



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-25-24

December 31, 2024

Application Information

Proposal:	The development of a new fourplex residential building
Review Body:	Planning Staff (Type I-L review)
Staff Report Prepared By:	Jennifer Cepello, project planner
Property Owner/Applicant:	Dahled Up Construction; 122 8th Street, Jefferson, OR 97352
Applicant's Representative:	K&D Engineering Inc; Attn: Jason Cota; 276 NW Hickory Street, Albany, OR 97321
Address/Location:	135/139 Hill Street
Map/Tax Lot:	Linn County Assessor: 11S-03W-06DA-00900
Zoning:	Waterfront (WF)

On December 31, 2024, the City of Albany Community Development Director granted **APPROVAL WITH CONDITIONS** of the application described above.

The City based its decision upon consideration of applicable standards and review criteria listed in the Albany Development Code (ADC) with an effective date of July 12, 2024. The supporting documentation relied upon by the City in making this decision is available for review at City Hall, 333 Broadalbin Street SW, Albany, OR 97321. For more information, please contact Jennifer Cepello, project planner, at 541-917-7561 or Current Planning Manager, 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 expires in three years unless the final plat has been submitted to the City's Planning Division for review and approval.

Signature on file

Community Development Director

Appeal Deadline: January 14th, 2025

Approval Expiration Date (if not appealed): December 31, 2027

Attachments: Information for the Applicant, Location Map, Site Plan

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.

Conditions of Approval

- Condition 1 Design Standards.** At the time of building permit submittal, the building plans must limit the garage door width to 12 feet.
- Condition 2 Design Standards.** All HVAC equipment serving the development must be screened from the street-level view.
- Condition 3 Utilities.** Before the City will issue a final occupancy permit for this project, the applicant must provide a 10-foot-wide public utility easement over the existing public sanitary sewer main that lies within the property boundaries.
- Condition 4 Utilities.** 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 5 Utilities.** Prior to the issuance of a building permit, the property owner shall include a detailed storm drainage plan for the residential 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 6 Transportation.** Prior to the city issuing the final certificate of occupancy, the applicant shall remove the driveway approaches off Hill Street and replace with standard curb, gutter, sidewalk, and install two new standard driveway approaches. The applicant shall remove the unused driveway off Water Avenue and replace it with standard curb and gutter.

Information for the Applicant

Please read through 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, Public Works, Fire, or Building Departments that you must meet as part of the development process. You must also comply with state, federal, and local law.

PLANNING

1. Land use approval does not constitute building or public works permit approvals.

Expiration of Land Use Approvals (ADC 1.310)

3. All land use approvals, except Type IV approvals, shall expire three years from the date of approval, unless:
 - a. The applicant has installed all of the required public infrastructure related to the development, and the infrastructure has been accepted by the City, or the applicant has provided financial assurance for all required public infrastructure per Section 12.600, or the first phase, if the development was approved for phased construction; or
 - b. If the development did not require public infrastructure, a valid approved building permit exists for new construction or improvements, and work has commenced; or
 - c. Phased Subdivisions or Planned Developments. When an applicant desires to develop and record final subdivision plats covering portions of an approved tentative plat in phases, the City may authorize a time schedule for platting and otherwise developing the various phases not to exceed

five years for all phases. Each phase that is platted and developed shall conform to the applicable requirements of this title; or

- d. An extension has been filed before the expiration date and subsequently granted approval pursuant to Section 1.320.

PUBLIC WORKS – ENGINEERING

4. 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.
5. All land disturbing development must meet the requirements of the Albany Municipal Code (AMC) 12.40 Erosion Preventions and Sediment Control (EPSC). The Erosion Prevention and Sediment Control Manual 2.2.1 states:

“Regardless of whether or not a permit is required, all land disturbing activities must be performed in a manner to prevent or minimize, to the greatest extent practical, soil erosion and the deposition or introduction of sediments upon or into right-of-way; wetlands, drainage ways, the municipal stormwater system, receiving waters, and/or areas that include or contribute directly to the Waters of the State.”

