



COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | Community Development 541-917-7550

Notice of Decision

Tentative Partition Plat, Site Plan Review for Tree Felling, and Site Plan Review for New Construction

PA-05-24; SP-08-24; & SP-09-24

May 28, 2024

Application Information

Proposal:	The application is for Tentative Partition Plat to divide one parcel into two parcels, Site Plan Review for construction of a 14-unit multiple dwelling development, and a Site Plan Review for Tree Felling.
Review Body:	Planning Staff (Type I-L review)
Staff Report Prepared By:	Alyssa Schrems, project planner
Property Owner/Applicant:	Glorietta Bay LLC, 100 Ferry Street NW, Albany, OR 97321
Applicant's Representative:	Laura LaRoque, Udell Engineering and Land Surveying, 63 E Ash Street, Lebanon, OR 97355
Address/Location:	2030 Geary Street SE
Map/Tax Lot:	Linn County Tax Assessor's Map No. 11S-03W-08CC Tax Lot 00900
Zoning:	Residential Medium Density (RM)

On May 28, 2024, the City of Albany Community Development Director granted **APPROVAL WITH CONDITIONS** of the application described above.

The City based its decision upon consideration of applicable standards and review criteria listed in the Albany Development Code (ADC) with an effective date of December 29, 2023. 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 Alyssa Schrems, project planner, at 541-791-0176 or Current Planning Manager, David Martineau at 541-917-7555.

The City's decision may be appealed to the Albany Planning Commission if a person with standing files a completed notice of intent to appeal and the associated filing fee no later than 10 days from the date the City mails the notice of decision [ADC 1.220(7)]. The applicants may proceed, at their own risk, prior to the end of the appeal period, provided they sign a Release and Indemnity Agreement with the City. This approval expires in three years unless the final plat has been submitted to the City's Planning Division for review and approval.

Community Development Director

Appeal Deadline: June 7, 2024

Approval Expiration Date (if not appealed): May 28, 2027

Attachments: Information for the Applicant, Location Map, Site Plan

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 ensure compliance with all applicable regulations.

Conditions of Approval

- Condition 1** Prior to recording the partition plat, the applicant shall:
- Dedicate four feet of public right-of-way along the site's frontage on Geary Street.
 - Construct, or financially assure the construction of, public sidewalk to city standards along the frontage of the site on Geary Street.
 - Install a new driveway approach at the location shown on the approved tentative partition plat map, and pave or provide financial assurance for pavement of the shared portion of the driveway serving Parcels 1 and 2.
- Condition 2** Before the City will approve the final proposed partition plat, the applicant must connect Parcel 1 to the public water system. New water service is to be installed under a Water Meter Permit obtained from Public Works.
- Condition 3** Before the applicant can make a new fire line connection to the public water system, the applicant must obtain a Permit for Private Construction of Public Improvements through the City's Engineering Division.
- Condition 4** Before the applicant can make a new sanitary sewer service connection to the public sanitary sewer system for each parcel, an Encroachment Permit must be obtained from the Public Works Department.
- Condition 5** Before the applicant can make a new storm drainage service connection to the public storm drainage system an Encroachment Permit must be obtained from the Public Works Department.
- Condition 6** Before the City will issue any occupancy permit for the proposed project, the applicant must construct stormwater detention facilities that comply with the City's Engineering Standards.
- Condition 7** In the event the proposed development does not take place, the identified trees for removal on the Existing Conditions Plan (Attachment B.1) shall not be removed without separate approval for tree felling not associated with development, using criteria listed in ADC 9.205(3).
- Condition 8** **Site Improvements.** Before the City will issue a final certificate of occupancy for the proposed structure(s), all proposed and site improvements identified to the site plan (e.g., driveways, landscaping, lighting, etc.) shall be constructed and completed in accordance with approved plans. Landscaping may be financially secured through a completion guarantee, per ADC 9.190.
- Condition 9** **Screening of Refuse Containers.** Before the City will issue a final certificate of occupancy for the proposed structure(s), the applicant must provide screening of the refuse containers in compliance with ADC 3.390.
- Condition 10** **Common Open Space.** Before the acceptance of a building permit, the applicant shall provide an updated site plan showing the location of irrigation for the garden. Prior to issuance of the final Certificate of Occupancy, the irrigation shall be installed.
- Condition 11** **Carpool/Vanpool Parking.** Before the City will accept any building permits, the applicant shall submit an updated parking plan showing one standard-sized parking spot as reserved for carpool/vanpool.

