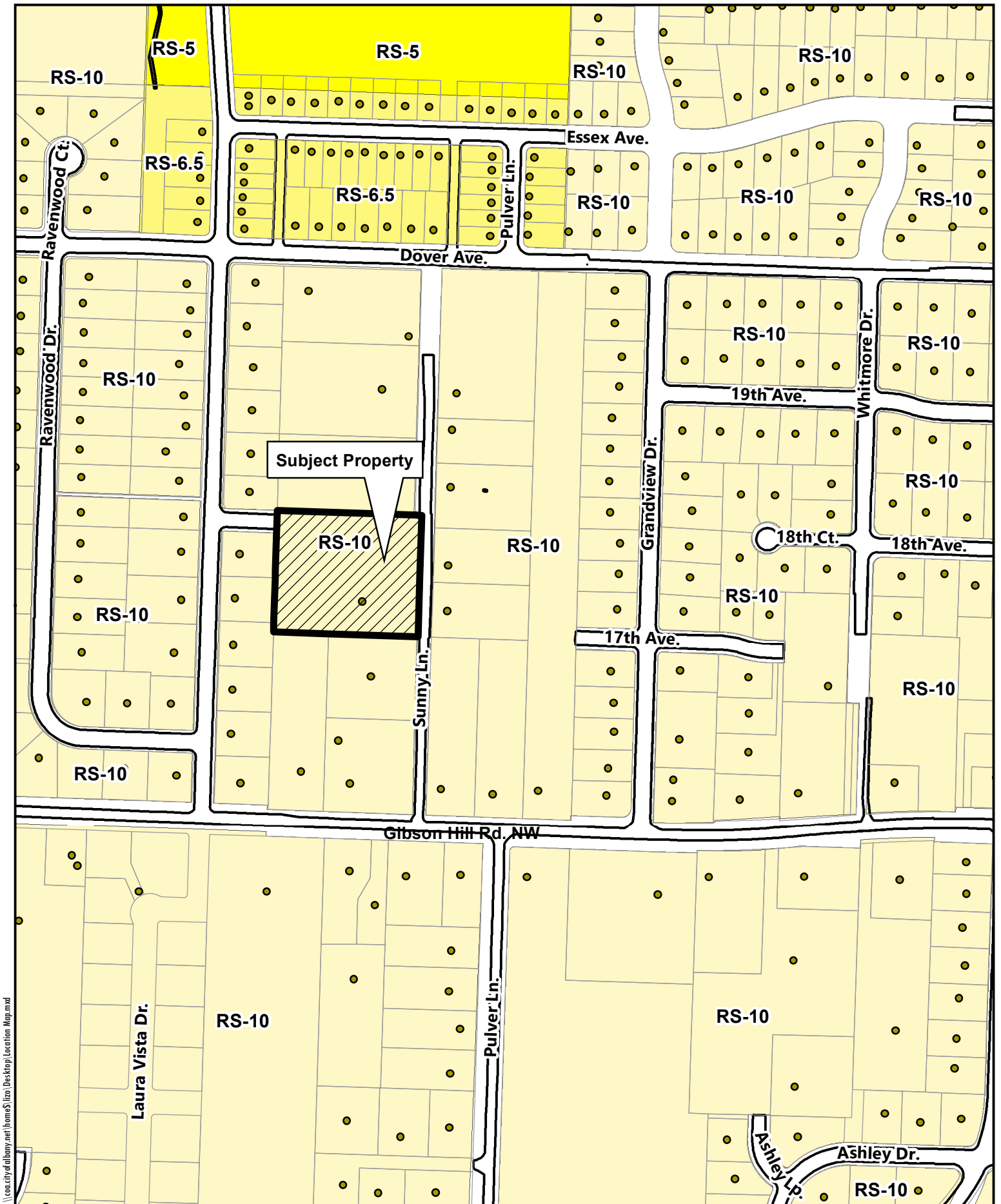
Site Plan Review Criteria

Section 2.450 of the ADC includes the following review criteria that must be met for this application to be approved.

