



COMMUNITY DEVELOPMENT

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

Staff Report

Site Plan Review

SP-20-23

September 1, 2023

Application Information

| | |
|---------------------|---|
| Proposal: | To construct a new 2,592-square-foot residential accessory building. |
| 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 Gibson Hill Road NW, 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: | 42,689 square feet (0.98 acres) |
| Existing Land Use: | Residential |
| Neighborhood: | North Albany |
| Surrounding Zoning: | North: Residential Single Dwelling Unit (RS-10) East: RS-10 South: RS-10 West: RS-10 |
| Surrounding Uses: | North: Single-dwelling unit residential East: Single-dwelling unit residential South: Single-dwelling unit residential; park; Fire Department Station West: Single-dwelling unit residential |

Summary

On July 6, 2023, the applicant submitted a Site Plan Review application to construct a residential accessory structure on the subject improved residential property identified as 2909 Gibson Hill Road NW, Albany, OR, 97321 and Benton County Map Number 10S-04W-35AD; Tax Lot 500. The proposed accessory structure is a 2,592-square-foot, one-story structure with a wall height of 12 feet and an overall height of approximately 18 feet (Attachment C). The proposed structure will have metal siding with a metal roof.

The property is zoned Residential Single-Dwelling Unit-10. Accessory buildings in residential districts that are 750 square feet or larger, or have walls taller than 11 feet, are allowed outright in the RS-10 zone if they meet compatibility standards in Section 3.080(9) of the Albany Development Code (ADC). If the compatibility standards are not met, approval of a Site Plan permit is required.

The subject parcel is residential improved; however, because the size and height of the proposed structure exceed the maximum wall height and square footage allowed, the proposed accessory structure is required to be evaluated for conformance with the applicable Site Plan Review criteria in Section 2.450 of the ADC.

cd.cityofalbany.net



The analysis in this report finds that all applicable standards and criteria for a Site Plan Review permit are satisfied as conditioned.

Notice Information

A notice of filing was mailed to property owners located within 100 feet of the subject property on August 14, 2023. No comments were received regarding the proposed accessory structure.

Analysis of Development Code Criteria

Section 2.450 of the ADC includes the following review criteria that must be met for this application to be approved. Code criteria are written in **bold** followed by findings, conclusions, and conditions of approval where conditions are necessary to meet the review criteria.

Criterion 1

The application is complete in accordance with the applicable requirements.

Findings of Fact

- 1.1 In accordance with the applicable requirements, the application was deemed complete on August 9, 2023

Conclusion

- 1.1 This criterion is met without conditions.

Criterion 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.

Findings of Fact

- 2.1 Per ADC Table 3.190-1, the maximum front setback is 20 feet. The minimum interior setback for detached structures with walls greater than eight feet tall is five feet. The proposed accessory structure is to be used as a personal shop. The building plans indicate bay doors on the structure (Attachment C). The minimum setback for garages with a vehicle entrance is 20 feet. While the applicant has not indicated that the structure is a “garage” the building is being constructed with a vehicle entrance. The site plan (Attachment B) submitted by the applicant indicates the proposed accessory building will meet the minimum front setback of 20 feet from both Gibson Hill Road NW and Sunny Lane NW and the interior setback of five feet.
- 2.2 The lot dimensions do not change with the proposed accessory structure.
- 2.3 Per ADC Table 3.190-1, the total lot coverage allowed in the RS-10 zone is 50 percent. With the proposed accessory structure, the total lot coverage will be 10.52 percent.
- 2.4 Per ADC Table 3.190-1, the maximum height allowed in the RS-10 zone is 30 feet. The total height of the proposed structure is approximately 18 feet, with a wall height of 12 feet.

Conclusion

- 2.1 The proposed development meets all current provisions, including setbacks, lot coverage, lot dimensions, building height, and other applicable standards.
- 2.2 This criterion is met without conditions.

Criterion 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.

Findings of Fact

- 3.1 *Article 4 Airport Approach district:* According to Figure 4.410-1 of the ADC, the subject property is not located within the Airport Approach district.

- 3.2 *Article 6 Steep Slopes, Comprehensive Plan Plate 7:* According to Plate 7 of the Comprehensive Plan, the subject property is not located in the Hillside Development overlay district.
- 3.3 *Article 6 Wetlands, Comprehensive Plan Plate 6:* according to Plate 6 of the Comprehensive Plan, the subject property does not appear to contain wetlands. The National Wetland Inventory Map does not show wetlands on the property.
- 3.4 *Article 7 Historic Districts, Comprehensive Plan Plate 9:* According to Plate 9 of the Comprehensive Plan, the subject property is not located in one of Albany's Historic Districts. There are no known archaeological sites on the property.
- 3.5 *Article 6 Floodplains, Comprehensive Plan Plate 5:* The applicable Flood Insurance Rate Map (FIRM) for the subject site is Community Panel No. 41043C0195H, dated December 8, 2016. Based on this FIRM, the subject property is not located within the floodway or 100-year floodplain.

Conclusion

- 3.1 The subject property is not located in any special purpose districts as described in Article 4, 6, or 7.

Criterion 4

The application complies with all applicable Design Standards of Article 8.

Findings of Fact and Conclusions

- 4.1 The proposed accessory structure does not have applicable design standards.
- 4.2 The review criterion is not applicable.

Criterion 5

The application complies with all applicable Design Standards of Article 10.

Findings of Fact and Conclusions

- 5.1 Article 10 pertains to manufactured homes, manufactured home parks, and RV parks. These uses do not pertain to the proposal.
- 5.2 This review criterion is not applicable.

Criterion 6

The application complies with all applicable On-Site Development and Environmental Standards of Article 9.

Findings of Fact

- 6.1 The standard parking requirement for a single-dwelling unit residence does not apply to this proposed structure.
- 6.2 The landscaping requirement does not apply to this proposed structure.
- 6.3 The tree protection requirement does not apply to this proposed structure.
- 6.4 The fencing requirement does not apply to this proposed structure.
- 6.5 As the use is a residential accessory structure, the environmental requirement does not apply to this proposed structure.

Conclusion

- 6.1 This criterion is not applicable.

Criterion 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.

Findings of Fact

Sanitary Sewer

- 7.1 City utility maps show an eight-inch public sanitary sewer main in Gibson Hill Road and a 10-inch public sanitary sewer main in Sunny Lane. The subject property is currently connected to City Sewer.
- 7.2 ADC 12.470 requires all new development to extend and/or connect to the public sanitary sewer system if the property is within 300 feet of a public sewer line.
- 7.3 AMC 10.01.010(1) states that the objective of the Albany Municipal Code requirements pertaining to public sanitary sewers is to facilitate the orderly development and extension of the wastewater collection and treatment system, and to allow the use of fees and charges to recover the costs of construction, operation, maintenance, and administration of the wastewater collection and treatment system.
- 7.4 The proposed property development will have no adverse impact on public sanitary sewer service to the subject property.

Water

- 7.5 City utility maps show a 24-inch public water main in Gibson Hill Road and an eight-inch public water main in Sunny Lane. The subject property is currently connected to City Water.
- 7.6 ADC 12.410 requires all new development to extend and/or connect to the public water system if the property is within 150 feet of an adequate public main.
- 7.7 The proposed property development will have no adverse impact on public water service to the subject property.

Storm Drainage

- 7.8 City utility maps show a 10-inch public storm drainage facility in Gibson Hill Road and a 12-inch public storm drainage facility in Sunny Lane. Gibson Hill Road is constructed to City Standards with curb and gutter. Sunny Lane is not improved to City Standards with curb and gutter along the subject property.
- 7.9 It is the property owner's responsibility to ensure that any proposed grading, fill, excavation, or other site work does not negatively impact drainage patterns to, or from, adjacent properties. In some situations, the applicant may propose private drainage systems to address potential negative impacts to surrounding properties. Private drainage systems that include piping will require the applicant to obtain a plumbing permit from the Building Division prior to construction. In addition, any proposed drainage systems must be shown on the construction drawings. The type of private drainage system, as well as the location and method of connection of the public system must be reviewed and approved by the City of Albany's Engineering Division.
- 7.10 ADC 12.530 states that a development will be approved only where adequate provisions for storm and flood water run-off have been made, as determined by the City Engineer. Roof drains if provided, shall discharge to a collection system approved by the City Engineer and/or the Building Official. Also, no storm water may be discharged to the public sanitary sewer system.
- 7.11 AMC 12.45.030 and 12.45.040 require that a post-construction stormwater quality permit shall be obtained for all new development and/or redevelopment projects on a parcel(s) equal to or greater than one acre, including all phases of the development, where more than 8,100 square feet of impervious surfaces will be created or replaced. (Ord. 5841 § 3, 2014)
- 7.12 Because the project is not adding/replacement more than 8,100 square feet of impervious area, post-construction stormwater quality is not required for this project.

Conclusions

- 7.1 The proposed development will have no adverse impact on public utilities (water, sewer, storm) to the subject property.

- 7.2 The applicant must include a detailed storm drainage plan with building permit submittal. The drainage plan shall show how the roof drains from the proposed structure will be discharged to a location approved by the Engineering Department and Building Division.

Criterion 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.

Findings of Fact

- 8.1 The proposed accessory structure does not require transportation improvements.

Conclusion

- 8.1 This criterion is not applicable.

Criterion 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.

Findings of Fact

- 9.1 See Findings under Site Plan Criterion 7 (above) related to stormwater quality standards in response to this review criterion. These findings are incorporated here by reference.

Conclusion

- 9.1 The proposed development will have no impact on the public sanitary sewer and/or water systems.

Criterion 10

The proposal meets all existing conditions of approval for the site or use, as required by prior land use decision(s), as applicable.

Findings of Fact

- 10.1 There are no prior land use decisions on the subject parcel.

Conclusion

- 10.1 This criterion is not applicable.

