



COMMUNITY DEVELOPMENT

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

Notice of Decision

Site Plan Review

SP-14-24

May 21, 2024

Application Information

Proposal:	To construct a new 1,200-square-foot residential accessory building.
Review Body:	Staff (Type I-L review)
Report Prepared By:	Jennifer Cepello, Planner III
Property Owner:	Angel Parker; 4650 Santa Maria Avenue NE, Albany, OR 97322
Applicant:	Jeff Walter; Linear Construction; 31930 Parker Road, Tangent, OR 97389
Address/Location:	4650 Santa Maria Ave NE, Albany, OR 97322
Map/Tax Lot:	Linn County Tax Assessor's Map No. 11S-04W-03AB Tax Lot 2900
Zoning:	Residential Single Dwelling Unit (RS-6.5)

On May 20, 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 **Jennifer Cepello**, project planner, at 541-791-0176 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

Appeal Deadline: May 31, 2024

Approval Expiration Date (if not appealed): May 21, 2027

albanyoregon.gov/cd



Attachments: Location Map, Site Plan, Elevations

Conditions of Approval

- Condition 1 Prior to the issuance of a building permit, the property owner shall include a detailed storm drainage plan for the residential accessory building. The drainage plan shall show how the roof drainage from the proposed structure will be discharged to a point approved by the Engineering Department.
- Condition 2 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.

