



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 FILING

DATE OF NOTICE: June 22, 2018

FILE: SD-04-18

TYPE OF APPLICATION: Land Division (Tentative Subdivision Plat) to create a four-lot residential subdivision.

REVIEW BODY: Staff Decision (Type I-L Process)

PROPERTY OWNER: Gordon E. Vogt & Karen J. Vogt Trust; P.O. Box 1002; Albany, OR 97321

APPLICANT: Gordon Vogt; 38505 Groshong Road NE; Albany, OR 97321

REPRESENTATIVE: Brian Vandetta; Udell Engineering & Land Surveying, LLC; 63 E. Ash Street; Lebanon, OR 97355

ADDRESS/LOCATION: Address unassigned; site located north of Gibson Hill Road and east of Whitmore Drive and west of Crocker Lane and south of 18th Avenue.

MAP/TAX LOT: Benton County Assessor's Map No. 10S-04W-36BC Tax Lot 5500

ZONING: RS-10 (Residential Single Family)

The City of Albany has received the application referenced above. We are mailing notice of the application to property owners within 300 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 July 6, 2018**, 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 REQUEST:

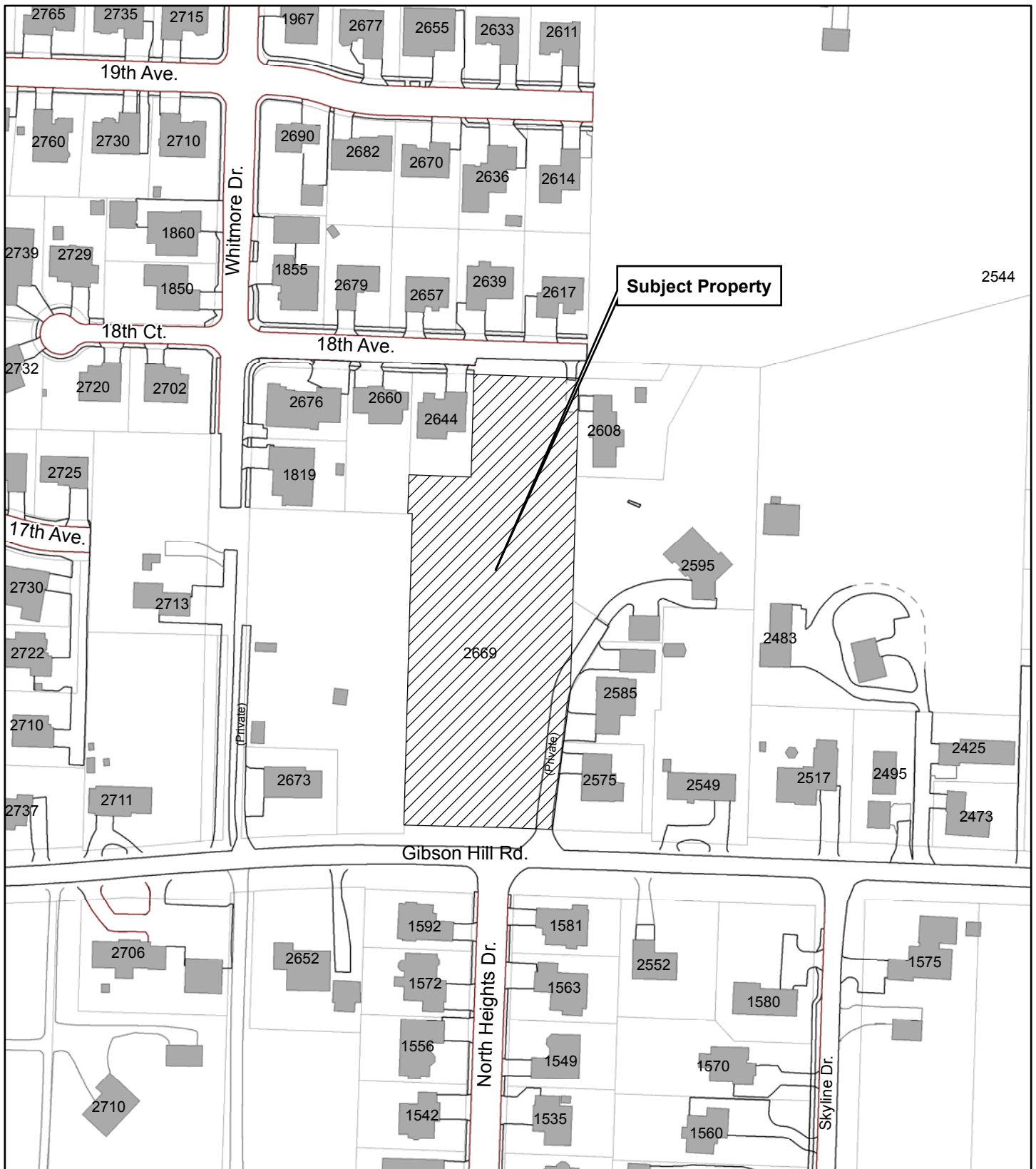
TENTATIVE PLAT REVIEW (ALBANY DEVELOPMENT CODE 11.180)

- (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 LAND USE REVIEW ARE FOUND IN ALBANY DEVELOPMENT CODE ARTICLES 1, 2, 3, 6, 11 & 12

