



COMMUNITY DEVELOPMENT

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

Notice of Public Hearing

Adjustment

AD-01-24

September 23, 2024

Hearing Information

Review Body:	Planning Commission (Type III review procedure)
Hearing Date:	Monday, October 14, 2024
Hearing Time:	5:15 p.m.
Hearing Location:	Council Chambers, Albany City Hall, 333 Broadalbin Street SW <u>Virtual</u> : At 4:00 p.m., join the meeting using the link below: https://council.albanyoregon.gov/groups/plc/zoom <u>Phone</u> : 1-253-215-8782; <u>Meeting Id</u> : 837-8633-4863; <u>Passcode</u> : 464432

Application Information

Proposal:	Adjustment to ADC 8.390(3)(b) to allow for unscreened rooftop mechanical equipment for the one-story rear addition of the Federal Building/Old City Hall Commercial Building located at 240 2nd Avenue SW.
Review Body:	Planning Commission (Type III Quasi-Judicial Review)
Applicant/Property Owner:	Glorietta Bay LLC, C/O Scott Lepman 100 Ferry Street NW, Albany, OR 97321
Representative:	Udell Engineering and Land Surveying, C/O Laura LaRoque 63 E Ash Street, Lebanon, OR 97355
Architect:	Varitone Architecture LLC, C/O Christina Larson 231 2nd Avenue SW, Albany, OR 97321
Address/Location:	240 2nd Avenue SW
Map/Tax Lot:	Linn County Assessor's Map No. 11S-03W-06CC-10200
Zoning:	Historic Downtown (HD)
Overlay Districts:	Downtown Historic Commercial District
Total Land Area:	14,023 square feet
Existing Land Use:	Vacant Commercial Structure

The Albany Planning Division has received the application referenced above and has scheduled a public hearing before the Planning Commission. We are mailing notice of the application to property owners within 300 feet of the proposed development.

albanyoregon.gov/cd



A copy of the application, all documents, and evidence submitted by or on behalf of the applicant, and applicable criteria are available for inspection at the Albany Community Development Department, Planning Division. Copies can be provided by mail upon request at a reasonable cost or electronically at no charge. The staff report will be available by 5:00 p.m. on Monday, October 7, 2024, and on the City's website at:

<https://www.albanyoregon.gov/cd/projectreview>

Should you wish to discuss this case with a planner, please contact Alyssa Schrems, project planner, at alyssa.schrems@albanyoregon.gov or 541-791-0176. Submit any written comments to the City of Albany Planning Division; PO Box 490, Albany, OR 97321. Any person who submits written comments or testifies at a public hearing will receive a copy of the notice of decision.

Your Comments

We invite your comments, either in writing prior to the day of the public hearing or virtually at the hearing. Your comments will be considered when the Planning Commission makes a decision on this application. All testimony and evidence must be directed toward the approval standards for this application listed in this notice. Failure to raise an issue by letter or in person before the close of the record or the final evidentiary hearing, or failure to provide statements or evidence with sufficient detail to allow the Planning Commission an adequate opportunity to respond to each issue raised, precludes an appeal based on that issue.

Persons wanting to provide testimony for the Planning Commission public hearing may choose one of the following options:

1. Email written comments to alyssa.schrems@albanyoregon.gov **before noon the day of the meeting** and include your name and subject of the public hearing, or mail comments to Albany Planning Division; PO Box 490, Albany, OR 97321; or
2. To testify virtually during the public hearing, register before **noon on the day of the meeting** by emailing cdaa@albanyoregon.gov, with your name, address, phone number, and if you are speaking for, against, or neutral on the proposal. The chair will call upon those who registered.

Written comments will be included with the respective meeting agenda packets if received by Alyssa Schrems at alyssa.schrems@albanyoregon.gov on or before October 3, 2024, for the October 14, 2024, Planning Commission meeting date.

Any person who submits written comments or testifies at a public hearing will receive a copy of the notice of decision.

Public Hearing Procedure

The public hearing will occur on Monday, October 14, 2024, at 5:15pm. The hearing body will open the public hearing. The public hearing will begin with a declaration of any *ex parte* contacts (contacts that occurred outside of the public hearing) or any conflict of interest by the decision-makers. This will be followed by the staff report from the planning staff. Then, the applicant will testify. Following this, written comments received from the public will then be entered into the record. This will be followed by calling upon those who registered to speak in support of the application. After those in favor of the application are finished, testimony from those who registered to speak in opposition will begin. This will be followed by testimony from people who neither favor nor oppose the application. Following this, calling upon anyone else who wishes to testify either in support, in opposition, or neutral will be made. The applicant will then be able to respond to the public comments. The decision-makers are free to ask questions of any person who has testified, or of staff, at any point during the hearing. Once all comments are recorded as part of the meeting and the applicant responds, the hearing body will close the public hearing and deliberate on the application.

