



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-11-24

April 2, 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 **April 16, 2024**.

Application Information

Proposal:	To construct a new 2,880-square-foot accessory structure.
Review Body:	Staff (Type I-L review)
Applicant/Property Owner:	Arlene and Brent Whitney; 2483 NW Gibson Hill Road;
Address/Location:	2483 NW Gibson Hill Road
Map/Tax Lot:	Benton County Tax Assessor's Map No. 10S-04W-36BC Tax Lot 4800
Zoning:	Residential Single Dwelling Unit (RS-6.5)
Overlay Districts:	None
Total Land Area:	0.93 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 **April 16, 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 **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.

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

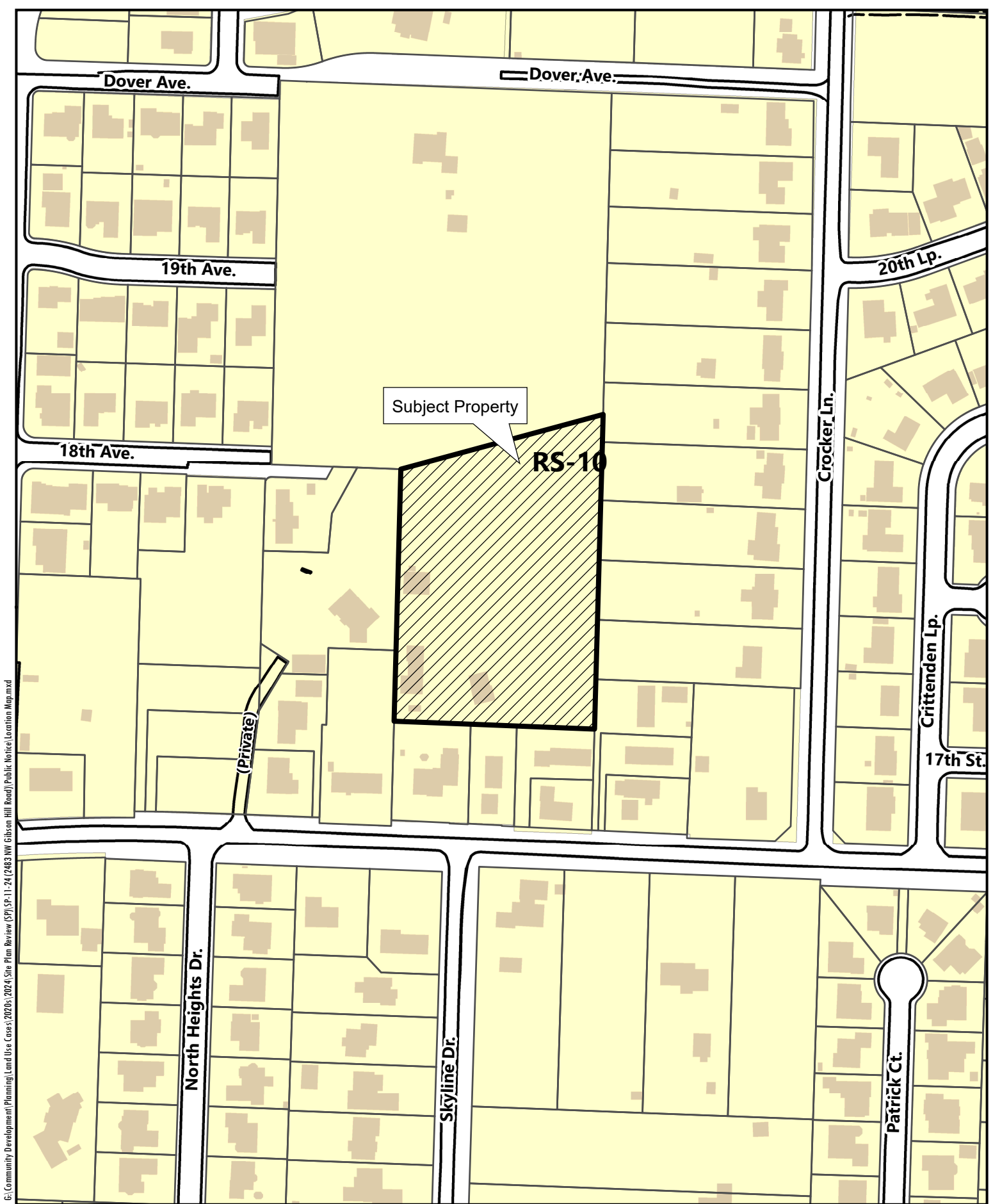
Site Plan Review Criteria

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

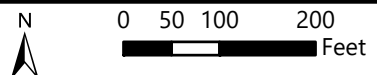
- (1) The application is complete in accordance with the applicable requirements.
- (2) The application complies with all applicable provisions of the underlying zoning district including, but not limited to, setbacks, lot dimensions, density, lot coverage, building height, and other applicable standards.
- (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



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

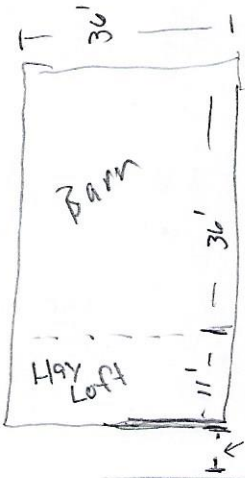


2483 NW Gibson Hill Road

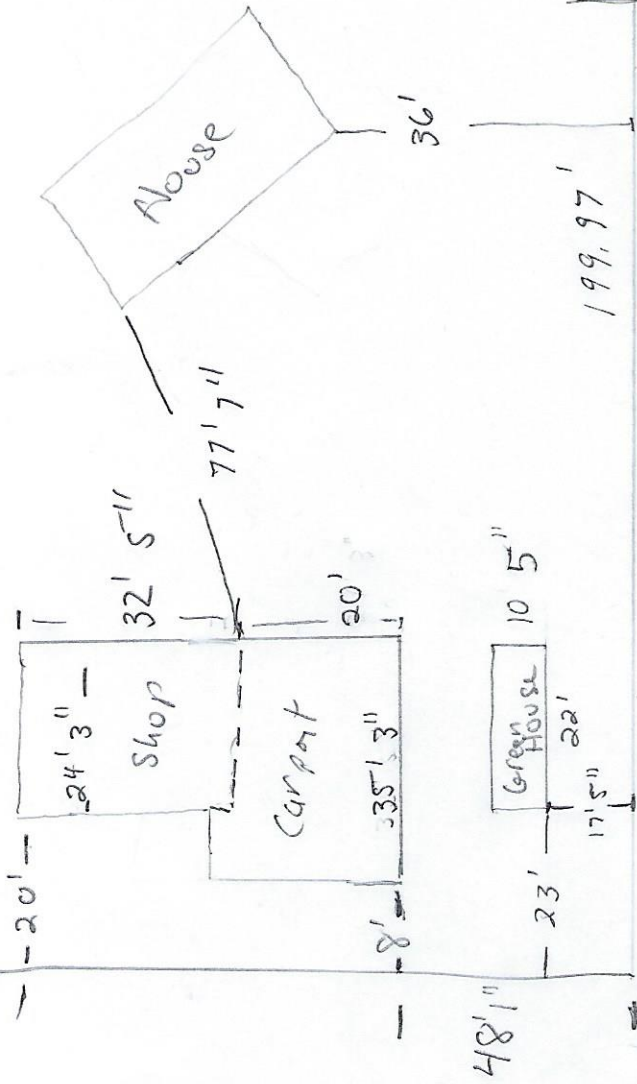
Date: 3/14/2024 Map Source: City of Albany

