



# COMMUNITY DEVELOPMENT DEPARTMENT

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

Phone: (541) 917-7550 Fax: (541) 917-7598  
[www.cityofalbany.net](http://www.cityofalbany.net)

## NOTICE OF PUBLIC HEARING

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<b><u>HEARING BODY</u></b>	Planning Commission
<b><u>HEARING DATE</u></b>	Monday, July 16, 2018
<b><u>HEARING TIME</u></b>	5:15 p.m.
<b><u>HEARING LOCATION</u></b>	Albany City Hall Council Chambers, 333 Broadalbin Street SW

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### **GENERAL INFORMATION**

DATE OF NOTICE:	June 22, 2018
FILE:	PA-05-18
TYPE OF APPLICATION:	Tentative Plat to create a three-Lot Partition located within the Hillside Development Overlay District.
REVIEW BODY:	Planning Commission or Hearings Board (Type III process)
APPLICANT/ PROPERTY OWNER:	Christopher J. Allen Living Trust; PO Box 808; Albany, OR 97321
REPRESENTATIVE:	Troy L. Plum, PE; TKP Engineering LLC; PO Box 374; Corvallis, OR 97339
ADDRESS/LOCATION:	3271 NW Ridgeview Lane
MAP/TAX LOT:	Benton County Assessor's Map No. 10S-04W-25; Tax Lot 800
ZONING:	Residential Single Family (RS-10) District

The Planning Division has received the application referenced above and has scheduled a public hearing before the Hearings Board. We are mailing notice of this public hearing to residents and owners of property located within 300 feet of the subject site. We invite your comments either in writing before the day of the public hearing or in person at the hearing. Your comments will be considered when the Hearings Board decides on the application. The proposed project is a three-lot partition.

We have attached a location map of the subject property and a copy of the tentative plat that was submitted by the applicant. A copy of the application, all documents and evidence submitted by or on behalf of the applicant, and applicable criteria, are available for inspection at no cost at the Albany Community Development Department, Planning Division. The staff report will be available at the Planning Division located in City Hall, 333 Broadalbin Street SW, by 5:00 p.m. on Friday, July 6, 2018, and on the City's website at: <http://www.cityofalbany.net/departments/community-development/planning/all-projects>. Copies will be provided upon request at a reasonable cost. For more information, please contact **David Martineau**, Project Planner, at [david.martineau@cityofalbany.net](mailto:david.martineau@cityofalbany.net), 541-917-7561, or Bob Richardson, Planning Manager, at 541-917-7555. Submit any written comments to the Planning Division; P.O. Box 490; Albany, OR 97321. Any person who submits written comments or testifies at a public hearing will receive a copy of the Notice of Decision.

If additional documents or evidence are provided by any party, the City may allow a continuance or leave the record open to allow the parties a reasonable opportunity to respond. Any continuance or extension of the record requested by an applicant shall result in a corresponding extension of the 120-day time limitations of ORS 227.178.

### **YOUR COMMENTS**

All testimony and evidence must be directed toward the approval standards for the application listed in this notice. Failure to raise an issue by letter or in person before the close of the record or the final evidentiary hearing, or failure to provide statements or evidence with sufficient detail to allow the Hearings Board an adequate opportunity to respond to each raised issue, precludes an appeal based on that issue.

### **PUBLIC HEARING PROCEDURE**

The public hearing will begin with a declaration of any *ex parte* contacts (contacts that occurred outside of the public hearing) or any conflict of interest by the decision makers. This will be followed by the staff report from the Planning staff. Then the applicant will testify, followed by testimony by other people in support of the application. After the people who are in favor of the application are finished, testimony from opponents will begin. This will be followed by testimony from people who neither favor nor oppose the application. The applicant will then be given the opportunity for rebuttal. The decision makers are free to ask questions of any person who has testified, or of staff, at any point during the hearing.

If the hearing is continued or the record is left open, the chairperson will announce the date, time, and place for resumption of the hearing, and/or what limitations exist on further testimony or submittal of written materials. If the hearing and record are closed, the decision makers will begin deliberations and/or will announce the time, date, and place when the decision will be made.

