



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, June 18, 2018
<u>HEARING TIME</u>	5:15 p.m.
<u>HEARING LOCATION</u>	Albany City Hall Council Chambers, 333 Broadalbin Street SW

GENERAL INFORMATION

DATE OF NOTICE:	May 25, 2018
FILES:	SD-03-18 and SP-14-18
TYPE OF APPLICATION:	Land Division (Tentative Plat) for an 18-Lot Subdivision with Hillside Development Review, concurrent with Site Plan Review for Tree Felling
REVIEW BODY:	Planning Commission (Type III process)
PROPERTY OWNERS/ APPLICANT:	Gary and Patty Davenport; P.O. Box 2744, Albany, OR 97321
ENGINEER:	Troy Plum, PE, TKP Engineering, LLC; P.O. Box 374, Corvallis, OR 97339
ADDRESS/LOCATION:	Unaddressed parcel, east of Skyline Drive and south of Patrick Lane on Maier Ln.
MAP/TAX LOT:	Benton County Assessor's Map No. 10S-04W-36CC; Tax Lots 3300 & 3311
ZONING:	RS-10 (Residential Single Family) and /HD (Hillside Development Overlay)

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 1,000 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 considered 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, November 27, 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.

HILLSIDE DEVELOPMENT STANDARDS (ADC 6.170 – 6.230)

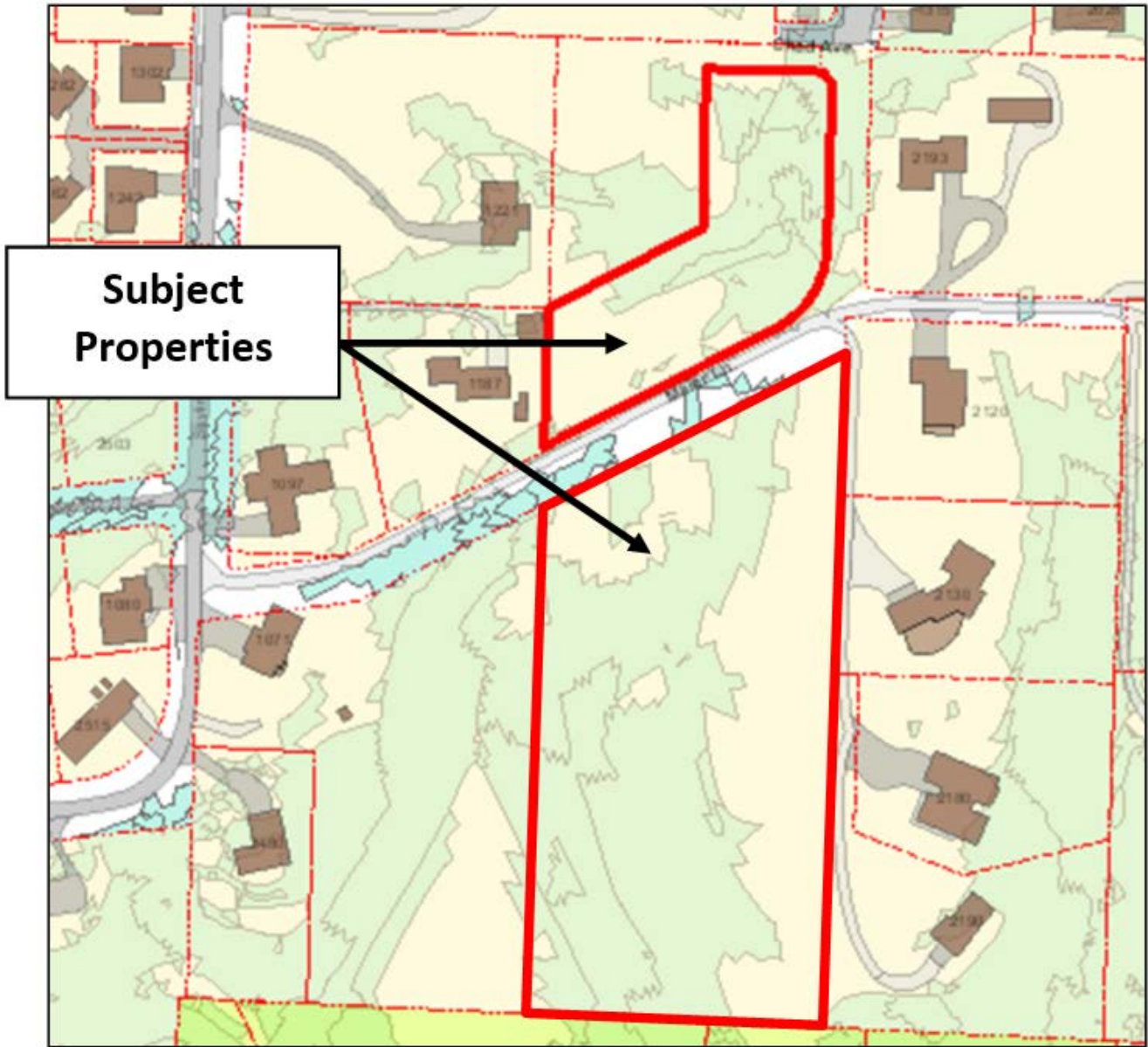
SITE PLAN REVIEW FOR TREE FELLING CONCURRENT WITH LAND DIVISION (ADC 9.208(2))

ADDITIONAL REVIEW STANDARDS FOR THIS APPLICATION ARE FOUND IN ALBANY DEVELOPMENT CODE ARTICLES 1, 2, 3, 6, 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.

