



COMMUNITY DEVELOPMENT

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

Notice of Decision

Site Plan Review for Tree Felling

SP-15-24

May 10, 2024

Application Information

Type of Application:	The application is for a Site Plan Review for tree felling of 27 trees greater than 25 inches in circumference on a single lot that is greater than 20,000 square feet.
Review Body:	Staff (Type I Review)
Applicant:	Brad and Carla Wilson; 37544 Freitag Road NE; Albany, OR 97322
Land Use Planner:	Laura LaRoque; Udell Engineering & Land Surveying, LLC, 63 E. Ash St, Lebanon, OR 97355
Address/Location:	914 North Albany Road, Albany, OR 97321
Map/Tax Lot:	Benton County Assessor: 11S-04W-01AB Tax Lot 2201
Zoning:	Residential Single Dwelling District (RS-10)
Comprehensive Plan:	Residential Low Density
Overlay Districts:	None
Total Land Area:	1.00 acre

On May 10, 2024, the City of Albany Community Development Director granted **Approval with Conditions** of the application referenced above.

The City based its decision on the project's conformance with the review criteria listed in the Albany Development Code (ADC) with an effective date of December 29, 2023. The supporting documentation relied upon by the City in making this decision is available for review at City Hall, 333 Broadalbin Street SW, Albany, OR 97321. For more information, please contact **David Martineau**, project planner, at 541-917-7555.

The decision of the Director on a Type I application shall be the final decision of the City. Appeal shall be to the Circuit Court under writ of review.

This approval shall expire three years from the date of approval unless 1) the applicant has installed all of the required public infrastructure related to the development and the infrastructure has been accepted by the City, or 2) the applicant has provided financial assurance for all required public infrastructure per ADC Section 12.600, or 3) the development did not require public infrastructure, a valid building permit exists for new construction or improvements, and work has commenced.

