



COMMUNITY DEVELOPMENT

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

Revised Notice of Decision

Site Plan Review

SP-07-24

June 27, 2024

Application Information

Proposal:	Construction an eight-unit multiple dwelling unit development with associated site improvements.
Review Body:	Staff (Type I-L review)
Report Prepared By:	Liz Olmstead, Planner II
Applicant/Property Owner:	Scott Lepman, Glorietta Bay, LLC; 100 Ferry Street NW, Albany, OR 97321
Representative:	Laura LaRoque, Udell Engineering & Land Surveying, 63 E Ash Street, Lebanon, OR 97355
Address/Location:	2456 Marion Street SE, Albany, OR 97322
Map/Tax Lot:	Linn County Assessor's Map No. 11S-03W-18BA; Tax Lot 1000
Zoning:	Residential Medium Density (RM)

On May 28, 2024, the City of Albany Community Development Director granted **Approval with Conditions** of the application referenced above.

The City based its decision on the project's conformance with the review criteria listed in the Albany Development Code (ADC) with an effective date of December 29, 2023. The supporting documentation relied upon by the City in making this decision is available for review at City Hall, 333 Broadalbin Street SW. For more information, please contact **Liz Olmstead**, project planner, at 541-917-7640 or Current Planning Supervisor David Martineau at 541-917-7555.

The City's decision may be appealed to the Albany Planning Commission if a person with standing files a completed notice of intent to appeal and the associated filing fee no later than 10 days from the date the City mails the notice of decision [ADC 1.220(7)]. The applicants may proceed, at their own risk, prior to the end of the appeal period, provided they sign a Release and Indemnity Agreement with the City.

This approval shall expire three years from the date of approval unless 1) the applicant has installed all of the required public infrastructure related to the development and the infrastructure has been accepted by the City, or 2) the applicant has provided financial assurance for all required public infrastructure per ADC Section 12.600, or 3) the development did not require public infrastructure, a valid building permit exists for new construction or improvements, and work has commenced.

Signature on file

Community Development Director

albanyoregon.gov/cd



Appeal Deadline: July 8, 2024

Approval Expiration Date (if not appealed): June 27, 2027

Attachments: Location Map, Site Plan, Elevations

Conditions of Approval

- Condition 1 Site Improvements.** Before the City will issue a final certificate of occupancy for the proposed structure(s), all proposed and site improvements identified on the site plan (e.g., driveways, landscaping, lighting, etc.) must be constructed and completed in accordance with approved plans. Landscaping may be financially secured through a completion guarantee, per ADC 9.190.
- Condition 2 Screening of Refuse Containers.** Before the City will issue a final certificate of occupancy for the proposed structure(s), the applicant must provide screening of the refuse containers in compliance with ADC 3.390.
- Condition 3 Pedestrian Connection.** Prior to acceptance of building permits, the applicant must provide a copy of a recorded pedestrian connection easement over the southern portion of the property located at 2450 Marion Street SE.
- Condition 4 Electric Vehicle Charging Capacity.** Before the City will issue any certificate of occupancy for the proposed structure, the applicant must provide evidence that the ADA parking space is served with electric vehicle charging capacity in conformance with ADC 9.050(2).
- Condition 5 Bicycle Parking.** Before the City will issue any certificate of occupancy for the proposed structure, the applicant must provide evidence that required bicycle parking meets the standards of ADC 9.030(4)(g) by installing secured parking racks for each space.
- Condition 6 Parking.** A separate parking lot permit must be obtained for the proposed development, detailing the conformance to ADC 9.120 and 9.130. Before the City will issue a final certificate of occupancy for the proposed structure, the parking lot must be installed and approved.
- Condition 7 Landscaping and Irrigation System.** Before the City will issue any certificate of occupancy for the proposed structure(s), the applicant must provide a landscape plan, which shall include planter bays in conformance with ADC 9.150(1), and either an irrigation plan or a letter from a qualified landscape professional stating irrigation is not required per ADC 9.160.
- Condition 8 Lighting.** Before the City will issue an electrical permit for the proposed development, the applicant must provide a lighting plan, detailing the compliance with ADC 9.120(14).
- Condition 9 ~~Public Works.~~** ~~Before the City will issue any certificate of occupancy for the proposed project, the applicant must obtain a stormwater quality permit through the City's Public Works Department and construct stormwater quality facilities that comply with the City's Engineering Standards.~~
- Public Works.** Before the applicant can make a new sewer service connection to the public sanitary sewer system, the applicant shall obtain an Encroachment Permit from the City of Albany's Engineering Division for the connection to public sanitary sewer system.
- Condition 10 Public Works.** Before any work is done on or around a public water main for the installation of fire protection, the applicant must obtain a Site Improvement Permit from the Public Works Department and a Fire Sprinkler main permit from Community Development.
- Condition 11 Public Works.** Before the City will issue any certificate of occupancy for the proposed project, the applicant must construct stormwater detention facilities that comply with the City's Engineering Standards.
- Condition 12 Public Works.** Before any work in the public right-of-way for installation of sewer lateral, an encroachment permit must be obtained from the Public Works Department.

