



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 PUBLIC HEARING

<u>HEARING BODY</u>	Planning Commission
<u>HEARING DATE</u>	Monday, May 21, 2018
<u>HEARING TIME</u>	6:30 p.m.
<u>HEARING LOCATION</u>	Albany City Hall Council Chambers, 333 Broadalbin Street SW

GENERAL INFORMATION

DATE OF NOTICE:	April 30, 2018
FILES:	SD-02-18
TYPE OF APPLICATION:	Land Division (Tentative Subdivision Plat) for a 32-lot residential subdivision
REVIEW BODY:	Planning Commission (Type III process)
PROPERTY OWNER:	Hudson Capital Corporation; 123 NW 7 th Street; Corvallis, OR 97330
APPLICANT:	Myles Breadner, President; MBBH Development LLC; 123 N. 7 th Street, Corvallis, OR 97330
ENGINEER:	Mark Grenz; Multi/Tech Engineering, Inc.; 1155 13 th Street SE; Salem, OR 97302
REPRESENTATIVE:	Brandie Dalton; Multi/Tech Engineering, Inc.; 1155 13 th Street SE; Salem, OR 97302
ADDRESS/LOCATION:	Address unassigned; site located east of Stormy Street NE and south of Somerset Drive NE and west of Timber Ridge Street NE
MAP/TAX LOT:	Linn County Assessor's Map No. 11S-03W-03B Tax Lot 100
ZONING:	RM (Residential Medium Density), RS-5 (Residential Single Family), /SW (Significant Wetland Overlay) and /RC (Riparian Corridor Overlay) Districts

The Planning Division has received the applications referenced above and has scheduled a public hearing before the Planning Commission. We are mailing notice of this public hearing to owners of property located within 300 feet of the subject site. We invite your comments, either in writing before the day of the public hearing, or in person at the hearing. Your comments will be taken into account when the Planning Commission makes a decision on the application.

A copy of the application, all documents and evidence submitted by or on behalf of the applicant, and applicable criteria, are available for inspection at no cost at the Albany Community Development Department, Planning Division. The staff report will be available at the Planning Division located in City Hall by 5:00 p.m. on Monday, May 14, 2017 and on the City's web site at: <http://www.cityofalbany.net/departments/community-development/planning/all-projects>. Copies will be provided upon request at a reasonable cost. For more information, please contact **Melissa Anderson**, Project Planner, at melissa.anderson@cityofalbany.net, 541-704-2319, or Bob Richardson, Planning Manager, at 541-917-7555. Submit any written comments to the

Planning Division; P.O. Box 490; Albany, OR 97321. Any person who submits written comments or testifies at a public hearing will receive a copy of the Notice of Decision.

If additional documents or evidence are provided by any party, the City may allow a continuance, or leave the record open, to allow the parties a reasonable opportunity to respond. Any continuance or extension of the record requested by an applicant shall result in a corresponding extension of the 120-day time limitations of ORS 227.178.

YOUR COMMENTS

All testimony and evidence must be directed toward the approval standards for the application listed in this notice. Failure to raise an issue by letter, or in person, before the close of the record or the final evidentiary hearing, or failure to provide statements or evidence with sufficient detail to allow the Planning Commission an adequate opportunity to respond to each raised issue, precludes an appeal based on that issue.

PUBLIC HEARING PROCEDURE

The public hearing will begin with a declaration of any ex parte contacts (contacts that occurred outside of the public hearing) or any conflict of interest by the decision makers. This will be followed by the staff report from the Planning staff. Then the applicant will testify, followed by testimony by other people in support of the application. After the people who are in favor of the application are finished, testimony from opponents will begin. This will be followed by testimony from people who neither favor nor oppose the application. The applicant will then be given the opportunity for rebuttal. The decision makers are free to ask questions of any person who has testified, or of staff, at any point during the hearing.

If the hearing is continued or the record is left open, the chairperson will announce the date, time, and place for resumption of the hearing, and/or what limitations exist on further testimony or submittal of written materials. If the hearing and record are closed, the decision makers will begin deliberations and/or will announce the time, date, and place when the decision will be made.

REVIEW CRITERIA FOR THIS REQUEST:

Albany Development Code (ADC)

