



COMMUNITY DEVELOPMENT DEPARTMENT

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

Ph: 541-917-7550 Fax: 541-917-7598
www.cityofalbany.net

NOTICE OF DECISION

DATE OF NOTICE: March 19, 2018

FILE: PA-07-17 and AD-06-17

TYPE OF APPLICATION: Tentative Partition to create a two-lot partition concurrent with an 8.6-foot Adjustment to the minimum lot depth in the RS-6.5.

REVIEW BODY: Staff (Type I-L process)

PROPERTY OWNER/
APPLICANT: Colette Marchant, 2747 Newton Street, Philomath, OR 97370; 541-603-6301

SURVEYOR: Bob Cook, Northstar Surveying; 720 NW 4th Street, Corvallis, OR 97330; 541-757-9050; bcook@northstarsurveying.com

ADDRESS/LOCATION: 3606 Pacific Boulevard SW, Albany, OR 97321

MAP/TAX LOT: Linn County Assessor's Map No. 11S-04W-13DC; Tax Lot 2800

ZONING: RS-6.5 (Residential Single Family) District

On March 19, 2018, the City of Albany Community Development Director granted **APPROVAL WITH CONDITIONS** of the applications 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. Conditions of approval are attached to this notice. For more information, please contact **Laura LaRoque, Project Planner**, at 541-917-7640, or Bob Richardson, Planning Manager, at 541-917-7555.

The City's decision may be appealed to the State Land Use Board of Appeals (LUBA), if a person with standing files a completed Notice to Appeal application and the associated filing fee no later than 21 days from the date the City mails the Notice of Decision.

This approval shall expire three years from the date of approval unless the applicant has installed all of the required public infrastructure related to the development and the infrastructure has been accepted by the city, or the applicant has provided financial assurance for all required public infrastructure per Albany Development Code Section 12.600, or if the development did not require public infrastructure, a valid building permit exists for new construction or improvements and work has commenced.

Signature on file

Community Development Director

Appeal Deadline: April 9, 2018
Approval Expiration Date (If not appealed): March 19, 2021

Attachments: Location Map and Tentative Partition Plat

CONDITIONS OF APPROVAL

- Condition 1 Prior to the final plat approval, the applicant shall sign and submit a Petition for Improvements/Waiver of Remonstrance to the Public Works Engineering Department.
- Condition 2 Prior to the issuance of a building permit on parcel one, building plans will be reviewed and approved by the Building Office for conformance with OAR 918-480-0125.
- Condition 3 Prior to the final plat approval, the existing driveway approach to Pacific Boulevard must be removed and replaced with standard curb, gutter, and sidewalk. Future access to parcel two is restricted to 36th Avenue.
- Condition 4 Prior to the final plat approval, a ten-foot property line radius must be dedicated on the south west corner of Pacific Boulevard and 36th Avenue to allow a curb return to be located in public right-of-way.
- Condition 5 Prior to the final plat approval, a private utility easement must be provided over Parcel 1 for future sewer service to Parcel 2.

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 through 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 Albany Municipal Code (AMC) or Albany Development Code (ADC) regulations or administrative policies of the Planning, Public Works, Fire, or Building Departments that you must meet as part of the development process. You must also comply with state, federal, and local law.