Condition 13 Transportation. Prior to issuance of any certificate of occupancy the applicant must dedicate an access easement benefiting 2450 Marion Street as shown on the approved site plan.

Information for the Applicant

Please read the following requirements. This list is not meant to be all-inclusive; we have tried to compile requirements that relate to your specific type of development. These requirements are not conditions of the land use decision. They are Albany Municipal Code (AMC) or ADC regulations or administrative policies of the planning, engineering, fire, or building departments that you must meet as part of the development process. You must comply with state, federal, and local law. The issuance of this permit by the City of Albany does not eliminate the need for compliance with other federal, state, or local regulations. It is the applicant's responsibility to contact other federal, state, or local agencies or departments to ensure compliance with all applicable regulations.

Planning

1. Land use approval does not constitute building or public works permit approvals.
2. Construction of the development must substantially conform to the approved Site Plan Review.

Building

1. The proposed project may require permits that will need to be applied for at www.albanyoregon.gov/permits. For questions about permitting requirements, please email cd.customerservice@albanyoregon.gov.
2. The proposed design has not been reviewed for code compliance with the Oregon Building Code and the design will need to meet the applicable Oregon Building Code requirement in effect at the time of application.

Public Works - Engineering

The City of Albany's infrastructure records, drawings, and other documents have been gathered over many decades, using differing standards for quality control, documentation, and verification. All information provided represents the current information we have in a readily available format. While the information we provide is generally believed to be accurate, occasionally this information proves to be incorrect, and thus we do not warrant its accuracy. Prior to making any property purchases or other investments based, in full or in part, upon the information provided, we specifically advise that you independently field verify the information contained within our records.

An erosion prevention and sediment control (EPSC) permit shall be obtained for land-disturbing activities affecting an area of 2,000 square feet or greater, cumulatively (AMC 12.40.030).

Fire Department

The fire department has reviewed the above project for conformance to the 2022 Oregon Fire Code (OFC) per your request and has the following comments.

****The addition of a private fire line will result in a quarterly Fire Line Fee****

1. Approved fire apparatus roadways must extend to within 150 feet of all exterior portions of any structure that will be built on the new created lot as measured by an approved route of travel around the exterior of the structure with dead-end lengths not exceeding 150 feet long unless an approved turnaround is provided. (OFC 503.1.1, OFC 503.2.5 and OFC, Appendix D 103.4).

If this project utilizes an access easement which doubles as an Emergency Vehicle Access, before the City will approve issuance of a building permit for this parcel, the applicant must provide the Building Official with evidence that the following will occur before construction materials are brought on to the site (OFC 503):

An Emergency Vehicle Access Easement recorded on the affected parcels identifying that said easement shall be maintained by the owners and for purposes of ingress and egress to provide, without limitation, fire protection, ambulances, and rescue services and other lawful

governmental or private emergency services to the premises, owners, occupants, and invitees thereof and said easement shall made part of any submittal.

