



## COMMUNITY DEVELOPMENT

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

# Notice of Filing

## Site Plan Review for Tree Felling

SP-02-23

March 6, 2023

Please review the proposal and provide any comments you may have on this project to **David Martineau** (541-917-7555, [david.martineau@cityofalbany.net](mailto:david.martineau@cityofalbany.net)) **before March 20, 2023**, so we may take your comments into account.

### Application Information

Proposal:	Site Plan Review for removal of 46 trees.
Review Body:	Staff Review (Type I-L)
Property Owner/Applicant:	Creating Housing Coalition, Stacey Bartholomew, President; PO Box 892; Albany, OR 97321
Representative:	Dan Watson, K&D Engineering; PO Box 725; Albany, OR 97321
Address/Location:	241 Waverly Drive SE
Map/Tax Lot:	Linn County Tax Assessor's Map No. 11S-03W-05DD; Tax Lot 400
Zoning:	RM (Residential Medium Density)
Overlay Districts:	None
Total Land Area:	1.38 acres
Existing Land Use:	Vacant Single Dwelling Unit

The City of Albany has received the application for Site Plan Review as referenced above. We are mailing notice of the application to property owners within 300 feet of the proposed development. We invite your written comments on this application, to be considered when staff decides on this application. Your comments must relate to the approval standards listed below. Issues that may provide the basis for an appeal to the Planning Commission must be raised in writing and with sufficient detail to allow the City to respond to the issue. The deadline for submission of written comments is 5:00 p.m. on **March 20, 2023**, 14 days from the date the City mails the notice of filing.

We have attached a location map and the tree removal site plan. All application materials are available for review in person at the Planning Division, and copies can be obtained for a minimal charge. Should you wish to discuss this case with a planner, please call David Martineau, project planner, at 541-917-7555. Submit any written comments to the Planning Division, PO Box 490, Albany, OR 97321, or by email to [david.martineau@cityofalbany.net](mailto:david.martineau@cityofalbany.net). Any person submitting written comments will receive a copy of the notice of decision of the application.

According to the Albany Development Code (ADC or Code), the proposed use is allowed on this property. This review is limited to the proposed tree removal in accordance with the review criteria contained in ADC Section 9.205. The use must also meet applicable City development standards found in the Code.



The City may attach conditions of approval to the application to ensure that the proposal will conform to the applicable review criteria.

## Approval Standards for This Request

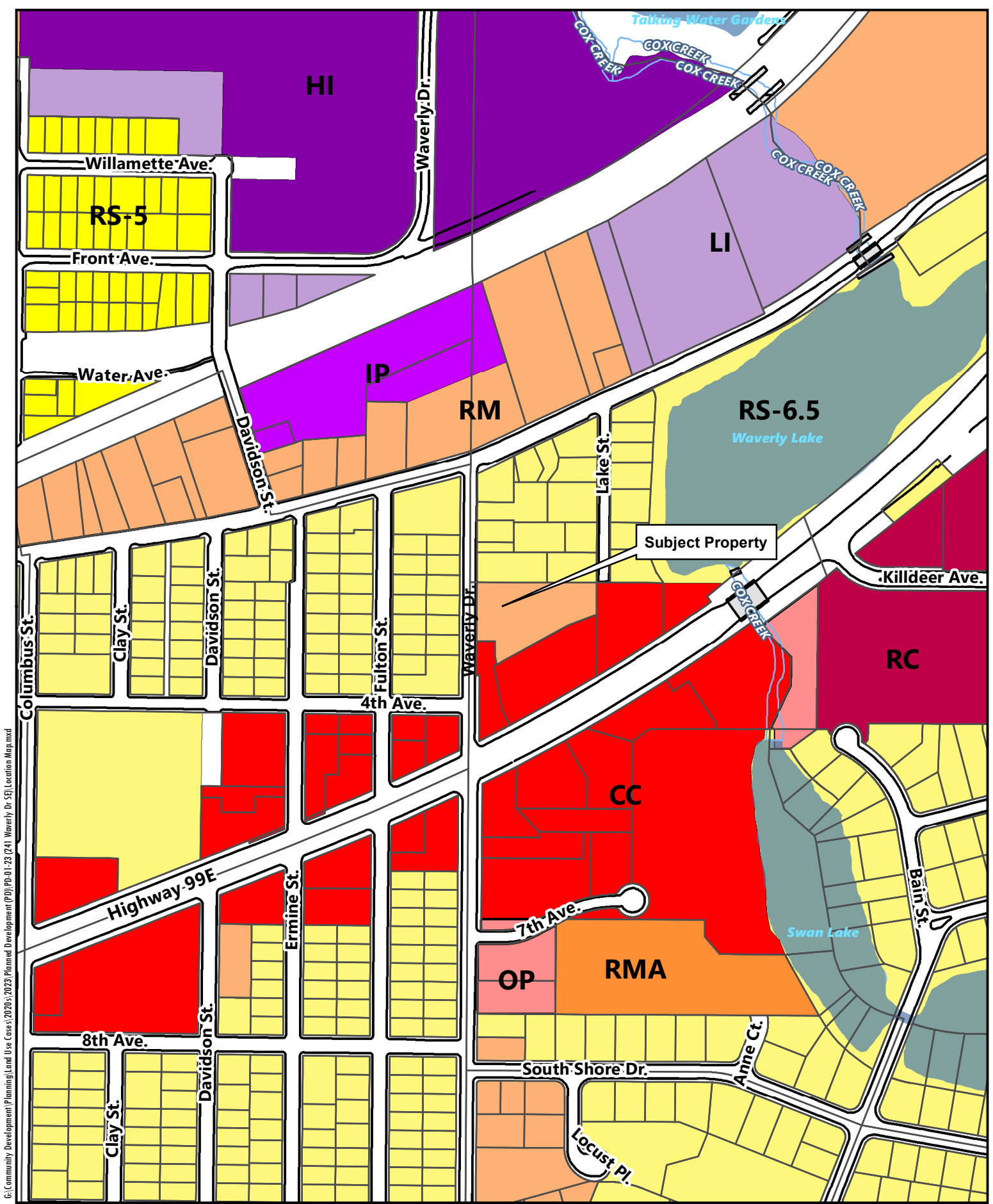
### Site Plan Review for Tree Felling Criteria

