



COMMUNITY DEVELOPMENT DEPARTMENT

333 Broadalbin Street SW, P.O. Box 490
Albany OR 97321

Ph: 541-917-7550 Fax: 541-917-7598
www.cityofalbany.net

NOTICE OF DECISION

DATE OF NOTICE: August 16, 2016
FILE: SD-01-16
TYPE OF APPLICATION: Land Division (Tentative Subdivision Plat) for a 33-lot residential clustered subdivision (Type III)
REVIEW BODY: Planning Commission
PROPERTY OWNER: Judith A. Brandis, Trustee; PO Box 1087; Corvallis, OR 97339
APPLICANT: Jesse Lovrien; Corner Lot Ventures, Inc.; PO Box 19078; Portland, OR 97280
APPLICANT REPRESENTATIVE: Marc Cross; Rhine-Cross Group, LLC; 112 N. 5th Street, Suite 200; PO Box 909; Klamath Falls, OR 97601
PROPERTY LOCATION: Address unassigned, near Sunny Lane NW and White Oak Avenue NW
MAP/TAX LOT: Benton County Assessor's Map No. 10S-04W-26; Tax Lot 501
ZONING: RS-10 (Residential Single Family) District

On August 15, 2016, the City of Albany Planning Commission 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. Conditions of approval are attached to this notice. For more information, please contact Project Planner David Martineau, at david.martineau@cityofalbany.net, 541-917-7561, or Bob Richardson, Planning Division Manager, at 541-917-7555.

The City's decision may be appealed to the City Council, if a person with standing files a completed Notice to Appeal application and the associated filing fee no later than 10 days from the date the City mails the Notice of Decision. The applicant may proceed, at his own risk, prior to the end of the appeal period, provided he signs a Release and Indemnity Agreement with the City.

This approval expires in three years, unless the applicant has installed and/or bonded for all public improvements related to the development or a valid building permit exists for the building approved as part of the development.

Signature on File

Larry Tomlin, Planning Commission Chair

Appeal Deadline: August 26, 2016
Approval Expiration Date (If not appealed): August 16, 2019

Attachments: Location Map; Tentative Plat

CONDITIONS OF APPROVAL
FILE SD-01-16: WHITE OAK – A 33-LOT CLUSTERED SUBDIVISION

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.

Transportation

- 3.1 The applicant shall construct to city standards all public streets interior to the development. The right-of-way widths and curb-to-curb widths shall be as identified on the Tentative Plat Map.
- 3.2 The applicant shall install public sidewalk with the construction of street improvements along the public street frontage of Tract “A.” Sidewalk installation along the frontage of newly created single-family parcels can be deferred to development of the individual lots.
- 3.3 The applicant shall install street lighting and street name signs to city standards on all public streets within the development.

Public Utilities

- 4.1 Prior to final plat approval, the applicant shall install, or financially secure the installation to City standards an 8-inch public sanitary sewer main from the existing public sanitary sewer mains in White Oak Avenue and Sunny Lane, along the proposed streets to provide service to each proposed lot in the subdivision.
- 4.2 Prior to final plat approval, the applicant shall install, or financially secure the installation to City standards, 8-inch public water mains from the existing public water mains in White Oak Avenue and Sunny Lane, along the proposed streets to provide service to each proposed lot in the subdivision.
- 4.3 Prior to final plat approval, the applicant shall construct or financially secure the construction of public storm drainage improvements that meet all applicable City Engineering Standards. Final design of these improvements will be reviewed as part of the required Site Improvement Permit.
- 4.4 Prior to final plat approval, the applicant shall construct or financially secure the construction of stormwater quality facilities that meet all applicable City Engineering Standards. Final design of these improvements will be reviewed as part of the required Storm Water Quality Permit.
- 4.5 Prior to final plat approval, the applicant must provide a public utility easement over the proposed drainage facilities that lie outside of the public rights-of-way. The dimensions of the easement(s) will be determined as part of the plan review associated with the permit to construct public improvements.
- 4.6 Proposed street name Lucia Lane shall be changed to Lucia Court, per City of Albany Addressing Standards.
- 4.7 The maximum spacing for fire hydrants for this project shall be 500 feet, and designed so that no portion along any of the circulating access roads is greater than 250 feet from a fire hydrant. Each public fire hydrant shall be capable of supplying a minimum of 1,500 gallons per minute (gpm) at a minimum of 20 pounds per square inch (psi) as a single point flow.

Cluster Development

- CD 1.1 Prior to recording the final subdivision plat, the applicant must certify in writing that a professional designer will be used in the planning and design process for the proposed development.

