



COMMUNITY DEVELOPMENT

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

Revised Notice of Decision

Tentative Subdivision Plat

SD-02-22

March 15, 2022

Application Information

Proposal:	Tentative Plat to create a six-lot subdivision.
Review Body:	Staff (Type I-L Review)
Property Owner:	David Williams, 1919 Sunny Lane NW, Albany, OR 97321
Representative(s):	Laura LaRoque, Kyle Latimer (Udell Engineering) 63 E Ash Street, Lebanon, OR 97355
Address/Location:	1919 Sunny Lane NW, Albany, OR 97321
Map/Tax Lot:	Benton County Assessor's Map No. 10S-04W-35AD; Tax Lot 1100
Zoning:	RS-10 - Residential Single-Family District
Comprehensive Plan:	Residential Low Density
Overlay District:	Significant Wetland Overlay District (via DSL-approved Wetland Delineation)

On March 4, 2022, the City of Albany Community Development Director granted **Approval with Conditions** of the application referenced above. **A revised notice of decision is hereby issued on March 15, 2022, that removes Condition 10 since the wetlands on site are not under the jurisdiction of the City. Preservation or alteration of these wetlands are between the property owner and Department of State Lands.**

The City based its decision on the project's conformance with the review criteria listed in the Albany Development Code (ADC). The supporting documentation relied upon by the City in making this decision is available for review at City Hall, 333 Broadalbin Street SW, Albany, OR 97321. For more information, please contact ~~Nikki Cross~~ **David Martineau**, project planner, at 541-791-0176-**541-917-7555**.

This notice of decision is mailed to the property owner, applicant, and any person who submitted written comments in accordance with ADC 1.220. All persons entitled to notice of the decision may appeal the decision within 10 days in accordance with ADC 1.410. Issues, which may provide the basis for an appeal, must be raised in writing with sufficient specificity to enable the applicant and local appeal body to respond to the issue. This decision becomes final when the local appeal period has expired. This approval shall expire three years from the date of approval unless 1) the applicant has installed all of the required public infrastructure related to the development and the infrastructure has been accepted by the City, or 2) the applicant has provided financial assurance for all required public infrastructure per ADC Section 12.600, or 3) the development did not require public infrastructure, a valid building permit exists for new construction or improvements, and work has commenced.

signature on file

Community Development Director

Appeal Deadline: March 29, 2022

Approval Expiration Date (if not appealed): March 15, 2025

Conditions of Approval

- Condition 1** Prior to, or with recordation of, the final plat map, the applicant shall dedicate 8.5 feet of right-of-way along the site's frontage on Dover Avenue NW, and six feet of right-of-way along the site's frontage on Sunny Lane NW.
- Condition 2** Prior to recordation of the final plat map, the applicant shall construct, or financially assure the construction of, public street improvements to Dover Avenue NW along the site's frontage. Improvements shall include:
- Curb, gutter, and sidewalk to City standards along the site's frontage on the south side of the road. The curb-to-curb width of the street shall be 32 feet.
 - Installation of new pavement to City standards between the new curb and gutter and the existing south edge of pavement.
- Condition 3** Prior to recordation of the final plat map, the applicant shall construct, or financially assure the construction of, public street improvements to Sunny Lane NW along the site's frontage. Improvements shall include:
- Curb, gutter, and sidewalk to City standards along the site's frontage on the east side of the road. The face of curb shall be aligned for an ultimate curb-to-curb width of 30 feet.
- Condition 4** Installation of 24 feet of new pavement along Sunny Lane NW to City standards as measured from the new face of curb.
- Condition 5** Before the City will approve the final subdivision plat, the applicant must construct public storm drainage improvements in Sunny Lane NW as part of the required street construction along the subject property's frontage.
- Condition 6** Before the City will approve the final subdivision plat, the applicant must have individual sanitary sewer and water services constructed to each of the proposed lots of the subdivision.
- Condition 7** Before the City will approve the final subdivision plat, the applicant must pay connection charges for existing public water facilities along the subject property's Sunny Lane NW and Dover Avenue NW frontages.
- Condition 8** Before the City will approve the final subdivision plat, the applicant must construct the required stormwater detention and stormwater quality facilities for the proposed development.
- Condition 9** Before the City will approve the final subdivision plat, private drainage systems crossing multiple lots will require reciprocal use and maintenance easements and must be shown on the final plat.
- ~~**Condition 10** Before the City will approve the final subdivision plat, a wetland conservation easement shall be recorded and shown on the final plat identifying the DSL-approved wetland areas to remain on site.~~

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 Albany Municipal Code (AMC) or 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 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:
 - i. Return one copy of the recorded final plat to the Albany Planning Division; and
 - ii. 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.
2. Land use approval does not constitute building or public works permit approvals.

