



COMMUNITY DEVELOPMENT

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

Notice of Public Hearing

Conditional Use Permit

CU-02-24

December 19, 2024

HEARING INFORMATION

Review Body:	Hearings Board (Type III)
Hearing Date:	Thursday, January 9, 2025
Hearing Time:	4:00 p.m.
Hearing Location:	Council Chambers, Albany City Hall, 333 Broadalbin Street SW
	<u>Virtual:</u> At 4:00 p.m., join the meeting using the link below: https://albanyoregon.gov/council/groups/hrb/zoom
	<u>Phone:</u> 1-253-215-8782; <u>Meeting ID:</u> 842-2061-8053; <u>Passcode:</u> 897375

APPLICATION INFORMATION

Proposal:	Conditional Use Review to locate a drug and alcohol treatment facility in an existing structure located at 506 Ferry Street SW
Review Body:	Hearings Board
Property Owner/Applicant:	Angela Kelly & Sarah Soric
Applicant's Representative:	Christina Larson OBO Varitone Architecture, 231 2nd Avenue SW, Albany, OR 97321
Address/Location:	506 Ferry Street SW, Albany, OR 97321
Map/Tax Lot:	Linn County Assessor's Map No. 11S-03W-07BB-07500
Comprehensive Plan Map:	Residential-Low Density
Zoning:	Hackleman Monteith (HM)
Total Land Area:	7,035 square feet
Overlays:	Monteith National Register Historic District

The Albany Planning Division has received a request for a public hearing for the application referenced above and has scheduled a public hearing before the Hearings Board. We are mailing notice of this public hearing to property owners within 300 feet of the subject site.

A copy of the application, all documents, and evidence submitted by or on behalf of the applicant, and applicable criteria are available for inspection at the Albany Community Development Department, Planning Division. Copies can be provided by mail upon request at a reasonable cost or electronically at no charge. The staff report will be available by 5:00 p.m. on Thursday, January 2, 2025, and on the City's website at:

albanyoregon.gov/cd/projectreview

albanyoregon.gov/cd



Should you wish to discuss this case with a planner, please contact Alyssa Schrems, project planner, at alyssa.schrems@albanyoregon.gov or 541-791-0176. Submit any written comments to the Planning Division; PO Box 490, Albany, OR 97321. Any person who submits written comments or testifies at a public hearing will receive a copy of the notice of decision.

YOUR COMMENTS (HOW TO TESTIFY):

We invite your comments, either in writing prior to the day of the public hearing or at the hearing. Your comments will be considered when the Hearings Board makes a decision on this application. All testimony and evidence must be directed toward the approval standards for this application listed in this notice. Failure to raise an issue by letter or in person before the close of the record or the final evidentiary hearing, or failure to provide statements or evidence with sufficient detail to allow the Hearings Board an adequate opportunity to respond to each issue raised, precludes an appeal based on that issue.

Persons wanting to provide testimony for the Hearings Board public hearing may choose one of the following options:

1. Email written comments to alyssa.schrems@albanyoregon.gov **before noon the day of the meeting** and include your name and subject of the public hearing, or mail comments to Albany Planning Division; PO Box 490, Albany, OR 97321; or
2. To testify virtually during the public hearing, register before **noon on the day of the meeting** by emailing cdaa@albanyoregon.gov, with your name, address, phone number, and if you are speaking for, against, or neutral on the proposal. The chair will call upon those who registered.
3. Appear in person at the meeting and register to speak using the sign-up sheet.

Written comments will be included with respective meeting agenda packet if received by Alyssa Schrems at alyssa.schrems@albanyoregon.gov on or before the following date:

- 1) **December 31, 2024, for the January 9, 2025, Hearings Board meeting.**

Any person who submits written comments or testifies at a public hearing will receive a copy of the notice of decision.

This meeting is accessible to the public via video connection. The location for in-person attendance is accessible to people with disabilities. If you have a disability that requires accommodation, please notify City staff at least 48 hours in advance of the meeting at 541-917-7550, or email cdaa@albanyoregon.gov.

PUBLIC HEARING PROCEDURE

The public hearing will occur on Thursday, January 9, 2025, at 4:00 p.m. The hearing body will open the public hearing. The public hearing will begin with a declaration of any *ex parte* contacts (contacts that occurred outside of the public hearing) or any conflict of interest by the decision-makers. This will be followed by the staff report from the planning staff. Then, the applicant will testify. Following this, written comments received from the public will then be entered into the record. This will be followed by calling upon those who registered to speak in support of the application. After those in favor of the application are finished, testimony from those who registered to speak in opposition will begin. This will be followed by testimony from people who neither favor nor oppose the application. Following this, calling upon anyone else who wishes to testify either in support, in opposition, or neutral will be made. The applicant will then be able to respond to the public comments. The decision-makers are free to ask questions of any person who has testified, or of staff, at any point during the hearing. Once all comments are recorded as part of the meeting and the applicant responds, the hearing body will close the public hearing and deliberate on the application.

