



COMMUNITY DEVELOPMENT

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

Staff Report

Site Plan Review

SP-25-24

December 31, 2024

Application Information

Proposal:	The development of a new residential fourplex.
Review Body:	Staff (Type I-L review)
Property Owner:	Dahled Up Construction; 122 8th Street, Jefferson, OR 97352
Address/Location:	135/139 Hill Street NE
Map/Tax Lot:	Linn County Tax Assessor's Map No. 11S-03W-06DA; Tax Lot 900
Zoning:	Waterfront (WF)
Overlay Districts:	None
Total Land Area:	7,392 square feet
Existing Land Use:	Undeveloped
Neighborhood:	Willamette
Surrounding Zoning:	North: Waterfront (WF) East: WF South: Mixed Use Residential (MUR) West: WF/MUR
Surrounding Uses:	North: Single-dwelling Development East: Single-dwelling Development South: Multi-Dwelling Development West: Commercial and Single-Dwelling Development

Summary

On August 30, 2024, the applicant submitted a Site Plan Review application to construct a four-plex residential structure on the subject property identified as 135/139 Hill Street NE, Albany, OR, 97321 and Linn County Map Number 11S-03W-06DA; Tax Lot 900. The proposed residential fourplex is approximately 4,665-square-foot, two-story structure with a wall height of 18 feet and an overall height of approximately 22 feet (Attachment C). The proposed structure will have a mixture of lap siding and shingle siding with composite shingles for the roof.

The property is zoned Waterfront (WF). The construction of a residential fourplex is allowed in the WF zone with the approval of a Site Plan Review.

The subject parcel is currently undeveloped. In the past it contained a warehouse which was recently demolished.

The analysis in this report finds that all applicable standards and criteria for a Site Plan Review permit are satisfied as conditioned.

Notice Information

A notice of filing was mailed to property owners located within 100 feet of the subject property on December 6, 2024. Two comments were received regarding the proposed residential fourplex (Attachment E).

Comments were received from Vivacity Spirits and Calapooia Brewing addressing concerns on the proposed development. Comments expressed negative short-term impacts of the construction of the development, as well as long term impacts of parking. The commentors express concern of the lack of parking in the neighborhood and the demand of parking associated with residential parking. The submitted comments stated the use of the subject property as a parking lot. The subject property is located within the Waterfront zoning district which allows parking lots as a use with an approved Conditional Use Review. The subject property does not have an approved conditional use permit to permit the parking lot as a development.

Comments were also received from a resident addressing concerns on the impacts of the development on the available on-street parking. Concerns address the existing demand of parking in the neighborhood and the impacts that four additional residential dwelling units will pose. Submitted comments state that Hill Street is a one-way street with slanted on-street parking, which is regularly filled and does not meet the parking demands of the neighborhood.

The City of Albany, to be in compliance with state regulations, does not require development to provide on-site parking. The decision criterion for development does not require developments to provide on-site parking. The submitted comments did not address a decision criterion for development.

Analysis of Development Code Criteria

Section 2.450 of the ADC includes the following review criteria that must be met for this application to be approved. Code criteria are written in **bold** followed by findings, conclusions, and conditions of approval where conditions are necessary to meet the review criteria.

Criterion 1

The application is complete in accordance with the applicable requirements.

Findings of Fact

- 1.1 In accordance with the applicable requirements, the application was deemed complete on December 3, 2024.

Conclusion

- 1.1 This criterion is met without conditions.

Criterion 2

The application complies with all applicable provisions of the underlying zoning district including, but not limited to, setbacks, lot dimensions, density, lot coverage, building height, and other applicable standards.

Findings of Fact

- 2.1 The subject property is located within Waterfront (WF) zoning district, a mixed-use district. The WF zoning district is intended to transition Albany's Willamette River waterfront into a vibrant center characterized by a variety of housing choices and a mixture of housing, office, and retail uses. Infill and redevelopment are encouraged, as well as adaptive reuse of existing buildings until the area is redeveloped. Development and design standards will result in great neighborhoods, a pedestrian-friendly environment, and an enhanced community image.
- 2.2 The applicant proposes to construct a two-story fourplex residential structure. The construction of a fourplex in the WF zoning district is subject to a Site Plan Review per ADC 5.060-1.

- 2.3 Table 5.190-1 in the ADC contains the development standards for mix-use village center development. The WF zoning district has a maximum front setback for residential development of 15 feet. The WF zoning district does not contain a minimum front setback. The interior setback for two-story residential structures is five feet. In addition to the front and interior setbacks the garage entrance setback for the WF zoning district is either 5 feet or 20 feet. The maximum height limit is 55 feet, and the maximum lot coverage is 100 percent.
- 2.4 The subject property is approximately 7,392 square feet and has two frontages, Hill Street and Water Avenue. The submitted site plan (Attachment B) indicates the proposed fourplex is approximately 3,344 square feet and will be oriented toward Hill Street. Each dwelling unit will be served with a garage.
- 2.5 Based upon applicant's submitted a site plan (Attachment B) the fourplex will meet the minimum and maximum front setback on both Hill Street and Water Avenue, the interior setbacks, and the five-foot setback for each of the garage entrances. The applicant proposes a total lot coverage of 4,665 square feet which is approximately 63 percent of the subject property.
- 2.6 The ADC defines "Height of Building" as the height of pitched roofed buildings as the average height of the highest gable of a pitched roof. The applicant included the proposed building elevations (Attachment C) which contains a building height of approximately 22 feet.

Conclusion

- 2.1 The proposed development meets all current provisions, including setbacks, lot coverage, lot dimensions, building height, and other applicable standards.
- 2.2 This criterion is met without any conditions.

Criterion 3

Activities and developments within special purpose districts comply with the regulations described in Articles 4 (Airport Approach), 6 (Natural Resources), and 7 (Historic), as applicable.

Findings of Fact

- 3.1 *Article 4 Airport Approach district:* According to Figure 4.410-1 of the ADC, the subject property is not located within the Airport Approach district.
- 3.2 *Article 6 Steep Slopes, Comprehensive Plan Plate 7:* According to Plate 7 of the Comprehensive Plan, the subject property is not located in the Hillside Development overlay district.
- 3.3 *Article 6 Wetlands, Comprehensive Plan Plate 6:* according to Plate 6 of the Comprehensive Plan, the subject property is not located within a jurisdictional wetland.
- 3.4 *Article 7 Historic Districts, Comprehensive Plan Plate 9:* According to Plate 9 of the Comprehensive Plan, the subject property is not located in one of Albany's Historic Districts. There are no known archaeological sites on the property.
- 3.5 *Article 6 Floodplains, Comprehensive Plan Plate 5:* The applicable Flood Insurance Rate Map (FIRM) for the subject site is Community Panel No. 41043C0211H, dated December 8, 2016. Based on this FIRM, the subject property is not located within the floodway or the flood fringe.

Conclusion

- 3.1 The subject property is not located within a special purpose district.
- 3.2 This criterion is met without conditions.

Criterion 4

The application complies with all applicable Design Standards of Article 8.

