



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-20-23

August 14, 2023

The Planning Division has received the following APPLICATION. Please provide any comments you may have on this project to **Alyssa Schrems** at 541-791-0176 or alyssa.schrems@cityofalbany.net. The deadline for submission of written comments is 5:00 p.m. on **August 28, 2023**.

Application Information

Proposal:	To construct a new 2,592-square-foot accessory structure.
Review Body:	Staff (Type I-L review)
Applicant:	Parker Lehr; 2909 NW Gibson Hill Road, Albany, OR 97321
Property Owners:	Misty & Jeff Lehr; 2909 NW Gibson Hill Road, Albany, OR 97321
Address/Location:	2909 NW Gibson Hill Road, Albany, OR 97321
Map/Tax Lot:	Benton County Tax Assessor's Map No. 10S-04W-35AD Tax Lot 500
Zoning:	Residential Single Dwelling Unit (RS-10)
Overlay Districts:	N/A
Total Land Area:	0.98 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 **August 28, 2023**, 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 **Alyssa Schrems**, project planner, at 541-791-0176. Submit any written comments to the Planning Division; PO Box 490, Albany, OR 97321 or by email to alyssa.schrems@cityofalbany.net. 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

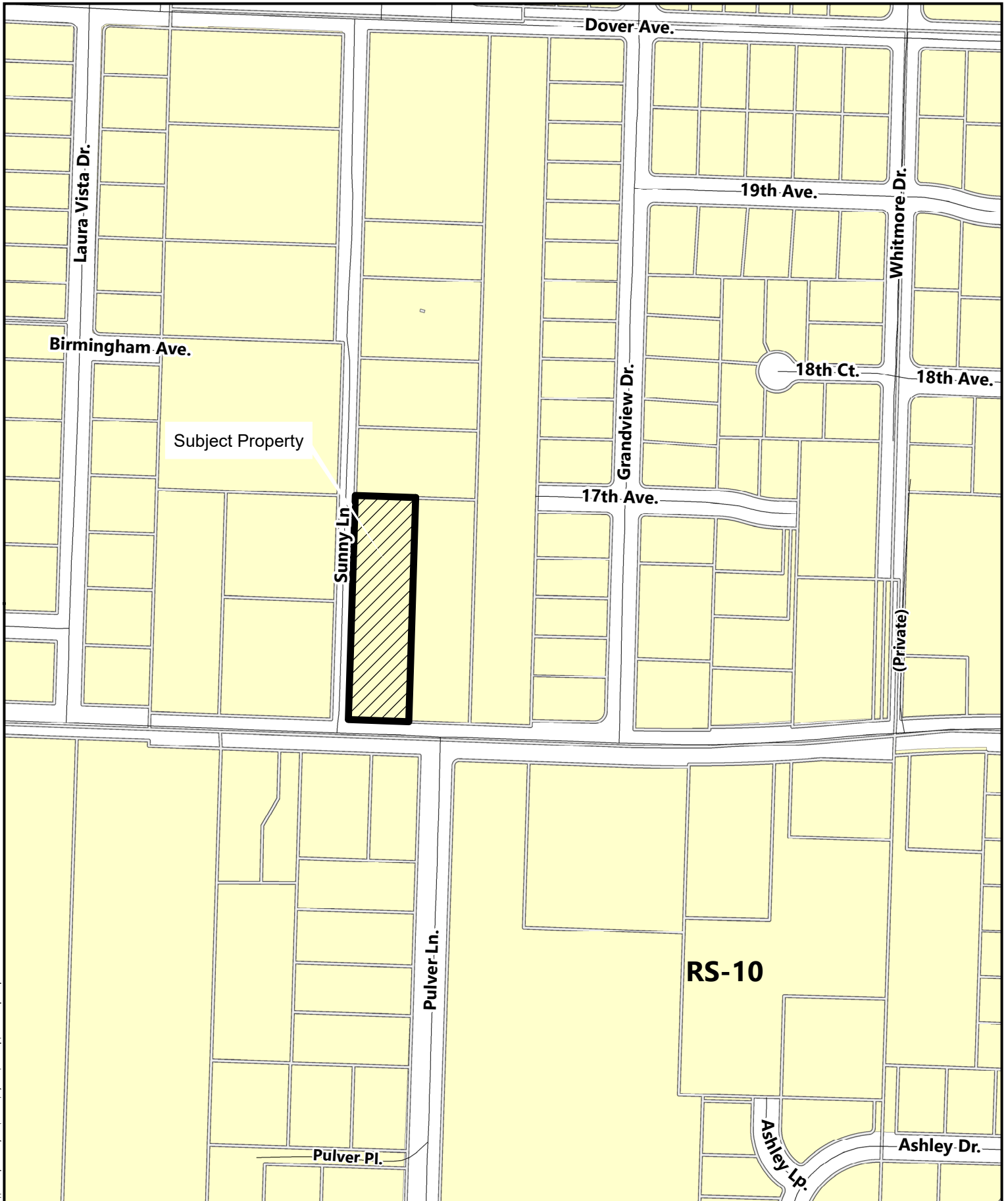
Site Plan Review Criteria

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, 6, 8, 9, and 12.

Attachments: Location Map, Site Plan, Elevations



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0 50 100 200
Feet

2909 NW Gibson Hill Road

Date: 7/12/2023 Map Source: City of Albany

Location Map

1809



8" CP

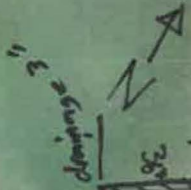
8" DI

10" PVC

12" RCP

1456

1007 Summit Dr



Existing Driveway

55 FT

7 FT

Septic

15' Set Backs

2909

2889

2857

10" RCP



12" RCP

12" RCP

24"

Hill Rd

PE

24" PE

24" PE

8" DI

8" PVC

bsor Hill Rd

18" RCP

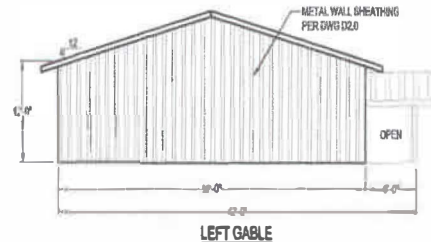
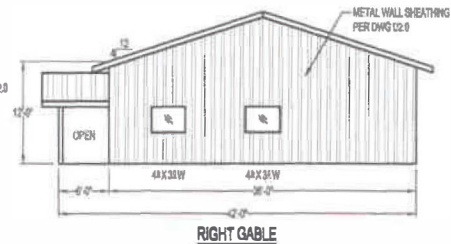
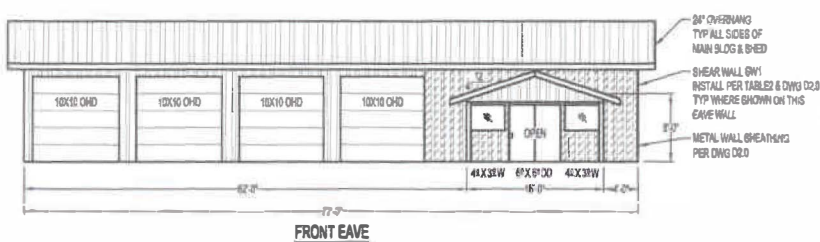


TABLE 2

SHEAR WALL	TYPE	FASTENING		
		EDGES	FIELD	FASTENERS
SW1	WOOD SHEATHING	6" C.C.	12" O.C.	8d NAILS

GENERAL NOTES

1. INSTALL SHEAR PANEL PER DWG D2.0



ELEVATIONS			
DRAWING NO: E1.0	OWNER: PARKER LEHR		
REV: 0	SHEET: 4	LOCATED: 2808 NW GIBSON HILL RD.	
PROJECT NO: 12306046	ALBANY, OR. 97321		
DATE: 1 JUN 2023	SCALE: 3/32"=1'-0"	DRAWN BY: SA	
South Valley Engineering			
4742 Liberty Rd. # 2183 • Salem, OR. 97302			
Ph. (503) 302-7020 • Fax. (503) 535-4341			
www.southvalleyeng.com			