Condition 12 Bicycle Parking. Prior to the acceptance of building permits, the applicant shall submit a bicycle parking plan showing dimensions and spaces meeting the standards in Table 9.030-2.

Condition 13 Landscaping, Buffering, and Irrigation System. Before the City will accept any building permits for the proposed structure(s), the applicant shall provide a landscape plan, which shall include buffering along the east property line of Parcel 2 in conformance with ADC 9.240, and either an irrigation plan or a letter from a qualified landscape professional stating irrigation is not required per ADC 9.160.

Condition 14 Lighting. Before the City will issue an electrical permit for the proposed development, the applicant shall provide a lighting plan, detailing the compliance with ADC 9.120(14).

Information for the Applicant

Please read through 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, Public Works, Fire, or Building Departments that you must meet as part of the development process. You must also comply with state, federal, and local law.

PLANNING

1. Land use approval does not constitute building or public works permit approvals.
2. **To complete the land division process and create the new parcels:**
 - a. **Satisfy the conditions of approval (if applicable) 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 office 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 at 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.

Expiration of Land Use Approvals (ADC 1.310)

3. All land use approvals, except Type IV approvals, shall expire three years from the date of approval, unless:
 - a. The applicant has installed all of the required public infrastructure related to the development, and the infrastructure has been accepted by the City, or the applicant has provided financial assurance for all required public infrastructure per Section 12.600, or the first phase, if the development was approved for phased construction; or

- b. If the development did not require public infrastructure, a valid approved building permit exists for new construction or improvements, and work has commenced; or
- c. Phased Subdivisions or Planned Developments. When an applicant desires to develop and record final subdivision plats covering portions of an approved tentative plat in phases, the City may authorize a time schedule for platting and otherwise developing the various phases not to exceed five years for all phases. Each phase that is platted and developed shall conform to the applicable requirements of this title; or
- d. An extension has been filed before the expiration date and subsequently granted approval pursuant to Section 1.320.

PUBLIC WORKS – ENGINEERING

4. 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.
5. All land disturbing development must meet the requirements of the Albany Municipal Code (AMC) 12.40 Erosion Preventions and Sediment Control (EPSC). The Erosion Prevention and Sediment Control Manual 2.2.1 states:

“Regardless of whether or not a permit is required, all land disturbing activities must be performed in a manner to prevent or minimize, to the greatest extent practical, soil erosion and the deposition or introduction of sediments upon or into right-of-way; wetlands, drainage ways, the municipal stormwater system, receiving waters, and/or areas that include or contribute directly to the Waters of the State.”

Prior to any land disturbing activity, the property owner shall apply for and be issued an EPSC permit to ensure best management practices for erosion control. Residential EPSC Permits shall be closed out prior to Certificate of Occupancy per EPSC Manual 2.3.3:

“After the completion of all land disturbing activities, the owner will make a request to the City to perform a final inspection. Upon verification by the inspector that permanent site stabilization measures have been installed and are functioning effectively, the EPSC permit will be closed.”

BUILDING

6. The proposed project may require permits that will need to be applied for at: www.albanyoregon.gov/permits. For questions about permitting requirements, please email cd.customerservice@albanyoregon.gov.
7. The proposed design has not been reviewed for code compliance with the Oregon Building Code and the design will need to meet the applicable Oregon Building Code requirement in effect at time of application.
8. ONE- & TWO-DWELLING STRUCTURE FIRE DEPARTMENT APPROACH & WATER SUPPLY- Should the fire official determine that an inadequate fire apparatus approach and/or inadequate access to water supply condition exists for one or more parcels of your proposed partition, the building official shall require the installation of an NFPA Standard 13D fire suppression system to address the inadequacies pertaining to structures built on affected parcel(s) in lieu of you having to provide adequate fire apparatus approach (turn-around) and water supply (hydrant). This is in conformance to the standards set forth in OAR 918-480-0125, the Uniform Alternate Construction Standard for One and Two-Family Dwellings
9. SANITARY SYSTEM- Each lot will need to be provided with a connection to an approved sewer (OPSC 721.0) and water system (OPSC 601.2). Where a well or septic system is needed, approvals

from such governing entities shall be provided prior to issuance of the building permit (ex: well log and septic permit). (OPSC 601.2 & 713.1)

10. A 36-inch-wide emergency access easement may need to be provided to address the emergency egress for sleeping rooms to comply with the Oregon Residential Specialty Code.

