

ALBANY CITY COUNCIL  
**AGENDA-Revised**

**Wednesday, March 11, 2026**  
**6:00 p.m.**

Council Chambers, City Hall  
333 Broadalbin Street SW

Watch on YouTube: <https://www.youtube.com/user/cityofalbany>

Please help us get Albany’s work done.  
Be respectful and refer to the rules of conduct posted by the main door to the Chambers and on the website.

**1. Call to order and pledge of allegiance**

**2. Roll call**

**3. Adoption of consent agenda**

a. Adoption of resolution(s)

- 1) Approving Resolution renaming the Art Gallery in City Hall as the Gwenn Marchese Gallery – Kim Lyddane [Page 3] RES NO. \_\_\_\_\_

MOTION: \_\_\_\_\_

**4. Presentations and Ceremonies**

- a. Presentation Pollywog Program Linn Benton Lincoln – Leanne Trask [Page 4]
- b. Presentation Albany Public Schools Foundation- Peggy Burris [Pages 5-27]

**5. \*Revised\*-Ordinances-Reopen Record**

- a. East Albany Town Center-EATC Annexations with Concurrent Map Amendments planning files AN-01-25, CP-03-25, and ZC-03-25 – David Martineau [Pages 28-108]

ORD NO. \_\_\_\_\_  
ORD NO. \_\_\_\_\_

**6. Public Comment**

**7. Action Items(s)**

- a. **Resolutions-** Award contract to Brown & Caldwell for the Vine Street Viability Study (WTP-26-02) – Staci Belcastro [Pages 109-111] RES NO. \_\_\_\_\_
- b. **Resolutions-** Exemption from Competitive Bidding to Purchase a Fire Engine using a Cooperative Purchase-Kevin Vining [Pages 112-115] RES NO. \_\_\_\_\_



**8. Business from the Council**

**9. City Manager Reports**

**10. Next meeting dates**

March 23 and March 25, 2026 city council meetings-cancelled  
Monday, April 6, 2026; 4:00 p.m. work session/meeting  
Monday, April 13, 2026; 5:15 p.m. joint meeting at Albany Planning Commission

**11. Adjournment**

*This meeting is accessible to the public via video connection. The location for in-person attendance is accessible to people with disabilities. If you have a disability that requires accommodation, please notify city staff at least 48 hours in advance of the meeting at: [cityrecorder@albanyoregon.gov](mailto:cityrecorder@albanyoregon.gov)*

*Testimony provided at the meeting is part of the public record. Meetings are recorded, capturing both in-person and virtual participation, and are posted on the City website.*



RESOLUTION NO. \_\_\_\_\_

A RESOLUTION NAMING THE ART GALLERY LOCATED IN CITY HALL AS THE “GWENN MARCHESE GALLERY’.

WHEREAS, the City of Albany values the arts as an essential component of community and cultural enrichment ; and

WHEREAS, Gwenn Marchase devoted more than three decades to enriching Albany’s cultural life through creativity and teaching, inspiring young artists at the Boys & Girls Club and guiding adult learners at Linn-Benton Community College; and

WHEREAS, her artistic contributions include murals that brightened local spaces, coloring books that celebrated Albany’s historic charm, and her lasting legacy as lead painter for the Albany Carousel; and

WHEREAS, Gwenn’s vision and generosity fostered friendships and strengthened community bonds through art, leaving an indelible mark on Albany’s cultural identity; and

WHEREAS, the Albany Arts Commission wishes to name the City Hall gallery space in her honor, intending it to stand as a tribute to her creativity and the transformative power of art in community life; and

NOW, THEREFORE, BE IT RESOLVED by the Albany City Council that that the art gallery in Albany City Hall shall be officially named the “Gwenn Marchese Gallery” as a lasting reminder of her contributions and the inspiration she provided to generations of artists and residents.

DATED AND EFFECTIVE THIS 11TH DAY OF MARCH, 2026.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Recorder

# Serving families

Pollywog serves families with 0-5 year old children in Linn, Benton and Lincoln Counties. Since 2017, Pollywog has served over 4,500 families across our region.

### Projects

### Details

### Outcomes

7

**Certified Health Worker Certifications**

CHW Training prepares individuals to act as trusted liaisons, patient advocates to improve health outcomes

All 7 Pollywog and Preschool Promise staff workers have received CHW training and been certified

\$\$

**Embark - Oregon College Savings Plan Grant**

The OR Treasury is offering to put \$200 into new accounts for children under 1 year, with a special code

We have been visiting parenting education classes and giving parents information about this limited time offer, and dispensing those special codes

200

**Baby Gate Giveaway**

A Community Partner offered to give us 200+ baby gates for our families

We took delivery on 2/27, and are now contacting families to offer the gates, as well as planning to hand out at events



**Asset Mapping Grant has sunsetted**

Submitted all reports (in English and Spanish) and final documents to OHA

Currently giving presentations to various organizations about results of Asset Mapping

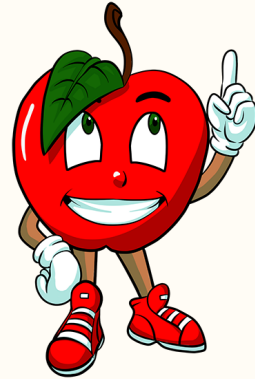
### \* Acknowledgements

We are so grateful for the help and support of our community partners in being able to reach our goals and meet with families as we attempted to map the assets in their communities..





