



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-19-24

July 30, 2024

Application Information

Proposal:	The application is for a Site Plan Review for a 20' x 32' Residential Accessory Structure.
Review Body:	Staff (Type I-L review)
Report Prepared By:	Vitsi Orman, Planner I
Applicant/Property Owner:	Sean Murphy, 3776 26th Avenue NW, Albany, OR 97321
Address/Location:	3776 26th Avenue NW, Albany, OR 97321
Map/Tax Lot:	Benton County Assessor: 10S04W26CD Tax Lot 02300
Zoning:	Residential Single Dwelling Unit (RS-10)

On July 30, 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 **Vitsi Orman**, project planner, at 541-791-0073 or Current Planning Supervisor David Martineau at 541-917-7555. Staff report is available for review at albanyoregon.gov/cd/projectreview paper copies can be made available by request.

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: August 9, 2024

Approval Expiration Date (if not appealed): July 30, 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

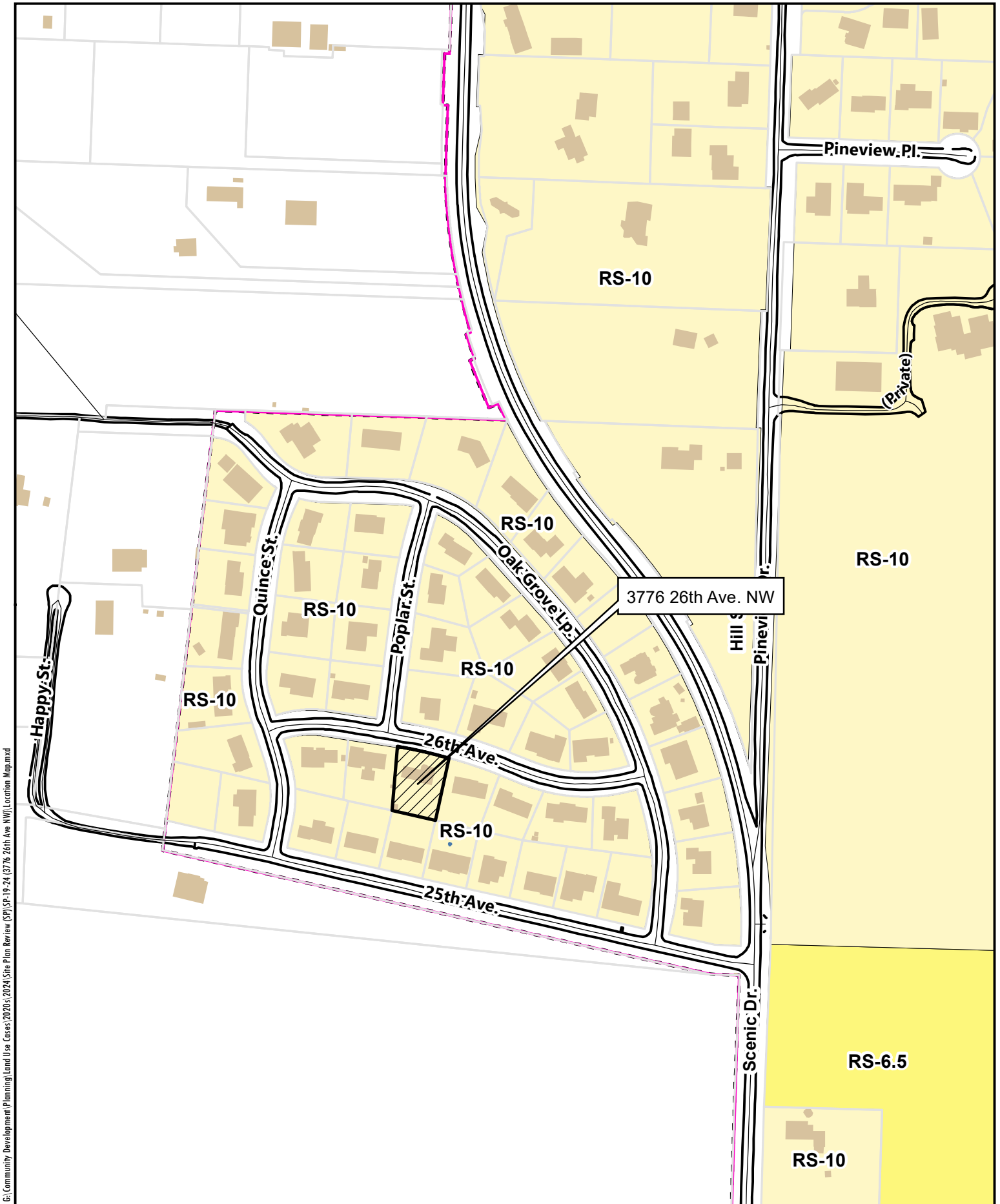
Permits

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).



