



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

SD-05-22

May 23, 2022

Application Information

Proposal:	Tentative Plat to create a four-lot subdivision.
Review Body:	Staff (Type I-L Review)
Property Owner:	Bob Mitchell; 1120 Linnwood Drive NE, Albany, OR 97322
Applicant	Michael Quinn; Quinstruction Development Inc. PO Box 2437, Albany, OR 97321
Representative:	Laura LaRoque (Udell Engineering); 63 E Ash Street, Lebanon, OR 97355
Address/Location:	2927 Geary Street SE, Albany, OR 97322
Map/Tax Lot:	Linn County Assessor's Map No. 11S-03W-17BD, Tax Lot 2100
Zoning:	RS-6.5 (Residential Single Family) District
Comprehensive Plan:	Residential Low Density
Overlay District:	N/A

On May 23, 2022, the City of Albany Community Development Director 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 supporting documentation relied upon by the City in making this decision is available for review at City Hall, 333 Broadalbin Street SW, Albany, OR 97321. For more information, please contact **Allison Crow**, project planner, at 541-917-7640.

This notice of decision is mailed to the property owner, applicant, and any person who submitted written comments in accordance with ADC 1.220. All persons entitled to notice of the decision may appeal the decision within 10 days in accordance with ADC 1.410. Issues, which may provide the basis for an appeal, must be raised in writing with sufficient specificity to enable the applicant and local appeal body to respond to the issue. This decision becomes final when the local appeal period has expired. This approval shall expire three years from the date of approval unless 1) the applicant has installed all of the required public infrastructure related to the development and the infrastructure has been accepted by the City, or 2) the applicant has provided financial assurance for all required public infrastructure per ADC Section 12.600, or 3) the development did not require public infrastructure, a valid building permit exists for new construction or improvements, and work has commenced.

signature on file

Community Development Director

Appeal Deadline: June 2, 2022

Approval Expiration Date (if not appealed): May 23, 2025

cd.cityofalbany.net



Conditions of Approval

- Condition 1** Prior to recordation of the final plat map, the applicant shall construct, or financially assure the construction of, public street improvements to Geary Street SE along the site's frontage. Improvements shall include:
- Curb, gutter, and sidewalk to City standards along the site's frontage on the east side of the road. Right-of-way dedication of seven feet will be necessary to construct the sidewalk.
 - Installation of new pavement to City standards between the new curb and gutter and the existing south edge of pavement.
- Condition 2** Before the City will approve the final subdivision plat, the applicant must have individual sanitary sewer and water services constructed to each of the proposed lots of the subdivision.
- Condition 3** Before the City will approve the final subdivision plat, the applicant must pay connection charges for existing public water facilities along the subject property's Geary Street SE frontage.

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 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 Linn 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 Linn 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.