Criterion 11

Sites that have lost their nonconforming status must be brought into compliance, and may be brought into compliance incrementally in accordance with Section 2.330

Findings of Fact

- 11.1 The subject parcel is a conforming parcel and development.

Conclusion

- 11.1 This criterion is not applicable.

Overall Conclusion

This report evaluates the applicant's application for the proposed residential accessory structure that is a 2,592-square-foot, one-story structure with a wall height of 12 feet and an overall height of 18 feet. The proposed development meets all applicable Site Plan Review criteria when the following condition is met.

Condition of Approval

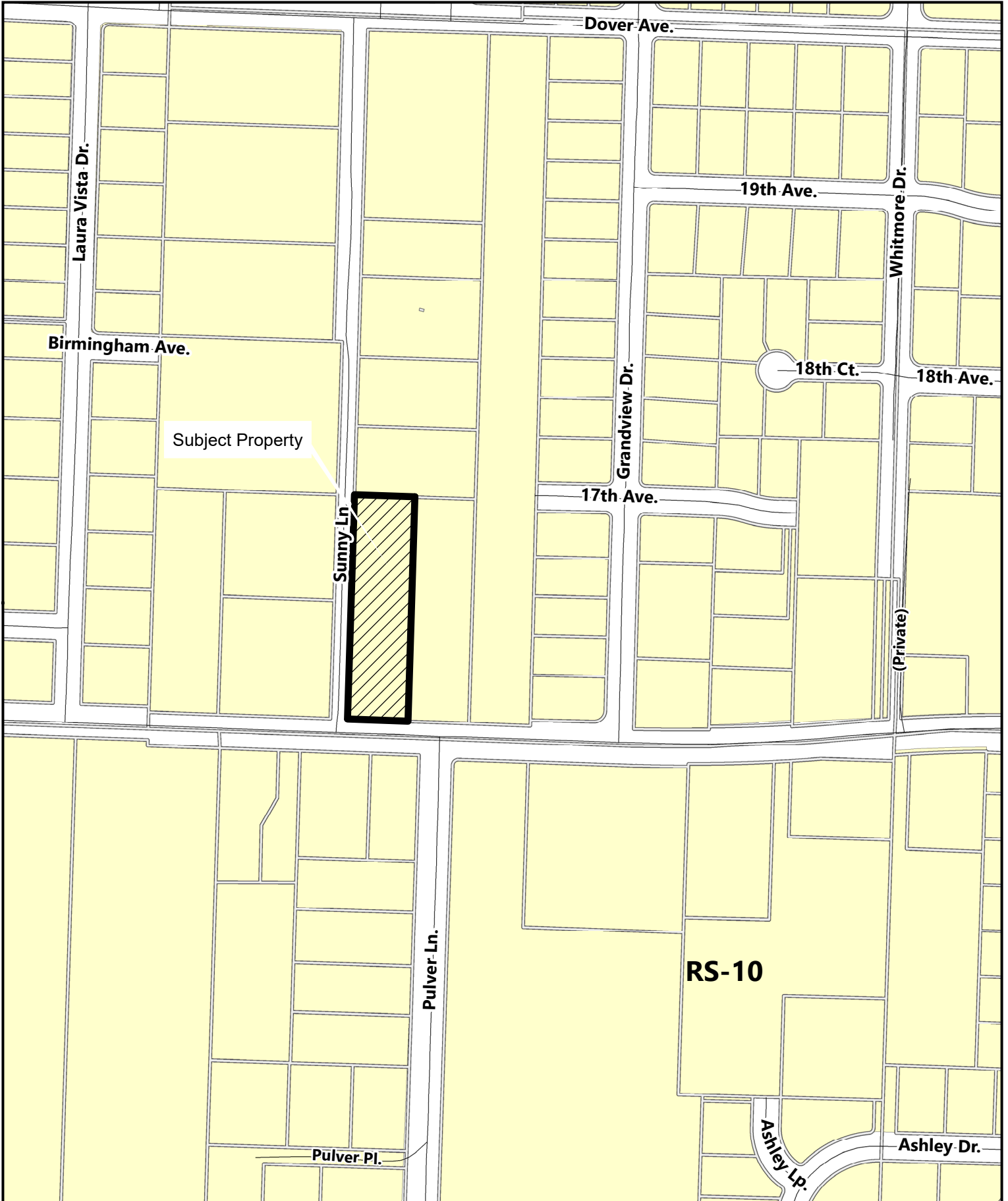
- Condition 1 Development shall occur consistent with the plans and narrative submitted by the applicant, or as modified by conditions of approval and shall comply with all applicable state, federal, and local laws.

Attachments

- A. Location Map
- B. Site Plan
- C. Elevation Drawing
- D. Applicant's Compatibility Worksheet

Acronyms

| | |
|-------|--------------------------------------|
| ADC | Albany Development Code |
| AMC | Albany Municipal Code |
| RS-10 | Residential Single Dwelling District |
| SP | Site Plan Review |



Subject Property

RS-10

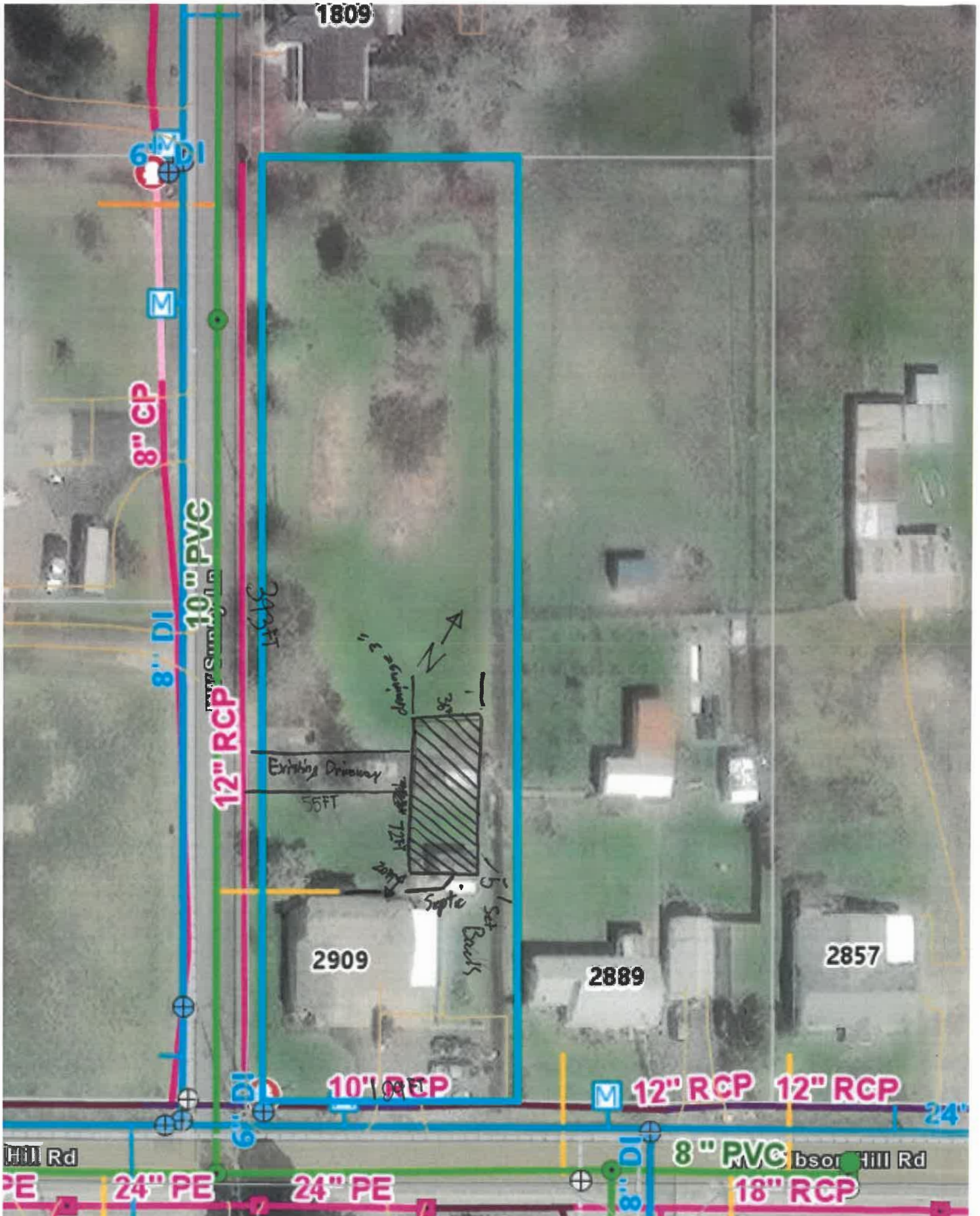


0 50 100 200
 Feet

2909 NW Gibson Hill Road

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

Location Map



POLE BUILDING PLANS

BUILDING OWNER: PARKER LEHR
BUILDING LOCATION: 2909 NW GIBSON HILL RD.
 ALBANY, OR. 97321
COUNTY: BENTON
BUILDING DIMENSIONS: 36' X 72' X 12' + 16' X 6' X 8' GABLED ENTRY
ROOF PITCH: 4 IN 12
BUILDING AREA/CONST. TYPE: 2,688 SF / TYPE V-B
ROOF FRAMING SYSTEM: PRE-ENGINEERED TRUSSES BY OTHERS
ROOF ASSEMBLY: METAL OVER WOOD SHEATHING
WALL ASSEMBLY: METAL / METAL OVER WOOD SHEATHING
BUILDING USE: PRIVATE SHOP

CONTRACTOR/BUILDER: DREAM WEAVER CONSTRUCTION LLC
ADDRESS:

BUILDING DESIGN CRITERIA

GROUND SNOW LOAD = 25 PSF
 ROOF DEAD LOAD = 5
 WIND SPEED = 100 MPH (3 SEC. GUST)
 WIND EXPOSURE = B
 SEISMIC DESIGN PARAMETERS:
 $S_s = 0.62$; $S_1 = 0.29$
 SEISMIC DESIGN CATEGORY = D
 RISK CATEGORY = II
 SOIL BEARING CAPACITY = 1,500 PSF

BUILDING CODES & REFERENCES

-2022 OSSC
 -ASCE 7-16
 -NDS 2018

SHT DRAWING LIST

| | |
|---|--------------------------------------|
| 1 | C1.0 COVER SHEET |
| 2 | P1.0 FLOOR PLAN |
| 3 | P2.0 ROOF PLAN |
| 4 | E1.0 ELEVATION VIEWS |
| 5 | S1.0 SECTIONS & DETAILS |
| 6 | S2.0 SECTIONS & DETAILS |
| 7 | D1.0 POSTHOLE, PURLIN & GIRT DETAILS |
| 8 | D2.0 SHEATHING DETAILS |


THE PLANS FOR THIS BUILDING ARE THE PROPERTY OF SOUTH VALLEY ENGINEERING, LLC AND SHALL BE RETURNED UPON REQUEST. THIS BUILDING HAS BEEN ENGINEERED TO CONFORM TO THE DIMENSIONS AND BUILDING DESIGN CRITERIA SPECIFIED, AND SHALL BE BUILT ONLY AT THE LOCATION DESCRIBED ON THESE PLANS. ANY CHANGES OR MODIFICATIONS TO THESE PLANS, INCLUDING BUT NOT LIMITED TO BUILDING DIMENSIONS, DESIGN CRITERIA, OR BUILDING LOCATION WITHOUT EXPRESS WRITTEN PERMISSION OR DOCUMENTATION BY THE ENGINEER WHOSE SEAL IS AFFIXED TO THESE PLANS SHALL RENDER THESE PLANS NULL AND VOID, AND THE ENGINEER WHOSE SEAL IS AFFIXED TO THESE PLANS SHALL NOT BE HELD LIABLE FOR THE STRUCTURAL INTEGRITY OR CODE COMPLIANCE OF ANY BUILDING CONSTRUCTED REFERENCING THESE PLANS UNDER THESE CONDITIONS.

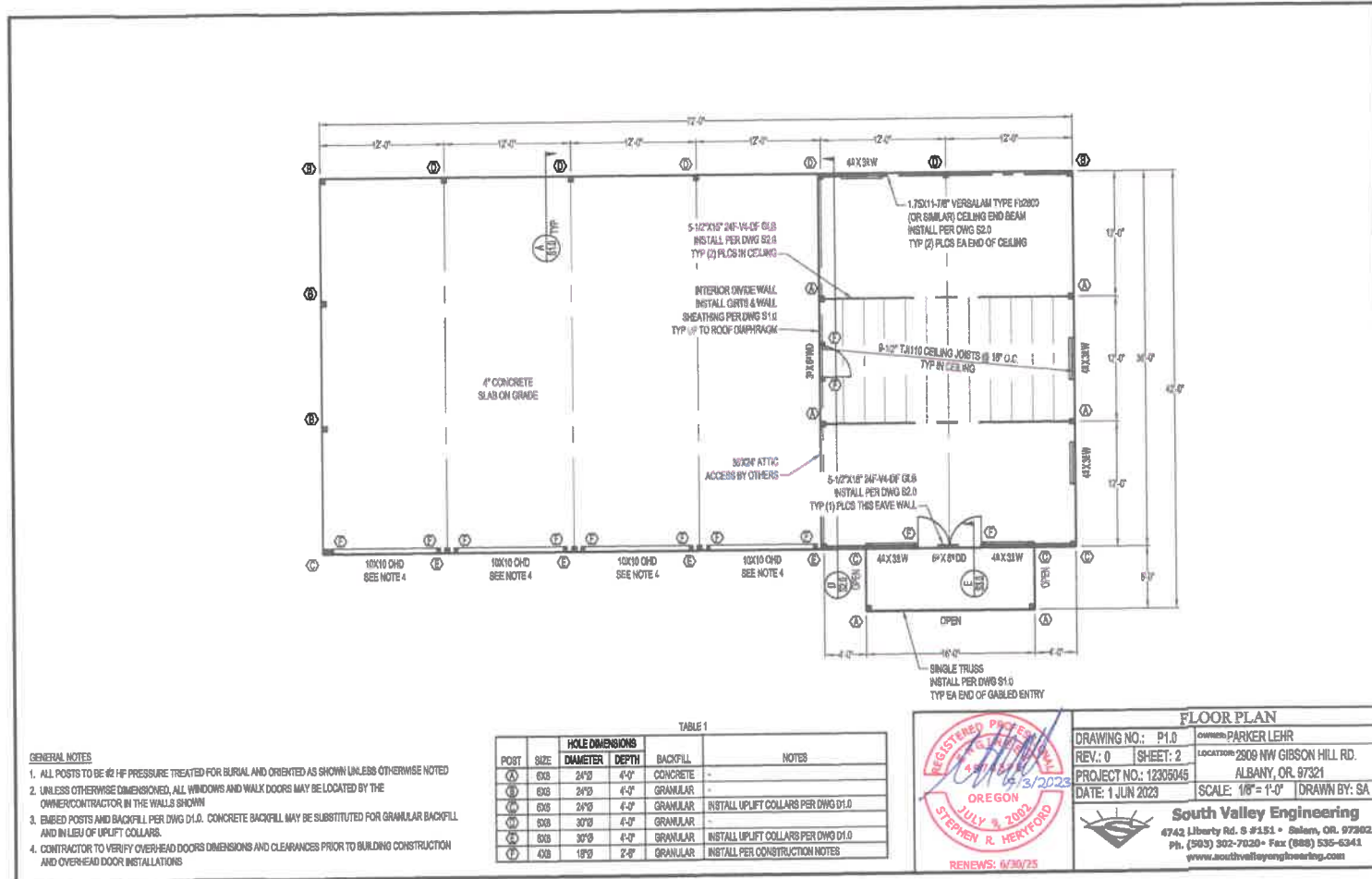
CONSTRUCTION NOTES

- ALL DRAWINGS SHALL BE REVIEWED AND APPROVED BY OWNER AND/OR CONTRACTOR PRIOR TO BEGINNING OF SITE WORK OR BUILDING CONSTRUCTION. ALL DIMENSIONS AND SPECIFICATIONS SHALL BE VERIFIED AND ANY DISCREPANCIES, ERRORS AND/OR OMISSIONS SHALL BE REPORTED TO SOUTH VALLEY ENGINEERING PRIOR TO MATERIAL PURCHASE AND BEGINNING OF CONSTRUCTION. SOUTH VALLEY ENGINEERING SHALL NOT BE HELD LIABLE FOR ANY COSTS OR DAMAGES INCURRED DUE TO DISCREPANCIES, ERRORS AND/OR OMISSIONS DISCOVERED AFTER CONSTRUCTION HAS BEGUN.
- THE BUILDING OWNER AND OR CONTRACTOR ACCEPTS FULL RESPONSIBILITY FOR ANY WORK DONE THAT IS NOT SHOWN ON OR DOES NOT COMPLY WITH THESE PLANS. REQUESTS FOR ANY CHANGES SHALL BE MADE TO THE ENGINEER IN WRITING, AND SHALL BE RECEIVED FROM THE ENGINEER IN WRITING PRIOR TO IMPLEMENTATION.
- STRUCTURAL CONCRETE FOR SLABS AND FOUNDATIONS SHALL BE A MINIMUM OF 2,500 PSI COMPRESSIVE STRENGTH AT 28 DAYS WITH NO SPECIAL INSPECTION REQUIRED. FOOTINGS AND FOUNDATIONS SHALL BE CAST AGAINST UNDISTURBED NATIVE SOIL UNLESS OTHERWISE NOTED ON THE PLANS.
- ALL DIMENSIONAL LUMBER SHALL BE #2 OR BETTER UNLESS OTHERWISE NOTED ON THE PLANS. HIGHER GRADE LUMBER OF SAME SPECIES MAY BE SUBSTITUTED FOR SPECIFIED GRADE.
- ALL WOOD IN CONTACT WITH CONCRETE ABOVE GROUND SHALL BE PRESSURE TREATED FOR ABOVE GROUND CONTACT. ALL WOOD EMBEDDED IN GROUND SHALL BE PRESSURE TREATED FOR BURIAL.
- ROOF & WALL WOOD SHEATHING (IF USED) UNLESS OTHERWISE NOTED ON THE PLANS:
 ALL ROOF AND WALL WOOD SHEATHING SHALL BE AN APPROVED APA RATED SHEATHING, EXPOSURE 1, GRADE C-D, EXTERIOR GLUE, 1/8" THICK (MINIMUM), EXTERIOR GRADE SHEATHING SHALL BE RATED FOR EXTERIOR USE. WOOD ROOF SHEATHING SHALL BE NAILED WITH 8d NAILS AT 8" O.C. EDGES AND 12" O.C. FIELD. 2X BLOCKING IS NOT REQUIRED FOR ROOF SHEATHING. WALL SHEATHING SHALL BE NAILED WITH 8d NAILS AT 8" O.C. EDGES AND 12" O.C. FIELD OR AS SPECIFIED ON THE PLANS. 2X BLOCKING SHALL BE INSTALLED AT ALL PANEL EDGES ON ALL WALLS.
- ALL FASTENERS EXPOSED TO THE ELEMENTS SHALL BE GALVANIZED OR CORROSION RESISTANT. ALL FASTENERS IN PRESSURE TREATED WOOD SHALL BE HOT-DIPPED GALVANIZED OR STAINLESS STEEL.
- IF PLANS SPECIFY GRANULAR BACKFILL IN POSTHOLE, BACKFILL WITH 3/4" MINUS CLEAN CRUSHED GRAVEL TO SPECIFIED EMBEDMENT DEPTH. BACKFILL IN 8" LIFTS AND SATURATE AND COMPACT EACH LIFT.
- INSTALL ALL TRUSS BRACING PER TRUSS ENGINEERING. INSTALL TEMPORARY TRUSS BRACING DURING CONSTRUCTION PER BCS-810 GUIDELINES FOR POST FRAME TRUSS INSTALLATION, RESTRAINT & BRACING DURING CONSTRUCTION.
- IF SOLID ROCK IS ENCOUNTERED AND THE POSTHOLE DEPTH CANNOT BE DRILLED TO THE DEPTH AS SPECIFIED, THE FOLLOWING CRITERIA MAY BE USED:
 - ALL POSTHOLES MUST BE A MINIMUM OF 18" AND 30" DEEP AND
 - THE SOLID ROCK PORTION OF THE POSTHOLE DEPTH MUST BE A MINIMUM OF 18" DEEP AND
 - ALL POSTHOLES MUST BE BACKFILLED WITH CONCRETE BACKFILL FULL DEPTH
 - THE 8" CONCRETE FOOTING AT THE BOTTOM OF THE HOLE MAY BE OMITTED FOR POSTS BEARING ON SOLID ROCK