If additional documents or evidence are provided by any party, the City may allow a continuance, or leave the record open, to allow the parties a reasonable opportunity to respond. Any continuance or extension of the record requested by an applicant shall result in a corresponding extension of the 120-day time limitations of Oregon Revised Statute (ORS) 227.178.

If the hearing is continued or the record is left open, the chairperson will announce the date, time, and place for the resumption of the hearing and/or what limitations exist on further testimony or submittal of written materials. If the hearing and record are closed, the decision-makers will begin deliberations and/or will announce the time, date, and place when the decision will be made.

Appeals

Within five days of the Planning Commission's final decision on this application, the Community Development Director will provide written notice of decision to the applicant and any other parties entitled to notice.

A decision of the Planning Commission may be appealed to the City Council if a person with standing files a notice of appeal and associated filing fee with the City within 10 days of the date the City mails the notice of decision.

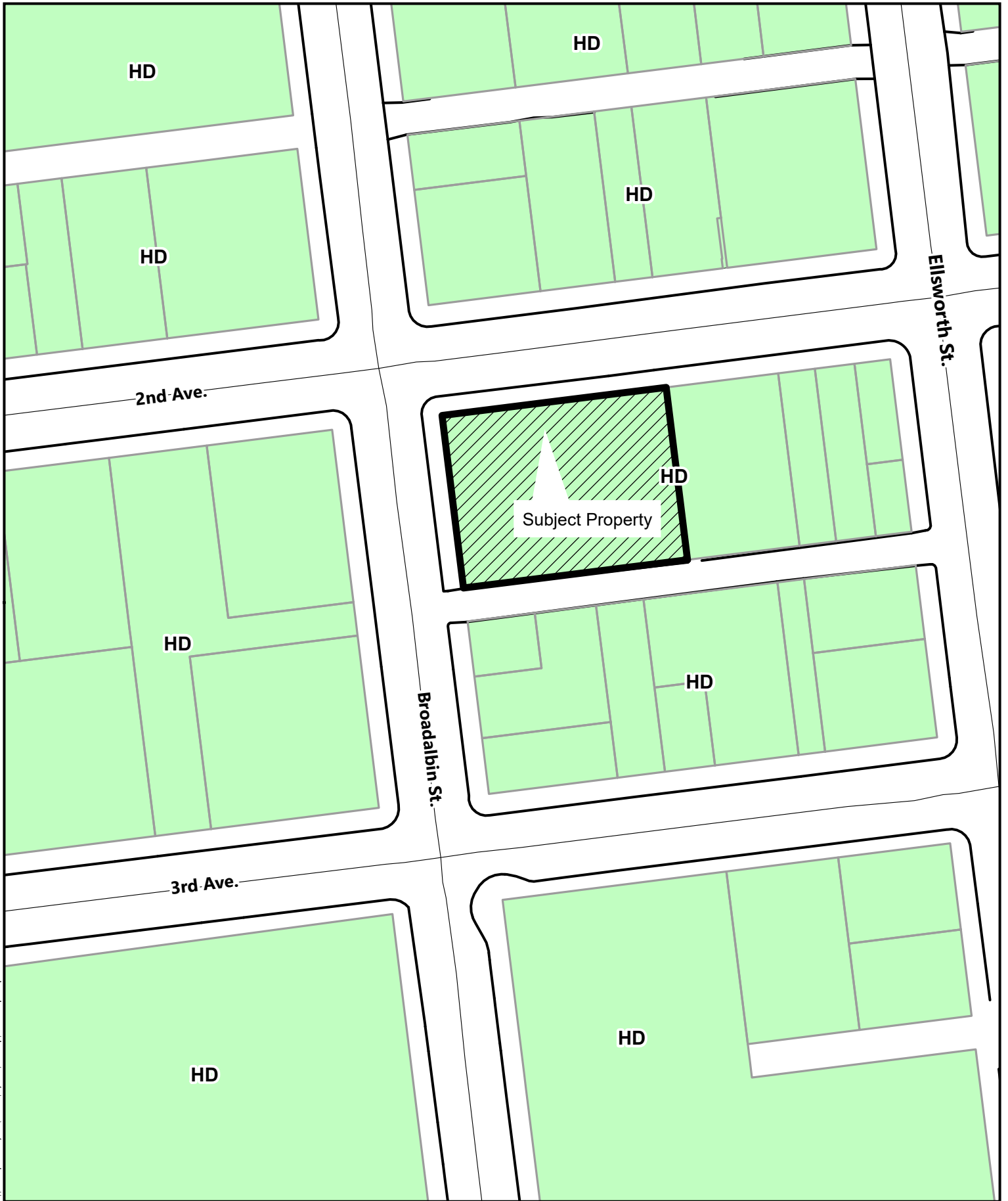
Approval Criteria for Applications

Adjustments (ADC 2.080)

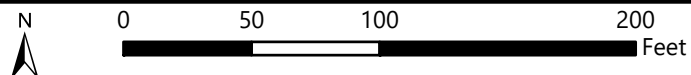
1. Granting the Adjustment will equally or better meet the purpose of the regulation to be modified; and
2. The proposal will be consistent with the desired character of the base zone; and
3. Any negative impacts resulting from the Adjustment are mitigated to the extent practical; and
4. The proposal will not significantly detract from the livability or appearance of the surrounding area; and
5. If more than one Adjustment is being requested, the cumulative effect of the Adjustments results in a project which still meets criteria (1) through (4), above.

Additional review standards for this Adjustment application are found in ADC Articles 1, 2, 5, 7, 8, 9, & 12.

Attachments: Location Map, Site Plan



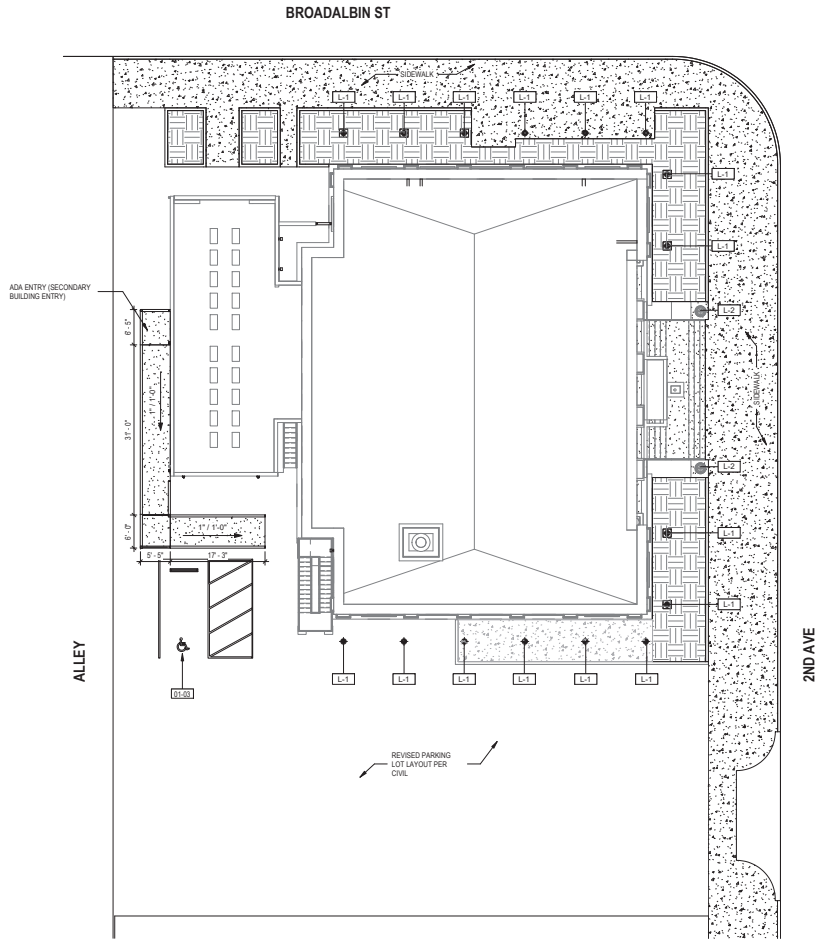
\\con.cityofalbany.net\homes\analysis\desktop\Notice Map Template.mxd



