NOTICE OF PUBLIC HEARING

CITY OF ALBANY
PLANNING COMMISSION
City Council Chambers, 333 Broadalbin Street SW
Monday, January 9, 2006
5:15 p.m.

AGENDA

1. CALL TO ORDER (Chair Bedore)

2. PLEDGE OF ALLEGIANCE TO THE FLAG

3. ROLL CALL

4. APPROVE MINUTES: **a**. November 28, 2005, **b**. December 12, 2005

5. CONSOLIDATED QUASI-JUDICIAL PUBLIC HEARING – "Iron Works Project"

   Office Building:
   SP-53-05: Site Plan Review for construction of a 20,000 square-foot office building (Montgomery Park).

   VR-14-05: Variance to allow 38 percent windows or transparency along the 1st Avenue frontage of the office building, and 23 percent along the Montgomery Street frontage of the building, where 75 percent is usually required.

   Townhouses and Apartments:
   CU-05-05: Conditional Use for construction of seven townhouses (Riverview Townhomes) and a 12-unit apartment building (Foundry Lofts).

   VR-15-05: Variance to allow about 31 percent less common open space with the apartment building than would usually be required (from 1,463 square feet to 1,005 square feet); and reduce the minimum width of the common open space to 15 feet, where a minimum of 20 feet is usually required.

   VR-16-05: Variance to allow no private open space for the apartment building, where at least 80 to 96 square feet of private open space must usually be provided for each unit.

   VR-17-05: Variance to allow a 4-foot side setback from the most westerly townhouse to the adjacent property line, and a 5-foot setback from the most easterly townhouse, where a 10-foot setback/buffer is usually required.

   WG-02-05: Willamette Greenway review for construction of seven townhouses located in the Willamette Greenway District.

   The applicants are Dave Reece and Glen Rea. The property is located between Water Avenue and 1st Avenue east of Montgomery Street.

6. UPDATE ON CLUSTER DEVELOPMENT STANDARDS

7. OTHER BUSINESS

8. NEXT PLANNING COMMISSION MEETING DATE: January 23, 2006 (tentative)

9. ADJOURN