G:\Community Development\Planning\Land Use Cases\2020s\2024\Site Plan Review (SP)\SP-19-24 (3776 26th Ave NW)\Location Map.mxd



0 50 100 200 300 Feet

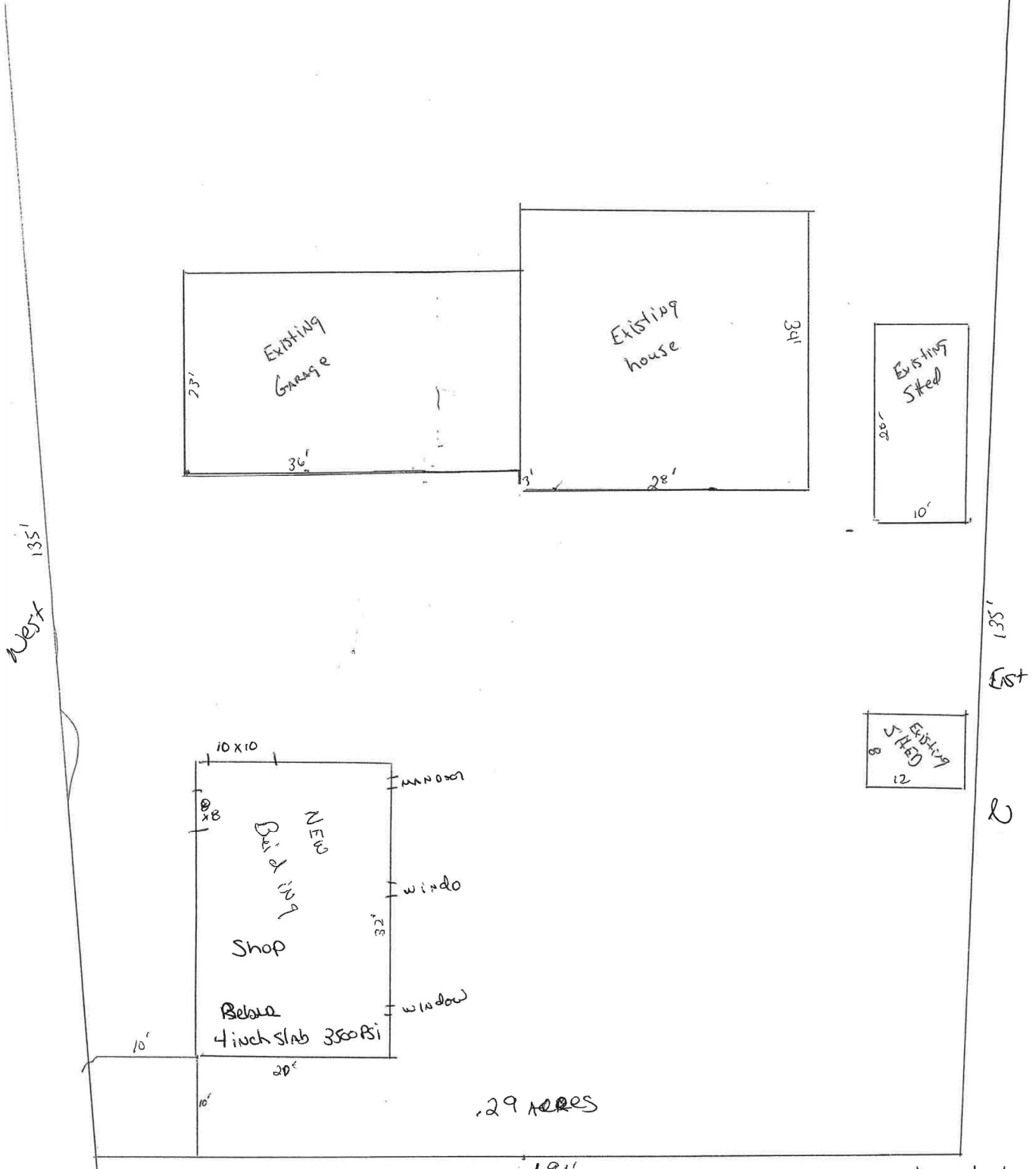
Date: 6/7/2024 Map Source: City of Albany

3776 26th Ave. NW

Location / Zoning Map

108' North ↑ North NW 26th AVE.

1 inch is 20 feet



South

191'
 NAME: SEAN Murphy: owner & resident
 Address 3776 NW 26th AVE
 Albany OR. 97321
 Phone 503-382-7885
 Email Epicswell@outlook.com

6/6/24



18x8



8x10

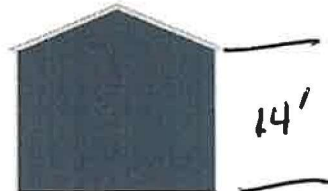
6/12 pitch



1 32' 1



1 32' 1
0



14'
1 20' 1

MAIN building
COLORS slate blue
TRIM white
ROOF charcoal

ALL Steel Structure

Ryan Robbins

Steel Building Design Specialist

336-344-9228

info@southironsteel.com

