



## COMMUNITY DEVELOPMENT DEPARTMENT

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

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[www.cityofalbany.net](http://www.cityofalbany.net)

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### NOTICE OF FILING

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DATE OF NOTICE: March 29, 2018

FILE: PA-04-18 and LA-01-18

TYPE OF APPLICATION: Property line adjustment to reconfigure common boundary between tax lots 200 & 3300 and a two-lot partition on tax lot 200.

REVIEW BODY: Staff (Type I-L process)

PROPERTY OWNER/  
APPLICANT: Robert and Helen Richardson; 2219 Jackson Street SE, Albany, OR 97322;  
[helenremail@gmail.com](mailto:helenremail@gmail.com); 541-231-5868 or 541-207-7071

PROPERTY OWNER/  
APPLICANT: Tom and Aimee Elliott; 2299 Jackson Street SE, Albany, OR 97322;  
[takmelliott@msn.com](mailto:takmelliott@msn.com); 541-936-0226

SURVEYOR: North Star Surveying; 720 NW 4<sup>th</sup> Street, Corvallis, OR 97330;  
[nstar@northstarsurveying.com](mailto:nstar@northstarsurveying.com); 541-757-9050

ADDRESS/LOCATION: 2219 & 2299 Jackson Street SE

MAP/TAX LOT: Linn County Tax Assessor's Map No. 11S-03W-18AB Tax Lots 200 & 3300

ZONING: Residential Medium Density (RM)

The City of Albany has received the 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 **April 12, 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 contact **Melissa Anderson, Project Planner**, at 541-704-2319 or [melissa.anderson@cityofalbany.net](mailto:melissa.anderson@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:

##### Albany Development Code (ADC)

##### PROPERTY LINE ADJUSTMENT – (ADC 11.120)

- (1) The property line adjustment does not create a new lot or land-locked parcel.
- (2) The adjusted properties are not reduced below the minimum dimensions of the zoning district and do not otherwise violate standards of this Code, or the adopted building codes.
- (3) The adjusted properties are in compliance with any adopted transportation, public facilities, or neighborhood plan.
- (4) The adjusted properties comply with any previous requirements or conditions imposed by a review body.

TENTATIVE PLAT REVIEW (ADC 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 APPLICATION ARE FOUND IN ALBANY DEVELOPMENT CODE ARTICLES 1, 2, 3, 11 & 12

**COMMENTS:** *Comments must relate to the above approval standards and be supported by findings of fact.*