**ALBANY**  
**PUBLIC SCHOOLS**  
**FOUNDATION**



# Programs

## Grants

- Enrichment Grants
- Classroom Grants

Peely's Teacher Supply House

Scholarships

Water Awareness

Student Assistance Program  
(SAP)



Waverly Elementary: STEM for Our Amazing Explorers Specials Classroom

## Enrichment Grants

- Principals apply for projects with school-wide or multi-classroom impact
- Funding partnership with Greater Albany Public School district
- All district schools received funding in 2025-2026



Waverly Elementary: STEM for Our Amazing Explorers Specials Classroom



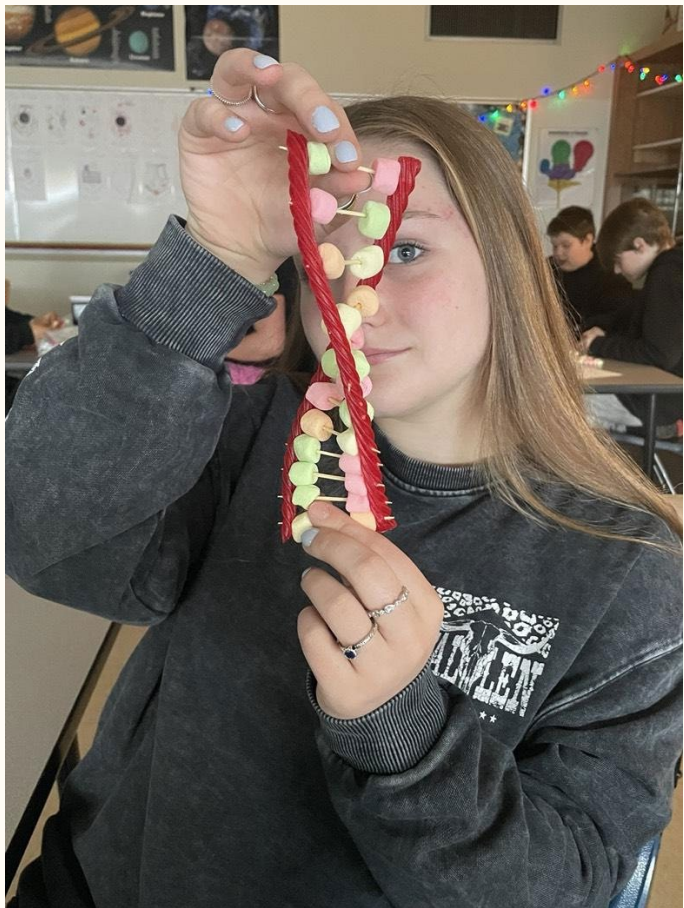
South Shore Strings

# Classroom Grants

- Teachers and staff apply for projects for their classrooms/areas



Calapooia Middle School Soccer Club



Memorial Middle School: 7th & 8th grade science DNA lab



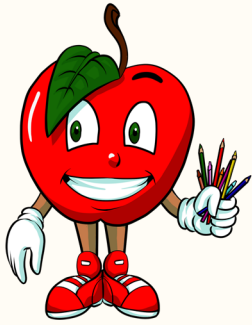
Meadow Ridge Elementary: School garden



Timber Ridge School: Archery club

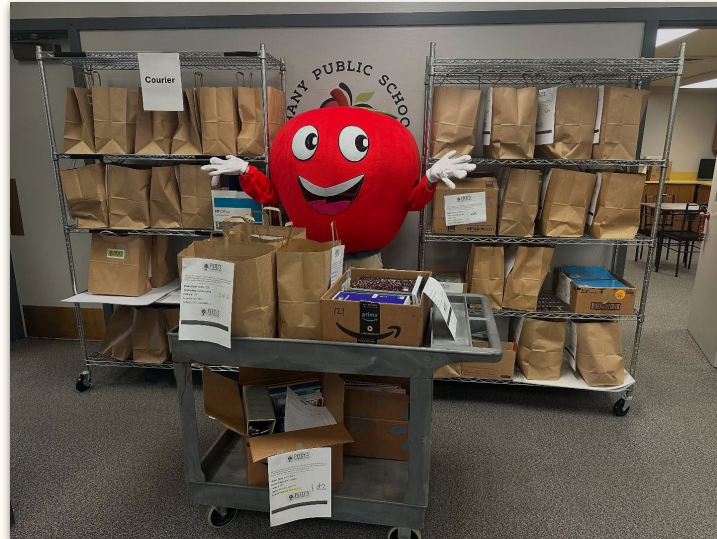


Oak Grove Elementary: Indoor recess equipment 11



# Peely's Teacher Supply House

- Free school and classroom supplies for Albany public school teachers and staff
- Saved teachers over \$26,000 in the first semester of this year!



# Scholarships



- 150 scholarships worth \$274,000 will be awarded in spring 2026
- Over \$1.7 million in scholarships awarded since 1991!





## Student Assistance Program

- Support for students facing barriers to higher education
- Provides students with a mentor, stipend for first-year expenses, and renewable scholarship

# Water Awareness



- Swimming lessons for all 3rd and 4th graders in Albany public schools
- Partnership with Albany Parks and Recreation and Greater Albany Public School district

# Events

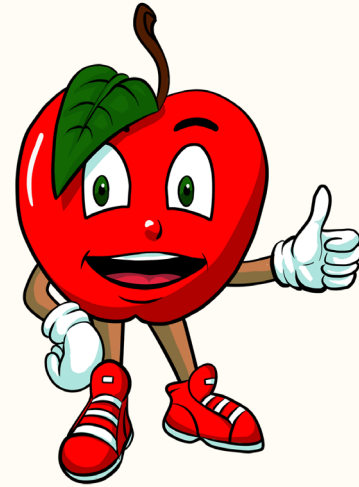
iCelebrate Kids

iRun for Kids

iSwim for Kids

Lunch & Learn/iRetire

Community Outreach & Peely  
the Apple





Save the Date! October 24,  
2026





ALBANY PUBLIC SCHOOLS FOUNDATION

5K **IRUN** 10 MILE  
**FOR KIDS**  
LITTLE LEPRECHAUN DASH

- March 14, 2026
- West Albany High School track

Presented by:



JACKSON  
AUTOMOTIVE  
GROUP



HYUNDAI  
of  
Albany



SUBARU  
ALBANY

LAVA

AUTO, TIRE SERVICE  
& CAR WASH LLC



ALBANY PUBLIC SCHOOLS FOUNDATION

# SWIM FOR KIDS!



- April 25, 2026
- Swimathon at Albany Community Pool

Presented by:



Samaritan  
Health Services





- Estate and retirement planning for community members
- PERS information for GAPS employees nearing retirement

# In the Community



# Peely the Apple



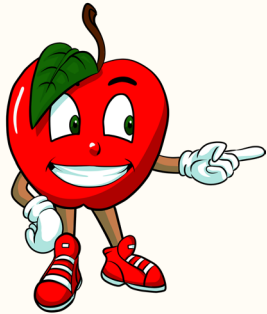
# Volunteers





**ALBANY**  
**PUBLIC SCHOOLS**  
**FOUNDATION**


Thank You!



Peggy Burris  
executive@albanyps.org  
541-979-2773 ext. 1



**TO:** Albany City Council

**VIA:** Peter Troedsson, City Manager 

**FROM:** Matthew Ruetters, Community Development Director  
David Martineau, Current Planning Manager

**DATE:** February 13, 2026, for the February 25, 2026, City Council Meeting

**SUBJECT:** Public Hearing Regarding EATC Annexations with Concurrent Map Amendments planning files AN-01-25, CP-03-25, and ZC-03-25

**Purpose:**

Conduct a public hearing and take action on the two attached ordinances that would annex 11 properties with concurrent comprehensive plan zoning map amendments and removing the properties from the Albany Rural Fire Protection District (ARFPD).

**Background/Discussion:**

On June 11, 2025, City Council directed staff to proceed with a City-initiated annexation of 11 properties for the East Albany Town Center (EATC) project. The EATC concept envisions a new town center co-developed by strategic partners to provide housing, jobs and accessible services with a vision to catalyze and revitalize community-wide investment consistent with the adopted East Albany Plan (EAP).

The EATC project area encompasses key street infrastructure improvements around the extension of Timber Street (a minor arterial) as identified in the Transportation System Plan (TSP) and the EAP. The TSP and EAP are the City’s guiding documents for future development and transportation projects, including street expansions, new roadway connections, and pedestrian and bicycle infrastructure.

Annexations, comprehensive plan and zoning map amendments are a Type IV land use procedure subject to the review criteria in Albany’s Development Code. Under the Type IV Procedure, an annexation application is reviewed at public hearing before the Planning Commission. The Planning Commission held a public hearing on February 2, 2026, and made a recommendation to the City Council to approve the annexations together with concurrent comprehensive plan and zoning map amendments under planning files AN-01-25, CP-03-25, and ZC-03-25.

**Strategic Plan Impact:**

City-initiated annexation would align with the City’s Strategic Plan themes by completing a critical first step in a conceptual development that would further the themes of creating great neighborhoods, a safe city, and economic development through investment in and implementation of the adopted East Albany Plan (EAP). It also ensures that growth benefits all residents and aligns with the long-term goals of the City as also identified in the EAP.

**Budget/Staff Impact:**

None.

**Planning Commission Recommendation:**

Approve the proposed annexations together with legislative amendments to the Albany comprehensive plan and zoning map, as described in the attached ordinance exhibits.

**Council Options:**

The City Council has several options with respect to the proposed Comprehensive Plan, Zoning Map and Development Code amendments:

Option 1: Approve the proposed annexations, comprehensive plan and zoning map amendments as presented; or

Option 2: Approve the proposed annexations, comprehensive plan and zoning map amendments as presented, and as modified by the City Council, or

Option 3: Deny the proposed annexations, comprehensive plan and zoning map amendments and direct staff on how to proceed and provide findings for denial.

**Attachments:**

1. Ordinance for Annexations with Map Amendments
2. Ordinance to remove the properties from the ARFPD



## ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE PROCLAIMING ANNEXATION OF PROPERTIES IDENTIFIED ON LINN COUNTY ASSESSOR'S MAP NO. 11S03W09D TAX LOTS 600, 700, 701, 702, 800, 801, 901, 902, 1402, 1403, 2500, 2700, AND 2800; AMENDING ORDINANCE NO. 4836, WHICH ADOPTED THE CITY OF ALBANY COMPREHENSIVE PLAN MAP AND AMENDING ORDINANCE NO. 4441, WHICH ADOPTED THE CITY OF ALBANY ZONING MAP BY AMENDING THE ALBANY ZONING MAP AND ADOPTING FINDINGS OF FACT AND CONCLUSIONS.

WHEREAS, on June 11, 2025, the Albany City Council directed staff to proceed with a city-initiated annexation of 11 properties for the East Albany Town Center (EATC) project; and

WHEREAS, legal descriptions, comprehensive plan maps and zoning district maps for the subject properties are provided in ordinance Exhibits A, C, and D, respectively; and

WHEREAS, the application for comprehensive plan map amendments to change 8.10 acres from GC (General Commercial) to VC (Village Center); 6.00 acres from RM (Residential Medium Density) to VC; and 1.37 acres from URR (Urban Residential Reserve) to RM; and

WHEREAS, the application for zoning map amendments to change 20.72 acres from UGA-UGM-5 (Urban Growth Area-Urban Growth Management-5) to MUC (Mixed-Use Commercial); 2.59 acres from UGA-UGM-5 to RMA (Residential Medium Density Attached); 6.24 acres from UGA-UGM-5 to OP (Office Professional); and 1.37 acres of UGA-RR-1 (Urban Growth Area-Residential Reserve) to RMA; and

WHEREAS, a notice of the proposed amendments and planning commission and city council public hearings was sent to the Oregon Department of Land Conservation and Development on December 18, 2025, published in the Albany Democrat-Herald on January 17, 2026, and sent to Linn County on December 1, 2025.