Regardless of shared access easement, a “no-parking” restriction must be placed over the private access road and any additional areas on the property the Fire Marshal determines must be restricted for fire access. Signage will be required.

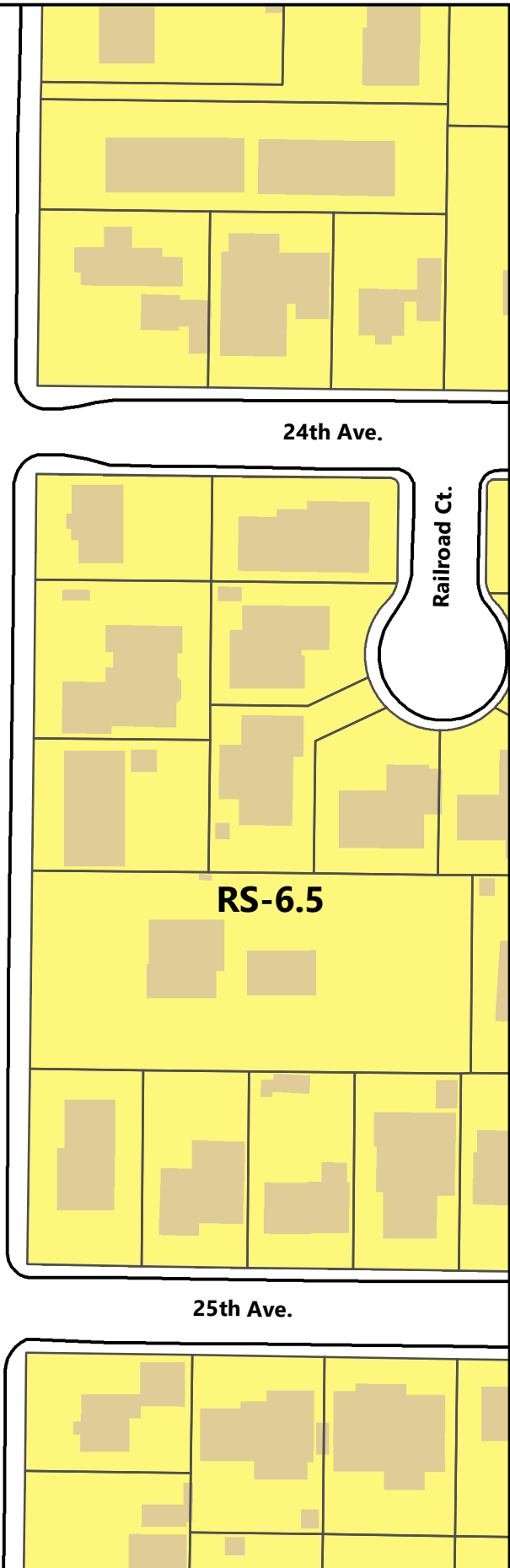
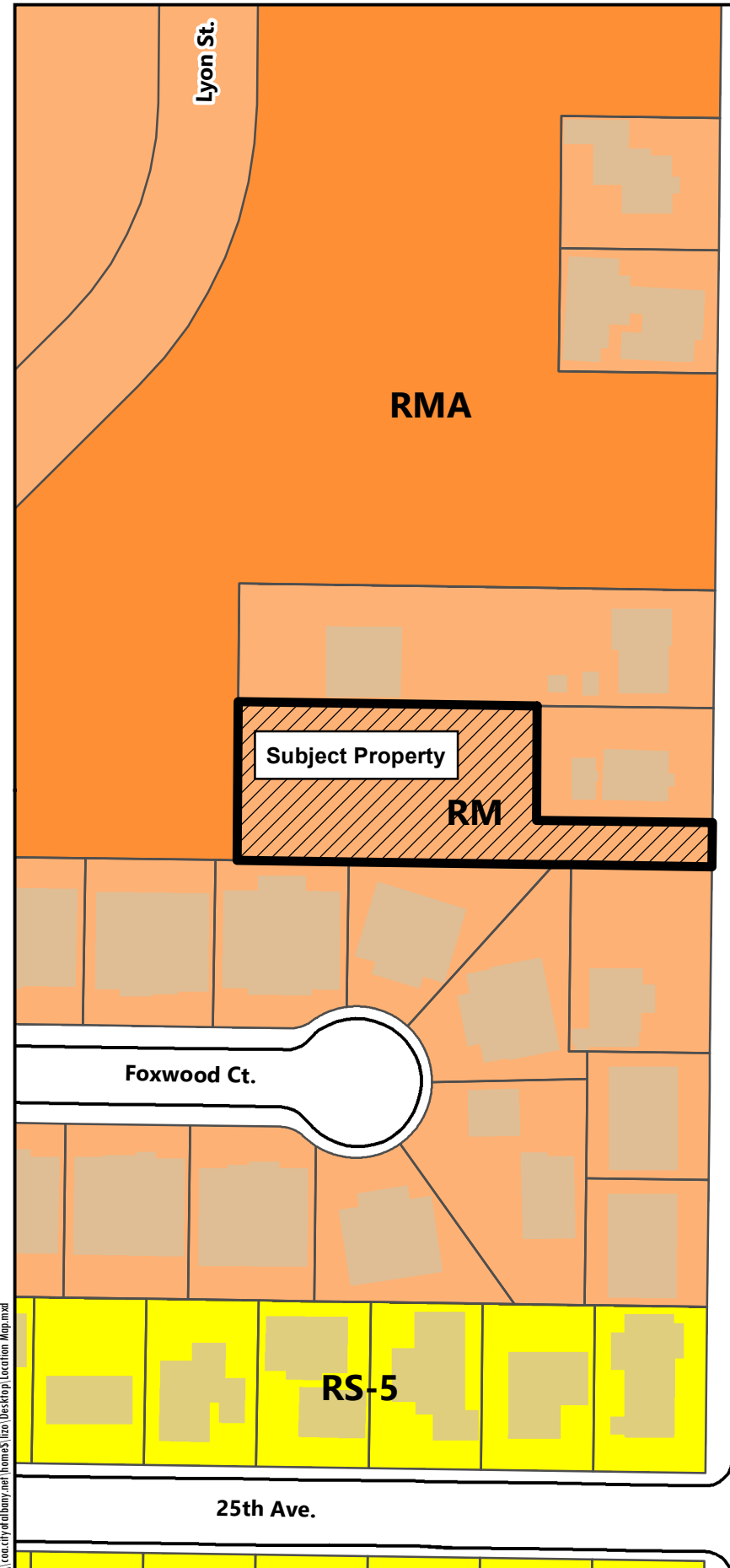
2. This proposed project is located within a “Protected Area” as defined by Oregon Fire Code (OFC) Appendix B, Section B102 and this area will be required to be served by a public water system. The Fire Flow required shall be as specified in Appendix B of the fire code (OFC 507.3).

