



COMMUNITY DEVELOPMENT

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

Staff Report

Tentative Subdivision Plat

SD-03-24

September 12, 2024

Summary

The proposal is to subdivide 1.07 acres of land into 12 lots for future residential development and associated site improvements. The site is located southwest of the intersection of 22nd Avenue SE and SE Edgemont Street on Linn County Assessor's Map No. 11S-03W-17A; Tax Lot 230. The land use application includes a Tentative Subdivision Plat Review. A location map is included as Attachment A and the proposed Tentative Plat is shown on Attachment B.

The following review criteria are applicable for this project: Tentative Plat Review under Albany Development Code (ADC) 11.180. These criteria are addressed in this report and must be satisfied to grant approval of this application.

Application Information

Type of Application:	Land Division (Tentative Subdivision Plat) for a 12-lot subdivision.
Review Body:	Staff Review (Type I-L)
Property Owner/Applicant:	Sona Athwal; 6732 Seven Mile Lane SE, Albany, OR 97321
Applicant's Agent:	Laura LaRoque, Udell Engineering and Land Surveying, LLC; 63 E Ash Street, Lebanon, OR 97355
Address/Location:	Address unassigned; Southwest of the intersection of 22nd Avenue SE & SE Edgemont Street
Map/Tax Lot:	Linn County Assessor's Map No. 11S-03W-17A; Tax Lot 230
Zoning:	RS-6.5 – Residential Single-Dwelling Unit
Overlay District:	None
Total Land Area:	1.07 acres
Prior Land Use Approvals:	None

Appeals

Any person who submitted written comments during a comment period or testified at the public hearing has standing to appeal the Type I-L staff decision to the Planning Commission by filing a Notice of Appeal and associated filing fee within 10 days from the date the City mails the Notice of Decision.

Neighborhood Meeting

As required by ADC Table 1.100-1 and 1.140, a neighborhood meeting for the proposal was held on May 9, 2024, at 12:00 p.m. at the Albany Public Library. Notice was mailed to the surrounding property owners and there were seven attendees including the applicant's representative, and one city staff member.

Notice Information

A Notice of Filing was mailed on August 8, 2024, to owners of property located within 300 feet of the subject property in accordance with ADC 1.220. At the end of the 14-day comment period on August 22, 2024, no comments were received.

Staff Analysis

The Albany Development Code (ADC) includes the following review criteria for land divisions, site plan review for tree felling, and minor variances, which must be met for these applications to be approved. Code criteria are written in *bold italics* and are followed by findings and conclusions.

Tentative Plat Review Criteria (ADC 11.180)

Tentative Plat Review Criteria. Approval of a tentative subdivision or partition plat will be granted if the review body finds that the applicant has met all of the following criteria which apply to the development:

Criterion (1)

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

Findings of Fact

- 1.1 Zoning. The applicant has applied for a Tentative Subdivision Plat Review to create a 12-lot residential subdivision. The subject property is located southwest of the intersection of 22nd Avenue SE and SE Edgemont Street on Linn County Assessor's Map No. 11S-03W-17A Tax Lot 230 and is a total of 1.07 acres in size. The property is currently zoned RS-6.5 (Residential Single-Dwelling Unit) zoning district.
- 1.2 Residential Single-Dwelling Unit (RS-6.5) is intended primarily for low-density urban residential development. The average minimum detached single-dwelling unit lot size is 6,500 square feet.
- 1.3 Lot Sizes. ADC Table 3.190-1 contains the minimum property size or land requirements by unit. The table states that a townhouse requires a minimum property size of 1,500 square feet, and a minimum property size of 6,500 square feet for a single dwelling unit, duplex or triplex. Fourplexes and cottage clusters are permitted on lots 7,000 square feet or larger. The proposed tentative plat shows 11 lots to be developed with townhouse units and one lot to be developed with a single-dwelling unit or duplex. The applicant proposes lots ranging in size from 1,713 square feet to 10,213 square feet. Because Lots 1 through 9, Lot 11 and Lot 12 do not contain enough lot area to be developed with a use other than a townhouse, the final plat map must include a statement that Lots 1 through 9, Lot 11 and Lot 12 will only be developed with townhomes or combined with an adjacent lot to a size of at least 6,500 square feet to allow for additional use types.
- 1.4 Development Standards for Townhomes – Maximum Density. In the RS-6.5 zoning district, the maximum density is 1,700 square feet per townhouse unit. Based on the lot area and number of townhouses proposed, the average townhouse lot is approximately 2,480 square feet, which is lower than the maximum density of 1,700 square feet per townhouse unit.

- 1.5 Development Standards for Townhomes – Number of Attached Dwelling Units. In the RS-6.5 zoning district, a townhouse project must contain at least two attached units and a maximum of four attached units per group. The applicant proposes at least two attached units and no more than four attached units per group.
- 1.6 Lot Width. The RS-6.5 zoning district has a minimum lot width of 20 feet for townhouses and 50 feet for all other uses. The lots specified for townhouse development are 20 feet or greater in width and the lot specified for a single-dwelling unit or duplex is 50 feet or greater in width.
- 1.7 Development Standards. No development is proposed with this application. At the time of building permit processing, setback, lot coverage, and height standards will be applied to ensure construction meets the applicable development standards of the underlying zoning district.
- 1.8 Lot and Block Standards. The lot and block standards under ADC 11.090 are addressed later in this report. The findings show the lot and block standards are met with conditions. Those findings and conclusions are included here by reference.

Conclusions

- 1.1 Based on the factors above, the proposal meets the applicable development standards of the underlying zoning district.
- 1.2 This criterion is met.

Condition

- Condition 1 The final plat map shall include a statement that Lots 1 through 9, and Lot 11 and Lots 12 will only be developed with townhomes or combined with an adjacent lot resulting in lot area of at least 6,500 square feet to allow for additional use types.

Criterion (2)

Development of any remainder of property under the same ownership can be accomplished in accordance with this Code.

Findings of Fact

- 2.1 The subject property is located on Linn County Assessor's Map No. 11S-03W-17A Tax Lot 230 and is owned in its entirety by Sona Athwal.
- 2.2 The subdivision does not create any remainder property.

Conclusions

- 2.1 All property included in this subdivision is under the same ownership, and there is no remainder of land to consider with this application.
- 2.2 This criterion is met.

Criterion (3)

Adjoining land can be developed or is provided access that will allow its development in accordance with this Code.

Findings of Fact

- 3.1 ADC 12.060 requires that development have frontage on or approved access to a public street currently open to traffic. This review criterion has been interpreted by the city council to require only that adjoining land either have access or be provided access to public streets. All proposed

lots will have frontage on and/or access to a proposed new public right-of-way extension of the public right-of-way to the north.

- 3.2 Property to the north: North of the subject property are residential lots approved under Albany Planning File No. SD-01-23 and SP-05-23. All lots under this approval have access to proposed right-of-way associated with the approved subdivision.
- 3.3 Property to the east: East of the subject property are existing single-dwelling units with frontage on and access to SE Edgemont Street. The proposed land division does not affect the future development of these lots.
- 3.4 Property to the south: South of the subject property is a lot developed with a single-dwelling unit with frontage on and access to Waverly Drive SE. The proposed land division does not affect future development of this lot.
- 3.5 Property to the west: West of the subject property are existing single-dwelling units with frontage on and access to Waverly Drive SE. The proposed land division does not affect the future development of these lots.

Conclusions

- 3.1 All adjoining properties have access to public streets through the existing transportation system, and the proposed subdivision plan will not remove that access.
- 3.2 As proposed, the new street will connect and provide access to adjacent land, thereby facilitating future development of the property.
- 3.3 This criterion is met.

Criterion (4)

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.

