



## COMMUNITY DEVELOPMENT

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

### REVISED NOTICE OF PUBLIC HEARING

HEARING BODY	CITY COUNCIL
HEARING DATE	Wednesday, April 22, 2020
HEARING TIME	7:15 p.m.
HEARING LOCATION	<b>This meeting will have remote access.</b> At 7:15 p.m., join the meeting from your computer or iPad by entering the link below:  <a href="https://www.gotomeet.me/cityofalbany/ccm">https://www.gotomeet.me/cityofalbany/ccm</a>  You can use your iPad microphone or dial in using your phone. Toll free: <a href="tel:1-646-749-3129">1-646-749-3129</a> Access code: <a href="tel:491-970-829">491-970-829</a>

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DATE OF NOTICE:	April 10, 2020
FILES:	ZC-06-19
TYPE OF APPLICATION:	Quasi-Judicial Zoning Map Amendment from the RM (Residential Medium Density) zoning district to the RMA (Residential Medium Density Attached) zoning district
REVIEW BODY:	City Council (Type IV)
PROPERTY OWNER/APPLICANT:	Spies Real Estate Group, LLC PO Box 2590, Corvallis, OR 97330
APPLICANT REPRESENTATIVES:	Peter Seaders, MSS Engineering, Inc. 215 NW 4th Street, Corvallis, OR 97330
ADDRESS/LOCATION:	2710 Grand Prairie Road SE
MAP/TAX LOT:	Linn County Assessor's Map No. 11S-03W-17D; Tax Lot 101
ZONING:	RM (Residential Medium Density)
COMPREHENSIVE PLAN DESIGNATION:	Medium Density Residential

We are mailing a revised notice of this public hearing to property owners within 300 feet of the property where the map amendment is proposed. We invite your comments, either in writing prior to the day of the public

[cd.cityofalbany.net](http://cd.cityofalbany.net)



hearing or verbally during the hearing. Comments will be taken into account when the city council makes a decision on this application.

**Due to Governor Brown's Executive Order No. 20-12, prohibiting public gatherings during the COVID-19 pandemic, this meeting is accessible to the public only via phone and video connection. Remote access information is listed at the top of this notice.**

We have attached location maps that show the current and proposed property zoning designations. All documents and evidence submitted by or on behalf of the applicant, and applicable criteria, are available for inspection by appointment only at the Albany Community Development Department, Planning Division. The staff report for the hearing is available on the City's website at the following link: <https://www.cityofalbany.net/cd/projectreview>. Copies can be provided upon request at a reasonable cost. For more information, please contact **Travis North, project planner**, at 541-791-0176 or [travis.north@cityofalbany.net](mailto:travis.north@cityofalbany.net). Submit any written comments to the Planning Division, 333 Broadalbin Street SW, PO Box 490, Albany, OR 97321. Any person who submits written comments or testifies during the 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 Oregon Revised Statute (ORS) 227.178

## YOUR COMMENTS

All testimony and evidence must be directed toward the approval standards and criteria 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 city council 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 from other people in support of the application. After those 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 the 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.

If you have a disability that requires accommodation, please notify the City Manager's Office in advance of the meeting: [CMadmin@cityofalbany.net](mailto:CMadmin@cityofalbany.net), 541-704-2307, or 541-917-7519.

## REVIEW CRITERIA FOR THIS APPLICATION

The Albany Development Code (ADC) contains the following review criteria that must be met for this application to be approved:

### **Quasi-Judicial Zoning Map Amendment (ADC 2.740)**

- (1) The proposed base zone is consistent with the Comprehensive Plan map designation for the entire subject area unless a Plan map amendment has also been applied for.
- (2) Existing or anticipated transportation facilities are adequate for uses permitted under the proposed zone designation.
- (3) Existing or anticipated services (water, sanitary sewers, storm sewers, schools, police and fire protection) can accommodate potential development in the subject area without adverse impact on the affected service area.
- (4) The intent and purpose of the proposed zoning district best satisfies the goals and policies of the Comprehensive Plan.
- (5) The land use and transportation pattern recommended in any applicable City-contracted or funded land use or transportation plan or study has been followed, unless the applicant demonstrates good cause for the departure from the plan or study.