NOTE: VERIFY ALL INSPECTIONS REQUIRED BY THE PERMITTING AGENCY PRIOR TO SITE PREPARATION AND BUILDING CONSTRUCTION



| COVER SHEET | | | |
|--|--------------------|-----------------------------------|--|
| DRAWING NO.: C1.0 | OWNER: PARKER LEHR | | |
| REV.: 0 | SHEET: 1 | LOCATION: 2909 NW GIBSON HILL RD. | |
| PROJECT NO.: 12305045 | | ALBANY, OR. 97321 | |
| DATE: 1 JUN 2023 | SCALE: N/A | DRAWN BY: SA | |
|  South Valley Engineering 4742 Liberty Rd. S #151 • Salem, OR. 97302 Ph. (503) 362-7020 • Fax (503) 535-6341 www.southvalleyengineering.com | | | |



- GENERAL NOTES**
1. ALL POSTS TO BE #2 HP PRESSURE TREATED FOR BURIAL AND ORIENTED AS SHOWN UNLESS OTHERWISE NOTED
 2. UNLESS OTHERWISE DIMENSIONED, ALL WINDOWS AND WALK DOORS MAY BE LOCATED BY THE OWNER/CONTRACTOR IN THE WALLS SHOWN
 3. EMBED POSTS AND BACKFILL PER DWG D1.0. CONCRETE BACKFILL MAY BE SUBSTITUTED FOR GRANULAR BACKFILL AND IN LIEU OF UPLIFT COLLARS.
 4. CONTRACTOR TO VERIFY OVERHEAD DOORS DIMENSIONS AND CLEARANCES PRIOR TO BUILDING CONSTRUCTION AND OVERHEAD DOOR INSTALLATIONS

TABLE 1

| POST | SIZE | HOLE DIMENSIONS | | BACKFILL | NOTES |
|------|------|-----------------|-------|----------|-------------------------------------|
| | | DIAMETER | DEPTH | | |
| Ⓐ | 6x6 | 24"Ø | 4'-0" | CONCRETE | - |
| Ⓑ | 6x6 | 24"Ø | 4'-0" | GRANULAR | - |
| Ⓒ | 6x6 | 24"Ø | 4'-0" | GRANULAR | INSTALL UPLIFT COLLARS PER DWG D1.0 |
| Ⓓ | 6x6 | 30"Ø | 4'-0" | GRANULAR | - |
| Ⓔ | 6x6 | 30"Ø | 4'-0" | GRANULAR | INSTALL UPLIFT COLLARS PER DWG D1.0 |
| Ⓕ | 6x6 | 18"Ø | 2'-8" | GRANULAR | INSTALL PER CONSTRUCTION NOTES |



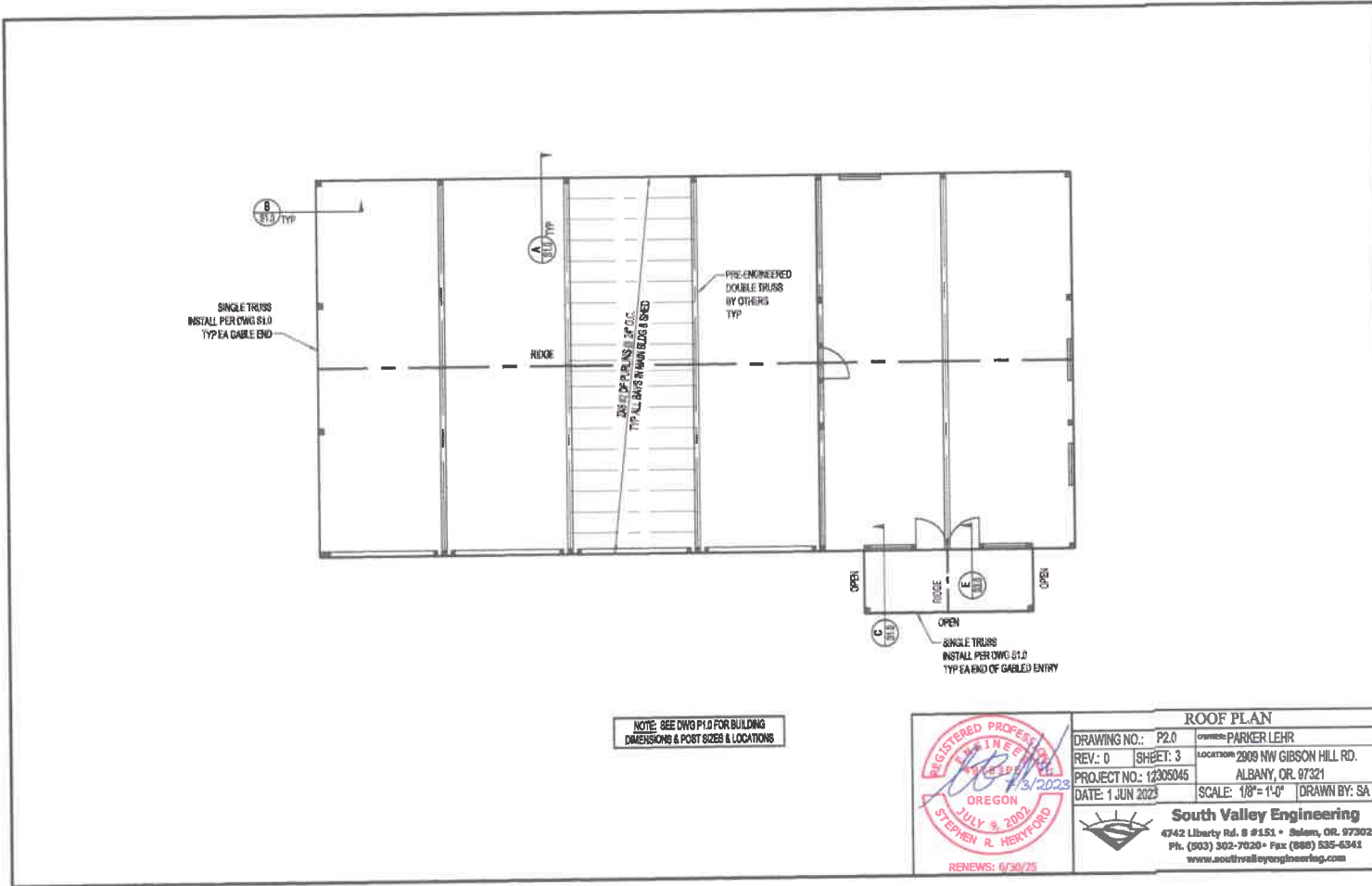
FLOOR PLAN

DRAWING NO.: P1.0
 REV.: 0
 PROJECT NO.: 12305045
 DATE: 1 JUN 2023

OWNER: PARKER LEHR
 LOCATION: 2800 NW GIBSON HILL RD.
 ALBANY, OR. 97321

SCALE: 1/8" = 1'-0"
 DRAWN BY: SA

South Valley Engineering
 4742 Liberty Rd. S #151 • Salem, OR. 97302
 Ph. (503) 502-7030 • Fax (888) 535-5341
 www.southvalleyengineering.com



NOTE: SEE DWG P1.0 FOR BUILDING DIMENSIONS & POST SIZES & LOCATIONS



| ROOF PLAN | |
|--|-----------------------------------|
| DRAWING NO.: P2.0 | OWNER: PARKER LEHR |
| REV: 0 SHEET: 3 | LOCATION: 2908 NW GIBSON HILL RD. |
| PROJECT NO: 12305045 | ALBANY, OR. 97321 |
| DATE: 1 JUN 2023 | SCALE: 1/8" = 1'-0" DRAWN BY: SA |
|  South Valley Engineering 4742 Liberty Rd. S #151 • Salem, OR. 97302 Ph. (503) 502-7820 • Fax (888) 535-6341 www.southvalleyengineering.com | |