Findings of Fact

- 4.1 The proposed development is to create a 12-lot residential subdivision with 11 townhouse lots and one lot intended for development with either a single dwelling unit or duplex.
- 4.2 The development is located at the west end of 22nd Avenue SE and approximately 90 feet west of SE Edgemont Street, south of Linn County Assessor's Map No. 11S-03W-17A Tax Lot 229.
- 4.3 ADC 12.060 requires that all streets interior and abutting new development be improved to city standards.
- 4.4 Twenty-second Avenue is classified as a local street, dead ends at the site's east boundary, and is proposed to be extended through the site to its south boundary as Bain Court SE. Proposed improvements include curb, gutter, sidewalk, and a vehicle travel lane in both directions. The design of the street conforms to the local street design standards contained in ADC 12.122.
- 4.5 Based on ITE trip generation rates for single family attached housing, at full buildout the developments could generate 94 vehicle trips per day, with 8 of those trips occurring during the peak PM traffic hour.
- 4.6 ADC 12.060 requires that all streets interior and abutting new development be improved to city standards.
- 4.7 Albany's Transportation System Plan does not identify any congestion or safety issues occurring on the street system within or adjoining this site.

Conclusions

- 4.1 The development will create 12 lots. Eleven lots are intended for townhome development, and one

lot is intended for development with either a single dwelling unit or duplex.

- 4.2 Based on ITE trip generation rates when fully developed, the site is estimated to generate 94 new vehicle trips per day, eight of those occurring during the peak PM traffic hour.
- 4.3 Improvement of public streets within a new development is a requirement of ADC 12.060. The development plan for the site proposes extending Sona Street, hereafter referred to as Bain Court SE as a local street into the site and through to its south boundary. The proposed street design conforms to the local street design standards contained in ADC 12.122.

Conditions

- Condition 2 Prior to recordation of the final plat map, the applicant shall construct or financially assure the construction of Bain Court SE as shown on the approved tentative plat map.

Criterion (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.

Findings of Fact

Sanitary Sewer:

- 5.1 City utility maps show an eight-inch public sanitary sewer main in 22nd Avenue SE. The property is not connected to public sanitary sewer system.
- 5.2 ORS 92.090 states that no subdivision plat shall be approved unless sanitary sewer service from an approved sewage disposal system is available to the lot line of each and every lot depicted in the proposed subdivision plat.
- 5.3 AMC 10.01.010 (1) states that the objective of the Albany Municipal Code requirements pertaining to public sanitary sewers is to facilitate the orderly development and extension of the wastewater collection and treatment system, and to allow the use of fees and charges to recover the costs of construction, operation, maintenance, and administration of the wastewater collection and treatment system.
- 5.4 ADC 12.470 requires all new development to extend and/or connect to the public sanitary sewer system if the property is within 300 feet of a public sewer line.
- 5.5 ADC 12.490 states that sewer collection mains must be extended along the full length of a property's frontage(s) along the right(s)-of-way or to a point identified by the City Engineer as necessary to accommodate likely system expansion. ADC 12.510 requires main extensions through the interior of a property to be developed where the City Engineer determines that the extension is needed to provide access to the public system for current or future service to upstream properties. Extension of the sewer across the frontage and/or through the interior of a property makes the system available to adjacent properties. Then, when the adjoining property connects, that property owner must extend the sewer in a similar manner, making the sewer available to the next properties. In this way, each property owner shares proportionately in the cost of extending sewer mains.
- 5.6 The minimum size of the public sanitary sewer main to be installed must be eight inches in diameter where a larger size is not needed to provide an adequate system, conform with the size of existing mains, meet future needs, or conform to the size specified by the utility's sewer system facility plan (AMC 10.01.110 (2)(a)).

- 5.7 All sewer mains intended to serve multiple properties must be public and installed in public rights-of-way or public utility easements. The normal routing for the sewer main extension shall be in a dedicated street right-of-way (AMC 10.01.110 (2)(b)).
- 5.8 All public sanitary sewer mains must be installed in accordance with the City's Standard Construction Specifications. If being constructed under a private contract, the developer must obtain a Permit for Private Construction of Public Improvements through the City's Engineering Division.
- 5.9 The applicant's preliminary utility plan shows the extension of an eight-inch sanitary sewer main in Bain Court SE to serve the subdivision from Singh Estates Phase 1. Before any work is done on or around a public sanitary sewer main the applicant must obtain a Site Improvement Permit from the Public Works Department.

Water:

- 5.10 City utility maps show an eight-inch public water main in 22nd Avenue. The property is currently not connected to the public water system.
- 5.11 ORS 92.090 states that no subdivision plat shall be approved unless water service from an approved water supply system is available to the lot line of each and every lot depicted in the proposed subdivision plat.
- 5.12 ADC 12.410 requires all new development to extend and/or connect to the public water system if the property is within 150 feet of an adequate public main.
- 5.13 AMC 11.01.120 (2)(e) states that all required public water main extensions must extend to the furthest property line(s) of the development or parcel. Main extensions may be required through the interior of a property to be developed where the City Engineer determines that the extension is needed to provide current or future looping of water mains, or to provide current or future service to adjacent properties. When the owner of a property is required to connect to the public water system, the water main must be extended across the property's entire frontage and/or through the interior of the property. Extension of the water across the property's frontage and through the interior of the property makes the system available to adjacent properties. Then, when the adjoining property connects, that property owner must extend the water mains in a similar manner, making the water available to the next properties. In this way, each property owner shares proportionately in the cost of extending water mains.
- 5.14 AMC 11.01.120 (2)(c) states that the City shall have the sole right to determine size, location, and type of facility to be constructed. All engineering of public water facilities shall be based on both domestic and fire protection design criteria, and in accordance with the City's water facility plan. All public water system improvements to be built under a private contract require that the developer obtain a Permit for Private Construction of Public Improvements.
- 5.15 AMC 11.01.120 (2)(h) states that all public main extensions must include fire hydrants and other appurtenances in a manner consistent with the recommendations of the water system facility plan, the Standard Construction Specifications, and/or the fire marshal.
- 5.16 AMC 11.01.120(2)(b) states that all public water system improvements must be installed in public rights-of-way or public utility easements. The normal location for the public water main extensions will be in a dedicated street right-of-way.
- 5.17 The applicant's preliminary utility plan shows the extension of an eight-inch water main in Bain Court SE to serve the subdivision from proposed Singh Estates Phase 1. Before any work is done on or around a public water main the applicant must obtain a Site Improvement Permit from the Public Works Department.

Stormwater Drainage:

- 5.18 City utility maps show a 60-inch public storm drainage main in 22nd Avenue SE.
- 5.19 Twenty-second Avenue SE is improved to city standards with curb, gutter along the subject property frontage.
- 5.20 It is the property owner's responsibility to ensure that any proposed grading, fill, excavation, or other site work does not negatively impact drainage patterns to, or from, adjacent properties. In some situations, the applicant may propose private drainage systems to address potential negative impacts to surrounding properties. Private drainage systems that include piping will require the applicant to obtain a plumbing permit from the Building Division prior to construction. In addition, any proposed drainage systems must be shown on the construction drawings. The type of private drainage system, as well as the location and method of connection to the public system must be reviewed and approved by the City of Albany's Engineering Division.
- 5.21 ADC 12.530 states that a development will be approved only where adequate provisions for storm and flood water run-off have been made, as determined by the City Engineer.
- 5.22 ADC 12.550 states that any public drainage facility proposed for a development must be designed large enough to accommodate the maximum potential run-off from its entire upstream drainage area, whether inside or outside of the development, as specified in the City's storm drainage facility plan or separate storm drainage studies.
- 5.23 ADC 12.580 states that all new development within the City must, where appropriate, provide for the extension of existing storm sewer lines or drainageways serving surrounding areas. Extensions may be required along all frontages and/or through the interior of a property to be developed where the City Engineer determines that the extension is needed to provide service to upstream properties.
- 5.24 AMC 12.45.030 requires that a post-construction stormwater quality permit shall be obtained for all new development and/or redevelopment projects that creates or replaces 5,000 square feet or more of impervious surface area, including all phases of the development.
- 5.25 The applicant has submitted a preliminary drainage plan shows the installation of stormwater quality and detention facilities. The proposed drainage plan will connect to proposed Singh Estates Phase 1 storm drainage main. Final design details for these storm drainage facilities will be reviewed in conjunction with the subdivision. Before any work is done on or around a public storm drainage main the applicant must obtain a Site Improvement Permit from the Public Works Department.

