



COMMUNITY DEVELOPMENT

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

Notice of Decision

Land Division – Tentative Partition Plat

PA-03-20

May 12, 2020

Application Information

Proposal:	Tentative Partition Plat to divide one parcel into three parcels
Review Body:	Staff (Type I-L review)
Property Owner:	Clear Path Home Buyers; PO Box 548, Corvallis, Oregon 97339
Applicant:	Noah Thompson, MSS Engineering 215 NW 4th Street, Corvallis, Oregon 97330
Engineer:	Peter Seaders, MSS Engineering 215 NW 4th Street, Corvallis, Oregon 97330
Address/Location	510 19th Avenue SW, Albany, Oregon 97322
Map/Tax Lot:	Linn Tax Assessor's Map No(s): 11S-03W-07CC; Tax Lot 02900
Zoning:	Medium Density Residential (RM) District

On May 12, 2020, 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 the project planner, **Travis North**, at 541-79-0176 or Planning Manager David Martineau 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: June 2, 2020

Approval Expiration Date (if not appealed): May 12, 2023

cd.cityofalbany.net



Attachments: Location Map, Tentative Partition Plat

Conditions of Approval

- Condition 1 Prior to recordation of the partition plat, the applicant shall provide a Petition for Improvement – Waiver of Remonstrance for participation in an assessment district for the construction of public street improvements along the development’s frontage on Nineteenth Avenue.
- Condition 2 Prior to recordation of the partition plat, the applicant shall install public sidewalk to City standards along the development’s frontage on Washington Street. The improvement shall include installation of a curb return, accessible ramps, and other appurtenances on the southwest corner of Washington Street and Nineteenth Avenue.
- Condition 3 Before the City will sign the final partition plat, the applicant must construct a public water main extension along the subject property’s Nineteenth Avenue frontage. Final design details for this public improvement will be reviewed as part of the required Site Improvement permit.
- Condition 4 Before the City will sign the final partition plat, the applicant must construct public storm drainage improvements along the subject property’s Nineteenth Avenue frontage. Final design details for this public improvement will be reviewed as part of the required Site Improvement permit.
- Condition 5 Before the City will sign the final partition plat, the applicant must pay a water connection charge for the existing public water main in Washington Street.

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 at 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

