



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-21-23, Modification of an approved Site Plan Review
Proposal:	Modification of an approved site plan review (SP-51-05) to construct commercial accessory structures and associated paving on an existing development site.
Applicant/Property Owner:	Philip Zlatnik, NW Natural Gas Co, 250 SW Taylor Street, Portland, OR, 97204
Address/Location:	7150 Supra Drive SW, Albany, OR 97321
Map/Tax Lot:	Linn County Assessor's Map No. 11S-04W-25, Tax Lot 1302
Zoning:	Industrial Park (IP) District
Comprehensive Plan:	Light Industrial
Overlay Districts:	Local Wetland
Total Land Area:	5 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.

January 31, 2024

Date of Decision

Signature on file

David Martineau
Current Planning Manager

Appeal Deadline: 5:00 p.m. on February 12, 2022

Approval Expiration Date (if not appealed): January 31, 2026

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 July 1, 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 Liz Olmstead, project planner, at 541-917-7640 or by email at liz.olmstead@albanyoregon.gov.

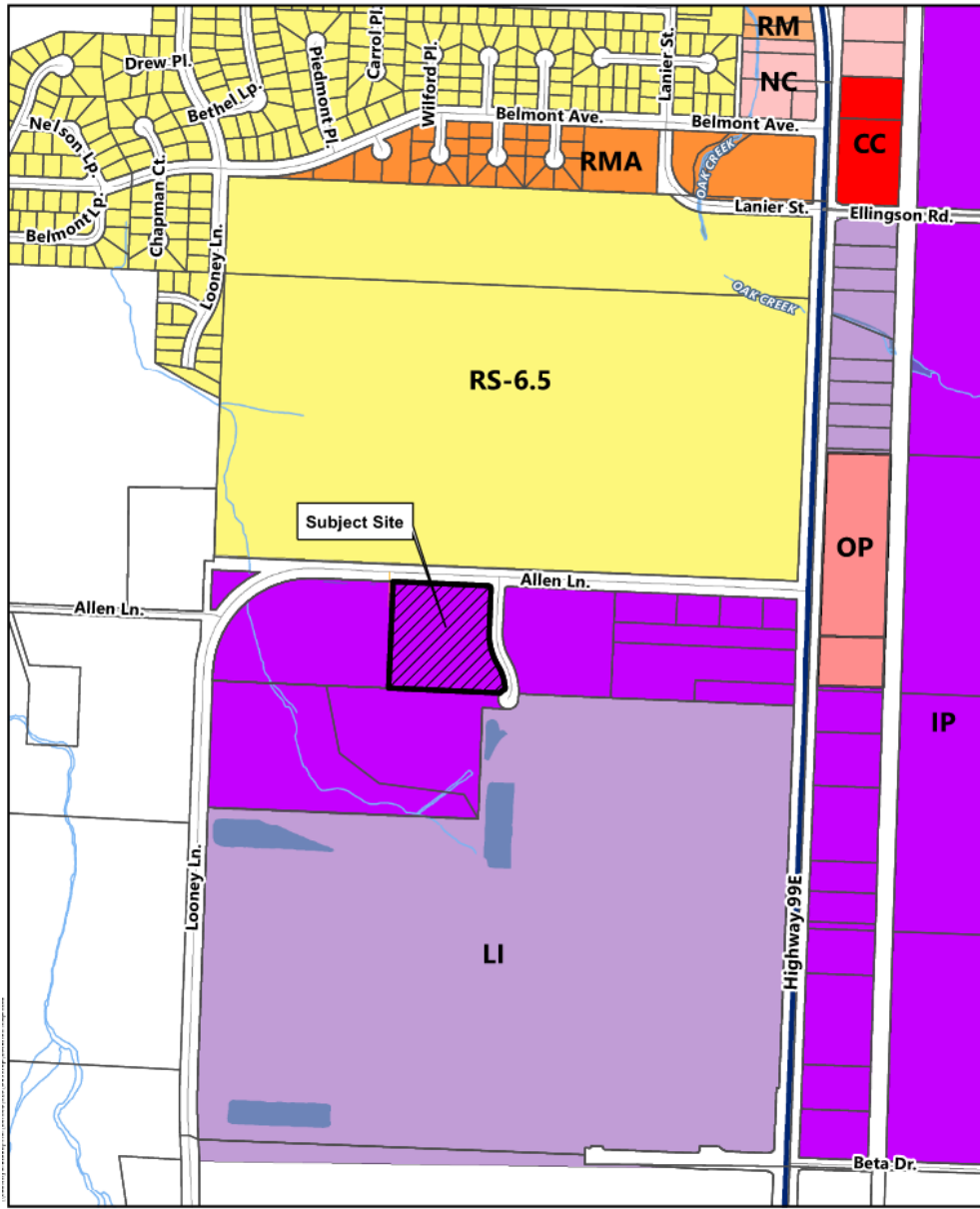
Appeal Procedure

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** All required landscaping must be installed prior to Certificate of Occupancy.
- Condition 2** Prior to Certificate of Occupancy for the proposed development, the applicant shall either install an irrigation system or submit a letter from a qualified landscape professional stating that irrigation is not required per ADC 9.160.
- Condition 3** Before the applicant can make a new sewer service connection to the public sanitary sewer system, the applicant shall construct Best Management Practices for the new Decant Building. An Encroachment Permit must be obtained from the City of Albany's Engineering Division for the connection to the public sanitary sewer system.
- Condition 4** Before the applicant can relocate the public fire hydrant the applicant must obtain a Permit for Private Construction of Public Improvements through the City's Engineering Division.
- Condition 5** Before the City will issue any occupancy permit for the proposed project, the applicant must obtain a Stormwater Quality Permit from the City of Albany's Engineering Division and construct stormwater detention and stormwater quality facilities generally as detailed in the applicant's storm drainage report.
- Condition 6** Prior to issuance of a Building Permit, the applicant shall provide a Petition for Improvement/Waiver of Remonstrance for the construction of street improvements to Allen Lane.
- Condition 7** Prior to Certificate of Occupancy, a sidewalk constructed to City Standards must be built along the southerly portion of the site's frontage along Supra Drive SW.

Location Map



05000200800
Feet

Date: 10/20/2023 Map Source: City of Albany

7150 SW Supra Drive

Location / Zoning Map