Findings of Fact and Conclusions

- 4.1 The applicant proposes to construct a residential fourplex upon the subject property. The subject property is located within the WF zoning district and is as located within a Village Center

- Comprehensive Plan Map designation. The fourplex must meet the design standards of ADC 8.110 through 8.160 and the supplemental residential design standards in Village Centers of ADC 8.480 through 8.485.
- 4.2 The subject property is not located within a Historic Overlay District and is not subject to the standards of Article 7 or Article 8.120. This standard is met.
 - 4.3 Based upon the submitted site plan (Attachment B), the fourplex proposes to provide ingress and egress from each dwelling unit to the public way. The proposed ingress and egress are contained within the subject property and does not require an easement from surrounding property owners. This standard is met.
 - 4.4 The subject property is a corner lot with frontage onto both Hill Street and Water Avenue. The purpose of the design standards is to create pedestrian-friendly, sociable, safe, and attractive neighborhoods through human-scale design. The submitted building elevations (Attachment C) show the fourplex is oriented to Hill Street with each unit's main entrance facing the street and opens onto a covered porch. The main entrances are located less than eight feet from the longest street-facing wall of each dwelling unit. This standard is met.
 - 4.5 At least 15 percent of the area of each façade that face a street must be windows or main pedestrian entrance doors. For structures with more than one dwelling unit, each main entrance door that faces the street may count toward this standard. The building elevations, as submitted, contain more than 15 percent of windows and main pedestrian entrance doors. This standard is met.
 - 4.6 The subject property is located within the WF zoning district which contains additional standards for parking and access. Development in the WF zoning district that does not abut an alley must provide vehicle access from not more than one driveway to each public street abutting the development site or provide vehicle access to the development site from a shared or paired driveway with a minimum spacing of 22 feet. When parking is provided in a garage attached to the primary structure, and garage doors for motor vehicle ingress/egress face a street; no more than one street-facing garage door for motor vehicle ingress/egress is permitted per dwelling unit and may not exceed 12 feet in width.
 - 4.7 Based upon the submitted site plan (Attachment B) and building elevations (Attachment C) the applicant proposes to provide a street facing garage for each dwelling unit served by two shared driveways which are spaced approximately 23 feet apart. The proposed garages are setback five feet and are approximately 14 feet in width. As a condition of approval, the applicant must update the structural plans at building permit submittal where the garage does not exceed 12 feet in width. With the condition of approval, the application can meet this standard.
 - 4.8 The subject property is located within the WF zoning district which contains additional standards for façade design and articulation. In order to promote buildings that provide visual interest and façade details that give a sense of quality and permanence, the front façade shall include a minimum of two of the architectural features listed in ADC 8.160 for each dwelling unit. For a corner lot, only one front façade of the dwelling units must meet these standards. In addition to architectural features, to provide privacy for ground floor residential uses residential buildings within five feet of the front lot line, street-facing ground floor windows shall be separated from the front lot line with a landscaped buffer.
 - 4.9 The proposed fourplex contains a covered porch that is approximately 44 square feet, eaves that overhang approximately 12 inches, offset facade and roof lines that extends for at least 4 feet. Based upon the submitted site plan the fourplex is oriented greater than five feet from the front lot line. This standard is met.
 - 4.10 In addition to the design standards for residential development in the WF district the proposed development must incorporate the supplemental residential design standards in village centers.
 - 4.11 The provisions are intended to promote the design of an urban environment that is built to human scale and to foster a mixed-use character for village centers with an emphasis on a high-quality

pedestrian environment, high-quality and attractive building materials, and architectural details that reduce exterior building mass.

- 4.12 The supplemental design standards require a minimum of 75 percent of a building's exterior to be surfaced with wood, brick, stucco, stone, masonry, or lap siding. Rooflines shall incorporate at least one of the following elements: parapets, cornices, gables, dormers, varied roof heights, or top-level balconies. All exterior HVAC equipment shall be screened from street-level view.
- 4.13 Based upon the submitted building elevations (Attachment C) the development has incorporated varied roof heights, and gables. The applicant submittal did not include HVAC equipment details. As a condition of approval, the applicant shall screen all HVAC equipment from street-level view.

Conclusion

- 4.1 As proposed, the development meets the design standards for residential middle housing.
- 4.2 The proposed development can meet the design standards specific for residential development in the Waterfront zoning district with a condition of approval for garage width.
- 4.3 The proposed development can meet the supplemental design standards for residential development in village centers with a condition of approval.

Conditions

Condition 1: At the time of building permit submittal, the building plans must limit the garage door width to 12 feet.

Condition 2: All HVAC equipment serving the development must be screened from the street-level view.

Criterion 5

The application complies with all applicable Design Standards of Article 10.

Findings of Fact and Conclusions

- 5.1 Article 10 pertains to manufactured homes, manufactured home parks, and RV parks. These uses do not pertain to the proposal.
- 5.2 This review criterion is not applicable.

Criterion 6

The application complies with all applicable On-Site Development and Environmental Standards of Article 9.

Findings of Fact

- 6.1 The proposed development does not include any on-site parking, apart from a garage for each of the dwelling units. On-site parking for a fourplex is not required, therefore this standard does not apply.
- 6.2 All new residential development must landscape the front setbacks and must consist of at least one tree at least six feet tall, four one-gallon shrubs or accent plants and the remaining area treated with ground cover (e.g., lawn, bark, rock, ivy, and evergreen shrubs). The landscaping requirements apply for every 50 lineal feet of street frontage (or portion thereof, deducting the width of the driveway). As a condition of approval, the landscaping requirements must be met prior to the issuance of the final certificate of occupancy.
- 6.3 The subject property does not contain any trees; therefore, this standard does not apply.
- 6.4 The submitted site plan does not indicate the construction of any fencing. If fencing is later constructed it must meet the fencing standards for middle housing development in the WF zoning district.
- 6.5 As the use is residential, the environmental requirement(s) do not apply to this proposed structure.

Conclusion

- 6.1 This criterion is not applicable.

Criterion 7

The Public Works Director has determined that public facilities and utilities are available to serve the proposed development in accordance with Article 12 or will be made available at the time of development.

Findings of Fact

Sanitary Sewer

- 7.1 City utility maps show a 30-inch public force sanitary sewer in Water Avenue NE, 21-inch public sanitary sewer in Hill Street NE, and an 8-inch public sanitary sewer along the southern boundary line of the subject property. The subject property is currently connected to public sanitary sewer system.
- 7.2 AMC 10.01.080(2) states that before the City will issue a Building Permit, the applicant must pay to the City, the necessary System Development Charges and any other applicable fees for connection to the public sanitary sewer system.
- 7.3 ADC 12.370 requires the dedication of public utility easement of at least 20 feet in width, centered over the main, for all public sanitary sewers and appurtenances. Permanent structures are not allowed to encroach on a public utility easement or be placed over a public sewer main.
- 7.4 The applicant's preliminary site plan indicates that the proposed development will be connected to new private sewer laterals from the public sanitary sewer main along the southern boundary line. An Encroachment Permit from the City of Albany's Public Works Engineering Division is required before work is started on the new sewer lateral construction.