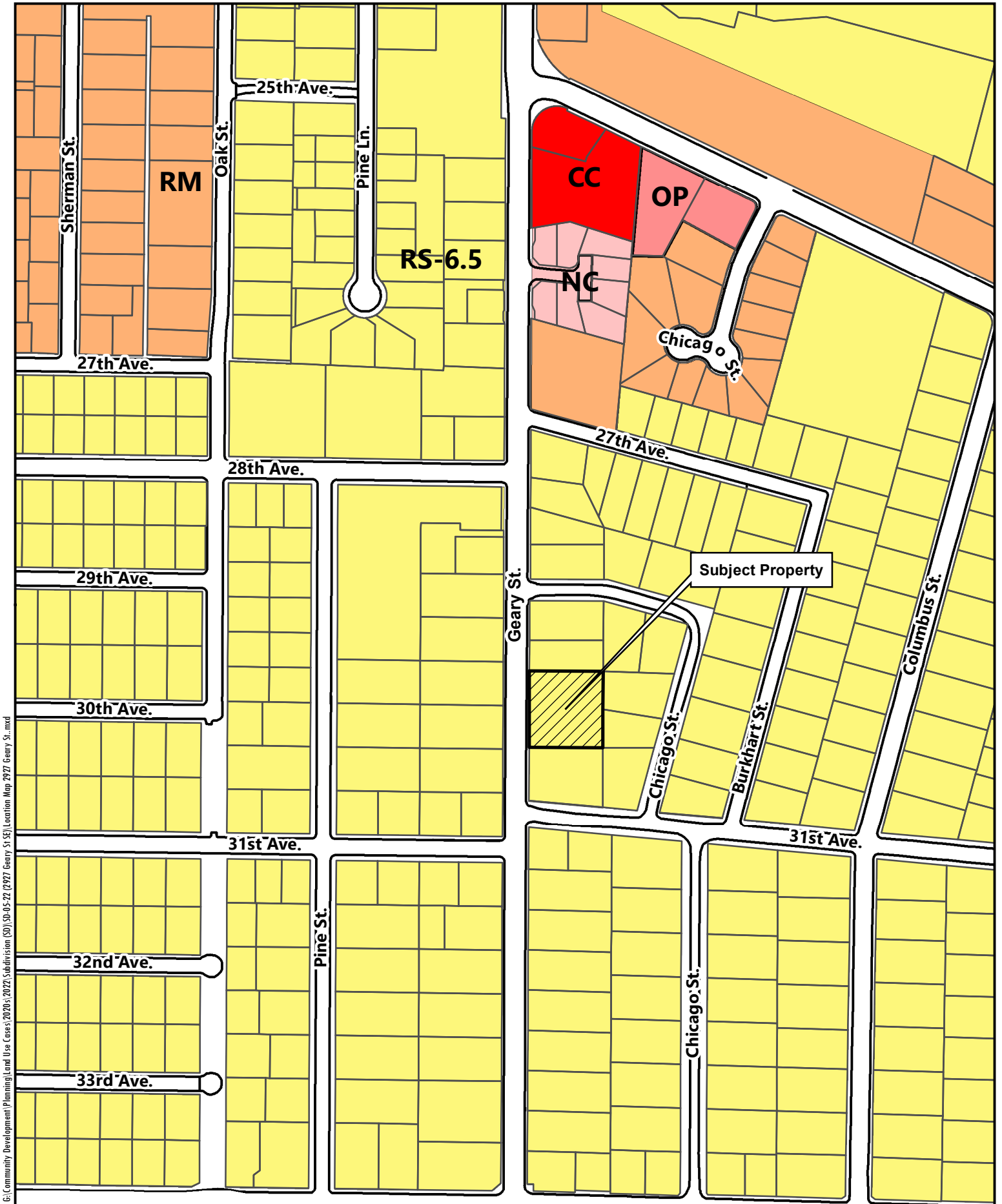
Building

Building permits are required for the future development of the lots created through this subdivision and will be reviewed for compliance with the applicable Oregon Building Code under those required application(s).

Public Works - 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.

Attachments: Location Map, Tentative Plat



G:\Community Development\Planning\Land Use Cases\2020\2021 Subdivision (SD), SD-05-22 (2027 Geary St SE) Location Map 2927 Geary St.mxd