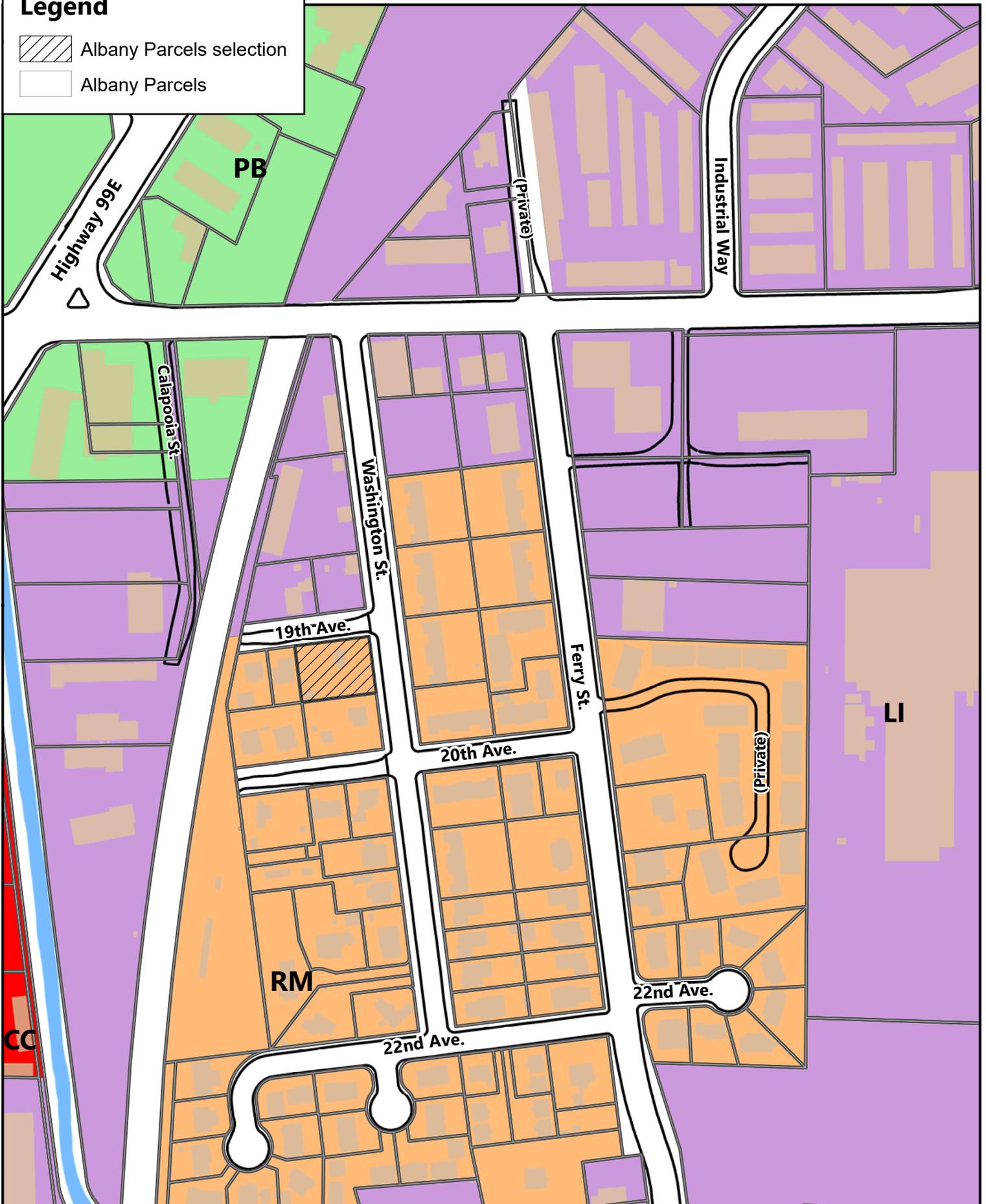
The City of Albany's infrastructure records, drawings, and other documents have been gathered over many decades, using differing standards for quality control, documentation, and verification. All information provided represents the current information we have in a readily available format. While the 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

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.