Prior to any land disturbing activity, the property owner shall apply for and be issued an EPSC permit to ensure best management practices for erosion control. Residential EPSC Permits shall be closed out prior to Certificate of Occupancy per EPSC Manual 2.3.3:

“After the completion of all land disturbing activities, the owner will make a request to the City to perform a final inspection. Upon verification by the inspector that permanent site stabilization measures have been installed and are functioning effectively, the EPSC permit will be closed.”

BUILDING

6. 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.
7. 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 time of application.

FIRE

8. 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, ORC 503.2.5 and OFC, Appendix D 103.4).
9. IF FIRE SPRINKLERED: Location of any Fire Department Connections (FDC's) 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 1 ½ 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 will be placed on the NW corner of the property.

10. INADEQUATE FIRE APPROACH & ACCESS TO WATER SUPPLY

If the Fire Official determines that there is an inadequate fire apparatus access condition or an inadequate fire water supply for one or more parcels of the proposed division, in lieu of providing adequate fire apparatus access or supply and acting in conformance to the standards set forth in **OAR 918-480-0125**, the Uniform Alternate Construction Standard for One and Two Family Dwellings, the Building Official, will select the following standard to address the inadequacies pertaining to structures built on the affected parcels:

- Installation of an NFPA Standard 13D fire suppression system.

Willamette River

OS

RS-6.5

Front Ave.

Alley

RM

WF

Main St.

Water Ave.

Hill St.

Subject Property

Madison St.

1st Ave.

1st Ave.

MUR

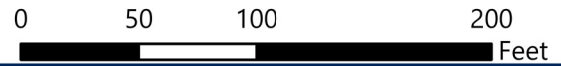
MS

Main St.

2nd Ave.

2nd Ave.

Madison St.