Each public fire hydrant shall be capable of supplying a minimum of 1,500 gpm at a minimum of 20 psi as a single point flow.

It appears a hydrant will be required due to distance to structure and FDC (if sprinklered). Location TBD, but near flagpole opening.

3. **IF FIRE SPRINKLERED:** Location of any Fire Department Connections (FDCs) that may serve any fire sprinkler system(s) protecting your buildings shall be installed at a location approved by the Albany Fire Department and shall be provided with approved STORZ fitting. The FDC shall be located a distance equal to at least 1½ times the height of the building, when possible, near the site entrance as not to obstruct subsequent arriving fire apparatus, and within 40 feet of a fire hydrant (public fire hydrants whenever possible) (OFC 903.3.7 and Albany Fire Department requirements).

The FDC shall be located within 40 feet of a hydrant.



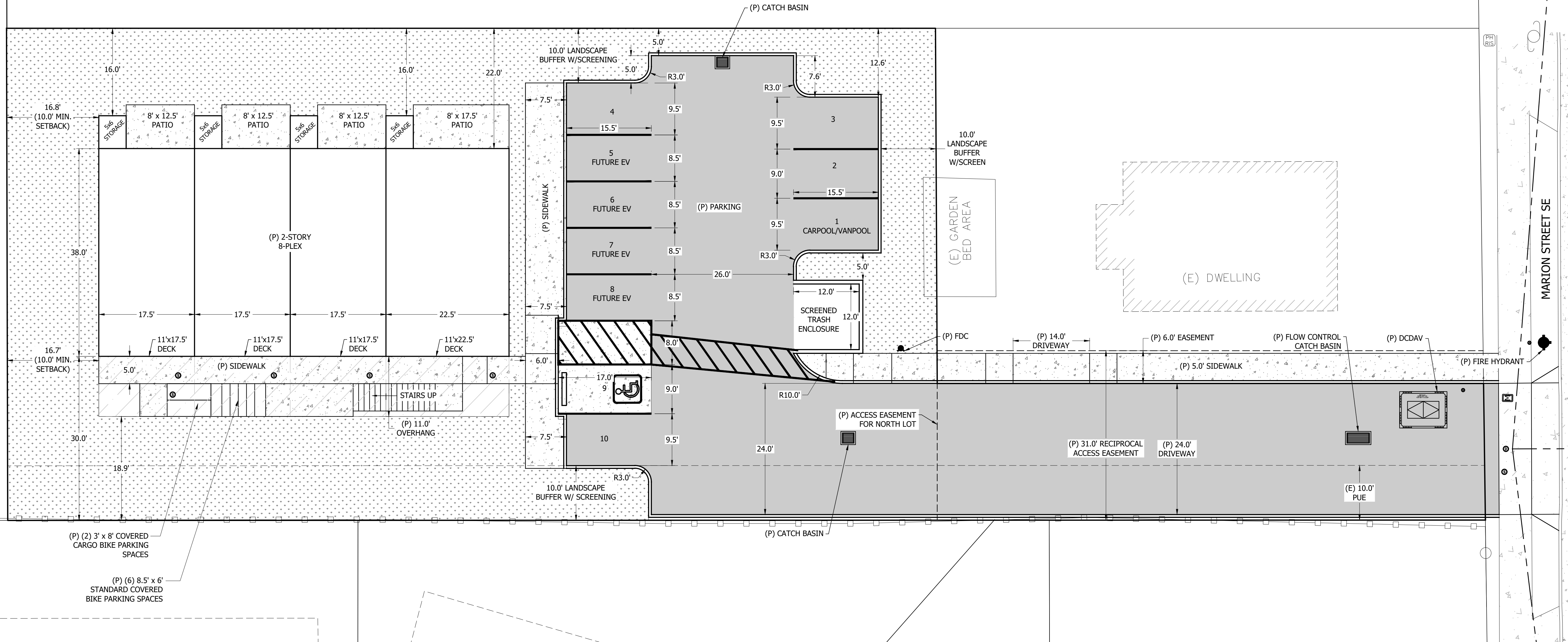
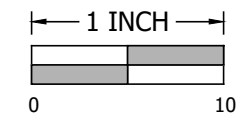
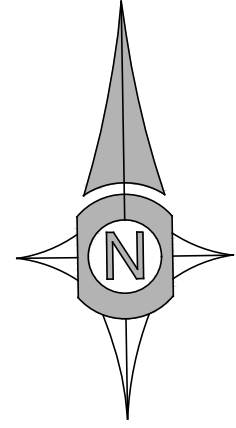
\\cnc.cityofalbany.net\homes\lzo\Desktop\Location Map.mxd



Date: 2/28/2024 Map Source: City of Albany

2456 Marion Street SE

Location / Zoning Map



VEHICLE PARKING SUMMARY

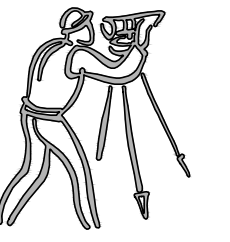
# UNITS	MAX. ALLOWED PARKING	PARKING PROVIDED	STANDARD
8	10	9	1.0 PER UNIT + 1.0 PER 4 UNITS
	N/A	1	ADA COMPLIANT
TOTAL		10	

