



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-12-18

January 18, 2019

APPLICATION INFORMATION

Type of Application:	Replat to adjust a common property line between Parcel 1 and 3 of Partition Plat 2018-009
Review body:	Staff (Type I-L Review)
Property Owner/Applicant:	Jeffrey and Olga Shannon; 1516 East First Court, Deer Park, WA 99006
Property Owner/Applicant:	Adan and Eileen Martinez; 2986 Gibson Hill Rd. NW, Albany, OR 97321
Surveyor/Representative:	Jason Cota, K & D Engineering Inc.; 276 NW Hickory Street, Albany, OR 97321
Address/Location:	2986 Gibson Hill Rd. NW, Albany, OR 97321
Map/Tax Lot:	Benton County Assessor's Map No.; 10S-04W-35DA Tax Lots 6100 & 6300
Zoning:	Residential Single Family (RS-10) District

The City of Albany has received the application referenced above. We are mailing notice of the application to property owners within **100** 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 Land Use Board of Appeals 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 February 1, 2019**, 14 days from the date the City mails the Notice of Filing.

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 visit our office or contact **Laura LaRoque, Project Planner**, at 541-917-7640 or laura.laroque@cityofalbany.net. 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.

APPROVAL STANDARDS FOR THIS APPLICATION

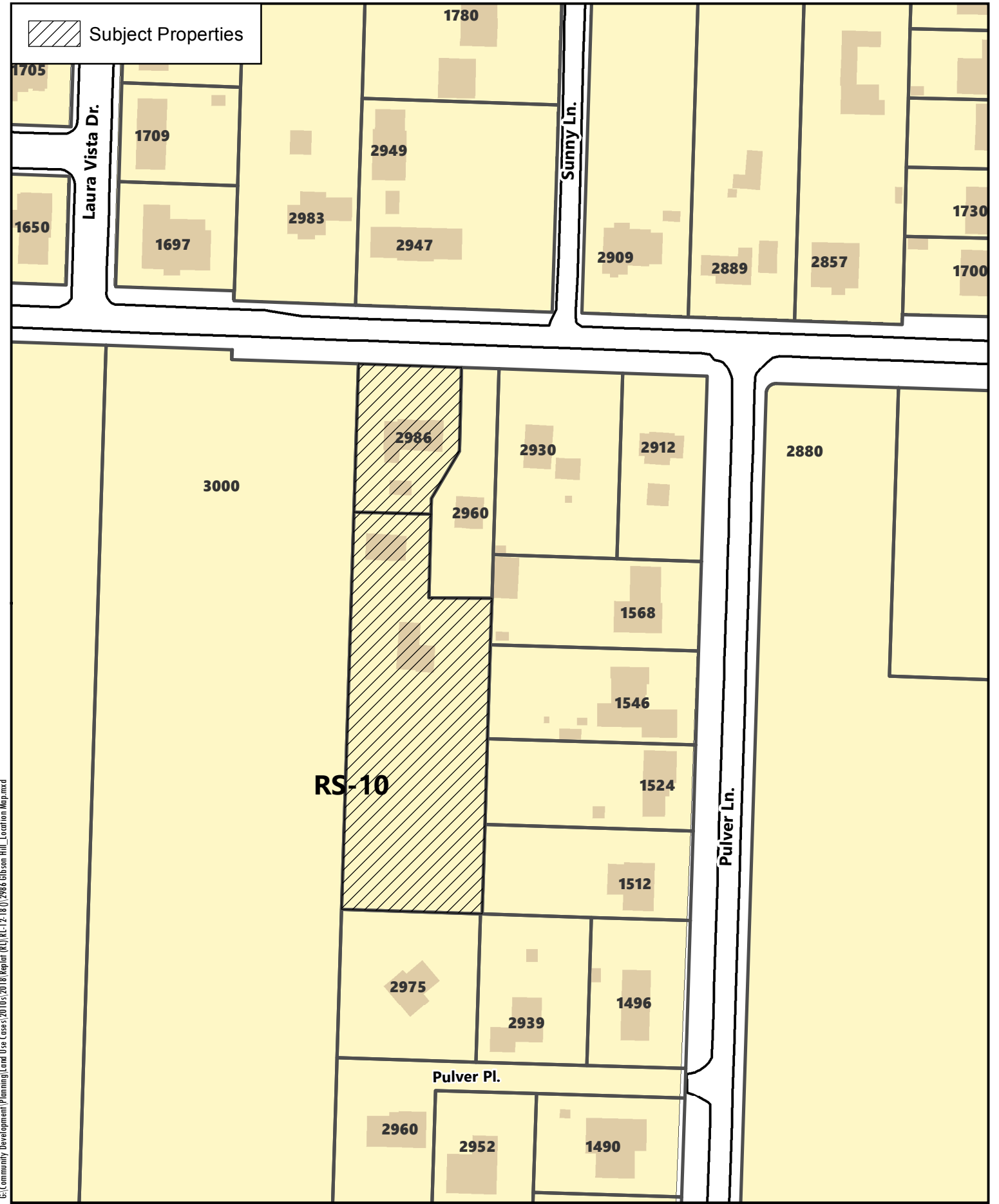
Tentative Plat Review (ADC 11.180)