FIRE

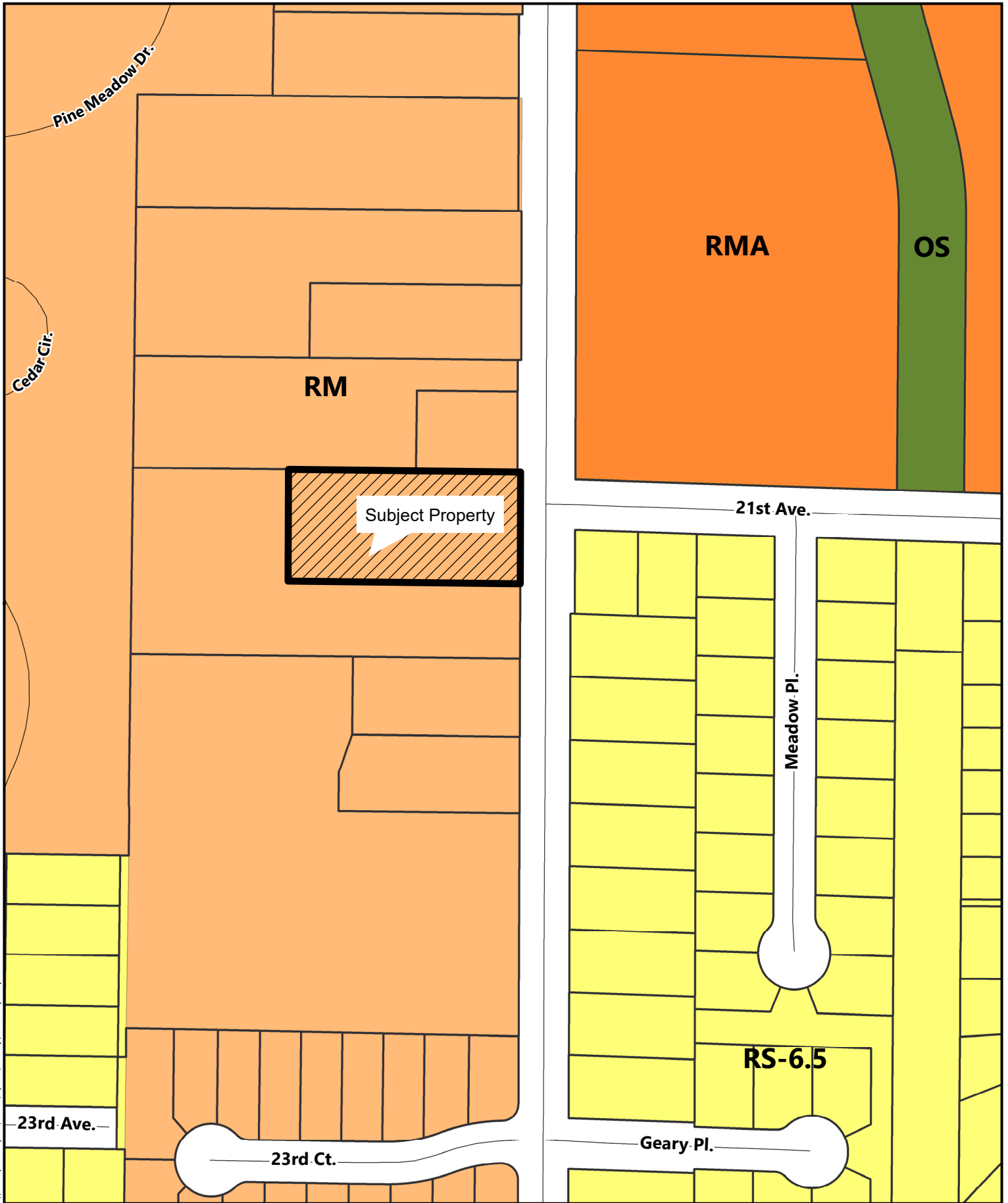
11. Approved fire apparatus roadways must extend to within 150 feet of all exterior portions of any structure that will be built on the new created lot as measured by an approved route of travel around the exterior of the structure with dead-end lengths not exceeding 150 feet long unless an approved turnaround is provided. (OFC 503.1.1, OFC 503.2.5 and OFC, Appendix D 103.4).

There will be a NO PARKING restriction on both sides of each of the flagpole portion of the property access. Signage will be required. (D103.6.2).

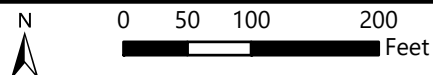
12. Dead-end fire apparatus roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus (OFC 503.2.5 and D103.4)

A turnaround will be required. However, in lieu of a turnaround, AFD will accept a full NFPA 13 fire system. The FDC shall be located on the south side of the entrance.