WHEREAS, on February 2, 2026, the Albany Planning Commission held a public hearing, considered public testimony, deliberated on the proposed annexations, comprehensive plan map and zoning map amendments, and recommended approval of the proposal based on evidence presented in the staff report and during the public hearing; and

WHEREAS, the analysis and findings of fact and conclusions as provided in the staff report dated February 13, 2026, are presented as an attachment to this ordinance as Exhibit E; and

WHEREAS, on February 25, 2026, the Albany City Council held a public hearing on the proposal, reviewed the findings of fact and conclusions of the staff report, and testimony presented at the public hearings, and then deliberated.

NOW, THEREFORE, THE PEOPLE OF THE CITY OF ALBANY DO ORDAIN AS FOLLOWS:

**Section 1:** The territories described in Exhibits A.1 – A.8 and shown on the map in Exhibit B of this ordinance are hereby proclaimed to be annexed to the City of Albany.

**Section 2:** The comprehensive plan map for the subject properties identified on Linn County Assessor's Map No. 11S03W09D Tax Lots 600, 801, 1402, 1403, and 2500 are hereby amended to Village Center; and properties identified on Linn County Assessor's Map No. 11S03W09D Tax Lots 700, 701, 702, 2700, and 2800 are hereby amended to Residential Medium Density, as shown in Exhibit C of this ordinance.

Section 3: The zoning district map for the subject properties identified in Linn County Assessor’s Map No. 11S03W09D Tax Lots 600, 801, 1402, 1403, and 2500 are hereby amended to the Mixed-Use Commercial (MUC) zoning district; properties identified on Linn County Assessor’s Map No. 11S03W09D Tax Lots 700, 701, 702, 2700, and 2800 are hereby amended to Residential Medium Density Attached (RMA); and properties identified on Linn County Assessor’s Map No. 11S03W09D Tax Lots 800, 901, and 902 are hereby amended to the Office Professional (OP) zoning district, as shown in Exhibit D of this ordinance.

Section 4: The findings of fact and conclusions included in the staff report dated February 13, 2026, in Exhibit E of this ordinance, are hereby adopted in support of the decision.

Section 5: A copy of this ordinance shall be filed in the office of the city recorder of the City of Albany, and these changes shall be made on the official City of Albany zoning map.

Passed by the Council: \_\_\_\_\_

Approved by the Mayor: \_\_\_\_\_

Effective Date: \_\_\_\_\_

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Recorder



LEGAL DESCRIPTION OF  
EATC PROPERTY

Beginning in the center line of the Old Albany-Lebanon County Road, being South 6°00' East 37.64 feet and South 58° 24' East 122.49 feet from the Southeast corner of Tract 23, of EAST ALBANY WALNUT Tracts in Linn County, Oregon: and running thence North 3° 08' West 278.67 feet; thence South 58° 24' East 140.19 feet to a 3/4" iron bolt at the Northwest corner of tract described in deed to Elton Jarstad, recorded August 28, 1951 in Book 223, Page 91, Deed Records; thence South 0° 02' East 268.97 feet to a 3/4" iron bolt in the center line of the aforementioned County Road; thence North 58° 24' West 122.49 feet to the place of beginning.

[REDACTED]

LEGAL DESCRIPTION OF  
ROPP TRUST & STUTZMAN TRUST PROPERTIES

PARCEL 1:

A tract of land situated in the Southeast Quarter of Section 9, Township 11 South, Range 3 West of the Willamette Meridian, in the County of Linn, State of Oregon, more particularly described as follows:

Beginning South 0°06' East 752.74 feet from a point on the North line of and North 89°54' East 2346.44 feet from the Northwest corner of the Edward N. White Donation Land Claim No. 48 in Township 11 South, Range 3 West of the Willamette Meridian, Linn County, Oregon, and running thence South 0°06' East 214.99 feet to a 3/4 inch iron rod; thence South 89°54' West 439.47 feet to a 1/2 inch iron pipe at the Southeast corner of Lot 15, Block 4, East Albany Walnut Tracts; thence North 6°00' West, along the East line of said Block 4, a distance of 216.34 feet to a point South 6°00' East 27.56 feet from the Northeast corner of Lot 12; thence North 89°54' East 461.71 feet to the place of beginning.

EXCEPTING THEREFROM, the following:

Beginning at a 1/2 inch iron rod South 0°06' East 752.74 feet from a point on the North line of and North 89°54' East 2346.44 feet from the Northwest corner of the Edward N. White Donation Land Claim No. 48 in Township 11 South, Range 3 West of the Willamette Meridian, Linn County, Oregon, and running thence South 0°06' East 107.49 feet to a 1/2 inch iron rod; thence South 89°54' West 450.49 feet to a 1/2 inch iron rod on the Easterly line of and South 6°00' East 13.82 feet from the Northeast corner of Lot 14, Block 4, East Albany Walnut Tracts; thence North 6°00' West, along the Easterly lines of Lots 14, 13 and 12, a distance of 108.16 feet to a 1/2 inch iron rod on the Easterly line of and South 6°00' East 27.66 feet from the Northeast corner of said Lot 12; thence North 89°54' East 461.71 feet to the point of beginning.

FURTHER EXCEPTING THEREFROM, that portion deeded to Linn County for road purposes by deed recorded May 7, 1958 in Book 259, page 336, Deed Records for Linn County, Oregon.

PARCEL 2:

Parcel 1 of PARTITION PLAT NO. 2021-54, recorded June 25, 2021 as Document No. 2021-15364, in the County of Linn, State of Oregon.

