



COMMUNITY DEVELOPMENT

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

Notice of Filing

Site Plan Review

SP-25-24

December 6, 2024

The Planning Division has received the following APPLICATION. Please provide any comments you may have on this project to **Jennifer Cepello** at 541-917-7561 or jennifer.cepello@albanyoregon.gov. The deadline for submission of written comments is 5:00 p.m. on **December 20, 2024**.

Application Information

Proposal:	Site Plan Review for New Construction of a four-plex.
Review Body:	Staff (Type I-L review)
Property Owner/Applicant:	Dahled Up Construction; 122 8th Street, Jefferson, OR 97352
Applicant Representatives:	K&D Engineering, Inc; C/O Jason Cota; 276 NW Hickory Street, Albany, OR, 97321
Address/Location:	139 / 135 Hill Street NE
Map/Tax Lot:	Linn County Tax Assessor's Map No. 11S-03W-06DA Tax Lot 900
Zoning:	Waterfront (WF)
Overlay Districts:	None
Total Land Area:	7,382 square feet
Existing Land Use:	Unimproved

The City of Albany has received the application for Site Plan Review as referenced above. We are mailing notice of the application to property owners within 300 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 **December 20, 2024**, 14 days from the date the City mails the notice of filing.

Attached you will find a location map and site plan. 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 **Jennifer Cepello**, project planner, at 541-917-7561. Submit any written comments to the Planning Division; PO Box 490, Albany, OR 97321 or by email to jennifer.cepello@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.

albanyoregon.gov/cd



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, 2.455 and 9.205).

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, 5, 8, and 12.

Attachments: Location Map, Site Plan

Willamette River

OS

RS-6.5

Front Ave.

Alley

RM

WF

Main St.

Water Ave.

Hill St.

Subject Property

Madison St.

1st Ave.

1st Ave.

Main St.

MS

MUR

2nd Ave.

2nd Ave.

Madison St.



