



COMMUNITY DEVELOPMENT

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

Notice of Decision

Annexation with Concurrent Zoning Map Amendment

AN-02-22 and ZC-03-22

July 18, 2022

MAIL DATE:	July 18, 2022
DECISION DATE:	July 13, 2022
TYPE OF APPLICATION:	Annexation of 20-acre parcel with concurrent Zone Map Amendment from UGA/UGM-20 to RS-5 and RM for future development.
REVIEW BODY:	Planning Commission and City Council (Type IV, Legislative and Quasi-Judicial Decision)
PROPERTY OWNER:	Chad Curry; 823 Ellingson Road SE; Albany, OR 97321
APPLICANT:	Roseann Johnson; Lennar Northwest, LLC 11807 NE 99th Street, Ste. 1170; Vancouver, WA 98682
APPLICANT REPRESENTATIVE:	Wayne Hayson, Planning Manager; Pioneer Design Group, Inc. 9020 SW Washington Square Drive, Ste. 170; Portland, OR 97223
ADDRESS/LOCATION:	823 Ellingson Road SE; located on the northeast side of the intersection of Ellingson Road and Lochner Road.
ASSESSOR MAP & TAX LOT:	Linn County Assessor's Map No. 11S-03W-29; Tax Lot 401

On July 13, 2022, the Albany City Council adopted Ordinance No. **5981** to annex the subject property and amend the zoning map as described above.

A copy of Ordinance No. **5981** is available on request. The supporting documentation relied upon by the City in making this decision is available for review at the Community Development Department, City Hall, 333 Broadalbin Street SW, on the second floor. Office hours are 8:00 a.m. to 5:00 p.m., Monday through Friday. For more information, please contact David Martineau, project planner, at 541-917-7555 or david.martineau@cityofalbany.net.

The City's decision may be appealed to the Oregon Land Use Board of Appeals (LUBA). Per ORS 197.830, a Notice of Intent to Appeal the plan and/or zoning map amendments shall be filed with LUBA no later than 21 days after notice of decision is mailed or otherwise submitted to parties entitled to notice.

signature on file

City of Albany Mayor

cd.cityofalbany.net



Appeal to LUBA Expiration Date: August 8, 2022

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.

ENGINEERING

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.