



COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | BUILDING 541-917-7553 | PLANNING 541-917-7550

Notice of Decision

Tentative Partition Plat

PA-01-19

March 27, 2019

Application Information

Proposal:	Partition existing lot into two lots.
Review Body:	Staff (Type I-L review)
Property Owner/Applicant:	Jacob Martin; 7247 Park Terrace Drive NE, Keizer, OR 97303
Address/Location	2015 Jackson Street SE, Albany, OR 97322
Map/Tax Lot:	Linn County Assessor's Map No. 11S-03W-07DC; Tax Lot 3300
Zoning:	Residential Medium (RM) Density

On March 27, 2019, the City of Albany Community Development Director granted **Approval with Conditions** of the application referenced above.

The City based its decision on the project's conformance with the review criteria listed in the Albany Development Code. The supporting documentation relied upon by the City in making this decision is available for review at City Hall, 333 Broadalbin Street SW. For more information, please contact **Travis North, Project Planner**, at 541-791-0176, or David Martineau, Planning Manager, at 541-917-7561.

The City's decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) if a person with standing files a Notice of Intent to Appeal not later than 21 days after the Director's notice of decision is mailed [ADC 1.330(5)(a)]. 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: April 17, 2019

Approval Expiration Date (if not appealed): March 28, 2022

Attachments: Location Map and Tentative Partition Plat

Conditions of Approval

- Condition 1 Before the City will approve the final partition plat, the applicant shall either adjust the property line to allow 3 feet between the bay window and roof overhang to the north property line or apply for a building permit to meet the separation requirements of the Oregon Residential Specialty Code.
- Condition 2: Before the City will approve the final partition plat, the applicant shall install curb and gutter along the development's frontage on Jackson Street together with new pavement between the new curb and gutter and the existing edge of pavement. The face of the curb shall be located 18 feet east of the centerline of Jackson Street.
- Condition 3: Before the City will approve the final partition plat, the applicant shall install sidewalk along the Jackson Street frontage of Parcel 2. Sidewalk construction along the frontage of Parcel 1 can be deferred to the parcel's development.
- Condition 4 Before the City will approve the final partition plat, the applicant must pay a water connection charge for the subject property.
- Condition 5 Before the City will approve the final partition plat, the applicant must abandon the existing well on the site, connect the existing house to the public water system, and pay the required system development charge for the new connection.

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 assure 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 Municipal Code (AMC) or 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 assure compliance with all applicable regulations.

Planning

1. Land use approval does not constitute Building or Public Works permit approvals.
2. To complete the land division process and create the new parcels:
 - a. Satisfy the conditions of approval and submit a final partition plat to the City Planning Division for review and approval. The final plat must be accompanied by a completed Final Plat application and

final plat review fee. A paper draft copy of the plat may be submitted with the application. The final plat application is available on the City's website.

Note: The Linn County Surveyor also needs to review the final plat. These reviews should be done concurrently. Contact the County Surveyor's office to learn about their current processes, fees, and possible other expenses (for example, property taxes must be current).

- b. The survey and final plat must be prepared by a registered professional land surveyor (Oregon Revised Statutes).
- c. If applicable, pay or segregate any existing City liens on the property and pay or finance any other fees due as a result of the land division. Contact the Finance Department (541-917-7533) to make these arrangements.
- d. After the City signs the final plats, they will be returned to the applicant for recording.
- e. After recording, and before the City will accept a permit application to develop either parcel, the property owner must:
 - i. Return one copy of the recorded final plat to the Albany Planning Division; and
 - ii. Provide the Building Division with a copy of Linn County's Tax Assessor paperwork that assigns the new map and tax lot identification numbers to each new parcel.