13. The road surface for all private fire apparatus access roads shall be all weather and capable of supporting an imposed load from fire apparatus of at least 75,000 pounds as verified by a qualified State of Oregon licensed design professional. (OFC 503.2.3 & Appendix D, 102.1). The Designer of Record shall provide written certification to the Fire Department upon completion of all private access road construction.
14. 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 shall be as specified in Appendix B of the fire code. (OFC 507.3)



\\con.cityofalbany.net\home\july\ss\desktop\notice map template.mxd



Date: 3/7/2024 Map Source: City of Albany

2030 Geary St SE

Location Map



CLIENT:
 GLORETTA BAY, LLC
 100 EAST ASH ST.
 ALBANY, OREGON 97321
 (541) 928-9390

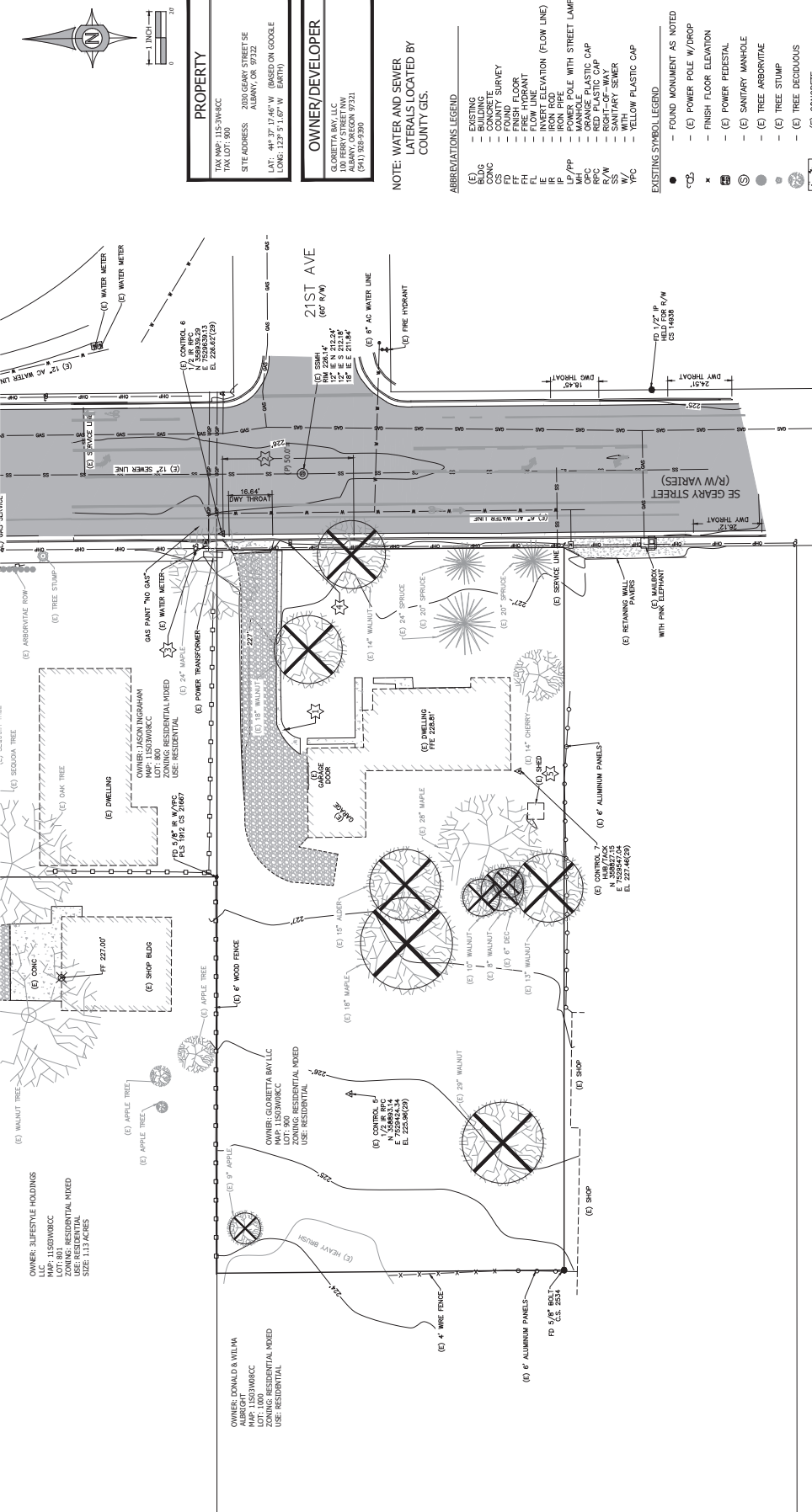
UDELL ENGINEERING, LLC
 63 EAST ASH ST.
 LEBANON, OREGON 97355
 (541) 451-5125 PH.
 (541) 451-1366 FAX

