



COMMUNITY DEVELOPMENT

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

Notice of Filing

Tentative Partition Plat

PA-07-24

June 24, 2024

The City of Albany Planning Division has received the following APPLICATION. The deadline for submission of written comments is 5:00 p.m. on **July 8, 2024**.

Application Information

Proposal:	Tentative Partition Plat to divide one parcel into two parcels.
Property Owner/Applicant:	Ivan Gilder; 2930 Gibson Hill Road NW, Albany, OR 97321
Representative:	Laura LaRoque, Udell Engineering & Land Surveying, LLC, 63 E. Ash Street, Lebanon, OR 97355
Address/Location:	2930 Gibson Hill Road, Albany, OR 97321
Map/Tax Lot:	Benton County Assessor: 10S-04W-35DA Tax Lot 500
Zoning:	RS-10 (Residential Single-Dwelling Unit District)
Overlay Districts:	None

The City of Albany has received the partition application referenced above. We are mailing notice of the application to property owners within 300 feet of the proposed development. We invite your written comments on this application to be considered when staff decide on this application. This application is subject to the Type I-L procedure identified in Section 1.100(2) of the Albany Development Code (ADC). Type I-L decisions are made by the Community Development Director after the notice period. Written comments must relate to the approval standards listed below. Issues which may provide the basis for an appeal to the Planning Commission must be raised in writing and with sufficient detail to allow the City to respond to the issue. The deadline for submission of written comments is 5:00 p.m. on **July 8, 2024**, 14 days from the date the City mails the notice of filing.

All application materials are available for review at the Planning Division, and copies can be obtained for a minimal charge. Should you wish to discuss this case with a planner, please contact **Liz Olmstead, project planner**, at 541-917-7640 or liz.olmstead@albanyoregon.gov. Submit any written comments to the Planning Division; PO Box 490, Albany, OR 97321. Any person submitting written comments will receive a copy of the notice of decision.

Approval Standards for This Request

Tentative Plat Review, Section 11.180 of the Albany Development Code (Code) includes the following review criteria that must be met for this application to be approved.

1. The proposal meets the development standards of the underlying zoning district, and applicable lot and block standards of this Article.