Attachment: Proposed Subdivision Plan

LOCATION MAP



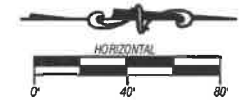
TAX MAP 11-4-01BB
TAX LOT 401

TAX MAP 10-4-36CC
TAX LOT 3303

TAX MAP 10-4-36CC
TAX LOT 3000

TAX MAP 10-4-36CC
TAX LOT 3101

CURVE	LENGTH	RADIUS
C1	106.98'	100.00'
C2	16.08'	10.00'
C3	85.70'	184.00'
C4	8.71'	216.00'
C5	77.25'	216.00'
C6	20.74'	216.00'
C7	33.54'	43.00'
C8	78.63'	43.00'
C9	70.33'	43.00'
C10	7.12'	5.00'
C11	16.31'	177.00'
C12	71.12'	177.00'
C13	51.77'	223.00'
C14	44.86'	223.00'
C15	30.77'	20.50'



TAX MAP 11-4-01BB
TAX LOT 200

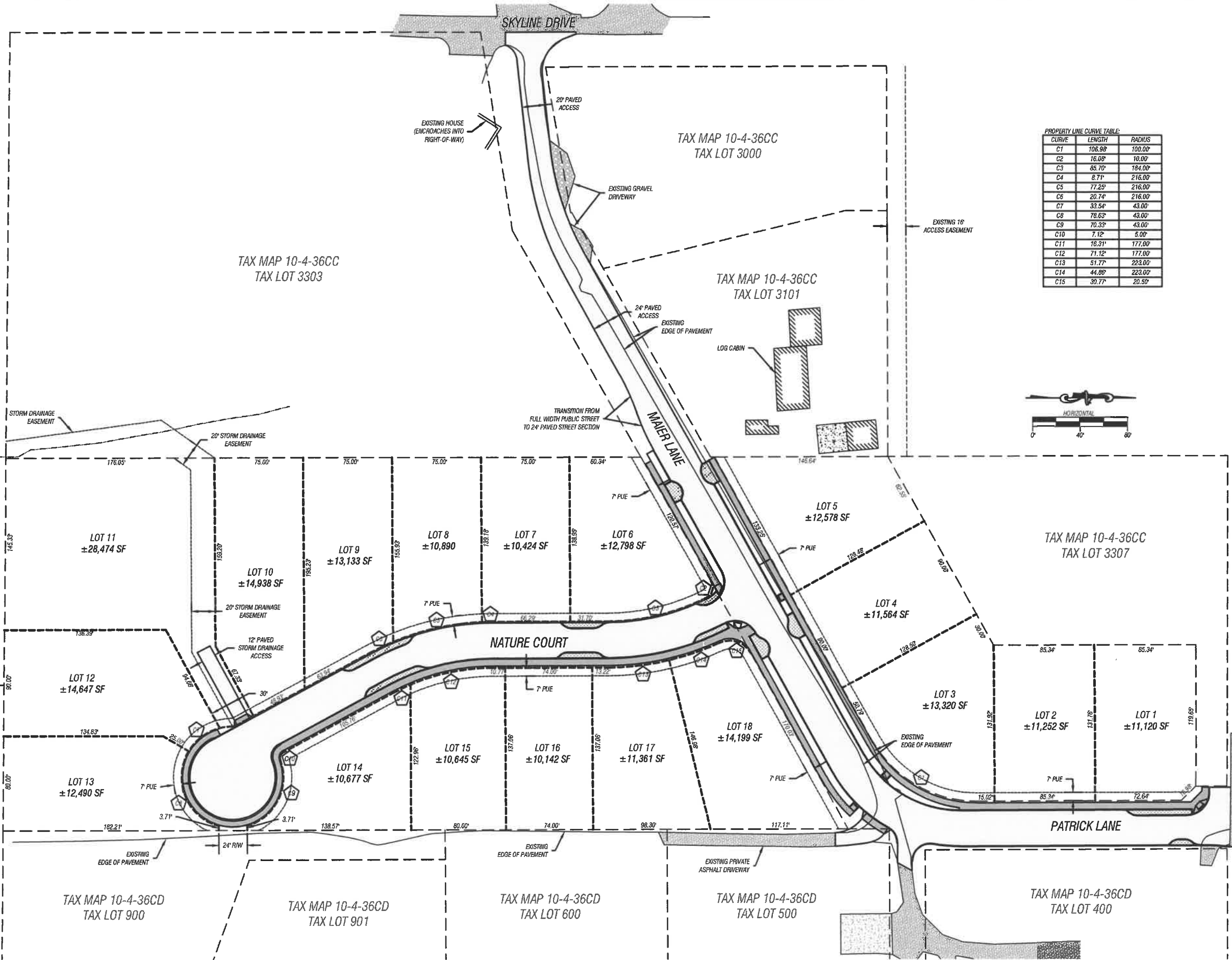
TAX MAP 10-4-36CD
TAX LOT 900

TAX MAP 10-4-36CD
TAX LOT 901

TAX MAP 10-4-36CD
TAX LOT 600

TAX MAP 10-4-36CD
TAX LOT 500

TAX MAP 10-4-36CD
TAX LOT 400



TKP ENGINEERING
P.O. BOX 374
Corvallis, OR 97339
Phone (541) 760-7205
Fax (866) 861-5704

TKP
TENTATIVE PLAT

NATURE WAY ESTATES
PREPARED FOR:
GARY DAVENPORT



DATE	2/2/2018
PROJECT	16-008
DWG	16-008.DWG
REVISION	DATE
SHEET	P.101

REUSE OF DOCUMENTS: THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF TKP ENGINEERING LLC, AND IS NOT TO BE USED, WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF TKP ENGINEERING LLC.