Private Franchise Utilities:

- 5.26 ADC 12.390 states except as exempted in Section 12.400, all utility lines, cables, or wires (including but not limited to those used for electricity, communication, street lighting, and cable television) constructed upon, adjacent to, or within land subdivided or prepared for development after the effective date of this Code, must be placed underground. The intent of the City is that no poles, towers, or other structures associated with utility facilities shall be permitted on any street or lot within such a subdivision or development.

Fire Safety:

- 5.27 The Albany Fire Department has reviewed the proposed subdivision for conformance with the 2022 Oregon Fire Code (OFC), and their comments are included as Attachment C. Fire safety requirements include street naming conventions, the provision of adequate water supply and capacity, and emergency accesses to and within the subdivision, including turnarounds, parking restrictions, and easements. The applicant must show compliance with fire safety standards prior to final plat approval of the development.

Conclusions

- 5.1 The applicant must extend public sanitary sewer facilities into the site from 22nd Avenue SE to serve each of the proposed lots and provide a connection to the property to the south for future development.
- 5.2 The applicant must extend public water facilities into the site from 22nd Avenue SE to serve each of the proposed lots and provide a connection to the property to the south for future development.
- 5.3 Connection charges will be due for existing public water improvements in 22nd Avenue SE. These connection charges must be paid before the City will approve the final plat.
- 5.4 The applicant must provide detention and stormwater quality facilities for the proposed development.
- 5.5 The applicant has submitted preliminary utility plans for the proposed development. While these plans appear to be generally acceptable, final design and construction details will be reviewed as part of the required permits.
- 5.6 The applicant must place all utility lines, cables or wires (including but not limited to those used for electricity, communication, street lighting, and cable television) underground, upon, adjacent to, or within land in the subject subdivision.

Conditions

- Condition 3 Before the City will approve the final subdivision plat, the applicant must construct public sanitary sewer facilities to provide service to each of the proposed lots in the subdivision and provide for future extension to the property to the south.
- Condition 4 Before the City will approve the final subdivision plat, the applicant must construct public water facilities to provide service to each of the proposed lots in the subdivision and provide for future extension to the property to the south.
- Condition 5 Before the City will approve the final subdivision plat, the applicant must obtain a stormwater quality permit and construct stormwater detention and stormwater quality facilities generally as detailed in the applicant's storm drainage report. However, final design details for these facilities will be reviewed and approved by the City as part of the stormwater quality permit and SI permit.
- Condition 6 Before the City will approve the final subdivision plat, the applicant must place all utility lines, cables, or wires underground upon, adjacent to, or within the land in the subject subdivision.
- Condition 7 Prior to the approval of the Final Plat, the applicant must show compliance with the requirements from the Albany Fire Department (Attachment C).

NOTE: *All required permits must be obtained through the Public Works Department before beginning work on any of the aforementioned improvements. Final design and construction details will be reviewed as part of the required permits. Reference is hereby made to the comments provided by the Public Works Department, Engineering Division.*

Criterion (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.

Findings of Fact

- 6.1 Article 4 Airport Approach Overlay District: Figure 4-1 of ADC Article 4 shows that the subject property is located in the Airport Approach District. This district is comprised of several imaginary surfaces above which aircraft are allowed to operate. The subject property is under the outermost

surface called the Conical Surface. No development is proposed with this land division. Maximum height will be reviewed at the time of development.

- 6.2 Article 6 Floodplain Overlay District: According to the FEMA Flood Insurance Rate Map, Community Panel No. 41043C0527G, dated September 29, 2010, the subject property is located in Zone X, Area of Minimal Flooding and is outside of the Special Flood Hazard Area (aka 100-year floodplain).
- 6.3 Article 6 Hillside Development Overlay District: According to Chapter 11, Plate 7 of the Comprehensive Plan, the subject property is not located in the Hillside Development District.
- 6.4 Article 6 Riparian Corridor Overlay District: The subject property is not located within the Riparian Corridor Overlay District.
- 6.5 Article 6 Significant Wetlands Overlay District: The subject property is not located within the Significant Wetlands Overlay District.
- 6.6 Article 6 Habitat Assessment Overlay District: The subject property is not located within the Habitat Assessment Overlay District.
- 6.7 Article 7 Historic Overlay District: According to Chapter 11, Plate 9 of the Comprehensive Plan The subject property is not located within the Historic Overlay District. There are no known archaeological sites on the property.

Conclusions

- 6.1 The proposed development is located within the Airport Approach Overlay District. No development is proposed with this land division and maximum height of buildings will be reviewed at time of development.
- 6.2 According to the FEMA Flood Insurance Rate Map, the proposed development is not located within the Floodplain Overlay District.
- 6.3 The proposed development is not located within the Hillside Development Overlay District.
- 6.4 The proposed development is not located within the Riparian Corridor Overlay District.
- 6.5 The subject property does not contain any inventoried wetlands.
- 6.6 The proposed development is not located in a Habitat Assessment Overlay District.
- 6.7 The proposed development is not located in a Historic Overlay District.
- 6.8 This criterion is met.

Lot and Block Arrangements Review Criteria (ADC 11.090)

In any land division for single-family residential or middle housing development, lots and blocks shall conform to the following standards in this Article and other applicable provisions of this Code:

Criterion (1)

Lot arrangement must be such that there will be no foreseeable difficulties, for reason of topography or other condition, in securing building permits to build on all lots in compliance with the requirements of this Code with the exception of lots designated Open Space.

Findings of Fact

- 1.1 The applicant submitted findings stating: “the proposed parcels meet the minimum requirements for the underlying zone. The size and dimensions of the proposed lots will allow for setbacks to be met

while providing an adequate building envelope. Therefore, there will be no foreseeable difficulties in obtaining building permit for the lots withing the proposed subdivision.”

- 1.2 The proposed 12-lot subdivision, as submitted in the application, complies with the minimum dimensional and lot area standards of the underlying RS-6.5 zoning district.
- 1.3 The subject property is not located in an area with steep slopes. The proposed subdivision has been designed to accommodate the existing topography ensuring building permits may be issued for each lot.

Conclusion

- 1.1 This criterion is met.

Criterion (2)

Lot dimensions must comply with the minimum standards of this Code. When lots are more than double the minimum area designated by the zoning district, those lots must be arranged so as to allow further subdivision and the opening of future streets where it would be necessary to serve potential lots. An urban conversion plan may be required in conjunction with submittal of tentative subdivision or partition plat.

Findings of Fact

- 2.1 The proposed development will create new lots intended for construction of future residential dwelling units. The subject property is zoned Residential Single-Dwelling Unit District (RS-6.5) which permits primarily low-density urban residential development per ADC 3.020(3).
- 2.2 No lot is proposed at double the minimum area designated for the RS-6.5 zone (6,500 square feet).

Conclusion

- 2.1 This criterion is met.

Criterion (3)

Double frontage lots shall be avoided except when necessary to provide separation of residential developments from streets of collector and arterial street status or to overcome specific disadvantages of topography and/or orientation. When driveway access from arterials is necessary for several adjoining lots, those lots must be served by a combined access driveway in order to limit possible traffic hazards on such streets. The driveway shall be designed and arranged so as to avoid requiring vehicles to back into traffic on arterials. An access control strip shall be placed along all lots abutting arterial streets requiring access onto the lesser class street where possible.

Findings of Fact

- 3.1 None of the proposed lots are double frontage lots.

Conclusion

- 3.1 This criterion is met.

Criterion (4)

Side yards of a lot shall run at right angles to the street the property faces, except that on a curved street the side property line shall be radial to the curve.

Findings of Fact

4.1 As shown on the Tentative Plat, lot lines run at right angles to the streets, or radial to the curved portions of the streets.

Conclusion

4.1 This criterion is met.

Criterion (5)

The average block length shall not exceed 600 feet. Block length is defined as the distance along a street between the centerline of two intersecting through streets (Figure 11.090-1). The City may grant an exception to the average block length standard based on one or more of the conditions in subsections (a) through (c) below.