PLANNING

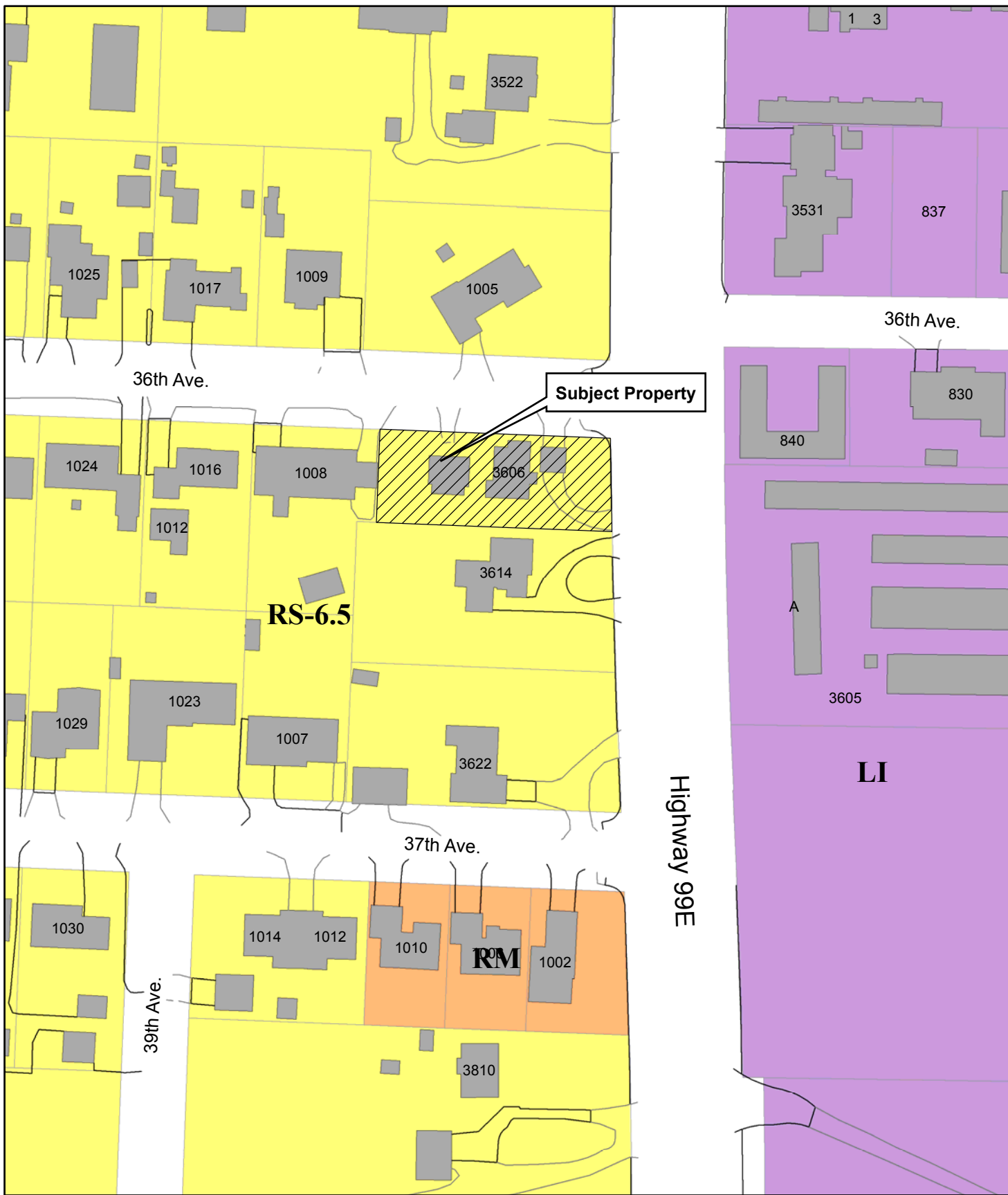
1. Land use approval does not constitute Building or Public Works permit approvals.
2. **To complete the land division process and create the new parcels:**
 - a. **Satisfy the conditions of approval and submit a final partition plat to the City Planning Division for review and approval. The final plat 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 County Surveyor also needs to review the final plat. These reviews should be done concurrently. Contact the County Surveyor's to learn about their current processes, fees, and possible other expenses (property taxes must be current, for example).

- 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 County's Tax Assessor paperwork that assigns the new map and tax lot identification numbers to each new parcel.



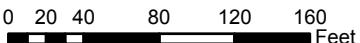
PUBLIC WORKS – ENGINEERING

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.



