



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 FILING

DATE OF NOTICE: September 12, 2018
FILE: PA-08-18
TYPE OF APPLICATION: Tentative Plat to create a three-lot partition within an existing cluster subdivision
REVIEW BODY: Staff (Type I-L review)
PROPERTY OWNER/APPLICANT: Bill Boyd, Willowbrook Estates LLC
4922 East 3rd Street; Long Beach, CA 90814
REPRESENTATIVE: Mike Lovemark, Mike Lovemark Construction
PO Box 291; Albany, OR 97321
ADDRESS/LOCATION: 2002 Lyon Street SW
MAP/TAX LOT: Linn County Assessor's Map No. 11S-03W-07CD; Tax Lot 3500
ZONING: Residential Medium Density (RM)

The City of Albany has received the Partition Application referenced above. We are mailing notice of the application to property owners within 100 feet of the proposed development. We invite your written comments on this application to be considered when staff decides on this application. Your comments must relate to the approval standards listed below. Issues that 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 to the issue. The deadline for submission of written comments is 5:00 p.m. on **September 26, 2018**.

We have attached a location map, site plan, and tentative plat of the proposed development. All application materials are available for review 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 telephone **David Martineau, Project Planner**, at 541-917-7561. 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 on the application.

APPROVAL STANDARDS FOR THIS REQUEST:

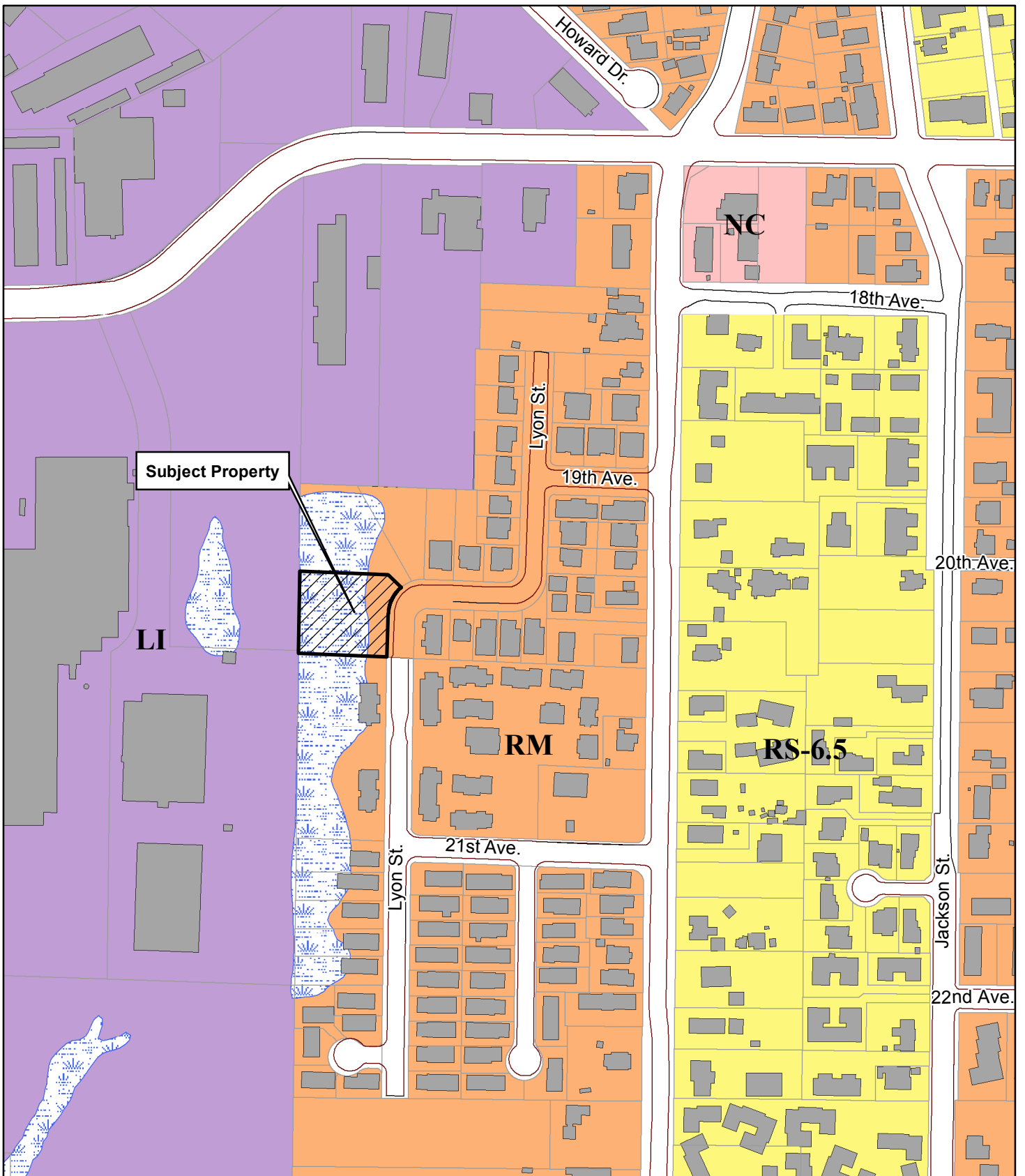
TENTATIVE PLAT REVIEW (ALBANY DEVELOPMENT CODE 11.180)