Water

- 7.5 City utility maps show a 12-inch public water main in Water Avenue NE. The subject property is currently connected to the public water system.
- 7.6 Before a building permit will be issued, the applicant must pay to the City, or arrange for financing of, the required System Development Charges and other applicable fees or charges for connection to the public water system. The rates for these charges are set by Council Resolution (AMC 11.01.100(2)).
- 7.7 The applicant's preliminary utility plan indicates that the proposed development will install new water services. A Water Meter Permit from the City of Albany's Public Works Engineering Division is required for new water service installations.

Storm Drainage

- 7.8 City utility maps show a 15-inch piped public storm drainage facilities in Hill Street. Hill Street and Water Avenue are built to City standards with curb, gutter, and sidewalk.
- 7.9 It is the property owner's responsibility to ensure that any proposed grading, fill, excavation, or other site work does not negatively impact drainage patterns to, or from, adjacent properties. In some situations, the applicant may propose private drainage systems to address potential negative impacts to surrounding properties. Private drainage systems that include piping will require the applicant to obtain a plumbing permit from the Building Division prior to construction. In addition, any proposed drainage systems must be shown on the construction drawings. The type of private drainage system, as well as the location and method of connection of the public system must be reviewed and approved by the City of Albany's Engineering Division.
- 7.10 Surface water drainage patterns and proposed storm drainage must be shown on every development proposal plan. Before beginning work, the applicant must submit to the Public Works Engineering Division, a storm drainage plan for the site that shows the proposed slope of the lot and how storm drainage will be collected and routed to a public storm drain system. If storm drainpipes are planned, indicate the size and slope of each pipe. The City does not allow sheet flow of storm water across the sidewalk and into the street. The high point on the driveway must be at the property line so that all on-site drainage is collected within the applicant's property. Also, no storm water (including roof drainage) may be discharged to the sanitary sewer (ADC 12.530).

- 7.11 The applicant is required to submit a drainage plan, including support calculations, as defined in the City's Engineering Standards. The applicant is responsible for making provisions to control and/or convey storm drainage runoff origination from, and/or draining to, any proposed development in accordance with all City standards and policies as described in the City's Engineering Standards.
- 7.12 AMC 12.45.030 requires that a post-construction stormwater quality permit shall be obtained for all new development and/or redevelopment projects that creates or replaces 5,000 square feet or more of impervious surface area, including all phases of the development.
- 7.13 Because the site is installing less than 5,000 square feet of impervious surface, therefore, a stormwater quality permit will not be required for this development.

Conclusions

- 7.1 Public sanitary sewer, water, and storm drainage facilities are in place and adequate to serve the proposed development.
- 7.2 The existing public sanitary sewer main that lies on the property does not have a public utility easement over it. A 10-foot-wide public utility easement is needed over this sanitary sewer main.
- 7.3 Before the applicant can make a new sewer service connection to the public sewer system, and Encroachment Permit must be obtained from the City of Albany's Engineering Division.
- 7.4 A Water Meter Permit from the City of Albany's Public Works Engineering Division is required for new water service installations.
- 7.5 The applicant must submit a storm drainage plan for this project to detail how the new roof drains will be constructed including the proposed outfall.

Conditions

- Condition 3: 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: 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: 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.

Criterion 8

The Public Works Director has determined that transportation improvements are available to serve the proposed development in accordance with Article 12 or will be available at the time of development.

Findings of Fact

- 8.1 The project is located at 135/139 Hill Street NE on the southeast corner of Hill Street and Water Avenue. The project will construct a new fourplex residential building.
- 8.2 Hill Street is classified as a local residential street and is improved to city standards along the frontage of the development site. Improvements include curb and gutter; one vehicle travel lane in the northern direction; and on-street parking along the west side of the street.
- 8.3 Water Avenue is classified as a local residential street and is improved to city standards along the frontage of the development site. Improvements include curb and gutter; two vehicle travel lanes in each direction.
- 8.4 The intersection of Hill Street and Water Avenue is a four-way stop controlled.

- 8.5 ADC 12.060 and 12.290 require all public streets adjoining new development be improved to City standards.
- 8.6 The site plan submitted by the applicant proposes two driveways off Hill Street and pedestrian connection to Water Avenue. The current driveway off Hill Street does not meet current standards and is 80 feet wide. The submitted site plan does not use the existing driveway off Water Avenue.
- 8.7 The applicant will need to remove the driveway approaches off Hill Street and replace with standard curb, gutter, sidewalk, and install two new standard driveway approaches. The applicant will need to remove the unused driveway off Water Avenue and replace it with standard curb and gutter. The location and design of the new approaches shall conform to the design standards contained in ADC 12.100.
- 8.8 The applicant did not submit trip generation estimates or Traffic Impact Analysis (TIA) with the application. Albany's threshold for submittal of a trip generation estimates is 50 peak hour trips. Developments that generate 100 or more peak hour trip are required to submit a TIA.
- 8.9 The subject property was previously developed with a warehouse. The proposed development of a fourplex will result in an increase of 1.45 PM peak hour trips to the property.
- 8.10 Albany's Transportation System Plan does not identify any congestion or capacity issues occurring upon the sites frontages.

Conclusion

- 8.1 The public street system adjacent to the site is constructed to City standards.
- 8.2 The applicant will need to remove the driveway approaches off Hill Street and replace the standard curb, gutter, sidewalk, and install two new standard driveway approaches. The applicant will need to remove the unused driveway off Water Avenue and replace with standard curb and gutter.
- 8.3 Albany's Transportation System Plan does not identify any congestion or capacity issues occurring along the sites frontages.

Condition

- Condition 6: 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.

Criterion 9

The proposed post-construction stormwater quality facilities (private and/or public) can accommodate the proposed development, consistent with Title 12 of the Albany Municipal Code.

Findings of Fact

- 9.1 See Findings under Site Plan Criterion 7 (above) related to stormwater quality standards in response to this review criterion. These findings are incorporated here by reference.

Conclusion

- 9.1 The proposed development will have no impact on the public sanitary sewer and/or water systems.

Criterion 10

The proposal meets all existing conditions of approval for the site or use, as required by prior land use decision(s), as applicable.

Findings of Fact

- 10.1 There are no prior land use decisions on the subject parcel.

Conclusion

- 10.1 This criterion is not applicable.

Criterion 11

Sites that have lost their nonconforming status must be brought into compliance, and may be brought into compliance incrementally in accordance with Section 2.330

Findings of Fact

11.1 The subject property is a currently undeveloped and within conformance.

Conclusion

11.1 This criterion is not applicable.

Overall Conclusion

This report evaluates the applicant's application for the proposed residential fourplex that is approximately 4,665-square-foot, two-story structure with a wall height of 18 feet and an overall height of approximately 22 feet. The proposed structure will have a mixture of lap siding and shingle siding with composite shingles for the roof.

