



COMMUNITY DEVELOPMENT DEPARTMENT

333 Broadalbin Street SW, P.O. Box 490
Albany, OR 97321

Ph: 541-917-7550 Fax: 541-917-7598
www.cityofalbany.net

NOTICE OF FILING

DATE OF NOTICE: February 5, 2018

FILE: PA-01-18

TYPE OF APPLICATION: Tentative Plat to subdivide one lot into two lots

REVIEW BODY: Staff (Type I-L process)

PROPERTY OWNER: Fred Molodih; 360 Cindy Lane; Mt. Angel, OR 97362

APPLICANT: TS West LLC; P.O. Box 436; Mt. Angel, OR 97362

SURVEYOR: Jason Cota; K&D Engineering Inc.; 276 Hickory Street NW; Albany, OR 97321

ADDRESS/LOCATION: 2618 Geary Street SE, Albany, OR 97322

MAP/TAX LOT: Linn County Assessor's Map No. 11S-03W-17BC Tax Lot 00800

ZONING: RS-6.5 - Residential Single Family

The City of Albany has received the Partition application referenced above. We are mailing notice of the application to property owners within 100 feet of the development. We invite your written comments on this application, to be considered when staff decides on this application. Comments must relate to the approval standards listed below. Issues which may provide the basis for an appeal to the Land Use Board of Appeals must be raised in writing and with sufficient detail to allow the City to respond. The deadline for submission of written comments is 5:00 p.m. on **February 19, 2018**, 14 days from the date the City mails the Notice of Filing.

All application materials are available at the Planning Division, and copies can be obtained for a minimal charge. Should you wish to discuss this case with a planner, please visit our office or call **Anne Catlin, Project Planner**, at 541-917-7560, (anne.catlin@cityofalbany.net). Submit any written comments to the Planning Division; P.O. Box 490; Albany, OR 97321. Any person submitting written comments will receive a copy of the Notice of Decision.

APPROVAL STANDARDS FOR THIS REQUEST:

TENTATIVE PLAT REVIEW (ALBANY DEVELOPMENT CODE 11.180)

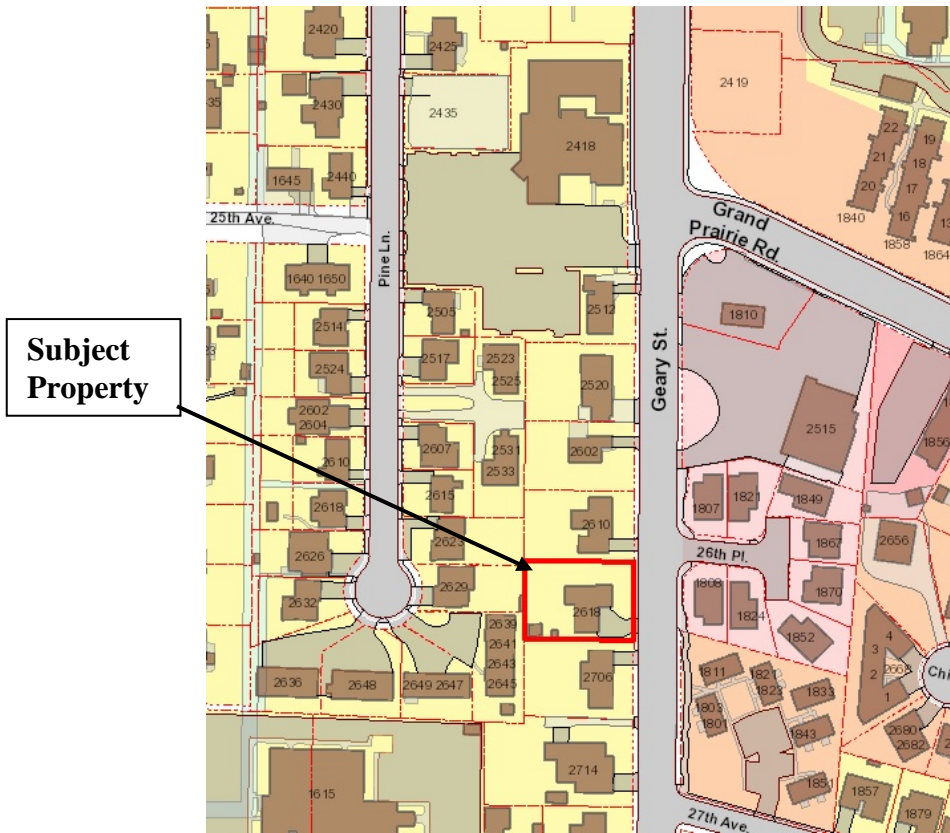
- (1) The proposal meets the development standards of the underlying zoning district, and applicable lot and block standards of this Section.
- (2) Development of any remainder of property under the same ownership can be accomplished in accordance with this Code.
- (3) Adjoining land can be developed or is provided access that will allow its development in accordance with this Code.

