



## COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | BUILDING 541-917-7553 | PLANNING 541-917-7550

# Notice of Filing

## Tentative Replat

RL-04-22

July 18, 2022

The Planning Division has received the following APPLICATION. Please provide any comments you may have on this project to **Jennifer Cepello** at 541-917-7561 or [jennifer.cepello@cityofalbany.net](mailto:jennifer.cepello@cityofalbany.net). The deadline for submission of written comments is 5:00 p.m. on **August 1, 2022**.

### APPLICATION INFORMATION

Proposal:	Replat of three lots, moving an existing lot line.
Review Body:	Staff (Type I-L review)
Applicant:	Corey Bontrager, 810 NW Scenic Wood Place, Albany, OR 97321
Property Owner Parcels 1 and 2:	Bontrager Rentals, LLC, 810 NW Scenic Wood Place, Albany, OR 97321
Property Owner Parcel 3:	Clear Path Home Buyers, P.O. Box 548, Corvallis, OR 97339
Applicant's Representative:	K&D Engineering; c/o Jason Cota; P.O. Box 725, Albany, OR 97321
Address/Location	2117 First Avenue NE and 2150 Water Avenue NE, Albany, OR 97321
Map/Tax Lot:	Linn County Assessor's Map No. 11S-03W-05CA; Tax Lots 3700 and 3701
Zoning:	Residential Single Family (RS-5)

The City of Albany has received the application referenced above. We are mailing notice of the application to property owners within 300 feet of the development. We invite your written comments on this application to be considered when staff decides on this application. Comments must relate to the approval standards listed below. Issues, which may provide the basis for an appeal to the planning commission or hearings board, must be raised in writing and with sufficient detail to allow the City to respond. The deadline for submission of written comments is 5:00 p.m. on August 1, 2022, 14 days from the date the City mails the notice of filing.

A location map and tentative plat are attached to this notice. All application materials are available at the Planning Division, and copies can be obtained for a minimal charge. Should you wish to discuss this case with a planner, please contact **Jennifer Cepello, project planner**, at 541-917-7561 or [jennifer.cepello@cityofalbany.net](mailto:jennifer.cepello@cityofalbany.net). Submit any written comments to the Planning Division; PO Box 490, Albany, OR 97321. Any person submitting written comments will receive a copy of the notice of decision.

### APPROVAL STANDARDS FOR THIS APPLICATION

#### *Tentative Replat (ADC 11.180)*

Section 11.180 of the Albany Development Code (ADC or Code) includes the following review criteria that must be met for this application to be approved.

1. The proposal meets the development standards of the underlying zoning district, and applicable lot and block standards of this Article.
2. Development of any remainder of property under the same ownership can be accomplished in accordance with this Code.

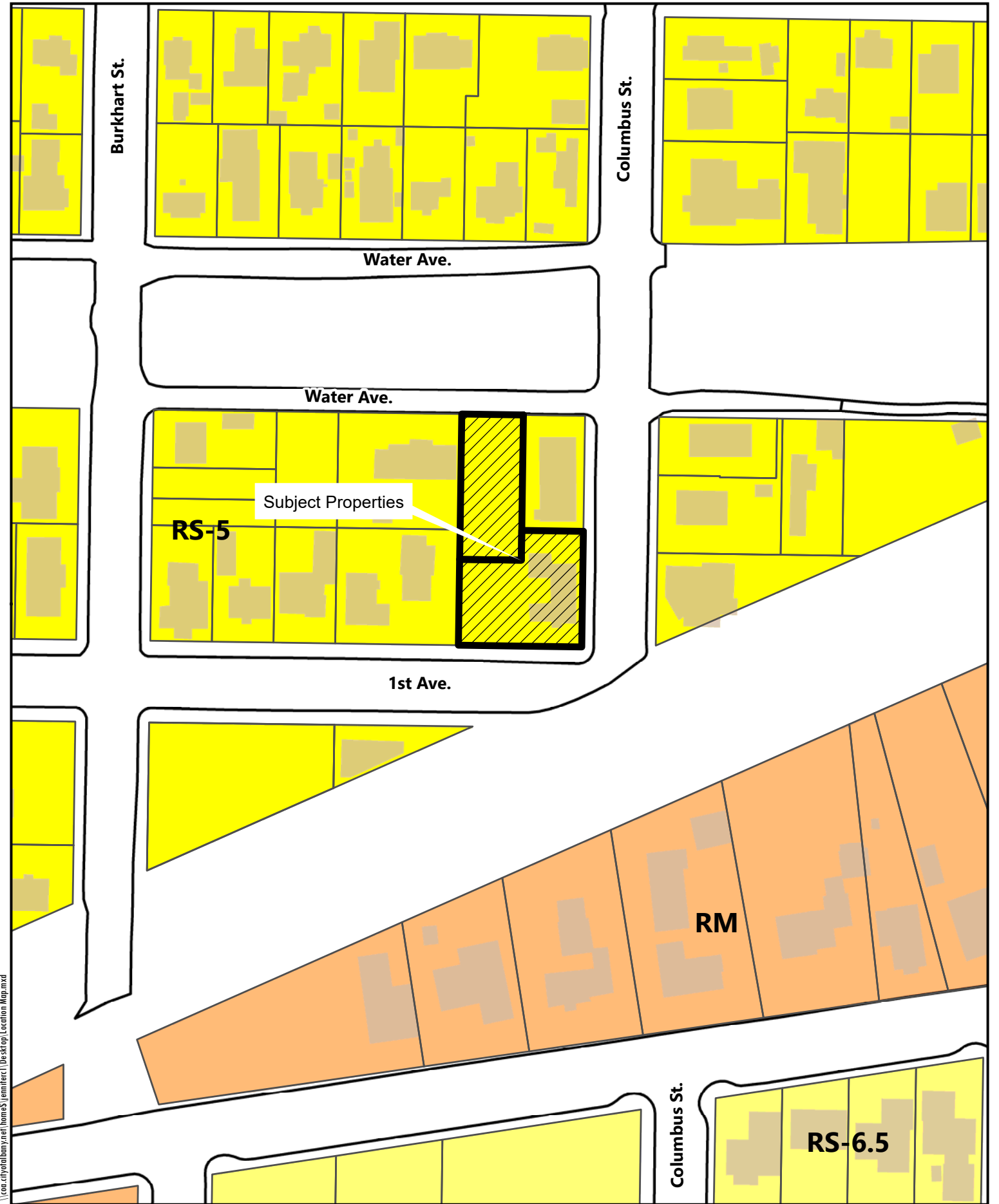
[cd.cityofalbany.net](http://cd.cityofalbany.net)