Building

Building permits are required for the future development of the lots created through this subdivision and will be reviewed for compliance with the applicable Oregon Building Code under those required application(s).

Public Works - 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.

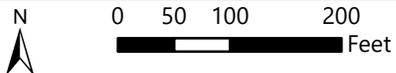
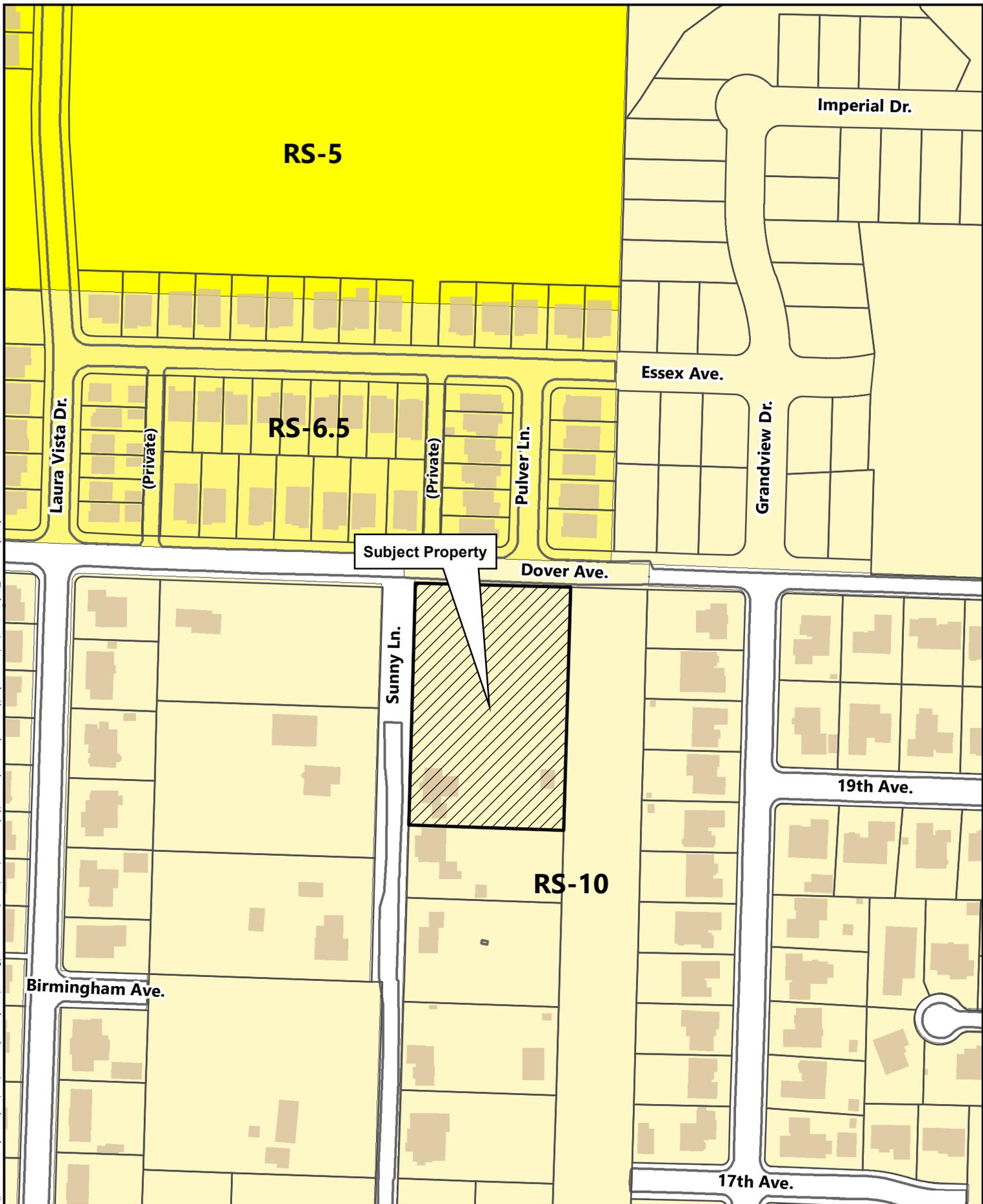
Fire