The proposed development meets all applicable Site Plan Review criteria when the following conditions are met.

Condition of Approval

- Condition 1: At the time of building permit submittal, the building plans must limit the garage door width to 12 feet.
- Condition 2: All HVAC equipment serving the development must be screened from the street-level view.
- Condition 3: 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: 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: 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: 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.

Attachments

- A. Location Map
- B. Site Plan
- C. Elevation Drawing
- D. Applicant's Narrative
- E. Submitted Testimony

Acronyms

- ADC Albany Development Code
- AMC Albany Municipal Code

SP Site Plan Review
WF Waterfront Zoning District

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.

Main St.

MS

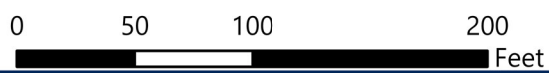
MUR

2nd Ave.

2nd Ave.

Madison St.

\\alderroom.cco.cityofalbany.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

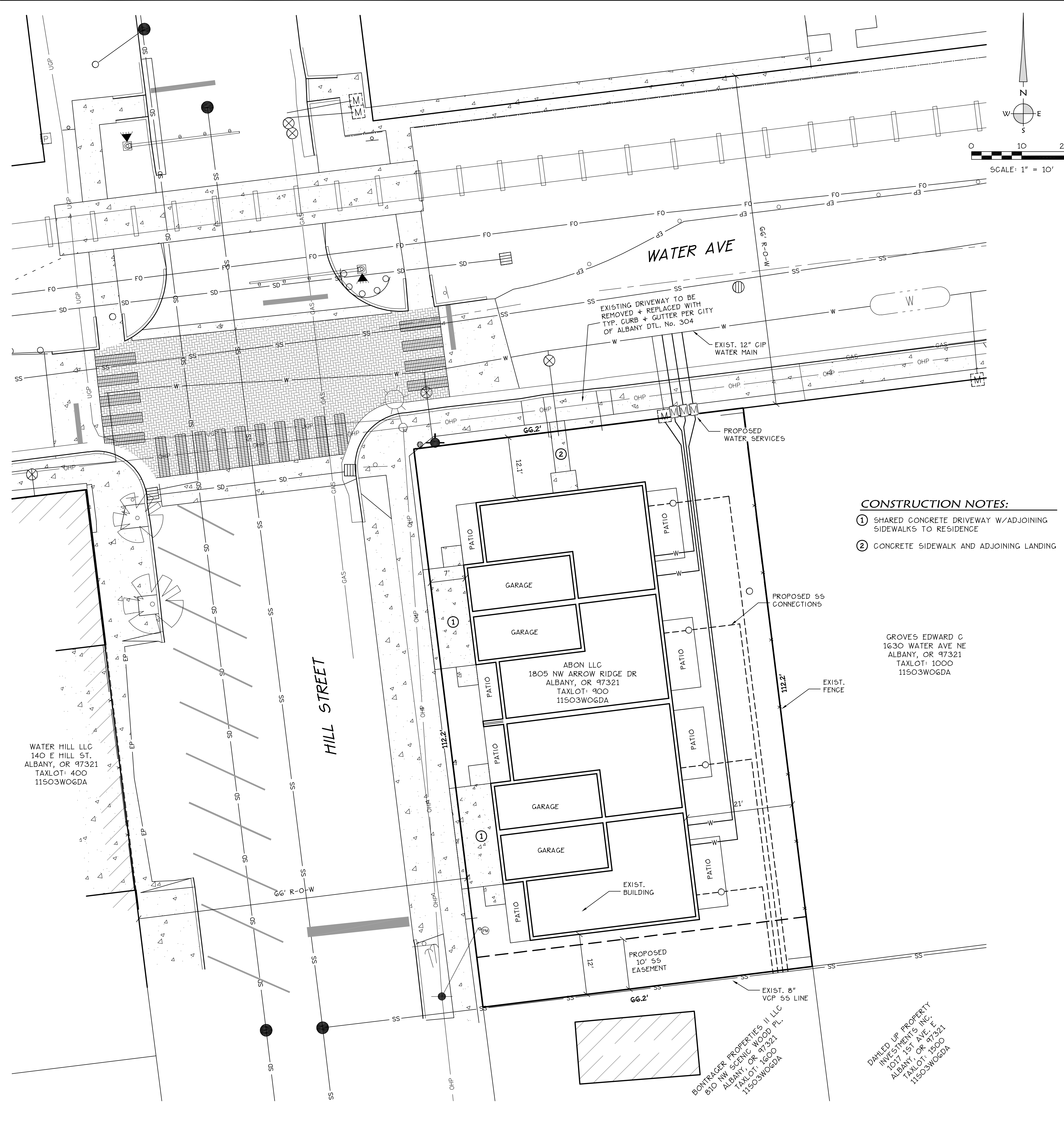


Date: 9/24/2024

135/139 Hill Street NE

Location Map

Date: 3/15/2024
Scale: 1" = 10'
Time: 13:02
File: dwg\2023\23-122-SubC.dwg (George)



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 15TH 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-SERV
+	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:

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

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

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

DAHLED UP PROPERTY
INVESTMENTS INC.
1017 SE 15TH AVE.
ALBANY, OR 97321
TAX LOT: 1500
11503W06DA

SITE PLAN
135 & 139 HILL STREET NE

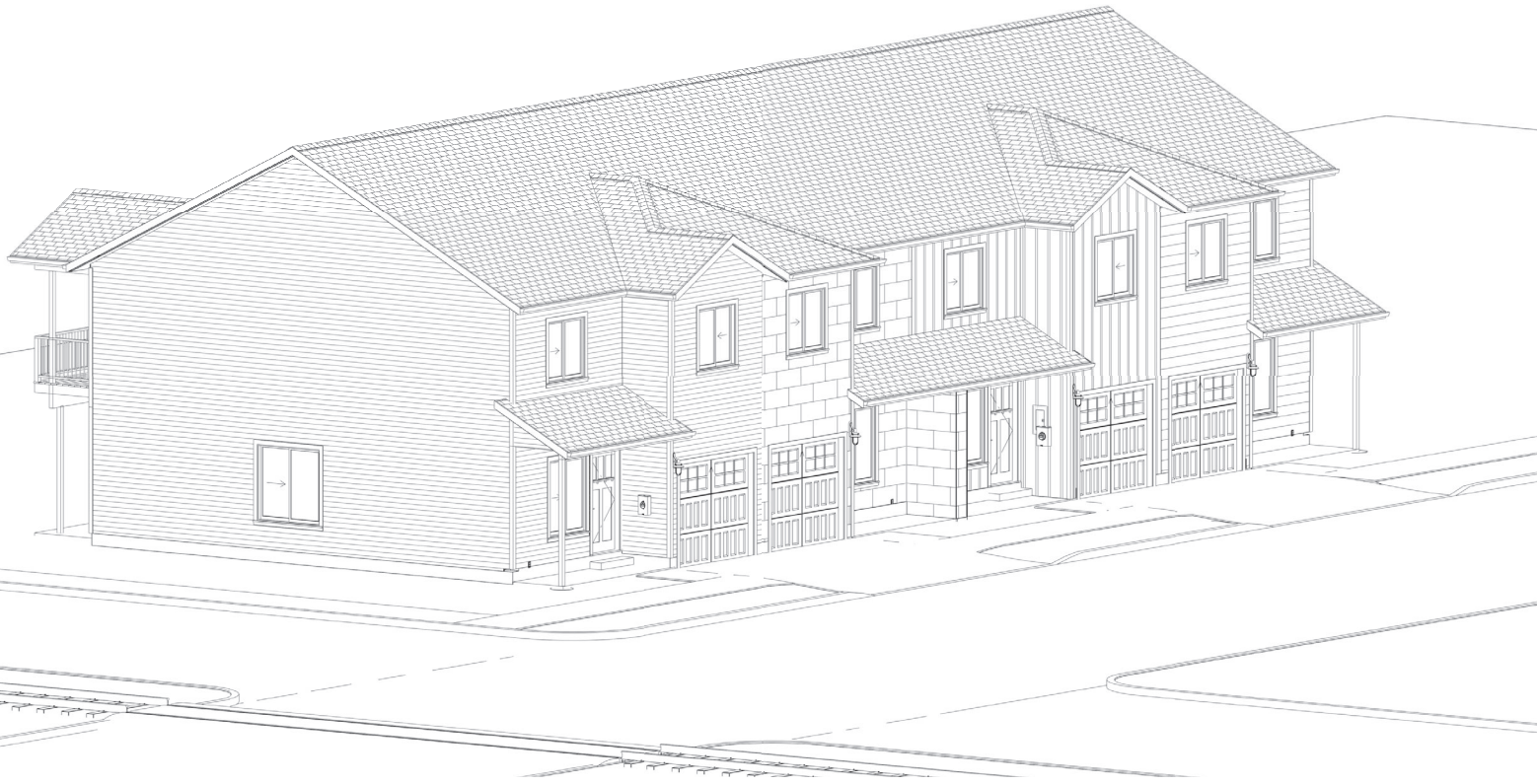
DAHLED UP CONSTRUCTION
HILL STREET FOUR-PLEX
CITY OF ALBANY, LINN COUNTY, OREGON

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



RENDERING
FOR ILLUSTRATION ONLY

GENERAL NOTES:

THIS PLAN SET, COMBINED WITH THE BUILDING CONTRACT, PROVIDES BUILDING DETAILS FOR THE RESIDENTIAL PROJECT. THE CONTRACTOR SHALL VERIFY THAT SITE CONDITIONS ARE CONSISTENT WITH THESE PLANS BEFORE STARTING WORK. WORK NOT SPECIFICALLY DETAILED SHALL BE CONSTRUCTED TO THE SAME QUALITY AS SIMILAR WORK THAT IS DETAILED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH INTERNATIONAL BUILDING CODES AND LOCAL CODES. CONTRACTOR SHALL BE RESPONSIBLE AND BEAR ANY FINES OR PENALTIES FOR CODE, ORDINANCE, REGULATION OR BUILDING PROCESS VIOLATIONS. INSURANCES SHALL BE IN FORCE THROUGHOUT THE DURATION OF THE BUILDING PROJECT.

WRITTEN DIMENSIONS AND SPECIFIC NOTES SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND GENERAL NOTES. THE ENGINEER/DESIGNER SHALL BE CONSULTED FOR CLARIFICATION IF SITE CONDITIONS ARE ENCOUNTERED THAT ARE DIFFERENT THAN SHOWN, IF DISCREPANCIES ARE FOUND IN THE PLANS OR NOTES, OR IF A QUESTION ARISES OVER THE INTENT OF THE PLANS OR NOTES. CONTRACTOR SHALL VERIFY AND IS RESPONSIBLE FOR ALL DIMENSIONS (INCLUDING ROUGH OPENINGS).

ALL TRADES SHALL MAINTAIN A CLEAN WORK SITE AT THE END OF EACH WORK DAY.

PLEASE SEE ADDITIONAL NOTES CALLED OUT ON OTHER SHEETS.

OWNER: DAHLED UP CONSTRUCTION

PROJECT: (4) TWO STORY ZERO LOT LINE RESIDENCES

ADDRESS: SITE ADDRESS: 139 HILL STREET NE, ALBANY, OREGON 97321

LEGAL: 11503W06-DA-00400

DESIGNER: Ron Care - C2 Design by Ron

PROJECT SUMMARY	1
CONSTRUCTION NOTES	2
ENERGY INFORMATION	3
SITE PLAN	4
FOUNDATION PLAN	5
MAIN FLOOR PLAN	6
UPPER FLOOR PLAN	7
ELEVATIONS	8
SECTIONS & DETAILS	9
DETAILS	10
DECK DETAILS	11
ROOF & FRAMING PLAN	12
DOOR & WINDOW SCHEDULE	13
MAIN FLOOR ELECTRICAL PLAN	14
UPPER FLOOR ELECTRICAL PLAN	15
SECOND FLOOR FRAMING PLAN	16

SHEET NUMBER

1

11 x 17 SHEET

SCALE: 1/8" = 1'-0"

Wednesday, December 6, 2023

DRAWN BY:
Ron Care

PROJECT
SUMMARY

139 HILL STREET NE
ALBANY, OREGON 97321

DAHLED UP
CONSTRUCTION

C2 Design by Ron

Ron Care
1423 29th Ave SE, Albany, Oregon 97322
(541) 987-1232 or (541) 979-3387 Email: c2designbyron@gmail.com



SITE PLAN NOTES

SOIL: 1,500 PSF ALLOWABLE (ASSUMED) TO BE AT TIME OF EXCAVATION.
 FROST DEPTH: 1'-0"
 SEISMIC ZONE: D-0

SITE SURVEY TO VERIFY PIN LOCATIONS AND HOME LOCATION PRIOR TO EXCAVATION. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES. ALL FINISH GRADES SHALL BE SMOOTH AND UNIFORM