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

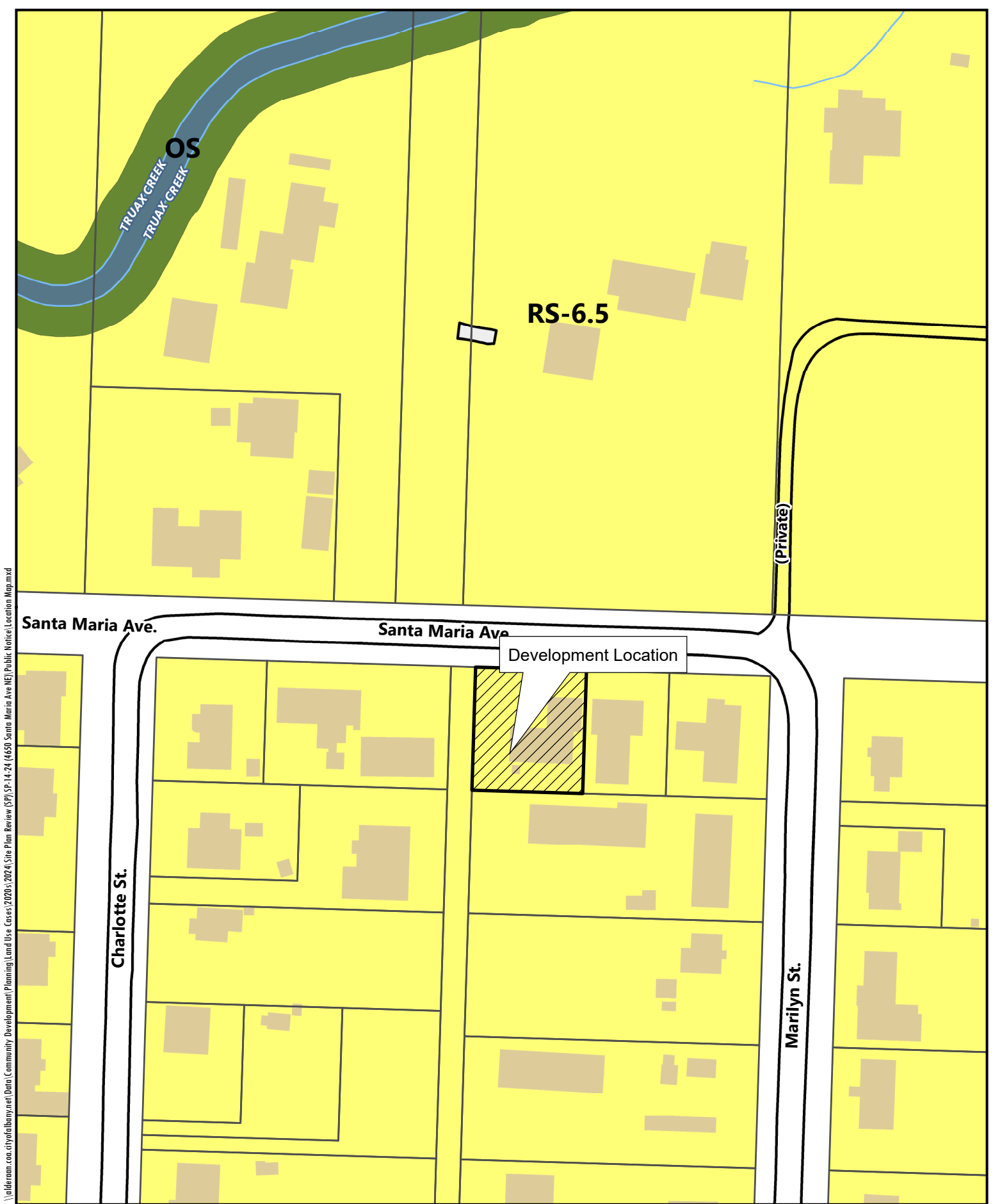
Permits

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.

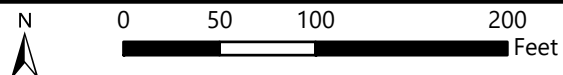
Public Works - Engineering

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).



\\alderaan-con.cityofalbany.net>Data\Community Development\Planning\Land Use Cases\2020\2024\Site Plan Review (SP)\SP-14-24 (4650 Santa Maria Ave NE)\Public Notice\Location Map.mxd

