



## 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-05-18

May 29, 2018

### Application Information

Proposal:	Replat of Lots 7 & 8, Block 10 of Fair Dale Addition and a portion of vacated Chicago Street.
Review Body:	Staff (Type I-L review)
Property Owner:	Corey & Venesa Bontrager; 810 NW Scenic Wood Place, Albany, OR 97321; 541-619-3081
Applicant:	Jason Cota; K & D Engineering; P.O. Box 725, Albany, OR 97321; 541-928-2583; <a href="mailto:jcota@kdeng.com">jcota@kdeng.com</a>
Address/Location	1825 Queen Avenue SE, Albany, OR 97322
Map/Tax Lot:	Linn County Assessor's Map No. 11S-03W-08CA; Tax Lot 3100
Zoning:	RM -- Residential Medium Density
Existing Land Use:	Residential Single-Family
Neighborhood:	Santiam
Surrounding Zoning:	North: Residential Medium Density (RM) District East: RM District South: Neighborhood Commercial (NC) District West: NC District
Surrounding Uses:	North: Single-family Residences East: Single-family Residences South: Retail Sales and Services (Mega Foods) West: Retail Sales and Services (7-Eleven)
Prior History:	None

On May 29, 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.

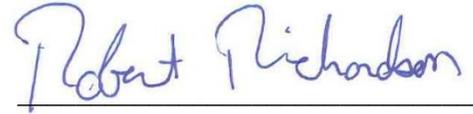
[cd.cityofalbany.net](http://cd.cityofalbany.net)



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.

**Appeal Deadline: June 19, 2018**

**Approval Expiration Date (if not appealed): May 29, 2021**



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Community Development Director

## Conditions of Approval

- Condition 1 Prior to final plat approval, the applicant shall submit a revised tentative plat showing the existing five-foot by five-foot sanitary sewer easement at the northwest corner of the property.
- Condition 2 Prior to final plat approval, a 10-foot by six-foot sanitary sewer easement shall be dedicated to the City of Albany to allow for maintenance of the existing sanitary sewer and manhole at the northeast corner of the subject property.

## 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. To complete the replat process:
  - a. The final plat must substantially conform with the approved tentative plat. Allow a minimum of five business days for the City's review. (*A final plat application and fee is **NOT** required with this replat to adjust property lines.*)  
  
Note: The Linn County Surveyor also needs to review the plat. These reviews should be done concurrently. Contact the Linn County surveyor's and recorder's offices to learn about their current processes, fees, and possible other expenses.
  - b. The final plat must be prepared by a registered professional land surveyor per Oregon Revised Statutes (ORS) 92.050 and ORS 209.250. Interim review plats can be on paper.
  - c. After the City signs the final plat, the applicant shall submit it to the county surveyor for their signatures and recording.
2. It is recommended that any buildings constructed should be placed to allow the property to be divided in the future in a way that would conform to development standards.

### 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.

TENTATIVE RE-PLAT OF  
 LOTS 7 + 8, BLOCK 10 OF  
 FAIR DALE ADDITION AND A  
 PORTION OF VACATED CHICAGO ST.

FOR  
**COREY + VENESA BONTRAGER**

LOCATED IN  
 TAX LOT 3100 OF MAP 115-3W-08CA  
 SW 1/4 SEC 8, T. 11 S., R. 3 W., W.M.  
 CITY OF ALBANY, LINN COUNTY, OREGON

APRIL 17, 2017

**OWNERS/APPLICANTS/ADDRESS:**

COREY + VENESA BONTRAGER  
 810 NW SCENIC WOOD PLACE  
 ALBANY, OR 97321

**SURVEYOR:**

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

**TAX LOT + SITE INFORMATION:**

TAX LOT 3100  
 MAP 115-3W-08CA  
 (LOTS 7 + 8, BLOCK 10 OF FAIR DALE ADDITION AND  
 A PORTION OF VACATED CHICAGO STREET)

NET AREA: 11,700 SF

**SITE ADDRESS:**

1825 QUEEN AVENUE SE  
 ALBANY, OREGON 97322

**SITE ZONING:**

RM -- RESIDENTIAL MEDIUM DENSITY

**COMPREHENSIVE PLAN ZONING:**

RESIDENTIAL - MEDIUM DENSITY

**FLOOD ZONE:**

SUBJECT PROPERTIES ARE LOCATED OUTSIDE OF  
 THE 100 YEAR FLOOD ZONES PER FEMA FIRM MAP'S  
 41043C0527G DATED SEPTEMBER 29, 2010.

**TOPOGRAPHY DATA:**

TOPOGRAPHY, BOUNDARY LINES, AND EXISTING  
 UTILITIES ARE BASED ON CITY OF ALBANY GIS DATA.