Approval of a tentative subdivision or partition plat will be granted if the review body finds that the applicant has met all of the following criteria which apply to the development:

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 LAND USE REVIEW ARE FOUND IN ALBANY DEVELOPMENT CODE ARTICLES 1, 2, 3, 11 & 12

Attachments: Location Map, Tentative Replat Map



 Subject Properties

G:\Community Development\Planning\Land Use Cases\2010s\2018\Reglar (R1)\R1-12-18(1)\2986 Gibson Hill_Location Map.mxd



0 75 150 300 Feet

Date: 1/7/2019 Map Source: City of Albany

2986 Gibson Hill Road

Location / Zoning Map

FOR
JEFF SHANNON

LOCATED IN
TAX LOT 6100 + 6300, MAP 10435D

IN THE
SE 1/4 SEC. 35 T. 10 S., R. 4 W., W.M.
CITY OF ALBANY, BENTON COUNTY, OREGON

NOVEMBER 6, 2018

ENGINEER/SURVEYOR:

K+D ENGINEERING, INC.
276 NW HICKORY STREET
ALBANY, OREGON 97321
(541) 928-2583

LEGEND:

- ⊙ EXISTING MANHOLE
- ⊕ EXISTING FIRE HYDRANT
- ☼ EXISTING TREE - TYPE/DIAMETER INCHES
- X — EXISTING FENCE
- — — EXISTING STORM DRAIN
- — — EXISTING SEWER MAIN
- — — EXISTING WATER MAIN

PROPERTY "A"

TAX LOT:
TAX LOT 6100 [105-4W-35DA]

SITE ADDRESS:
2986 GIBSON HILL RD. NW
ALBANY, OREGON 97321

ZONING:
RS-10 - RESIDENTIAL SINGLE FAMILY
(5 UNITS PER ACRE)

CURRENT USE:
EXISTING RESIDENCE

PROPERTY "B"

TAX LOT:
TAX LOT 6300 [105-4W-35DA]

SITE ADDRESS:
NO ADDRESS ASSIGNED

ZONING:
RS-10 - RESIDENTIAL SINGLE FAMILY
(5 UNITS PER ACRE)

CURRENT USE:
UN-DEVELOPED

PROPERTY STATISTICS

PROPERTY "A"
EXIST. 14,452 S.F.
+ ADJ. 6,322 S.F.
NEW 20,774 S.F.

PROPERTY "B"
EXIST. 51,755 S.F.
- ADJ. 6,322 S.F.
NEW 45,433 S.F.

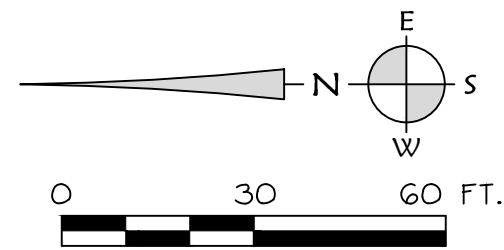
PROPERTY OWNERS:

PROPERTY "A"
TAX LOT 6100 [105-4W-35DA]