[REDACTED]

LEGAL DESCRIPTION OF  
EATC & WLM PROPERTIES

Beginning North 89°54' East 2346.44 feet and South 00°06' East 690.95 feet from the Northwest corner of the E.M. White Donation Land Claim No. 48, Township 11 South, Range 3 West; thence South 00°06' East 907 feet more or less to the North line of that property conveyed to Raymond E. Thogerson and Frances D. Thogerson by deed recorded November 21, 1951 in Book 224, Page 445, Deed Records for Linn County, Oregon; thence North 89°58' East 345.85 feet; thence North 01°25' West 910 feet, more or less, to the South line of that property conveyed to Linn Post No. 584 Veterans of Foreign Wars of the United States by deed recorded May 28, 1958 in book 259, Page 577, Deed Records for Linn County, Oregon; thence South 89°54' West 331.51 feet to the point of beginning.

EXCEPT THEREFROM that portion deeded to Linn County for road purposes by deed recorded May 7, 1958, Book 259, Page 336, Deed Records for Linn County, Oregon.

ALSO:

Beginning at the Northeast corner of Lot 23, Block 4, east Albany Walnut Tracts in Section 9, Township 11 South, Range 3 West of the Willamette Meridian, Linn County, Oregon, being the Northwest corner of that property conveyed to Alvia F. Morris by deed recorded August 3, 1964 in Book 304, Page 42, Deed Records; thence along said North line South 74°04' East 119.65 feet to the Northwest corner of that property conveyed to William A. Matlock by deed recorded July 3, 1957 in Book 255, Page 121, Deed Records; thence along said North line and North line prolonged South 58°24' East to the Northeast corner of that property to Eldon Jarstad et ux, by deed recorded August 28, 1951 in Book 223, Page 91 Deed Records; thence North to the Southeast corner of that property conveyed to Frank J. Plattner by deed recorded September 16, 1948 in Book 204, Page 57, Deed Records; thence following said South line to the Southeast corner of Lot 15, Block 4, East Albany Walnut Tracts; thence South along the East line of East Albany Walnut Tracts to the point of beginning.

EXCEPTING THEREFROM that portion deeded to Linn County for road purposes by deed recorded May 7, 1958, Book 259, Page 336, Deed Records.



LEGAL DESCRIPTION OF  
EATC & LANGE ESTATE PROPERTY

**THAT PART OF THE EDWARD N. WHITE DONATION LAND CLAIM NO. 48 IN TOWNSHIP 11 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, COUNTY OF LINN, STATE OF OREGON, DESCRIBED AS FOLLOWS; BEGINNING SOUTH 6° 00' EAST 37.64 FEET AND SOUTH 58° 24' EAST 244.98 FEET FROM THE SOUTHEAST CORNER OF THE EAST ALBANY WALNUT TRACTS AND SAID BEGINNING BEING IN THE CENTER OF THE COUNTY ROAD; THENCE SOUTH 58° 24' EAST ALONG THE CENTER OF LINN COUNTY ROAD, 189.0 FEET; THENCE NORTH 0° 02' WEST 268.97 FEET; THENCE NORTH 58° 24' WEST 189.0 FEET; THENCE SOUTH 0° 02' EAST 268.97 FEET TO THE POINT OF BEGINNING.**

**EXCEPT A STRIP 20 FEET WIDE ALONG THE EAST LINE OF THE ABOVE DESCRIBED REAL PROPERTY FOR ROAD PURPOSES, AS DISCLOSED BY DEED FROM ROPP TO JARSTAD RECORDED IN BOOK 223, PAGE 91, DEED RECORDS IN LINN COUNTY, OREGON.**

APN: 0110862

Property Address: 3949 SPICER DR SE, ALBANY, OR 97322



LEGAL DESCRIPTION OF  
M. ROPP PROPERTY

Beginning at a 5/8" iron rod at the intersection of the East line of the West half of the Edward N. White Donation Land Claim No. 48 in Township 11 South, Range 3 West of the Willamette Meridian, in the County of Linn and State of Oregon, and the center line of the county road, said rod being also South 6°00' East 37.64 feet and South 58°24' East 840.19 feet from the Southeast corner of Tract 23 of East Albany Walnut Tracts; and running thence North 0°02' West, along the East line of said West half of Donation Land Claim No. 48, a distance of 482 feet to a 3/4" pipe; thence South 89°58' West 345.85 feet to a 3/4" bolt in the center line of proposed road; thence South 0°02' East 268.97 feet to a 3/4" rod in the center of the aforementioned county road; thence South 58°24' East, along said center line, 406.21 feet to the place of beginning.

EXCEPT the West 20 feet of the above described tract to be used for a roadway.



LEGAL DESCRIPTION OF  
G. ROPP PROPERTY

Parcel 2 of PARTITION PLAT NO. 2022-68, recorded July 22, 2022 as Document No. 2022-13165, in the County of Linn, State of Oregon.



