



## COMMUNITY DEVELOPMENT

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

# Notice of Filing

## Tentative Partition

PA-01-23

March 14, 2023

The City of Albany Planning Division has received the following APPLICATION. The deadline for submission of written comments is 5:00 p.m. on **March 28, 2023**.

### Application Information

Proposal:	Request for Tentative Partition Plat approval to legalize the creation of two lots from one existing parcel, concurrent with Floodplain Development Review for a land division in the floodplain.
Review Body:	Staff (Type I-L Review)
Applicant:	Nancy Edel, Edel Investments, LLC; 626 Queen Avenue, Ste A, Albany, OR 97321
Property Owners:	Nancy Edel, Edel Investments, LLC; 626 Queen Avenue, Ste A, Albany, OR 97321 Christopher & Elizabeth Craig; 1257 Highway 20 NW, Albany, OR 97321
Applicant's Representative:	Laura LaRoque, Udell Engineering and Land Surveying, LLC; 63 E. Ash Street; Lebanon, OR 97355
Address/Location:	1257 Highway 20 NW Albany, OR 97321
Map/Tax Lot:	Linn County Assessor: 11S-04W-01DB; TL 400 & 402
Zoning:	Residential Medium Density (RM)
Comprehensive Plan:	Village Center
Overlay Districts:	Floodplain Overlay

The City of Albany has received the Partition Application 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. This application is subject to the Type I-L procedure identified in Section 1.100(2) of the Albany Development Code (ADC). Type I-L decisions are made by the Community Development Director after the notice period. Written comments must relate to the approval standards listed below. Issues which 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 **March 28, 2023**, 14 days from the date the City mails the Notice of Filing.

All application materials are available for review at the Planning Division, and copies can be obtained for a minimal charge. Should you wish to discuss this case with a planner, please contact **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@cityofalbany.net](mailto:liz.olmstead@cityofalbany.net). Any person submitting written comments will receive a copy of the Notice of Decision.

### Approval Standards for This Request

Tentative Plat Review, Section 11.180 of the Albany Development Code (Code) includes the following review criteria that must be met for this application to be approved.

1. The proposal meets the development standards of the underlying zoning district, and applicable lot and block standards of this Article.
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 Public Works Director has determined that transportation improvements are available to serve the proposed subdivision or partition in accordance with Article 12 or will be made available at the time of development.
5. The Public Works Director has determined that public facilities and utilities are available to serve the proposed subdivision or partition in accordance with Article 12 or will be made available at the time of development.
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.

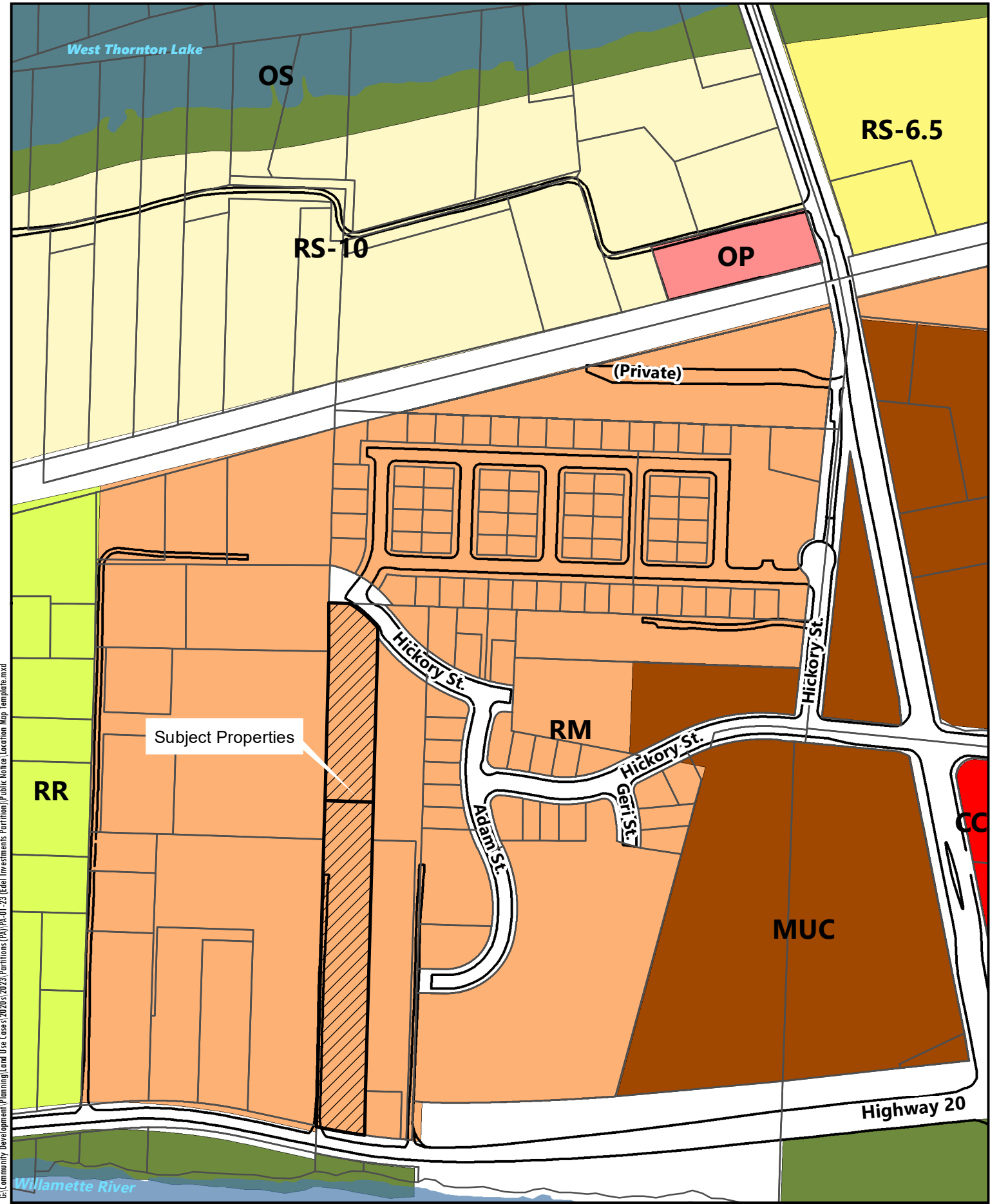
Floodplain Development Review, Section 6.110 of the Albany Development Code for Site Improvement, Land Division and Manufactured Home Park Standards, includes additional review criteria that must be met for this application to be approved.

