



## COMMUNITY DEVELOPMENT

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

# Notice of Filing

## Tentative Replat

RL-13-22

June 6, 2023

The Planning Division has received the following APPLICATION. Please provide any comments you may have on this project to **Liz Olmstead** at **541-917-7640** or [liz.olmstead@cityofalbany.net](mailto:liz.olmstead@cityofalbany.net). The deadline for submission of written comments is 5:00 p.m. on **June 20, 2023**.

### APPLICATION INFORMATION

Proposal:	Replat to combine two lots into one parcel.
Review Body:	Staff (Type I-L review)
Applicant/Property Owner:	Richard Mulasky, 2881 Miller Lane NW, Albany, OR 97321
Applicant's Representative:	Jason Cota, K & D Engineering, 276 NW Hickory Street, Albany, OR 97321
Address/Location	2881 Miller Lane NW, Albany, OR 97321
Map/Tax Lot:	Benton County Assessor's Map No. 10S-04W-26DA Tax Lots 2600 & 2700
Zoning:	Residential Single Dwelling (RS-10)

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, 2023, 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 **Liz Olmstead, project planner**, at **541-917-7640** or [liz.olmstead@cityofalbany.net](mailto:liz.olmstead@cityofalbany.net). Submit 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 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



G:\Community Development\Planning\GIS\PLANNING MAP.mxd



0 50 100 200 Feet

Date: 5/24/2023 Map Source:

**2881 Miller Lane NW**

Location Map

**SUBJECT PROPERTIES**

**ADJUSTMENT STATS:**

**NOTE:**

**APPLICANT:**

**TENTATIVE PROPERTY LINE ADJUSTMENT**

**PROPERTY 1**  
TAX LOT 2600 (MAP 105-04W-26DA)  
2811 NW MILLER LANE  
ALBANY, OR 97321

**PROPERTY 1**  
ORIGINAL AREA: 0.54 ACRES \*  
ADJUSTMENT: +0.40 ACRES  
NEW AREA: 0.94 ACRES

DATA SHOWN ON THIS MAP FROM THE LINN COUNTY GIS DATABASE, AERIAL PHOTOGRAPHS, ASSESSOR RECORDS, RECORD DEED INFORMATION AND RECORD SURVEY INFORMATION.

SUSANNA MULASKEY  
2811 NW MILLER LANE  
ALBANY, OR 97321

**SURVEYOR:**

K+D ENGINEERING, INC.  
276 NW HICKORY ST.  
ALBANY, OR 97321

ZONE: RS-10 - RESIDENTIAL SINGLE FAMILY  
**OWNER:**  
RICHARD MULASKEY + SUSANNA PFEFFER-MULASKEY  
2811 NW MILLER LANE  
ALBANY, OR 97321

**PROPERTY 2**  
ORIGINAL AREA: 0.40 ACRES \*  
ADJUSTMENT: -0.40 ACRES  
NEW AREA: 0.00 ACRES  
\* PER COUNTY ASSESSOR'S DATA

**NOTE:**

DATA SHOWN ON THIS MAP IS BASED ON BENTON COUNTY AND CITY OF CORVALLIS GIS DATABASES, ASSESSOR RECORDS, RECORD DEED INFORMATION AND RECORD SURVEY INFORMATION.