If additional documents or evidence are provided by any party, the City may allow a continuance, or leave the record open, to allow the parties a reasonable opportunity to respond. Any continuance or extension of the record requested by an applicant shall result in a corresponding extension of the 120-day time limitations of Oregon Revised Statute (ORS) 227.178.

If the hearing is continued or the record is left open, the chairperson will announce the date, time, and place for the resumption of the hearing and/or what limitations exist on further testimony or submittal of written materials. If the hearing and record are closed, the decision-makers will begin deliberations and/or will announce the time, date, and place when the decision will be made.

APPEALS

Within five days of the Hearing Board's final decision on this application, the Community Development Director will provide written notice of decision to the applicant and any other parties entitled to notice.

A decision of the Hearing Board may be appealed to the City Council if a person with standing files a notice of appeal and associated filing fee with the City within 10 days of the date the City mails the notice of decision.

APPROVAL STANDARDS FOR THIS APPLICATION

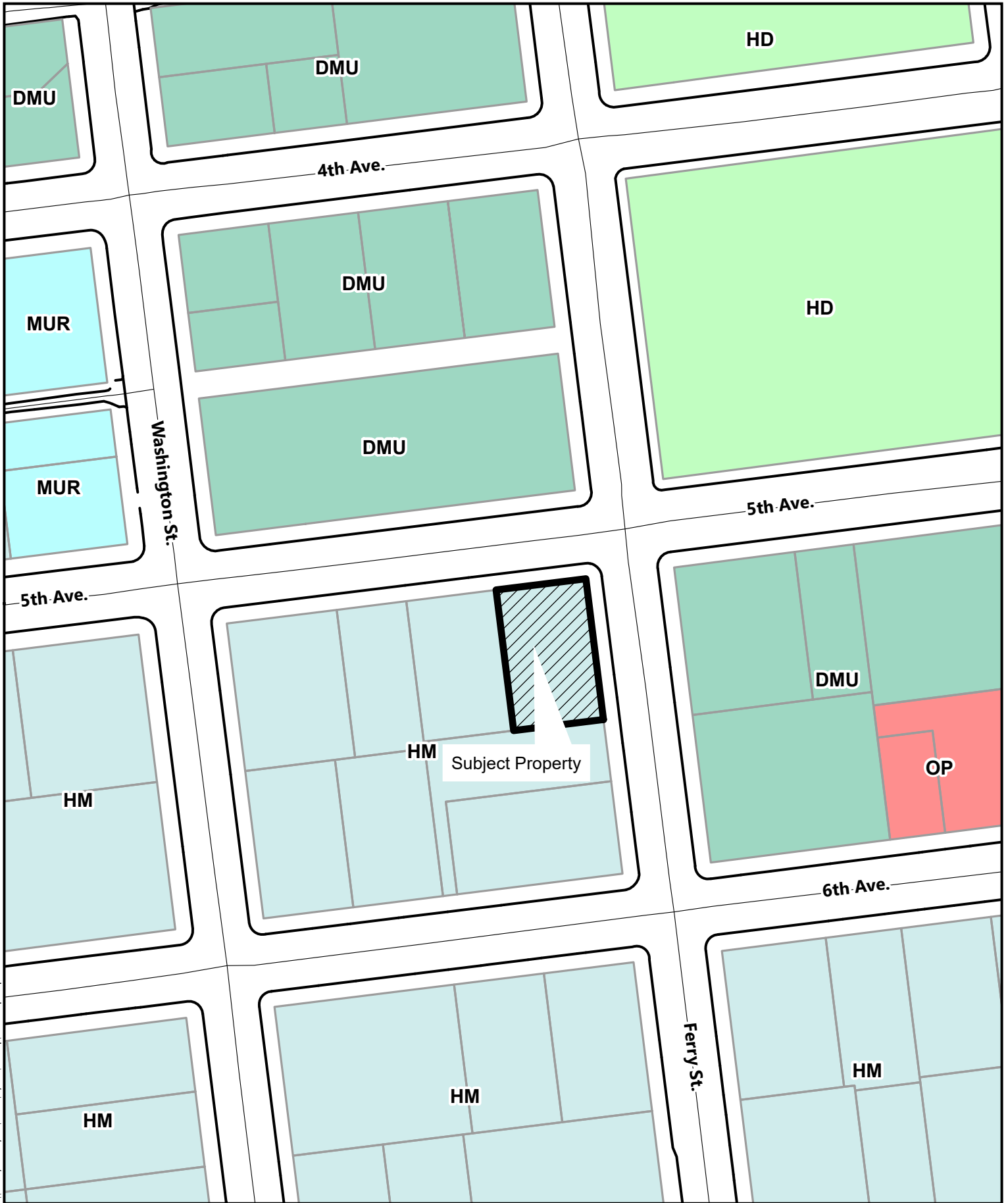
Conditional Uses

Section 2.250 of the Albany Development Code (ADC) includes the following review criteria that must be met for this application to be approved.

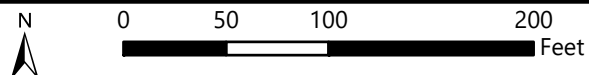