### **APPROVAL STANDARDS FOR THIS REQUEST**

Albany Development Code (ADC)

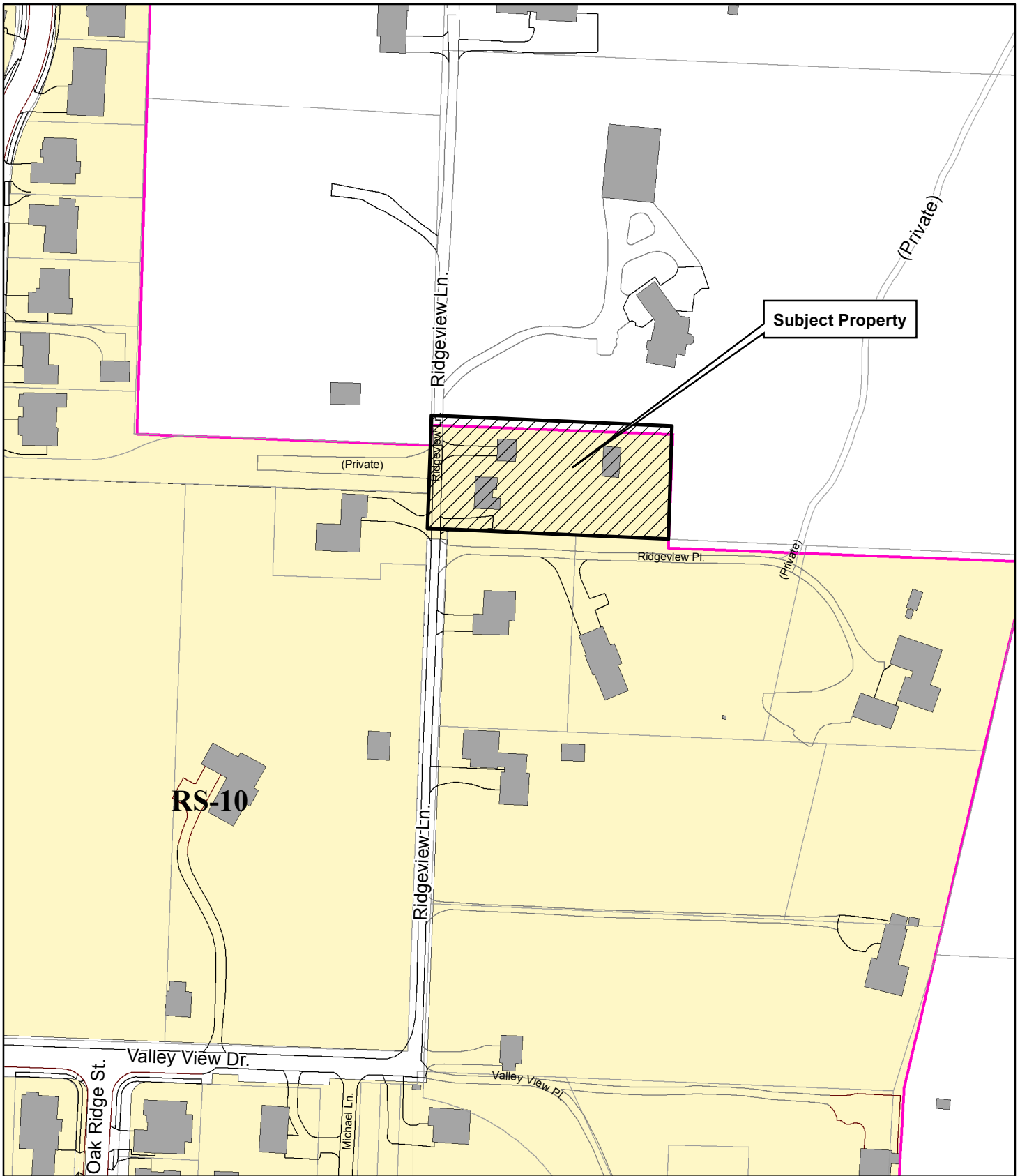
#### TENTATIVE PLAT REVIEW (ADC 11.180)

- (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 LAND DIVISION ARE FOUND IN ALBANY DEVELOPMENT CODE ARTICLES 1, 2, 3, 6, 11, & 12.

*The location of the meeting/hearing is accessible to the disabled. If you need special accommodations to attend or participate, please notify the Human Resources Department in advance by calling 541-917-7500.*

Attachments: Location Map, Tentative Plat



# Location Map: 3271 NW Ridgeview Lane

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 of the data provided represents current information in a readily available format. While the data provided is generally believed to be accurate, occasionally it proves to be incorrect, thus its accuracy is not warranted. Prior to making any property purchases or other investments based in full or in part upon the material provided, it is specifically advised that you independently field verify the