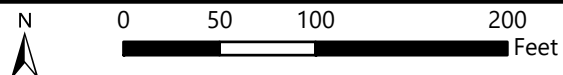
3. Adjoining land can be developed or is provided access that will allow its development in accordance with this Code.
4. The Public Works Director has determined that transportation improvements are available to serve the proposed subdivision or partition in accordance with Article 12 or will be made available at the time of development.
5. The Public Works Director has determined that public facilities and utilities are available to serve the proposed subdivision or partition in accordance with Article 12 or will be made available at the time of development.
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 application are found in ADC Articles 1, 2, 3, 11, and 12.

Attachments: Location Map, Tentative Plat



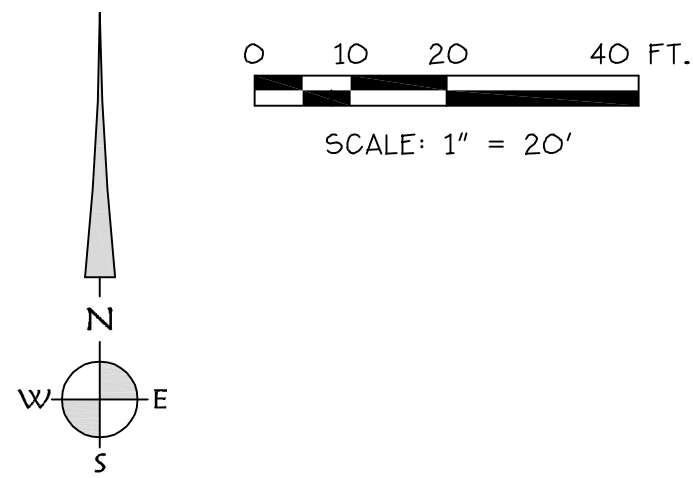
\\con.cityofalbany.net\homes\jeninfact\Desktop\Location Map.mxd