COMMON OPEN SPACE: NOT REQUIRED
 PRIVATE OPEN SPACE (ADC 8.220(3)):
 FIRST FLOOR:
 80SF MIN. PER UNIT
 100SF MIN. PROVIDED
 SECOND FLOOR:
 72SF MIN. PER UNIT
 86SF MIN. PROVIDED

IMPERVIOUS AREA:
 LOT SIZE: 17,793SF
 (E) IMPERVIOUS AREA 1,517SF
 (E) LOT COVERAGE: 8.5%
 (P) IMPERVIOUS AREA 11,977SF
 (P) LOT COVERAGE: 67.3%
 SIDEWALK ON NEIGHBORS 552SF
 AREA TO REMAIN SHEDDING NW 1,510SF

BIKE PARKING ADC 9.030:
 8 UNITS * 1 SPACE/UNIT
 8 SPACES REQUIRED

NOTE:
 ELECTRICAL CAPACITY IS PROVIDED IN THE SITE POWER FOR FUTURE EV CHARGING STATIONS FOR 4 PARKING STALLS. CONDUITS WILL BE INSTALLED FROM THE BUILDING POWER PANEL TO NEAR THE FUTURE EV CHARGING STATION LOCATIONS.



CLIENT:
 GLORIETTA BAY, LLC
 100 FERRY STREET NW
 ALBANY, OREGON 97321
 (541) 928-9390

UDELL ENGINEERING AND LAND SURVEYING, LLC
 63 EAST ASH ST.
 LEBANON, OREGON 97355
 (541) 451-5125 PH.
 (541) 451-1366 FAX

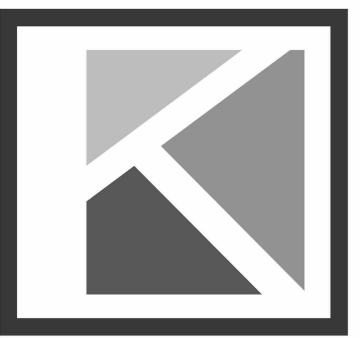
PRELIMINARY SITE PLAN
 SITE PLAN REVIEW
 MAP 115-3W-18BA
 TAX LOT 1000
 ALBANY, OREGON

DATE: APRIL 22, 2024
 PROJECT: 24-019 LEPMAN MARION STREET
 DRAWN BY: BSV, MIM
 CHECKED BY: BSV

THIS PLAN SET IS FOR PLANNING PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION.

