



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

Tentative Replat

RL-04-18

July 19, 2018

Application Information

Proposal:	Replat to adjust the common property line between two properties
Review Body:	Staff (Type I-L review)
Property Owners:	1. Charles Bushakra; 1490 Grand Ridge Drive NW; Albany, OR 97321; and 2. William O. Gunderman; 1514 Kallie Place NW; Albany, OR 97321
Applicant:	Ian McGuire, K&D Engineering Inc.; 276 Hickory Street NW; Albany, OR 97321
Address/Location	1490 Grand Ridge Drive NW and 1514 Kallie Place NW
Map/Tax Lot:	Benton County Assessor's Map No. 10S-04W-36DB; Tax Lots 514 and 1400
Zoning:	Residential Single Family (RS-10) District

On July 19, 2018, the City of Albany Community Development Director granted **Approval** 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, **David Martineau**, at **541-917-7551**, 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.

Community Development Director

Appeal Deadline: July 9, 2018

Approval Expiration Date (if not appealed): July 19, 2019

Attachments: Information for the Applicant

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Conditions of Approval

General

Development shall occur consistent with the plans and narrative submitted by the applicant, or as modified by conditions of approval and shall comply with all applicable state, federal and local laws.

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. The use must substantially conform to the site plan that was submitted for review subject to the Conditions of Approval. Planning staff must approve any changes to the plans.
2. Land use approval does not constitute Building or Public Works permit approvals.

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.

Building Division

Building Division Comments have been provided by Gary Stutzman. For questions, please contact Johnathan Balkema at 541-791-0199.

No comments are necessary from the Building Division.

Fire Services

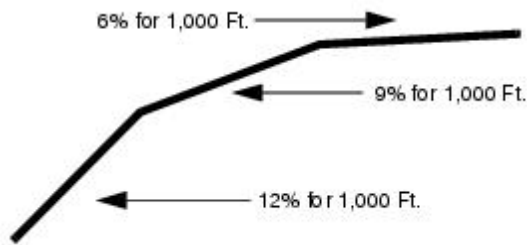
Fire Department Comments have been provided by Lora Ratcliff, Senior Deputy Fire Marshall. For questions, please call 541-917-7728 or email lora.ratcliff@cityofalbany.net.

The fire department has reviewed the above project for conformance to the 2014 Oregon Fire Code (OFC) per your request 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).

2. Fire apparatus access roads (driveways) serving this project shall have a gradient that shall not exceed 12 percent, and for every 1,000 feet of incline thereafter, the grade shall be reduced by 3 percent or as approved by the Fire Chief. (OFC 503.2.7 – Albany requirements)



3. Dead-end fire apparatus roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus (OFC 503.2.5 and D103.4)
4. The fire apparatus roadways for this project accessing the site from the public way and serving two or more residential structures are required to be provided and maintained with a minimum 20-foot-wide improved surface. (OFC 503.2.1) The width of the improved surface may be reduced to 16 feet for those portions serving only one residential structure.
5. Turning radii for all fire apparatus access roads shall be provided and maintained at no less than 30 feet inner and 50 feet outer. Future submittals for Planning and Building permit approvals shall be annotated to show the turning radii provided at the intersections of all public and private fire apparatus access roads to be constructed. (OFC 503.2.4 & Appendix D 103.3)
6. The road surface for all private fire apparatus access roads shall be all weather and capable of supporting an imposed load from fire apparatus of at least 75,000 pounds as verified by a qualified State of Oregon licensed design professional. (OFC 503.2.3 & Appendix D, 102.1). The Designer of Record shall provide written certification to the Fire Department upon completion of all private access road construction.
7. 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 shall be as specified in Appendix B of the fire code. (OFC 507.3)

The location and spacing requirements for fire hydrants are based on four project-specific criteria:

- a. The distance from the most remote exterior point of the building(s) to the closest available fire hydrant;
 - b. The calculated “fire flow” of the proposed building(s);
 - c. The spacing of the existing fire hydrants along the public and private fire apparatus roads serving the properties; and
 - d. The location of new required public or private fire apparatus access roads located adjacent to the proposed building(s) to be constructed.
8. **INADEQUATE FIRE APPROACH & ACCESS TO WATER SUPPLY**
- a. 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.

- i. Installation of an NFPA Standard 13D fire suppression system;
- ii. Installation of a partial NFPA Standard 13D fire suppression system;
- iii. Installation of additional layers of 5/8 inch, Type-X gypsum wallboard;
- iv. 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;
- v. Installation of fire-resistive exterior wall covering and roofing components; or
- vi. 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).