



COMMUNITY DEVELOPMENT

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

Notice of Filing

Site Plan Review

SP-07-25

July 30, 2025

The Planning Division has received the following APPLICATION. Please provide any comments you may have on this project to **Liz Olmstead** at 541-917-7640 or liz.olmstead@albanyoregon.gov. The deadline for submission of written comments is 5:00 p.m. on **August 13, 2025**.

Application Information

Proposal:	Site Plan Review to construct a 3,840 square foot building for 6 self-serve storage units.
Review Body:	Staff (Type I-L review)
Property Owner/Applicant:	Christopher Brawn, BCB QOZB, LLC, 12154 Timber Lane SE, Jefferson, OR 97352
Address/Location:	3055 Salem Avenue SE
Map/Tax Lot:	Linn County Assessor: 11S-03W-05DA, Tax Lot 402
Zoning:	Light Industrial (LI)
Overlay Districts:	Riparian Corridor (/RC), Floodplain (/FP)
Total Land Area:	3.30 acres
Existing Land Use:	Warehousing and Distribution and Office

The City of Albany has received the application for Site Plan Review Modification as 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 decide on this application. Your comments must relate to the approval standards listed below. Issues that 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 **August 13, 2025**, 14 days from the date the City mails the notice of filing.

Attached you will find a location map and site plan. All application materials are available for review in person in the Planning Division, and copies can be obtained for a minimal charge. Should you wish to discuss this case with a planner, please call **Liz Olmstead**, project planner, at 541-917-7640. Submit any written comments to the Planning Division; PO Box 490, Albany, OR 97321 or by email to liz.olmstead@albanyoregon.gov. Any person submitting written comments will receive a copy of the notice of decision on the application.

According to the Albany Development Code (ADC or Code), the proposed use is allowed on this property. This review is limited to the layout of the proposed use in accordance with the review criteria contained in ADC Section 1.330. The use must also meet applicable City development standards found in the Code.

The City may attach conditions of approval to the application to ensure that the proposal will conform to the applicable review criteria (ADC 1.330).

albanyoregon.gov/cd



Approval Standards for This Request

Site Plan Review Criteria

Section 2.450 of the ADC includes the following review criteria that must be met for this application to be approved.