TENTATIVE PARTITION
 MAP 115-3W-8CC
 TAX LOT 900
 ALBANY, OREGON

EXISTING CONDITIONS/DEMO PLAN
 DATE: FEBRUARY 22, 2024
 DRAWN BY: 23 2023 LERNAN GEAFF STREET
 CHECKED BY: BRYAN MCKAY

THIS PLAN SET IS FOR
 CONSTRUCTION ONLY.
 NOT TO BE USED FOR
 CONSTRUCTION.

C1.0
 SHEET
 SCALE: SEE BARSCALE



PROPERTY
 TAX MAP: 115-3W-8CC
 PAR. LOT: 900
 SITE ADDRESS: 2020 GEARY STREET SE
 ALBANY, OR 97321
 LAT: 45° 17' 17.46" N (BASED ON GOOGLE)
 LONG: 123° 3' 18" W (BASED ON GOOGLE)

OWNER/DEVELOPER
 GLORETTA BAY, LLC
 100 FERRY STREET NW
 ALBANY, OREGON 97321
 (541) 500-5380

**NOTE: WATER AND SEWER
 LATERALS LOCATED BY
 COUNTY GIS.**

- ABBREVIATIONS LEGEND**
- (E) EXISTING
 - BLDG BUILDING
 - CONC CONCRETE
 - FOUND FOUNDATION
 - FF FINISH FLOOR
 - FL FLOW LINE
 - IE INVERT ELEVATION (FLOW LINE)
 - IP IRON PIPE
 - LP/PP POWER POLE WITH STREET LAMP
 - OPC ORANGE PLASTIC CAP
 - RED PLASTIC CAP
 - SS SANITARY SEWER
 - W/W WITH
 - YPC YELLOW PLASTIC CAP

- EXISTING SYMBOL LEGEND**
- FOUND MONUMENT AS NOTED
 - (E) POWER POLE W/DROP
 - (E) FINISH FLOOR ELEVATION
 - (E) POWER PEDESTAL
 - (E) SANITARY MANHOLE
 - (E) TREE ARBORVITAE
 - (E) TREE STUMP
 - (E) TREE DECIDUOUS
 - (E) TREE CONCRETE
 - (E) GRAVEL
 - (E) CHAINLINK FENCE
 - (E) WOOD FENCE
 - (E) WIRE FENCE
 - (E) UNDERGROUND POWER LOCATE
 - (E) OVERHEAD POWER
 - (E) GAS LINE LOCATE
 - (E) SANITARY SEWER LOCATE PAINT
 - (E) WATER LOCATE PAINT

DEMOLITION NOTES

- ★ REMOVE EXISTING CONCRETE PER CITY OF ALBANY REQUIREMENTS.
- ★ REMOVE EXISTING CURB AND GUTTER AS REQUIRED TO MEET ALBANY CITY STANDARDS PER CITY OF ALBANY.
- ★ RELOCATE EXISTING POWER POLE COORDINATE WITH LOCAL UTILITY.
- ★ RELOCATE EXISTING MAILBOX COORDINATE WITH USPS.
- ★ REMOVE EXISTING BRID.