Legend

-  Albany Parcels selection
-  Albany Parcels



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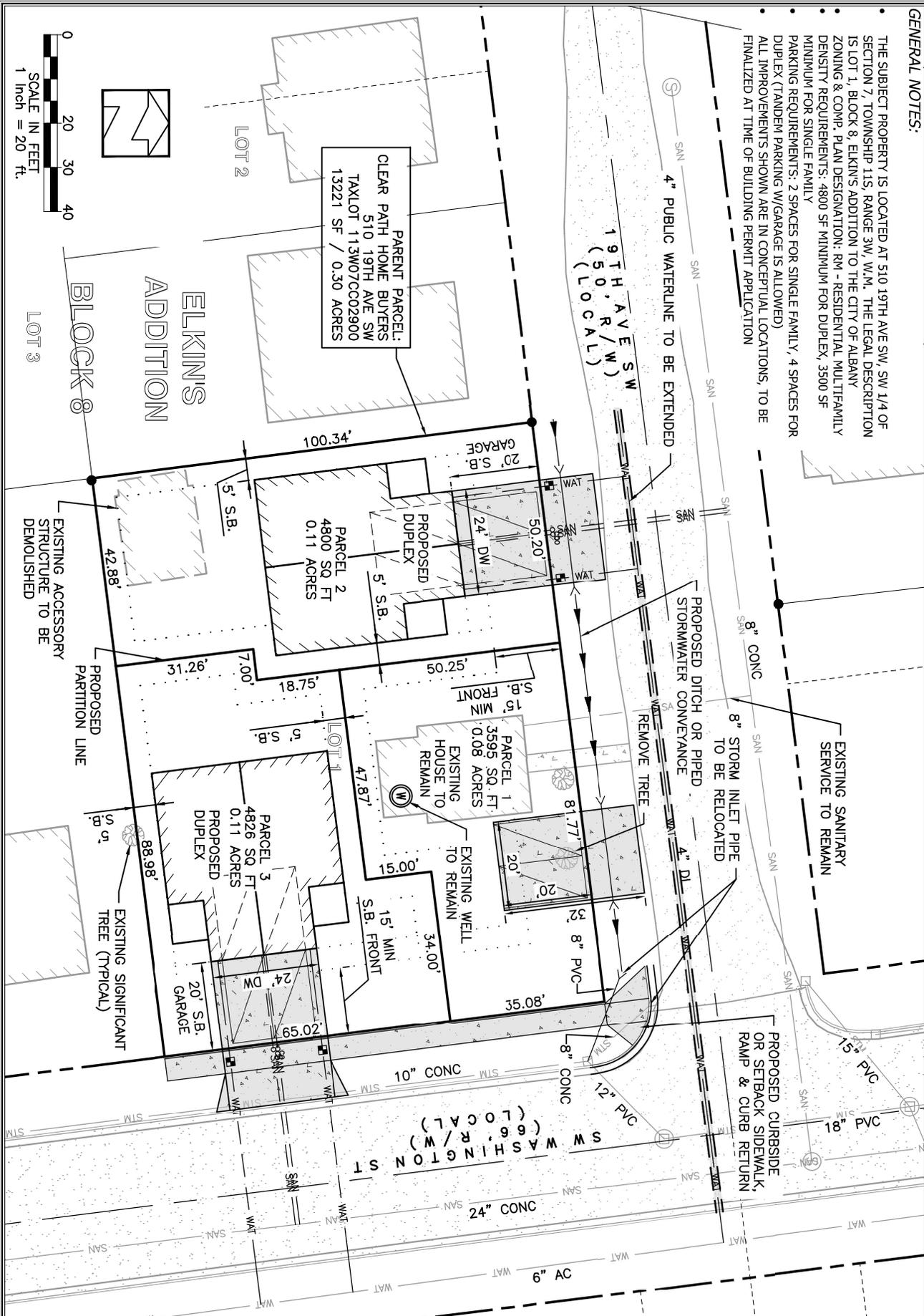
Date: 10/14/2019 Map Source: City of Albany

510 19th Ave

Location / Zoning Map

GENERAL NOTES:

- THE SUBJECT PROPERTY IS LOCATED AT 510 19TH AVE SW, SW 1/4 OF SECTION 7, TOWNSHIP 11S, RANGE 3W, W.M. THE LEGAL DESCRIPTION IS LOT 1, BLOCK 8, ELKINS ADDITION TO THE CITY OF ALBANY ZONING & COMP. PLAN DESIGNATION: RM - RESIDENTIAL MULTIFAMILY DENSITY REQUIREMENTS: 4800 SF MINIMUM FOR DUPLEX, 3500 SF MINIMUM FOR SINGLE FAMILY
- PARKING REQUIREMENTS: 2 SPACES FOR SINGLE FAMILY, 4 SPACES FOR DUPLEX (TANDEM PARKING W/GARAGE IS ALLOWED)
- ALL IMPROVEMENTS SHOWN ARE IN CONCEPTUAL LOCATIONS, TO BE FINALIZED AT TIME OF BUILDING PERMIT APPLICATION



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**19TH STREET PARTITION
ALBANY, OREGON
TENTATIVE PARTITION PLAT**
510 19TH AVE SW

SPIES REAL ESTATE GROUP
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541-602-9575

REVISIONS	DATE	BY

2 of 2 SHEETS
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