- (a) *Physical conditions preclude an average block length of 600 feet or less. Such conditions may include steep slopes or the existence of physical features, including, but not limited to: wetlands, riparian corridors, mature tree groves, or a resource under protection by State or Federal law.*
- (b) *Existing transportation or utility facilities, buildings, or other existing development on adjacent lands, including previously subdivided but vacant lots or parcels, physically preclude an average block length of 600 feet or less, considering the potential for redevelopment.*
- (c) *An existing public street or streets terminating at the boundary of the development site have a block length exceeding 600 feet or are situated such that the extension of the street(s) into the development site would create a block length exceeding 600 feet. In such cases, the average block length shall be as close to 600 feet as practicable.*

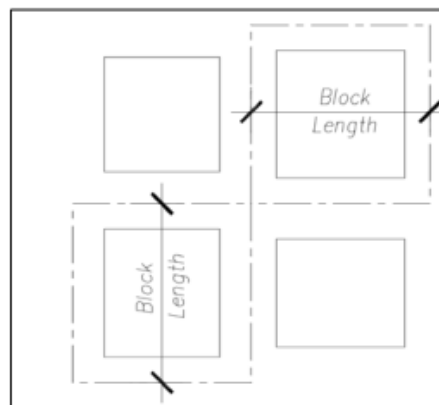


FIGURE 11.090-1. Block Length

Findings of Fact

5.1 The Tentative Plat does not create any blocks.

Conclusion

5.1 This criterion is met.

Criterion (6)

Off-street pedestrian pathways shall be connected to the street network and used to provide pedestrian and bicycle access in situations where a public street connection is not feasible.

Findings of Fact

- 6.1 All lots will have direct access to a public street and no off-street pedestrian pathways are proposed or required.

Conclusion

- 6.1 This criterion is not applicable.

Criterion (7)

With the exception of townhouse development, the minimum frontage of a lot on a cul-de-sac shall be 22 feet as measured perpendicular to the radius.

Findings of Fact

- 7.1 The application does not involve the creation of a cul-de-sac.

Conclusion

- 7.1 This criterion is not applicable.

Criterion (8)

Flag lots are allowed only when the City Engineer has determined that the dedication and improvement of a public street is not feasible or not practical. The minimum width for a flag is 22 feet, except when access is shared by an access and maintenance agreement in which case each lot shall have a minimum width of 12 feet and a combined minimum of 24 feet.

Findings of Fact

- 8.1 The applicant proposes one flag lot with a minimum width of 24 feet.

Conclusion

- 8.1 This criterion is met.

Criterion (9)

At all street intersections, an arc along the property lines shall be established so that construction of the street at maximum allowable width, centered in the right-of-way, shall require not less than a twenty-foot radius of the curb line.

Findings of Fact

- 9.1 The arcs along the property lines at all street intersections will be established so that a minimum 20-foot radius of the curb line can be constructed.

Conclusion

- 9.1 The extension of the proposed public right-of-way will not create a street intersection. This criterion is met.

Overall Conclusion

As proposed and conditioned, the application under planning files SD-03-23 for a Tentative Plat Review to develop a 12-lot subdivision satisfies all applicable review criteria as outlined in this report.

Overall Conditions

Condition 1 The final plat map shall include a statement that Lots 1 through 9, and Lot 11 and Lot 12 will only be developed with townhomes or combined with an adjacent lot resulting in lot area of at least 6,500 square feet to allow for additional use types.

Transportation:

Condition 2 Prior to recordation of the final plat map, the applicant shall construct or financially assure the construction of Bain Court SE as shown on the approved tentative plat map.

Utilities:

Condition 3 Before the City will approve the final subdivision plat, the applicant must construct public sanitary sewer facilities to provide service to each of the proposed lots in the subdivision and provide for future extension of Bain Court SE to the property to the south.

Condition 4 Before the City will approve the final subdivision plat, the applicant must construct public water facilities to provide service to each of the proposed lots in the subdivision and provide for future extension of Bain Court SE to the property to the south.

Condition 5 Before the City will approve the final subdivision plat, the applicant must obtain a stormwater quality permit (SI permit) and construct stormwater detention and stormwater quality facilities generally as detailed in the applicant's storm drainage report. However, final design details for these facilities will be reviewed and approved by the City as part of the stormwater quality permit and SI permit.

Condition 6 Before the City will approve the final subdivision plat, the applicant must place all utility lines, cables, or wires underground upon, adjacent to, or within the land in the subject subdivision.

Fire:

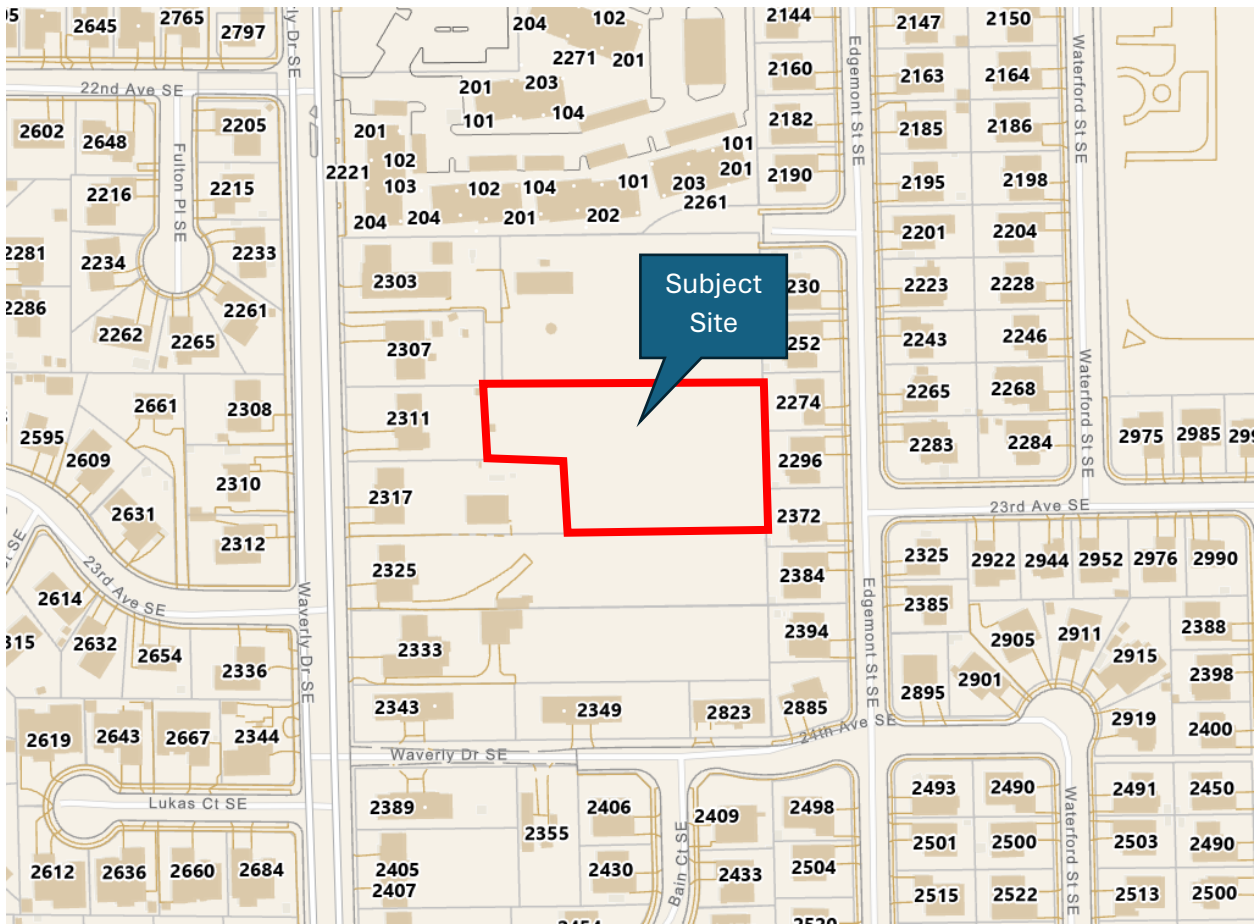
Condition 7 Prior to the approval of the Final Plat, the applicant must show compliance with the requirements from the Albany Fire Department.