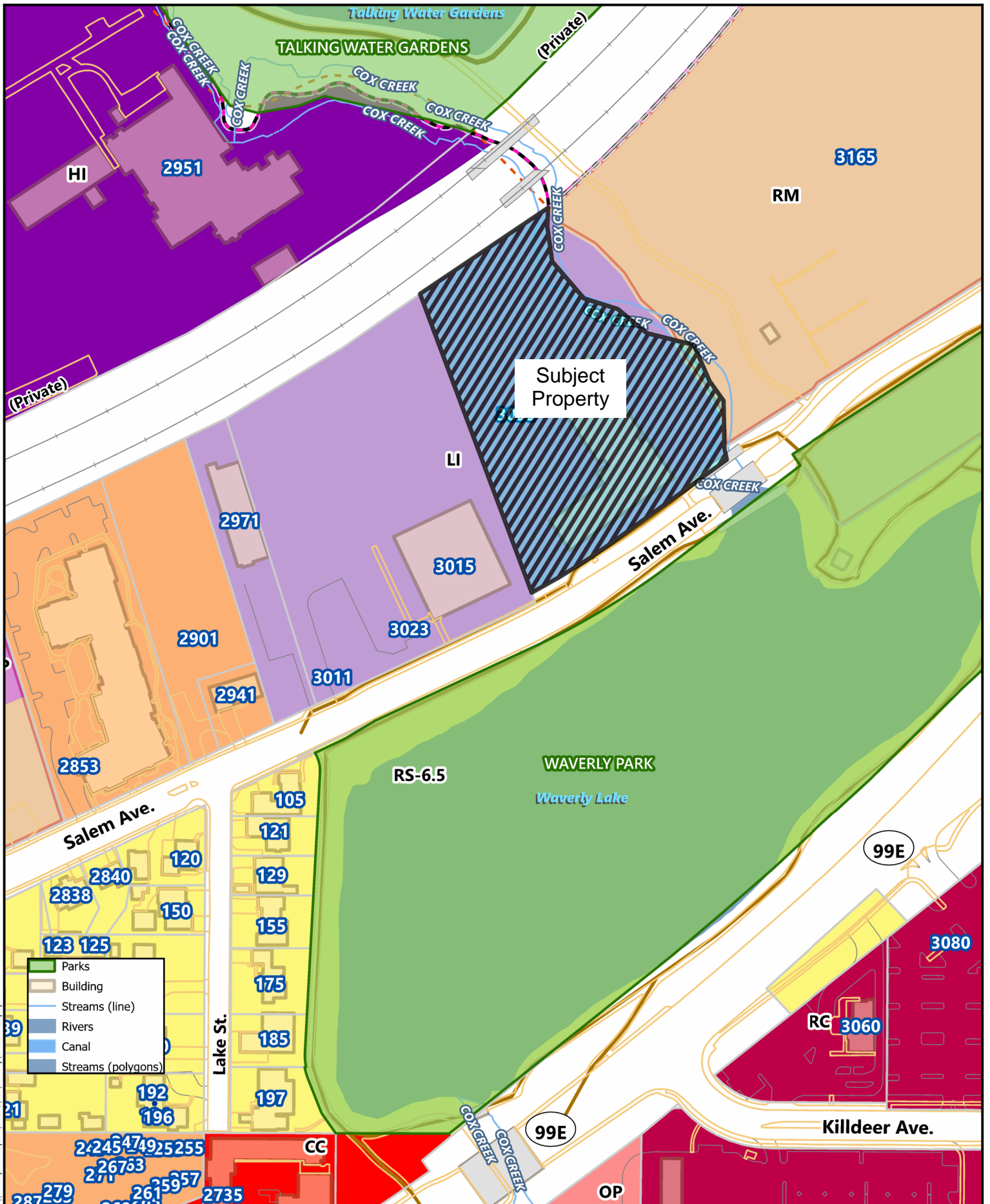
- (1) The application is complete in accordance with the applicable requirements.
- (2) The application complies with all applicable provisions of the underlying zoning district including, but not limited to, setbacks, lot dimensions, density, lot coverage, building height, and other applicable standards.
- (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.
- (4) The application complies with all applicable Design Standards of Article 8.
- (5) The application complies with all applicable Design Standards of Article 10.
- (6) The application complies with all applicable On-Site Development and Environmental Standards of Article 9.
- (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.
- (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.
- (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.
- (10) The proposal meets all existing conditions of approval for the site or use, as required by prior land use decision(s), as applicable.
- (11) Sites that have lost their nonconforming status must be brought into compliance and may be brought into compliance incrementally in accordance with Section 2.370.

Section 2.455 of the Albany Development Code (ADC or Code) includes the following review criteria that must be met for this Site plan Review application to be approved.

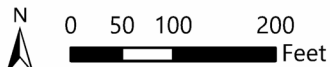
- (1) The transportation system can safely and adequately accommodate the proposed development.
- (2) Parking areas and entrance-exit points are designed to facilitate traffic and pedestrian safety and avoid congestion.
- (3) The design and operating characteristics of the proposed development are reasonably compatible with surrounding development and land uses, and any negative impacts have been sufficiently minimized.

Additional review standards for this Site Plan Review application are found in ADC Articles 1, 2, 4, 6, 8, 9, and 12.

Attachments: Location Map, Site Plan



\\loc.cityofalbany.net\homes\liza\Desktop\Location Map.aprx



Date: 4/25/2025 Map Source:

3055 Salem Ave SE

Location Map

SHEET INDEX

- C1 SITE PLAN
- C2 EXISTING CONDITIONS PLAN
- C3 UTILITY PLAN
- C4 GRADING AND DRAINAGE PLAN
- C5 SITE DETAILS
- C6 SITE DETAILS
- L1 LANDSCAPE PLAN
- L2 PLANTING DETAILS
- ESCP1 EROSION AND SEDIMENTATION CONTROL PLAN
- ESCP2 EROSION AND SEDIMENT CONTROL DETAILS

BUILDING CODE DATA:

OCCUPANCY: S-1 (MINI STORAGE)
 CONSTRUCTION TYPE: II-B
 FIRE SPRINKLERS: NOT PROVIDED
 BASE ALLOWABLE AREA: 9,000 SF
 ACTUAL AREA: 3,840 SF

BICYCLE PARKING:

EXISTING SITE INCLUDES 8 BICYCLE PARKING SPACES CONFORMING TO ADC REQUIREMENTS. EXISTING DEVELOPMENT REQUIRED 4 SPACES AND CURRENT DEVELOPMENT REQUIRED 2 SPACES, THEREFORE, 6 TOTAL SPACES ARE REQUIRED AND 8 SPACES ARE PROVIDED, 2 SPACES CAN ACCOMMODATE OVERSIZE CARGO BIKES.