1. All proposed new development and land divisions shall be consistent with the need to minimize flood damage and ensure that building sites will be reasonably safe from flooding.
2. All new development and land division proposals shall have utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage.
3. On-site waste disposal systems shall be located and constructed to avoid functional impairment, or contamination from them, during flooding.
4. All development proposals shall have adequate drainage provided to reduce exposure to flood damage.
5. Any lot created for development purposes must have adequate area created outside of the floodway to maintain a buildable site area meeting the minimum requirements of this Article.
6. Any new public or private street providing access to a residential development shall have a roadway crown elevation not lower than one foot below the 100-year flood elevation.
7. All development proposals shall show the location of the 100-year flood contour line followed by the date the flood elevation was established. When elevation data is not available, either through the Flood Insurance Study or from another authoritative source, and the development is four or more acres or results in four or more lots or structures, the elevation shall be determined and certified by a registered engineer. In addition, a statement located on or attached to the recorded map or plat shall read as follows: "Development of property within the Special Flood Hazard Area as most currently established by the Federal Emergency Management Agency or City of Albany may be restricted and subject to special regulations by the City."

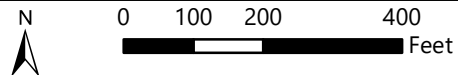
8. In addition to the general review criteria applicable to manufactured home parks in Article 10, applications that propose actual development within a Special Flood Hazard Area shall include an evacuation plan indicating alternate vehicular access and escape routes.

Additional review standards for this application are found in ADC Articles 1, 2, 3, 6, 11, & 12.

Attachments: Location Map, Applicant's Partition Plan



G:\Community Development\Planning\Land Use Cases\2020s\2023\Partitions (PA)\PA-01-23 (Etel Investments Partition)\Public Notice Location Map Template.mxd