- (4) The proposed street plan affords the best economic, safe, and efficient circulation of traffic possible under the circumstances.
- (5) The location and design allow development to be conveniently served by various public utilities.
- (6) Activities and developments within special purpose districts must comply with the regulations described in Articles 4 (Airport Approach), 6 (Natural Resources), and 7 (Historic), as applicable.

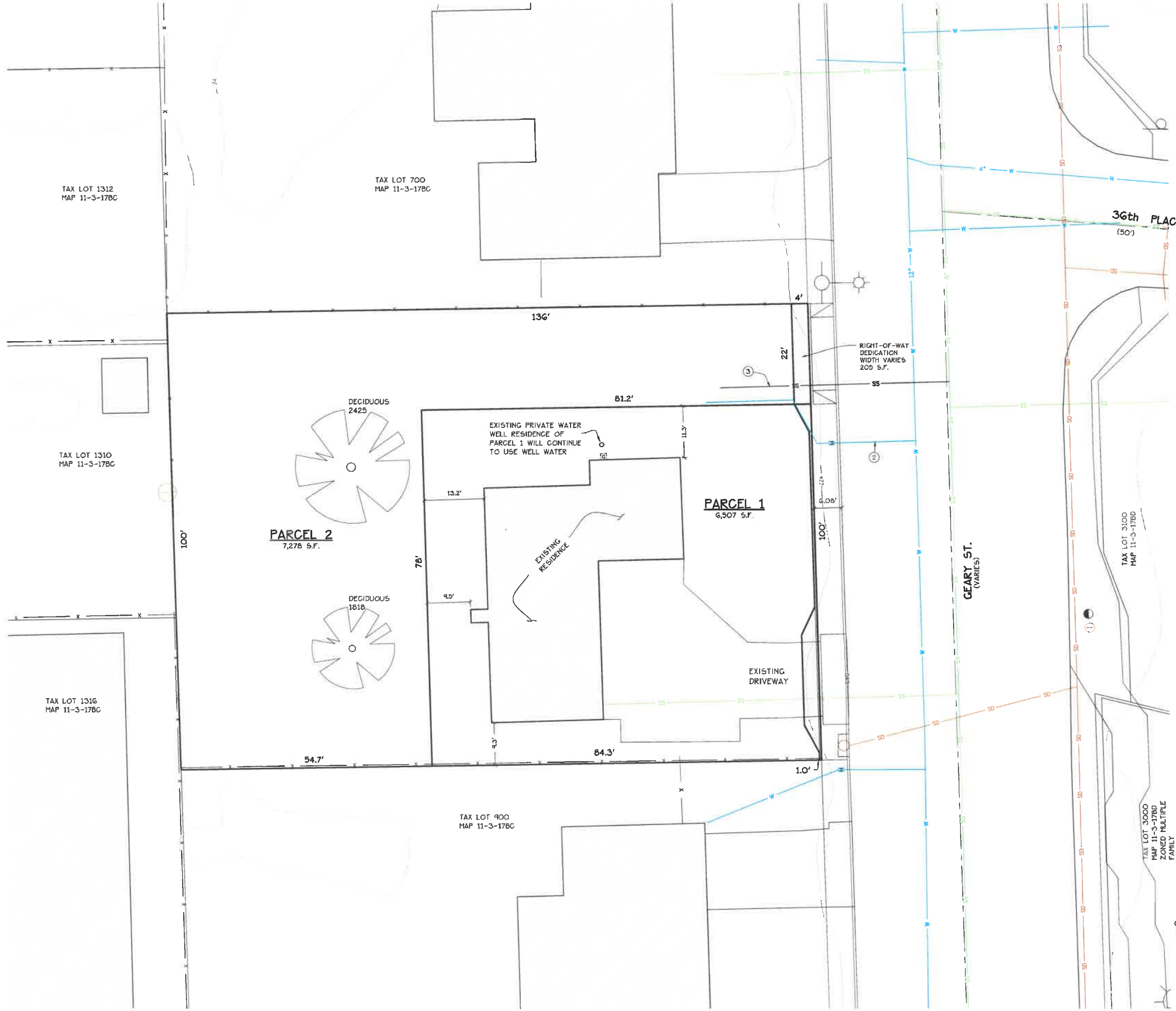
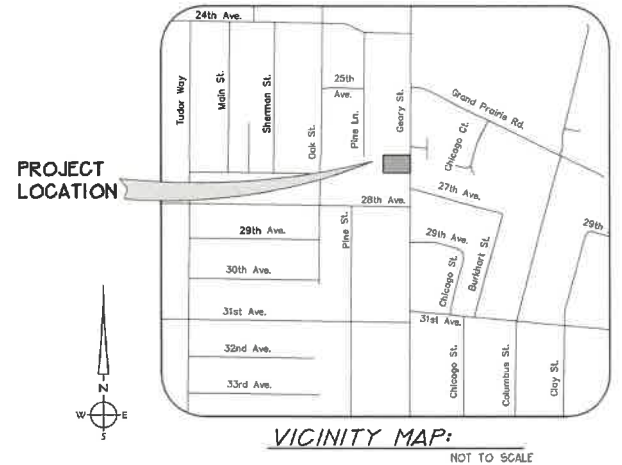
ADDITIONAL REVIEW STANDARDS FOR THIS LAND USE REVIEW ARE FOUND IN ALBANY DEVELOPMENT CODE ARTICLES 1, 2, 3, 11 & 12