TREE LEGEND

- EXISTING DECIDUOUS TREE TO REMAIN
- EXISTING EVERGREEN TREE TO REMAIN
- EXISTING TREE TO BE REMOVED

PLAN REVISIONS

NO.	DATE	DESCRIPTION
1	APRIL 18, 2024	ISSUED FOR ALBANY COMPLETION REVIEW

OWNER: LIFESTYLE HOLDINGS
 MAP: 1153W8CC
 LOT: 801
 ZONING: RESIDENTIAL MIXED
 USE: RESIDENTIAL
 SIZE: 1.13 ACRES

OWNER: DONALD & WILMA
 MAP: 1153W8CC
 LOT: 800
 ZONING: RESIDENTIAL MIXED
 USE: RESIDENTIAL

OWNER: GLORETTA BAY, LLC
 MAP: 1153W8CC
 LOT: 800
 ZONING: RESIDENTIAL MIXED
 USE: RESIDENTIAL

OWNER: JASON INGRAM
 MAP: 1153W8CC
 LOT: 800
 ZONING: RESIDENTIAL MIXED
 USE: RESIDENTIAL

PROJECT VERTICAL DATUM -- NGVD 29

ALL ELEVATIONS ARE SHOWN ON THE VERTICAL DATUM OF NGVD 29. THE VERTICAL BENCHMARK USED FOR ESTABLISHING ELEVATIONS IS THE SOUTHWEST REFERENCE MONUMENT OF LINN COUNTY, GPS CONTROL POINT 8032, LOCATED AT THE INTERSECTION OF 10TH STREET AND 10TH AVENUE, ALBANY, OREGON. SURVEY MONUMENTS SHALL BE SET AT LEAST 100 FEET PRIOR TO DISTURBING EXISTING SURVEY MONUMENTS. SURVEYORS IS TO RESTORE PER COUNTY SURVEYOR REQUIREMENTS AND ORS 295-150.

THE LOCATION AND DESCRIPTIONS OF EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE CONTROL POINT DATA FROM RECORDS AND/OR FIELD SURVEYS. THE ENGINEER OR UTILITY COMPANIES DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF SUCH RECORDS. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.



CLIENT:
 GLORETTA BAY, LLC
 100 PERRY STREET, NW
 ALBANY, OREGON 97211
 (541) 928-9390

UDELL ENGINEERING
 AND
 LAND SURVEYING, LLC
 63 EAST ASH ST.
 LEBANON, OREGON 97355
 (541) 451-5125 PH.
 (541) 451-1366 FAX

TENTATIVE PLAT
 TENTATIVE PARTITION
 MAP 11S-3W-8CC
 TAX LOT 900
 ALBANY, OREGON

DATE: FEBRUARY 27, 2024
 PROJECT: 23 209 LEBANON GEARY STREET
 DRAWN BY: JAB, MHM
 CHECKED BY: [Signature]
 REV: [Signature]

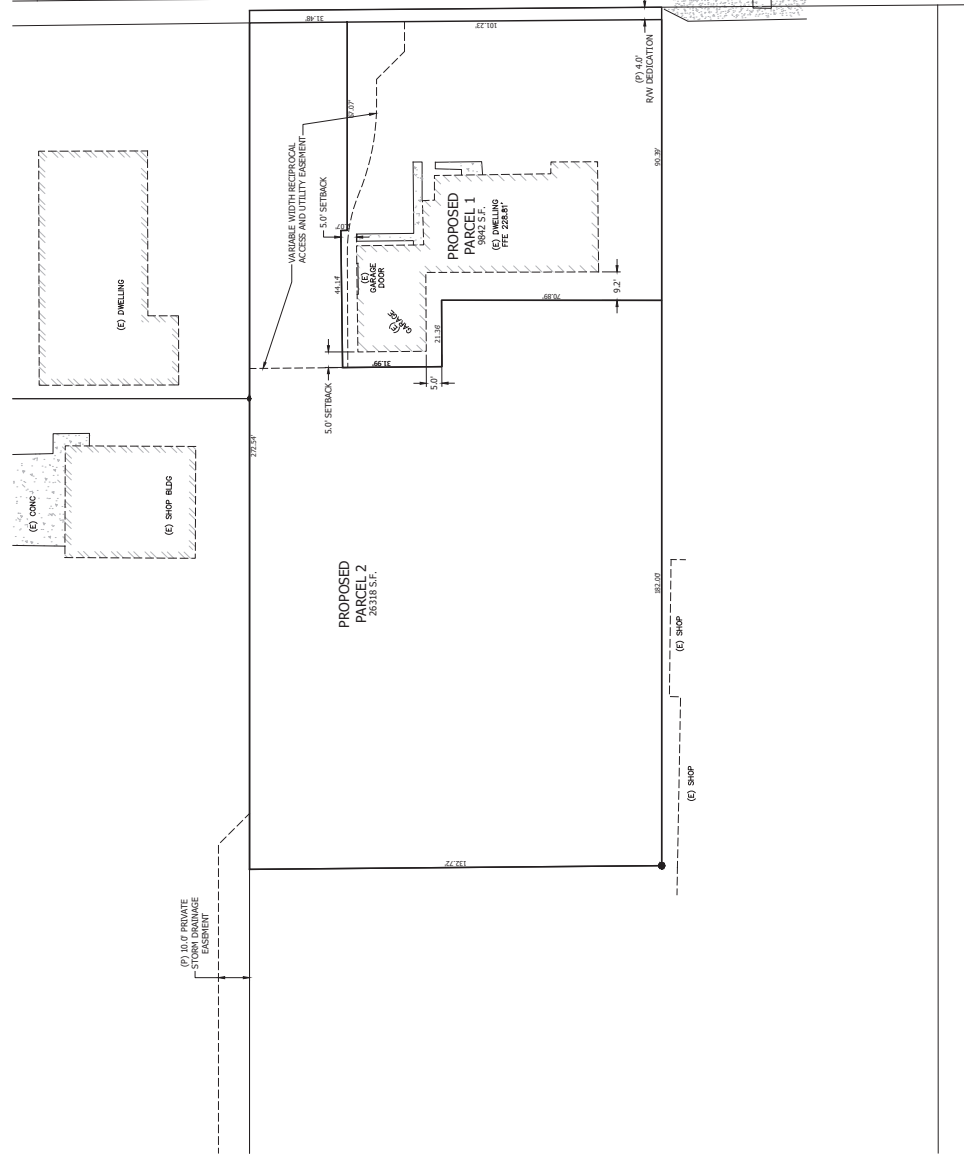
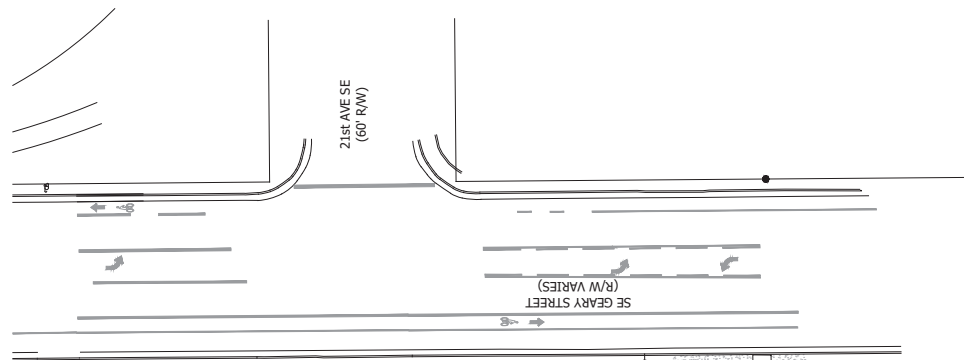
THIS PLAN SET IS FOR
 PERMITS ONLY AND IS NOT
 TO BE USED FOR
 CONSTRUCTION.