PLAN REVISIONS	DATE

Sheet **C1.2**
 SCALE: SEE BARSCALE



KLUKIS
design

klukisdesign@gmail.com
503.851.5256

SUBMITTAL
DRAWING

LEPMAN PROPERTIES
MARION ST APARTMENTS
2456 MARION ST SE ALBANY, OR 97322

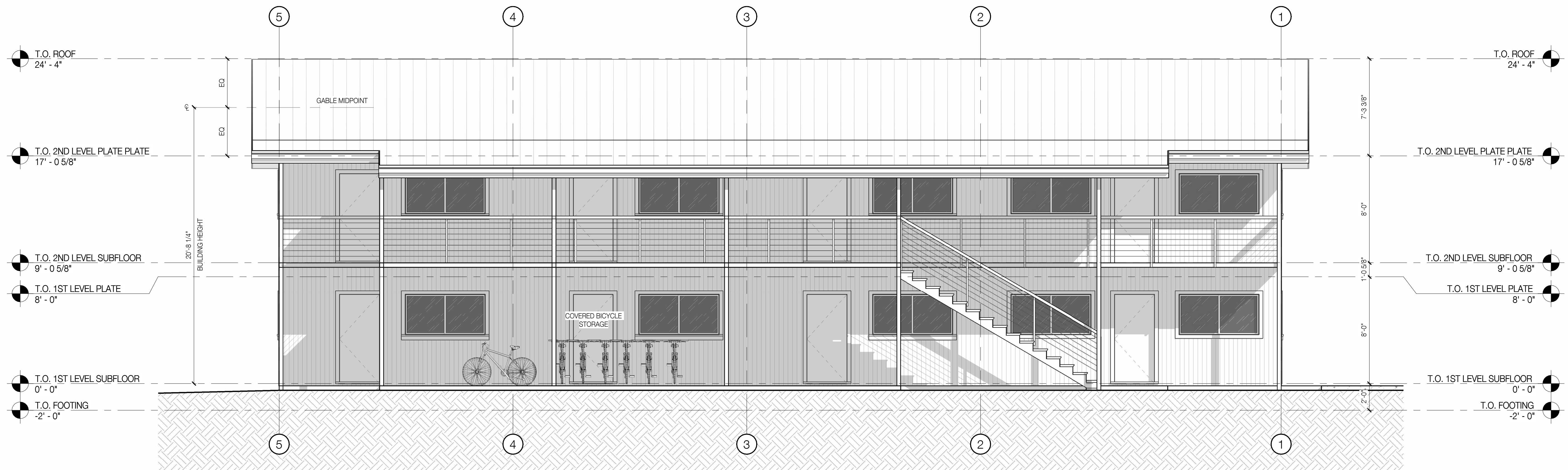
24.04

ISSUE	DATE
DD1	02/01/24
DD2	02/08/24
DD3	02/15/24
DD4	02/27/24
DD5	04/03/24

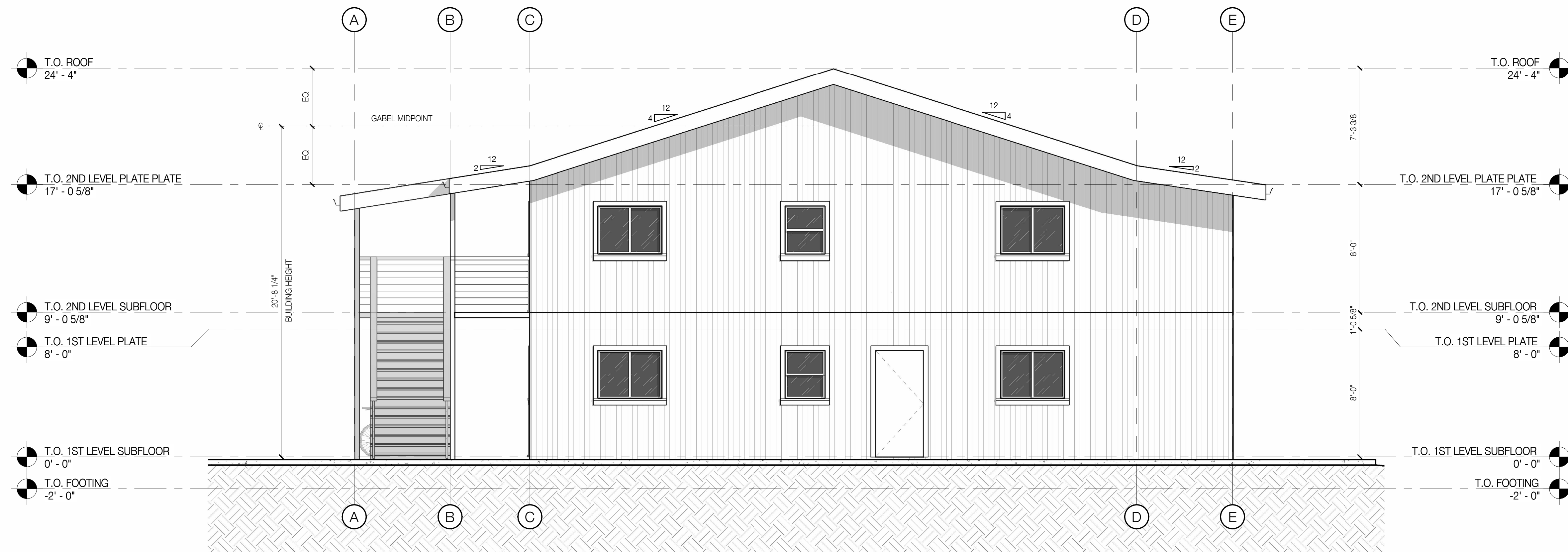
SE BUILDING
ELEVATIONS

A2.1

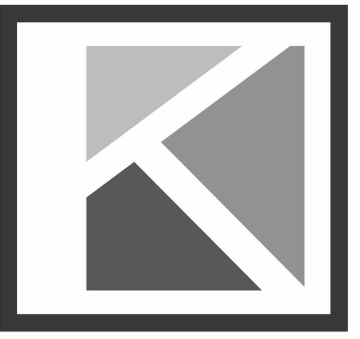
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1 SOUTH BUILDING ELEVATION