GENERAL CONSTRUCTION NOTES

1. ALL WORK SHALL CONFORM TO APPLICABLE CODES, LAWS AND ORDINANCES OF THE JURISDICTION HAVING AUTHORITY. OBTAIN ALL REQUIRED PERMITS.
2. DO NOT SCALE THE DRAWINGS.
3. DRAWINGS ARE SCHEMATIC IN NATURE. MAJOR COMPONENTS AND REQUIREMENTS ARE SHOWN ON THE DRAWINGS. CONTRACTOR SHALL SUPPLY AND INSTALL ALL MINOR COMPONENTS AND MATERIALS NECESSARY TO PROVIDE A COMPLETE AND FUNCTIONAL PROJECT WHETHER OR NOT ALL SUCH COMPONENTS ARE NOTED IN THE DRAWINGS.
4. ALL MANUFACTURED MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS.
5. CLEAN ENTIRE WORK AREA AT CONCLUSION OF PROJECT AND LEAVE PROJECT CLEAN AND READY FOR OCCUPANCY.
6. SEE BUILDING FOUNDATION PLAN DRAWINGS FOR FOUNDATION REQUIREMENTS.
7. SEE BUILDING PLANS FOR BUILDING REQUIREMENTS.

GENERAL FIRE NOTES

1. REQUIRED FIRE FLOW FOR THE NEW BUILDING IS 1,500 GALLONS PER MINUTE FOR A DURATION OF 2 HOURS PER OREGON FIRE CODE APPENDIX B, TABLE B105.2 FOR A TYPE II-B BUILDING OF 3,840 SQUARE FEET.
2. 1 FIRE HYDRANT IS REQUIRED FOR THE NEW BUILDING AT 1,500 GALLONS PER MINUTE FLOW PER OREGON FIRE CODE APPENDIX C, TABLE C105.1.
3. REQUIRED AVERAGE FIRE HYDRANT SPACING IS 500 FEET PER OREGON FIRE CODE APPENDIX C, TABLE C105.1.

SCOPE RESPONSIBILITY NOTES:

BUILDING CONTRACTOR SCOPE:

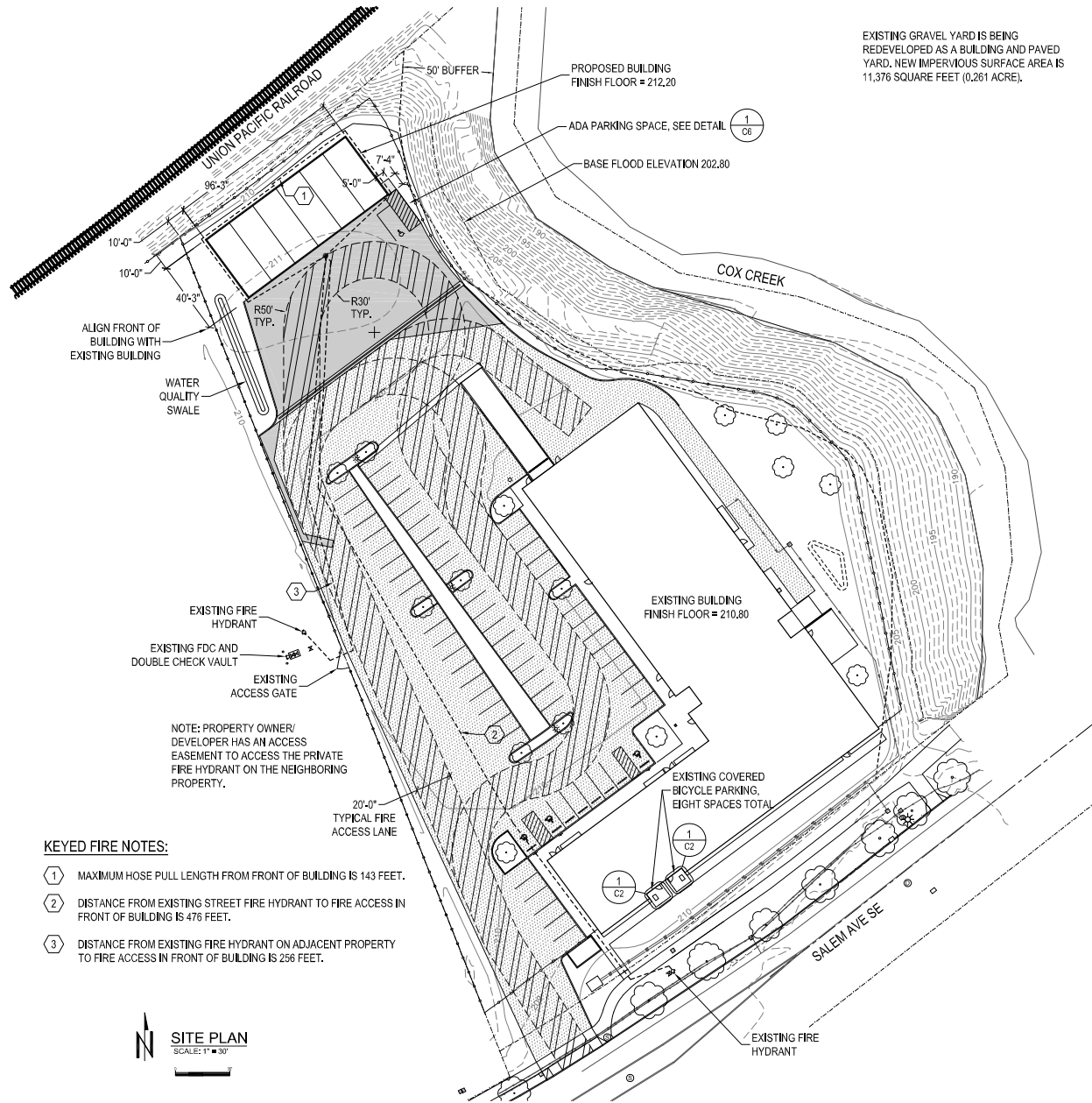
- ERECT SELF-SERVICE STORAGE BUILDING ON CONCRETE FOUNDATION PREPARED BY OTHERS.
- COORDINATE WITH WORK BY OTHERS.

ELECTRICAL CONTRACTOR SCOPE:

- PLACE ELECTRICAL CONDUITS IN TRENCHES PROVIDED BY OTHERS.
- RELOCATE GROUND ELECTRICAL JUNCTION BOX.
- INSTALL ELECTRICAL SYSTEM IN BUILDING ERECTED BY OTHERS.
- COORDINATE WITH WORK BY OTHERS.

SITE WORK CONTRACTOR SCOPE:

- CONSTRUCT CONCRETE MINI STORAGE BUILDING SLAB AND FOUNDATIONS.
- PROVIDE AND BACKFILL TRENCHES FOR ELECTRICAL CONDUITS INSTALLED BY OTHERS.
- ALL WORK SHOWN IN THESE DRAWINGS NOT SPECIFICALLY NOTED TO BE BY OTHERS.
- COORDINATE WITH WORK BY OTHERS.



KEYED FIRE NOTES:

- ① MAXIMUM HOSE PULL LENGTH FROM FRONT OF BUILDING IS 143 FEET.
- ② DISTANCE FROM EXISTING STREET FIRE HYDRANT TO FIRE ACCESS IN FRONT OF BUILDING IS 476 FEET.
- ③ DISTANCE FROM EXISTING FIRE HYDRANT ON ADJACENT PROPERTY TO FIRE ACCESS IN FRONT OF BUILDING IS 256 FEET.

EXISTING GRAVEL YARD IS BEING REDEVELOPED AS A BUILDING AND PAVED YARD. NEW IMPERVIOUS SURFACE AREA IS 11,376 SQUARE FEET (0.261 ACRE).

DRAWINGS FULL SIZE WHEN DIMENSIONS MEASURED 1/4" = 1'-0"

REVISIONS
 7/1/18 CHANGE DOOR LANDING SEE ADJUST ADA PARKING LOCATIONS SHOW FIRE RACKS



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**CORRQUEST AUTOMATION
 SELF-SERVE STORAGE BUILDING**
 3055 SALEM AVE SE, ALBANY, OREGON 97321

PROJECT:
 DATE: 4/12/25
 JOB NUMBER: 2310
 DRAWING:
C1
 SHEET 1 OF 10

SITE PLAN