- (1) The application is complete in accordance with the applicable requirements.
- (2) The application complies with all applicable provisions of the underlying zoning district including, but not limited to, setbacks, lot dimensions, density, lot coverage, building height, and other applicable standards.
- (3) Activities and developments within special purpose districts comply with the regulations described in Articles 4 (Airport Approach), 6 (Natural Resources), and 7 (Historic), as applicable.
- (4) The application complies with all applicable Design Standards of Article 8.
- (5) The application complies with all applicable Design Standards of Article 10.
- (6) The application complies with all applicable On-Site Development and Environmental Standards of Article 9.
- (7) The Public Works Director has determined that public facilities and utilities are available to serve the proposed development in accordance with Article 12 or will be made available at the time of development.
- (8) The Public Works Director has determined that transportation improvements are available to serve the proposed development in accordance with Article 12 or will be available at the time of development.
- (9) 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.
- (10) The proposal meets all existing conditions of approval for the site or use, as required by prior land use decision(s), as applicable.
- (11) 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 application are found in ADC Articles 1, 2, 3, 8, 9, and 12.

Attachments: Location Map, Site Plan, Elevations



\\oc.cityofalbany.net\homes\lzo\Desktop\Location Map.mxd



0 50 100 200 300 Feet

Date: 5/22/2024 Map Source: City of Albany

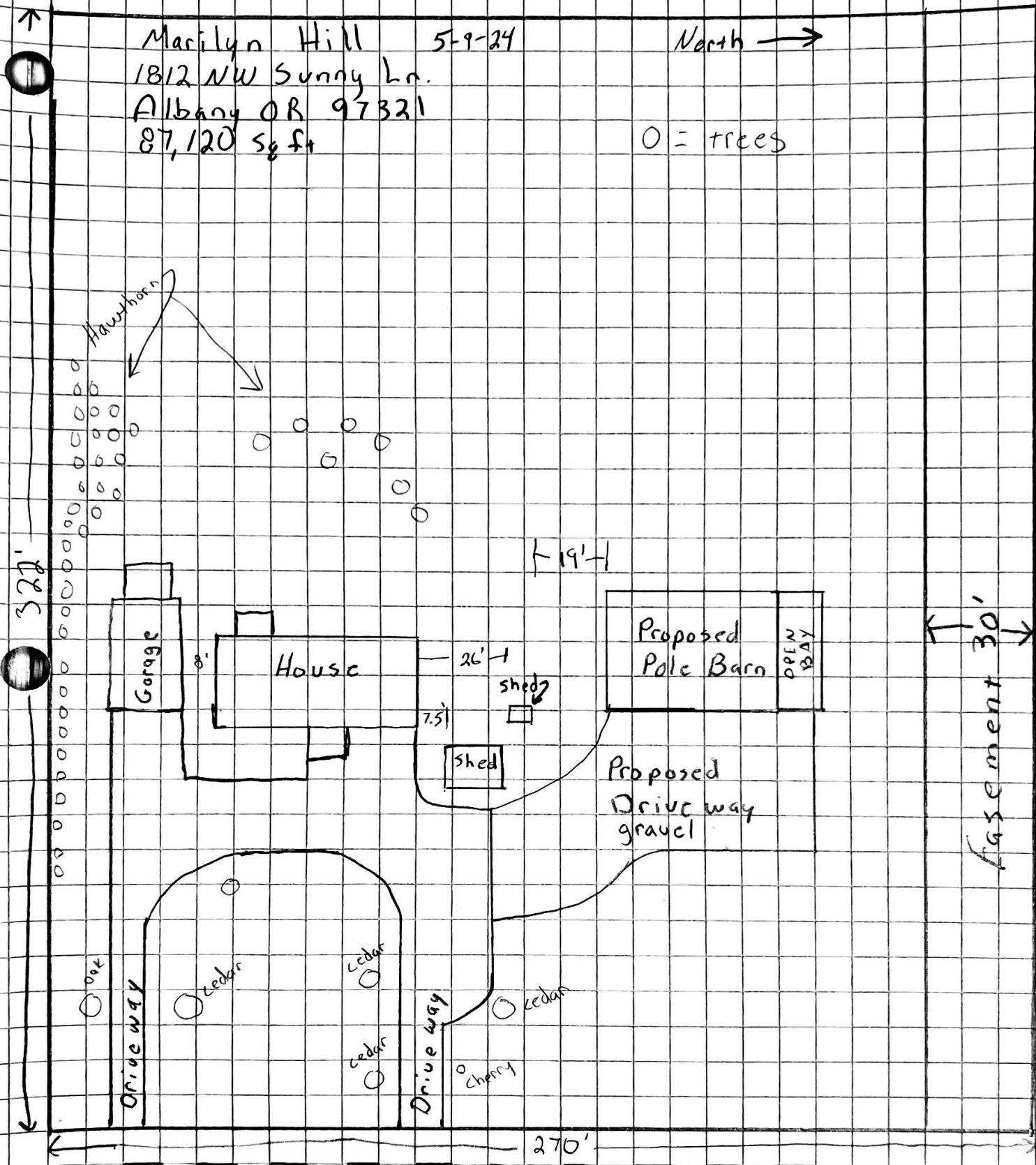
1812 Sunny Lane NW

Location / Zoning Map

Marilyn Hill 5-9-24
1812 NW Sunny Ln.
Albany OR 97321
87,120 sq ft

North →

O = trees



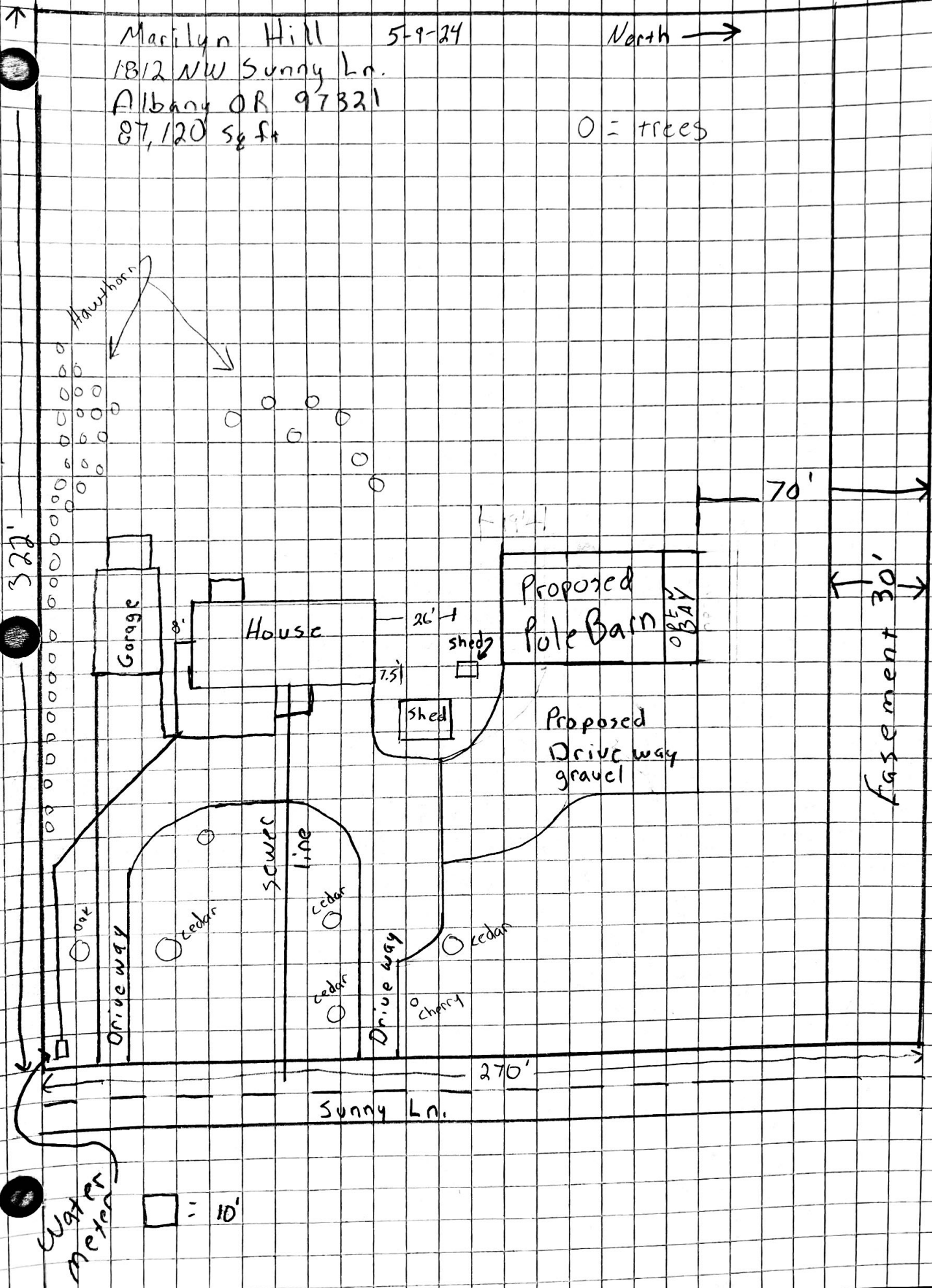
□ = 10'

Sunny Ln.