- (1) The proposed use is consistent with the intended character of the base zone and the operating characteristics of the neighborhood.
- (2) The proposed use will be compatible with existing or anticipated uses in terms of size, building scale and style, intensity, setbacks, and landscaping or the proposal mitigates difference in appearance or scale through such means as setbacks, screening, landscaping, or other design features.
- (3) The transportation system can support the proposed use in addition to the existing uses in the area. Evaluation factors include street capacity and level of service, on-street parking impacts, access requirements, neighborhood impacts, and pedestrian safety.
- (4) Public services for water, sanitary and storm sewer, water management, and for fire and police protection, can serve the proposed use.
- (5) The proposal will not have significant adverse impacts on the livability of nearby residentially zoned lands due to:
 - (a) Noise, glare, odor, litter, or hours of operation.
 - (b) Privacy and safety issues.
- (6) Activities and developments within special purpose districts must comply with the regulations described in Articles 4 (Airport Approach), 6 (Natural Resources), and 7 (Historic), as applicable.

Additional review standards for this application are found in ADC Articles 1, 2, 3, 7, 8, 9, and 22.

Attachments: Location Map and Site Plan



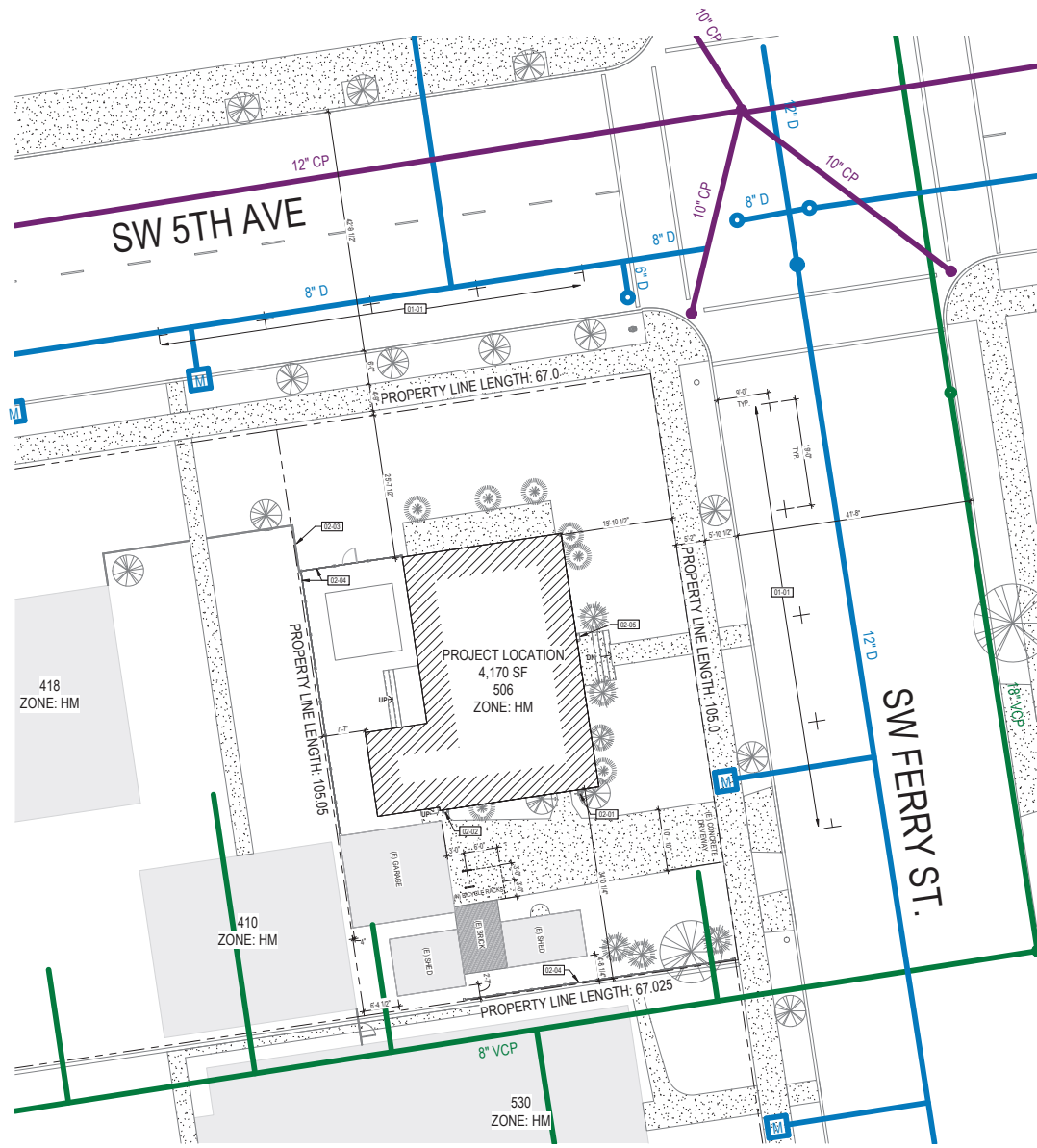
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Date: 10/30/2024 Map Source: City of Albany