Date: 3/10/2023 Map Source: City of Albany

**Benton County Tax Assessor's Map No. 11S-04W-01DB Tax Lots 400 & 402**

Location Map

**LEGEND**

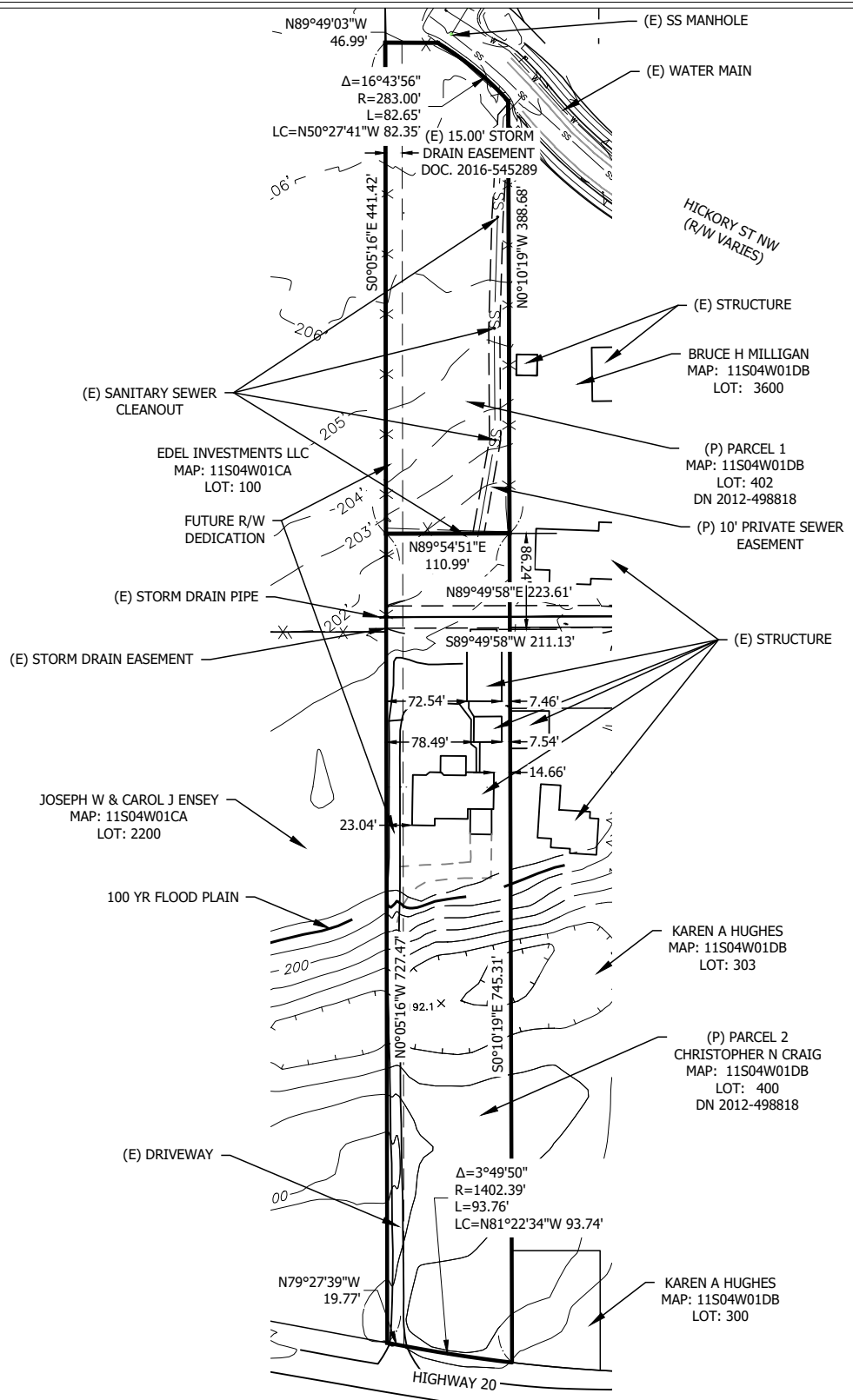
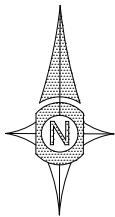
- (E) EXISTING
- (P) PROPOSED
- AC ACRES
- SS SANITARY SEWER
- ⊙ SANITARY MANHOLE
- W — WATER PIPE
- SS — SANITARY PIPE
- SD — STORM DRAIN PIPE
- X — WIRE FENCE

**PROPERTY INFORMATION**

(P) PARCEL 1  
 ZONE DISTRICT: RM  
 LAND USE: UNIMPROVED  
 AREA: (P) ±1.06 AC

(P) PARCEL 2  
 ZONE DISTRICT: RM  
 LAND USE: RESIDENTIAL  
 AREA: (P) ±1.96 AC

**APPLICANT:**  
 NANCY EDEL &  
 VINTAGE REALTY NORTHWEST C/O KEN  
 MARSHALL  
 2697 BROADWAY ST., NW  
 ALBANY, OR 97321  
 KEN@VINTAGEREALTYNW.COM  
 NEDEL1359@GMAIL.COM



