



COMMUNITY DEVELOPMENT

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

Notice of Decision

Tentative Subdivision Plat Review – Riverwood Crossing

SD-07-21

November 10, 2021

Application Information

Proposal:	Tentative Plat to develop a 23-lot subdivision.
Review Body:	Planning Commission (Type III Review)
Property Owner/Applicant:	John and Janet Smith; 8503 Quartzite Circle; Granite Bay, CA 95746
Applicant's Engineer:	Troy Plum, TKP Engineering, LLC; PO Box 374; Corvallis, OR 97339
Address/Location:	3118 Gibson Hill Road NW, Albany, OR 97321
Map/Tax Lot:	Benton County Assessor's Map No. 10S-04W-35DB; Tax Lot 200
Zoning:	RS-10; Residential Single-Family District
Total Land Area:	7.47 acres

On November 8, 2021, the City of Albany Planning Commission granted **APPROVAL WITH CONDITIONS** of the application referenced above.

The City based its decision on the project's conformance with the review criteria listed in the Albany Development Code (ADC). The Planning Commission based its decision upon consideration of applicable standards and review criteria listed in the ADC and consideration of public testimony. The supporting documentation relied upon by the City in making this decision is available for review at City Hall, 333 Broadalbin Street SW. Conditions of approval are attached to this notice. For more information, please contact David Martineau, project planner, at 541-917-7555 or by email at david.martineau@cityofalbany.net.

Appeals may be made to the City Council if a person with standing files a notice to appeal in accordance with ADC 1.410 with the associated filing fee no later than **10 days** from the date the City mails the notice of decision. The decision becomes final when the period for filing a local appeal has expired.

signature on file

Planning Commission Chair

Appeal Deadline: 5:00 p.m. on November 22, 2021

Approval Expiration Date (if not appealed): November 8, 2024

cd.cityofalbany.net



Conditions of Approval

Transportation:

- Condition 1** Prior to City approval of the final subdivision plat for each phase of the development, the applicant shall construct, or financially assure the construction of, public street improvements to City standards for all streets within the development. Improvements shall include:
- a) Interior streets, with the exception of Laura Vista Drive, shall have a right-of-way width of 54 feet in accordance with ADC 12.122. Laura Vista Drive may have an interim right-of-way width of 45.5 feet as shown on the approved tentative plat map.
 - b) The curb-to-curb width of interior local street(s) shall be 30 feet in accordance with ADC 12.122 and the approved tentative plat map.
- Condition 2** The applicant shall install a stop sign and stop bar pavement marking for the new local street connection to Gibson Hill Road NW.

Utilities:

- Condition 3** Prior to City approval of the final subdivision plat for each phase of the development, the applicant must construct public sanitary sewer facilities to provide service to each of the proposed lots in the subdivision.
- Condition 4** Prior to City approval of the final subdivision plat for each phase of the development, the applicant must construct public water facilities to provide service to each of the proposed lots in the subdivision.
- Condition 5** Prior to City approval of the final subdivision plat for each phase of the development, the applicant must construct public storm drainage improvements to collect runoff from the proposed development. The storm drainage improvement must include stormwater quality and detention facilities generally as shown on the preliminary utility plans submitted by the applicant. A stormwater quality permit must be obtained before beginning work on the proposed storm drainage improvements. Final design details for the proposed storm drainage improvements will be reviewed and approved as part of the required permits.
- Condition 6** Prior to City approval of the final subdivision plat for Phase One, the applicant shall submit to the Community Development Department for review of a document to be recorded with final plat that calls for the formation of a Homeowner's Association (HOA). This document shall describe restrictive covenants and easements for the non-developable tract of land proposed on the Tentative Plat, for purposes of a stormwater detention pond. This tract of land shall be owned and maintained by the HOA. These restrictive covenants and easements shall be recorded and filed prior to City approval of the final subdivision plat for Phase One.
- Condition 7** Prior to City approval of the final subdivision plat for each phase of the development, the applicant shall submit plans that demonstrate standards of the Oregon Fire Code are met.

NOTE: *All required permits must be obtained through the Public Works Department before beginning work on any of the aforementioned improvements. Final design and construction details will be reviewed as part of the required permits.*

- Condition 8** Development shall occur consistent with the plans and narrative submitted by the applicant or as modified by conditions of approval.

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.

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 Albany Development Code (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.