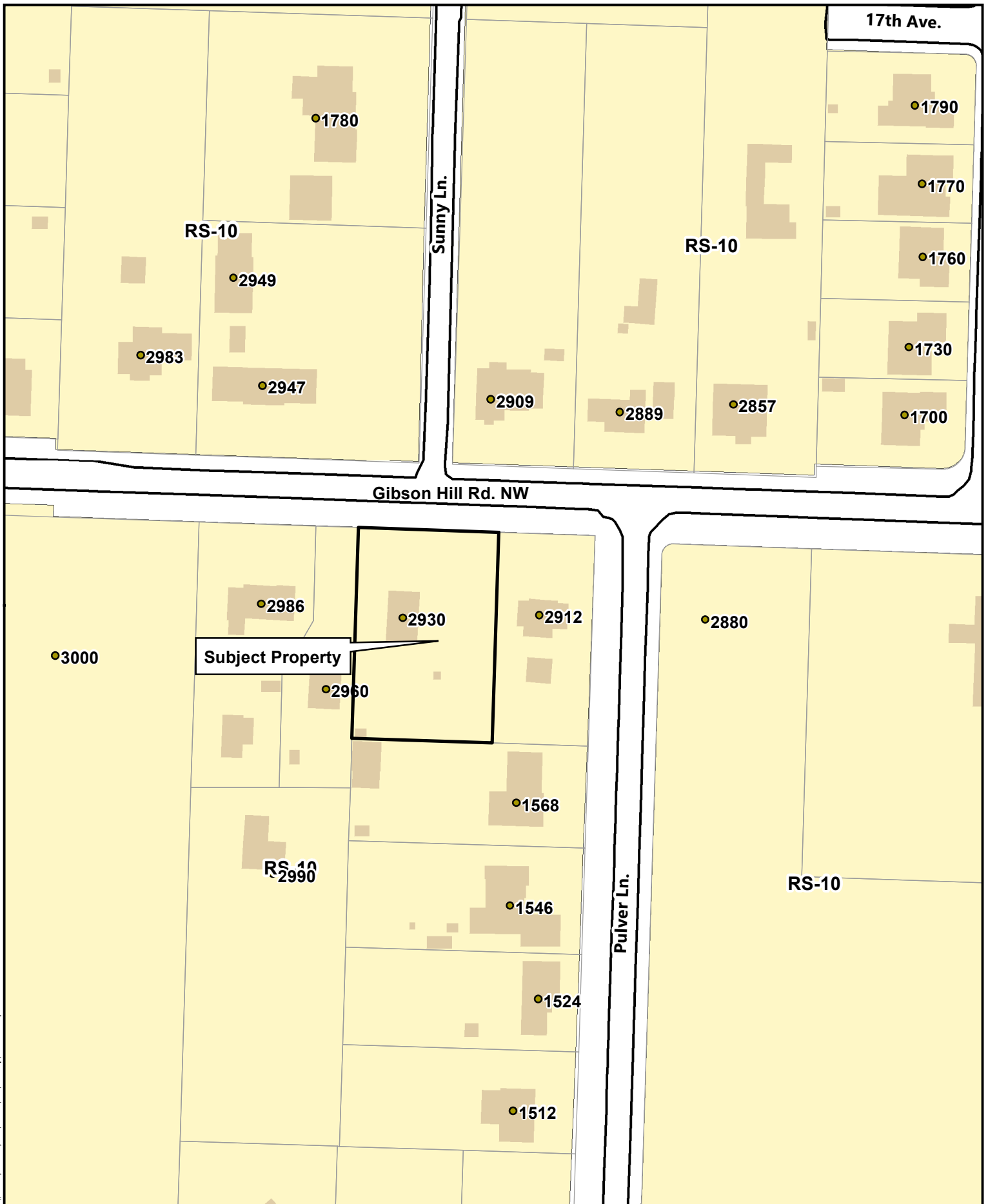
albanyoregon.gov/cd



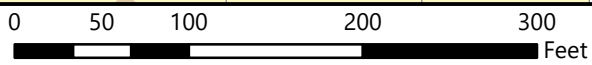
2. Development of any remainder of property under the same ownership can be accomplished in accordance with this Code.
3. Adjoining land can be developed or is provided access that will allow its development in accordance with this Code.
4. The Public Works Director has determined that transportation improvements are available to serve the proposed subdivision or partition in accordance with Article 12 or will be made available at the time of development.
5. The Public Works Director has determined that public facilities and utilities are available to serve the proposed subdivision or partition in accordance with Article 12 or will be made available at the time of development.
6. Activities and developments within special purpose districts must comply with the regulations described in Articles 4 (Airport Approach), 6 (Natural Resources), and 7 (Historic), as applicable.

Additional review standards for this application are found in ADC Articles 1, 2, 3, 8, 9, 11 & 12.