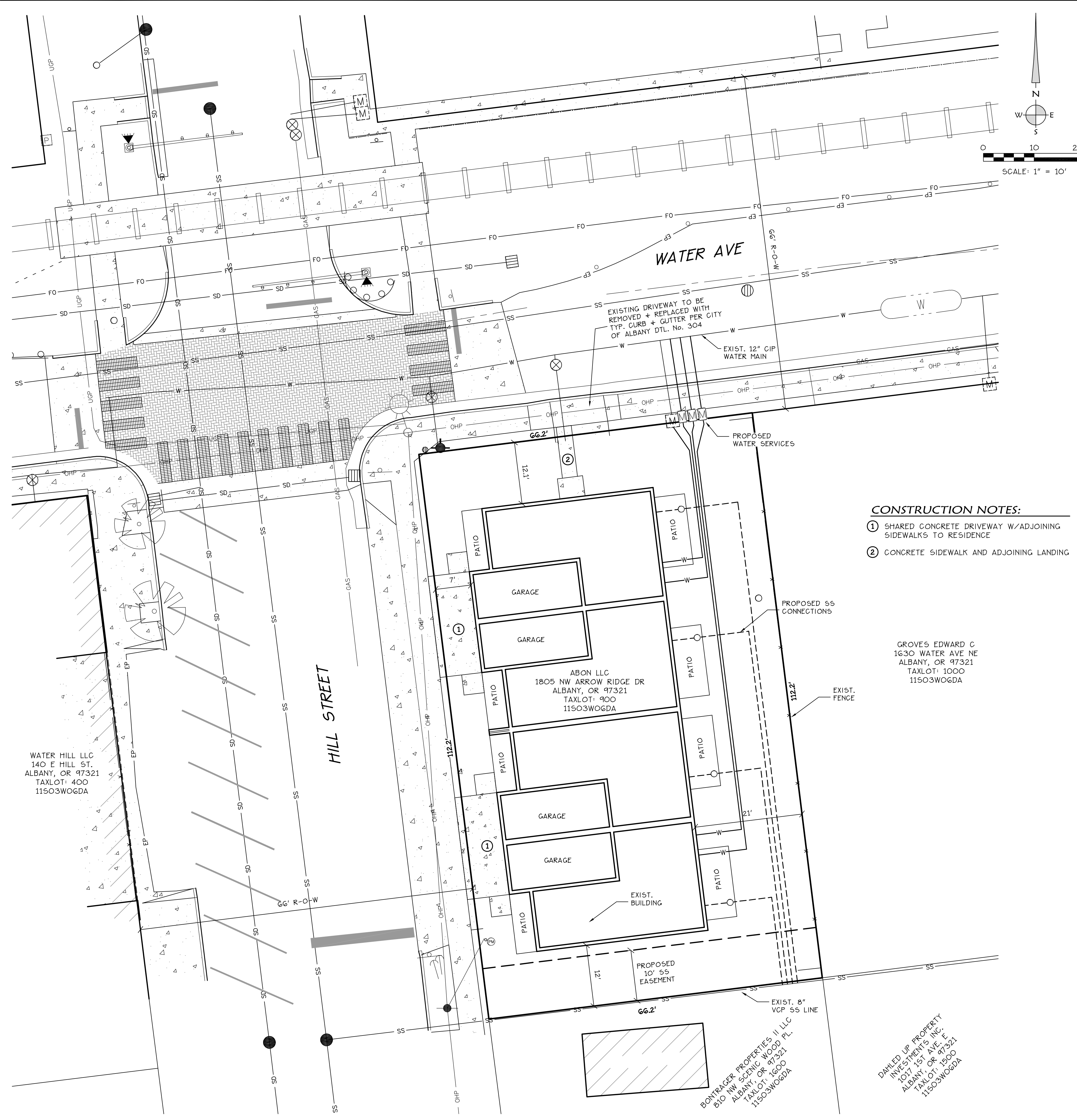
Date: 9/24/2024

135/139 Hill Street NE

Location Map

\\alderroom.cco.cityofalbanyny.net\Data\Community_Development\Planning\Land Use_Cases\2020s\2024\Site Plan_Review (SP)\SP-25-24 (135 Hill St NE)\Project_Review\Location Map.aprx

Date: 3/15/2024
 Scale: 1" = 10'
 Time: 13:02
 File: d:\2023\23-122-source Drawings\23-122-site.dwg (George)
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DAHLED UP CONSTRUCTION HILL STREET FOUR-PLEX

LOCATED AT
 135 / 139 HILL STREET NE
 ALBANY, OREGON 97322
 MARCH 15, 2024

DEVELOPER

DAHLED UP CONSTRUCTION
 (541) 220-5091
 1017 SE 1ST AVE.
 ALBANY, OREGON 97321

OWNER:

ABON LLC
 CALVIN BONTRAGER
 (541) 990-5003
 1805 ARROYO RIDGE DR.
 ALBANY, OREGON 97321

ENGINEER/SURVEYOR

JASON COTA, P.L.S.
 K&D ENGINEERING, INC.
 276 NW HICKORY STREET
 ALBANY, OR 97321
 (541) 928-2583

SITE INFORMATION:

SITE ADDRESS:
 135 + 139 HILL ST NE
 ALBANY, OR 97321

 TAX LOT 900 (MAP 115-3W-06DA)

 ZONE: WF (WATERFRONT)

 GROSS AREA = 2.69 ACRES

 AREA OF NEW CONCRETE PAVING = 391 SF
 AREA OF NEW BUILDING ROOF = 4,274 SF

 TOTAL IMPERVIOUS AREA = 4,665 SF

BOUNDARY NOTE:

THESE DRAWINGS DO NOT CONSTITUTE A BOUNDARY SURVEY AND ARE SUBJECT TO ANY INACCURACIES THAT A BOUNDARY SURVEY MAY DISCLOSE. THE BOUNDARY SHOWN IS BASED UPON FIELD SURVEY NOTES, RECORD INFORMATION FROM SURVEYS FILED AT THE OFFICE OF THE LINN COUNTY SURVEYOR AND TAX LOT MAPS FROM THE LINN COUNTY ASSESSOR.