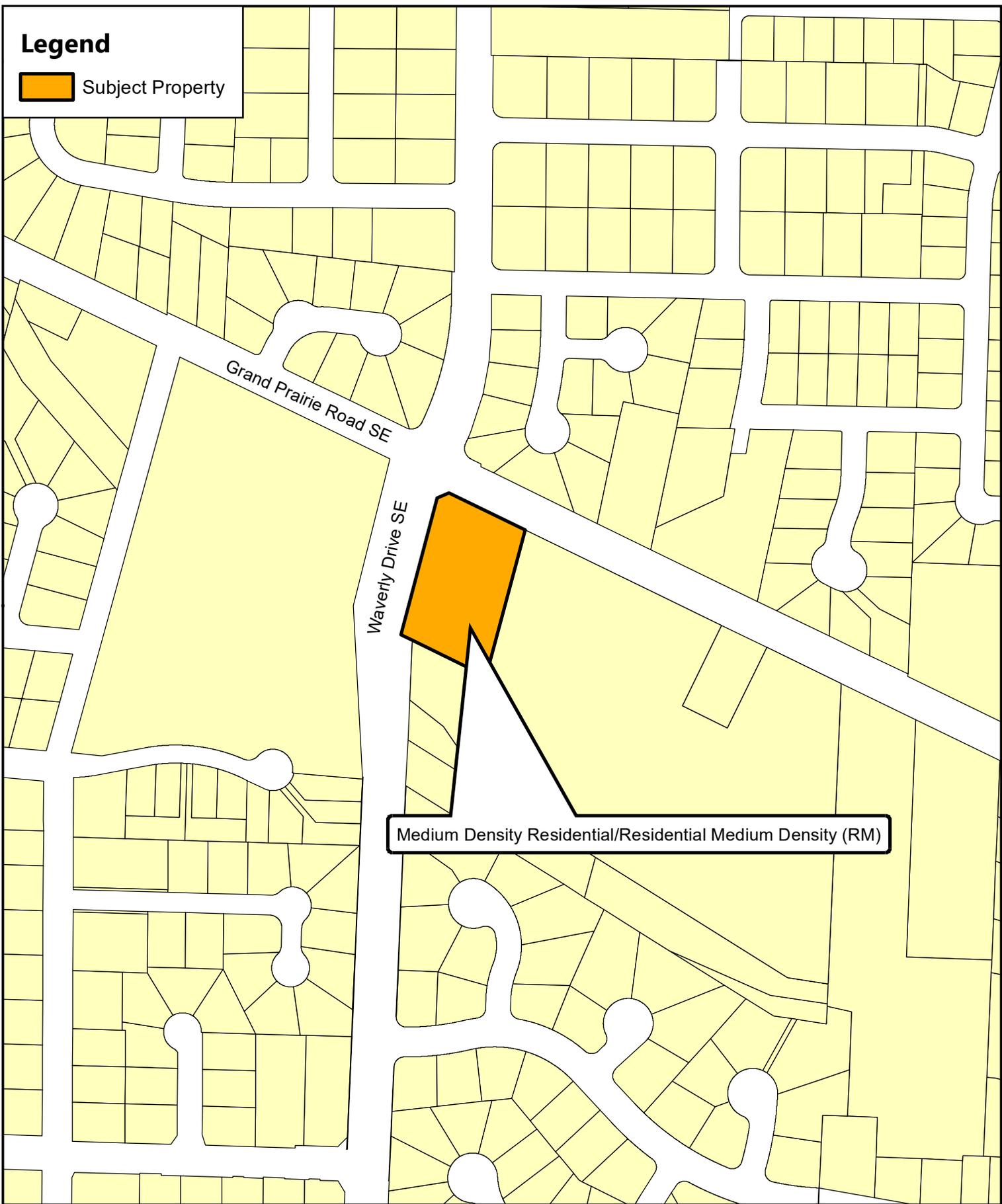
#### Attachments:

- A. Current Comprehensive Plan & Zoning Designation Map
- B. Proposed Comprehensive Plan & Zoning Designation Map



**Legend**

 Subject Property



G:\Community Development\Planning\Land Use Cases\2010s\2019\Zone Change (ZC)\ZC\_06-19 (Rezone 2710 Grand Prairie)\ZC\_06\_19\_in.mxd

Medium Density Residential/Residential Medium Density (RM)