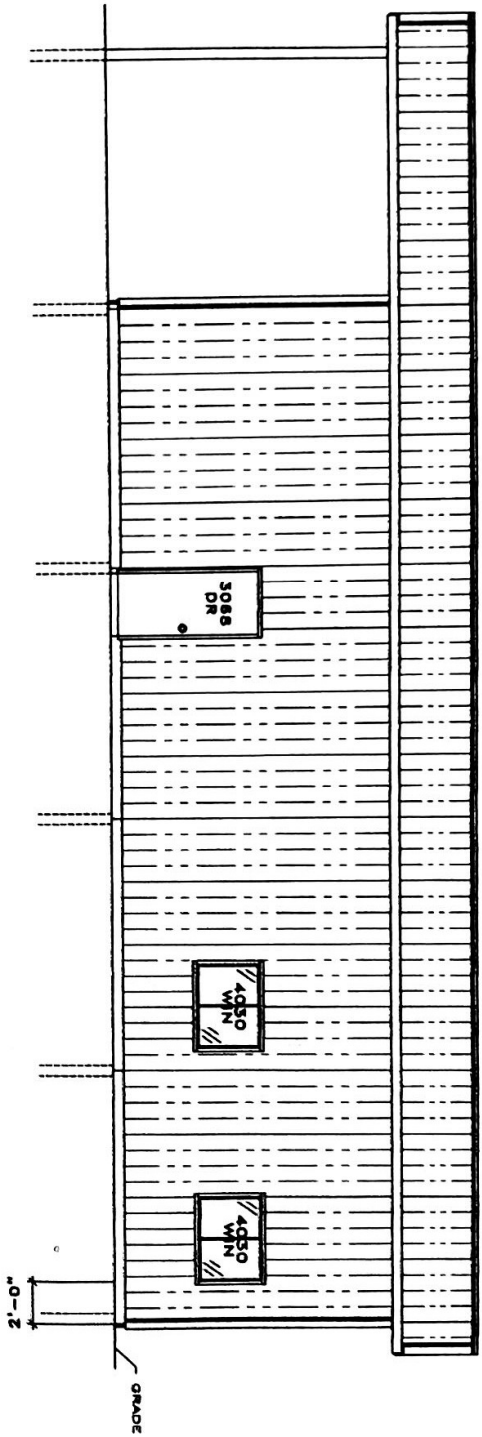
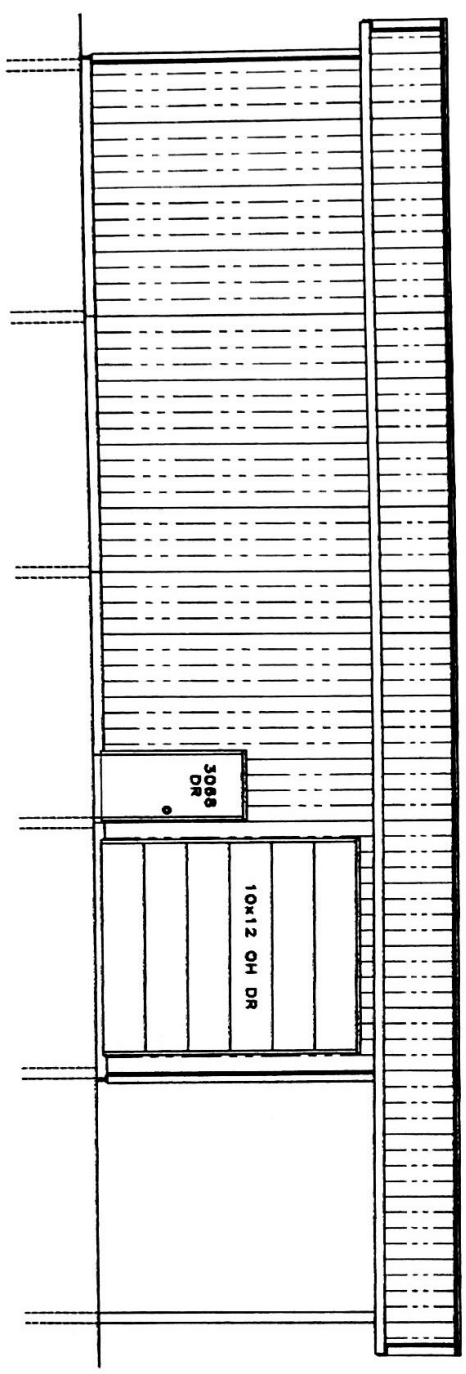
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