Section 9.205 of the ADC includes the following review criteria that must be met for this application to be approved.

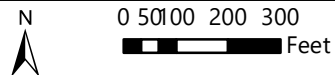
- (2) For property where a Site Plan Review, Conditional Use, or Land Division application has been approved or is currently under review for development of the property, the Community Development Director or his/her designee shall approve Site Plan Review for tree felling when the applicant demonstrates that all of the following review criteria are met:
  - (a) It is necessary to fell tree(s) in order to construct proposed improvements in accordance with an approved Site Plan Review or Conditional Use review, or to otherwise utilize the applicant's property in a manner consistent with its zoning, this Code, applicable plans adopted by the City Council, or a logging permit issued by the Oregon Department of Forestry.
  - (b) The proposed felling is consistent with City ordinances including tree regulations in the Albany Municipal Code, and the proposed felling does not negatively impact the environmental quality of the area, including but not limited to: the protection of nearby trees and windbreaks; wildlife; erosion; soil retention and stability; volume of surface runoff and water quality of streams; scenic quality; and geological sites.
  - (c) The uniqueness, size, maturity, structure, and historic value of the trees have been considered and all other options for tree preservation have been exhausted. The Director may require that trees determined to be unique in species, size, maturity, structure, or historic values are preserved.
  - (d) Tree felling in Significant Natural Resource Overlay Districts meets the applicable requirements in Article 6.

Additional review standards for this Site Plan Review application are found in ADC Articles 1, 2, 3, 8, 9, and 12.

Attachments: Location Map, Tree Removal Plan



G:\Community Development\Planning\Land Use Cases\2020s\2023\Planned Development (PD)\PD-01-23 (24) Waverly Dr. SE\Location Map.mxd