Attachment: Tentative Partition Plat Submittal

LOCATION MAP



TENTATIVE REPLAT MAP
FOR
TS WEST LLC
LOCATED IN
TAX LOT 800 OF MAP 115-3W-17BC
NW 1/4 SEC 17, T. 11 S., R. 3 W., W.M.
CITY OF ALBANY, LINN COUNTY, OREGON
DECEMBER 27, 2017



ENGINEER/SURVEYOR:

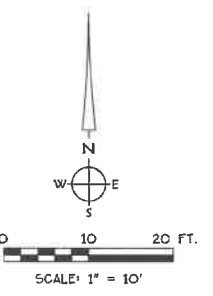
K+D ENGINEERING, INC.
276 NW HICKORY STREET
ALBANY, OREGON 97321
(541) 928-2583

OWNER ADDRESS:

TS WEST LLC
P.O. BOX 436
MT. ANGEL, OREGON 97362

LEGEND:

- WATER LINE
- SEWER LINE
- STORM DRAIN LINE
- CONTOUR LINE
- FENCE
- HEDGE
- TREE TRUNK/DRIPLINE



Date: 1/3/2018 Time: 10:33
Scale: 1"=10'(PS)
File: dwg\2017\17-189\17-189_tpp.dwg (George)

PROJECT STATISTICS:

- TOTAL PROJECT AREA = 14,000 S.F.
- PROPOSED PARCEL 1 = 6,545 S.F.
- PROPOSED PARCEL 2 = 7,282 S.F.
- PROPOSED RIGHT-OF-WAY DEDICATION = 173 S.F.
- TOTAL NUMBER OF PARCELS = 2
- ZONING TO THE NORTH, WEST AND SOUTH IS R5 G.5 (RESIDENTIAL LOW DENSITY)
- ZONING TO THE EAST IS NC (NEIGHBORHOOD COMMERCIAL) AND RM (RESIDENTIAL MULTIPLE FAMILY)

PARTITIONING:

TAX LOT:
TAX LOT: 800
ASSESSOR'S MAP: 115-3W-17BC

ZONING:
R5-G.5 (RESIDENTIAL SINGLE FAMILY)

CURRENT USE:

EXISTING RESIDENCE

SITE ADDRESS:

2618 GEARY STREET SE
ALBANY, OREGON 97322

NOTES:

- 1 BASIS OF CONTOURS IS LINN COUNTY GIS DATA.
- 2 EXISTING WATER LATERAL AND METER BOX; WILL SERVE PARCEL 2
- 3 PROPOSED NEW 4" SEWER LATERAL TO BE CONSTRUCTED WHEN THE HOUSE ON PARCEL 2 IS BUILT

K+D K & D ENGINEERING, Inc.
276 NW Hickory Street, P.O. Box 726
Albany, Oregon, 97321
(541) 928-2583