



## 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-09-24

November 15, 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 **November 29, 2024**.

### Application Information

Proposal:	Tentative Partition Plat to divide one parcel into two parcels.
Property Owner/Applicant:	Farmworker Housing Development Corp.; 1274 Fifth Street Suite 1-A, Woodburn, OR 97071
Representative:	Laura LaRoque; Udell Engineering & Land Surveying, LLC; 63 E. Ash Street, Lebanon, OR 97355
Address/Location:	4400 Spicer Drive SE
Map/Tax Lot:	Linn County Assessor: 11S-03W-09D Tax Lot 900
Zoning:	RM (Residential Medium Density)
Overlay Districts:	Airport Approach

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 **November 29, 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 **Jennifer Cepello, project planner**, at 541-917-7561 or [jennifer.cepello@albanyoregon.gov](mailto:jennifer.cepello@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.

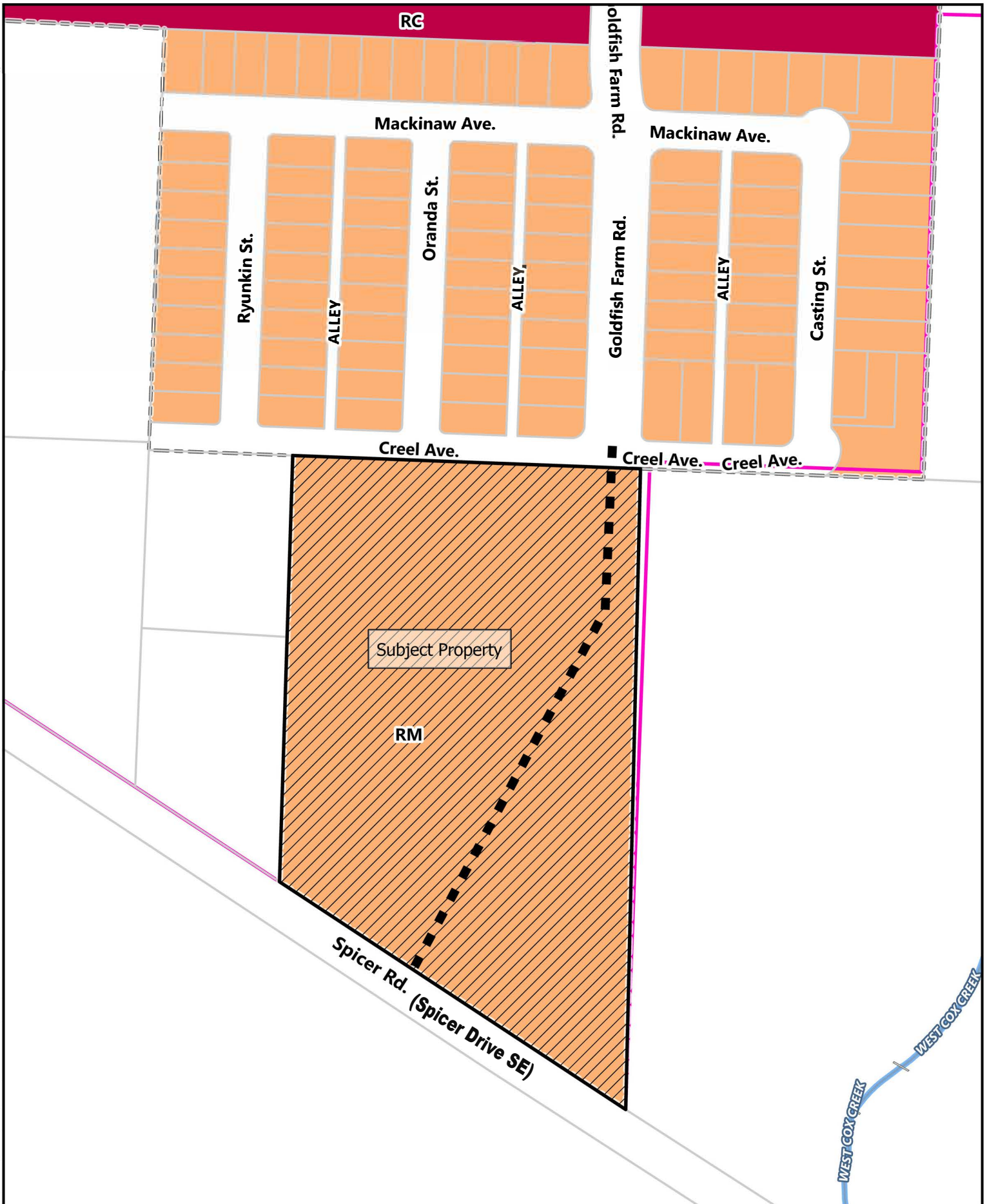
[albanyoregon.gov/cd](http://albanyoregon.gov/cd)



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, 4, 6, 11 & 12.