SCALE: SEE BARSCALE
 SHEET
C1.1



PROJECT AREA SUMMARY
 GROSS LAND AREA: 0.844 ACRES
 RIGHT-OF-WAY DEDICATION: 0.014 ACRES
 NET LAND AREA: 0.834 ACRES

DESIGN TEAM
CIVIL ENGINEER
 UDELL ENGINEERING AND LAND SURVEYING, LLC
 63 E. ASH STREET
 LEBANON, OREGON 97355
 (541) 451-5125
SURVEYOR
 UDELL ENGINEERING AND LAND SURVEYING, LLC
 63 E. ASH STREET
 LEBANON, OREGON 97355
 (541) 451-5125
LAND USE PLANNER
 UDELL ENGINEERING AND LAND SURVEYING, LLC
 63 E. ASH STREET
 LEBANON, OREGON 97355
 (541) 451-5125



PLAN REVISIONS	DATE
ISSUED FOR ALBANY COMPLETION REVIEW	APRIL 18, 2024



CLIENT:
 GLOBETTA BAY, LLC
 100 PERRY STREET, NW
 ALBANY, OREGON 97221
 (541) 928-9390

UDPELL ENGINEERING
 AND
 LAND SURVEYING, LLC
 63 EAST ASH ST.
 LEBANON, OREGON 97355
 (541) 451-5125 PH.
 (541) 451-1366 FAX