The fire department has reviewed the above project for conformance to the 2019 Oregon Fire Code (OFC) per your request and has the following comments:

1. Approved fire apparatus roadways must extend to within 150 feet of all exterior portions of any structure that will be built on the new created lot as measured by an approved route of travel around the exterior of the structure with dead-end lengths not exceeding 150 feet long unless an approved turnaround is provided. (OFC 503.1.1, OFC 503.2.5 and OFC, Appendix D 103.4).
2. The fire apparatus roadways for this project accessing the site from the public way and serving two or more residential structures are required to be provided and maintained with a minimum 20 feet wide improved surface. (OFC 503.2.1) The width of the improved surface may be reduced to 16 feet for those portions serving only two residential structures, and 12 feet if serving one residential structure.
3. The road surface for all private fire apparatus access roads shall be all weather and capable of supporting an imposed load from fire apparatus of at least 75,000 pounds as verified by a qualified State of Oregon licensed design professional. (OFC 503.2.3 & Appendix D, 102.1). The Designer of Record shall provide written certification to the Fire Department upon completion of all private access road construction.
4. This proposed project is located within a "Protected Area" as defined by Oregon Fire Code (OFC) Appendix B, Section B102 and this area will be required to be served by a public water system. The Fire Flow required for shall be as specified in Appendix B of the fire code. (OFC 507.3)
5. INADEQUATE FIRE APPROACH & ACCESS TO WATER SUPPLY. If the Fire Official determines that there is an inadequate fire apparatus access condition or an inadequate fire water supply for one or more parcels of the proposed division, in lieu of providing adequate fire apparatus access or supply and acting in conformance to the standards set forth in OAR 918-480-0125, the Uniform Alternate Construction Standard for One and Two Family Dwellings, the Building Official, will select the following standard(s) to address the inadequacies pertaining to structures built on the affected parcels:
 - a. Installation of an NFPA Standard 13D fire suppression system.