Signature on file

Community Development Director's Designee

albanyoregon.gov

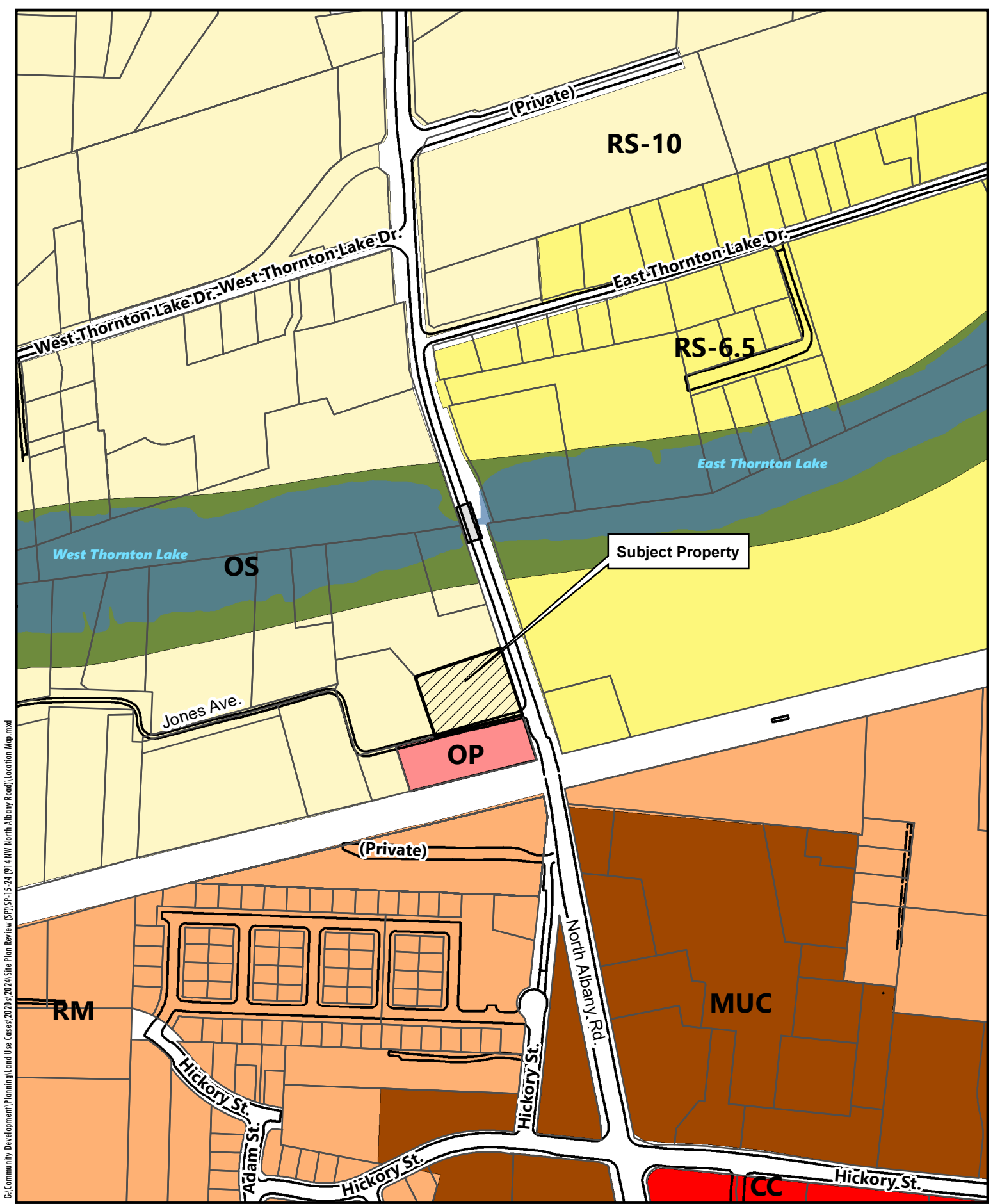


Approval Expiration Date: May 10, 2027

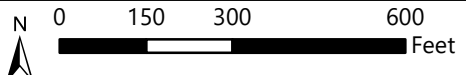
Attachments: Location Map, Tree Removal Plan

Condition of Approval

Condition 1 In the event proposed development does not take place, the trees proposed for removal on the Conceptual Tree Felling Plan shall not be removed without separate approval for tree felling not associated with development, using criteria listed in ADC 9.205(3).



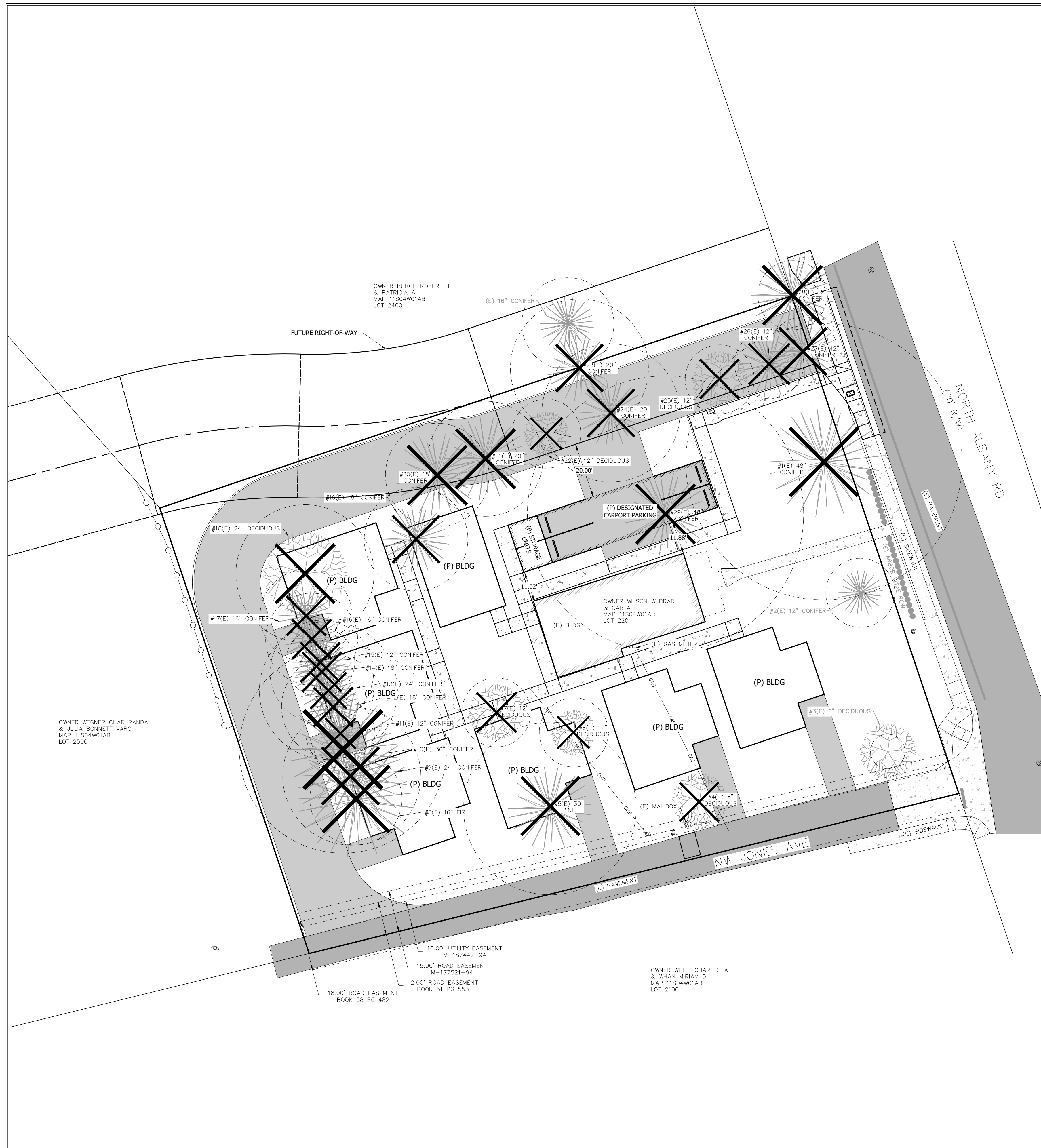
G:\Community Development\Planning\Land Use Cases\2020s\2024\Site Plan Review (SP)\SP-15-24 (914 NW North Albany Road)\Location Map.mxd