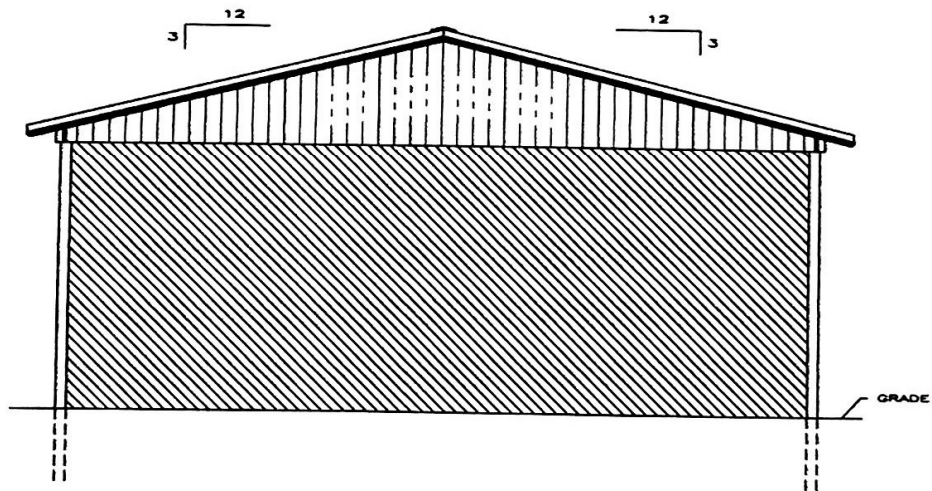
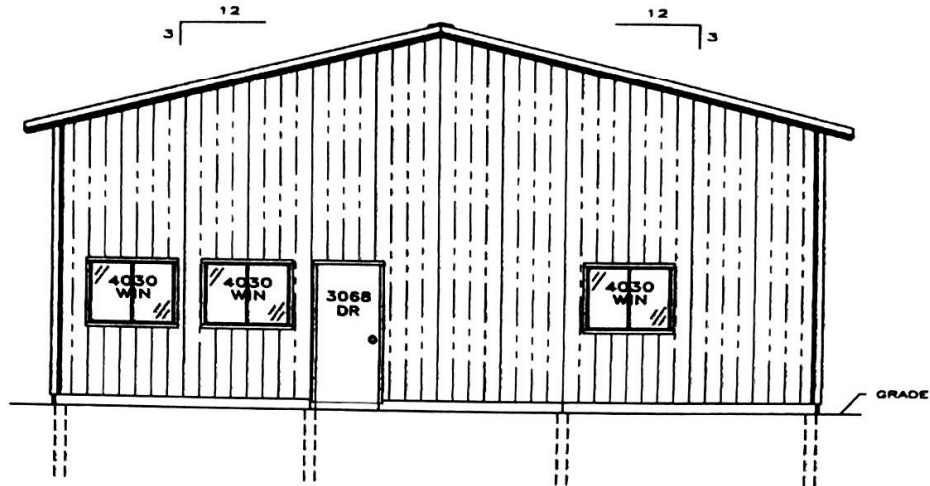