Attachments: Location Map; Applicant's Partition Site Plan



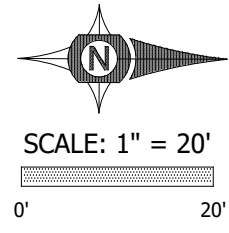
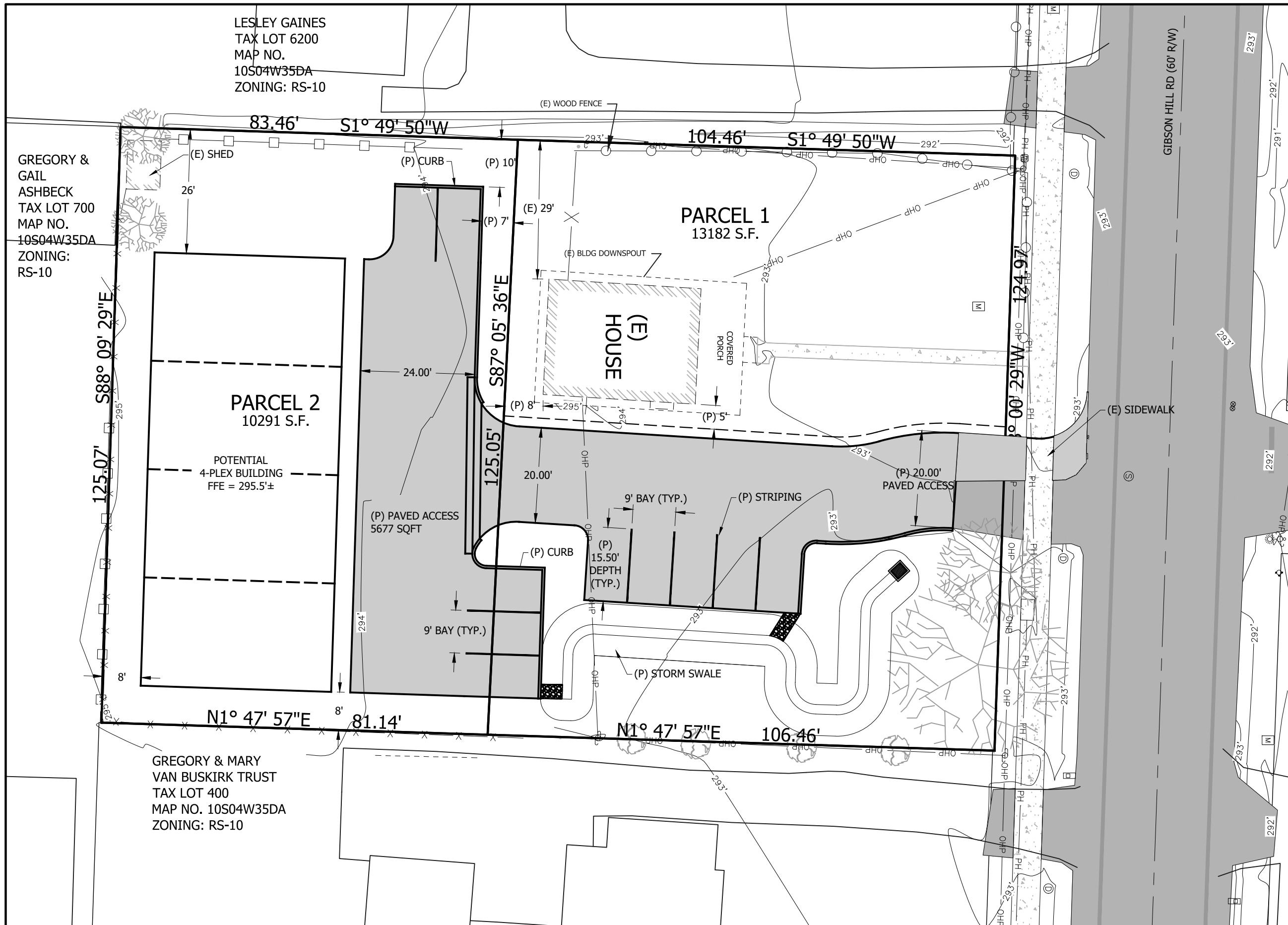
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2930 Gibson Hill Rd NW

Date: 5/17/2024 Map Source: City of Albany

Location / Zoning Map



CLIENT:
IVAN GILDER
2930 Gibson Hill Road
Albany, Oregon 97321
541-740-9931

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

PRELIMINARY SITE PLAN
TENTATIVE LAND DIVISION
2930 GIBSON HILL ROAD
ALBANY, OREGON

date MAY 8, 2024
project 24-004 GILDER
drawn by CIB
checked by ISV

THIS DRAWING IS FOR
PLANNING PURPOSES ONLY.
NOT FOR CONSTRUCTION.

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SCALE: SEE BARSCALE