



CITY OF ALBANY
PLANNING COMMISSION
City Hall Council Chambers, 333 Broadalbin Street
Monday October 7, 2013
5:15 p.m.

Revised

MINUTES

Planning Commissioners present: David Faller, Dala Rouse, Larry Tomlin, Lolly Gibbs, Roger Phillips, Dan Sullivan, Danon Kroessin

Planning Commissioners absent: Kristin Richardson

Staff present: David Martineau, Lead Planner; Mark Shepard, Public Works Director; Edene Rice, Administrative Assistant; Tari Hayes, Administrative Services Supervisor

Others present: 11 others in audience

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE TO THE FLAG

ROLL CALL

COMMENTS FROM THE PUBLIC:

Stephanie Marcus, 3900 NW Yeon Ave, Portland - Oregon Beverage Recycling Cooperative (OBRC) addressed the Commission by stating that the OBRC has an interest in placing a bottle drop redemption center at 1224 Santiam Hwy SE, Albany, otherwise known as the old Salvation Army thrift store.

Marcus gave a review of the operations of a recycling center:

1. The center would be open 7 days a week, 9am – 6pm
2. Staffed during hours of operation
3. Limit of 24 containers per person, per day
4. Three different ways to recycle:
 - a. Self Serve – bottles will go on conveyor belts to the back of the building for processing
 - b. Hand Counting- done by staff
 - c. Premier Service – a bar coded bag that can be dropped off at the center and a credit is issued on the customer’s card for redemption at area stores.

Marcus went on to say that under Oregon rules retailers within a 2 mile radius are invited to participate. This would allow them to close their on-site recycling centers. Stores that are within that radius are supportive of the center.

She continued by asking the Planning Commission for the initiation of a development code amendment, by the City, to allow the center.

Rouse asked Marcus if Fred Meyer had already contracted for this service, and Marcus responded that Fred Meyer had inquired and is supportive of this center.

Sullivan said that a recycle center would be nice to have close by for the bottle drives that the schools have. Currently recycling large quantities like that have to be taken to a center either in Eugene or Salem.

Gibbs asked if the facility would have any effect on the proposed traffic circle. Marcus said that a traffic study has not been done yet.

Phillips asked about the number of employees that the center would have. Marcus responded there would be a couple full time employees and the rest would be part time.

Gibbs asked if the center would be open 24/7 and Marcus answered that there would be an easy drop door for after hours.

Kroessin asked what retailer is out of the radius and Marcus responded that it is Wal-Mart.

Todd VanDomelen, Salvation Army Advisory Council Chairman, 8923 NW Mills St, Portland - also the real estate broker marketing the property at 1224 Santiam Hwy SE. Van Domelen stated that the property has been vacant and for sale for over 6 years. This property has been challenging to sell due to the zoning and location.

He stated that considering the nature of the other businesses in the vicinity, the Bottle Redemption Center fits the intent of the main street zone.

VanDomelen finished by saying that this building has become a strain on the Salvation Army due to taxes and upkeep costs. The proceeds from the sale will go back into the community by way of supporting programs that help local residents.

Major Bud Fuqua, 1001 N Marine Dr, Portland - The Salvation Army works with several men from the local area who are involved in their programs. The sale of the building would help tremendously to support their programs.

Phillips asked if the money from the sale would stay in the community or go to Portland, Fuqua said it would go to the Portland Salvation Army to support programs that help people from Portland to Albany, and down to Roseburg.

Faller asked for Commission discussion:

- Rouse said that this zone doesn't seem to fit the location, noting that the Habitat for Humanity resale store is in this zone. She wouldn't have a problem with the facility being in this location.
- Gibbs commented that initially she thought it didn't fit, but after hearing the comments changed her mind. Gibbs said that this is a zone change amendment that means jobs.
- Sullivan said that with his experience these facilities are clean and it would be better than an empty building sitting there. A facility like this is needed in the community.
- Tomlin asked if the Commission would make a motion. He thinks it's a perfect fit for this property.
- Shepard said staff supports a bottle recycling business but not at this location and cautioned that a development code amendment to permit redemption centers would allow the use anywhere in the zoning district, not just the Salvation Army facility. Martineau indicated that language could be crafted that ensures it would be for that specific use.
- Faller said that he felt it would be a big improvement for the neighborhood.

Faller made the motion for staff to develop language for this use. Tomlin seconded. Motion **passed** unanimously

APPROVAL OF THE MINUTES:

- a. July 29, 2013 Planning Commission Meeting.

MOTION: Rouse moved to approve the minutes with corrections. Kroessin seconded it. Motion **passed** unanimously.

Proposed Zone Change: ZC 01-13

Staff is bringing to the Planning Commission a request to consider a Type IV Zoning Map Amendment to rezone the northern 40,500 square foot portion of an existing 3.1 acre parcel from Residential Medium Density (RM) to Residential Medium Density Attached (RMA). The Planning Commission will make a recommendation to the City Council on this matter.

Chair Faller opened the public hearing at 5:55 p.m.

DECLARATIONS: Gibbs and Faller did site visits.