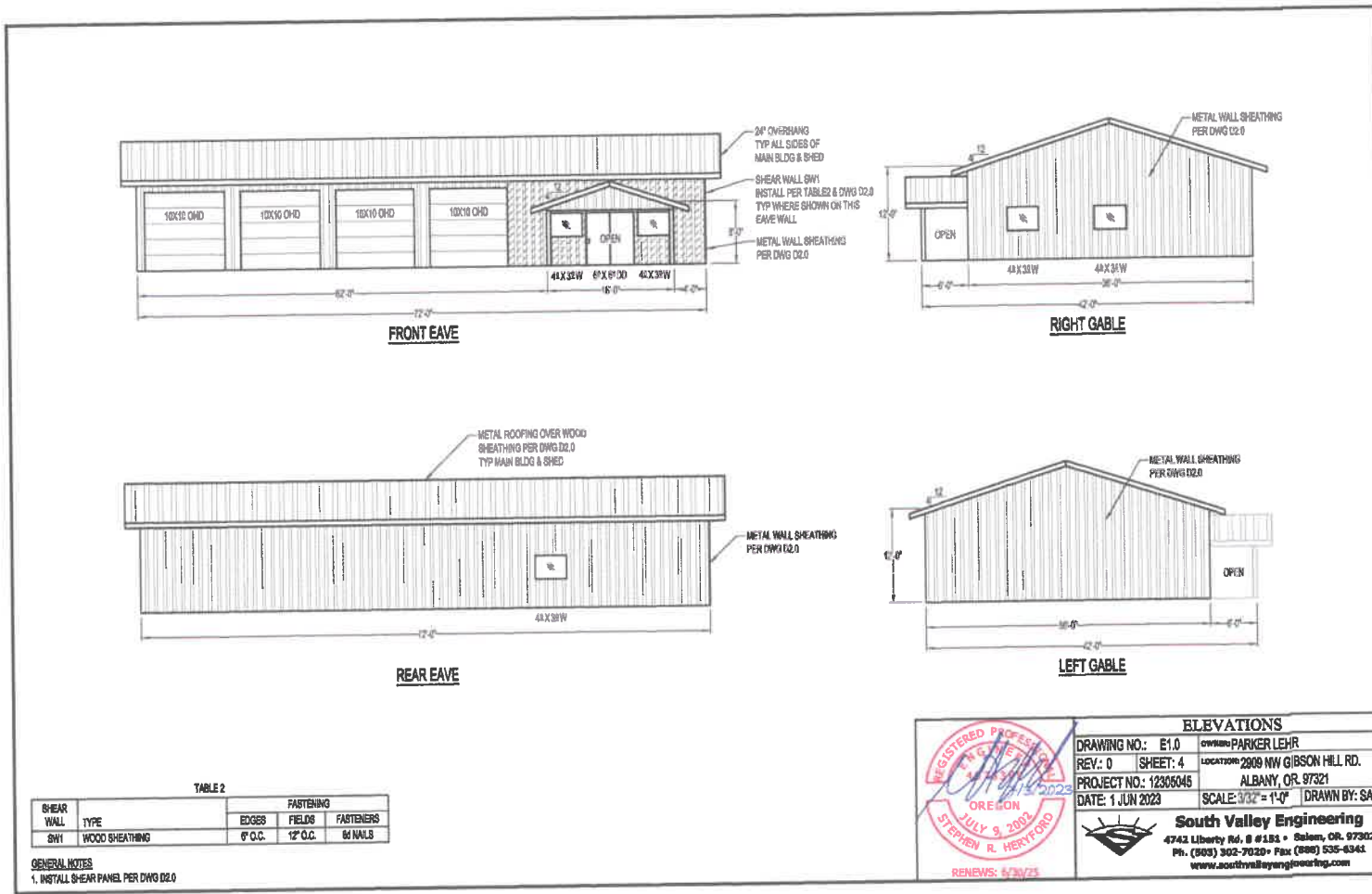
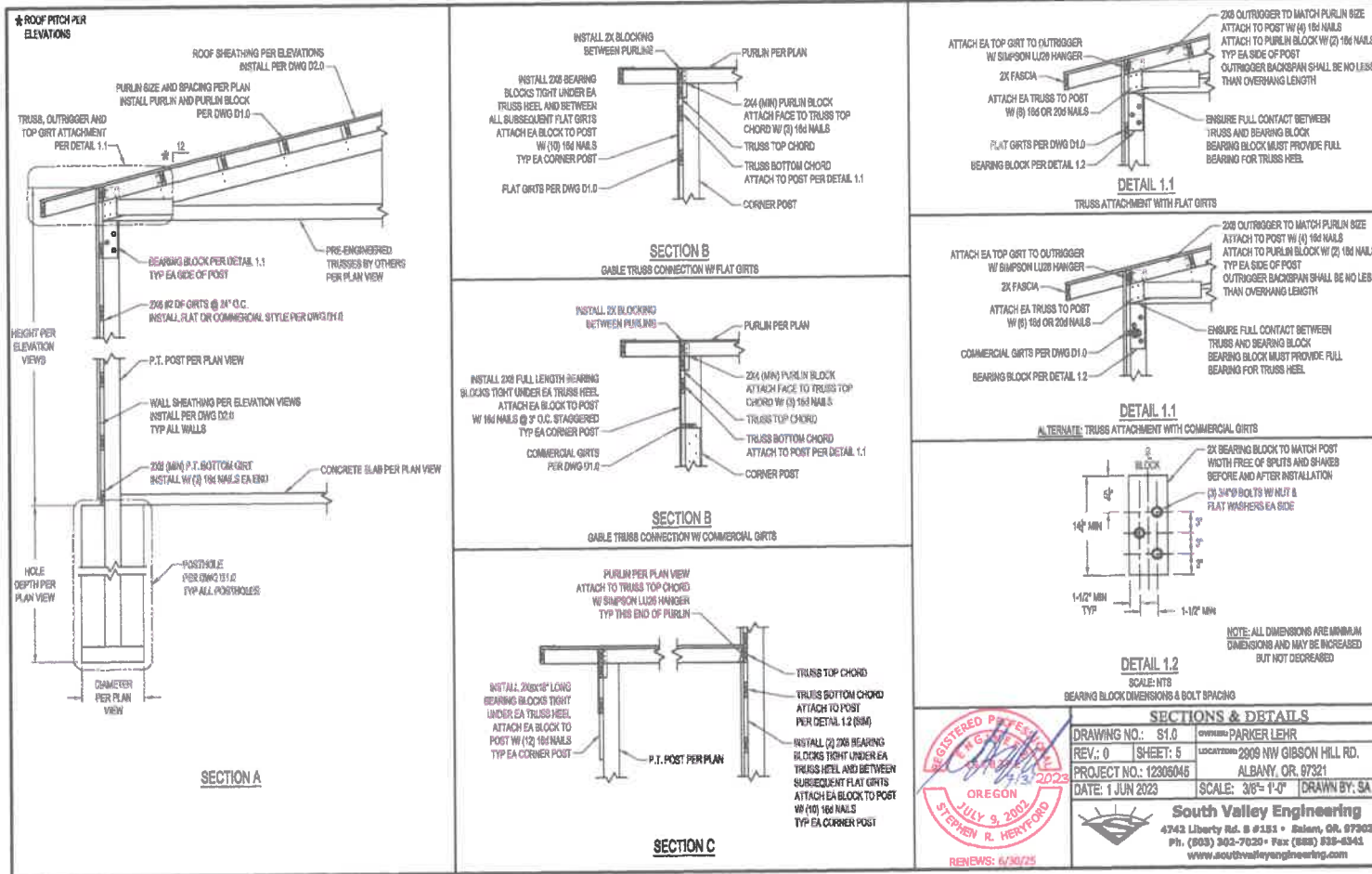