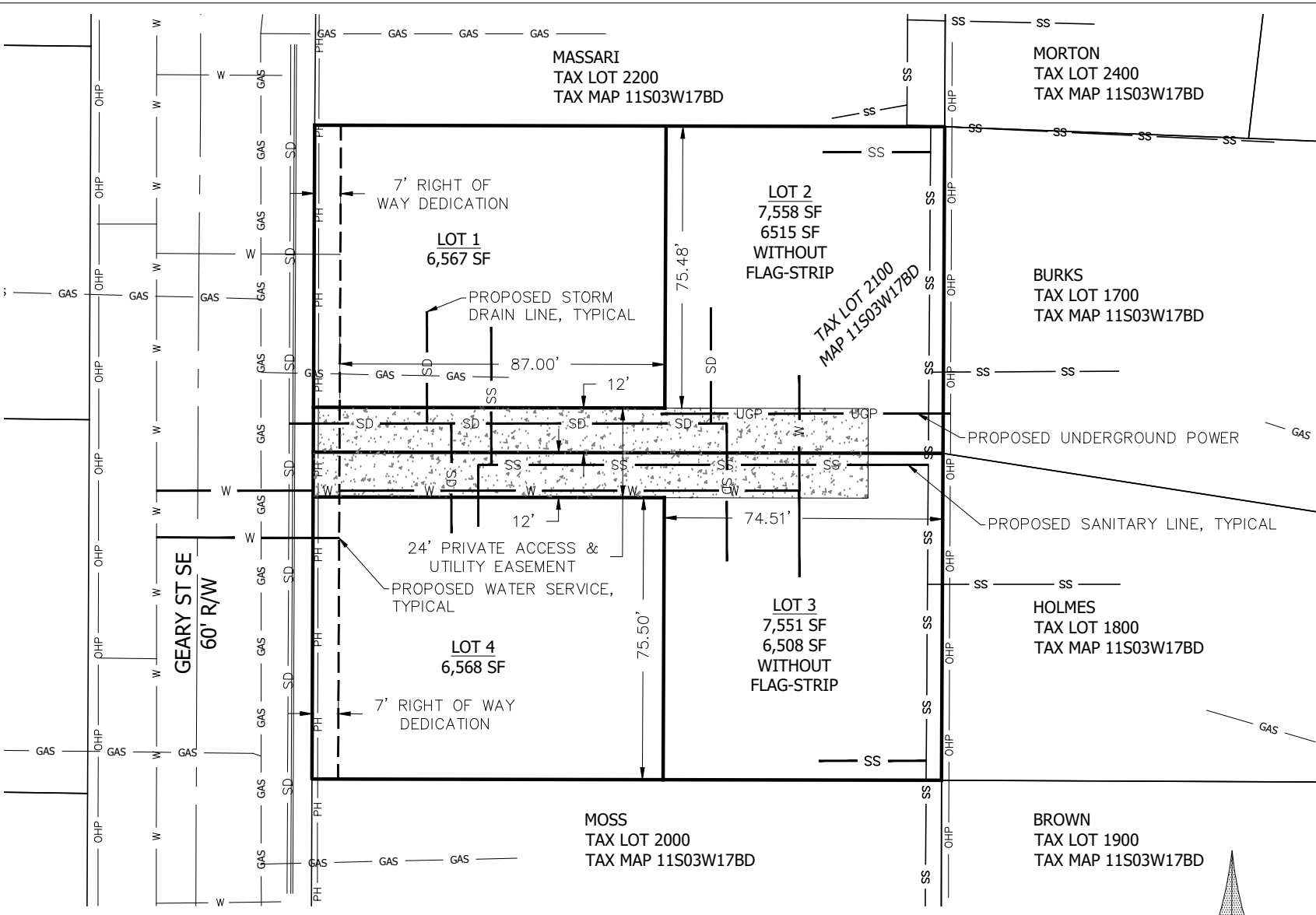


0 50 100 200 300 400 Feet

Date: 3/17/2022 Map Source: City of Albany

2927 Geary Street SE

Location / Zoning Map



UDELL ENGINEERING AND LAND SURVEYING, LLC
 63 EAST ASH ST.
 LEBANON, OREGON, 97355
 541-451-5125

BOB MITCHELL
 1120 LINNWOOD DR NE
 ALBANY, OREGON

TENTATIVE SUBDIVISION MAP

Date 3/7/2022
 Project QUINSTRUCTION SUB
 21-360
 Drawn by AWJ
 Checked by KWL

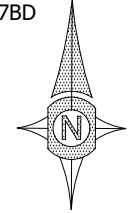
PROPERTY INFORMATION: AREAS A-D

ADDRESS: 2927 GEARY ST SE
 ZONING: RS
 LAND USE: SINGLE FAMILY RESIDENCE
 OWNER: BOB MITCHELL
 ASSESSORS MAP: 11S03W17BD
 TAX LOT: 2100

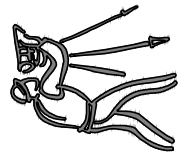
NOTE: EXISTING CONDITIONS DRAWN BY SUPERIMPOSING AN AERIAL PHOTO. LOCATIONS ARE APPROXIMATE.

LEGEND

- NEIGHBORING LOT LINE
- PROPERTY LINE
- R/W
- CO
- RD
- SF
- RIGHT OF WAY
- COUNTY ROAD
- SQUARE FEET



SCALE:
 0' 40'



SHEET 2
 of 2
 SCALE: AS NOTED