



ALBANY CITY COUNCIL & PLANNING COMMISSION

MINUTES

Monday, March 11, 2019

Joint Work Session

Council Chambers, City Hall

Approved Planning Commission: April 15, 2019

Approved City Council: April 24, 2019

CALL TO ORDER

Mayor Sharon Konopa called the meeting to order at 5:16 p.m.

ROLL CALL

Council Members present: Mayor Sharon Konopa; and Councilors Rich Kellum, Alex Johnson II, Mike Sykes, Bessie Johnson, and Dick Olsen

Council Members absent: Bill Coburn (excused)

Commissioners present: Larry Tomlin, Dala Rouse, Joann Miller, Diane Hunsaker, Daniel Sullivan, Mike Koos, Ann Ketter

Commissioners absent: Roger Phillips (excused), Cordell Post (excused)

Staff Present: David Martineau, Planning Manager; Peter Troedsson, City Manager; Seth Sherry, Economic Development Manager; Jeff Blaine, P.E., Public Works Engineering and Community Development Director; Ron Irish, Transportation Systems Analyst; Jorge Salinas, Deputy City Manager, CIO

SCHEDULED BUSINESS

5:19

Mayor Sharon Konopa had staff, council, commissioners, and task force members introduce themselves.

BUSINESS FROM THE PUBLIC

5:19

None.

PROJECT BACKGROUND

5:20

Cathy Corliss, consultant with Angelo Planning Group, gave a presentation and provided a brief background on the project. She explained the three-phased project and talked about the two-track system.

MULTI-FAMILY & INFILL RESIDENTIAL STANDARDS REVIEW

5:26

Maximum Setback and building orientation

5:26

Corliss clarified that multi-family standards only apply to housing of three or more units. She talked about key topics (see agenda packet) and current requirements (Albany Development Code (ADC) 8.240 and 8.260), stating they could use additional specificity. She suggested adding an alternative development option to require enhanced landscaping and additional minimum setbacks. Corliss suggested that the alternate option be offered in certain zones. Bill Ryals, architect and member of the ADC Amendments Task Force, talked about providing enough open space in multi-family designs.

Functional design & building details

5:49

Corliss explained current code requirements (ADC 8.250) and concepts and talked about survey feedback. Rouse said menu options would make it easier to be able to afford to develop. Corliss said they could ensure more affordable options would be available.

Pedestrian connections

5:57

Corliss talked about current requirements (ADC 8.280) and discretionary standards, explaining that the concept would provide clarification. There was discussion about the survey results and task force concerns. Johnson expressed security concerns with direct access from parks to apartments. Konopa pointed out the need for access to prevent people from damaging fences to get through. Johnson II asked what ADA requirements would be required for parking lots and sidewalks. Corliss stated they would still follow standard ADA accessibility requirements. Discussion ensued about ADA accessibility.

Parking lot design.

6:16

Corliss discussed current requirements (ADA 8.300), adding that the new code concept would remove the 100-foot parking lot requirement or increase distance allowed between building entrances and parking and clarify how it is measured. Konopa asked what challenges the current code causes. Martineau said staff has run into several difficulties and gave examples. Irish added that it causes huge limitations in site design, and the current code sometimes contradicts itself. Hunsaker suggested the new code require a certain percentage of units to be a certain distance from the parking lot. Konopa suggested to take out the requirement altogether.

Transition to lower density uses.

6:29

Corliss talked about current requirements (ADC 8.270) (see agenda packet) and discussed several options to make them more reasonable. Rouse stated they should address zones where single-family homes are built in multi-family zoning. Corliss discussed the separation of uses. Candace Ribera, task force member, pointed out that buffering and screening can have the same benefits as setbacks.

Recreation & open space areas:

6:48

The group discussed common open space requirements for multi-family developments (ADC 8.220). (See agenda packet.) Corliss pointed out a major issue was that the code needs to better define amenities, add to the allowable list, and provide more clarification for clear and objective standards. Konopa suggested that dog areas be added to the allowed amenities list. Scott Lepman, developer, added he would like more flexibility for multi-family developments due to the high cost of developing them. There was discussion about bike parking requirements.

INFILL DEVELOPMENT & OTHER HOUSING TYPES

7:02

Additional standards for infill and redevelopment.

7:04

Corliss talked about applicability, adding that it was important to consider compatibility with existing neighborhoods. There was discussion about parking, setback, garage/carport, and height requirements. (See agenda packet).

NEXT STEPS

7:21

Corliss announced a task force meeting in April, another joint meeting in June, and then a finalized draft to be formally presented. Adoption hearings would commence with Phase II in June 2020.

ADJOURNMENT


There being no other business, the meeting was adjourned at 7:22 p.m.

Respectfully submitted,



Edie O'Neil
PW Contracting Assistant

Reviewed by,



David Martineau
Planning Manager