VERTICAL CONTROL:

THE VERTICAL DATUM IS "NGVD 29" BASED ON THE PUBLISHED ELEVATION OF CITY OF ALBANY GPS POINT #93264. THE CAP ELEVATION OF GPS POINT #93264 IS 221.01 FEET AND IS LOCATED ON THE CENTERLINE OF 41ST AVE. DUE WEST OF SUBJECT PROPERTY

HORIZONTAL CONTROL:

THE HORIZONTAL DATUM IS A LOCAL DATUM PLANE. BOUNDARY LINES SHOWN ARE CALCULATED BASED ON FIELD SURVEY AND COUNTY SURVEY NUMBER 17415.

EXISTING UTILITIES NOTE:

EXISTING UTILITIES SHOWN ON THIS MAP ARE BASED ON CITY OF ALBANY GIS DATA

FLOOD ZONE:

SUBJECT PROPERTY IS LOCATED IN ZONE "X" MINIMAL FLOOD HAZARD AREA PER FEMA FIRM (FLOOD INSURANCE RATE MAP) No. 41043C0214H, DATED DECEMBER 8, 2016

LEGEND

EXISTING FEATURES		PROPOSED FEATURES	
●	EXISTING STORM DRAIN MANHOLE	---	SEWER CONNECTION
○	EXISTING SEWER MANHOLE	---	WATER SERVICE
○	EXISTING CLEAN OUT	○	CLEAN-OUT
+	EXISTING SIGN	⊠	WATER METER
⊙	EXISTING LIGHT POLE		
⊙	EXISTING UTILITY POLE		
⊙	EXISTING POWER METER		
⊙	EXISTING POWER PEDESTAL		
⊙	EXISTING WATER METER		
⊙	EXISTING FIRE HYDRANT		
⊙	EXISTING VALVE		
⊙	EXISTING CATCH BASIN		
---	W	---	WATER LINE
---	SS	---	SANITARY SEWER LINE
---	SD	---	STORM DRAIN LINE
---	TEL	---	UNDERGROUND TELECOMMUNICATIONS
---	FO	---	FIBER OPTIC LINE
---	UGP	---	UNDERGROUND POWER
---	OHP	---	OVERHEAD POWER
---	GAS	---	NATURAL GAS LINE
x	FENCE		
EP	EDGE OF PAVEMENT		

CONSTRUCTION NOTES:

- SHARED CONCRETE DRIVEWAY W/ADJOINING SIDEWALKS TO RESIDENCE
- CONCRETE SIDEWALK AND ADJOINING LANDING

GROVES EDWARD C
 1630 WATER AVE NE
 ALBANY, OR 97321
 TAXLOT: 1000
 11503W06DA

BONTRAGER PROPERTIES II LLC
 610 NW SCENIC WOOD PL.
 ALBANY, OR 97321
 TAXLOT: 1600
 11503W06DA

DAHLED UP PROPERTY
 INVESTMENTS INC.
 1017 SE 1ST AVE.
 ALBANY, OR 97321
 TAXLOT: 1500
 11503W06DA

SITE PLAN
 135 & 139 HILL STREET NE

DAHLED UP CONSTRUCTION
 HILL STREET FOUR-PLEX
 CITY OF ALBANY, LINN COUNTY, OREGON

NO.	REVISIONS	DATE	BY

K & D
 K&D ENGINEERING, INC.
 276 N.W. HICKORY ST.
 P.O. BOX 725
 ALBANY, OREGON 97321
 (541) 928-2583

HORZ. SCALE: 1" = 10'

VERT. SCALE:

SIGN DATE: 3-15-2024

DSGN BY: JJC

DRWN BY: GSG

CHK BY: JJC

PROJECT No.: 23-122

SHEET No.:

C-1.0