506 Ferry St SW

Location Map



LOT INFORMATION

EXISTING ADDRESS: 506 FERRY ST SW, ALBANY, OR 97321
 MAP # 11505W07807500
 OWNER: SORIC SARAH J & KELLY ANGELA DIANE
 RECOVERY FIRST LLC
 615 CIVILWOOD DRIVE SE, SALEM OR 97302
 APELL180@PAMICS.R.HUBER.COM
 PH: 503-265-0899

ZONING: HACKLEMAN MONTEITH - (HM)
 HISTORIC DISTRICT: MONTEITH

LOT COVERAGE

GROSS SITE: 7,035 SF
 BUILDING AREA: 1ST FLOOR: 1,414 SF
 SECOND FLOOR: 1,288 SF (BUILDING FOOTPRINT)
 ATTIC: 788 SF
 BASEMENT: 728 SF
 TOTAL: 4,170 SF

EXISTING PAVING: 685 SF
 TOTAL COVERAGE: 5,895 SF

*NOTE: THESE CALCULATIONS ARE NOT BASED ON A LICENSED SURVEY. AREAS PROVIDED ARE BASED ON ARCHITECT'S FIELD VERIFICATION AND PUBLICALLY AVAILABLE INFORMATION SUCH AS TAX MAPS.

BICYCLE PARKING REQUIREMENTS
 REQUIREMENT - 5 PER 1000 GROSS SQUARE FEET
 2 BICYCLE PARKING SPACES PROVIDED

UTILITIES
 ALL UTILITIES ARE EXISTING TO REMAIN

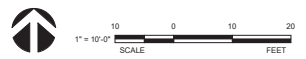
LEGEND:

- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- XXX' XXX" MATERIAL OF PIPE
- DI OF PIPE IN INCHES
- SANITARY SEWER
- XXX' XXX" MATERIAL OF PIPE
- DI OF PIPE IN INCHES
- STORM SEWER
- XXX' XXX" MATERIAL OF PIPE
- DI OF PIPE IN INCHES
- WATER MAIN

KEYNOTE LEGEND

#	Keystone Description
01-01	STREET PARKING
02-01	GAS METER LOCATION
02-02	ELECTRICAL METER LOCATION
02-03	WOOD FENCE
02-04	PLASTIC FENCE
02-05	MULLION

01 SITE PLAN
 1" = 10'-0"



VARITONE
 ARCHITECTURE

231 2nd Avenue SW
 Albany, Oregon 97321
 Ph: 541.497.2954

RECOVERY FIRST
 506 FERRY ST SW, ALBANY, OR 97321

Issue: CONDITIONAL USE
 Date: 10/10/2024

Revision: _____ Date: _____

SITE PLAN

LU0.10

PREPARED FOR CONDITIONAL USE APPLICATION
 NOT FOR PERMITTING, BIDDING, OR CONSTRUCTION