



COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | Community Development 541-917-7550

Notice of Decision

Tentative Replat

RL-01-23

February 23, 2023

Application Information

Proposal:	Adjust existing platted lot lines between two properties
Review Body:	Planning Staff (Type I-L Review)
Property Owners:	1) Andy Gardner, Greater Albany Public School District; 718 7th Avenue SW; Albany, OR 97321 2) City of Albany; PO Box 490; Albany, OR 97321
Applicant:	Rick Barnett, Parks & Facilities Maintenance Manager; City of Albany; PO Box 490; Albany, OR 97321
Address/Location:	373 Timber Ridge Street NE Albany, OR 97322
Map/Tax Lot:	Linn County Assessor's Map No. 11S-03W-03B Tax Lots 102 & 2500
Zoning:	Residential Single-Family (RS-5) District

On February 23, 2023, the City of Albany Community Development Director granted **APPROVAL** of the application described above.

The City based its decision upon consideration of applicable standards and review criteria listed in the Albany Development Code (ADC). The supporting documentation relied upon by the City in making this decision is available for review at City Hall, 333 Broadalbin Street SW, Albany, OR 97321. For more information, please contact Liz Olmstead, project planner, at 541-917-7640 or Current Planning Manager David Martineau at 541-917-7555.

The City's decision may be appealed to the Albany Planning Commission if a person with standing files a completed Notice of Intent to appeal and the associated filing fee no later than 10 days from the date the City mails the Notice of Decision [ADC 1.220(7)]. 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: March 6, 2023

Approval Expiration Date (if not appealed): February 23, 2026

Attachments: Information for the Applicant, Location Map, Tentative Replat

cd.cityofalbany.net



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 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 replat process:**
 - a. **Submit a final partition plat to the City Planning Division for review and approval.**

Note: The Linn County Surveyor also needs to review the final plat. These reviews should be done concurrently. Contact the County Surveyor's Office 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 at 541-917-7533 to make these arrangements.
 - d. After the City signs the final plat, it 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 return one copy of the recorded final plat to the Albany Planning Division.

Expiration of Land Use Approvals (ADC 1.310)

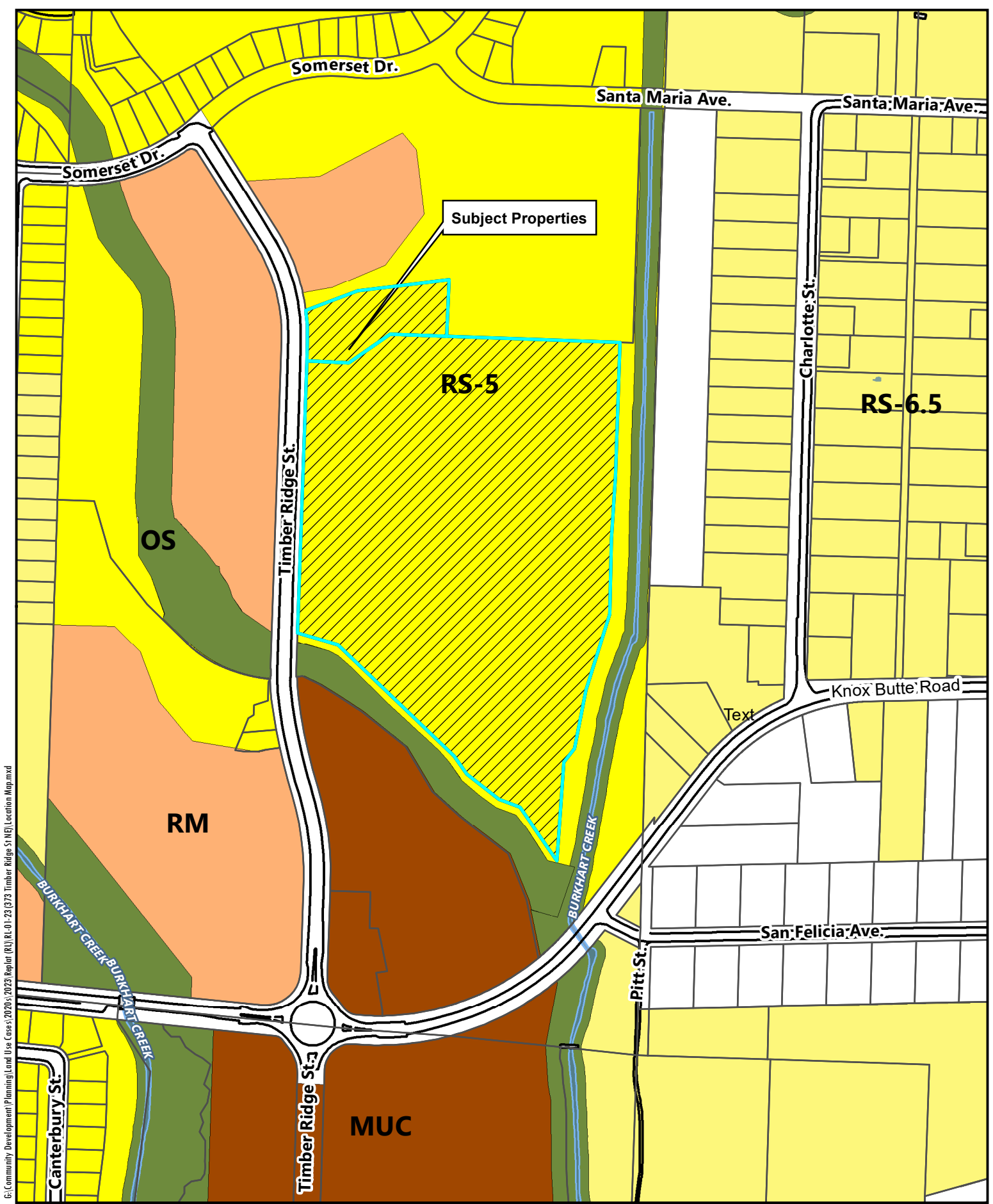
3. All land use approvals, except Type IV approvals, shall expire three years from the date of approval, unless:
 - a. The applicant has installed all of the required public infrastructure related to the development, and the infrastructure has been accepted by the City, or the applicant has provided financial assurance for all required public infrastructure per Section 12.600, or the first phase, if the development was approved for phased construction; or
 - b. If the development did not require public infrastructure, a valid approved building permit exists for new construction or improvements, and work has commenced; or
 - c. Phased Subdivisions or Planned Developments. When an applicant desires to develop and record final subdivision plats covering portions of an approved tentative plat in phases, the City may authorize a time schedule for platting and otherwise developing the various phases not to exceed five years for all phases. Each phase that is platted and developed shall conform to the applicable requirements of this title; or
 - d. An extension has been filed before the expiration date and subsequently granted approval pursuant to Section 1.320.