240 2ND AVE SW

Date: 9/10/2024 Map Source: City of Albany

Location Map



GENERAL SITE PLAN NOTES:

1. UPDATED PARKING LOT LAYOUT WILL BE FINALIZED BY CIVIL ENGINEER AT LATER DATE.
2. SECONDARY ENTRY IS BEING ADDED TO THE BUILDING IN ORDER TO PROVIDE ADA ENTRY WITH EXISTING ADA RAMP. MODIFICATIONS WILL BE MADE TO RAMP IN ORDER TO ACCOMMODATE UPDATED CODE REQUIREMENTS.
3. FOR LIGHT FIXTURE SELECTIONS (SIGNATED AS L-1, L-2, ETC.) SEE LIGHTING CUTSHEET PACKAGE.

LEGEND:

-  LANDSCAPE
-  PAVING
-  CONCRETE SIDEWALK AND CURBS

KEYNOTE LEGEND

#	Keynote Description
01-03	NEW ADA PARKING SPACE. FINAL LAYOUT BY CIVIL



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 Ph: 541.497.2954

ARCHITECT
 VARITONE ARCHITECTURE, LLC
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 231 2ND AVENUE SW
 ALBANY, OR 97321

LANDSCAPE PLANNER
 LISA LARSON
 PH: (541) 491-5125
 812 2ND AVENUE SW
 LEBANON, OR 97355

ALBANY FEDERAL BUILDING
 HISTORIC REVIEW

NOT FOR CONSTRUCTION

240 SW 2ND AVE
 ALBANY, OR 97321

Issue: HISTORIC REVIEW
 Date: 09-04-2024

Revision:	Date:

SITE PLAN

HR-1

01 SITE PLAN
 3/32" = 1'-0"



ROOF
35' - 7"

PARAPET
30' - 0"

ATTIC
27' - 4 5/8"

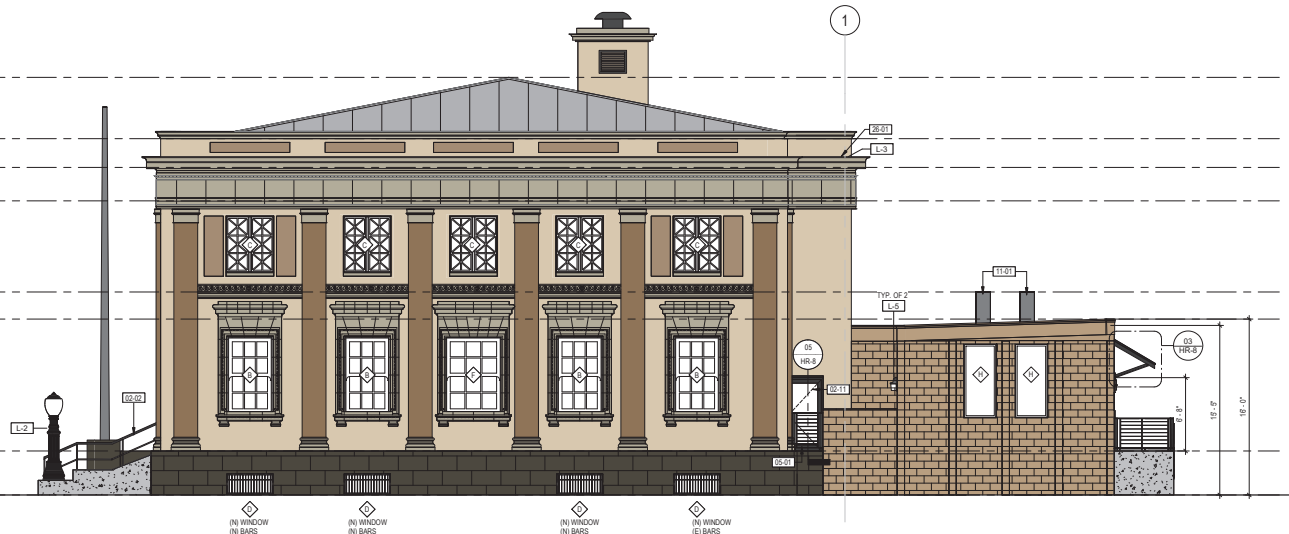
ATTIC - LOWER
24' - 4 1/8"

LEVEL 2
16' - 0 5/8"

T.O. ADDITION
13' - 7 3/32"

LEVEL 1
1' - 7 1/8"

GROUND LEVEL
-2' - 4 7/8"