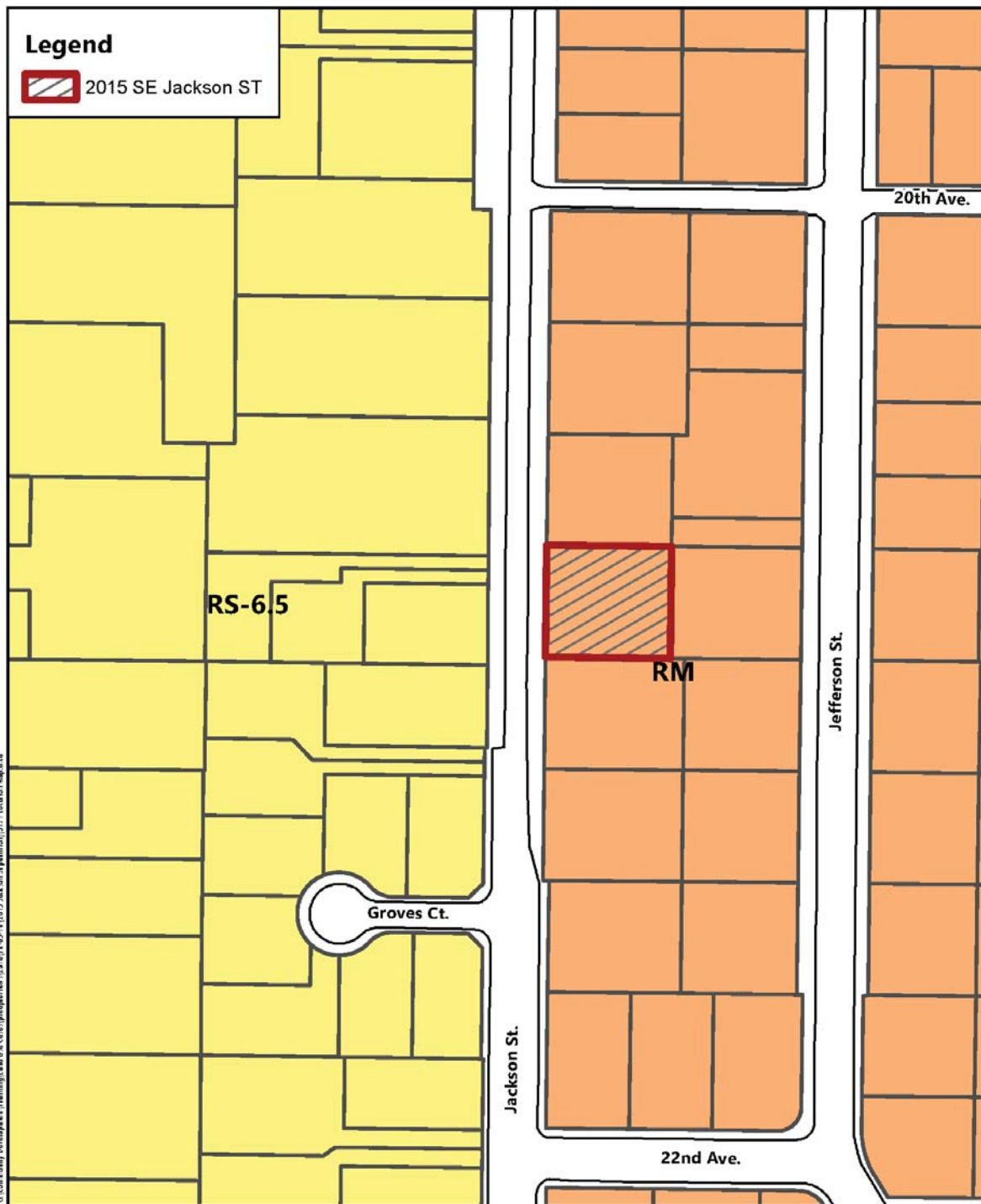
Engineering

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.

Building Division

Should the Fire Official determine that an inadequate fire apparatus approach and/or inadequate access to water supply condition exists for one or more parcels of your proposed partition, the Building Official shall require the installation of an NFPA Standard 13D fire suppression system to address the inadequacies pertaining to structures built on affected parcel(s), in lieu of your having to provide adequate fire apparatus approach (turn-around) and water supply (hydrant). This is in conformance to the standards set forth in OAR 918-480-0125, the Uniform Alternate Construction Standard for One and Two-Family Dwellings.

LOCATION MAP



© Community Development Planning and Ins. Group Properties (2018) PA 01-19 (2015 Jackson St parcel), 2017 location map and