Attachments: Location Map and Tentative Subdivision Plat


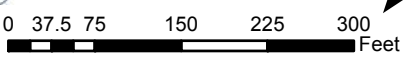


**Location Map: Unaddressed Parcel; Benton County
Assessor's Map No. 10S-04W-36BC Tax Lot 5500**



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 of the data provided represents current information in a readily available format. While the data provided is generally believed to be accurate, occasionally it proves to be incorrect; thus its accuracy is not warranted. Prior to making any property purchases or other investments based in full or in part upon the material provided, it is specifically advised that you independently field verify the

N

0 37.5 75 150 225 300 Feet

June 5, 2018

Planning Division

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



DEVELOPER/OWNER:

GORDON VOGT
 38505 GROSHONG RD NE
 PH: (541) 926-0240
 FAX: (541) 926-2556

ENGINEER/SURVEYOR:

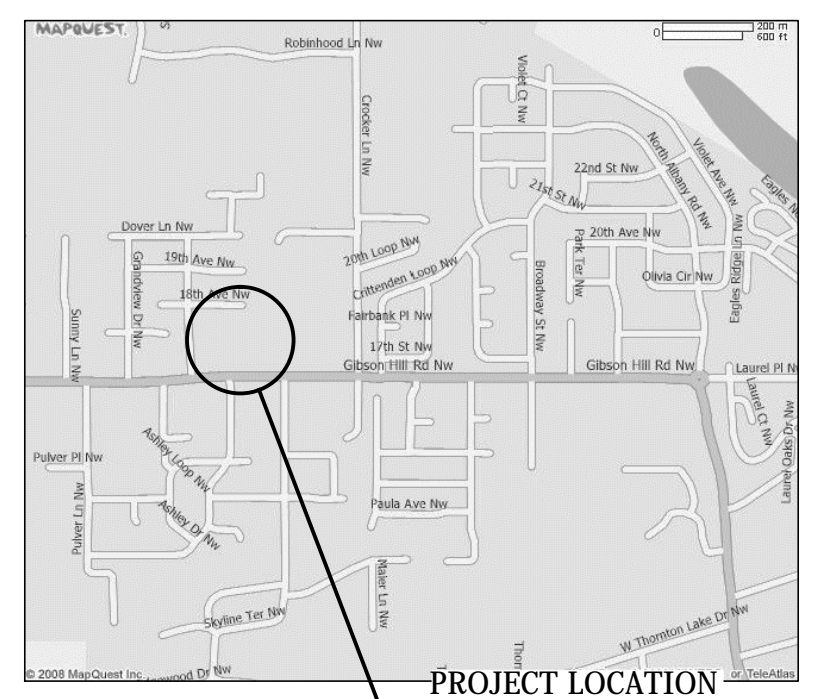
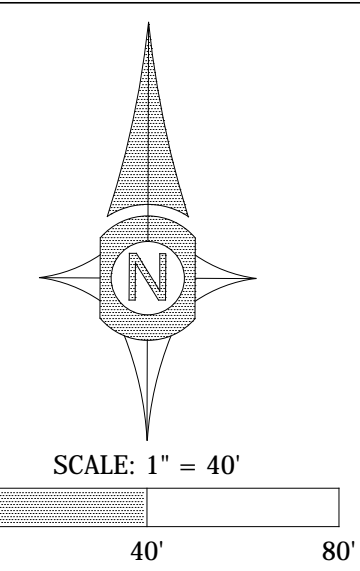
UEDELL ENGINEERING & LAND SURVEYING, LLC.
 BRIAN VANDETTA
 63 EAST ASH STREET
 LEBANON, OREGON, 97355
 PH: (541) 451-5125
 FAX: (541) 451-1366

PROPERTY:

10-4-36BC
 TAX LOT: 5500
 ZONING/USE: RS 10
 VACANT

AREAS:

GROSS 99,017 SF
 2.27 AC
 NET 98,761 SF
 2.27 AC

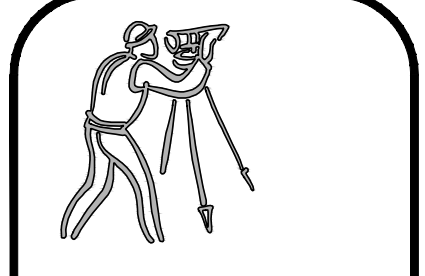


EXISTING SYMBOL LEGEND

- EXISTING CONTROL
- EXISTING MAILBOX
- EXISTING SIGN
- EXISTING CONCRETE SURFACE
- FOUND MONUMENT AS NOTED
- EXISTING 6' CYCLONE FENCE

ABBREVIATIONS LEGEND

- (E) - EXISTING
- (P) - PROPOSED
- BLDG - BUILDING
- CONC. - CONCRETE
- C.S. - COUNTY SURVEY
- FD - FOUND
- FF - FINISH FLOOR
- IR - IRON ROD
- IP - IRON PIPE
- OPC - ORANGE PLASTIC CAP
- P.P. - PARTITION PLAT
- PUE - PUBLIC UTILITY EASEMENT
- RPC - RED PLASTIC CAP
- R - RADIUS
- R/W - RIGHT-OF-WAY
- SF - SQUARE FEET
- TC - TOP FACE OF CURB
- W/ - WITH
- YPC - YELLOW PLASTIC CAP



CLIENT:

GORDON VOGT
 38505 GROSHONG RD NE
 (541) 926-0240

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

TENTATIVE LOT LAYOUT

**HIDDEN MEADOW SUBDIVISION
 PHASE 2
 ALBANY, OREGON**

DATE: 5/29/2018
 PROJECT: 17-131 VOGT GIBSON HILL ROAD
 DRAWN BY: AME, KWD
 CHECKED BY: BSV

PLAN REVISIONS	DATE

Sheet **1** / **4**
 SCALE: SEE BARSCALE