- (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 SITE PLAN REVIEW ARE FOUND IN ALBANY DEVELOPMENT CODE ARTICLES 1, 2, 3, 6, 11 & 12

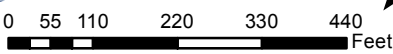
Attachments: Location Map, Applicant's Site Plan, Tentative Plat



Location Map: 2002 Lyon Street SW


 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

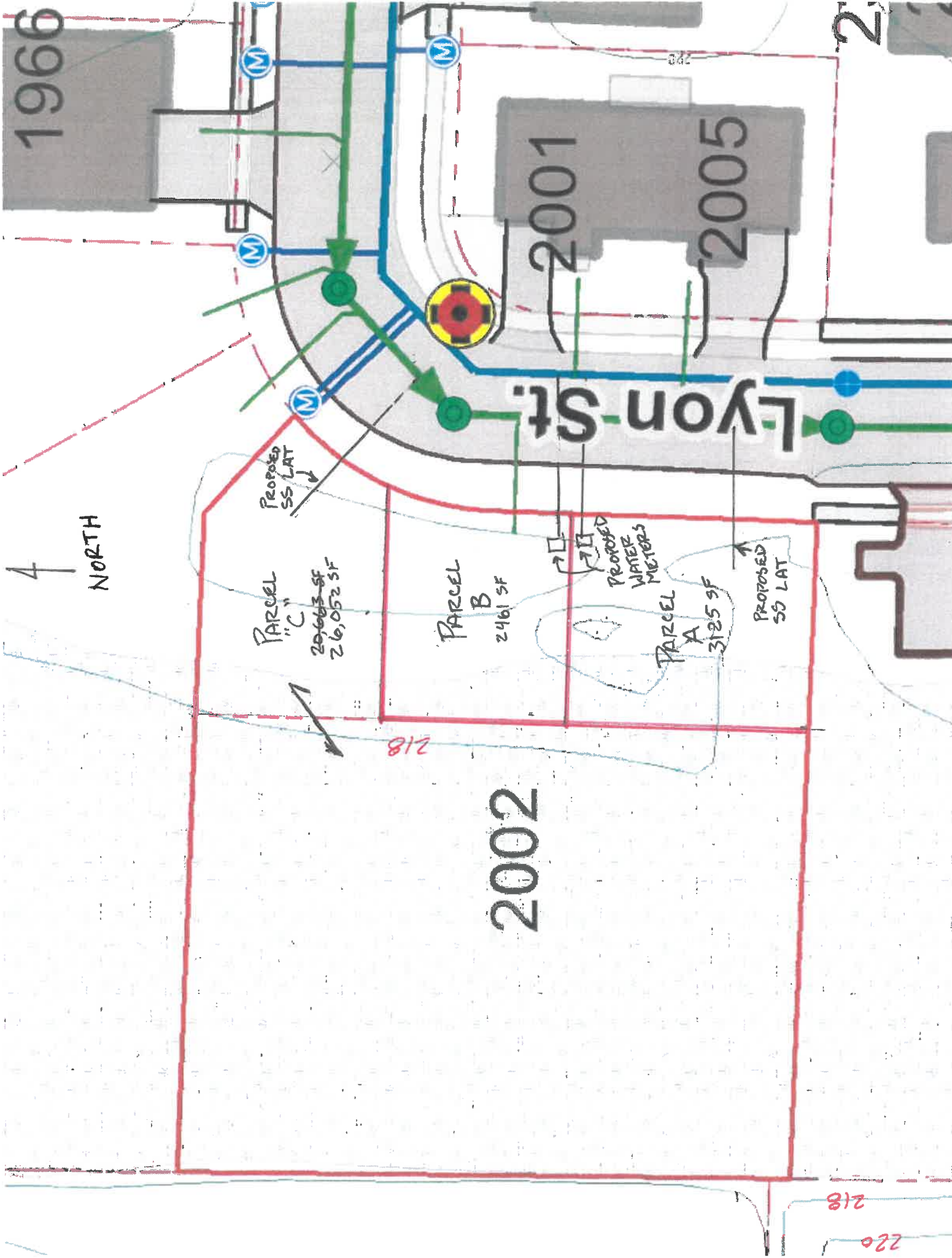




July 30, 2018

Planning Division

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



1966

200

2001

2005

Lyon St.