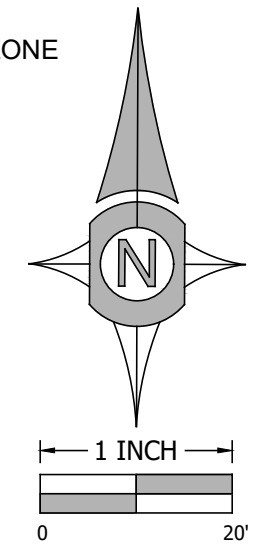
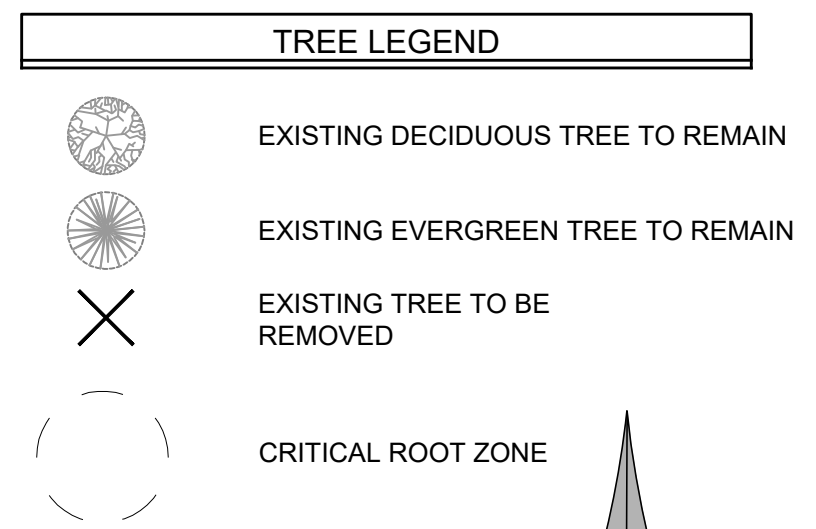
914 North Albany Road NW

Date: 4/25/2024 Map Source: City of Albany

Location Map



Tree ID Number	Species	Trunk Circumference (in)	Canopy (sq ft)	Retain/remove	Significant
1	CONIFER	151	8.7	Remove	Yes
2	CONIFER	38	1.4	Retain	No
3	DECIDUOUS	19	2.2	Retain	No
4	DECIDUOUS	25	2.2	Remove	No
5	PINE	94	4.9	Remove	Yes
6	DECIDUOUS	38	1.4	Remove	No
7	DECIDUOUS	38	2.2	Remove	No
8	FIR	50	9.6	Remove	No
9	CONIFER	75	8.7	Remove	No
10	CONIFER	113	8.7	Remove	Yes
11	CONIFER	38	1.4	Remove	No
12	CONIFER	57	2.2	Remove	No
13	CONIFER	75	2.2	Remove	No
14	CONIFER	57	2.2	Remove	No
15	CONIFER	38	2.2	Remove	No
16	CONIFER	50	2.2	Remove	No
17	CONIFER	50	2.2	Remove	No
18	DECIDUOUS	75	4.9	Remove	No
19	CONIFER	57	3.1	Remove	No
20	CONIFER	57	4.9	Remove	No
21	CONIFER	63	4.9	Remove	No
22	DECIDUOUS	38	1.4	Remove	No
23	CONIFER	75	3.1	Remove	No
24	CONIFER	75	3.1	Remove	No
25	DECIDUOUS	38	2.2	Remove	No
26	CONIFER	38	3.1	Remove	No
27	CONIFER	38	3.1	Remove	No
28	CONIFER	38	4.9	Remove	No
29	CONIFER	151	4.9	Remove	Yes



PLAN REVISIONS	DATE

CLIENT:
 INTEGRITY INVESTMENTS, LLC
 C/O: BRAD WILSON
 37544 FREITAG LN NE
 ALBANY, OR 97322
 (541) 936-0676
 WBRADWILSON@COMCAST.NET

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

CONCEPTUAL TREE FELLING PLAN
 WILSON N. ALBANY RD
 914 NORTH ALBANY RD NW
 ALBANY, OR 97321

DATE: FEBRUARY 19, 2024
 PROJECT: 22-249 WILSON NORTH ALBANY
 DRAWN BY: NDJ
 CHECKED BY: RSV

REVIEW COPY
 NOT FOR
 CONSTRUCTION

Sheet **C103**
 SCALE: SEE BARSCALE