

Approved: April 30, 2007

**CITY OF ALBANY  
PLANNING COMMISSION  
City Hall Council Chambers, 333 Broadalbin Street  
Monday, March 19, 2007  
5:15 p.m.**

**MINUTES**

Planning Commissioners present: Paul Davis, David Faller, Tim McCarley, Anne Peltier, Cordell Post, Wayne Rackham, Mark Spence

Planning Commissioners absent: Dala Rouse, Michael Styler

Staff present: Community Development Director Helen Burns Sharp, Planning Manager Don Donovan, Planner II Anne Catlin, Administrative Assistant Teresa Nix

Others present: None

**CALL TO ORDER**

Chair Cordell Post called the meeting to order at 5:15 p.m.

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**ROLL CALL**

**LEGISLATIVE PUBLIC HEARING**

Chair Post called to order a legislative public hearing on CP-02-07, amendments to the text of the Albany Comprehensive Plan to address the City's Periodic Review Goal 10 Housing work program. The proposed changes include a new Housing Needs Analysis and modifications to the goals, policies, and implementation measures relating to housing. The applicant is the City of Albany, Community Development Department, Planning Division.

Declarations

Post read the following statement into the record: "The issues before the Commission this evening may give rise to a potential conflict of interest for me in that any decision or action taken may have a financial impact on real property owned by me or members of my family. The law requires my disclosure to be entered into the public record and once entered I may participate in any discussion or action on this issue."

Paul Davis asked whether it is necessary for all Commissioners who own property in Albany to make a similar declaration. Post responded that, as an attorney, he is subject to additional ethics rules and is making this declaration out of an abundance of caution.

Staff Report

Planner Anne Catlin said this is a public hearing on proposed amendments to the Comprehensive Plan text only. Amendments to the Development Code, Zoning Map, and Comprehensive Plan Map will come forward under a separate application. The Commission will make a recommendation to the City Council, she said, which will also hold a public hearing on the amendments. She stated that there have been several Planning Commission and City Council work sessions and hearings since 2004 on these amendments, that a notice of public hearing was published on March 13, 2007, that the content is posted on the City's website, and that there has been no public testimony received to date. She reviewed applicable Development Code criteria and Comprehensive Plan policies, as detailed in the staff report. She briefly reviewed proposed amendments to Chapter 4, Goal 10, Housing; Chapter 9, Goal 2, Land Use Planning; and Chapter 10, Demographics; as well as the 2006 Housing Needs Analysis which is proposed to be adopted as a background report to the Goal 10 section of the Comprehensive Plan. She stated that the proposed amendments and background report are needed in order to adequately evaluate applications for Zoning and Comprehensive Plan Map amendments, fulfill State planning requirements for housing in a manner that complies with ORS, help complete tasks 2 and 3 of the City's periodic review program, and meet the City's changing conditions and provide for future housing needs.

Testimony in Favor: None.

Opposing Testimony: None.

Neutral Testimony: None.

Staff Response: None.

Post closed the public hearing at 5:28 p.m.

Commission Discussion

Anne Peltier noted that the staff report indicates that a current housing inventory is needed. She said the information provided is from 2005 and she asked how current the inventory needs to be. Catlin responded that the data provided was collected at the end of 2005 and the analysis is relatively current. She said staff keeps an ongoing list of changes and the City will need to determine how frequently the data needs to be updated, probably about every two years. She said this is described in more detail in the Housing Needs Analysis.

Post said the report is well done and very detailed. He commented that the 1.45% assumption of growth seems to be on the low end. Catlin reviewed the process by which the state dictates population forecasts by county and counties then determine how to divide their allocations by city. She said jurisdictions must use the county-coordinated population forecasts. She said Albany's growth has averaged higher than the assumptions in recent years and it is hoped that the next round of numbers, likely to be determined after 2010, will be higher.

Paul Davis referred to Chapter 6 of the Housing Needs Analysis and asked where those goals and objectives came from. Catlin said possible approaches were discussed at a staff-level strategic planning session and the objectives in Chapter 6 were identified as a potential "to-do" list. She said some of the information and ideas have come from public input and work done over recent years. Davis said he is concerned about reducing setbacks and lot sizes, as well as giving up on high-density residential.

Planning Manager Don Donovan said the items listed are just ideas at this point and any changes would be addressed through proposed revisions to the Development Code. Catlin noted that 20 units per acre are allowed under the City's medium density designation and that Village Center was thought to be the designation where high density uses might be compatible. In response to further questions from Davis, Community Development Director Helen Burns Sharp reviewed Village Center designations throughout the City, including the downtown and waterfront. She added that staff thinks Village Centers are the places where higher density development is likely to be proposed and that no one has expressed an interest in developing other areas with anything higher than what medium density zoning would allow.

Mark Spence referred to the statement on Page 42 of the Housing Needs Analysis which states: *Surprisingly, the model indicates the largest demand is for high-end housing priced over \$280,000.* He said he does not find this surprising and questions whether that word should be included. He further stated that it would be nice to see demographics compared to income growth and that he would like to see home values broken out in market sectors rather than in such broad categories. He noted that the word *encourage* is used throughout the document; he would like to see how some of the encouraged items could be incentivized.

Catlin said she was not surprised that the model indicates the largest demand is for housing priced over \$280,000, but the document was prepared with the knowledge that it would be used by a larger audience. She said staff could change the wording if so directed. She said she doesn't know a good way to do a more current analysis of demographics and income trends until the new census data is available, other than possibly subscribing to a data gathering service. She said staff was limited to the home value ranges in the state's housing model, which are 1999 figures that were adjusted to 2005 levels.

In response to additional inquiry from Spence, Catlin referred to the existing policy which addresses high end housing, as follows: *Encourage the development of housing with quality craftsmanship and amenities to attract new business as well as keep local business executives within the community.* She acknowledged that the word *encourage* is used throughout the Comprehensive Plan, noted that some incentives are built into the Development Code, and advised that developing additional incentives is included in the staff proposed to-do list, as noted under Goal 10 implementation methods.

Spence suggested that the word *Surprisingly* be removed from the statement on Page 42 of the Housing Needs Analysis and replaced with "Given current economic trends." There were no objections and staff agreed to make the change.

**MOTION:** Peltier moved that the Planning Commission recommend the City Council approve the Comprehensive Plan text amendments related to Goal 10 Housing (File CP-02-07), with the change outlined above. She said the motion is based on the findings and conclusions contained within the staff report. Wayne Rackham seconded the motion and it **passed** unanimously.

The Albany City Council will hold a public hearing on this case on Wednesday, April 25, 2007, at 7:15 p.m.

NEXT HEARINGS BOARD MEETING DATE: Tentatively scheduled for Thursday, March 29, 2007, at 4:00 p.m. in Council Chambers.

NEXT PLANNING COMMISSION MEETING DATE: Tentatively scheduled for Monday, April 16, 2007, at 5:15 p.m. in Council Chambers. Staff briefly reviewed upcoming agenda items.

Post stated that, in future hearings, he would like staff to wait and address questions raised during public testimony after all testimony has been heard. There were no objections to this procedure. Post suggested that Commissioners present any technical questions to staff prior to public hearings so that they can be addressed

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before or at the hearing. Sharp agreed that this would be helpful in allowing staff to address issues in a timely manner. Brief discussion followed.

ADJOURNMENT

Hearing no further business, Chair Post adjourned the meeting at 6:13 p.m.

Submitted by

*Signature on file*

Teresa Nix  
Administrative Assistant

Reviewed by

*Signature on file*

Helen Burns Sharp  
Community Development Director

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