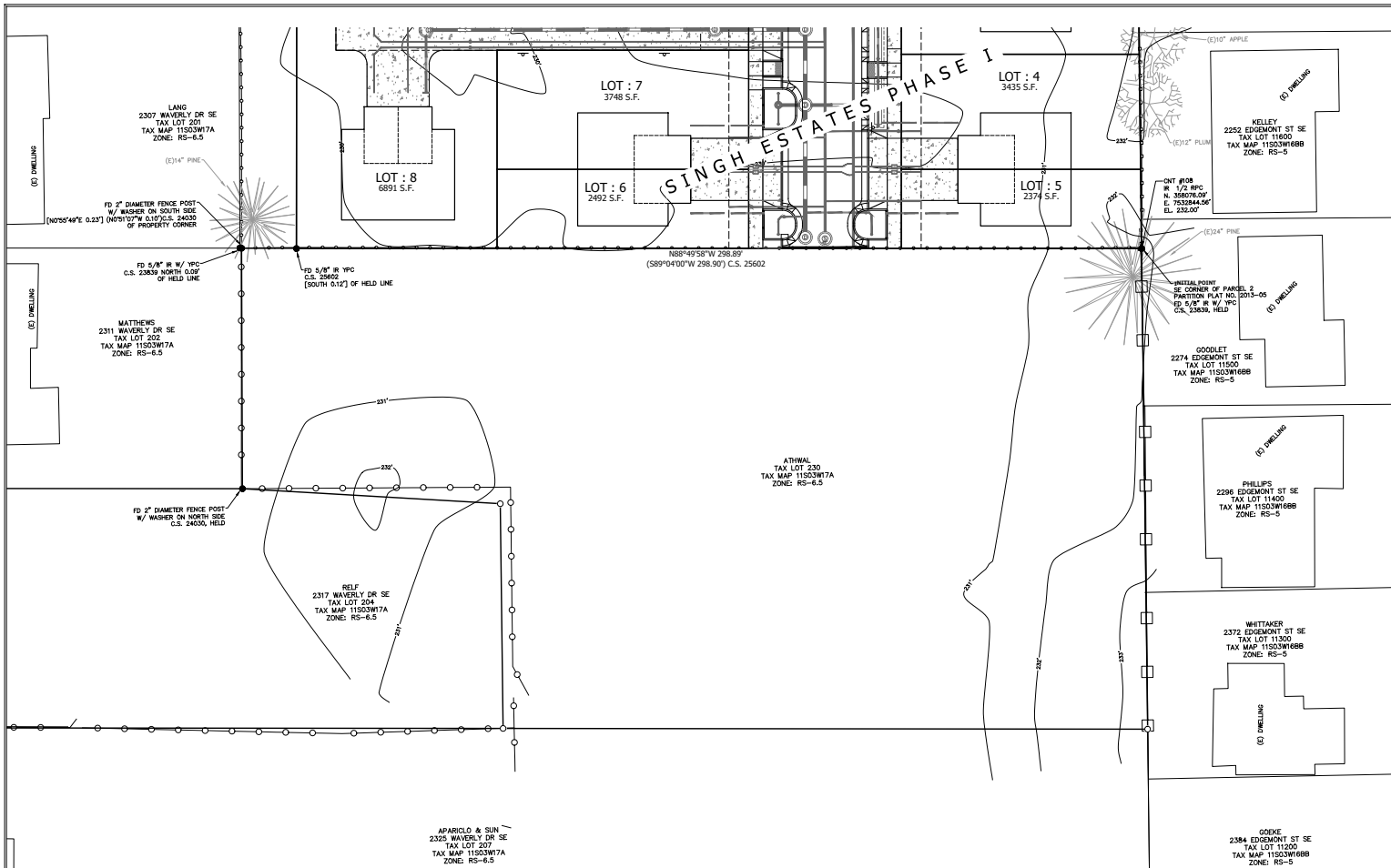
Attachments

- A Location Map
- B Tentative Plat Maps
- C Albany Fire Department Comments

Acronyms

ADC	Albany Development Code
AMC	Albany Municipal Code
GIS	Geographic Information Systems
ITE	Institute of Transportation Engineers
ODFW	Oregon Department of Forestry
ODOT	Oregon Department of Transportation
RS-6.5	Residential Single Dwelling Unit District
SI	Site Improvement Permit
TSP	Transportation System Plan





CLIENT:
 SONIA (RANDY) RITHMAL
 63 EAST ASH ST.
 ALBANY, OR 97321
 (530) 682-2100

EXISTING CONDITIONS PLAN
 TENTATIVE SUBDIVISION
 SINGH ESTATES -PHASE II
 PARCEL 2, P.P. 2013-05
 ALBANY, OR

EXISTING CONDITIONS PLAN
 TENTATIVE SUBDIVISION
 SINGH ESTATES -PHASE II
 PARCEL 2, P.P. 2013-05
 ALBANY, OR

DATE: JUL 8, 2024
 PROJECT: 22493 RITHMAL LANE STREET
 DRAWN BY: M.H.
 CHECKED BY: M.H.
 REV:

THIS MAP WAS
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 PLANNING
 PURPOSES ONLY

- ABBREVIATIONS LEGEND**
- (C) - EXISTING
 - ALC - ALUMINUM CAP
 - BLDG - BUILDING
 - CONC - CONCRETE
 - CO - CLEAN OUT
 - C.S. - COUNTY SURVEY
 - CB - CATCH BASIN
 - FD - FOUND
 - IE - INVERT ELEVATION (FLOW LINE)
 - IR - IRON ROD
 - MH - MANHOLE
 - P.P. - PARTITION PLAT
 - P.U.E. - PUBLIC UTILITY EASEMENT
 - R - RADIUS
 - R/W - RIGHT-OF-WAY
 - SS - SANITARY SEWER
 - SD - STORM DRAIN
 - SQ FT - SQUARE FEET
 - TFC - TOP FACE OF CURB
 - TOP - TOP OF PIPE
 - W/ - WITH
 - YPC - YELLOW PLASTIC CAP

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

PLAN REVISIONS	DATE

Sheet **C1.0**
 SCALE: SEE BARSCALE

PROJECT VERTICAL DATUM -- NGVD 29
 ALL ELEVATIONS ARE SHOWN ON THE VERTICAL DATUM OF NGVD 29. THE VERTICAL BENCHMARK USED FOR ESTABLISHING ELEVATIONS IS CITY OF ALBANY GPS CONTROL POINT 93291 LOCATED AT THE INTERSECTION OF 18TH AVE AND CENTER ST. CONTRACTOR IS TO NOTIFY ENGINEER/SURVEYOR TWO WORKING DAYS PRIOR TO DISTURBING EXISTING SURVEY MONUMENT(S). SURVEYOR IS TO RESTORE PER COUNTY SURVEYOR REQUIREMENTS AND ORS 309.150.