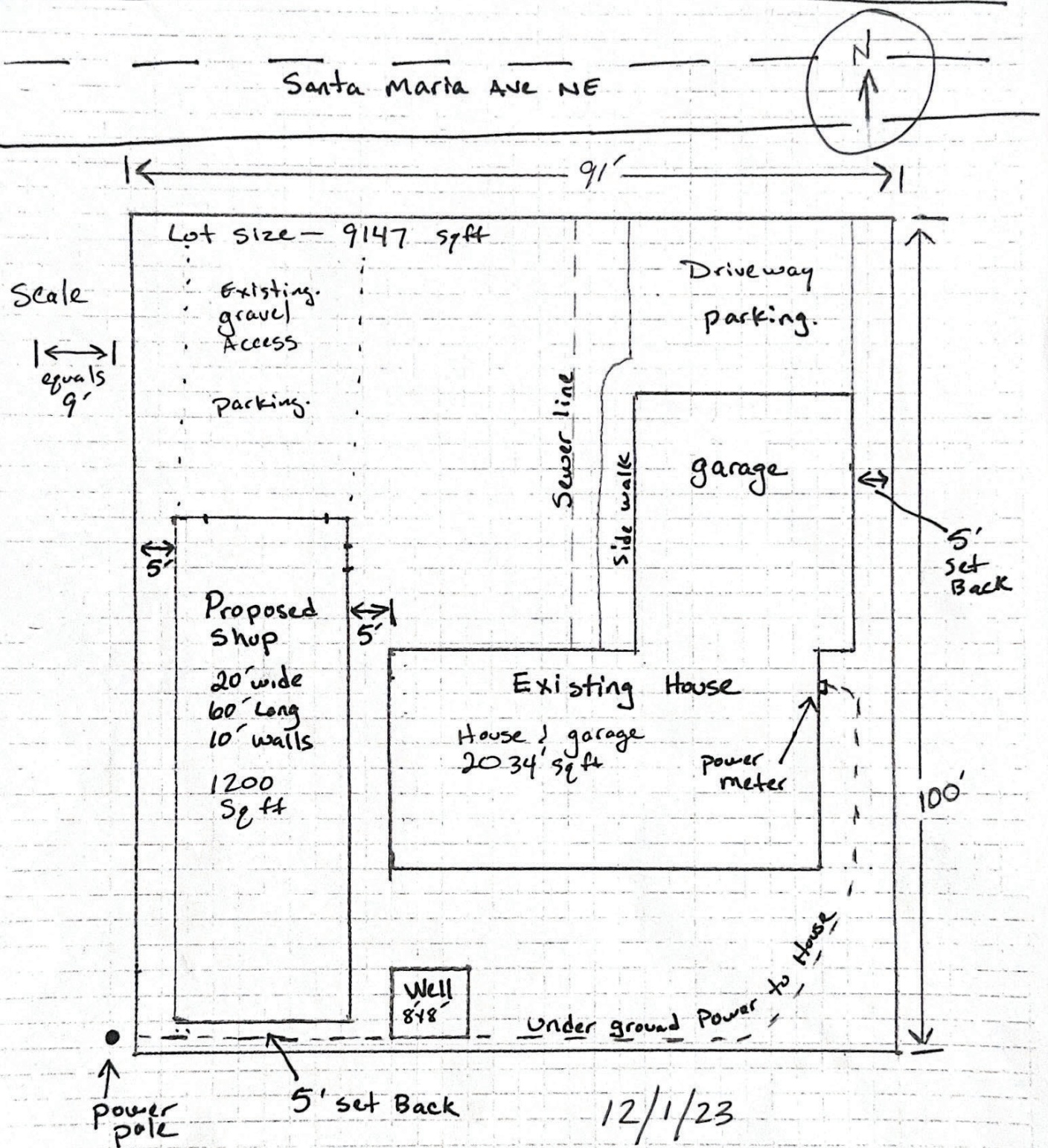


4650 Santa Maria

Date: 4/17/2024 Map Source: City of Albany

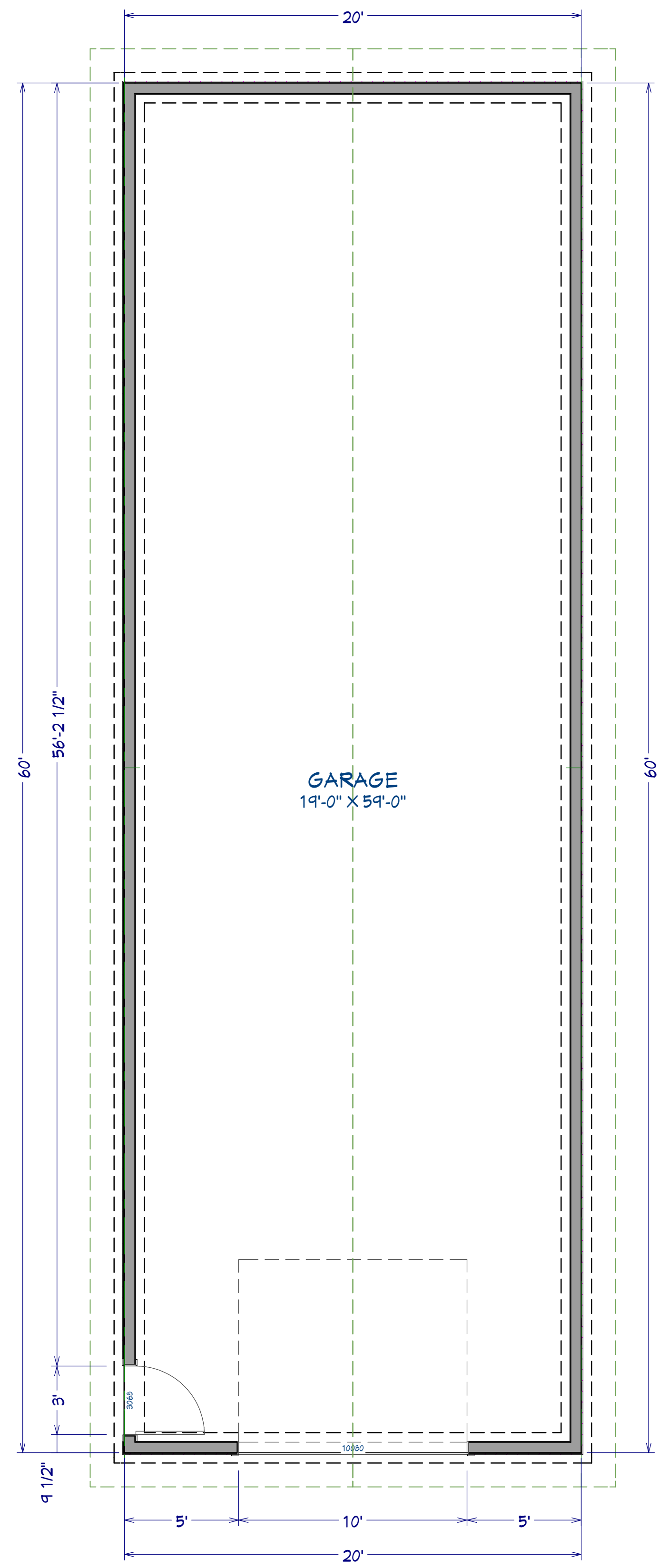
Location Map

Site Plan: 4650 Santa Marta AVE NE Albany OR

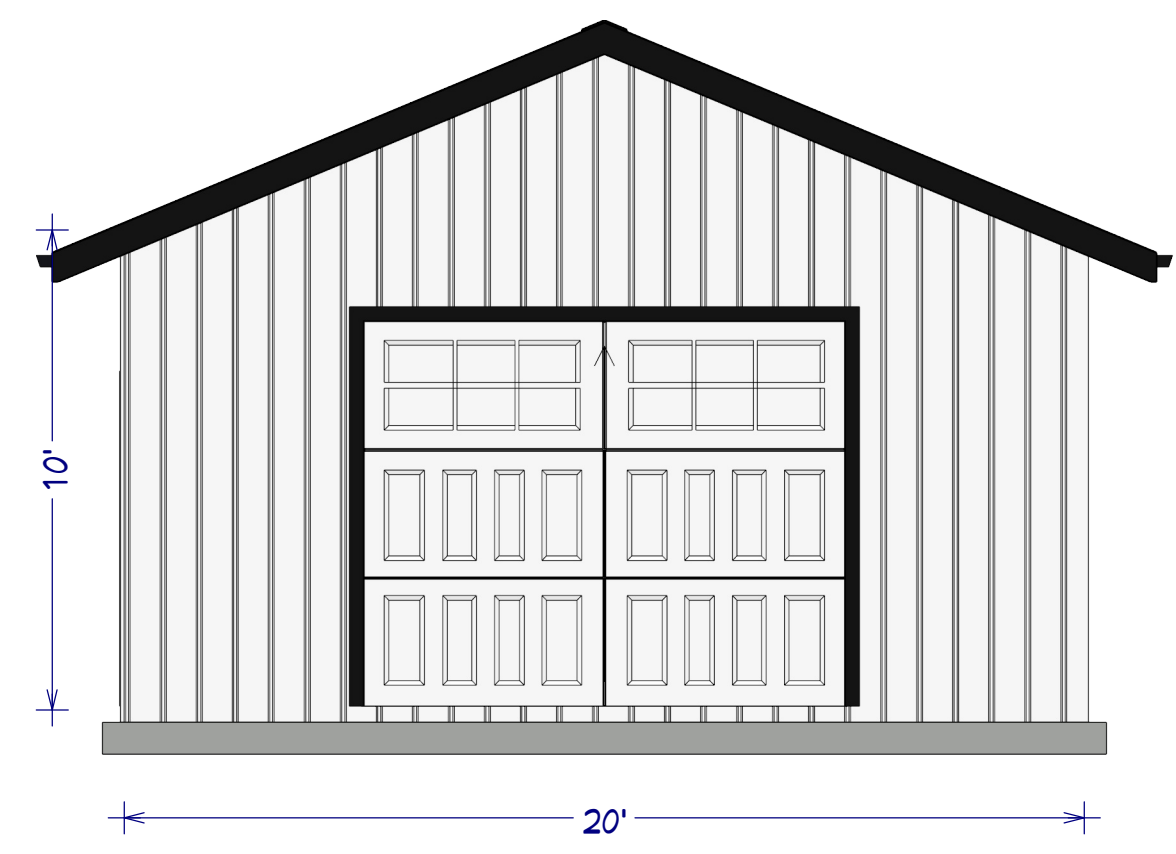


Builder: Linear Construction