1/4" = 1'-0"



2 EAST BUILDING ELEVATION
1/4" = 1'-0"



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503.851.5256

SUBMITTAL
DRAWING

LEPMAN PROPERTIES
MARION ST APARTMENTS
2456 MARION ST SE ALBANY, OR 97322

24.04

ISSUE	DATE
DD1	02/01/24
DD2	02/08/24
DD3	02/15/24
DD4	02/27/24
DD5	04/03/24

NW BUILDING
ELEVATIONS

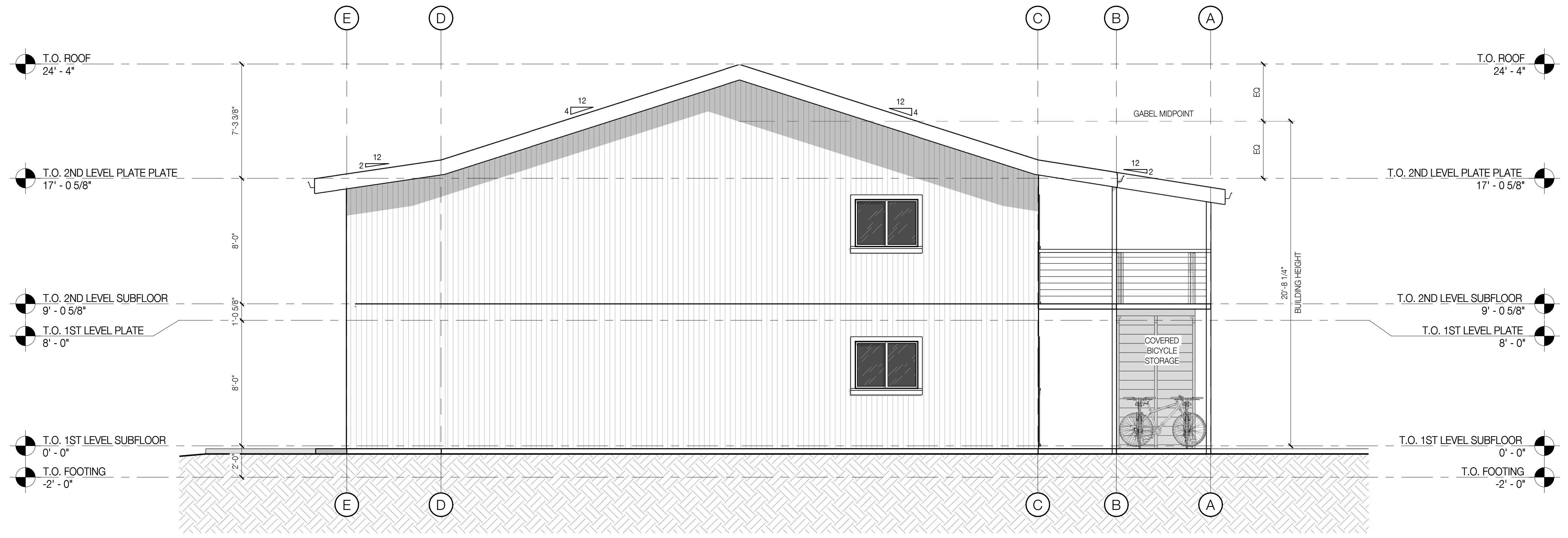
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1 NORTH BUILDING ELEVATION
1/4" = 1'-0"



2 WEST BUILDING ELEVATION
1/4" = 1'-0"