CD 1.2 Prior to recording the final subdivision plat, the applicant shall construct a path connection at least four (4) feet in width from Squire Street either to a pedestrian pathway located just north of the development in the Benton Woods planned development, or to the public sidewalk along Sunny Lane at the north side of the proposed subdivision. The path shall be ADA compliant and have a durable surface such as asphalt, concrete, or other materials approved by the Director.

CD 2.1 The dedicated open space tract (Tract A on the preliminary plat) shall be subject to restrictive covenants and easements reviewed by the Community Development Director and recorded and filed at the time that the subdivision plat is recorded. The easement shall include permanent provisions prohibiting the placement of structures or impervious surfaces, alteration of the ground contours, or any other activity or use inconsistent with the purpose of these provisions.

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 or Albany Development Code regulations or administrative policies of the Planning, Engineering, Fire, and/or Building Departments that you must meet as part of the development process.

PLANNING

1. Construction 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.
3. **To complete the land division process and create the new parcels:**
 - a. **Satisfy the conditions of approval and submit a final partition plat to the City Planning Division for review and approval. The final plat must be accompanied by a completed Final Plat application and final plat review fee.** A paper draft copy of the plat may be submitted with the application. The final plat application is available on the City's website.

Note: The Benton County Surveyor also needs to review the final plat. These reviews should be done concurrently. Contact the County Surveyor's 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 (541-917-7533) to make these arrangements.
 - d. After the City signs the final plats, they 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:
 - (1) Return one copy of the recorded final plat to the Albany Planning Division; **and**
 - (2) Provide the Building Division with a copy of Benton County's Tax Assessor paperwork that assigns the new map and tax lot identification numbers to each new parcel.

4. DSL and the Corps of Engineers review subdivision plans in the context of state and federal laws and policies. Decisions on wetland boundaries and whether wetlands can be filled and how filling wetlands may be mitigated can affect the design of the subdivision. If DSL or the Corps require changes to the subdivision design, it may be necessary to revise the tentative subdivision plat for reconsideration by the Planning Commission.

BUILDING DIVISION

Building Division comments are provided by Gary Stutzman, Building Official; 541-917-7626.

PERMITS

1. Obtain Building Permits prior to any construction.
2. Erosion Sediment Control Permits are required by Public Works.

PLAN REVIEW FOR PERMITS

3. All plans submitted for review for building permits will need to be submitted electronically. Contact the Building Division front counter at ePlans@cityofalbany.net for details and instructions prior to submittal.

CODES

4. The current residential building codes are:
 - a. The 2014 Oregon Residential Specialty Code (ORSC)
 - b. The 2014 Oregon Energy Efficiency Specialty Code (OEESC),
 - c. The 2014 Oregon Plumbing Specialty Code (OPSC) based on the 2011 OPSC.
 - d. The 2014 Oregon Fire Code (OFC) based on the 2012 International Fire Code (IFC)
 - e. The 2014 National Electrical Code (NEC) with Oregon amendments.

SOILS

5. At the time of or prior to application for a building permit or prior to setback and footing inspections, a letter of approval from a qualified engineer registered in Oregon shall be submitted to the Building Division which stipulates the "excavated site" meets all of the building design requirements to support the proposed structure as required by State Building Code. **ORSC R401.4**

UTILITIES

6. Each parcel must be served by its own sewer, water, and other utilities. Easements or covenants that run with the land must be provided between the parcels where utility lines cross property lines, for vehicle parking and access, and to allow Fire Department access.

DRAINAGE

7. Provide a complete drainage plan for all hard surface drainage areas. Shape the lots to facilitate surface, gutter, and under-floor drainage to the street or an approved system or area.