SHEET 1  
 of 2



Date 2/20/2023  
 Project # 23-019  
 Drawn: NDJ  
 Checked: BSV

TENTATIVE PARTITION MAP  
**NANCY EDEL**  
 11S-04W-01DB 402  
 ALBANY, OR 97321

**UDELL ENGINEERING &  
 LAND SURVEYING, LLC**  
 63 EAST ASH ST.  
 LEBANON, OREGON,  
 97355 541-451-5125

**LEGEND**

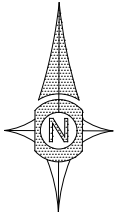
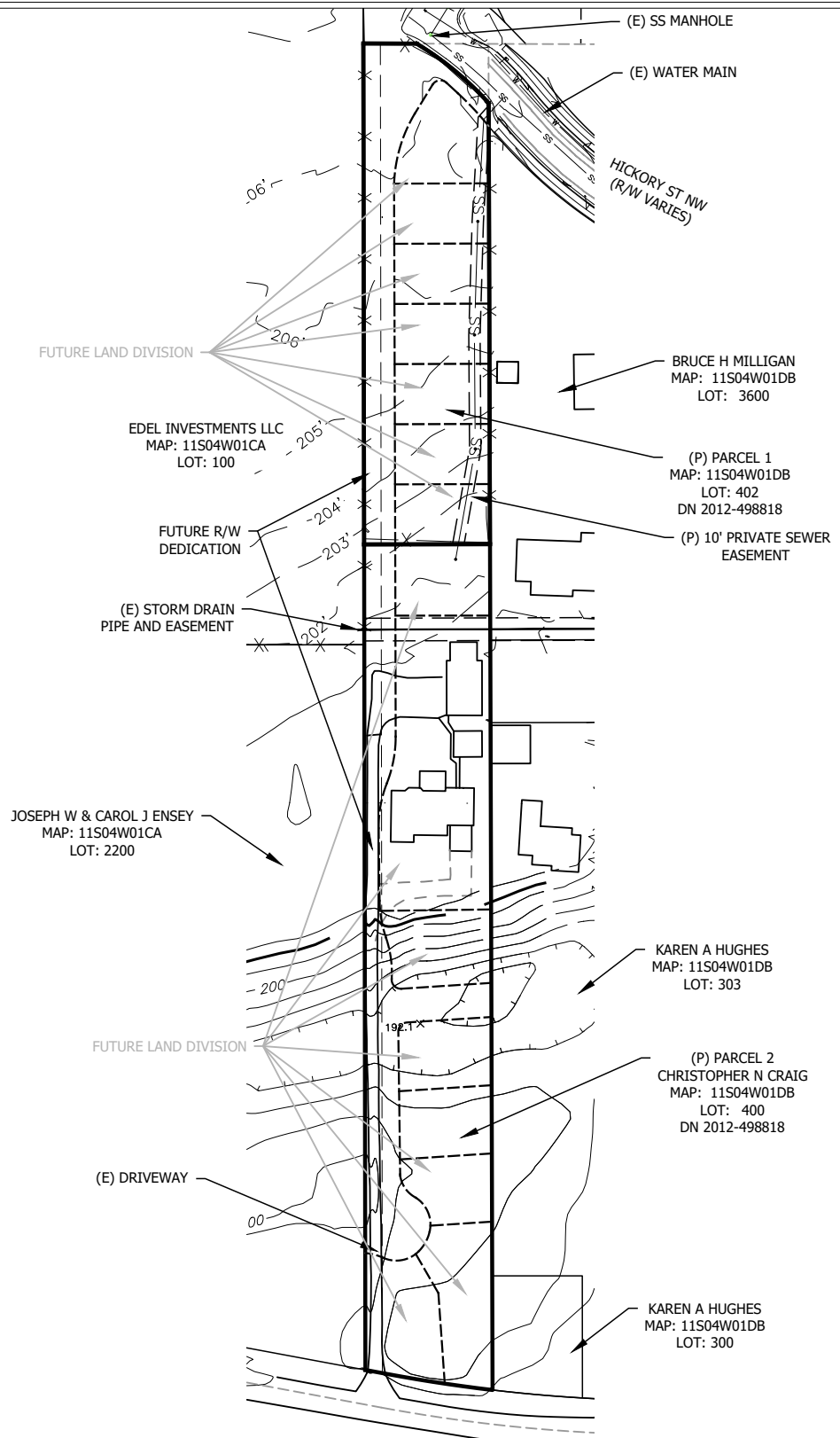
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 MARSHALL  
 2697 BROADWAY ST., NW  
 ALBANY, OR 97321  
 KEN@VINTAGEREALTYNW.COM  
 NEDEL1359@GMAIL.COM



**SCALE:**



SHEET 2  
 of 2



Date 2/20/2023 Project # 23-019 Drawn: NDJ Checked: BSV	<b>URBAN CONVERSION PLAN</b> <b>NANCY EDEL</b> <b>11S-04W-01DB 402</b> <b>ALBANY, OR 97321</b>	<b>UDELL ENGINEERING &amp; LAND SURVEYING, LLC</b> 63 EAST ASH ST. LEBANON, OREGON, 97355 541-451-5125
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