PROJECT NARRATIVE

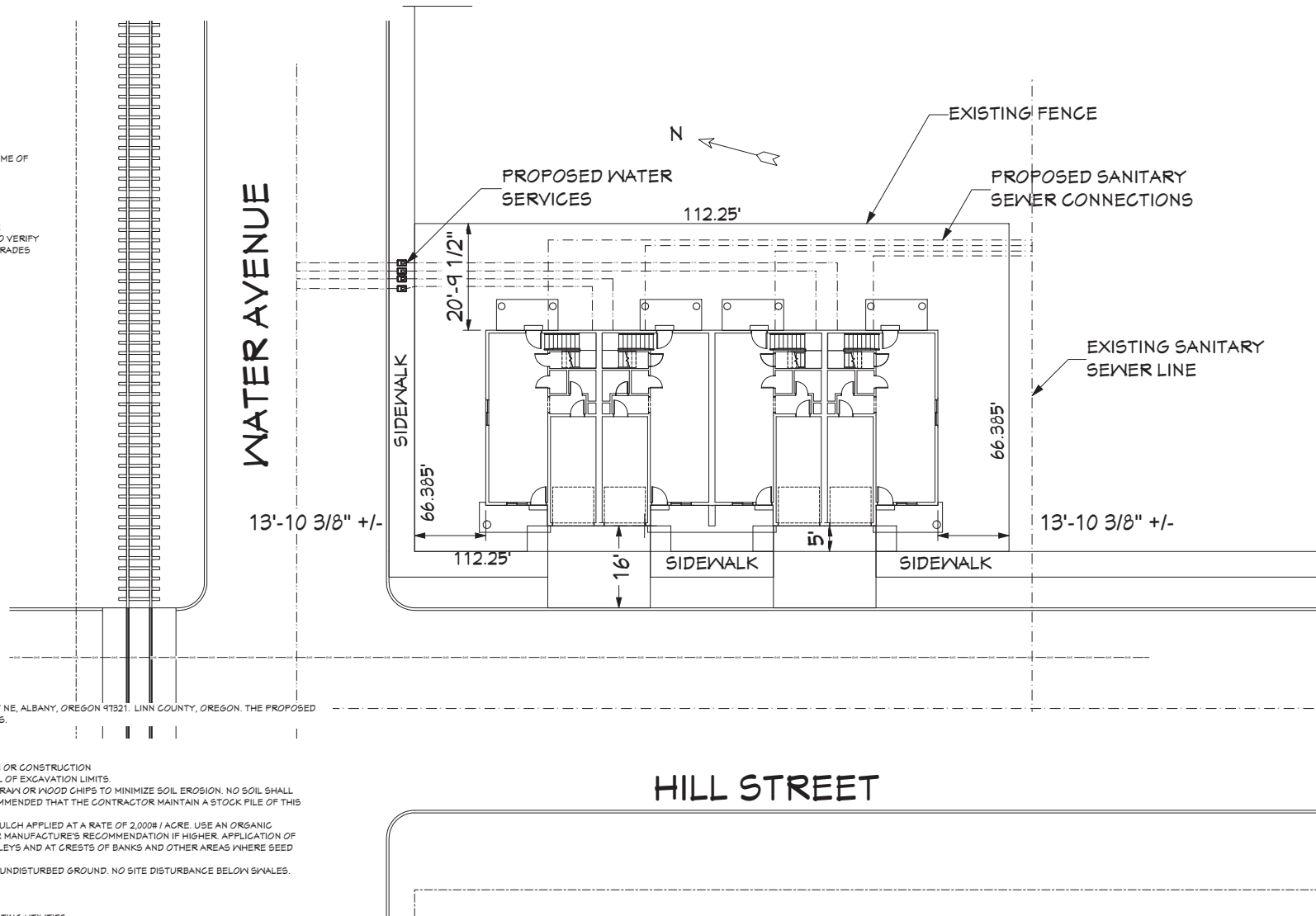
THE PROPOSED SITE LOCATION IS 139 HILL STREET NE, ALBANY, OREGON 97321. LINN COUNTY, OREGON. THE PROPOSED PROJECT INCLUDES (4) ZERO LOT LINE RESIDENCES.

EROSION CONTROL NOTES:

1. INSTALL SILT FENCE PRIOR TO ANY EXCAVATION OR CONSTRUCTION
2. MINIMIZE SITE DISTURBANCE BY TIGHT CONTROL OF EXCAVATION LIMITS.
3. ALL EXPOSED SOIL SHALL BE MULCHED WITH STRAW OR WOOD CHIPS TO MINIMIZE SOIL EROSION. NO SOIL SHALL BE LEFT IN AN EXPOSED CONDITION. IT IS RECOMMENDED THAT THE CONTRACTOR MAINTAIN A STOCK PILE OF THIS MATERIAL ON SITE FOR QUICK APPLICATION.
4. HYDROSEED WITH A WOOD CELLULOSE FIBER MULCH APPLIED AT A RATE OF 2,000# / ACRE. USE AN ORGANIC TACKIFIER AT NO LESS THAN 150 #/ACRE OR PER MANUFACTURE'S RECOMMENDATION IF HIGHER. APPLICATION OF TACKIFIER SHALL BE HEAVIER AT EDGES, IN VALLEYS AND AT CRESTS OF BANKS AND OTHER AREAS WHERE SEED CAN BE MOVED BY WIND OR WATER.
5. STRIP SHALES SHALL OVERFLOW ONTO NATIVE UNDISTURBED GROUND. NO SITE DISTURBANCE BELOW SHALES.

GRADING NOTES:

1. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
2. ALL FINISH GRADES SHALL BE SMOOTH AND UNIFORM.
3. PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING.
4. FINAL GRADE TO CONVEY SURFACE DRAINAGE TOWARD ROCK CHANNELS AND DISPERSION TRENCHES.
5. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED TO REMOVE TREES, VEGETATION, ROOTS AND OTHER OBJECTIONABLE MATERIAL AND STRIPPED OF TOPSOIL.
6. PLACE FILL SLOPES WITH A GRADIENT STEEPER THAN 3:1 IN LIFTS NOT TO EXCEED 8 INCHES, AND MAKE SURE EACH LIFT IS PROPERLY COMPACTED.



HILL STREET

SITE PLAN
 1"=20'-0"