Shepard summarized the meeting procedures.

STAFF REPORT:

Martineau began by saying that the applicant Hans Thygeson has requested to rezone approximately 40,500 square feet of a 3.1 acre parcel from residential medium density to residential medium density attached. The property is located at 1605 Oak Street SE, Albany. A site plan review was approved for construction of buildings number 2-6 with a condition of approval for restricting construction of building number one until a rezone could be completed to the RMA zone. According to the Comprehensive Plan the RM and RMA zones are compatible; therefore a concurrent comprehensive plan map designation is not necessary. Multifamily uses are allowed in the RM and RMA zoning districts. RM caps density at 25 units per acre and the RMA caps at 30 per acre. This property was zoned outside the city limits until 1976 when it was annexed in with an R2 zone designation. It has been multi family since that time. In 1998 the zoning designation became RM5 with a density of 10-20 units per acre, in 2007 with Goal 10 this zone was reclassified to RM and RMA.

The applicant is seeking to develop a 24 unit residential apartment building under densities allowed under the RMA but not the RM zone. The two standards that deal with allowable residential density in a given zone, one standard looks at the minimum land requirement by unit type and the second standard considers the maximum number of units allowed per gross acre of land.

The RM zone caps density at 25 units per acre, the RMA allows 35 units per acres but minimum land requirements differ between each zone. Based on minimum land requirements on unit type, 1.21 acres of land would be required to accommodate a 24 unit development. The subject property is 0.93 acres so according to the second standard the number of units would be limited to 23 under the RM zone. Under RMA zoning the proposal could meet both standards of density.

Rouse asked with the one zone allowing for 45 ft high and the other for 60 ft high could the applicant add another story to get more units. Martineau said that because of density standards the applicant is restricted by how much land there is and so to add another story would mean that other units would have to go away. Rouse commented that with the zone change would basically allow just one more apartment as proposed and Martineau confirmed that was correct.

Martineau reviewed each criterion in turn and concluded by saying that the proposed amendment will remain consistent with the City's Comprehensive Plan goals and policies, and the proposed amendment will not affect implementation of the statewide planning goals therefore staff recommends the proposed zoning map amendment.

COMMISSIONER QUESTIONS ON STAFF REPORT:

Kroessin asked what type of diversity has to be provided for diverse neighborhoods and Martineau replied that in regards to Goal 10 housing it means a variety of housing choices.

Gibbs asked about the neighborhood meeting and was there any objections raised there. Martineau said there was nothing controversial nor had there been any concerns. Gibbs asked if the rezone took place how many apartments would be allowed. Martineau replied for all the apartment buildings combined, there would be a total of 81 units. Without the approval of the zone change the development would be limited to 23 units in building one or 80 unit's site wide. Gibbs also asked if the additional traffic would require a traffic signal at Oak and Queen Avenue. Martineau said that the City's Transportation System Plan (TSP) would not require a traffic signal at that intersection.

Tomlin asked if the schools had objected or had comment, Martineau replied that the schools were notified and he had not received any comments.

Rouse questioned how many units would be allowed on the property and Martineau said that it has to do with the standards of density requirements. The setbacks were also brought into question and Martineau clarified that the site plan shows a 15ft set back and a 20ft set back from the property to the north.

Discussion took place between Rouse and Traffic Analyst Ron Irish concerning the intersection of Queen and Oak.

TESTIMONY FOR/AGAINST/NEUTRAL:

Applicants Representative; Mark Grenz, Multi Tech Engineering 1155 13th Street SE, Salem, Mr. Grenz began by stating that this application is before the planning commission because of confusion when his applicant purchased the property. The applicant met with staff during the preapplication phase and left with the impression he could blend his properties. While going through the site design review process, the project was restricted in the number of units by one because of the zoning. Building that additional unit requires the rezone to RMA.

Mr. Grenz addressed the TSP concern; his analysis showed the change to the RMA zone and development of all the units would generate 8 additional trips per day. Mr. Grenz went onto say that this project will help Albany in fulfilling its need of multifamily housing.

Tomlin raised the question if limiting the number of units to 24 would be a problem, Mr. Grenz said that no, it would not be.

Rouse clarified the concern Tomlin just raised, that in previous requests sometimes the site plan may say one thing but after a zone change approval something else is developed. Grenz reassured the commission that what they are proposing is what they will be doing.

Testimony For/Against/Neutral: None

Hearing Closed: at 6:35 pm

PLANNING COMMISSION DISCUSSION: None

MOTION: Post moved that the Planning Commission recommend that City Council approve the proposed zoning map amendment, this motion is based on findings and conclusions of the staff report. Sullivan seconded. Motion **passed** unanimously.

ACTIVITY UPDATE: Tomlin asked about progress on Lowe's sight. Shepard responded that the building department expects plans to be submitted by the end of this year.

NEXT MEETING: November 4, 2013

Hearing no further business, Commission Chair Faller adjourned the meeting at 6:38 p.m.

Submitted by

Reviewed by

Signature on File

Signature on File

Edene Rice
Administrative Assistant

David Martineau
Lead Planner