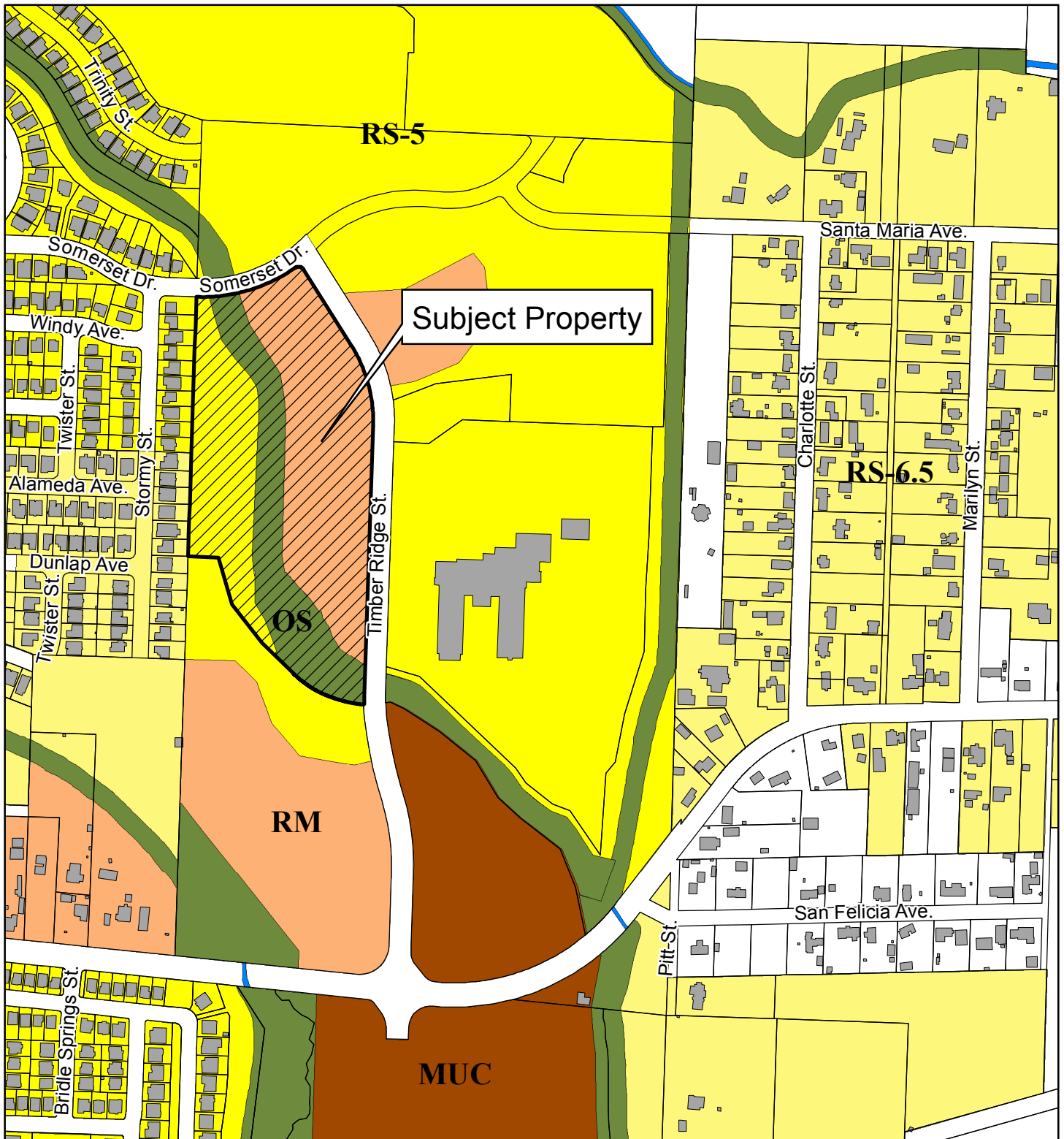
TENTATIVE PLAT REVIEW (ADC 11.180)

- (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 APPLICATION ARE FOUND IN ALBANY DEVELOPMENT CODE ARTICLES 1, 2, 3, 6, 8, 9, 11 & 12

COMMENTS: Your comments on this project must relate to the above approval standards and be supported by findings of fact. Attach additional sheets if necessary; please sign and date. Thank You.

Attachments: Location Map and Subdivision Map



Location Map: Unaddressed Parcel; Map #11S-03W-03B-100

0 125 250 500 750 1,000 Feet

February 28, 2018
 Planning Division
 City of Albany - 333 Broadalbin St. SW, Albany, Oregon 97321 (541) 917- 7550

TIMBER RIDGE

SEC. 3, T. 11 S., R. 3 W., W.M.
CITY OF ALBANY
LINN COUNTY, OREGON

Owner/Developer:

HUDSON CAPITAL CORP.