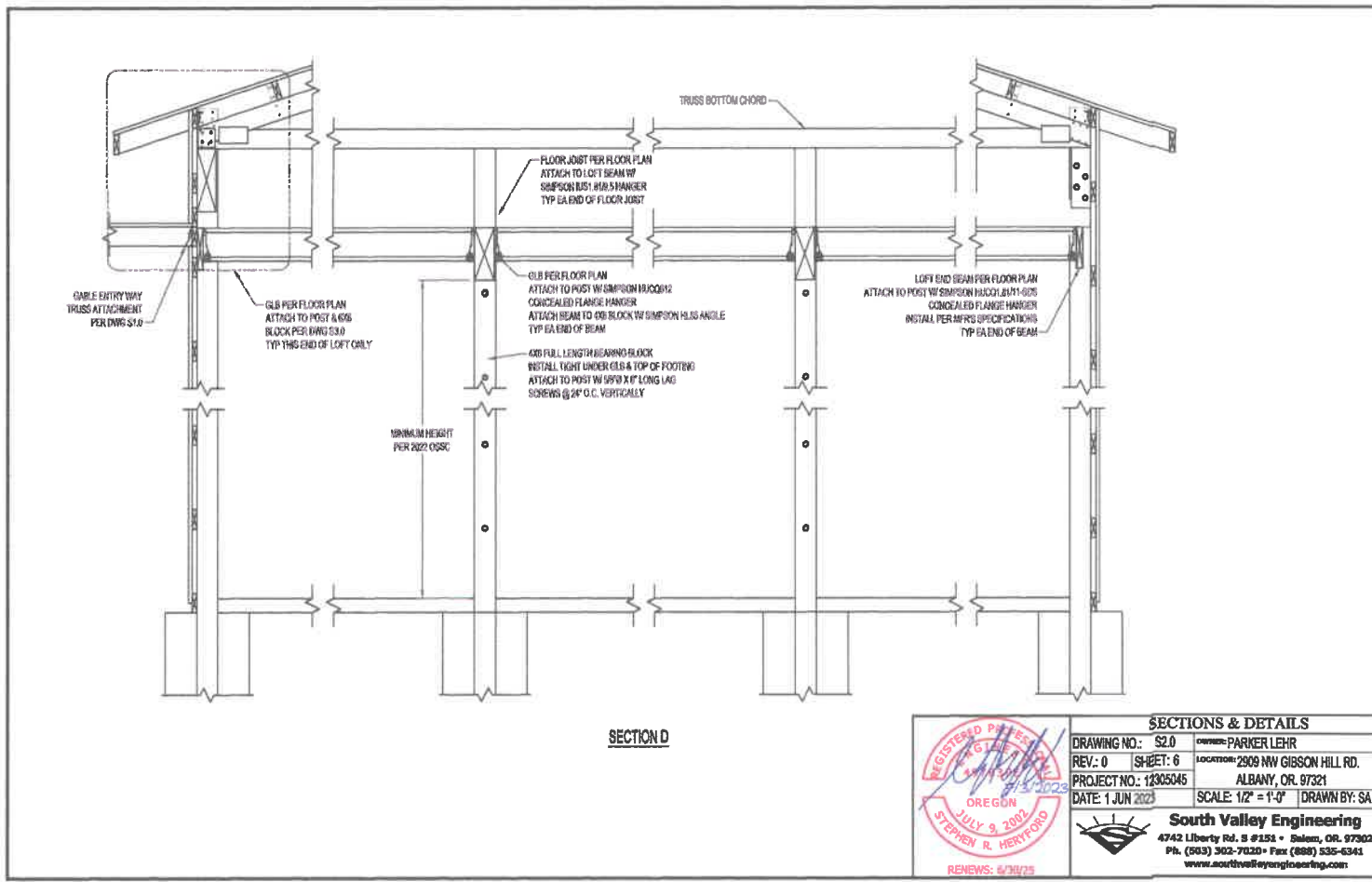
TABLE 2

| SHEAR WALL | TYPE | FASTENING | | |
|------------|----------------|-----------|----------|-----------|
| | | EDGES | FIELDS | FASTENERS |
| SWH | WOOD SHEATHING | 6" O.C. | 12" O.C. | 6d NAILS |

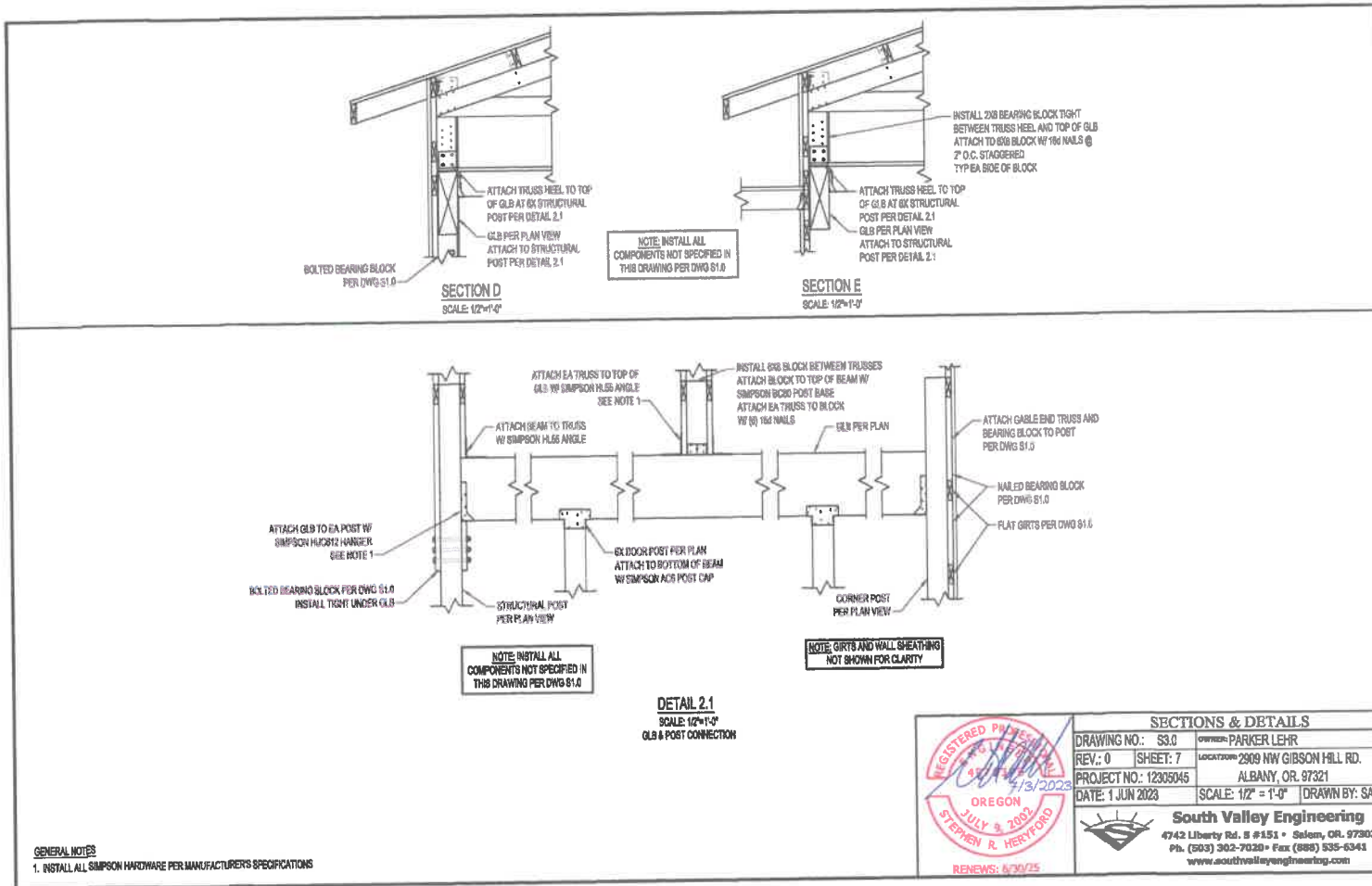
GENERAL NOTES
1. INSTALL SHEAR PANEL PER DWG D2.0

| | | |
|------------------|-----------------------|---|
| | ELEVATIONS | |
| | DRAWING NO.: E1.0 | DESIGNED BY: PARKER LEHR |
| | REV.: 0 SHEET: 4 | LOCATION: 2009 NW GIBSON HILL RD. |
| | PROJECT NO.: 12305045 | ALBANY, OR. 97321 |
| DATE: 1 JUN 2023 | SCALE: 3/32" = 1'-0" | DRAWN BY: SA |
| | | South Valley Engineering 4742 Liberty Rd. # 181 • Salem, OR. 97302 Ph. (503) 302-7020 • Fax (503) 536-6344 www.southvalleyengineering.com |

