



## COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | BUILDING 541-917-7553 | PLANNING 541-917-7550

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# Notice of Public Hearings

## Albany Development Code Text Amendments

DC-02-20

August 7, 2020

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### Hearing Information

Review Body: **Planning Commission**

Hearing Date: **Monday, August 17, 2020**

Hearing Locations: Due to Governor Brown's Executive Orders limiting public gatherings during the COVID-19 pandemic, this meeting is accessible to the public via phone and video connection.

At 5:15 p.m., join with the GoToMeeting app on your computer, tablet, or smartphone (using your device's microphone and speakers):

<https://www.gotomeet.me/CommunityDevelopmentCityofAlbany/pc>

If you wish to dial in using your phone:

Call [1-571-317-3122](tel:1-571-317-3122) and when prompted enter access code 498-239-709

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Review Body: **City Council**

Hearing Date: **Wednesday, September 9, 2020**

Hearing Locations: Due to Governor Brown's Executive Orders limiting public gatherings during the COVID-19 pandemic, this meeting is accessible to the public via phone and video connection.

At 7:15 p.m., join with the GoToMeeting app on your computer, tablet, or smartphone (using your device's microphone and speakers):

<https://www.gotomeet.me/cityofalbany/ccm>

If you wish to dial in using your phone:

Call [1-646-749-3129](tel:1-646-749-3129) and when prompted enter access code 491-970-829

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### Application Information

Proposal: Code amendments to improve clarity and consistency with state law, establish clear and objective standards and criteria for residential development and a two-track system for review of residential applications, and improve the overall functionality of the design standards applicable to commercial and institutional development.

[cd.cityofalbany.net](http://cd.cityofalbany.net)



Affected Code articles are: 1 - Administration and Procedures, 2 - Review Criteria, 3 - Residential Zoning Districts, 4 - Commercial and Industrial Zoning Districts, 5 - Mixed Use Zoning Districts, 6 - Natural Resource Districts, 7 - Historic Overlay District, 8 - Design Standards, 9 - On-Site Development & Environmental Standards, 10 - Manufactured Home Development Standards, 11- Land Divisions and Planned Developments, 12 - Public Improvements, 13 - Signs, 22 - Use Categories and Definitions.

Review Bodies: Planning Commission and City Council  
(Type IV - Legislative review process)

Applicant: City of Albany, Community Development Department  
333 Broadalbin Street SW, Albany, OR 97321

Address/Location: Not applicable; the amendments are not site specific

Proposed code amendments are intended to improve clarity and consistency with state law, establish clear and objective standards and criteria for residential development and a two-track system for review of residential applications, and improve the overall functionality of the design standards applicable to commercial and institutional development. The proposal is processed in accordance with the Type IV process, with notice to intergovernmental agencies and the public, with public hearings before the Planning Commission and City Council prior to a final decision. The applicable criteria for the proposed development code text amendments are listed under ADC 2.290, "Development Code Amendments." These review criteria must be met for the proposed amendments to be approved.

A copy of the proposed text amendments and applicable criteria are available for inspection, at no cost, by appointment at the Albany Community Development Department, Planning Division. The proposed text amendments can also be accessed here:

<https://www.cityofalbany.net/cd/adc-amendments/proposed>

Copies can be provided by mail upon request at a reasonable cost or electronically at no charge. The staff report will be available by 5:00 p.m. August 10, 2020, at the Planning Division located in City Hall by appointment only, and on the City's web site at:

<https://www.cityofalbany.net/project>

For more information, please contact **David Martineau**, project planner, at [david.martineau@cityofalbany.net](mailto:david.martineau@cityofalbany.net), 541-917-7561.

## Your Comments

All testimony and evidence must be directed toward the approval standards and criteria for the applications listed in this notice. We invite your comments, either in writing before the public hearings, or orally during the virtual hearings. Submit any written comments to the City of Albany Planning Division, PO Box 490, Albany, OR 97321. Any person who submits written comments or testifies at a public hearing will receive a copy of the Notice of Decision.

## Review Criteria for This Application

### *DEVELOPMENT CODE AMENDMENTS (ADC 2.290)*

The request may be approved if the council finds that the application meets the following criteria:

- (1) The proposed amendments better achieve the goals and policies of the Comprehensive Plan than the existing language.
- (2) The proposed amendments are consistent with Development Code policies on purpose and with the purpose statement for the base zone, special purpose district, or development regulation where the amendment is proposed.