SHEET NUMBER	4
11 x 17 SHEET	

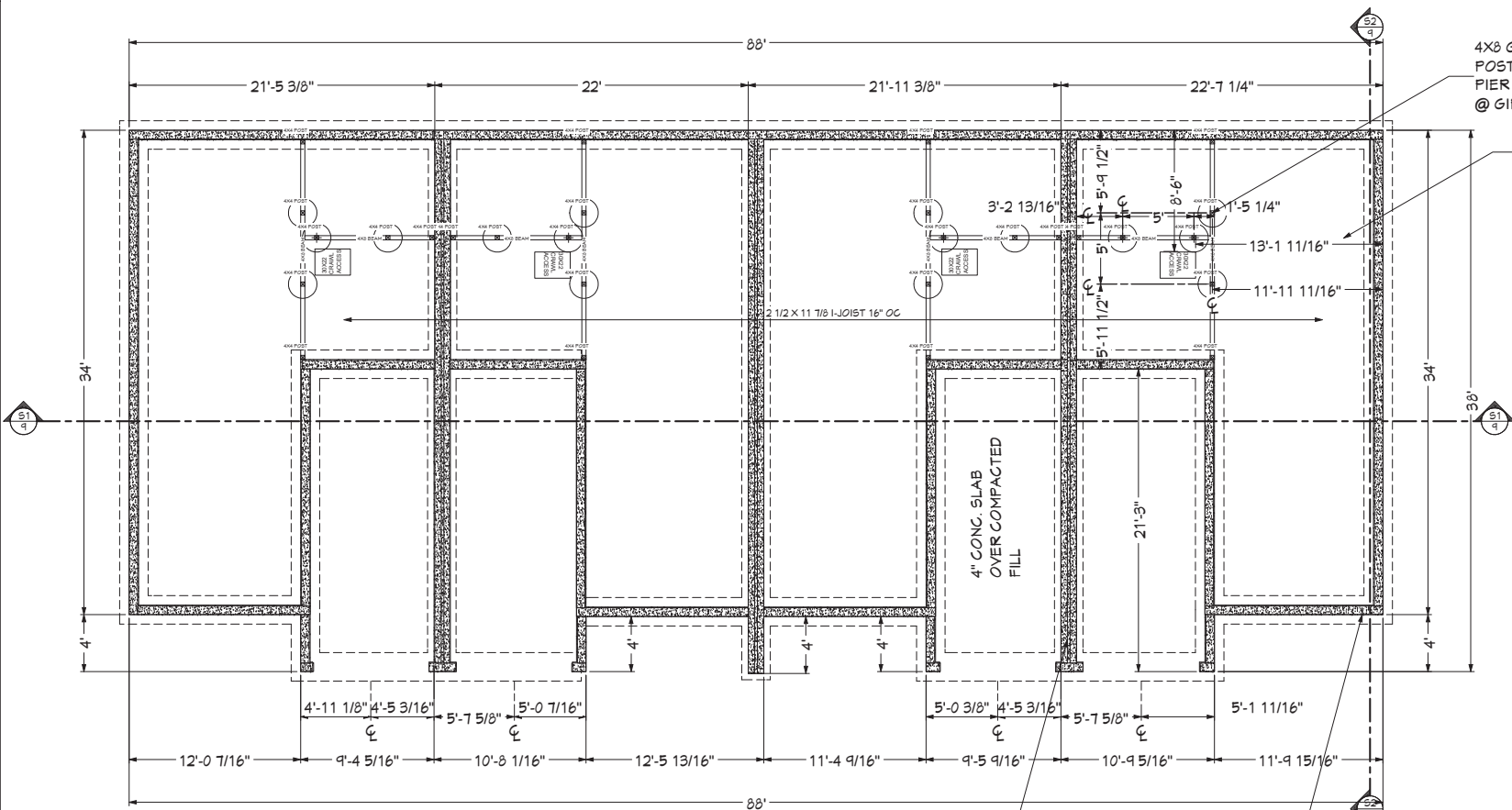
SCALE: 1/8" = 1'-0"
Wednesday, December 6, 2023
DRAWN BY: Ron Cam

SITE PLAN

**139 HILL STREET NE
 ALBANY, OREGON 97321
 DAHLED UP
 CONSTRUCTION**

**C2 Design by Ron
 Ron Cam**
 1423 28th Ave SW, Albany, Oregon 97322
 (541) 987-1232 or (541) 979-3387
 Email: c2designbyron@gmail.com





4X8 GIRDER OVER 4X4 POSTS & 8"X24" DIA. CONC. PIER PADS. (USE 4X6 POSTS @ GIRDER SPLICES.)

11-7/8" TJI'S @ 16" O.C. (230 SERIES)

FOUNDATION NOTES

1. FOUNDATIONS TO BEAR A MINIMUM OF 12" BELOW FINISH GRADE
2. ALL ANCHOR BOLTS TO BE 1/2" DIA X 10 @ 48" O/C UNO. SEE SHEAR PLANS FOR HOLD DOWN DETAILS
3. ALL REINFORCING STEEL SHALL BE ASTM A-615, GRADE 60
4. ALL REINFORCING STEEL TO OVERLAP A MINIMUM OF 24" FOR SPLICES FOR #4 BARS & 36" FOR #5 BARS
5. PROVIDE CORNER BARS TO MATCH CONTINUOUS STEEL
6. MINIMUM ALLOWABLE CONCRETE COMPRESSIVE STRENGTH SHALL BE 3,000 PSI (DESIGNED AS 2,500 PSI) AT 28 DAYS. MAXIMUM AGGREGATE SIZE IS 1". MAXIMUM AIR ENTRAINMENT IS 3%. CEMENT SHOULD BE TYPE 1 OR 2
7. SOIL BEARING CAPACITY ASSUMED TO BE 1,500 PSF. IF SOIL CONDITIONS VARY FROM THIS, THE PROJECT ENGINEER MUST BE NOTIFIED. ALL FOOTINGS MUST BEAR ON UNDISTURBED SOIL. ALL SLOPES MUST BE STABILIZED
8. ADJACENT GROUND SURFACES SHALL BE SLOPED AWAY FROM STRUCTURE DRAINAGE OF SURROUNDING AREA SHALL ALSO BE PROVIDED TO PREVENT ACCUMULATION OF SOIL AND EROSION OF SOIL NEAR FOOTINGS
9. UNIFORM SOIL CONDITIONS, MUST BE PROVIDED UNDER SLAB AND FOOTINGS. CUTFILL OR NON-UNIFORM SOIL CONDITIONS SHOULD BE EXCAVATED AND REPLACED WITH UNIFORM ENGINEERED FILL MATERIAL TO MINIMIZE DIFFERENTIAL MOVEMENT
10. THE TOPS OF FOUNDATION WALLS SHALL EXTEND 12" ABOVE THE ADJACENT FINISH GRADE
11. MINIMUM 18" CLEARANCE FOR WOOD JOIST GIRDERS REQUIRED IN THE CRAWL SPACE

FOUNDATION VENTILATION NOTE:
 UNDER FLOOR SPACES SHALL HAVE VENTILATION EQUAL TO ONE SQ. FOOT PER 150 SQ. FT. OF FLOOR SPACE. VENTS SHALL BE CAST INTO THE CONCRETE STEM WALLS AND COVERED WITH GALVANIZED WIRE SCREEN. VENTS SHALL BE LOCATED TO PROVIDE CROSS VENTILATION

13-1/4" WIDE STEMWALL OVER 8"X24" CONC. FOOTING

8" CONC. STEMWALL OVER 8"X24" CONC. FTG W/ (2) #4 BARS IN STEMWALL & FOOTING

FOUNDATION PLAN
 1/8"=1'-0"

SHEET NUMBER
5
 11 x 17 SHEET

SCALE: 1/8" = 1'-0"
 Wednesday, December 6, 2023
 DRAWN BY:
 Ron Cam

FOUNDATION PLAN

**139 HILL STREET NE
 ALBANY, OREGON 97321
 DAHLED UP
 CONSTRUCTION**

C2 Design by Ron
 Ron Cam
 1423 28th Ave Sw, Albany, Oregon 97322
 (541) 987-1232 or (541) 979-3387
 Email: c2designbyron@gmail.com



Findings
Site Plan Review
SP-25-24

Narrative:

The Applicant is proposing the construction of a four-plex on vacant property in the WF zone. A warehouse that was located on the property has been demolished and removed from the property. The proposed redevelopment, a four-plex, will provide affordable housing and enhance the neighborhood inline with goals of the Waterfront District. The units will be constructed to allow the units to be subdivided in the future if desired by the owner and approved by the City.

Criteria (1):

The application is complete in accordance with the applicable requirements.