Location Map: 3606 Pacific Blvd. SW, Albany, OR 97321

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February 16, 2018

Planning Division

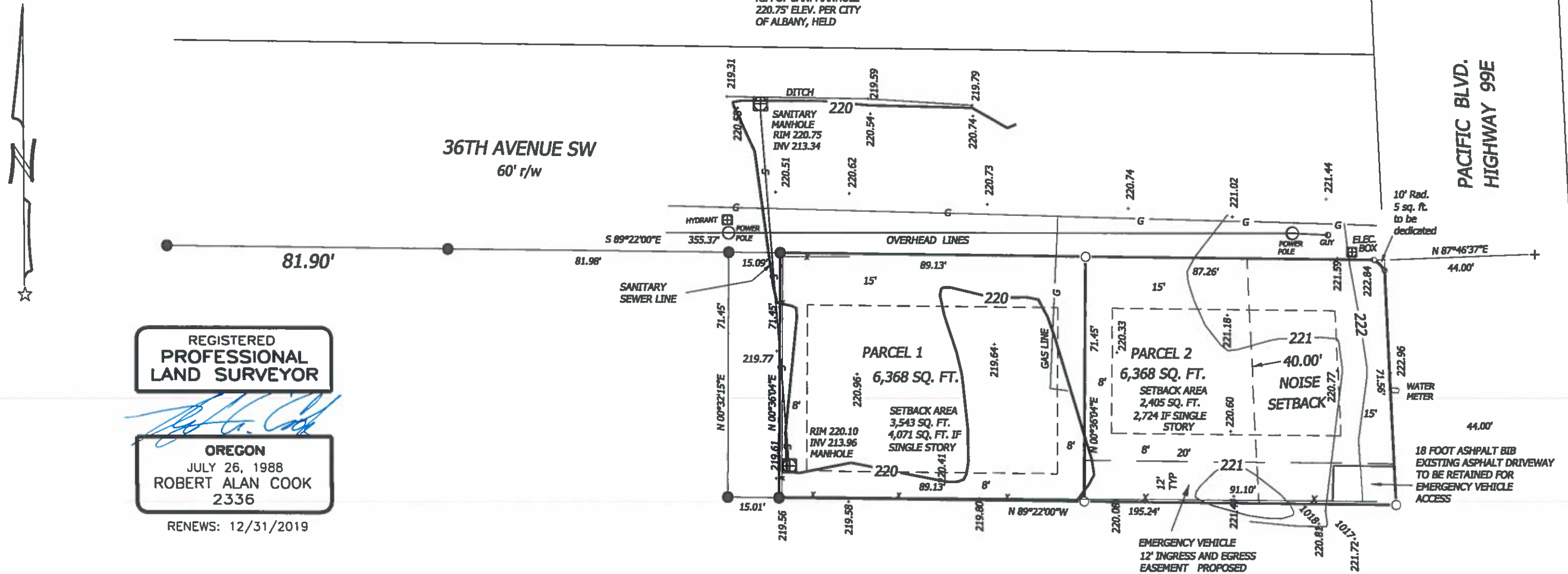
City of Albany - 333 Broadalbin St. SW, Albany, Oregon 97321 (541) 917- 7550

APPLICATION FOR PARTITION
FOR
COLLETTE MARCHANT
ON A PORTION OF TRACT 28
CALAPOOYA ACRES
TAX LOT 2800, MAP 11-4W-13DC
3606 PACIFIC BLVD SW
ALBANY, OREGON
JANUARY 23, 2018

OWNER: COLLETTE MARCHANT
2747 NEWTON ST.
PHILOMATH, OR 97370

ZONING: RS-6.5
ADJACENT PROPERTY USE IS
RESIDENTIAL RS - 6.5
THERE ARE NO STRUCTURES ON
THIS PROPERTY.

NORTHSTAR SURVEYING, INC.
720 N.W. 4th Street
Corvallis, Oregon 97330
Phone: 541-757-9050
email: bcook@northstarsurveying.com



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 26, 1988
ROBERT ALAN COOK
2336

RENEWS: 12/31/2019