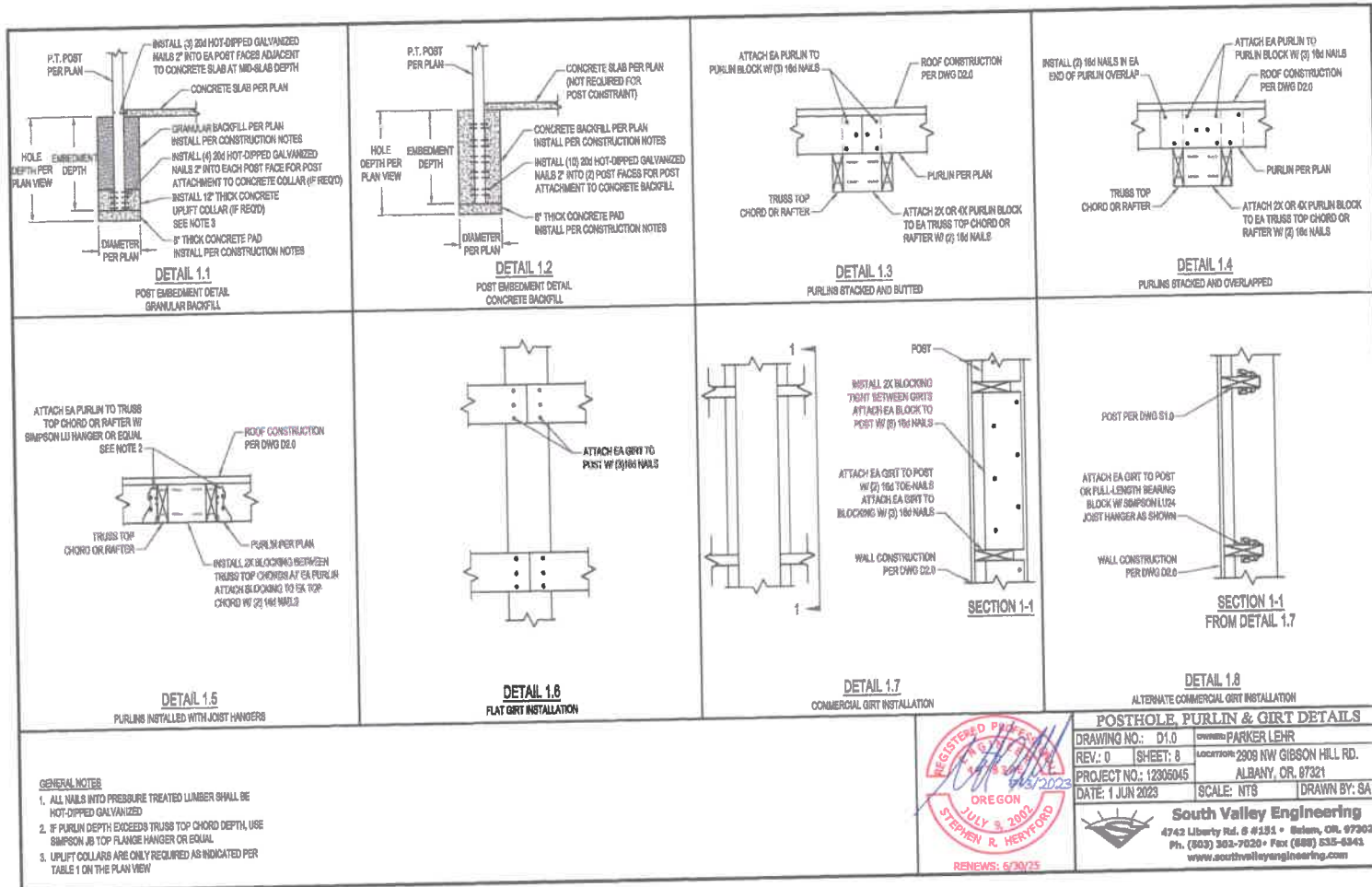


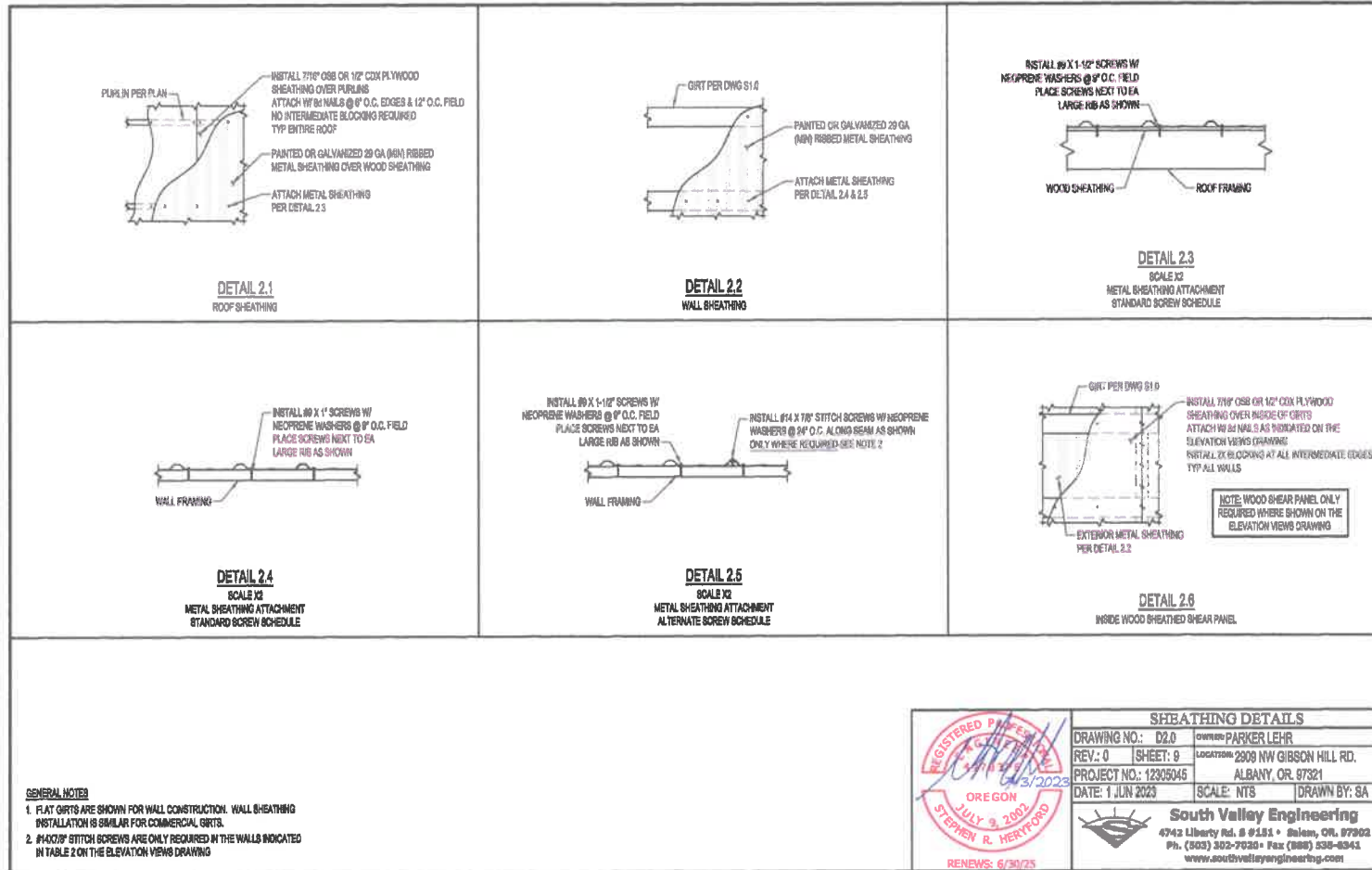


| | | | |
|--|---------------------|-----------------------------------|--------------------|
| | | SECTIONS & DETAILS | |
| | | DRAWING NO.: S2.0 | OWNER: PARKER LEHR |
| REV.: 0 | SHEET: 6 | LOCATION: 2909 NW GIBSON HILL RD. | |
| PROJECT NO.: 12305045 | | ALBANY, OR. 97321 | |
| DATE: 1 JUN 2023 | SCALE: 1/2" = 1'-0" | DRAWN BY: SA | |
| | | | |
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| | | | |
|-----------------------|------------------|---|--------------------|
| | | SECTIONS & DETAILS | |
| | | DRAWING NO.: 53.0 | OWNER: PARKER LEHR |
| REV.: 0 | SHEET: 7 | LOCATION: 2909 NW GIBSON HILL RD. ALBANY, OR. 97321 | |
| PROJECT NO.: 12305045 | DATE: 1 JUN 2023 | SCALE: 1/2" = 1'-0" | DRAWN BY: SA |
| | | South Valley Engineering 4742 Liberty Rd. # 151 • Salem, OR. 97302 Ph. (503) 302-7020 • Fax (503) 335-6344 www.southvalleyengineering.com | |
| | | RENEWS: 6/30/25 | |







COMMUNITY DEVELOPMENT

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

Residential Accessory Structure Compatibility Worksheet

For proposed detached structures 750 sq. ft. or larger and/or with walls taller than 11 feet.

This handout addresses land use planning issues. Building permits are required for any residential accessory structure larger than 200 square feet.

Property Owner (print): Jeff n Misty Lehr
 Property Address: 2909 Nw Gibson Hill Rd Albany OR
 Assessor's Parcel Map No: 10504W35AD Tax Lot(s): 500
 Zoning District: R510
 Intended Use of the Structure: Pole barn Shop

The Albany Development Code (ADC) allows attached additions to a residence without limiting size or wall height outright; subject to meeting the applicable development standards (see Table 3.190-1).

A detached accessory structure also is allowed outright if it can meet the applicable development standards (see Table 3.230-1) and the total square footage of the proposed structure is less than 750 square feet and the wall height does not exceed 11 feet. If the size would be larger or the walls taller, the structure may be allowed without a land use review, if it meets all of the established compatibility thresholds listed below. [ADC 3.080(9)]

Other considerations related to an accessory structure include the location of existing easements, septic tanks, drain fields, wells; access (existing and proposed); and whether trees would be removed (number and diameter of the trunks). You must include information about these items on a site plan drawing submitted with this worksheet.

Don't Forget! To support the information below, attach a scaled drawing of your property showing and labeling the location of all existing and proposed buildings and a scale drawing of each elevation of the proposed building. Include distances (in feet) between all structures and property lines.

Fill in the explanation area after each question below. If you answer "no" to Questions 1, 2, or 3, or "yes" to Questions 4 or 5, the structure will not be considered compatible. Question 6 calls your attention to special construction standards that will apply in all cases if the property is located in a Special Purpose District, such as the 100-year floodplain. In addition to answering the questions, you must attach a site plan of the property and elevation drawings of the proposed building to the worksheet.

If the structure cannot meet all of the compatibility standards, you may either alter the building to meet them or submit a Site Plan Review Accessory Building application to the Planning Division. This plan review typically takes six to eight weeks to process and requires additional paperwork and a non-refundable review fee. A notice of filing will be sent to property owners within 100 feet of your property giving them an opportunity to comment on the project. Filing an application does not guarantee approval.

Question 1: Will the roof and siding materials and colors on the proposed building be similar to those on the primary residential structure on the site? Yes ___ No ___

- Fill out (a) and (b) to demonstrate this standard would be met:

The building materials and colors of the proposed accessory building will be:

Materials: Siding: Metal Roof: Metal
 Colors: Siding: Grey Roof: White

The building materials and colors of the primary residential structure on the property are (or will be as part of this project):

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Materials: Siding: hardy plank Roof: Shingle
 Colors: Siding: Grey Roof: Black

Question 2: If the proposed accessory building were built, would the percentage of lot coverage be similar to or less than the percentage allowed in the applicable zoning district? (See Table 3.190-1)
 Yes No (you may not exceed the lot coverage threshold by Site Plan Review.)

• Fill out a. through d. to demonstrate this standard would be met:

a. The maximum lot coverage allowed in the RS10 zoning district is 50 percent.
 Total land area of the property is 43560 sq. ft.

The foundation (footprint) size of each building on the property is:

Primary residence: 1,900 sq. ft.
 Proposed building: 2,592 sq. ft.
 Other structures: 0 sq. ft., 0 sq. ft., 0 sq. ft.
 Total foundation area of all structures on the property: 4,492 sq. ft.

Percentage of building coverage on this lot after construction of the proposed accessory building would be percent.
 (To calculate this percentage, divide the total foundation area of all structures (c) by the total land area of the property (b). This number cannot be larger than (a).)

Question 3: Will the proposed accessory building meet the minimum setback requirements for the primary residential structure? (see Table 3.190-1) Yes No

• Fill out a. and b. to demonstrate this standard would be met:

a. The minimum setbacks from property lines for the primary structure in this zone are:

Front: 20 ft. Sides and rear, single-story: 5ft ft., or two-story: _____ ft.

The setbacks from the property lines for the proposed accessory building are:

Front: 40 ft. Sides and rear, single-story: 5ft ft., or two-story _____ ft.

Question 4: Will the proposed building be taller than the tallest building on adjacent property?

Yes No (Height in this case is measured to the highest point on the structure. "Adjacent" means any property bordering the property on which the accessory structure would be built or across an adjacent street.)