**Albany**

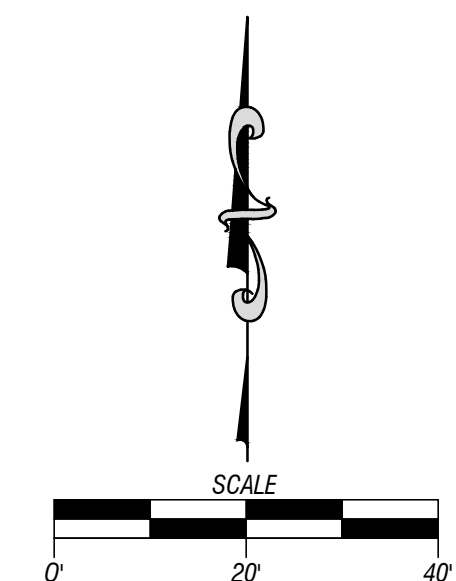
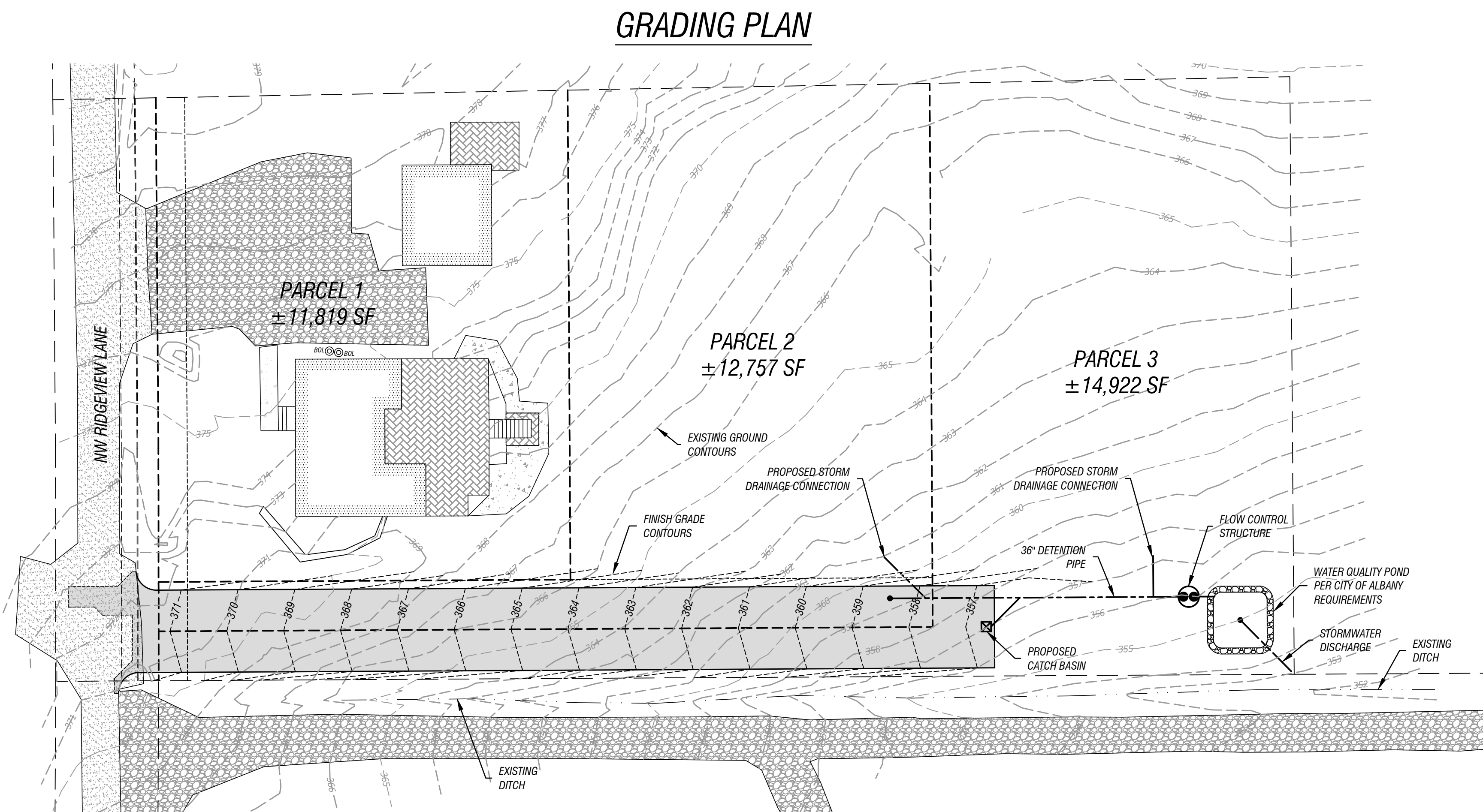
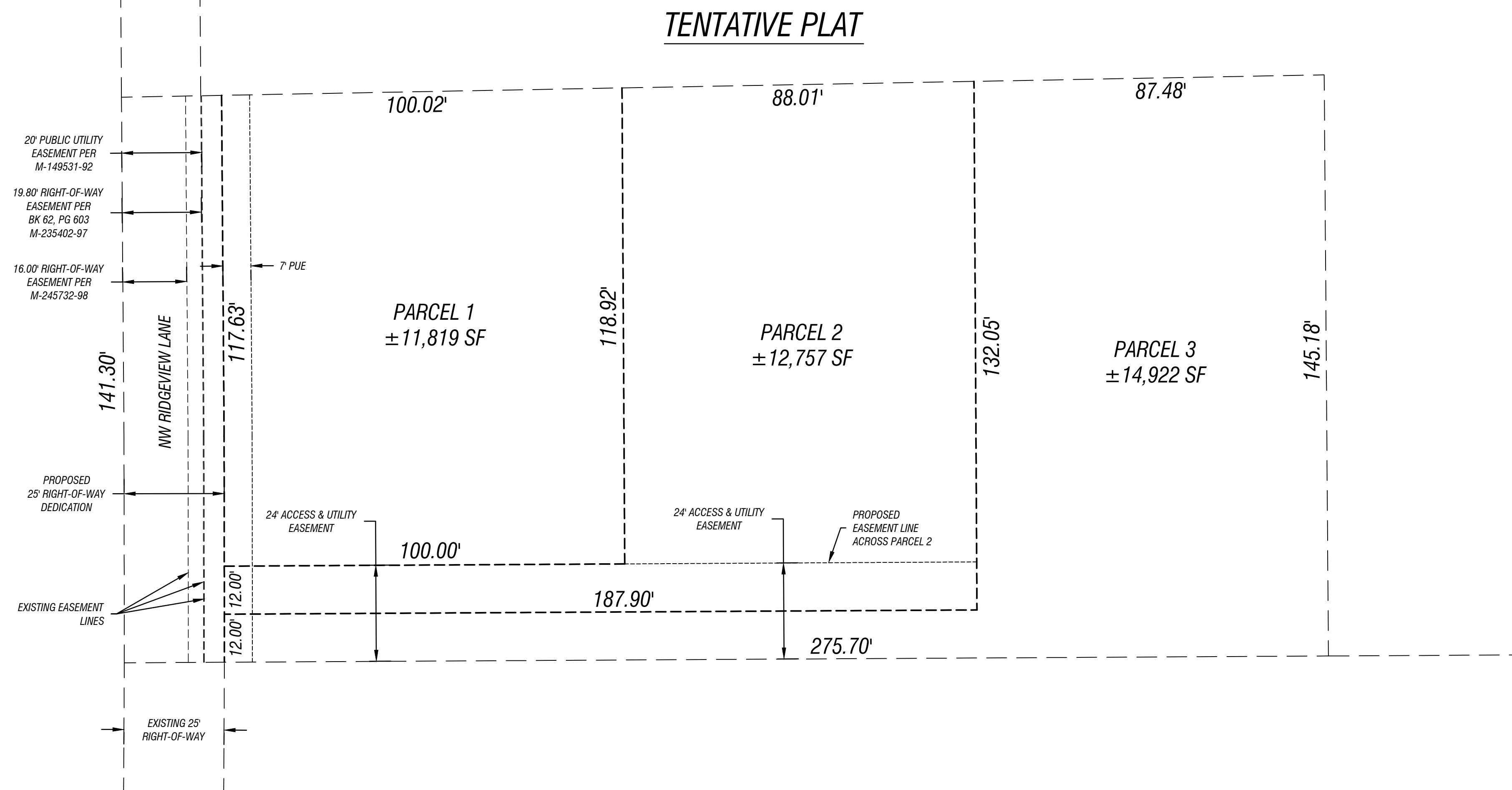
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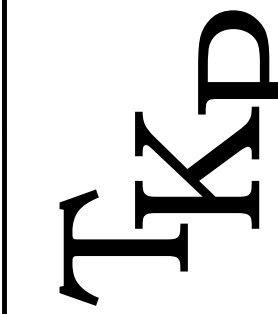
May 7, 2018

Planning Division

City of Albany - 333 Broadalbin St. SW, Albany, Oregon 97321 (541) 917- 7550

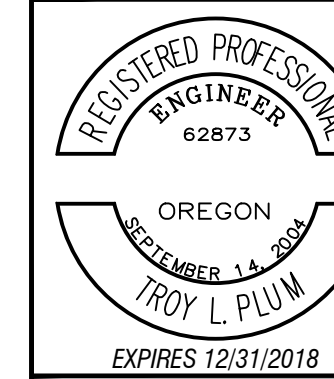


**TKP ENGINEERING**  
P.O. BOX 374  
Corvallis, OR 97339  
Phone (541) 760-7205  
Fax (866) 861-5704



TENTATIVE PLAT &  
GRADING PLAN

RIDGEVIEW PARTITION  
PREPARED FOR:  
**CHRISTOPHER J. ALLEN**  
LIVING TRUST



DATE 3/21/2018

PROJECT 17-007

DWG 17-007.DWG

REVISION DATE

SHEET P. 102

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