LEGAL DESCRIPTION OF  
REDIGER PROPERTIES

**PARCEL 1, PARTITION PLAT 2022-68, Partition Plat Records of Linn County, Oregon.**

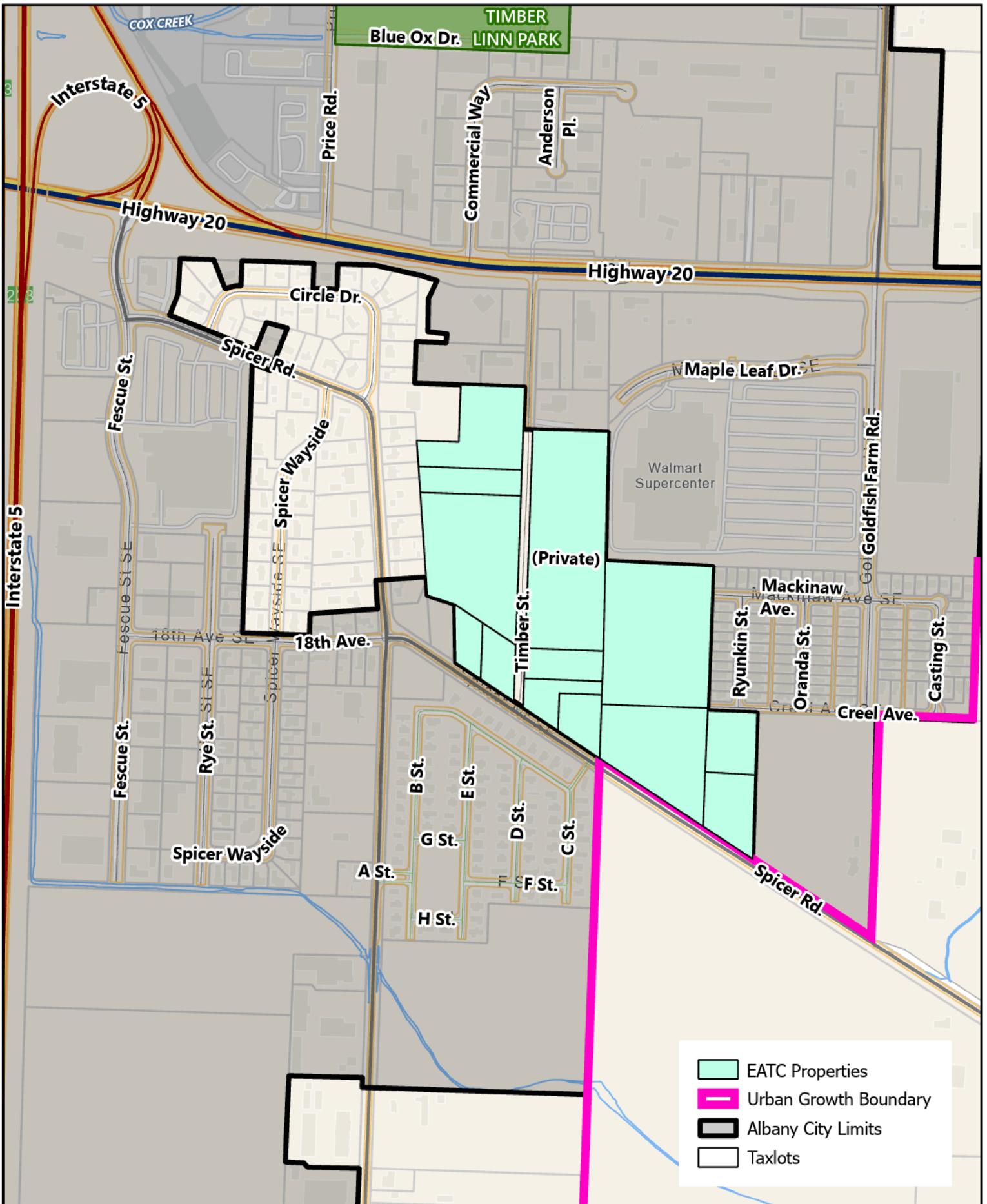
**ALSO:**

**PARCEL 1, PARTITION PLAT 1998-38, Partition Plat Records of Linn County, Oregon.**



LEGAL DESCRIPTION OF  
AERNI PROPERTY

Parcel 2 located on partition plat no. 1998-38  
which is in the southeast quarter of section 9,  
township 11 south, range 3 west, Willamette  
Meridian, in Linn County, Oregon



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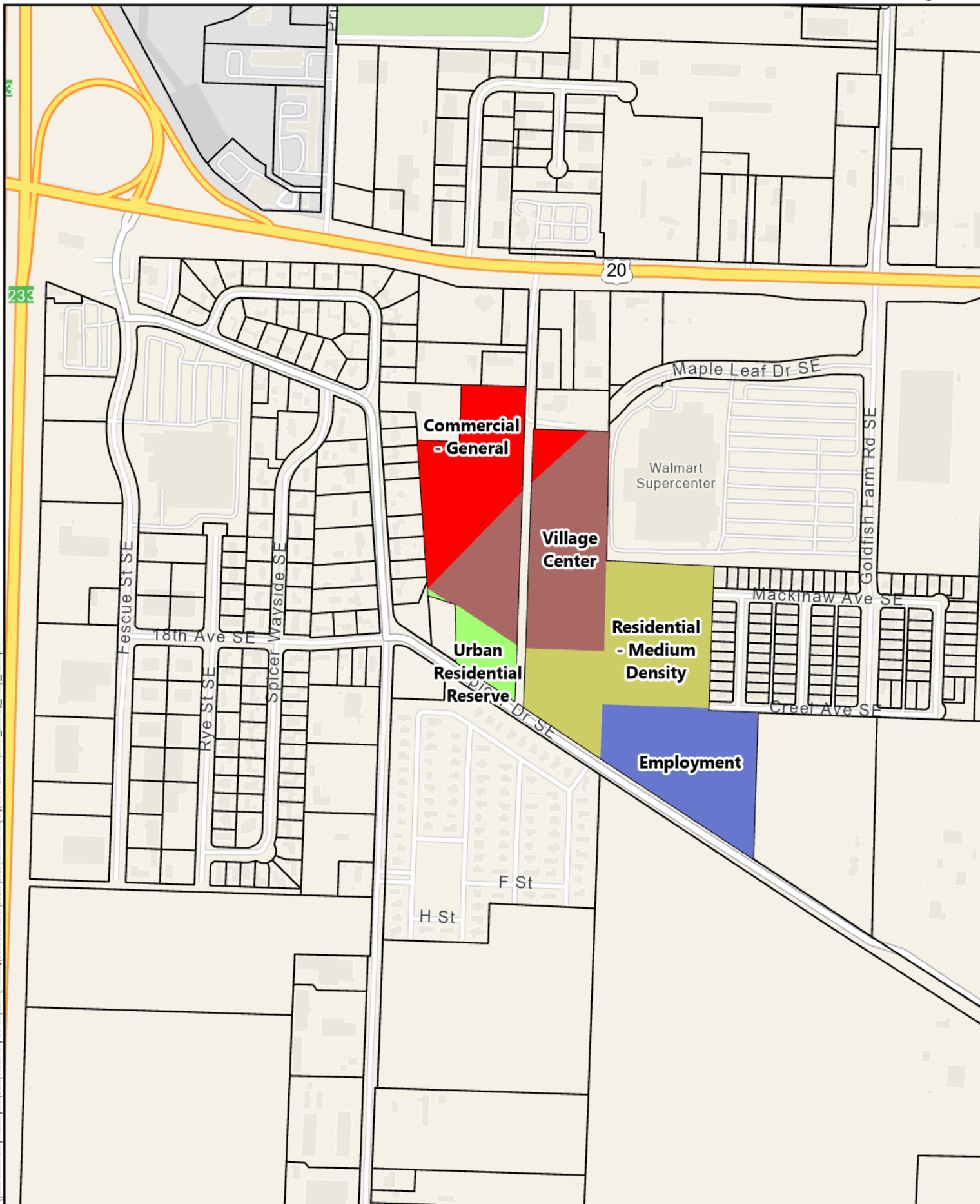