Date: 7/14/2022 Map Source: City of Albany

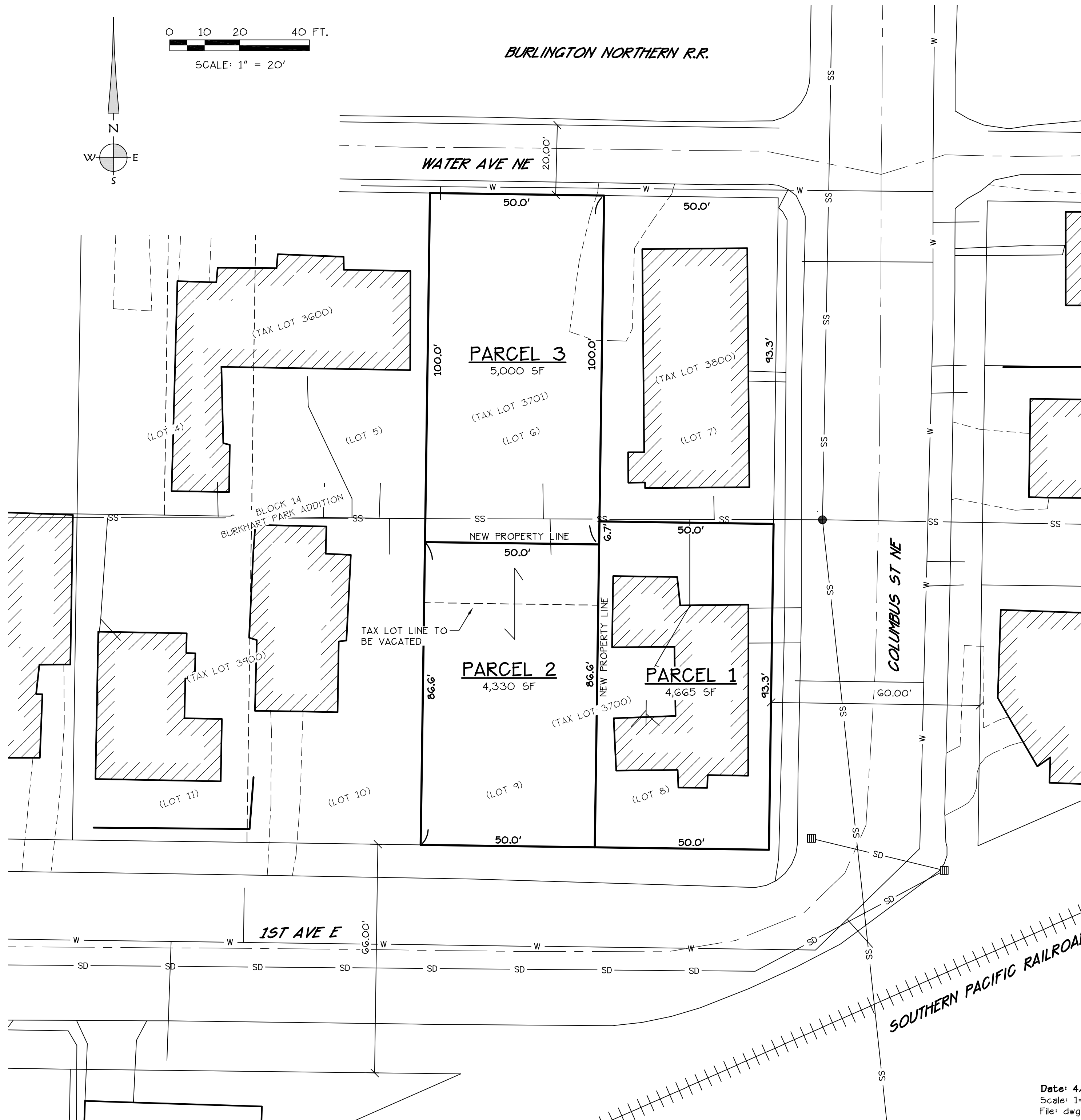
**2117 1st Avenue NE**  
**2150 Water Avenue NE**

Location Map



TENTATIVE RE-PLAT  
 LOTS 6, 8 + 9 OF  
 "BURKHART PARK ADDITION"  
 FOR  
**COREY BONTRAGER**

LOCATED IN  
 TAX LOTS 3700 + 3701; MAP 115-03W-5CA  
 IN THE SW 1/4 SEC. 5, T. 11 S., R. 3 W., W.M.  
 APRIL 14, 2022



**NARRATIVE:**

APPLICANT PROPOSES TO RE-PLAT THE EXISTING LOTS INTO 3 PARCELS AS SHOWN ON THE PRE-APPLICATION EXHIBIT MAP.

**OWNER / APPLICANT:**

TAX LOT 3700, MAP 115-3W-05CA  
  
 BONTRAGER RENTALS LLC.  
 810 NW SCENIC WOOD PL.  
 ALBANY, OR. 97321

SITE ADDRESS:  
 2150 WATER AVE., NE  
 ALBANY, OR 97321

**OWNER:**

TAX LOT 3701, MAP 115-3W-05CA  
  
 CLEAR PATH HOME BUYERS  
 C/O SPIES REAL ESTATE GROUP LLC.  
 4655 NE ELLIOTT CIRCLE  
 CORVALLIS, OR. 97330

SITE ADDRESS:  
 2117 FIRST AVE., NE  
 ALBANY, OR 97321

**PROPERTY AREAS:**

EXISTING:  
 TAX LOT 3700 = 8130 SF  
 TAX LOT 3701 = 5865 SF  
  
 TOTAL AREA = 13,995 SF

PROPOSED:  
 PARCEL 1 = 4665 SF  
 PARCEL 2 = 4330 SF  
 PARCEL 3 = 5000 SF

**ENGINEER:**

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

**PROPERTY USE:**

TAX LOT 3700 = RESIDENTIAL  
 TAX LOT 3701 = VACANT

**SITE ZONING:**

PLAN ZONE = RS 5, RESIDENTIAL SINGLE FAMILY

**TOPOGRAPHY:**

SUBJECT AREA IS VIRTUALLY FLAT, WITH LESS THAN 2 FOOT OF CHANGE

**LEGEND:**

- EXIST. GRAVEL DRIVEWAYS
- SS --- EXIST. SANITARY SEWER
- W --- EXIST. DOMESTIC WATER
- EXIST. TAX LOT LINES