0 25 50 100
Feet

Date: 11/8/2018 Map Source: City of Albany

2015 SE Jackson ST

Location / Zoning Map

PROPOSED PARTITION PLAT



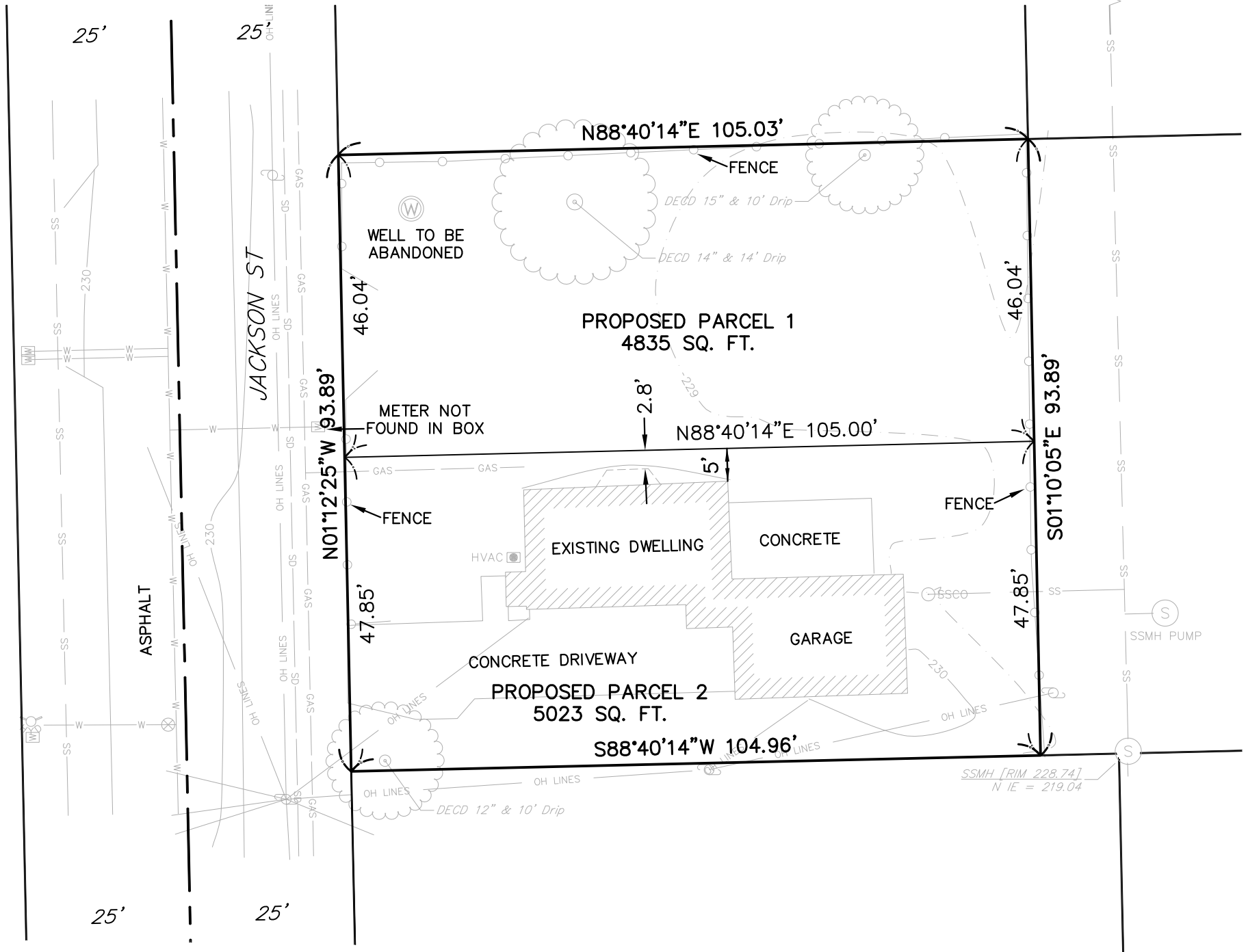
SCALE: 1" = 20'
DATE: 01/04/2019

NOTE:

- 1) SUBJECT PROPERTY IS WITHIN ZONE X PER FEMA FIRM MAP NUMBER 41043C0526G WITH AN EFFECTIVE DATE OF SEPTEMBER 29, 2010
- 2) UTILITIES LOCATES ARE BASED ON FIELD OBSERVATIONS TOGETHER WITH CITY OF ALBANY GIS DATA. GAS LOCATES ARE BASED ON NW NATURAL PLAT ID: 2-154-012
- 3) ELEVATIONS ARE BASED ON BRASS CAP "JACK & 25" PER LINN COUNTY. ELEVATION = 225.09' NGVD 29

20TH AVE

SSMH [RIM 229.35]
S IE = 217.27



OWNER:

JACOB MARTIN
7247 PARK TERRACE DR NE
KEIZER, OR 97303

DEED REFERENCE:

DOC. # 2018-18845

SITE ADDRESS:

2015 JACKSON ST
ALBANY, OR 97322

TAX LOT:

3300 11S03W07DC

ZONE:

RM (RESIDENTIAL MEDIUM DENSITY)

TOTAL AREA:

9858 SQ. FT.

SURVEYOR:

JAMISON BEST
BARKER SURVEYING
3657 KASHMIR WAY S.E.
SALEM, OR 97317
(503) 588-8800 EXT. 106
JAY@BARKERWILSON.COM