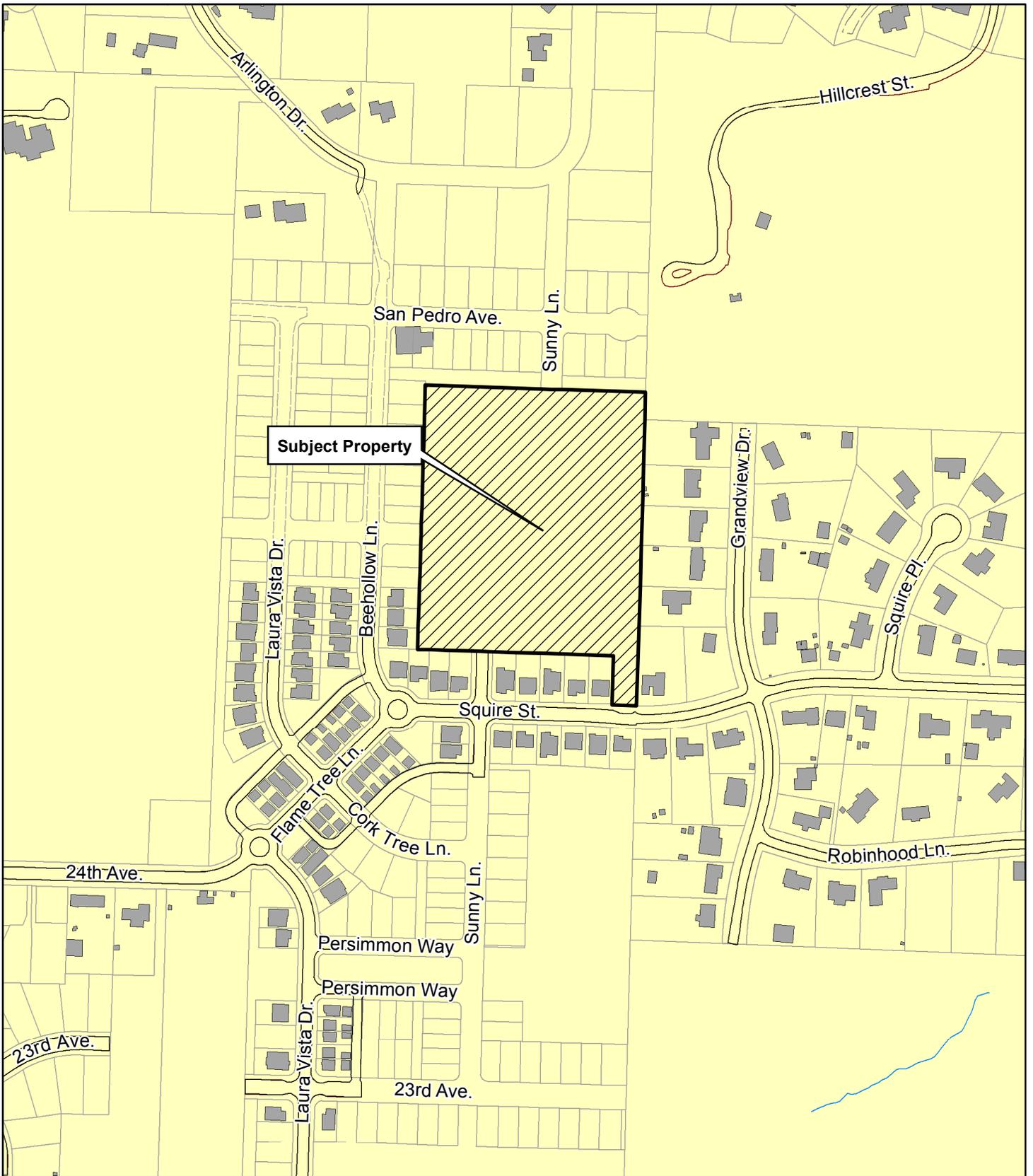
ENGINEERING

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.

All public utilities must be installed in accordance with the City's Standard Construction Specifications. If being constructed under a private contract, the developer must obtain a Permit for Private Construction of Public Improvements through the City's Engineering Division. Final design details will be reviewed in conjunction with this permit.

ENVIRONMENTAL SERVICES

No specific comments from Industrial Pretreatment at this time. Questions regarding wastewater pretreatment, storm water or erosion, sediment control requirements can be directed to Bruce Gaskey, City of Albany Environmental Services; 541-497-6222.



Location Map: Vicinity of Sunny Lane and White Oak Avenue



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Feet



June 6, 2016

Planning Division

City of Albany - 333 Broadalbin St. SW, Albany, Oregon 97321 (541) 917- 7550

TENTATIVE PLAN FOR: WHITE OAK SUBDIVISION

SITUATED IN THE SW 1/4 SE 1/4 OF SECTION 26
T10S, R04W, W.M., BENTON COUNTY, OREGON
CITY OF ALBANY

MAY 2016

JURISDICTION:
CITY OF ALBANY
PLANNING DIVISION
333 BROADALBIN STREET SW
ALBANY, OR 97321

PROPERTY OWNER REPRESENTATIVE:
JUDITH A BRANDIS
P.O. BOX 1087
CORVALLIS, OR 97321

APPLICANT:
CORNER LOT VENTURES, INC
P.O. BOX 19078
PORTLAND, OR 97280
(503) 888-0985
CONTACT: JESSE LOVRIEN

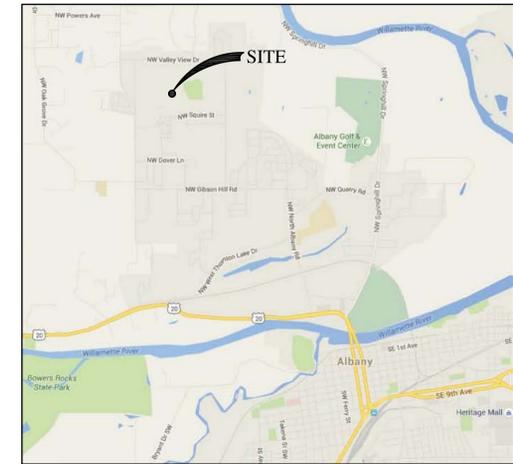
PROPERTY INFORMATION:
TAX LOT:
#10426 T.L. 501