Location Map

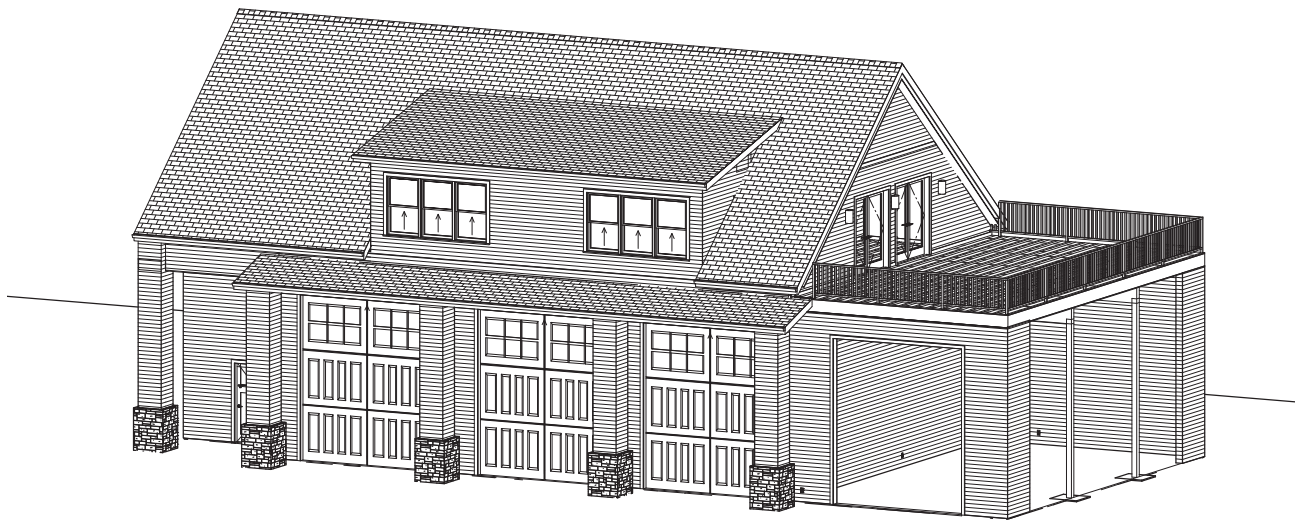
N



108'8"



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: SHOP WITH RECREATION ROOM
ADDRESS: 2483 NORTHWEST GIBSON HILL ROAD, ALBANY, OREGON 97321
LEGAL: 10504N86604800

PROJECT SUMMARY	1
CONSTRUCTION NOTES	2
ENERGY INFORMATION	3
SITE PLAN	4
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

11 x 17 SHEET

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

1423 25th Ave SW, Albany, Oregon 97321

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

Email: c2designbyron@gmail.com

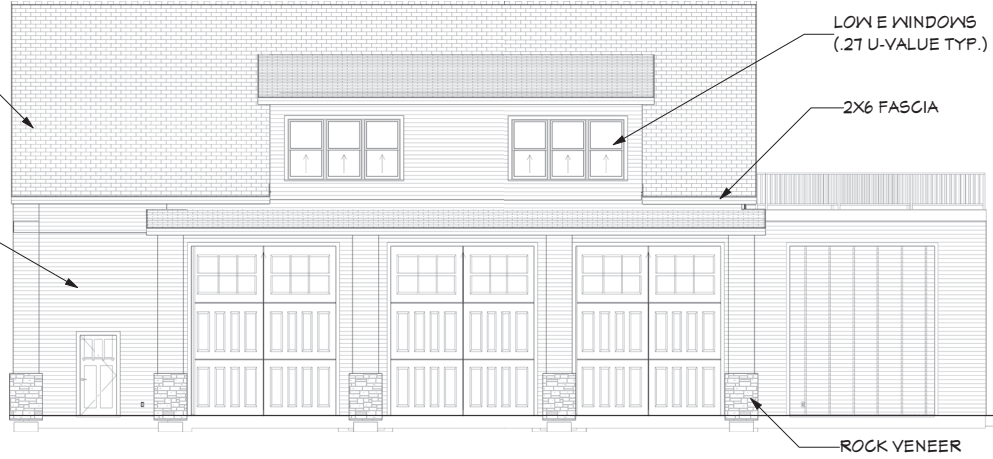


COMPOSITION OR METAL
ROOFING OVER 15# FLET
(OWNER TO SPECIFY)