01 WEST ELEVATION
3/16" = 1'-0"

ROOF
35' - 7"

PARAPET
30' - 0"

ATTIC
27' - 4 5/8"

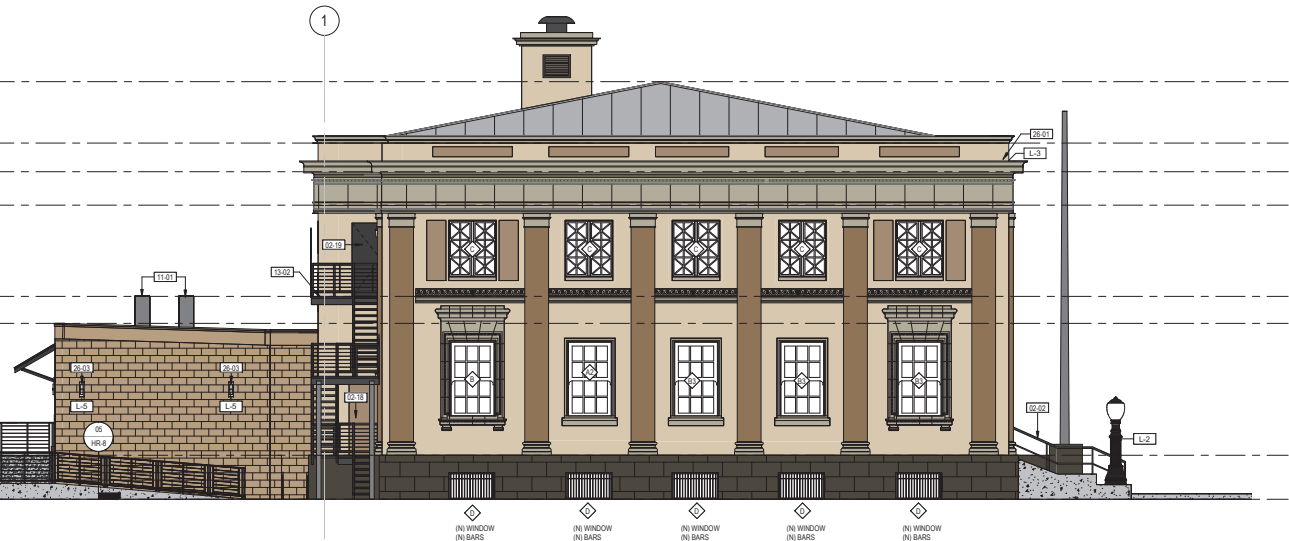
ATTIC - LOWER
24' - 4 1/8"

LEVEL 2
16' - 0 5/8"

T.O. ADDITION
13' - 7 3/32"

LEVEL 1
1' - 7 1/8"

GROUND LEVEL
-2' - 4 7/8"



02 EAST ELEVATION
3/16" = 1'-0"

FINISH LEGEND

- (E) LIMESTONE TO BE CLEANED BUT OTHERWISE LEFT UNTOUCHED.
- EXISTING STUCCO TO BE PAINTED: SW 7645 THUNDER GRAY
- EXISTING STUCCO TO BE PAINTED: SW 6102 PORTABELLO
- EXISTING STUCCO TO BE PAINTED: SW 6108 LATTE
- EXISTING STUCCO TO BE PAINTED: SW 6141 SOFTER TAN

KEYNOTE LEGEND

#	Keynote Description
02-00	(E) HANDRAILS TO REMAIN
02-11	REMOVE (E) WOOD DOOR AND REPLACE WITH NEW FULL LITE WOOD DOOR
02-18	REMOVE (E) DOOR INFILL WITH STUCCO PANEL WITH 1" RECESS FROM FACE OF FACADE
02-19	(E) DOOR TO REMAIN, PAINTED
02-61	NEW STEEL RAILING
11-01	MECHANICAL UNIT
13-00	(E) STEEL FIRE ESCAPE TO BE REPAINTED
28-01	LED ACCENT LIGHTING TO RUN ALONG TOP INSIDE EDGE OF CORNICE
28-03	NEW EXTERIOR LIGHT FIXTURE TO ILLUMINATE ADA RAMP. INSTALLED WITH NEW RECESSED ELECTRICAL BOX



VARITONE
ARCHITECTURE

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ARCHITECT
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ALBANY FEDERAL BUILDING
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EXTERIOR ELEVATIONS

HR-5