BUILDING

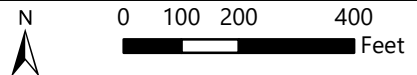
4. The proposed project will require permits that will need to be applied for at www.cityofalbany.net/permits. The proposed design has not been reviewed for code compliance and the design will need to meet the applicable Building Code requirements in effect at the time of application.

PUBLIC WORKS – ENGINEERING

5. 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.



G:\Community Development\Planning\Land Use Cases\2023\Regul (R1)\R1-01-23\673 Timber Ridge St NE\Location Map.mxd



373 Timber Ridge Street NE

Date: 1/11/2023 Map Source: City of Albany

Location Map

PROPERTY STATISTICS:

PROPERTY "A":
 TAX LOT 2500 (MAP 115-3W-03B)
 ADDRESS UNASSIGNED
 ALBANY, OR 97321
 PLAN ZONE = RS 5, RESIDENTIAL SINGLE FAMILY
 ORIGINAL AREA = 1.34 ACRES
 ADJUSTED AREA = 1.85 ACRES

PROPERTY "B":
 TAX LOT 102 (MAP 115-3W-03B)
 373 TIMBER RIDGE ST. NE
 ALBANY, OR 97321
 PLAN ZONE = RS 5, RESIDENTIAL SINGLE FAMILY
 ORIGINAL AREA = 20.28 ACRES
 ADJUSTED AREA = 19.77 ACRES

OWNER / APPLICANT:
 TAX LOT 2500, MAP 115-3W-03B
 CITY OF ALBANY
 333 BROADALBIN SW
 ALBANY, OR. 97321
 SITE ADDRESS:
 UNASSIGNED

OWNER:
 TAX LOT 102, MAP 115-3W-03B
 GREATER ALBANY PUBLIC SCHOOL DIST.
 718 7TH AVE. SW
 ALBANY, OR. 97321
 SITE ADDRESS:
 373 TIMBER RIDGE ST NE
 ALBANY, OR 97322

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

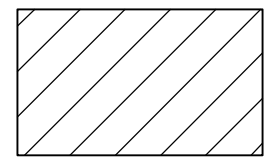






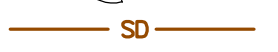

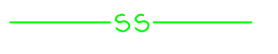

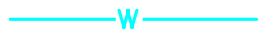



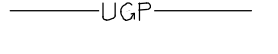

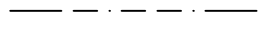

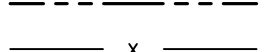

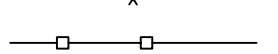
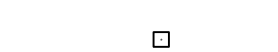


TENTATIVE PROPERTY LINE ADJUSTMENT THROUGH REPLAT

FOR CITY OF ALBANY

LOCATED IN
 TAX LOTS 2500 AND 102,
 MAP 115-3W-03B
 IN THE
 CITY OF ALBANY, LINN COUNTY, OREGON

DECEMBER 15, 2023

LEGEND:

- | | | | |
|---|---|---|--------------------------------|
|  | AREA TO BE TRANSFERRED FROM PROPERTY "B" TO PROPERTY "A" - 0.51 ACRES |  | EXISTING TALL SHRUB |
|  | SLOPE OF LAND ARROW |  | EXISTING CONIFER TREE |
|  | EXISTING STREET SIGN |  | EXISTING DECIDUOUS TREE |
|  | EXISTING WATER METER |  | EXISTING STORM DRAINAGE |
|  | EXISTING UTILITY PEDESTAL |  | EXISTING SANITARY SEWER |
|  | EXISTING UTILITY POLE |  | EXISTING DOMESTIC WATER |
|  | EXISTING STORM DRAIN CATCH BASIN |  | EXISTING NATURAL GAS |
|  | EXISTING FIRE HYDRANT |  | EXISTING UNDERGROUND POWER |
|  | EXISTING MAN HOLE |  | EXISTING RIPARIAN CORRIDOR |
|  | EXISTING UTILITY POLE W/LIGHT |  | EXISTING SIGNIFICANT WETLANDS |
|  | FOUND SURVEY MONUMENT |  | EXISTING FENCE |
| | |  | EXISTING HANDRAIL |
| | |  | EXISTING WETLAND FLAGGING |
| | |  | EXISTING WETLAND SAMPLE POINTS |

SITE ZONING:

PLAN ZONE = RS 5, RESIDENTIAL SINGLE FAMILY

TOTAL + NET AREA:

TOTAL AREA = 21.62 ACRES
 NET AREA = 21.62 ACRES

PROPERTY USE:

PROPERTY "A"
 TAX LOT 2500 = VACANT
 PROPERTY "B"
 TAX LOT 102 = EDUCATIONAL