Jeff Walters
541-740-8658
CCB # 197503

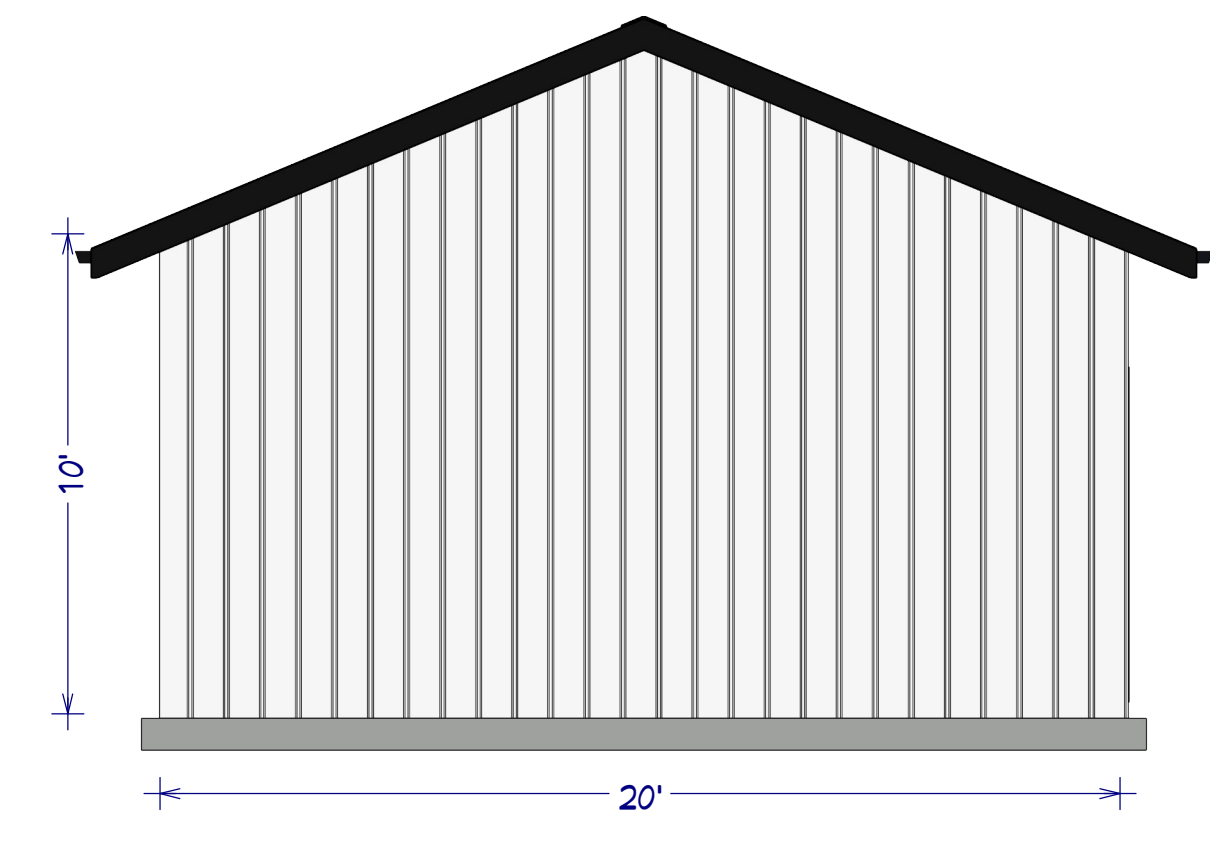
Owner: Brian Angel Parker



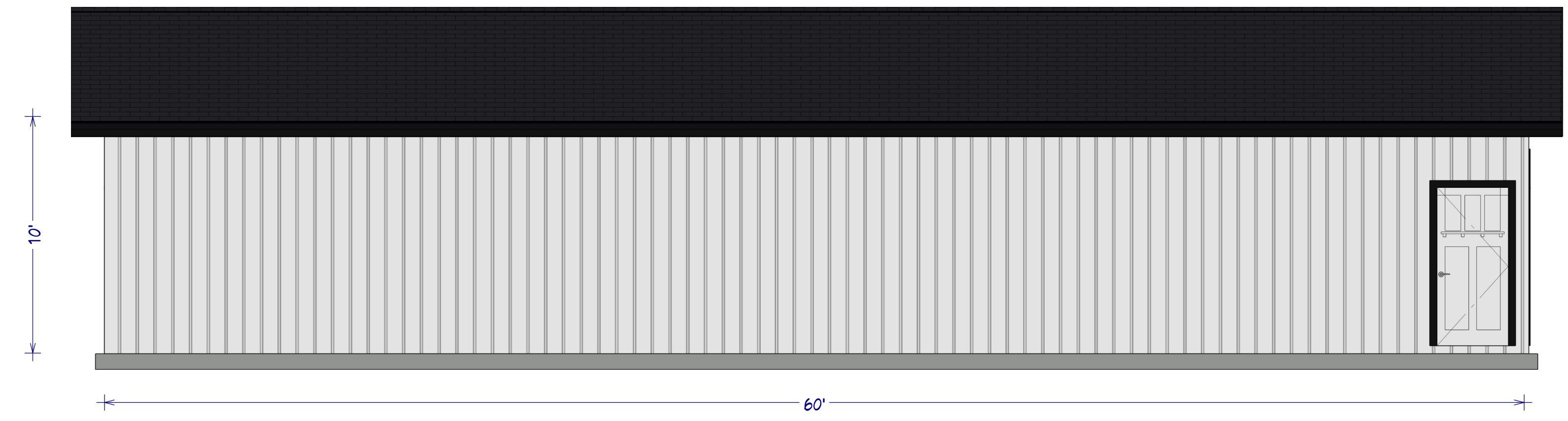
Floor Plan
Scale: 1/4"-1'-0"



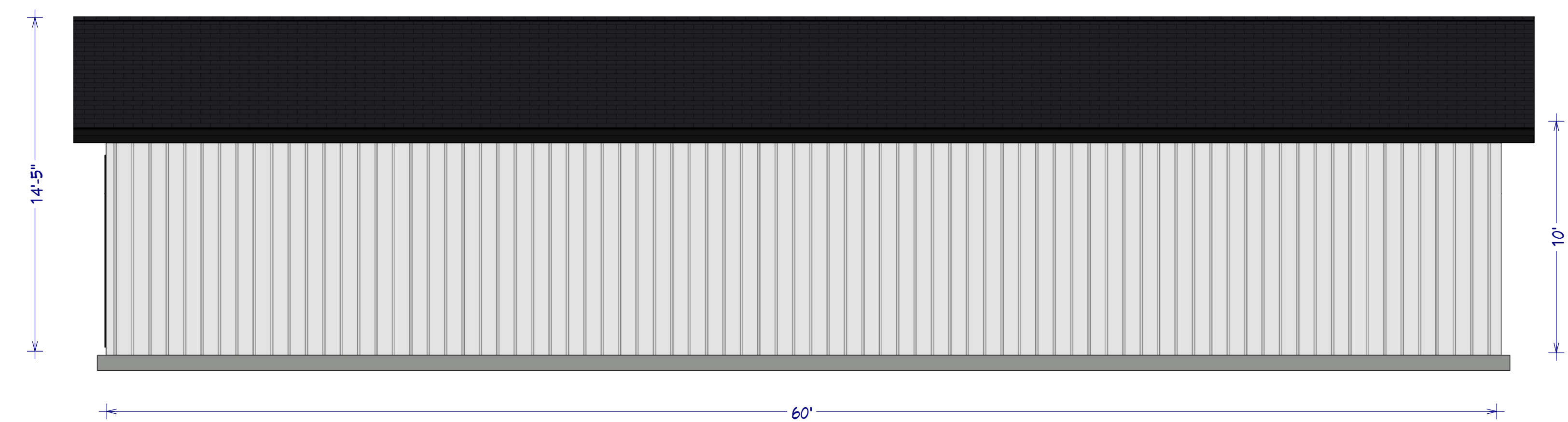
South ELEVATION
Scale: 1/4"-1'-0"



North ELEVATION
Scale: 1/4"-1'-0"



East ELEVATION
Scale: 1/4"-1'-0"



West ELEVATION
Scale: 1/4"-1'-0"

The shop walls will be white to match the existing house and the roof color will be black to match the house. Metal siding and roofing will be used. The walls will be framed with 2x6 materials and the roof will be engineered trusses.

NUMBER	DATE	REVISED BY	DESCRIPTION

Brian & Angel Parker
4650 Santa Maria Ave NE
Albany, OR 97322

Shop Drawings
for review board

DRAWINGS PROVIDED BY:
Jeff Walters

DATE:

3/18/2024

SCALE: 1/4"-1'-0"

SHEET: 1 of 1

Prelim