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

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

2X6 FASCIA

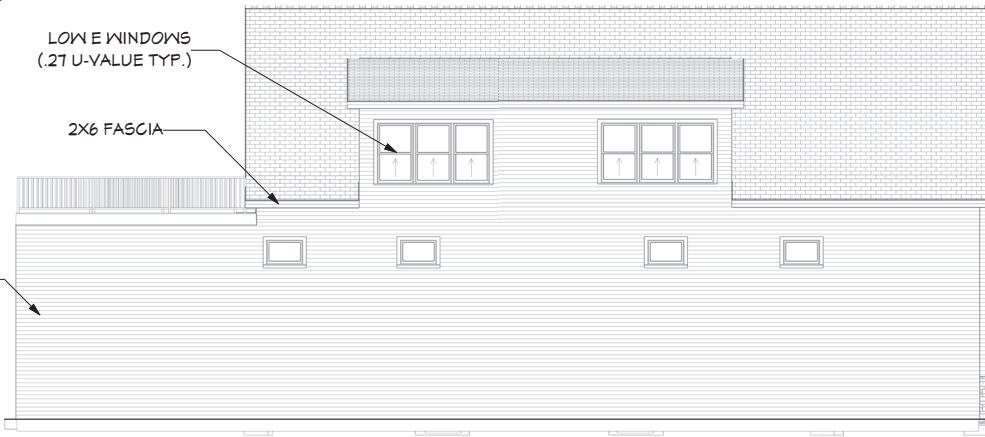


FRONT ELEVATION
1/8"=1'-0"

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

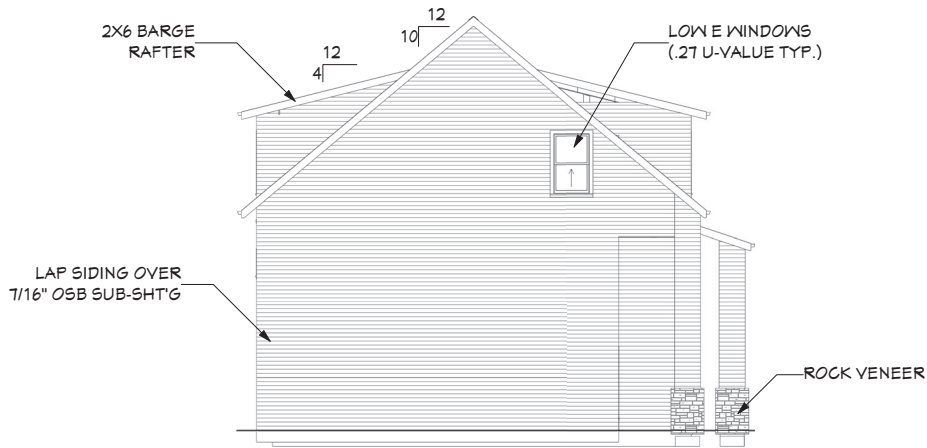
ELEVATIONS - 1

**2483 GIBSON HILL RD NW
ALBANY, OREGON 97321**

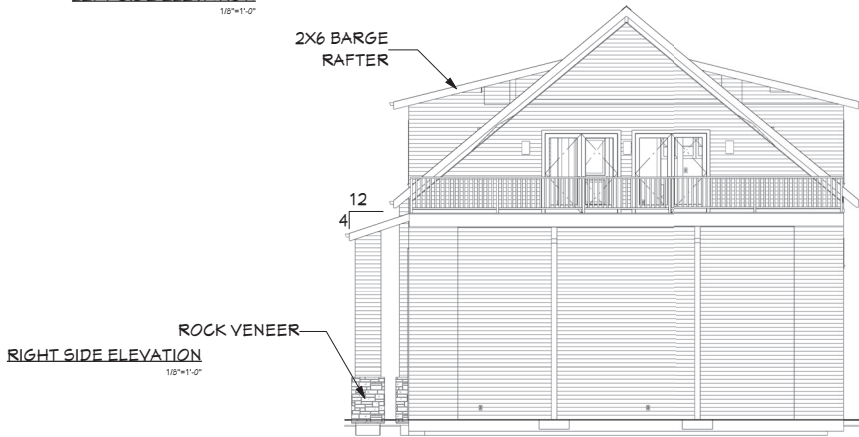
WHITNEY SHOP PLAN

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:

1/24/24

ELEVATIONS - 2

2483 GIBSON HILL RD NW
ALBANY, OREGON 97321

WHITNEY SHOP PLAN

C2 Design by Ron

1423 25th Ave SW

Albany, Oregon 97321

Email: c2designbyron@gmail.com



(541) 967-1332 or (541) 979-3357