Approved: October 6, 2014

CITY OF ALBANY
PLANNING COMMISSION
City Council Chambers, 333 Broadalbin Street SW
Monday, September 8, 2014
5:15 p.m.

MINUTES

Planning Commissioners present:	Sue Goodman, Roger Phillips, Cordell Post, Kristin Richardson, Dala Rouse, Daniel Sullivan, and Larry Tomlin
Planning Commissioners absent:	None (two vacancies)
Staff present:	Mark Shepard, P.E., Assistant City Manager/Public Works and Community Development Director; Bob Richardson, Planning Manager; Melissa Anderson, Planner; and Ron Irish, Transportation Systems Analyst

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE TO THE FLAG

ROLL CALL

COMMENTS FROM THE PUBLIC: None.

APPROVAL OF MINUTES

July 7, 2014 Amended

MOTION: Commissioner Post moved to approve the minutes as amended. Commissioner Rouse seconded.

Rouse requested that staff recheck the vote on Page 7; she thought she had voted against the motion.

The motion passed 7-0.

QUASI-JUDICIAL PUBLIC HEARING

SD-05-14 Newman West Subdivision: Tentative Plat to create a 25-Lot Subdivision at 340 Clover Ridge Road NE, Albany

Chair Tomlin opened the public hearing at 5:18 p.m.

Declarations by the Commission:

Conflicts of Interest: None.

Ex Parte Contacts: None.

Site Visits: Commissioner Rouse said she had been in the area more than once. She said the maps in the staff report do not show that there is a street called Cameron off of Windy Avenue to the north.

Hearing Procedures:

Assistant City Manager/Public Works and Community Development Director Shepard reviewed the hearing procedures.

Staff Report:

Planner Anderson reviewed the request for a 25-lot residential subdivision on a 5.76 acre property in the RS-6.5 (Residential Single-Family) zone. She reviewed the quasi-judicial public process and explained that any appeal of the Planning Commission decision would go to the City Council. She reviewed the site and surrounding properties, as well as the proposed layout and access.

Planner Anderson reviewed the applicable review criteria, staff findings, and conclusions, as detailed in the written staff report. Staff found that Lots 1 through 24 would meet minimum lot size and dimension standards for single-family detached homes. Lot 25 could be further subdivided and the remainder developed in accordance with the Albany Development Code (ADC). Adjoining lands would not rely on the proposed development for access. Lots 1 through 24 would have access from Windy Avenue via Hummingbird Street; Lot 25 would have access to Clover Ridge Road. The interior street system must be constructed prior to final plat approval. The planned cul-de-sacs would allow for future extension. Sanitary sewer, water, and storm drainage could be accommodated. Utilities would be installed prior to final plat. If future development exceeded 30 dwelling units, secondary fire access would be required. Final design plans must be approved through the Site Improvement Permit process. The property was not located in the floodplain, steep slope, or historic special purpose districts. There was no conflict with height requirements for the Airport Overlay. A fill permit may be required from the state if wetlands on Lot 21 are impacted. In conclusion, staff found the proposal meets, or can meet with conditions, the review criteria for tentative plat approval under ADC 11.180. Staff recommends the application be approved with conditions outlined in the staff report.

Questions from the Commission:

Commissioner Rouse read ADC requirements which state that cul-de-sacs must not exceed 400 feet in length. She asked staff to address that as well as the future alignment of Cameron Street. Transportation Systems Analyst Irish reviewed the anticipated alignment of Cameron Street which would extend south, curve to the east, and extend to Knox Butte Road. He said the north cul-de-sac of the proposed subdivision would miss that future Cameron alignment by about 200 feet. He said the 400-foot minimum standard for a cul-de-sac allows for the City Engineer to approve a longer cul-de-sac in special cases. In this case, there was some uncertainty about whether the two cul-de-sacs would remain cul-de-sacs when adjoining parcels to the west come into development. Staff felt the best option was to extend the right-of-way to the west property line and to have cul-de-sacs as opposed to temporary fire department turnarounds because it could be a substantial amount of time before the adjoining property is developed.

