



## COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | PLANNING & Building 541-917-7550

# Notice of Filing

## Tentative Replat

RL-03-24

June 5, 2024

The Planning Division has received the following APPLICATION. Please provide any comments you may have on this project to **Alyssa Schrems** at **541-791-0176** or [alyssa.schrems@albanyoregon.gov](mailto:alyssa.schrems@albanyoregon.gov). The deadline for submission of written comments is 5:00 p.m. on **June 20, 2024**.

### APPLICATION INFORMATION

Proposal:	Replat to combine two existing lots into one at 606 & 616 6th Avenue SE
Review Body:	Staff (Type I-L review)
Applicant/Property Owner:	Cory Bontrager; 810 NW Scenic Wood Place, Albany, OR 97321
Applicant's Representative:	Jason Cota; K & D Engineering Inc, 276 NW Hickory Street, Albany, OR 97321
Address/Location	606 & 616 6th Avenue SE
Map/Tax Lot:	Linn County Assessor's Map No. 11S-03W-07AB Tax Lots 05500 & 05600
Zoning:	Hackleman Monteith (HM)

The City of Albany has received the application referenced above. We are mailing notice of the application to property owners within 100 feet of the development. We invite your written comments on this application to be considered when staff decides on this application. Comments must relate to the approval standards listed below. Issues which may provide the basis for an appeal to the Planning Commission or Hearings Board must be raised in writing and with sufficient detail to allow the City to respond. The deadline for submission of written comments is 5:00 p.m. on June 20, 2024, 14 days from the date the City mails the Notice of Filing.

A location map and tentative plat are attached to this notice. All application materials are available 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 **Alyssa Schrems, project planner**, at **541-791-0176** or [alyssa.schrems@albanyoregon.gov](mailto:alyssa.schrems@albanyoregon.gov). Submit written comments to the Planning Division; PO Box 490, Albany, OR 97321 by June 20, 2024, by 5:00 pm. Any person submitting written comments will receive a copy of the Notice of Decision.

### APPROVAL STANDARDS FOR THIS APPLICATION

#### *Tentative Replat (ADC 11.180)*

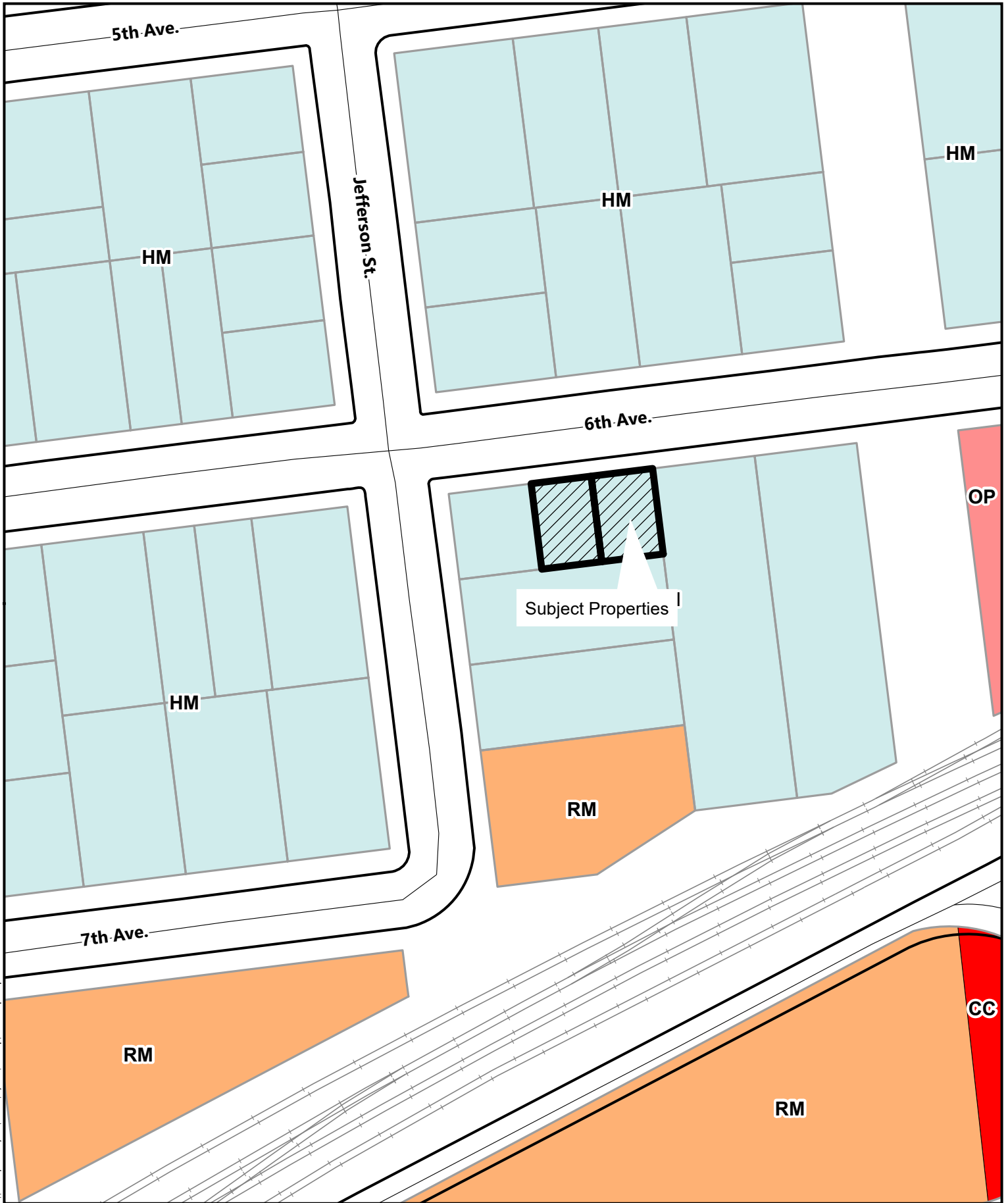
Section 11.180 of the Albany Development Code (ADC or Code) includes the following review criteria that must be met for this application to be approved.

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

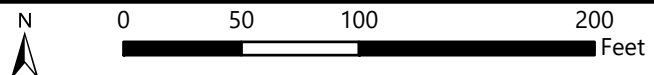
2. Development of any remainder of property under the same ownership can be accomplished in accordance with this Code.
3. Adjoining land can be developed or is provided access that will allow its development in accordance with this Code.
4. The Public Works Director has determined that transportation 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, 11, 12, and 22.

**Attachments:** Location Map, Tentative Plat



\\con.cityofalbany.net\home\analysis\desktop\Notice Map Template.mxd



**606 & 616 6th Ave SE**

Date: 5/13/2024 Map Source: City of Albany

Location Map