Fire Department

The Fire Department has reviewed the above project for conformance to the 2019 Oregon Fire Code (OFC) and has provided comments in the attachments. See comment letter from Fire Marshal Lora Ratcliff, dated September 9, 2021.

Engineering

Permits and Connection Charges:

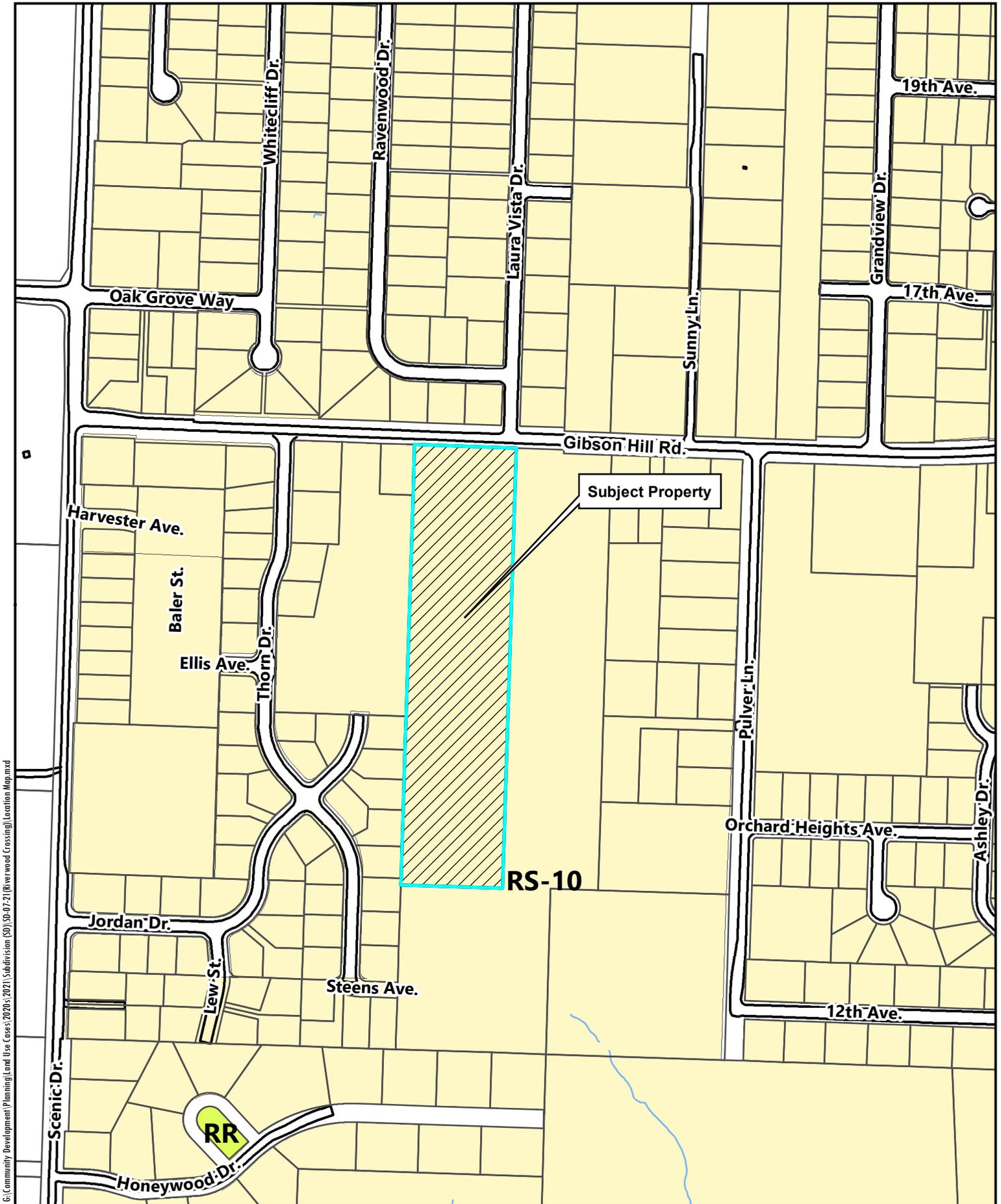
All required permits must be obtained through the Public Works Department before beginning work on any of the aforementioned improvements. Final design and construction details will be reviewed as part of the required permits.