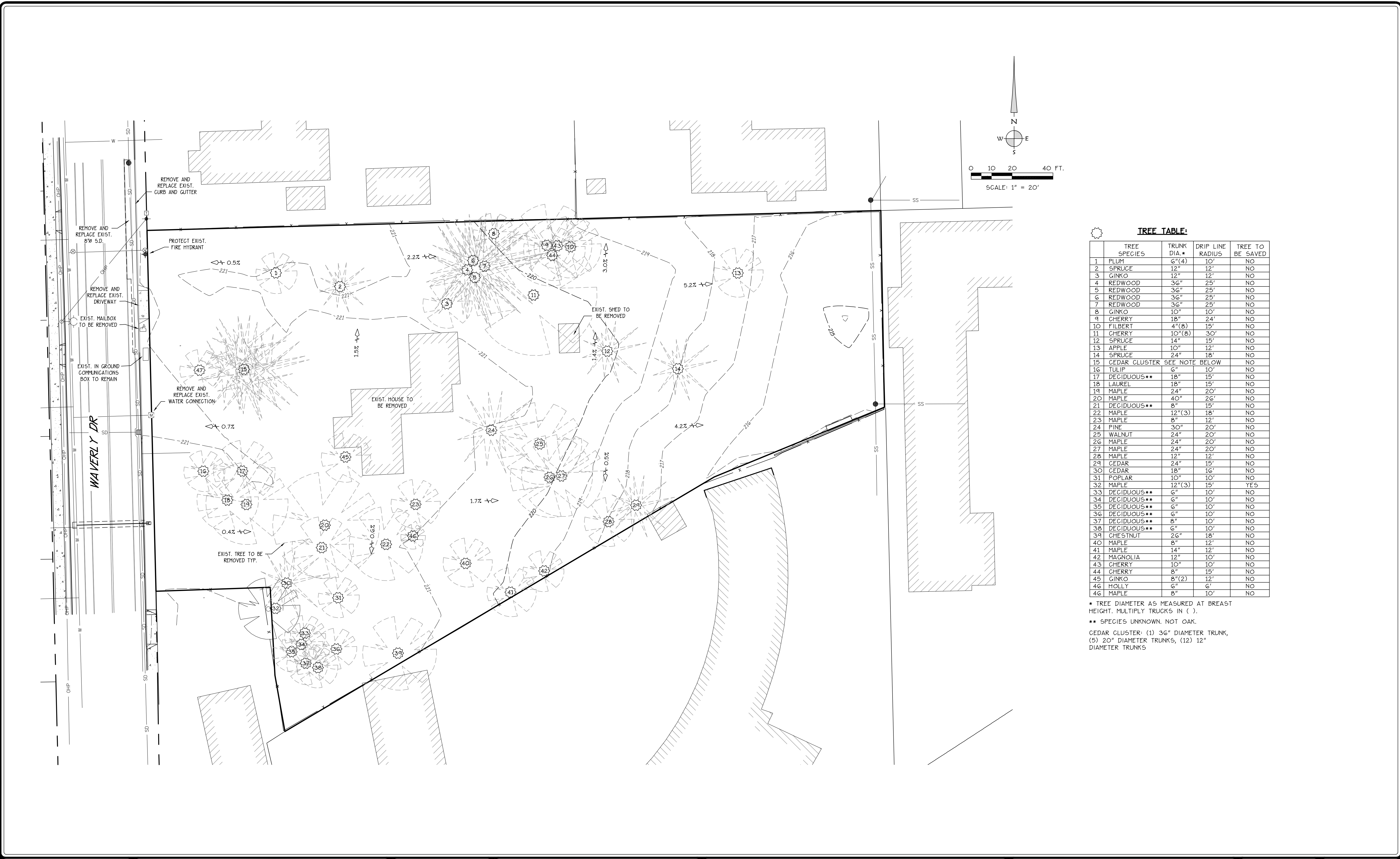


Date: 2/7/2023 Map Source: City of Albany

# 241 Waverly Street SE

## Location / Zoning Map

Date: 1/25/2023  
 Scale: 1"=10'  
 File: dwg\2022\22-68-22-68-cc-cvr-exist.dwg (.Jacob)



**TREE TABLE:**

	TREE SPECIES	TRUNK DIA.*	DRIP LINE RADIUS	TREE TO BE SAVED
1	PLUM	6"(4)	10'	NO
2	SPRUCE	12"	12'	NO
3	GINKO	12"	12'	NO
4	REDWOOD	36"	25'	NO
5	REDWOOD	36"	25'	NO
6	REDWOOD	36"	25'	NO
7	REDWOOD	36"	25'	NO
8	GINKO	10"	10'	NO
9	CHERRY	18"	24'	NO
10	FILBERT	4"(8)	15'	NO
11	CHERRY	10"(8)	30'	NO
12	SPRUCE	14"	15'	NO
13	APPLE	10"	12'	NO
14	SPRUCE	24"	18'	NO
15	CEDAR CLUSTER	SEE NOTE BELOW		NO
16	TULIP	6"	10'	NO
17	DECIDUOUS**	18"	15'	NO
18	LAUREL	18"	15'	NO
19	MAPLE	24"	20'	NO
20	MAPLE	40"	26'	NO
21	DECIDUOUS**	8"	15'	NO
22	MAPLE	12"(3)	18'	NO
23	MAPLE	8"	12'	NO
24	PINE	30"	20'	NO
25	WALNUT	24"	20'	NO
26	MAPLE	24"	20'	NO
27	MAPLE	24"	20'	NO
28	MAPLE	12"	12'	NO
29	CEDAR	24"	15'	NO
30	CEDAR	18"	16'	NO
31	POPLAR	10"	10'	NO
32	MAPLE	12"(3)	15'	YES
33	DECIDUOUS**	6"	10'	NO
34	DECIDUOUS**	6"	10'	NO
35	DECIDUOUS**	6"	10'	NO
36	DECIDUOUS**	6"	10'	NO
37	DECIDUOUS**	8"	10'	NO
38	DECIDUOUS**	6"	10'	NO
39	CHESTNUT	26"	18'	NO
40	MAPLE	8"	12'	NO
41	MAPLE	14"	12'	NO
42	MAGNOLIA	12"	10'	NO
43	CHERRY	10"	10'	NO
44	CHERRY	8"	15'	NO
45	GINKO	8"(2)	12'	NO
46	HOLLY	6"	6'	NO
46	MAPLE	8"	10'	NO

\* TREE DIAMETER AS MEASURED AT BREAST HEIGHT. MULTIPLY TRUNKS IN ( ).  
 \*\* SPECIES UNKNOWN. NOT OAK.  
 CEDAR CLUSTER: (1) 36" DIAMETER TRUNK, (5) 20" DIAMETER TRUNKS, (12) 12" DIAMETER TRUNKS

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DATE	REVISIONS	BY



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**HUB CITY VILLAGE**  
 CITY OF ALBANY, LINN COUNTY, OREGON

**EXISTING CONDITIONS & DEMOLITION PLAN**

HORIZ. SCALE: 1" = 20'
VERT. SCALE:
SIGN DATE:
DSGN BY: DKW
DRWN BY: JLD
CHKD BY: DKW
PROJECT No.: 22-b8-A

SHEET No.  
**C201**