



# 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](http://www.cityofalbany.net)

## NOTICE OF PUBLIC HEARING

<b><u>HEARING BODY</u></b>	Planning Commission
<b><u>HEARING DATE</u></b>	Monday, October 15, 2018
<b><u>HEARING TIME</u></b>	5:15 p.m.
<b><u>HEARING LOCATION</u></b>	Albany City Hall Council Chambers, 333 Broadalbin Street SW

### **GENERAL INFORMATION**

DATE OF NOTICE:	September 25, 2018
FILES:	SD-05-18 and AD-03-18
TYPE OF APPLICATION:	Land Division (Tentative Plat) for a phased 20-lot subdivision with a request for an adjustment to the minimum lot depth in the RS-10 zone by reducing the lot depth from 100 feet to 90.19 feet on 8 of the 20 proposed lots
REVIEW BODY:	Planning Commission (Type III process)
PROPERTY OWNERS/ APPLICANT:	Gary and Julie Rodgers; 950 NE Angelee Place, Corvallis, OR 97330
ENGINEER:	Troy Plum, PE, TKP Engineering, LLC; P.O. Box 374, Corvallis, OR 97339
ADDRESS/LOCATION:	1465, 1475 and 1505 Scenic Drive NW
MAP/TAX LOT:	Benton County Assessor's Map No. 10S-04W-35DB; Tax Lots 900, 1000, 1200 and 1201
ZONING:	RS-10 (Residential Single Family)

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 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, October 8, 2018 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](mailto: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.

#### **ADJUSTMENT CRITERIA (ADC 2.80)**

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