**RICHARD MULASKEY + SUSANNA PFEFFER-MULASKEY**  
LOCATED IN

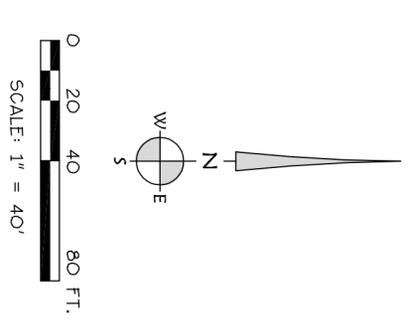
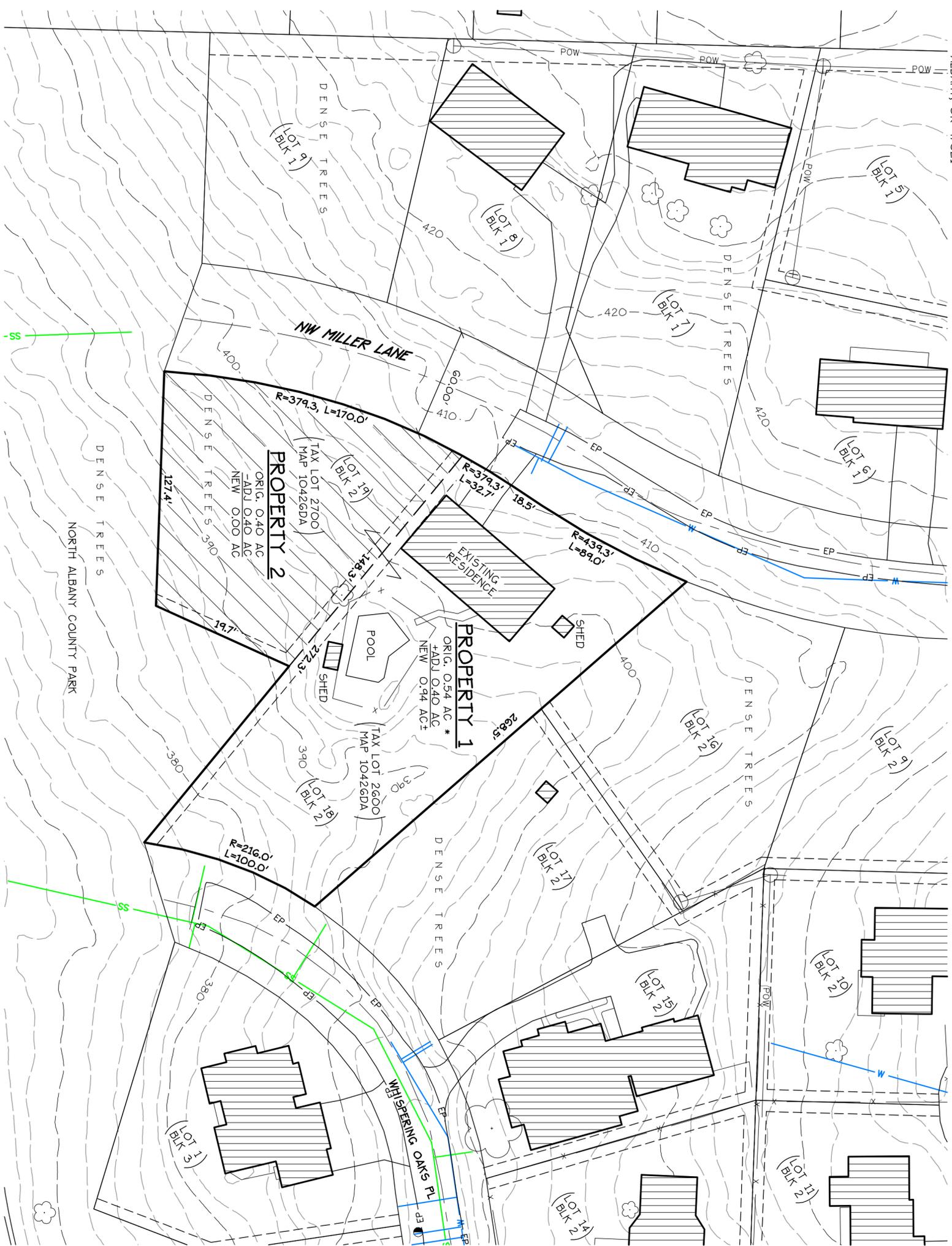
SE 1/4 SEC. 26, T. 10 S., R. 4 W., W.M.  
IN THE

CITY OF ALBANY, BENTON COUNTY, OREGON

DECEMBER 13, 2022

**LEGEND:**

- ⊙ EXIST. UTILITY POLE
- ☁ DECIDUOUS TREE
- EP — EXIST. EDGE OF PAVEMENT
- POW — EXIST. OVERHEAD POWER
- SS — EXIST. SEWER LINES
- W — EXISTING WATER MAINS
- - - EXIST. UTILITY EASEMENT LINE
- - - PROPERTY LINE TO BE REMOVED
- ▨ AREA TO BE TRANSFERRED FROM PROPERTY "2" TO PROPERTY "1" 0.40 ACRES. PER ASSESSOR



**K & D ENGINEERING, Inc.**  
276 NW Hickory Street, P.O. Box 725  
Albany, Oregon 97321  
(541) 928-2583

Date: 12/13/2022  
Scale: 1"=40'  
Time: 10:03  
File: dwg\2022\22-142\22-142\_trp.dwg (George)