Attachments: Location Map; Applicant's Tentative Partition Plat

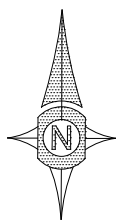
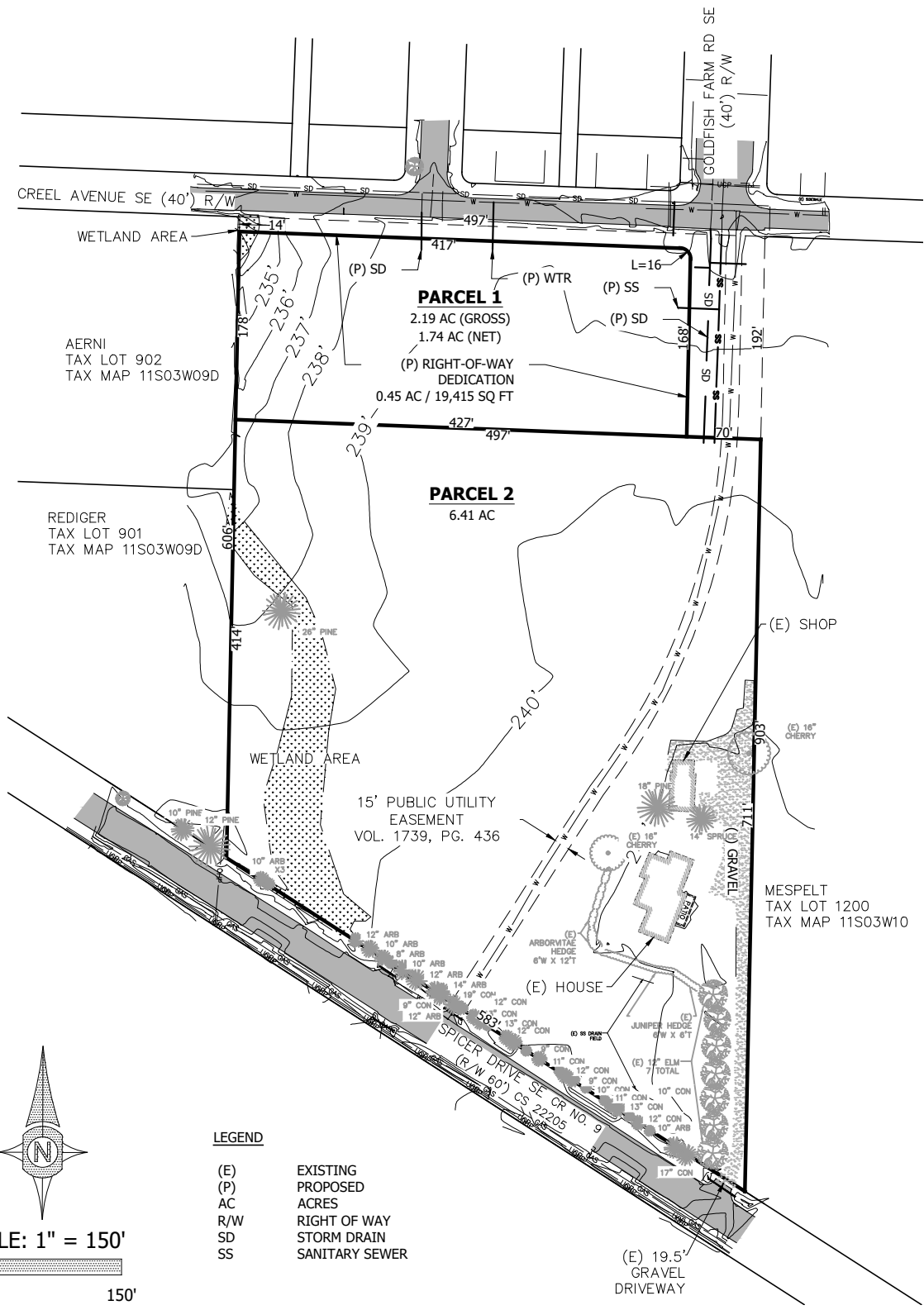


0 50 100 200 Feet

(4400 Spicer Drive SE) **4400 Spicer Road**

Date: 10/30/2024 Map Source:

Location Map



SCALE: 1" = 150'



**LEGEND**

- (E) EXISTING
- (P) PROPOSED
- AC ACRES
- R/W RIGHT OF WAY
- SD STORM DRAIN
- SS SANITARY SEWER

SHEET 1  
of 1



10-02-2024  
24-074  
FARMWORKER PP  
Drawn: KWD  
Checked:

TENTATIVE PARTITION MAP  
FARMWORKER HOUSING  
DEVELOPMENT SERVICES  
4400 SPICER RD  
ALBANY, OR 97321

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