CLIENT:
SONA (RANDY) ATHWAL
63 EAST ASH ST.
ALBANY, OR 97321
(530) 682-2100

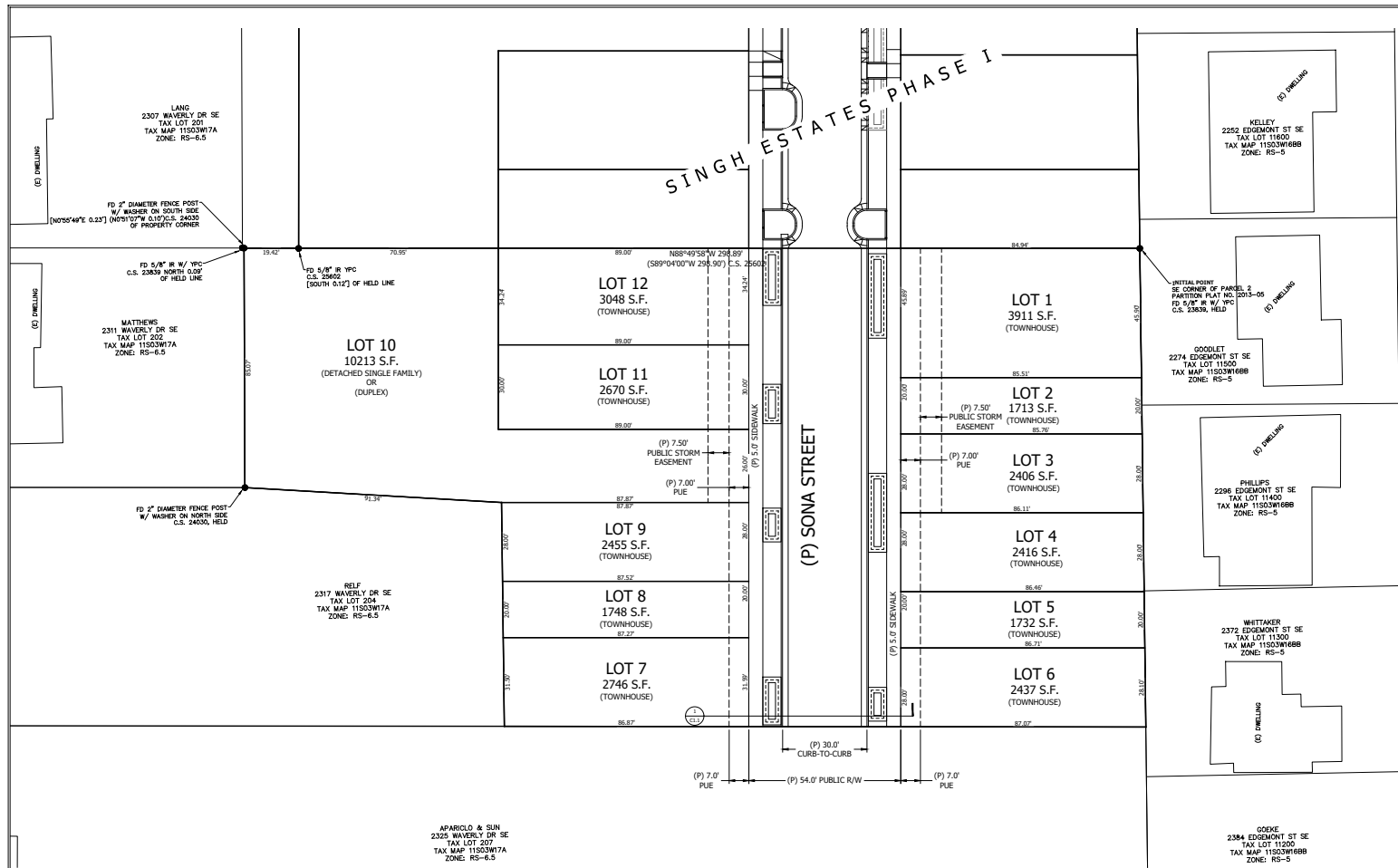
UDELL ENGINEERING AND LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OREGON 97355
(941) 451-5125 PH.
(941) 451-1868 FAX

TENTATIVE LOT LAYOUT
TENTATIVE SUBDIVISION
SINGH ESTATES -PHASE II
PARCEL 2, P.P. 2013-05
ALBANY, OR

OWNER/DEVELOPER
SONA (RANDY) ATHWAL
6732 SEVEN MILE LANE SE
ALBANY, OR 97321
(530) 382-2100

DESIGN TEAM
CIVIL ENGINEER
UDELL ENGINEERING AND LAND SURVEYING, LLC
63 E. ASH STREET
LEBANON, OREGON 97355
(541) 451-5125
ARCHITECT
STUDIO 3 ARCHITECTURE, INC
275 COURT STREET NE
SALISBURY, OREGON 97301-3442
(503) 390-6500
SURVEYOR
UDELL ENGINEERING AND LAND SURVEYING, LLC
63 E. ASH STREET
LEBANON, OREGON 97355
(541) 451-5125

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PROJECT AREA SUMMARY
GROSS LAND AREA: 1.07± ACRES
RIGHT-OF-WAY DEDICATION: 0.21 ± ACRES
NET LAND AREA: 0.86 ± ACRES

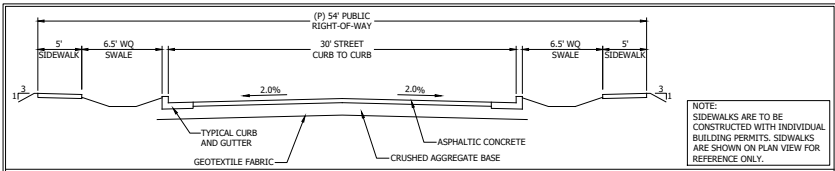
PROPERTY
TAX MAP: 11503W17A
TAX LOT: 230
SITE ADDRESS: UNASSIGNED
ALBANY, OR 97321

OWNER/DEVELOPER
SONA (RANDY) ATHWAL
6732 SEVEN MILE LANE SE
ALBANY, OR 97321
(530) 382-2100

DESIGN TEAM
CIVIL ENGINEER
UDELL ENGINEERING AND LAND SURVEYING, LLC
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PLAN REVISIONS

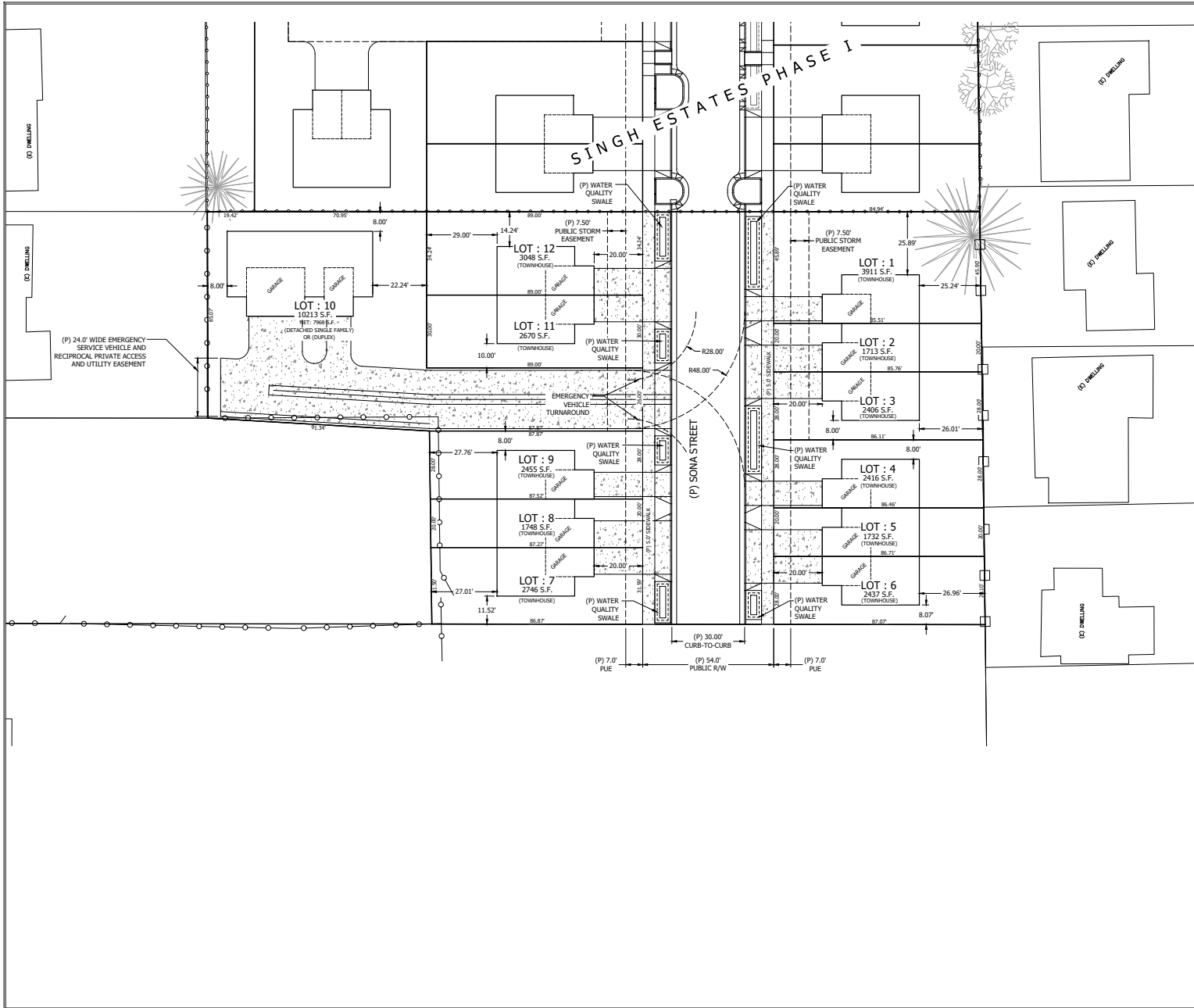
NO.	REVISION	DATE



1
C1.1
TYPICAL STREET SECTION
NTS

NOTE:
SIDEWALKS ARE TO BE CONSTRUCTED WITH INDIVIDUAL BUILDING PERMITS. SIDEWALKS ARE SHOWN ON PLAN VIEW FOR REFERENCE ONLY.

