



COMMUNITY DEVELOPMENT

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

Notice of Decision

Tentative Replat

RL-05-22

November 4, 2022

Application Information

Proposal:	Adjust property line between two adjacent parcels
Review Body:	Planning Staff (Type I-L Review)
Property Owner/Applicant:	Sable Drive LLC, C/O Scott Lepman, 100 Ferry St NW, Albany, OR 97321
Surveyor:	Laura LaRoque; Udell Engineering & Surveying LLC 63 E Ash St., Lebanon, OR 97355
Address/Location:	410 & 420 First Ave SW, Albany, OR 97321
Map/Tax Lot:	Linn County Assessor's Map No. 11S-03W-06CC; Tax Lot 8100
Zoning:	Historic Downtown (HD) District

On November 4, 2022, the City of Albany Community Development Director granted **APPROVAL** 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). 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.

signature on file

Community Development Director

Appeal Deadline: November 14, 2022

Approval Expiration Date (if not appealed): November 4, 2025

Attachments: Information for the Applicant, Location Map, Tentative Replat

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.

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 replat process:**
 - 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 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 return one copy of the recorded final plat to the Albany Planning Division.

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.



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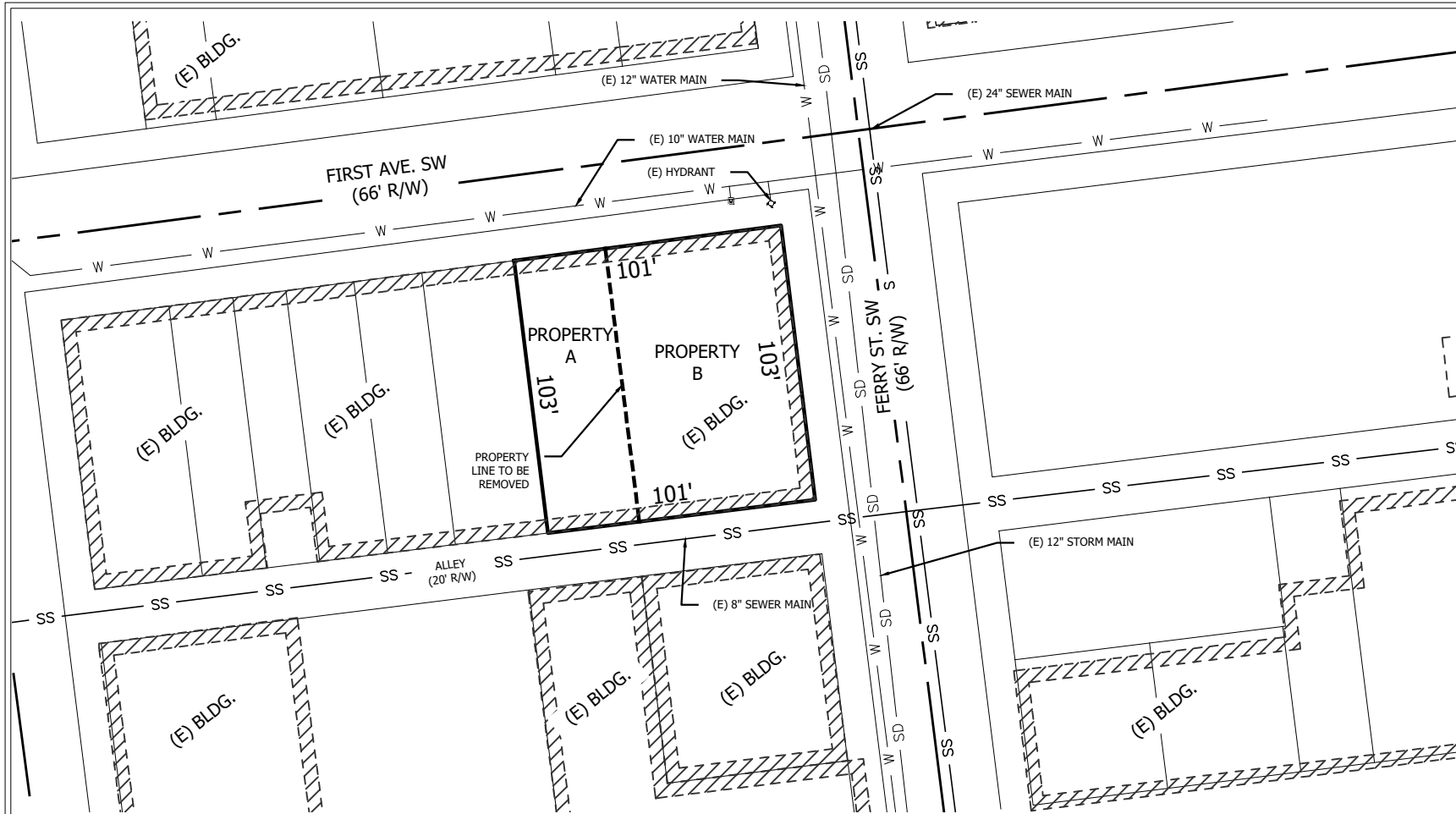


0 50 100 200 Feet

Date: 10/3/2022 Map Source: City of Albany

410 1st Avenue SW

Location Map



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

TENTATIVE REPLAT

SABLE DRIVE LLC
100 FERRY STREET NW
ALBANY, OREGON 97321

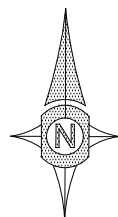
Date: 8/30/22
Project: LEPMAN REPLAT
22-033
Drawn by: LLL
Checked by: LLL

PROPERTY INFORMATION

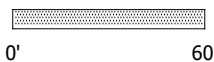
ADDRESSES: 406, 410, 420 1ST AVENUE SW
110 & 120 FERRY STREET SW
ZONING: HISTORIC DOWNTOWN (HD)
LAND USE: COMMERCIAL
ZONING: SABLE DRIVE LLC
ASSESSORS MAP: 11S-03W-06CC
TAX LOT: 8100

PROPERTY A
ORIGINAL AREA: 0.08-AC
TRANSFER AREA B: +0.16-AC
PROPOSED AREA: 0.24-AC

PROPERTY B
ORIGINAL AREA: 0.16-AC
TRANSFER AREA B: -0.16-AC
PROPOSED AREA: 0.00-AC

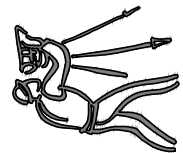


SCALE:



LEGEND

- | | | | |
|--|---------------------|------|--------------|
| | GRAVEL HATCH | R/W | RIGHT OF WAY |
| | PAVEMENT HATCH | AC | ACRES |
| | LOT LINE | BLDG | BUILDING |
| | EASEMENT LINE | (E) | EXISTING |
| | BUILDING OUTLINE | SF | SQUARE FEET |
| | OVERHEAD POWER LINE | TM | TAX MAP |
| | GAS LINE | | |
| | SEWER LINE | | |
| | WATER LINE | | |
| | STORM DRAIN LINE | | |



SHEET 1
of 1

SCALE: AS NOTED