0 50 100 200 Feet

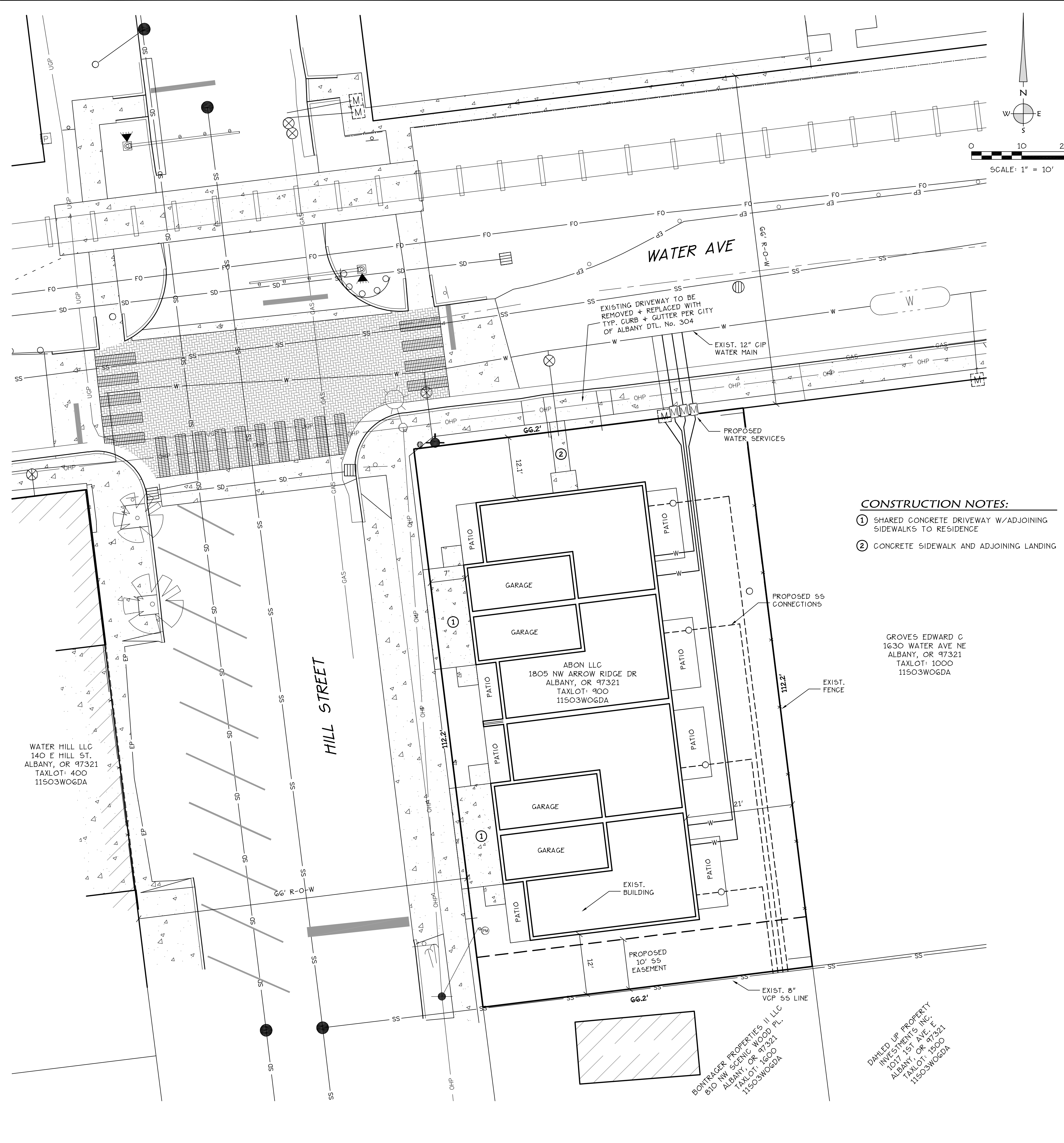
Date: 9/24/2024

135/139 Hill Street NE

Location Map

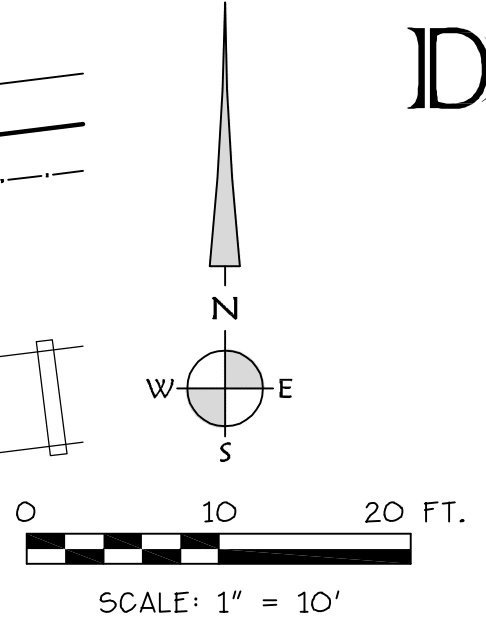
\\alderroom.cco.cityofalbanyny.net\Data\Community_Development\Planning\Land Use_Cases\2020s\2024\Site Plan_Review (SP)\SP-25-24 (135 Hill St NE)\Project Review\Location Map.aprx

Date: 3/15/2024
 Scale: 1" = 10'
 Time: 13:02
 File: d:\2023\23-122-SubC.dwg (George)
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DAHLED UP CONSTRUCTION HILL STREET FOUR-PLEX

LOCATED AT
 135 / 139 HILL STREET NE
 ALBANY, OREGON 97322
 MARCH 15, 2024



DEVELOPER

DAHLED UP CONSTRUCTION
 (541) 220-5091
 1017 SE 1ST AVE.
 ALBANY, OREGON 97321

OWNER:

ABON LLC
 CALVIN BONTRAGER
 (541) 990-5003
 1805 ARROYO RIDGE DR.
 ALBANY, OREGON 97321

ENGINEER/SURVEYOR

JASON COTA, P.L.S.
 K&D ENGINEERING, INC.
 276 NW HICKORY STREET
 ALBANY, OR 97321
 (541) 928-2583

SITE INFORMATION:

SITE ADDRESS:
 135 + 139 HILL ST NE
 ALBANY, OR 97321

 TAX LOT 900 (MAP 115-3W-06DA)

 ZONE: WF (WATERFRONT)

 GROSS AREA = 2.69 ACRES

 AREA OF NEW CONCRETE PAVING = 391 SF
 AREA OF NEW BUILDING ROOF = 4,274 SF

 TOTAL IMPERVIOUS AREA = 4,665 SF

BOUNDARY NOTE:

THESE DRAWINGS DO NOT CONSTITUTE A BOUNDARY SURVEY AND ARE SUBJECT TO ANY INACCURACIES THAT A BOUNDARY SURVEY MAY DISCLOSE. THE BOUNDARY SHOWN IS BASED UPON FIELD SURVEY NOTES, RECORD INFORMATION FROM SURVEYS FILED AT THE OFFICE OF THE LINN COUNTY SURVEYOR AND TAX LOT MAPS FROM THE LINN COUNTY ASSESSOR.