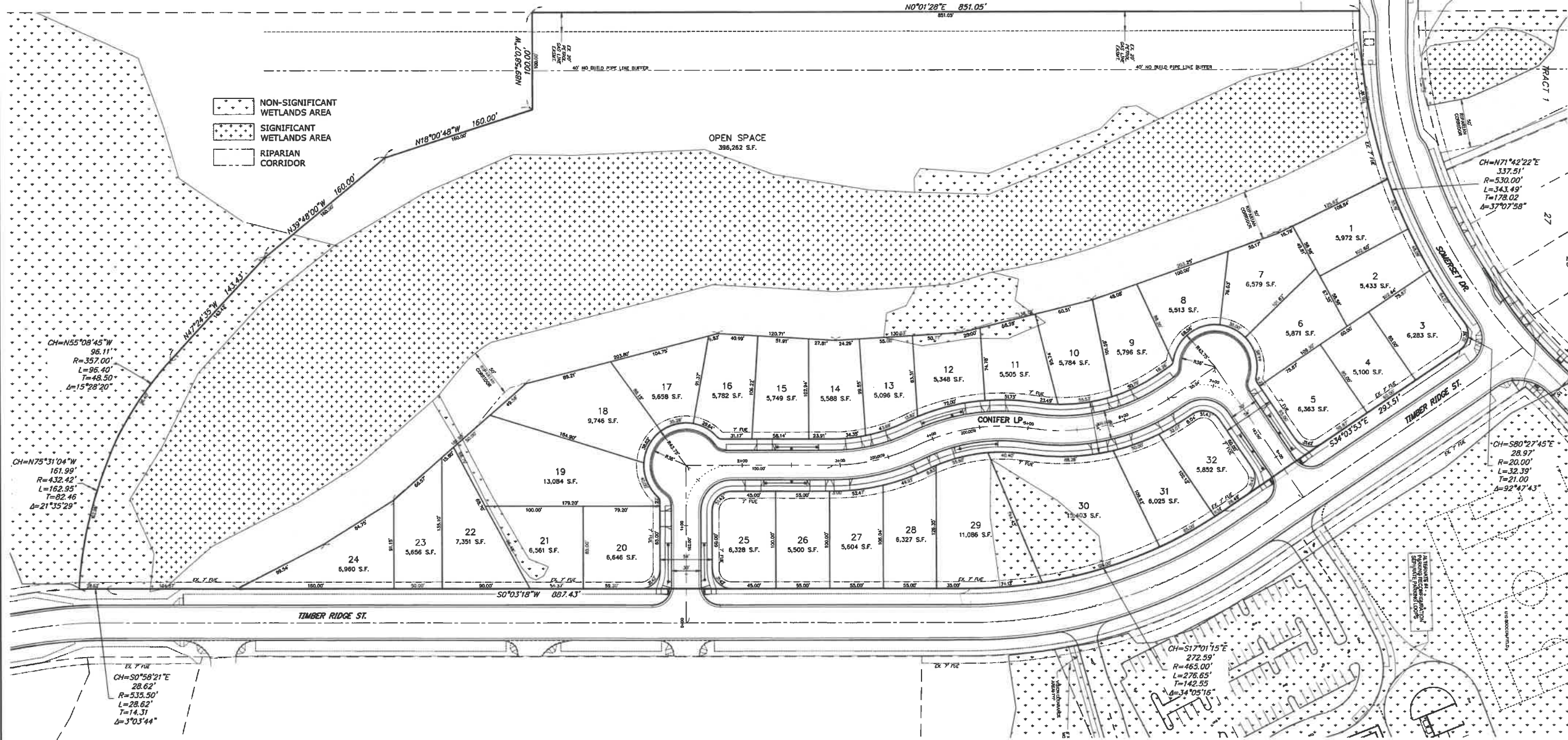
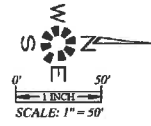
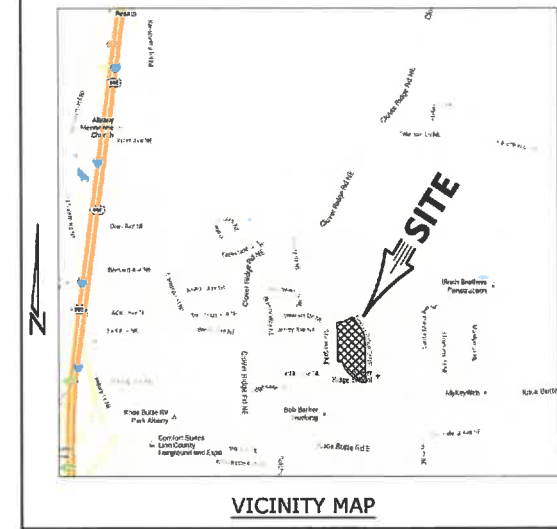
123 NW 7TH ST.
COVALLIS, OREGON 97330

PARCEL SIZE:

GROSS DEVELOPABLE AREA	15.15 AC.
NET AREA (LOTS)	4.95 AC.
DEDICATED AREA (R.O.W.)	1.10 AC.
OPEN SPACE	9.10 AC.
NUMBER OF UNITS	32
DENSITY	6.46 UNITS/AC.
LARGEST	15,403 S.F.
SMALLEST	4,802 S.F.
AVERAGE	5,096 S.F.

UTILITIES:

CABLE	COMCAST CABLE SERVICES
POWER	P.G.E.
PHONE	CENTURY LINK
GAS	N.W. NATURAL
STORM DRAIN, SANITARY SEWER & WATER	CITY OF ALBANY



TENTATIVE PLAT

TIMBER RIDGE

NOT FOR CONSTRUCTION UNLESS STAMPED APPROVED HERE

NO CHANGES, MODIFICATIONS OR REPRODUCTIONS TO BE MADE TO THESE DRAWINGS WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGN ENGINEER. DIMENSIONS & NOTES TAKE PRECEDENCE OVER GRAPHICAL REPRESENTATION.

Design: M.D.G.
Drawn: D.S.G.
Checked: B.M.G.
Date: NOV. 2017
Scale: AS SHOWN
As-Built:



EXPIRES: 06-30-2019
JOB # 6411

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