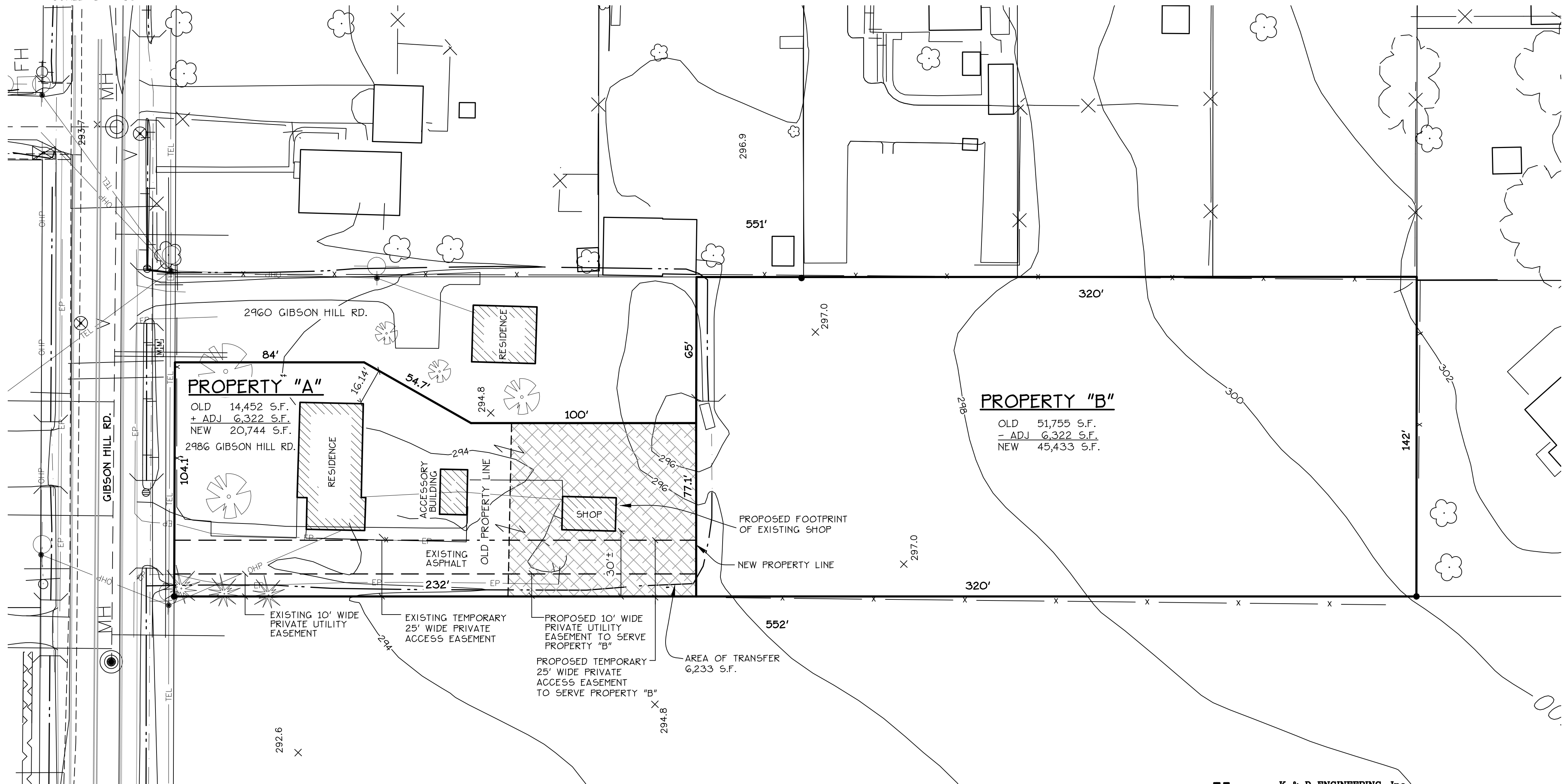
ADAM J. + EILEEN MARTINEZ
2986 GIBSON HILL RD. NW
ALBANY, OREGON 97321

PROPERTY "B"
TAX LOT 6300 [105-4W-35DA]

JEFFREY + OLGA SHANNON
1516 EAST FIRST COURT
DEER PARK, WA. 99006



SCALE: 1" = 30'



PROPERTY "A"
OLD 14,452 S.F.
+ ADJ. 6,322 S.F.
NEW 20,744 S.F.
2986 GIBSON HILL RD.

PROPERTY "B"
OLD 51,755 S.F.
- ADJ. 6,322 S.F.
NEW 45,433 S.F.