• Fill out a. through c. and attach a drawing showing the location of the tallest building on adjacent property in relation to your property.

a. The total height of the proposed accessory building is 18 feet.

b. The wall height of the proposed accessory building is 12 feet.

c. The height of the tallest building on adjacent property is 20 feet, and it is located at (address) 2889 Gibson Hill Rd Albany Oregon.

Question 5: Will the area of the proposed building's foundation be larger than the area of the foundation of the largest building on adjacent property? Yes No

• Fill out a. and b. to demonstrate this standard would be met:

a. The area of the proposed accessory building's foundation is 2592 sq. ft.

The area of the foundation of the largest building on adjacent property is 1,397 sq. ft.

(include attached garages). The address of this building is 2889 Gibson Hill Rd;

currently occupied by Mr./Ms. Valerie / Brooks, phone 541 510 5596

Question 6: Is this property located in any of the following Special Purpose Districts listed in Articles 6 and 7 of the Development Code? Yes ___ No (The text of the Albany Development Code is on the City's website: www.cityofalbany.net/cd/development-code)

Check the district(s) that apply to this property.

- Airport Approach District (Near the Albany Municipal Airport located east of the I-5 freeway)
- Floodplain District (Property is located within a 100-year floodplain)
- Hillside Development District (Property has slopes greater than 12 percent)
- Historic District (Monteith, Hackleman, or Downtown districts)
- Willamette Greenway (Property is located near the Willamette River)

If the property is in one of the special districts, have you researched the construction regulations of the special district and determined that the proposed building can meet the standards of the district(s)? Yes ___ No ___
(Regardless of approval to allow an oversized accessory structure, you must be able to construct the proposed building in accordance with the regulations of the applicable special district.)

Milela _____ July 16 2023 _____
Property Owner's Signature Date

Misty Lehr _____ 541-223-3599 _____
Print Property Owner's Name Daytime Phone

_____ Misty 2909 @ Gmail.com _____
E-mail address

TABLE 3.190-1

| RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS | | | | | | | |
|--|--------------|----------------|----------------|----------------|----------------|----------------|---|
| STANDARD | RR | RS-10 | RS-6.5 | HM | RS-5 | RM | RMA |
| Minimum Property Size or Land Requirements by Unit Type (1)(18) | | | | | | | |
| Single-family detached and Duplex (1) | 5 acres (15) | 10,000 sf | 6,500 sf | 5,000 sf | 5,000 sf | 3,500 sf | Single-family detached: N/A Duplex: 3,500 sf |
| Townhouse(1)(16)(19) | 1,500 sf | 1,500 sf | 1,500 sf | 1,500 sf | 1,500 sf | 1,500 sf | 1,500 sf |
| Two primary detached units on one property (1) | N/A | N/A | N/A | 7,000 sf | N/A | 3,500 sf | 3,500 sf |
| Triplex (16) | 5 acres | 10,000 sf | 6,500 sf | 5,000 sf | 5,000 sf | 5,000 sf | 5,000 sf |
| Fourplex (16) | 5 acres | 10,000 sf | 7,000 sf | 7,000 sf | 7,000 sf | 7,000 sf | 7,000 sf (17) |
| Cottage Cluster (16) | 5 acres | 10,000 sf | 7,000 sf | 7,000 sf | 7,000 sf | 7,000 sf | 7,000 sf |
| Multi-family, Studio and 1-bedroom units | N/A | N/A | N/A | N/A | N/A | 2,000 sf/unit | 1,500 sf/unit |
| 2-and 3-bedroom units | N/A | N/A | N/A | N/A | N/A | 2,400 sf/unit | 1,800 sf/unit |
| 4+ bedroom units | N/A | N/A | N/A | N/A | N/A | 3,000 sf/unit | 2,200 sf/unit |
| Minimum Lot Widths: Townhouse All other uses | 20 ft N/A | 20 ft 65 ft | 20 ft 50 ft | 20 ft 35 ft | 20 ft 40 ft | 20 ft 30 ft | None None |
| Minimum Lot Depth (18) | N/A | 100 ft | 80 ft | 65 ft | 70 ft | 60 ft | None |
| Setbacks (4)(18): | | | | | | | |
| Minimum Front (4) | 20 ft | 20 ft | 15 ft | 15 ft | 15 ft | 15 ft | 12 ft |
| Maximum Front Setback | None | None | None | None | None | (14) | (14) |
| Minimum Interior: single-story (4) | 5 ft | 5 ft | 5 ft | 5 ft | 5 ft | 10 ft (5) | 10 ft (5) |
| Minimum Interior: two or more stories (4) | 8 ft | 8 ft | 8 ft | 6 ft | 6 ft | 10 ft (5)(6) | 10 ft (5)(6) |
| Minimum Building Separation | (12) | (12) | (12) | (12) | (12) | (12) | (12) |
| Min. Garage or carport vehicle entrance (10) | 20 ft | 20 ft | 20 ft (7) | 20 ft (7) | 20 ft (7) | 20 ft (7) | 20 ft (7) |
| Maximum Height (8) | 30 ft | 30 ft | 30 ft | 30 ft | 30 ft | 45 ft | 60 ft (15) |

| RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS | | | | | | | |
|--|----------|-----|-----|-----|-----|------|------|
| Maximum Lot Coverage (9)(18) | 20% (11) | 50% | 60% | 60% | 60% | 70% | 70% |
| Minimum Open Space | N/A | N/A | N/A | N/A | N/A | (13) | (13) |
| Min. Landscaped Area (18) | None | (2) | (2) | (2) | (2) | (3) | (3) |

N/A means not applicable.

- (1) Section 3.220 bonus provisions may reduce minimum lot size and area, such as alley access.
- (2) All yards adjacent to streets.
- (3) All yards adjacent to streets plus required open space.
- (4) Additional setbacks may be required, see Sections 3.230-3.330 and the buffer matrix at 9.210; exceptions to Setbacks for Accessibility Retrofits are in Section 3.263; Zero-Lot Line standards are in Sections 2.365 and 2.370; Setbacks for cottage clusters are in Section 3.192.
- (5) Except for single-family homes or middle housing, which must have a minimum setback of 3 feet for one-story dwellings and 5 feet for two-story dwellings.
- (6) More than 3 stories = 10 feet plus 3 feet for each story over 3 per unit requirements. Multiple-family developments must also meet the setbacks in Section 8.270(3).
- (7) Garage front setback for non-vehicle-entrance = 15 feet, except in RR and RS-10 zoning districts where the setback shall be 20 feet.
- (8) See exceptions to height restrictions, Section 3.340; Maximum height for cottage clusters is in Section 3.192.
- (9) Lot coverage for single-family detached and middle housing development shall only include the area of the lot covered by buildings or structures; Lot coverage for townhouses is calculated based on the overall townhouses project, rather than each townhouse lot; Cottage clusters are exempt from maximum lot coverage standards.
- (10) See Table 3.230-1 for garages with alley access.
- (11) Maximum lot coverage for parcels 20,000 square feet or less is 50%. The configuration of any development on a lot 20,000 square feet in size, or less, in an RR zoning district that covers more than 20 percent of the parcel on which it is proposed, should be located such that it does not preclude a later division of the parcel.
- (12) The minimum separation between multi-family buildings on a single parcel shall be 10 feet for single-story buildings and 20 feet for two-story or taller buildings; Minimum building separation for cottage clusters is in Section 3.192.
- (13) Ten or more units require open space. See Section 8.220.
- (14) See Section 8.240 for standards.
- (15) A property line adjustment between two existing RR properties may be allowed as long as no new lots are created, and the resulting properties are at least 20,000 square feet and approval of a septic system has been obtained by Benton County.
- (16) Triplexes, fourplexes, townhouses, and cottage clusters are not permitted on lots that are nonconforming with respect to the minimum lot size applicable to that housing type within the zoning districts (see ADC 2.320).
- (17) In RMA, a fourplex with one or more studio or 1-bedroom units shall meet the minimum lot size standards for multi-family development, except in no case shall the minimum lot size required for a fourplex exceed 7,000 square feet.
- (18) If a duplex, triplex, fourplex, or cottage cluster has been divided by a middle housing land division, the development standards that are applicable to the lot shall apply to the middle housing parent lot, not to the middle housing child lots.
- (19) The minimum property size for townhouses specified in Table 3.190-1 is the minimum allowable size for an individual townhouse lot; the number of units permitted on a given site (i.e., the maximum density) is established in accordance with subsection 3.191(1).

TABLE 3.230-1

| ACCESSORY STRUCTURE STANDARDS | |
|---|--|
| STRUCTURE | STANDARD |
| All Accessory Structures | Front setback, see Table 3.190-1, by zone if not noted below |
| Detached Structure walls less than or equal to 8 feet tall (2) | Interior setback = 3 feet (1) |
| Attached Structure | Interior setback = 5 feet (1) |
| Detached Structure walls greater than 8 feet tall (2) | Interior setback = 5 feet |
| Accessory Apartment Building | Front setback is equal or greater than primary residence Interior setback, one-story = 5 feet (1) Interior setback, two-story = 8 feet (1) |
| Garage or carport with vehicular access from an alley | Alley setback = 20 feet, less the width of the alley right-of-way, but at least 3 feet. Other interior setbacks=see Table 3.190-1 |
| Structures, including fences, intended for housing animals | Interior setback = 10 feet |
| Fences greater than 6 feet tall | See Table 3.190-1, by zone; building permit required. |
| Outdoor swimming pools with depths greater than or equal to 24 inches | Interior setback = 10 feet |
| Decks less than or equal to 30 inches from grade, with no rails or covers | No setback from property lines |
| Decks greater than 30 inches from grade | Interior setback = 5 feet |

- (1) Zero-lot line provisions are in Sections 3.265 and 3.270.
- (2) The slab or foundation of accessory structures is not included in the wall height unless it is greater than 24-inches from the ground.