Response:

A site plan map, site plan checklist, signed application and these written finding complete the application in accordance with the applicable requirements.

Criteria (2):

The application complies with all applicable provisions of the underlying zoning district including, but not limited to, setbacks, lot dimensions, density, lot coverage, building height, and other applicable standards.

Response:

The subject property is located in the Waterfront District (WF), a mixed use zoning district. The subject property is 7,430 square feet and the proposed total impervious surfaces (building and driveways) is 4,605 square feet, resulting in 62% lot coverage. The proposed front set back along Hill St. is 7 feet. The proposed side setback along Water Ave. is 12.1 feet. The proposed back setback along the east property line is 21 feet. The proposed side setback along the south property line is 12 feet. The proposed development meets all setbacks, lot dimensions and lot coverage standards for the WF zoning district.

Criteria (3):

Activities and developments within special purpose districts comply with the regulations described in Articles 4 (Airport Approach), 6 ((Natural Resources) and 7 (Historic), as applicable.

Response:

The subject property is located in the WF zone and is not Articles 4 & 6 & 7.

Criteria (4):

The application complies with all applicable Design Standards of Article 8.

Response: The proposed four-plex will meet the requirements set forth in Article 8, as shown on the site plan and building plans.

Criteria (5):

The application complies with all applicable Design Standards of Article 10.

Response:

The proposed development is a four-plex and is not subject to Article 10.

Criteria (6):

The application complies with all applicable On-Site Development and Environmental Standards of Article 9.

Response:

This application complies with all applicable On-Site Development and Environmental Standards of Article 9, as shown on the siteplan and building plans.

Criteria (7):

The Public Works Director has determined that public facilities and utilities are available to serve the proposed development in accordance with Article 12 or will be made available at the time of development.

Response:

The water mainline is located in Water Ave and new services will be installed to serve the four-plex as shown on the site plan. Sewer Main lines are located in Hill Street and along the south property line of the subject property. The Applicant proposed to tie into the sewer mainline along the south property line to provide serves to the four-plex, as shown on the site plan.

Criteria (8):

The Public Works Director has determined that transportation improvements are available to serve the proposed development in accordance with Article 12 or will be available at time of development.

Response:

The proposed four-plex is an infill development, all streets are in place and no transportation improvements are proposed.

Criteria (9):

The proposed post-construction stormwater quality facilities (private and/or public) can accommodate the proposed development, consistent with Title 12 of the Albany Municipal Code.

Response:

The total impervious surface area is 4605 square feet which is below 5,000 square minimum to require post-construction stormwater quality facilities. (Ord. 6012 § 2, 2023; Ord. 5841 § 3, 2014). No stormwater quality facilities are proposed for this project.

Criteria (10):

The proposal meets all existing conditions of approval for the site or use as, as required by prior land use decision(s), as applicable.

Response:

The Applicant is not aware of any existing conditions of approval placed on the subject property.

Criteria (11):

Sites that have lost their nonconforming status must be brought into compliance and may be brought into compliance incrementally in accordance with Section 2.330.

Response:

The Applicant is not aware of a nonconforming status on the subject property.

From: [C. Neumann](#)
To: [Cepello, Jennifer](#)
Subject: site plan review for 139/135 NE Hill Street
Date: Wednesday, December 11, 2024 4:44:13 PM

[**WARNING!** This email came from outside our organization. Do **NOT** click unknown attachments or links in email.]

Hello,

As neighbors to this proposed plan we received a Notice of Filing, Site Plan Review. Not knowing much about the code or the Waterfront Zoning, I'd like to ask about some concerns.

Calapooia Brewing is a well established Restaurant and manufacturing establishment across the street from this proposed site. This project would severely affect our business in some key ways.

First and foremost would be parking. At present we have 25 direct employees as well as commercial tenants (Easton's Barber Shop, and Seasonings...& More) which adds in another 4 people who regularly need to access the building. And then of course we have the patrons who support the businesses. Mr. Dahl has offered to rent us the lot for parking, so imagine my surprise to receive this letter!

In the short term, the construction would negatively affect our business. In the long term, post-construction, parking would be even more limited than even prior to having access to the lot. As indicated by the supplied drawing, that would leave us with only 9 parking spaces for our use.

Based on the increased parking from this lot, we have planned future events and business opportunities for the community.

There does not appear to be adequate (or any!) parking planned for the residents of the proposed plan, either via driveway or street parking, thus putting further stress on other local residents and the businesses.

I strongly urge that this plan is NOT APPROVED due to the stress on the neighborhood.

It is our understanding that the city is working to make the Waterfront District more pedestrian friendly, however the city has not considered the possibility for it's local residents to be able to park and access the Dave Clark path from this "end".

--

Sincerely,

Vivacity Spirits
Calapooia Brewing

Caitlin J. Prueitt
Christopher M Neumann

DISCLAIMER: This email may be considered a public record of the City of Albany and subject to the State of Oregon Retention Schedule. This email also may be subject to public disclosure under the Oregon Public Records Law. This email, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you have received this communication in error, please notify the sender immediately and destroy all copies of the original message.

From: [Gail Newkirk](#)
To: [Cepello, Jennifer](#)
Subject: Community Development Site Plan Review
Date: Friday, December 20, 2024 4:16:39 PM

[**WARNING!** This email came from outside our organization. Do **NOT** click unknown attachments or links in email.]

Community Development

Re: Site Plan Review for New Construction of a four-plex.

I live within 300 feet of the planned development at 139/135 Hill St in the Waterfront Area.

I am not in favor of this development. I already frequently must deal with parking issues from patrons of Calapooia Brewing. The area that is under review was razed and leveled in preparation for this potential development. It is currently being used for additional parking for the Brewery's customers, 10-15 cars. This issue with parking has been around since I moved into this area more than 10 years ago. Prior to the housing development built between Water Ave and the river, there was already insufficient parking. I attended a review of that planned development where additional angle parking was going to be put in with the development on Hill street between Front Ave and Water Ave. That never happened. They did change the Hill St to a one way to allow for angled parking between 1st and Water Ave but that did not really impact the parking needs of the Brewery or neighborhood.

If the four-plex is approved, it will inundate Water Ave with excessive parking. Customers of the Brewery will now be parking down Water Ave and into the housing development on Hill St. Plus you will be adding in the tenants of the four-plex who will most likely be 2 car families and the plans only offer single car garages. It won't only be the parking issue but the people walking to their cars who do not respect people's properties, dropping trash in our yards. The busiest time of the Brewery is the times when families will be home...weekends and evenings. I have had my driveway partially blocked many times. Please review this decision and consider the impact this will have on the people that currently reside in the area.

Thank you,

Gail Newkirk

■■■ = ■■■

[Yahoo Mail: Search, Organize, Conquer](#)

DISCLAIMER: This email may be considered a public record of the City of Albany and subject to the State of Oregon Retention Schedule. This email also may be subject to public disclosure under the Oregon Public Records Law. This email, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you have received this communication in error, please notify the sender immediately and destroy all copies of the original message.