NORTH

PROPOSED
SS LAY

PARCEL
"C"
20,663 SF
26,052 SF

PARCEL
B
2461 SF

PROPOSED
WATER
METERS

PARCEL
A
3125 SF

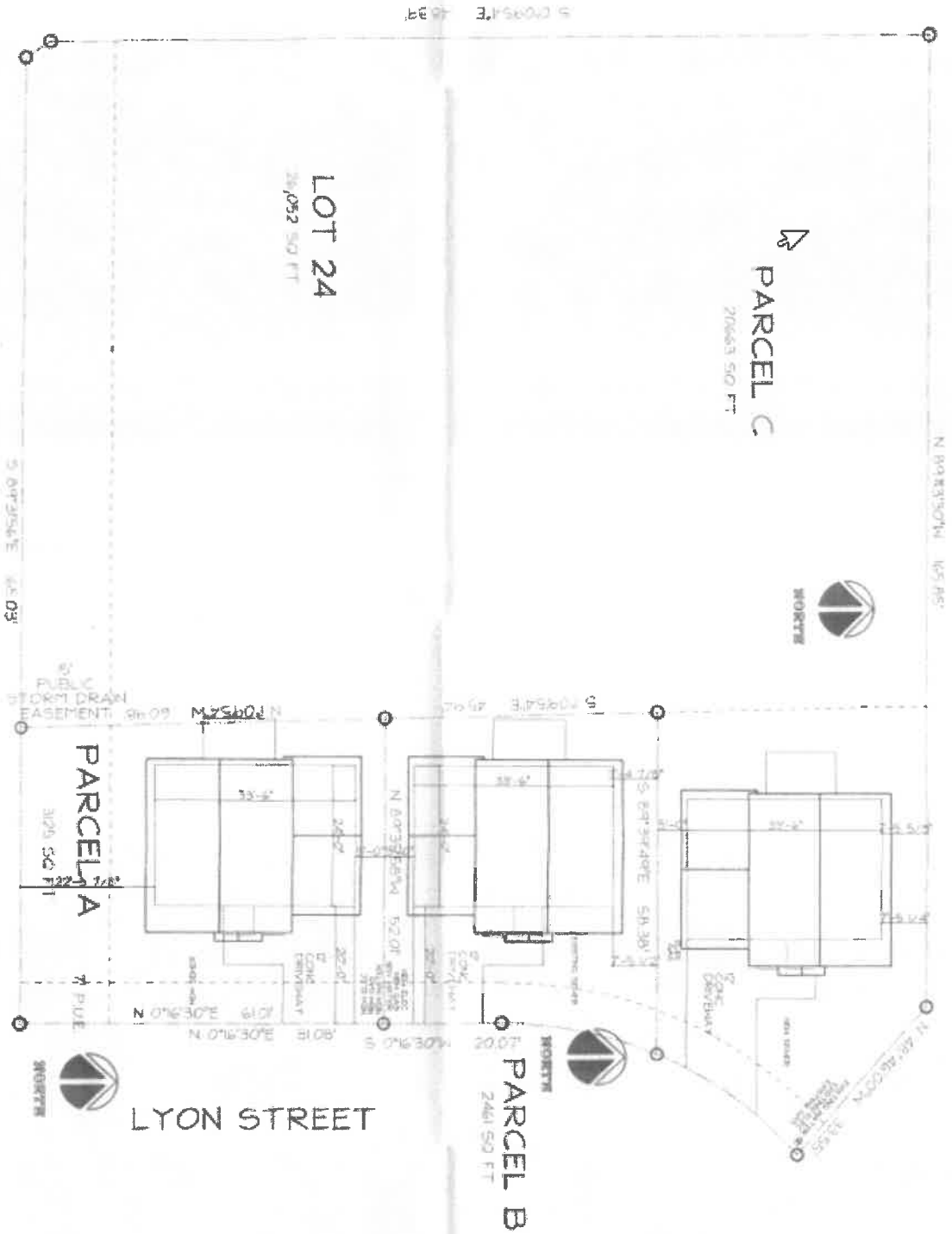
PROPOSED
SS LAY

218

2002

218

220



SITE PLAN

SCALE 1" = 30'-0"