



## PUBLIC WORKS - 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 & Floodplain Review)

PA-07-18 & FP-07-18

July 19, 2018

### Application Information

Proposal:	Tentative Plat to create a three-lot Partition located within the Floodplain Overlay District.
Review Body:	Staff Decision (Type I-L review)
Property Owner/Applicant:	Linda Torrey-Huebner, 1294 West Thornton Lake Drive NW, Albany, OR 97321
Representative:	Jason Cota, K & D Engineering, Inc.; 276 NW Hickory Street, Albany, OR 97321
Address/Location	1294 West Thornton Lake Drive NW, Albany, OR 97321-1354
Map/Tax Lot:	Benton County Assessor's Map No. 11S-04W-01AB; Tax Lots 400

On July 19, 2018, 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 Project Planner **Laura LaRoque**, at 541-917-7640, or Bob Richardson, Planning Manager, at 541-917-7555.

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: August 9, 2018**

**Approval Expiration Date (if not appealed): July 19, 2021**

Attachments: Location Map, Tentative Plat

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



## Conditions of Approval

Condition 1 Prior to final plat approval, a declaration shall be included on the plat and be recorded 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.”

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

### Engineering

**General Engineering Processes:** 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.

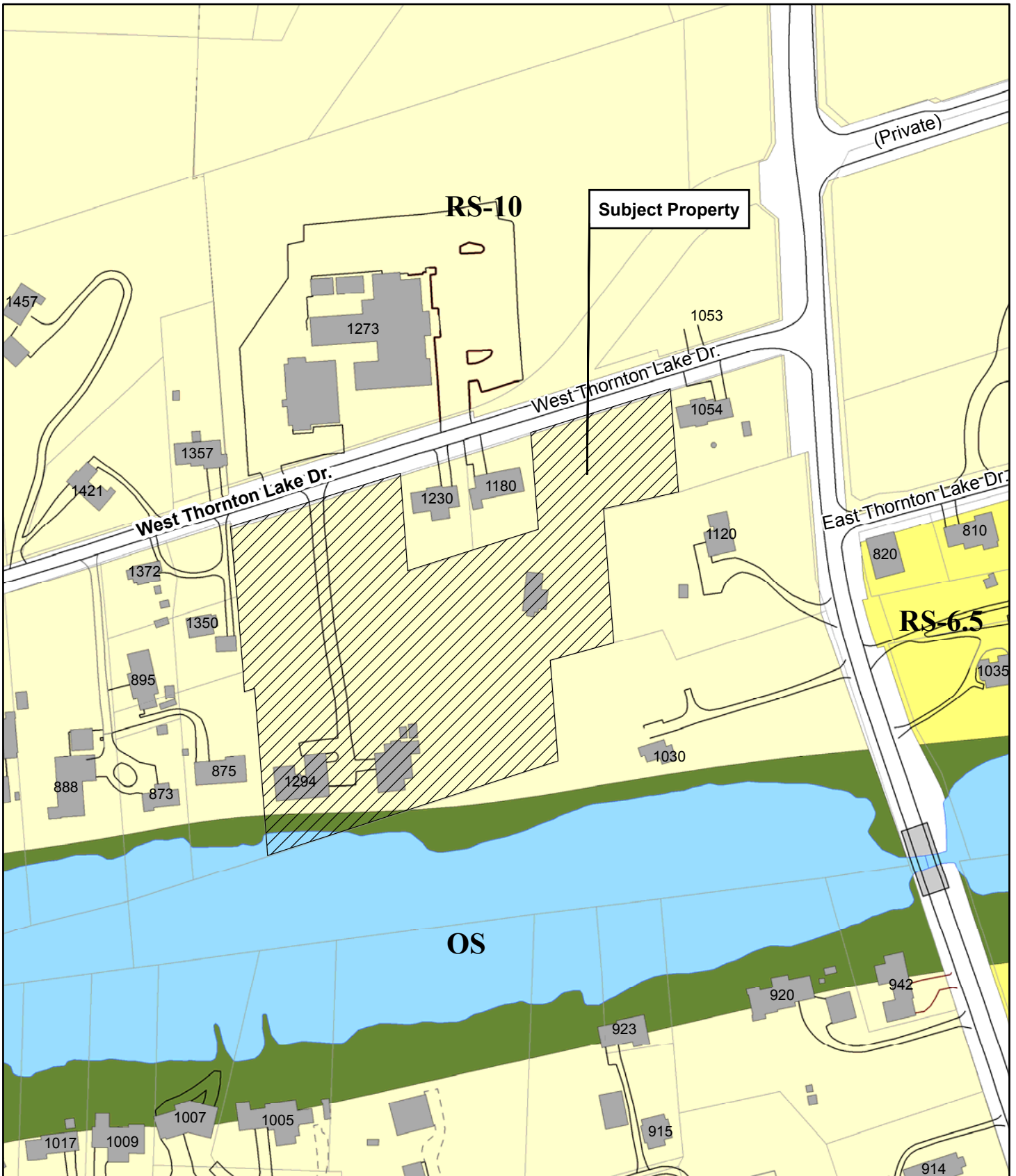
## Fire Department

The fire department has reviewed the above project for conformance to the 2014 Oregon Fire Code (OFC) and has the following comments:

- **These comments apply to any new residential structures, not the existing ones.**
1. Approved fire apparatus roadways must extend to within 150 feet of all exterior portions of any structure that will be built on the new created lot as measured by an approved route of travel around the exterior of the structure with dead-end lengths not exceeding 150 feet long unless an approved turnaround is provided. (OFC 503.1.1, OFC 503.2.5 and OFC, Appendix D 103.4).
  5. This proposed project is located within a “Protected Area” as defined by Oregon Fire Code (OFC) Appendix B, Section B102 and this area will be required to be served by a public water system. The Fire Flow required for shall be as specified in Appendix B of the fire code. (OFC 507.3)
  6. INADEQUATE FIRE APPROACH & ACCESS TO WATER SUPPLY  

If the Fire Official determines that there is an inadequate fire apparatus access condition or an inadequate fire water supply for one or more parcels of the proposed division, in Lieu of providing adequate fire apparatus access or supply and acting in conformance to the standards set forth in OAR 918-480-0125, the Uniform Alternate Construction Standard for One and Two Family Dwellings, the Building Official, will select one or more of the following standard(s) to address the inadequacies pertaining to structures built on the affected parcels. The first choice is to have the buildings on the lots affected protected by a NFPA 13D fire suppression system.

    - a. Installation of an NFPA Standard 13D fire suppression system;
    - b. Installation of a partial NFPA Standard 13D fire suppression system;
    - c. Installation of additional layers of 5/8 inch, Type-X gypsum wallboard;
    - d. Installation of fire-resistive compartmentalization of dwellings to limit the spread of fire by use of fire-resistant building elements, components or assemblies. Fire resistance ratings shall be determined in accordance with the Oregon Structural Specialty Code;
    - e. Installation of fire-resistive exterior wall covering and roofing components; or
    - f. Provide fire separation containment in accordance with the default standards as set forth in the Wildland-Urban Interface rules adopted by the Oregon Department of Forestry (See OAR 629-044-1060).



**Location Map: 1294 West Thornton Lake Dr. NW, Albany, OR 97321**

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June 12, 2018

Planning Division

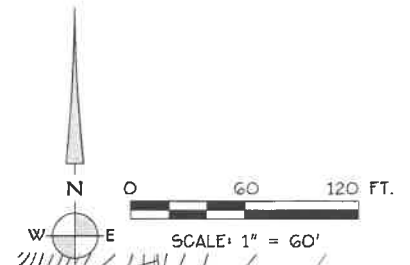
City of Albany - 333 Broadalbin St. SW, Albany, Oregon 97321 (541) 917- 7550

TENTATIVE PARTITION PLAT  
 FOR  
**LINDA TORREY HUEBNER**  
 LOCATED AT  
 TAX LOT 400 OF MAP 115-4W-1AB  
 CITY OF ALBANY, BENTON COUNTY, OREGON

NOVEMBER 15, 2017

**OWNER / APPLICANT**  
 LINDA M. TORREY-HUEBNER  
 1294 W. THORNTON LAKE DR. NW  
 ALBANY, OR. 97321

**ENGINEER:**  
 K+D ENGINEERING INC.  
 276 HICKORY ST. NW  
 ALBANY, OR 97321  
 541-928-2583



**PARCEL 1**  
 TAX LOT 400, MAP 11401AB  
 AREA 4.80 AC

**PARCEL 2**  
 AREA 13,292 S.F.

**PARCEL 3**  
 AREA 13,517 S.F.

**CURRENT USE:**  
 TAX LOT 400: EXISTING RESIDENCE  
**TOTAL PROJECT AREA (GROSS):**  
 TL 400 = 5.42 ACRES

**TOTAL NUMBER OF LOTS:**  
 3 LOTS WILL CREATED OUT OF 1 PARCEL

**SITE ZONING:**  
 RS 10 - RESIDENTIAL SINGLE FAMILY

**FLOOD ZONE:**  
 SUBJECT PROPERTY IS LOCATED IN THE 100 YEAR FLOOD ZONES PER FEMA FIRM MAP 41043CO213H DATED DECEMBER 8, 2016, ZONE AE, 100 YEAR BFE = 203.0 DATUM = NAVD 88

- UTILITIES:**
- ① PROPOSED WATER METER LOCATIONS
  - ② PROPOSED 1-1/2" SCH 80 PVC ASTM 1785 WATER SERVICE LATERALS
  - ③ EXISTING 4" SEWER LATERAL
  - ④ PROPOSED NEW 4" SEWER LATERAL

**LEGEND:**

(E)	EXISTING
⊙	EXISTING UTILITY POLE
⊕	EXISTING VALVE
⊕FH	EXISTING FIRE HYDRANT
⊕CB	EXISTING CATCH BASIN
⊕MH	EXISTING MAN HOLE
⊕	EXISTING LIGHT POLE
—	EXISTING WATER LINES
—	EXISTING SEWER LINES
—	EXISTING STORM DRAIN LINES
- - -	ALBANY HABITAT OVERLAY BOUNDARY
- - -	ALBANY RIPARIAN OVERLAY BOUNDARY
- - -	ALBANY WETLAND OVERLAY BOUNDARY
—	FEMA FLOOD PLAIN BOUNDARY

Date: 6/5/2018 Time: 9:04  
 Scale: 1"=60'(PS)  
 File: dwg\2017\17-132\17-132-tp2.dwg (George)

**K & D ENGINEERING, Inc.**  
 276 N.W. Hickory Street P.O. Box 725  
 Albany, Oregon 97321  
 (541) 928-2583