Commissioner Rouse asked if a condition could be placed requiring the roads to extend when the adjoining property is developed. Mr. Irish said it was not possible to use this process to put a condition on another property that could be the subject of a future application. The decision whether or not to extend those roads would be made with a future application to develop the adjoining site.

Chair Tomlin said it looked like there was not a looped water main proposed for the site. Mr. Shepard said staff likes to loop the system where possible for reliability, redundancy, and water quality; however, this subdivision could be served without the loop and it is proposed that the utilities be stubbed to allow for expansion with future development.

Commissioner Rouse asked if the criteria for the subdivision would have been different if 30 lots were proposed instead of 25. Mr. Irish said if the proposal was for 30 lots, the developer would be required to provide a second fire access or an alternative that was acceptable to the Fire Department such as putting sprinklers in every house. He thought this parcel shape was set with a partition some years ago.

Applicant's Presentation:

Mark Grenz, 1155 13th Street SE, Salem, came forward representing the applicant. He said the subject site was part of a larger property created a few years ago through a partitioning process between his client and Mr. Newman. He said the applicant talked with staff about different options for configuring the roads, and it was felt the proposal was the best option to meet the future connectivity options staff was looking for. He said these are temporary streets with a cul-de-sac type turn around, and the utilities stub at the boundary of the streets and could be extended when the adjoining property to the west develops. He said the applicant got the most lots they could into the space they had to work with. He said the applicant had no objections to the conditions recommended by staff.

Commissioner Rouse asked if the applicant purchased the subject property. Mr. Grenz said his client purchased the site with the exception of Lot 25 which Mr. Newman retained for himself.

In response to inquiries from Commissioner Phillips, staff and the applicant further reviewed the location and potential future alignment of Cameron Street. Discussion followed regarding potential street realignments that may occur with future development.

Commissioner Rouse asked how access would be provided to Lot 25 if that lot were subdivided. Mr. Grenz said two lots would access off of Hummingbird Street and two lots would access off of Knox Butte Road.

Myles Breadner, 123 NW Seventh Street, Corvallis, said he was coming forward to put a name and a face to the application. He reviewed some of his previous developments in the area and provided some details about the homes planned for the subject development.

Testimony in Support of the Application: None.

Testimony in Opposition to the Application: None.

Neutral Testimony:

Bruce Gaskey, 3798 Windy Avenue, drew attention to Finding 4.23 in the staff report which talks about the applicant constructing stormwater swales to accommodate drainage from properties north and south of the subdivision. He asked that it be clarified who would be maintaining those swales.

Rebuttal Testimony:

Mark Grenz said the responsibility for maintenance of swales constructed on the new lots would flow with those individual lots and would be laid out in the deed restrictions.

Commissioner Rouse said there have been a lot of drainage problems in this area and she wants to be sure drainage from this site does not impact the neighbors. Mr. Grenz further reviewed the proposal to construct swales and pipes along the north boundary of Lots 1-8 and the south boundary of Lots 21-24. He said the applicant worked with staff to ensure drainage from the development would not impact adjacent properties.

Close the Public Hearing:

Chair Tomlin closed the public hearing at 6:12 p.m.

Discussion and Decision:

MOTION: Commissioner Post moved that the Planning Commission approve with conditions the application for Tentative Plat Subdivision to create a 25-Lot Subdivision as presented in the staff report for the planning files SD-05-14. The motion was based on the findings and conclusions in the staff report and testimony presented at the public hearing. Commissioner Sullivan seconded. The motion passed 7-0.

ACTIVITY UPDATE: There was no update.

NEXT PLANNING COMMISSION MEETING DATE

Monday, September 22, 2014.

ADJOURN

Hearing no further business, Chair Tomlin adjourned the meeting at 6:15 p.m.

Respectfully submitted,

Signature on file

Teresa Nix
Administrative Assistant

Reviewed by,

Signature on file

Bob Richardson
Planning Manager