Sheet **C1.1**
SCALE: SEE BARSCALE



IMPERVIOUS AREA NOTE:
 TOTAL NEW/REPLACED
 IMPERVIOUS AREA = 25,223 SF



CLIENT:
 SONA (RANDY) RETINAL
 63 EAST ASH ST.
 ALBANY, OR 97521
 (530) 682-2100

**UDELL ENGINEERING
 AND
 LAND SURVEYING, LLC**
 63 EAST ASH ST.
 LEBANON, OREGON 97255
 (941) 451-5125 PH.
 (941) 451-1866 FAX

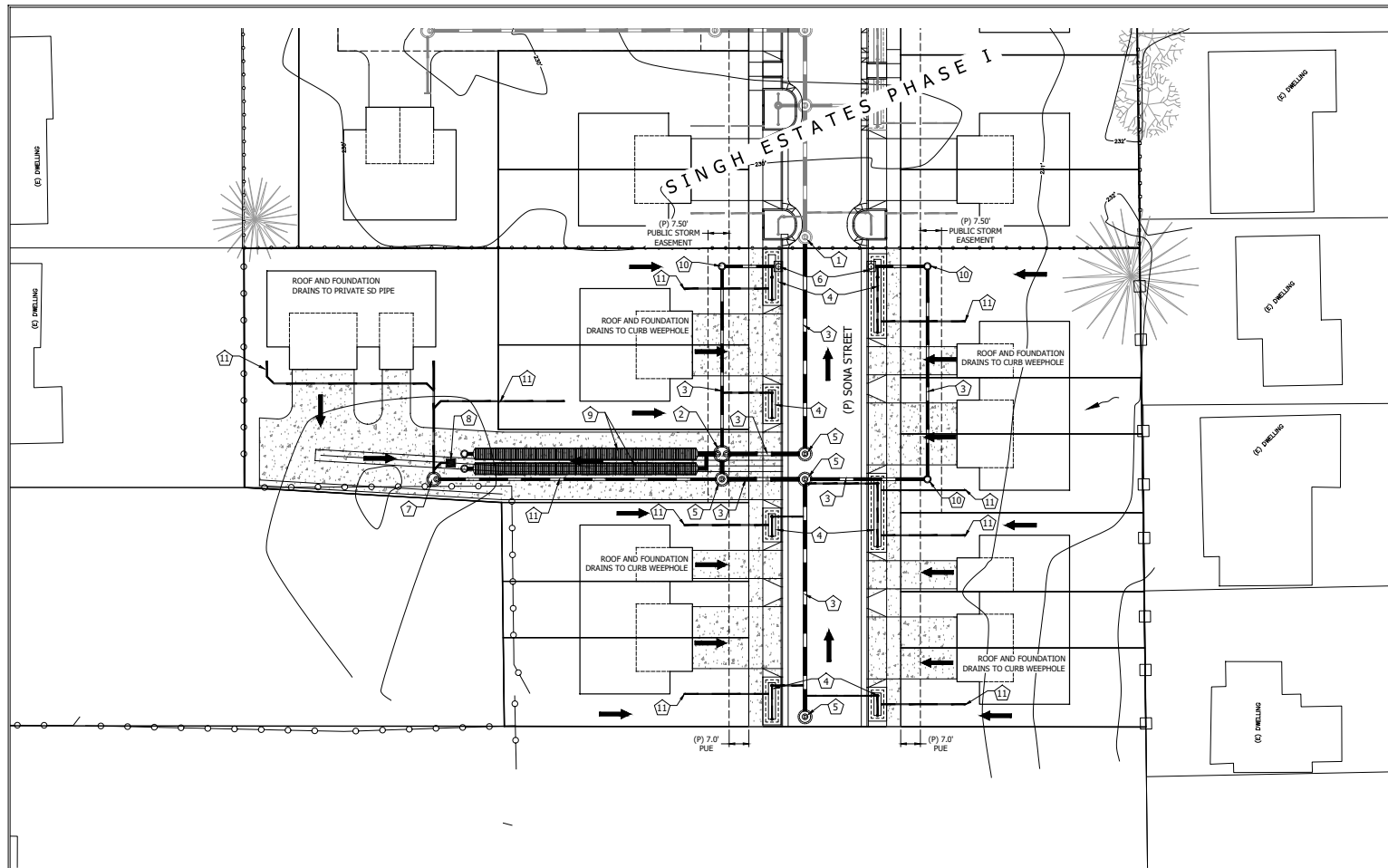
**PRELIMINARY CIVIL SITE PLAN
 TENTATIVE SUBDIVISION
 SINGH ESTATES -PHASE II
 PARCEL 2, P.P. 2013-05
 ALBANY, OR**

DATE: JULY 8, 2024
 PROJECT: 22103 LATHAM LANE STREET
 DRAWN BY: M.H.
 CHECKED BY: M.H.
 REV: 001

THIS MAP WAS
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PLAN REVISIONS	DATE

Sheet **C1.2**
 SCALE: SEE BARS/SCALE



CLIENT:
 SONA (RANDY) RETVAL
 2240 JATHALDINE STREET
 ALBANY, OR 97521
 (530) 682-2100

UDELL ENGINEERING
 AND
 LAND SURVEYING, LLC
 63 EAST ASH ST.
 LEBANON, OREGON 97255
 (941) 451-5125 PH.
 (941) 451-1866 FAX

PRELIMINARY GRADING/DRAINAGE PLAN
 TENTATIVE SUBDIVISION
 SINGH ESTATES -PHASE II
 PARCEL 2, P.P. 2013-05
 ALBANY, OR

DATE: JULY 8, 2024
 PROJECT: 2240 JATHALDINE STREET
 DRAWN BY: ASH
 CHECKED BY: RSV

THIS MAP WAS
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 PLANNING
 PURPOSES ONLY