Attachments: Location Map, Site Plan

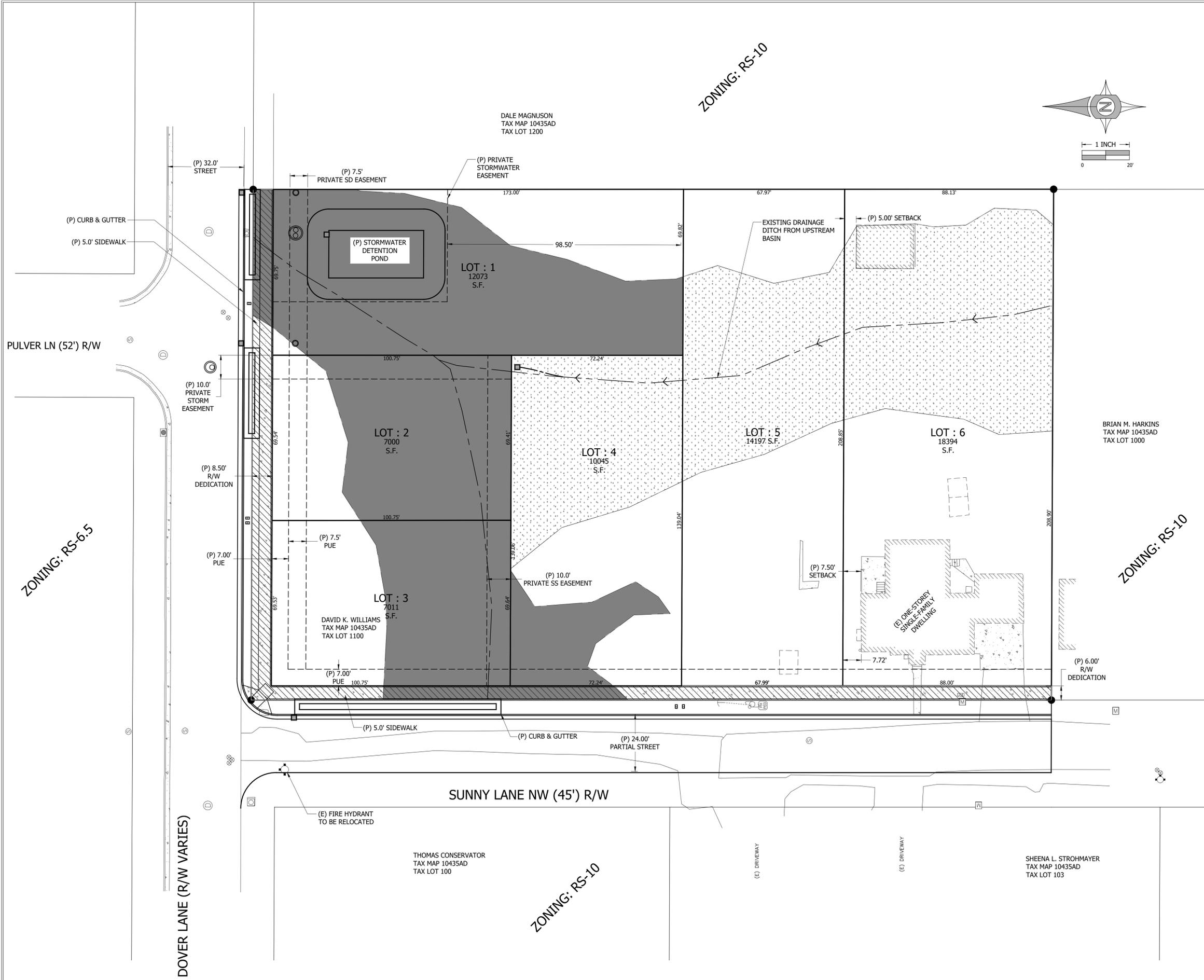
\\alder.com.coc.cityofalbany.net\Data\Community_Development\Planning_Land Use_Cases\2020\2021_Subdivision(SD)\SD-1-2\1919_Sunny_Lane_NW\Project_Review\GIS\1919_Sunny_Ln_Location_Map_Template.mxd



Date: 1/6/2022 Map Source: City of Albany

1919 Sunny Lane NW

Location / Zoning Map



OWNER/DEVELOPER
DAVID WILLIAMS 1919 SUNNY LANE NW ALBANY, OREGON 97321 DAVIDWILLIAMS10@GMAIL.COM
PROPERTY
TAX MAP: 10435AD TAX LOT: 1100 SITE ADDRESS: 1919 SUNNY LANE NW ALBANY, OREGON 97321
SITE INFORMATION
GROSS SITE AREA: 72,526 SF NET SITE AREA: 68,726 SF R.O.W. DEDICATION: 3,800 SF

CLIENT:
DAVID WILLIAMS
1919 SUNNY LN. NW
ALBANY, OR 97321
DAVIDWILLIAMS10@GMAIL.COM

UDELL ENGINEERING AND LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-5125 PH.
(541) 451-1366 FAX

TENTATIVE PLAT
TENTATIVE SUBDIVISION
1919 SUNNY LN NW
ALBANY, OR

DATE: JANUARY 24, 2022
PROJECT: 21-152 WILLIAMS SUNNY LN
DRAWN BY: MLM
CHECKED BY: RBV

THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY

Sheet **C2.0**
SCALE: SEE BARSCALE

EXISTING WETLAND TO REMAIN
17,495 SF

EXISTING WETLAND TO BE REMOVED
20,692 SF

BRIAN M. HARKINS
TAX MAP 10435AD
TAX LOT 1000

THOMAS CONSERVATOR
TAX MAP 10435AD
TAX LOT 100

SHEENA L. STROHMAYER
TAX MAP 10435AD
TAX LOT 103

ZONING: RS-6.5

ZONING: RS-10

ZONING: RS-10

ZONING: RS-10

DOVER LANE (R/W VARIES)

PULVER LN (52') R/W

SUNNY LANE NW (45') R/W