VERTICAL CONTROL:

THE VERTICAL DATUM IS "NGVD 29" BASED ON THE PUBLISHED ELEVATION OF CITY OF ALBANY GPS POINT #93264. THE CAP ELEVATION OF GPS POINT #93264 IS 221.01 FEET AND IS LOCATED ON THE CENTERLINE OF 41ST AVE. DUE WEST OF SUBJECT PROPERTY

HORIZONTAL CONTROL:

THE HORIZONTAL DATUM IS A LOCAL DATUM PLANE. BOUNDARY LINES SHOWN ARE CALCULATED BASED ON FIELD SURVEY AND COUNTY SURVEY NUMBER 17415.

EXISTING UTILITIES NOTE:

EXISTING UTILITIES SHOWN ON THIS MAP ARE BASED ON CITY OF ALBANY GIS DATA

FLOOD ZONE:

SUBJECT PROPERTY IS LOCATED IN ZONE "X" MINIMAL FLOOD HAZARD AREA PER FEMA FIRM (FLOOD INSURANCE RATE MAP) No. 41043C0214H, DATED DECEMBER 8, 2016

LEGEND

EXISTING FEATURES		PROPOSED FEATURES	
●	EXISTING STORM DRAIN MANHOLE	---	SEWER CONNECTION
○	EXISTING SEWER MANHOLE	---	WATER SERVICE
○	EXISTING CLEAN OUT	○	CLEAN-OUT
—	EXISTING SIGN	⊠	WATER METER
⊙	EXISTING LIGHT POLE		
⊙	EXISTING UTILITY POLE		
⊙	EXISTING POWER METER		
⊙	EXISTING POWER PEDESTAL		
⊙	EXISTING WATER METER		
⊙	EXISTING FIRE HYDRANT		
⊙	EXISTING VALVE		
⊙	EXISTING CATCH BASIN		
—	W	—	WATER LINE
—	SS	—	SANITARY SEWER LINE
—	SD	—	STORM DRAIN LINE
—	TEL	—	UNDERGROUND TELECOMMUNICATIONS
—	FO	—	FIBER OPTIC LINE
—	UGP	—	UNDERGROUND POWER
—	OHP	—	OVERHEAD POWER
—	GAS	—	NATURAL GAS LINE
x	FENCE		
—	EP		EDGE OF PAVEMENT

CONSTRUCTION NOTES:

- SHARED CONCRETE DRIVEWAY W/ADJOINING SIDEWALKS TO RESIDENCE
- CONCRETE SIDEWALK AND ADJOINING LANDING

GROVES EDWARD C
 1630 WATER AVE NE
 ALBANY, OR 97321
 TAXLOT: 1000
 11503W06DA

BONTRAGER PROPERTIES II LLC
 810 NW SCENIC WOOD PL.
 ALBANY, OR 97321
 TAXLOT: 1600
 11503W06DA

DAHLED UP PROPERTY
 INVESTMENTS INC.
 1017 SE 1ST AVE.
 ALBANY, OR 97321
 TAXLOT: 1500
 11503W06DA

SITE PLAN
 135 & 139 HILL STREET NE

DAHLED UP CONSTRUCTION
 HILL STREET FOUR-PLEX
 CITY OF ALBANY, LINN COUNTY, OREGON

NO.	REVISIONS	DATE	BY

K & D
 K&D ENGINEERING, INC.
 276 N.W. HICKORY ST.
 P.O. BOX 725
 ALBANY, OREGON 97321
 (541) 928-2583

HORZ. SCALE: 1" = 10'

VERT. SCALE:

SIGN DATE: 3-15-2024

DSGN BY: JJC

DRWN BY: GSG

CHK BY: JJC

PROJECT No.: 23-122

SHEET No.:

C-1.0