**STATISTICS:**

**PARCEL 1**  
 NEW AREA: 5,850 SF

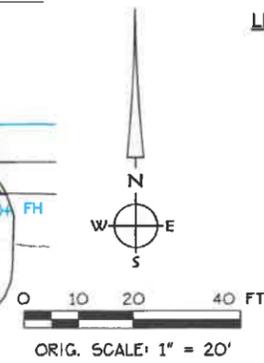
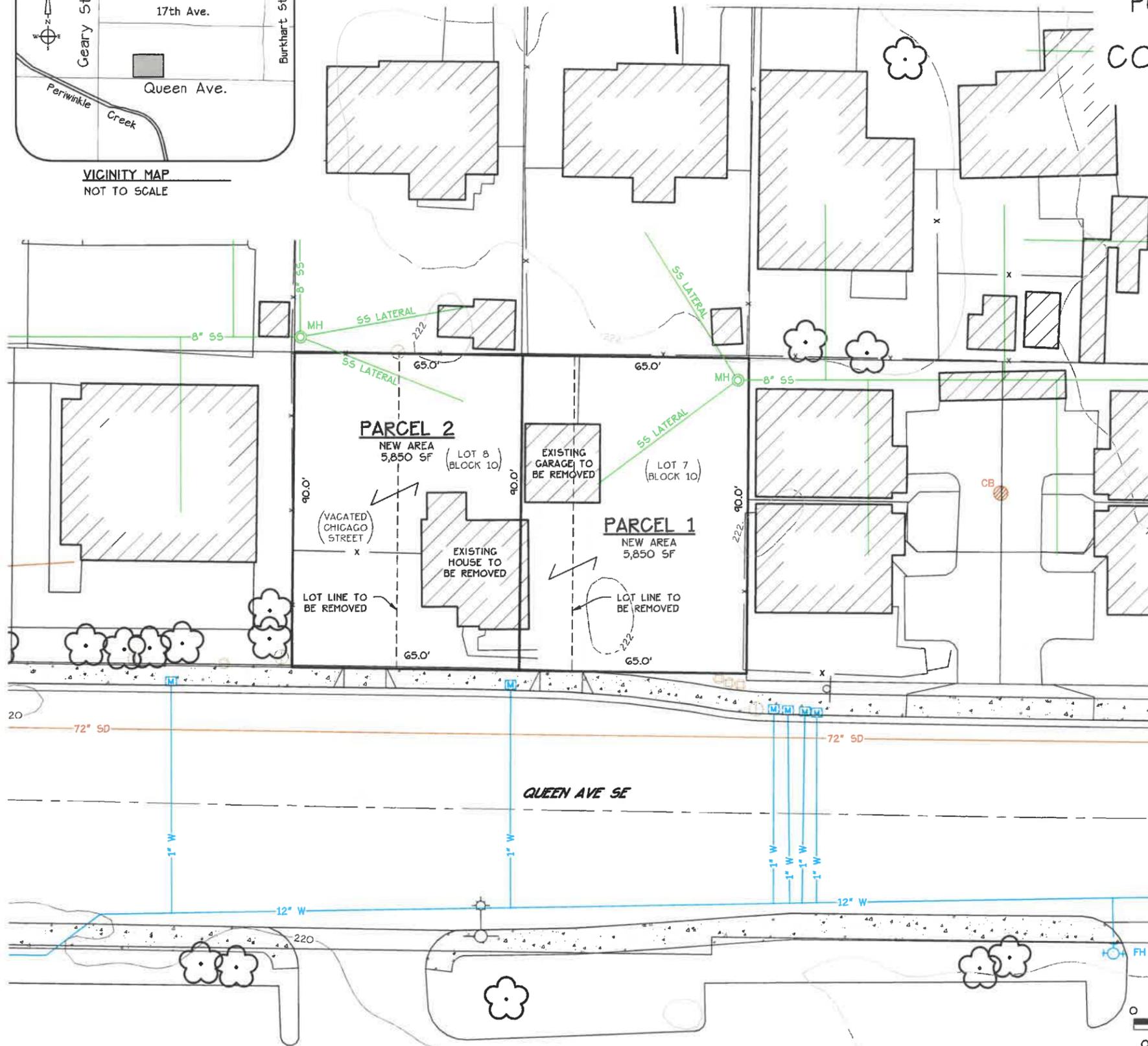
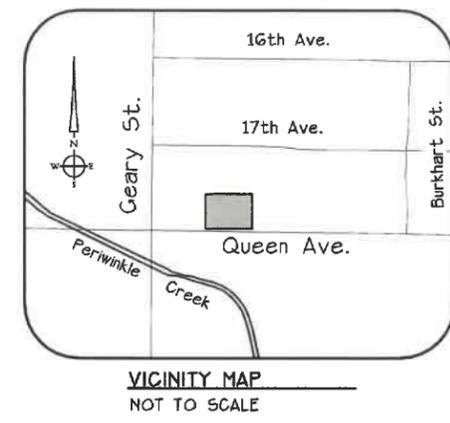
**PARCEL 2**  
 NEW AREA: 5,850 SF

**STRUCTURES:**

ALL STRUCTURES ON THE SUBJECT PROPERTY TO BE  
 DEMOLISHED

**LEGEND:**

-  EXISTING WATER METER
-  EXISTING FIRE HYDRANT
-  EXISTING CATCH BASIN
-  EXISTING MAN HOLE
-  EXISTING LIGHT POLE
-  EXISTING UTILITY POLE
-  EXISTING UTILITY VAULT
-  EXISTING SIGN
-  EXISTING TREE
-  EXISTING WATER LINES
-  EXISTING SEWER LINES
-  EXISTING STORM DRAIN LINES
-  EXISTING FENCE



Date: 4/20/2018 Time: 8:21  
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**K & D ENGINEERING, Inc.**  
 276 N.W. Hickory Street P.O. Box 725  
 Albany, Oregon 97321  
 (541) 928-2583