General Engineering Processes:

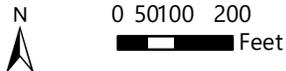
The City of Albany's infrastructure records, drawings, and other documents have been gathered over many decades, using differing standards for quality control, documentation, and verification. All information provided represents the current information we have in a readily available format. While the 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.

Attachments:

Location Map, Fire Comments, Benton County Surveyor Comments, Tentative Plat



G:\Community Development\Planning\Land Use Cases\2020s\2021\Subdivision (SD)\SD-07-21 (Review Wood Crossing)\Location Map.mxd



Date: 9/2/2021 Map Source: City of Albany

3118 Gibson Hill Road NW

Location / Zoning Map



TO: David Martineau, Planner

From: Lora Ratcliff, Fire Marshal

DATE: September 9, 2021

SUBJECT: SD-07-21 –3118 Gibson Hill Rd NW– Fire Department Comments

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. Street A and B will be named **Laura Vista Dr NW**, in conjunction with the City of Albany Addressing Standards and Policy.
2. 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).
3. Dead-end fire apparatus roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus (OFC 503.2.5 and D103.4).

The proposed turnaround shall be permanently marked “NO PARKING—FIRE LANE using YELLOW painted curbing and/or approved signs spaced along the road edge. (OFC 503.3 & Appendix D 103.6)

An Emergency Vehicle Access Easement shall be recorded on the affected parcels identifying that said easement shall be maintained by the owners and for purposes of ingress and egress to provide, without limitation, fire protection, ambulances and rescue services and other lawful governmental or private emergency services to the premises, owners, occupants and invitees thereof and said easement shall made part of any submittal.

A “no-parking” restriction must be placed over the private access road and any additional areas on the property the Fire Marshal determines must be restricted for fire access.

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 to address the inadequacies pertaining to structures built on the affected parcels:

- a. Installation of an NFPA Standard 13D fire suppression system;

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From: [MARDIS Joe L](#)
To: [Martineau, David](#)
Subject: RE: Project Review SD-07-21: Riverwood Crossing
Date: Thursday, September 2, 2021 11:46:57 AM
Attachments: [image002.png](#)

[External Email Notice: Avoid unknown attachments or links, especially from unexpected mail.]

Will need to review the plat name and the road name or names.
Check with emergency services to review the road names.

From: Martineau, David <David.Martineau@cityofalbany.net>
Sent: Thursday, September 2, 2021 11:25 AM
To: ANDERSON Kristin <Kristin.Anderson@Co.Benton.OR.US>; MARDIS Joe L <Joe.L.MARDIS@co.benton.or.us>; Plan Review <PlanReview@Co.Benton.OR.US>; BYER Laurel <Laurel.Byer@Co.Benton.OR.US>; Balkema, Johnathan <Johnathan.Balkema@cityofalbany.net>; Belknap, Denise <Denise.Belknap@cityofalbany.net>; Ratcliff, Lora <Lora.Ratcliff@cityofalbany.net>; Cross, Nikki <Nikki.Cross@cityofalbany.net>; Whyte, Scott <Scott.Whyte@cityofalbany.net>; Steffensmeier, Gordon <Gordon.Steffensmeier@cityofalbany.net>; Leopard, Mike <Mike.Leopard@cityofalbany.net>; Irish, Ron <ron.irish@cityofalbany.net>; 'WillValleyConstr_OR@cable.comcast.com' <WillValleyConstr_OR@cable.comcast.com>; 'rich.sipe@albany.k12.or.us' <rich.sipe@albany.k12.or.us>; 'travis.vaughn@lumen.com' <travis.vaughn@lumen.com>; 'Billandnancyroot@outlook.com' <Billandnancyroot@outlook.com>; 'nwnalbanengineering@nwnatural.com' <nwnalbanengineering@nwnatural.com>; EXTERNAL - ODOT Planning <odotr2planmgr@odot.state.or.us>; 'Hill, Tucker (PacifiCorp)' <Tucker.Hill@pacificorp.com>
Subject: Project Review SD-07-21: Riverwood Crossing

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

Please find attached a land division application to create 23 lots south of Gibson Hill Road NW, in the RS-10 zone. Please provide any comments you may have on this project to me by September 16, 2021.

Thank you,

David

David Martineau
Planner III
541-917-7555



Community Development - Planning

City of Albany, Oregon
333 Broadalbin St SW, Albany, Oregon 97321
www.cityofalbany.net

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