ZONE: RS-10 - LOW DENSITY RESIDENTIAL
USING THE CLUSTER DEVELOPMENT STANDARDS
ACREAGE: ±8.32 ACRES
MAXIMUM DENSITY RS-10 IS 33 LOTS

TERRAIN: GENTLY SLOPING, UNIFORM

ENGINEERING & SURVEYING FIRM:
RHINE-CROSS GROUP, LLC
112 N 5TH ST - SUITE 200
KLAMATH FALLS, OR 97601
(541) 851-9405
CONTACT: MARC CROSS, PE

UTILITIES:
POWER, COMMUNICATIONS, GAS
STORMWATER, SANITARY SEWER, AND
POTABLE WATER ALL AVAILABLE ONSITE.

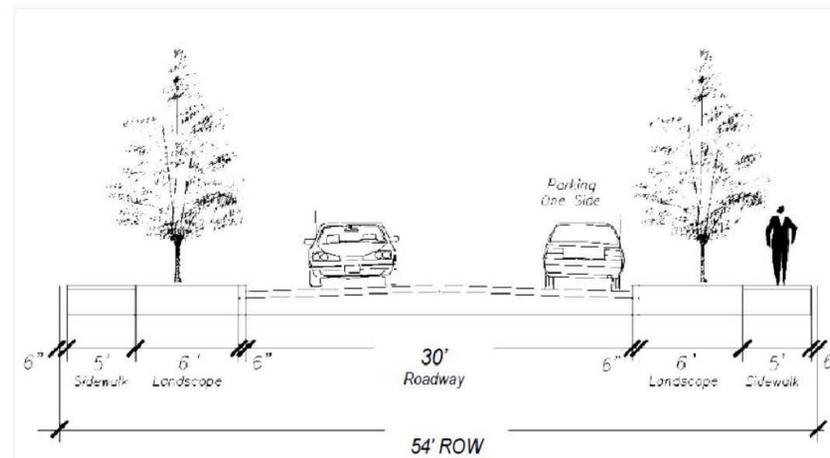


VICINITY MAP
N.T.S.

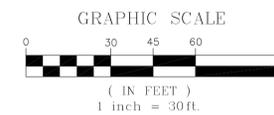
LOT NOTES:

Total Area:	362,418 sq.ft.	8.32 Acres
Right of Way:	68,821 sq.ft.	1.58 Acres
Open Space:	79,132 sq.ft.	1.82 Acres (21.9%)
Net Area (33 lots):	214,465 sq.ft.	4.92 Acres
Avg Lot Size:	6500 sq.ft.	

Allowable lots under the RS-10 Cluster Development Standards:
8.32 Acres x 4 = 33 maximum lots
Total Proposed Lots = 33



MINOR LOCAL STREET NO SCALE



IMPROVEMENTS SCHEDULE:

SUBDIVISION APPROVAL JUNE 2016
SUBDIVISION CONSTRUCTION JULY 2016
UTILITY INSTALLATION COMPLETE AUGUST 2016
ROAD CONSTRUCTION COMPLETE SEPTEMBER 2016
PATH CONSTRUCTION COMPLETE SEPTEMBER 2016
FINAL PLAT COMPLETE NOVEMBER 2016

SHEET INDEX:

- T1-TENTATIVE PLAT
- T2- EXISTING CONDITION AND VICINITY PLAN
- T3- UTILITY PLAN
- T4-ROAD/UTILITY PROFILES

CORNER LOT VENTURES, INC
P.O. Box 19078
Portland, OR 97280
(503) 888-0985

R-C RHINE-CROSS GROUP, LLC
ENGINEERING - SURVEYING - PLANNING
112 N 5th ST - SUITE 200 - P.O. BOX 909
KLAMATH FALLS, OREGON 97601
Phone: (541) 851-9405 Fax: (541) 273-9200
admin@rc-grp.com



RENEWS: 12-31-17
05-20-2016
WHITE OAK TENTATIVE SUBDIVISION PLAN
ALBANY OREGON

SHEET NAME: TENTATIVE PLAT
DRAWN BY: MGW
CHKD BY: MDC
DATE: MAY 2016
REVISIONS:
JOB NO. 1497
SHEET NO. T1
SHEET 1 of 4