



COMMUNITY DEVELOPMENT

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

Notice of Filing

Site Plan Review for Temporary Sales Office

TM-02-25

August 18, 2025

The Planning Division has received the following APPLICATION. Please provide any comments you may have on this project to **Vitsi Orman** at 541-791-0073 or vitsi.orman@albanyoregon.gov. The deadline for submission of written comments is 5:00 p.m. on **September 2, 2025**.

Application Information

Proposal:	Site Plan Review for Temporary Sales Office use.
Review Body:	Staff (Type I-L review)
Applicant:	Power of Albany, LLC, 4120 Santiam Hwy SE, Albany, OR 97322; Brandon@powerautogroup.com ; 503-302-1727
Landlord:	Linn-Co Federal Credit Union; PO BOX 265; Lebanon, OR 97355
Address/Location:	4129 Santiam Hwy SE
Map/Tax Lot:	Linn County Assessor: 11S-03W-09A-01402
Zoning:	Employment District (EMP)
Comprehensive Plan:	Employment
Overlay Districts:	N/A
Total Land Area:	2.13 Acres

The City of Albany has received the application for a Site Plan Review 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 decides 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 **September 2, 2025**, 14 days from the date the City mails the notice of filing.

We have attached a location map and site plans. All application materials are available for review in person at the Planning Division, and copies can be obtained for a minimal charge. Should you wish to discuss this case with a planner, please call **Vitsi Orman**, project planner, at 541-791-0073. Submit any written comments to the Planning Division; PO Box 490, Albany, OR 97321 or by email to vitsi.orman@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 2.450. The use must also meet applicable City development standards found in the Code. These standards address such features as off-street parking, landscaping, setbacks, overlay districts, outside storage,

and lighting. The City may attach conditions of approval to the application to ensure that the proposal will conform to the applicable review criteria (ADC 2.450).

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.

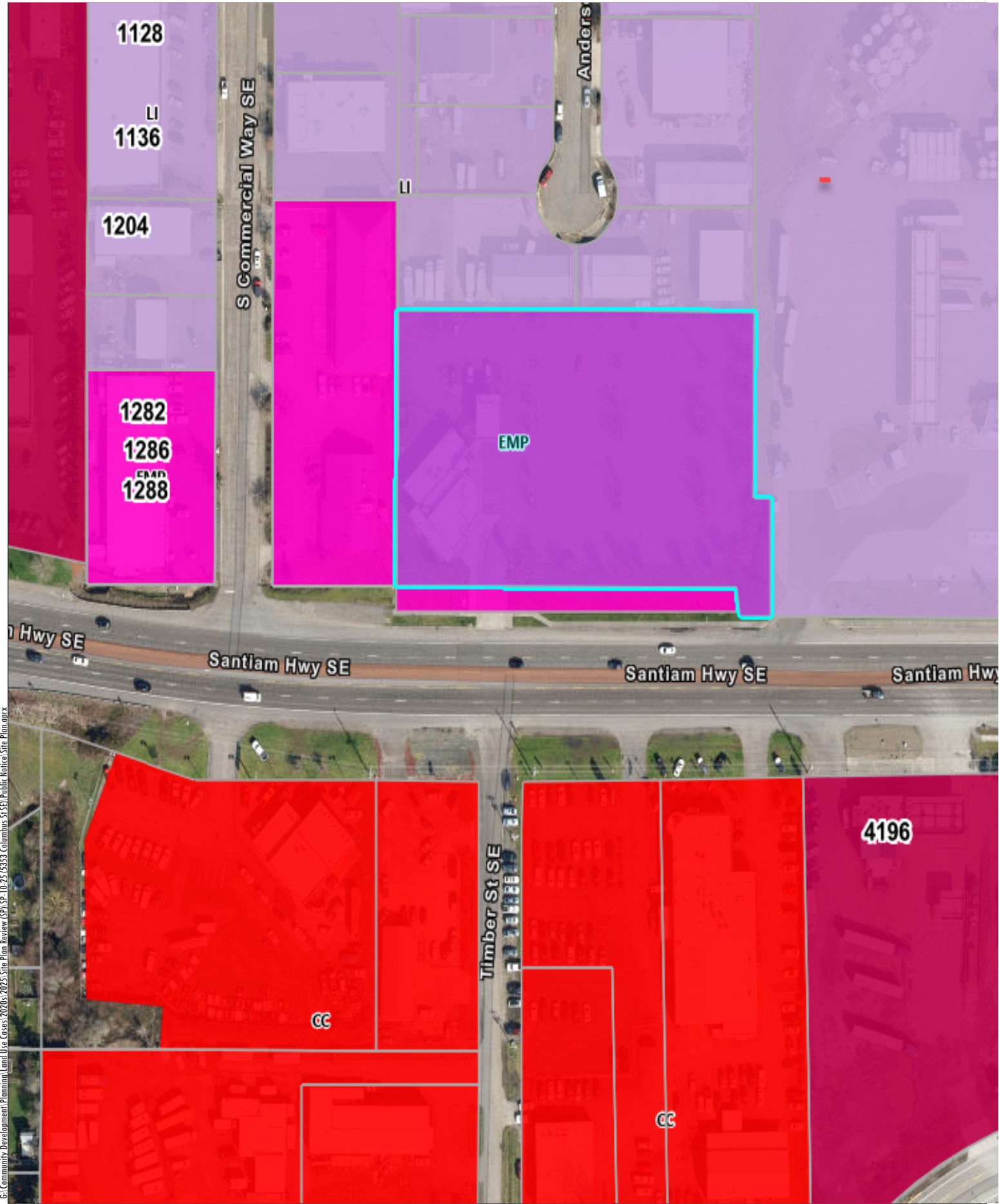
- (1) The application is complete in accordance with the applicable requirements.
- (2) The application complies with all applicable provisions of the underlying zoning district including, but not limited to, setbacks, lot dimensions, density, lot coverage, building height, and other applicable standards.
- (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.

SITE PLAN REVIEW – ADDITIONAL CRITERIA FOR NON-RESIDENTIAL (ADC 2.455)

- (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, 8, 9, and 12.

Attachments: Location Map, Site Plans



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Date: 7/17/2025

4129 SANTIAM HWY SE

Location Map

44 NORTH CREDIT UNION, JEFF ELLIOT
POWER OF ALBANY LLC, BRANDON CHURCH

Gross 90,000 Sq Ft Net 70,000 Sq Ft