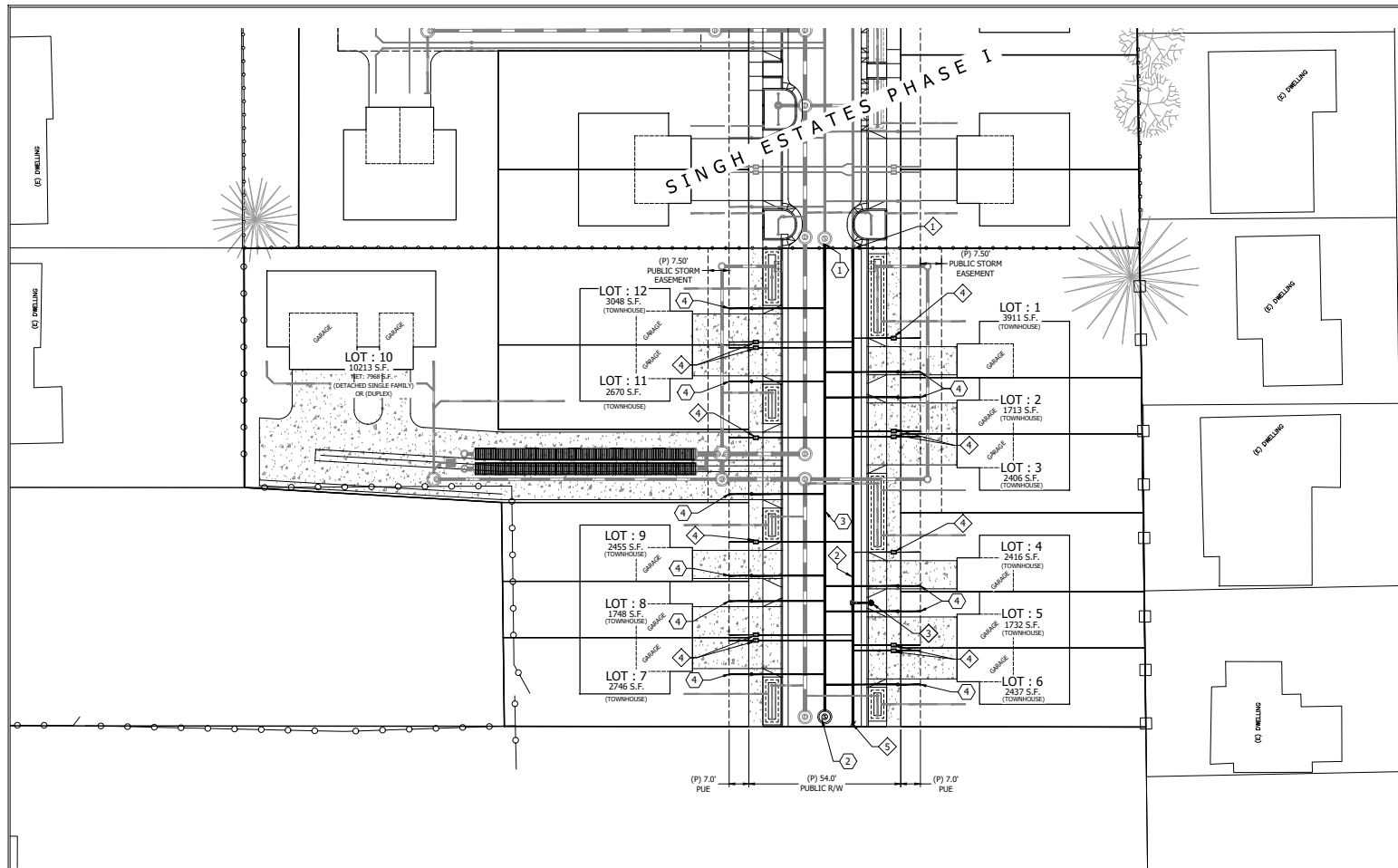
STORM DRAIN NOTES	
1	CONNECT TO PHASE I PUBLIC STORM DRAIN MANHOLE.
2	PROPOSED PUBLIC FLOW CONTROL MANHOLE.
3	PROPOSED PUBLIC STORM DRAIN PIPE - SIZE TO BE DETERMINED WITH CONSTRUCTION PERMIT PLANS.
4	PROPOSED WATER QUALITY SWALE.
5	PROPOSED PUBLIC STORM DRAIN MANHOLE.
6	PROPOSED PUBLIC STORM DRAIN CURB INLET.
7	PROPOSED PRIVATE WATER QUALITY MANHOLE.
8	PROPOSED PRIVATE CATCH BASIN.
9	PROPOSED PRIVATE STORM CHAMBERS IN OPEN GRADED ROCK BACKFILL FOR STORMWATER DETENTION.
10	PROPOSED PRIVATE 24-INCH STORM DRAIN MANHOLE.
11	PROPOSED PRIVATE STORM DRAIN PIPE - SIZE TO BE DETERMINED WITH CONSTRUCTION PERMIT PLANS.

GRADING LEGEND

	EXISTING SURFACE CONTOUR ELEVATION
	DESIGN SURFACE CONTOUR ELEVATION
	EXISTING SURFACE DRAIN DIRECTION
	DESIGN SURFACE DRAIN DIRECTION

PLAN REVISIONS	DATE

Sheet **C2.0**
 SCALE: SEE BARSCALE



CLIENT:
 SONIA (RANDY) RETVAL
 22403 ATHALDINE STREET
 ALBANY, OR 97321
 (530) 682-2100

UDELL ENGINEERING
 AND
 LAND SURVEYING, LLC
 63 EAST ASH ST.
 LEBANON, OREGON 97355
 (941) 451-5125 PH.
 (941) 451-1866 FAX

PRELIMINARY UTILITY PLAN
 TENTATIVE SUBDIVISION
 SINGH ESTATES -PHASE II
 PARCEL 2, P.P. 2013-05
 ALBANY, OR

DATE: JULY 8, 2024
 PROJECT: 22403 ATHALDINE STREET
 DRAWN BY: MSH
 CHECKED BY: [blank]
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SANITARY SEWER NOTES

- 1 CONNECT TO PHASE I SANITARY SEWER MANHOLE PER CITY OF ALBANY STANDARDS.
- 2 PROPOSED 48-INCH SANITARY SEWER MANHOLE PER CITY OF ALBANY STANDARDS.
- 3 PROPOSED 8-INCH PUBLIC PVC SEWER PIPE PER CITY OF ALBANY STANDARDS.
- 4 PROPOSED 4-INCH SANITARY SEWER LATERAL WITH PROPERTY LINE CLEAN-OUT EXTEND TO PUE.

WATER NOTES

- 1 CONNECT TO PHASE I 8-INCH PUBLIC WATERLINE PER CITY OF ALBANY STANDARDS.
- 2 PROPOSED 8-INCH PUBLIC WATERLINE PER CITY OF ALBANY STANDARDS.
- 3 PROPOSED PUBLIC FIRE HYDRANT ASSEMBLY.
- 4 PROPOSED WATER SERVICE PER CITY OF ALBANY STANDARDS. EXTEND TO PUE.
- 5 PROPOSED MAINLINE BLOW-OFF PER CITY OF ALBANY STANDARDS.

FRANCHISED UTILITY NOTE

FRANCHISED UTILITIES WILL BE INSTALLED UNDERGROUND TO EACH LOT IN THE PROVIDED PUE. INCLUDING:

- * NW NATURAL GAS
- * COMMUNICATIONS
- * POWER

ATTENTION
 CONTRACTOR SHALL POTHOLE EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. REPORT FINDINGS TO ENGINEER.

PLAN REVISIONS	DATE

Sheet **C3.0**
 SCALE: SEE BARSCALE



TO: Liz Olmstead, Planner

From: Lora Ratcliff, Fire Marshal

DATE: July 19, 2024

SUBJECT: SD-03-24 – Bain Ct and 22nd - Fire Department Comments

The fire department has reviewed the above project for conformance to the 2022 Oregon Fire Code (OFC) per your request and has the following comments.

****Land Use permit will include a \$125 Fire Plans Review fee****

1. The street name of **Bain Ct** will extend to this project.
2. Residential developments/projects of one- or two-family dwellings where the number of dwellings exceeds 30 shall be provided with at least 2 means of fire apparatus access. These access points shall be remotely separated by at least ½ the length of the maximum overall diagonal dimension of the property or area served. (OFC Appendix D107.1)

No more than 30 dwelling units can take access from this stretch of Bain Ct. before the 2nd access is required (unless ALL dwelling units are fire sprinklered).

3. 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).

Due to the confined development, portions of the access roads will be designated NO PARKING – FIRE LANE to accommodate apparatus movements.

4. 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)

This turnaround will be designated NO PARKING – FIRE LANE to accommodate apparatus movements.

5. 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)
6. INADEQUATE FIRE APPROACH & ACCESS TO WATER SUPPLY

If the Fire Official determines that there is an inadequate fire apparatus access condition or an inadequate fire water supply for one or more parcels of the proposed division, in lieu of providing adequate fire apparatus access or supply and acting in conformance to the standards set forth in **OAR 918-480-0125**, the Uniform Alternate Construction Standard for One and Two Family Dwellings, the Building Official, will select the following standard to address the inadequacies pertaining to structures built on the affected parcels:

- Installation of an NFPA Standard 13D fire suppression system