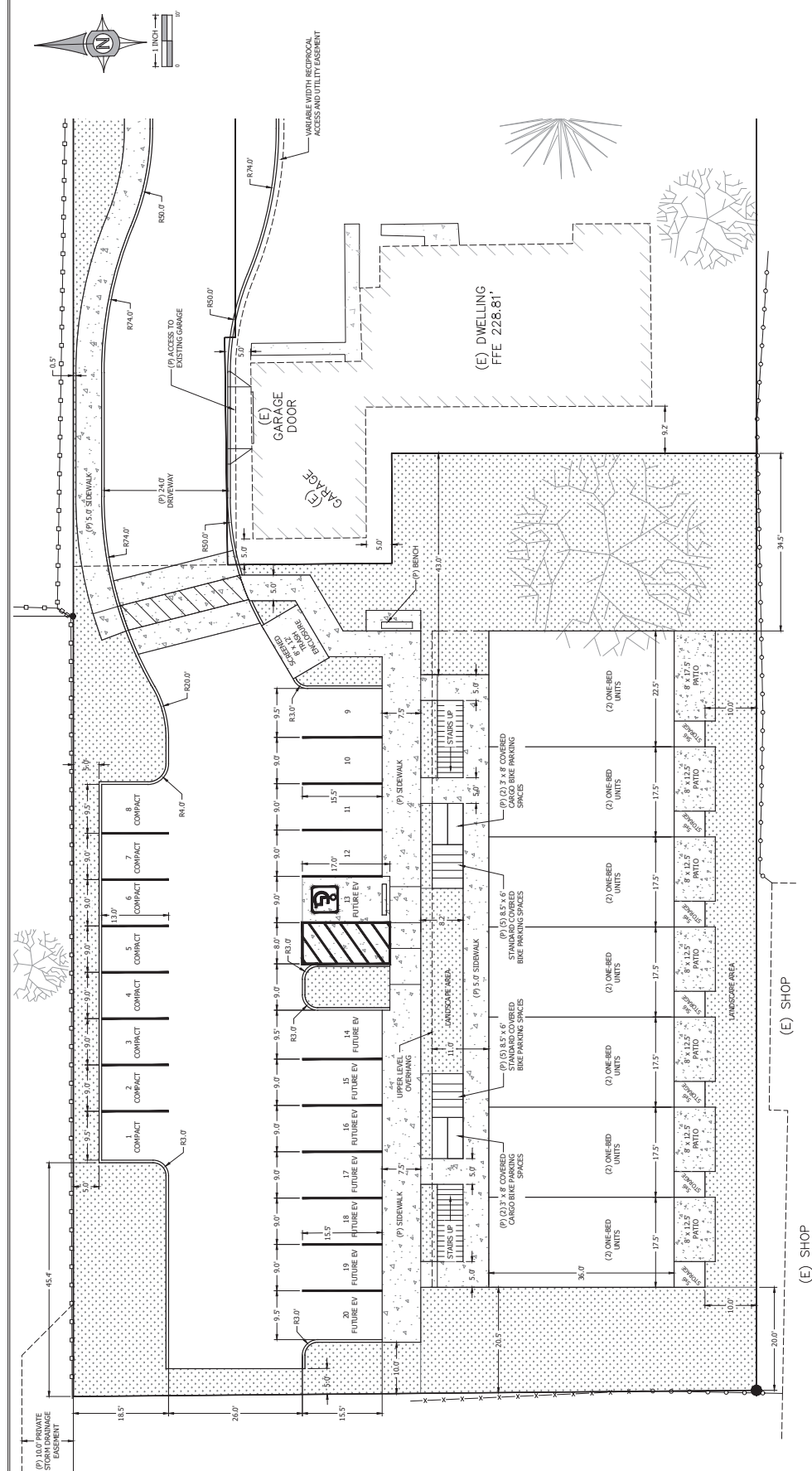
ENLARGED CIVIL SITE PLAN
 TENTATIVE PARTITION
 MAP 113-3W-8CC
 TAX LOT 900
 ALBANY, OREGON

DATE: FEBRUARY 27, 2024
 PROJECT: 23-269 LENAWAY GEARY STREET
 DRAWN BY: [REDACTED]
 REV. 10/24
 CHECKED BY: [REDACTED]

THIS PLAN SET IS FOR
 PERMITTING PURPOSES ONLY.
 NOT TO BE USED FOR
 CONSTRUCTION.

Sheet
C1.3
 SCALE: SEE BARSCALE

PLAN REVISIONS	DATE
ISSUED FOR ALBANY COMPLETION REVIEW	APRIL 18, 2024



VEHICLE PARKING SUMMARY

# UNITS	MAX. ALLOWED PARKING	PARKING PROVIDED	STANDARD
14	18	5	1.0 PER UNIT + 1.0 PER 4 UNITS
			30% ABOVE MAX. PARKING PER AOC (3.0/8.0)
TOTAL	23	20	

BICYCLE PARKING SUMMARY

# UNITS	STANDARD
14	1.0 PER UNIT

NOTE:
 ELECTRICAL CAPACITY IS PROVIDED IN THE SITE POWER FOR
 FUTURE EV CHARGING STATIONS FOR 8 PARKING STALLS.
 CONDUITS WILL BE INSTALLED FROM THE BUILDING POWER
 PANEL TO NEAR THE FUTURE EV CHARGING STATION LOCATIONS.