



COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | BUILDING & PLANNING 541-917-7550

Notice of Decision

Conditional Use Review

CU-04-22

November 7, 2022

Application Information

Type of Application:	Conditional Use Review to construct a 4,320-square foot auxiliary building to be use as an indoor batting cage.
Property Owner:	Greater Albany Schools; C/O Case Bowman 718 7th Avenue SW, Albany, OR 97321
Applicant:	Cordle Construction 38747 Scrael Hill Road, Albany, OR 97322
Address/Location:	2150 36th Avenue SE, Albany, OR 97322
Map/Tax Lot:	Linn County Assessor's Map No. 11S-03W-17D Tax Lot 1700
Zoning:	Residential Single Family (RS-6.5)

On November 4, 2022, 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). 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.

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: November 21, 2022

Approval Expiration Date (if not appealed): November 7, 2025

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

Condition of Approval

Condition 1 Site Improvements. Prior to occupancy of the proposed building, all proposed and required site improvements shall be constructed and completed in accordance with approved plans.

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.

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 Albany Development Code (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.

Engineering

3. 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.
4. No unauthorized person is allowed to make connection to any public sewer or appurtenance without first obtaining the appropriate permits through the City's Public Works Department.
5. 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).

Building

6. Building permits are required for the work proposed within this land use case. Please submit a complete application and construction documents for review for compliance with the applicable Oregon Building Code.

Fire

7. The fire department has reviewed the above project for conformance to the 2019 Oregon Fire Code (OFC) per your request and has the following comments, which are based on limited information provide for the pre-application meeting and are subject to change.

**** NOTE: Addition of a private fire line will result in a quarterly Fire Line Fee***

8. There is a required fire department access just north of this proposal that must not be impeded upon.
9. Approved fire apparatus roadways must extend to within 150 feet of all exterior portions of any structure that will be built on the property as measured by an approved route of travel around the exterior of the structure. (OFC 503.1.1)
10. Dead-end fire apparatus roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus (OFC 503.2.5 and D 103.4)

11. The fire apparatus roadways for this project are required to be provided and maintained at a minimum of 20 feet wide of improved surface. (OFC 503.2.1)
12. Private fire apparatus access roadways shall be permanently marked “NO PARKING-FIRE LANE” using a combination of “YELLOW” painted cubing and approved signs spaced along the road edge as follows: (OFC 503.3 & Appendix D 103.6)
 - (a) Roads 20 to 26 feet in width – Posted both sides at 50-foot intervals.
 - (b) Roads more than 26 feet in width – Posted on one side (as approved) at 50-foot intervals.

Future plans shall identify all private fire apparatus access roads and the marking to be provided.
13. Turning radii for all fire apparatus access roads shall be provided and maintained at no less than 30 feet inner and 50 feet outer (OFC 503.2.4 & Appendix D 103.3)
14. The road surface for all private fire apparatus access roads shall be all weather and capable of supporting an imposed load from fire apparatus of at least 75,000 pounds as verified by a qualified State of Oregon licensed design professional. (OFC 503.2.3 & Appendix D, 102.1). the Designer of Record shall provide written certification to the Fire Department upon completion of all private access road construction.

The Albany Fire Department does not accept the use of Grasscrete, Geoblock or other engineered surface pavers that allow for grass to grow up through the pavers to meet the requirement as an all-weather surface.