M & W BUILDING SUPPLY
 CORNER POLE BUILDING
 38' WIDE x 80' LONG x 16' EAVE
 ROOF LOAD: LIVE 25 PSF
 DEAD LOAD: 3 PSF
 WIND LOAD: 96 MPH EXP. C
 SEISMIC ZONE: D
 FOUNDATION PRESSURE: 1600 PSF
 LAT. SOIL BEARING: 100 PSF
 BUILDING DESIGN: 9921 L.B.C.
 CLOSED BUILDING

JASON HILL
 1812 N.W. SUNNY LN.
 ALBANY, OREGON
 OWNER: BENTON
 ENGINEER'S DESIGN RESPONSIBILITIES ARE LIMITED EXCLUSIVELY TO THOSE DOCUMENTS BEARING HIS SEAL AND SIGNATURE. ANY ALTERATIONS TO THESE DOCUMENTS OR THE PHYSICAL STRUCTURE BY ANY PERSON OR AGENCY SHALL VOID SAID DOCUMENTS AND RELIEVE ENGINEER OF DESIGN RESPONSIBILITY, AND MAY CREATE LIABILITY ISSUE FOR THEMSELVES. DRAWINGS ARE FOR STRUCTURAL COMPLIANCE ONLY. THEY ARE NOT TO BE CONSIDERED AS HAVING BEEN PREPARED FOR BUILDING USE. OCCUPANCY AND/OR FIRE & LIFE-SAFETY REQUIREMENTS OF LOCAL CODES OR AGENCIES. SLAB & RAFTERS SHOW FOR CONSTRAINT ONLY. DESIGN MIX. THICKNESS, C.P.S. & REINFORCEMENT BY OTHERS. THIS STRUCTURE HAS NOT BEEN DESIGNED FOR USE WITH INTERIOR FINISH MATERIALS SUBJECT TO BRIDGE OR FAILURE DUE TO LATERAL MOVEMENT

22175 S. HWY. 98E
 CANYON, OREGON 97013
 (503) 286-6953
 (503) 286-7102 (FAX)
 SCALE: NONE
 RDO/BB 5/9/24
 BUILT MW24116

5/14/24
 SHEET 4 of 5
 REGISTERED PROFESSIONAL ENGINEER
 86435PE
 OREGON
 SEPT 14, 2011
 JAMES C. LOUGHRY
 EXPIRES: 12/31/24



<p>M & W BUILDING SUPPLY CUSTOM POLE BUILDINGS</p> <p>38' WIDE x 60' LONG x 14' EAVE</p> <p>ROOF LOAD: LIVE 25 PSF DEAD LOAD: 3 PSF WIND LOAD 88 MPH EXP. C SEISMIC ZONE: D FOUNDATION PRESSURE: 1500 PSF LAT. SOIL BEARING: 100 PSF BUILDING DESIGN: 2021 I.B.C. CLOSED BUILDING</p>	<p>JASON HILL 1812 N.W. SUNNY LN. ALBANY, OREGON</p> <p>ENGINEER BENTON</p> <p>ENGINEER'S DESIGN RESPONSIBILITIES ARE LIMITED EXCLUSIVELY TO THESE DOCUMENTS BEARING HIS SEAL AND SIGNATURE. ANY ALTERATIONS TO THESE DOCUMENTS OR THE PHYSICAL STRUCTURE BY ANY PERSONS OR AGENCY SHALL VOID SAID DOCUMENTS AND RELIEVE ENGINEER OF DESIGN RESPONSIBILITY, AND MAY CREATE LIABILITY ISSUE FOR THEMSELVES. DRAWINGS ARE FOR STRUCTURAL COMPLIANCE ONLY. THEY ARE NOT TO BE CONSTRUED AS HAVING BEEN PREPARED FOR BUILDING USE, OCCUPANCY AND/OR FIRE & LIFE-SAFETY REQUIREMENTS OF LOCAL, CODES OR AGENCIES. SLAB & RAFTING SHOWN FOR CONSTRAINT ONLY. DESIGN WTR, THICKNESS, C.P.#, & REINFORCEMENT BY OTHERS. THIS STRUCTURE HAS NOT BEEN DESIGNED FOR USE WITH INTERIOR FINISH MATERIALS SUBJECT TO DAMAGE OR FAILURE DUE TO LATERAL MOVEMENT</p>	<p>22125 E. 85TH AVE CANBY, OREGON 97013 (503) 263-8853 (503) 266-7182 (FAX)</p> <p>SCALE: NONE RDD/BB 5/9/24 BUILT MVB4/16</p>	<p>5/14/29 SHT 5 of 5</p> <p>REGISTERED PROFESSIONAL ENGINEER 86435PE OREGON SEPT 14, 2024 JAMES C. LOUGHRY EXPIRES: 12/31/24</p>
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