



## COMMUNITY DEVELOPMENT

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

# Notice of Filing

## Willamette River Greenway Review

WG-01-24

September 18, 2024

The City of Albany Planning Division has received the following APPLICATION. The deadline for submission of written comments is 5:00 p.m. on **October 2, 2024**.

### Application Information

Proposal:	Willamette River Greenway Review to expand an existing accessory structure by 540 square feet.
Property Owner/Applicant:	Ron Terhaar; 327 Oak Street NE, Albany, OR 97321
Address/Location:	327 Oak Street NE
Map/Tax Lot:	Linn County Assessor: 11S-03W-05CB-00300
Zoning:	RS-6.5 (Residential Single-Dwelling Unit)
Overlay Districts:	Local Historic Inventory, Significant Wetland (/SW), Floodplain (/FP), Willamette Greenway (/WG)

The City of Albany has received the Willamette Greenway application referenced above. We are mailing notice of the application to property owners within 300 feet of the proposed development. We invite your written comments on this application, to be considered when staff decides on this application. This application is subject to the Type II procedure identified in Section 1.100(3) of the Albany Development Code (ADC). Type II decisions are made by the Community Development Director after the notice period. Written comments must relate to the approval standards listed below. Issues which may provide the basis for an appeal to the Planning Commission must be raised in writing and with sufficient detail to allow the City to respond to the issue. The deadline for submission of written comments is 5:00 p.m. on **October 2, 2024**, 14 days from the date the City mails the notice of filing.

All application materials are available for review at the Planning Division, and copies can be obtained for a minimal charge. Should you wish to discuss this case with a planner, please contact **Alyssa Schrems, project planner**, at 541-791-0176 or [alyssa.schrems@albanyoregon.gov](mailto:alyssa.schrems@albanyoregon.gov). Submit any written comments to the Planning Division; PO Box 490, Albany, OR 97321. Any person submitting written comments will receive a copy of the notice of decision.

### Approval Standards for This Request

Section 6.540 of the Albany Development Code (ADC or Code) includes the following review criteria that must be met for this Willamette River Greenway application to be approved.

- (1) Lands designated on the Comprehensive Plan as Open Space are preserved and maintained in open space use.

- (2) Significant air, water and land resources including but not limited to natural and scenic areas, viewpoints, vistas, fish and wildlife habitats, etc. in and adjacent to the Willamette River Greenway are protected, preserved, restored, or enhanced to the maximum extent possible.
- (3) Areas of annual flooding, floodplains, and wetlands are preserved in their natural state to the maximum possible extent to protect water retention, overflow, and other natural functions.
- (4) The natural vegetative fringe along the river is maintained to the maximum extent that is practical in order to assure scenic quality, protection of wildlife, and protection from erosion.
- (5) The harvesting of timber will be done in a manner which ensures that wildlife habitat and the natural scenic qualities of the Willamette River Greenway are maintained or will be restored.
- (6) The proposed development, change, or intensification of use is compatible with existing uses on the site and the surrounding area and provides the maximum possible landscaped area, open space, or vegetation between the activity and the river.
- (7) Extraction of aggregate deposits shall be conducted in a manner designed to minimize adverse effects on water quality, fish and wildlife, vegetation, bank stabilization, stream flow, visual quality, noise and safety, and necessary reclamation will be guaranteed.
- (8) Any public recreational use of facility will be developed, maintained, and operated in such a way as to minimize adverse effects on adjacent properties.
- (9) Building setbacks from the floodway line shall be determined by the setback and height plane as defined in Sections 5.200 through 5.207 of this Code.
- (10) Public access will be provided to and along the Willamette River by appropriate legal means for all development in conformance with plans approved by the City.

Additional review standards for this application are found in ADC Articles 1, 2, 3, 6, 7, 8, 9, & 12.

Attachments: Location Map, Applicant's Site Plan

Willamette River

OS

Subject Property

RS-6.5

Oak St.

Pine St.

RS-6.5

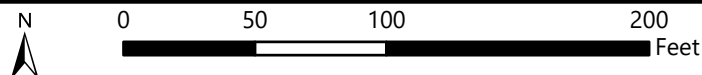
RS-6.5

Front Ave.

RS-5

RM

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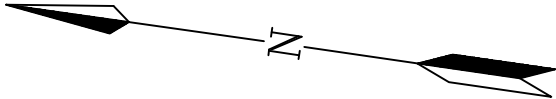
327 Oak Street NE

Date: 8/14/2024 Map Source: City of Albany

Location Map

Permit Number:  
**BLD-0152-24**

WILLAMETTE RIVER



143.0'

EXISTING OUT BUILDING

EXISTING HOUSE

PROPOSED  
MUSIC ROOM  
EXTENSION

OVER 58'

10'-0"

EXISTING  
GARAGE

EXISTING  
DRIVEWAY

198.0'

TL- 300

SIDEWALK

CURB

OAK STREET NE

SITE PLAN 1"=30'  
MAP -11S03W05CB



SANDERS HOME DESIGNS  
704 PIONEER ST., PHILOMATH OR, 97370 (541) 929-4294

SITE PLAN 1"=30'

TERHAAR MUSIC ROOM

NE 327 OAK ST. ALBANY OR  
MAP -11S03W05CB TL-300

DATE : 05/24/24

SCALE : AS NOTED