0 50 100 200  
Feet

Date: 2/20/2020 Map Source: City of Albany

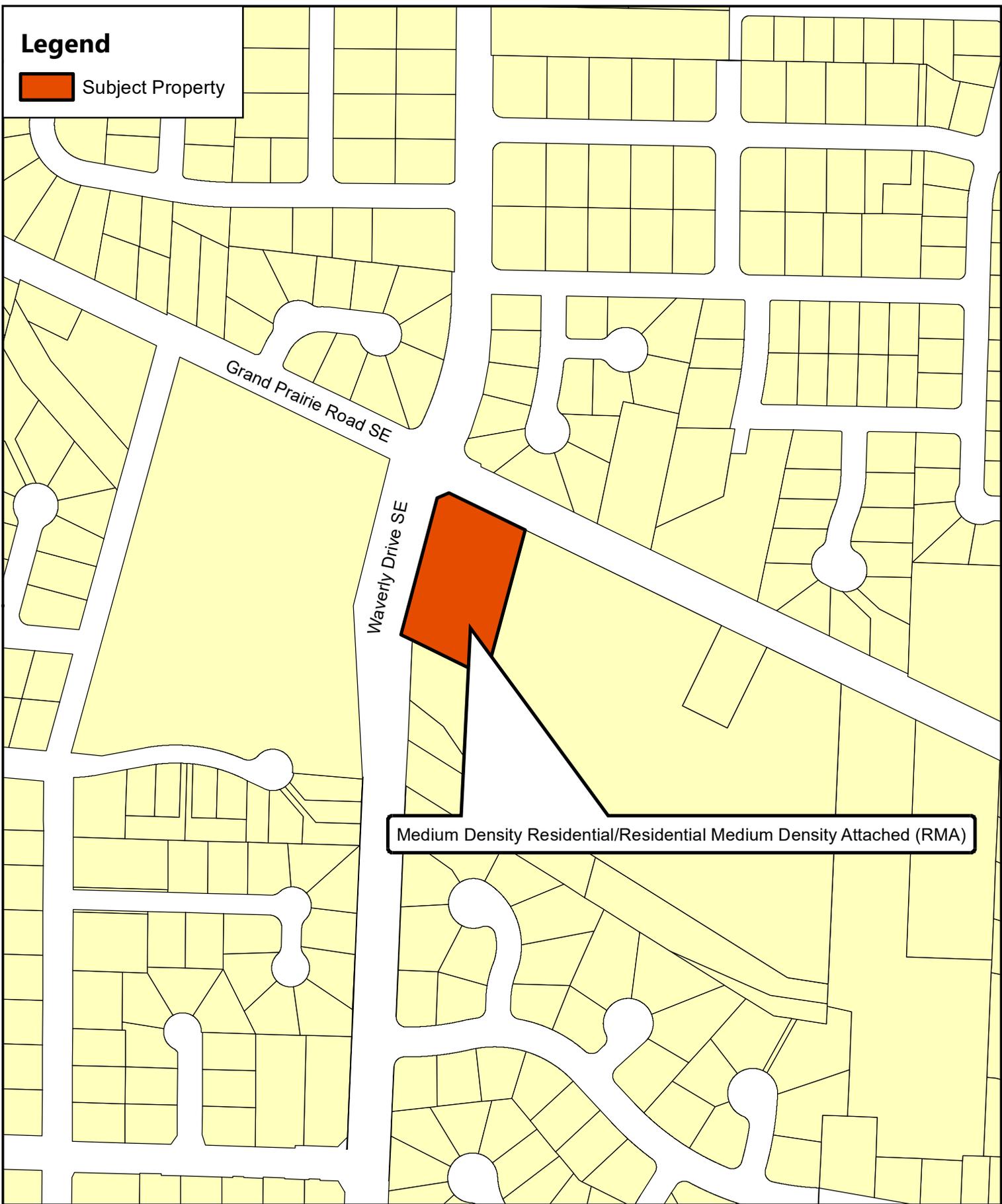
**2710 Grand Prairie Road SE**

**Current Comprehensive Plan and Zoning Designation**



# Legend

 Subject Property



G:\Community Development\Planning\Land Use Cases\2010s\2019\Zone Change (ZC)\ZC\_06-19 (Rezone 2710 Grand Prairie)\ZC\_06\_19\_lm.mxd



0 50 100 200  
Feet

Date: 2/20/2020 Map Source: City of Albany

## 2710 Grand Prairie Road SE

### Proposed Comprehensive Plan and Zoning Designation