0 250 500 1,000 Feet

Date: 1/21/2026 Map Source:

# East Albany Town Center

## Location Map



\\alderman.coc.chrysalisny.net\Data\Community\_Development\Planning\Land Use\_Cores\2020s\2025\Amecation (AM)\AM-01-25 et al\EATC1\_Existing\_Comp\_Plan.aprx

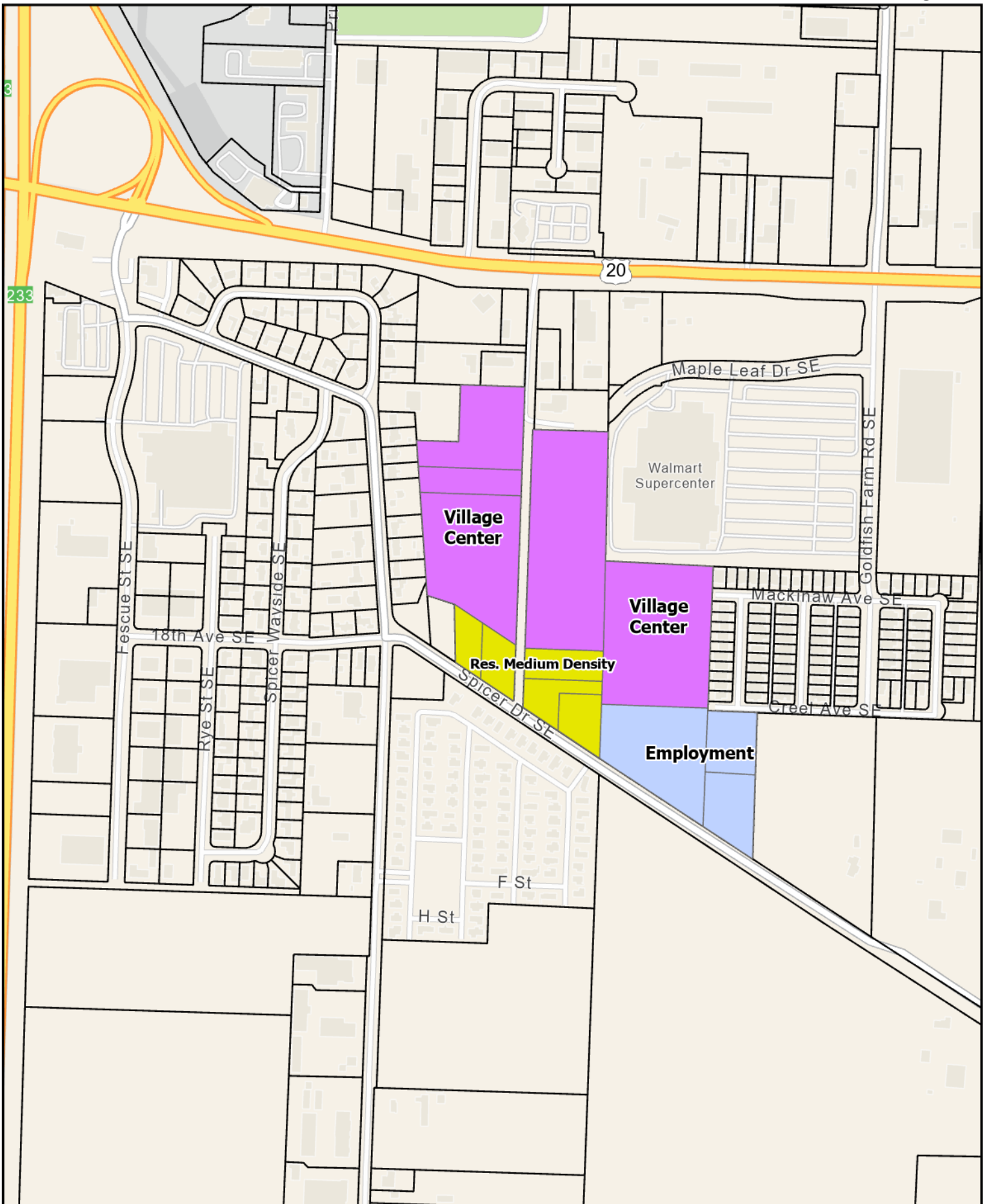


0 250 500 1,000 Feet

Date: 1/20/2026 Map Source:

# East Albany Town Center

## Existing Comprehensive Plan Map



\\alderman.coc.chrysalisny.net\Data\Community\_Development\Planning\Land Use\_Cases\2020s\2025\_Amenation (AM)\AM-01-25 et al\EATC1\_Proposed\_Comp\_Plan.aprx



0 250 500 1,000  
Feet

Date: 1/20/2026 Map Source:

# East Albany Town Center



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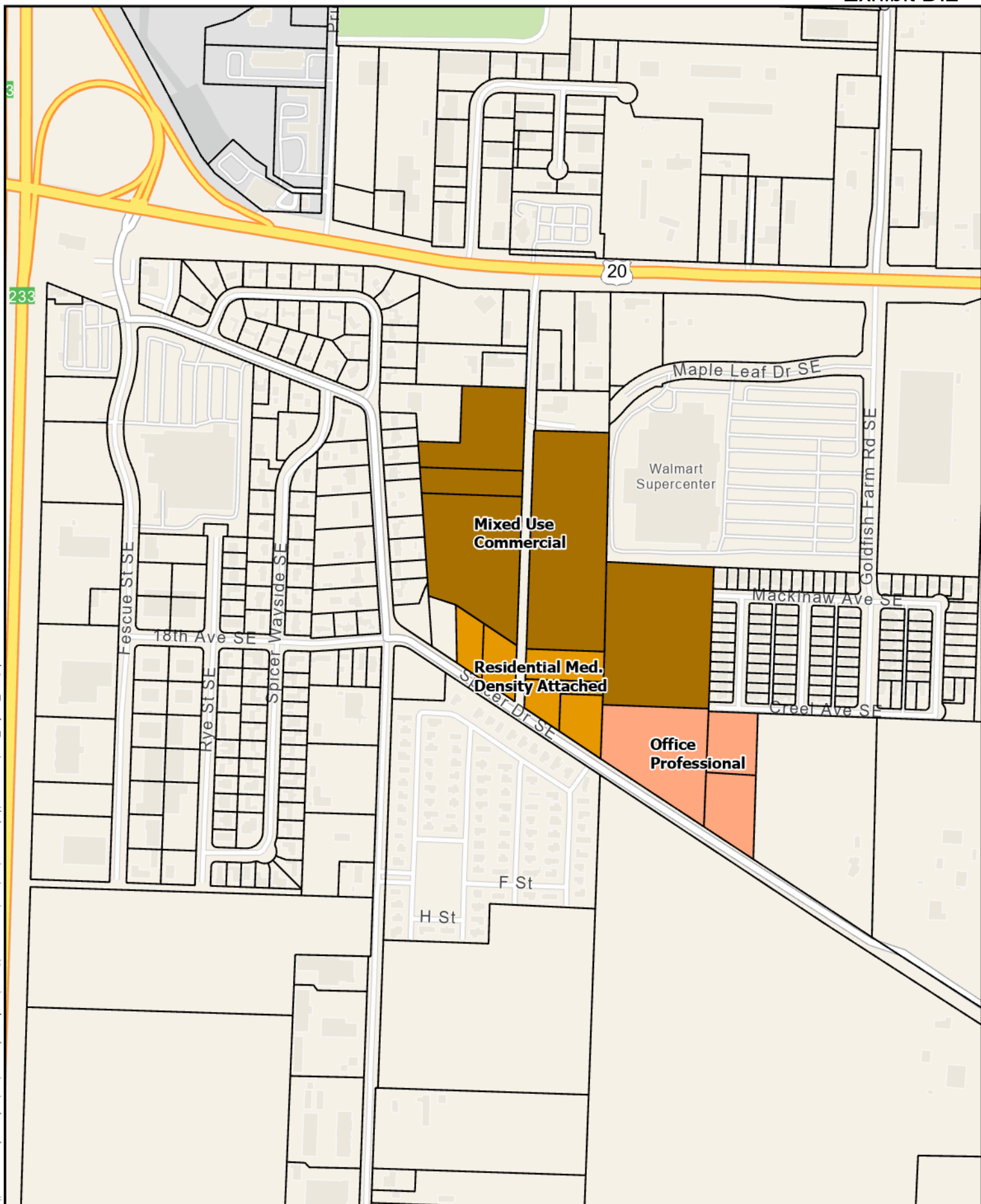


0 250 500 1,000  
Feet

Date: 1/20/2026 Map Source:

# East Albany Town Center

Current Zoning (Linn County) <sup>43</sup>



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0 250 500 1,000 Feet

Date: 1/20/2026 Map Source:

# East Albany Town Center

## Proposed Zoning



## COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | Community Development 541-917-7550

# Staff Report

## Annexations with Comprehensive Plan & Zoning Map Amendments

AN-01-25, CP-03-25, and ZC-03-25

February 13, 2026

### Hearing Information

Review Body: **Planning Commission**

Hearing Date and Time: **Monday, February 2, 2026, at 5:15 p.m.**

Hearing Locations: This hearing will be conducted at the Albany City Council Chambers

Virtual: At 5:15 p.m., join the meeting using the link below:

<https://council.albanyoregon.gov/groups/plc/zoom>

Phone: 1-253-215-8782; meeting ID: 837-8633-4863; passcode: 464432

In-Person: Appear in person at the meeting and register to speak using the sign-up sheet.

Review Body: **City Council**

Hearing Date and Time: **Wednesday, February 25, 2026, at 6:00 p.m.**

Hearing Location: This hearing will be conducted at the Albany City Council Chambers

Virtual: To comment/testify, please email [cdaa@albanyoregon.gov](mailto:cdaa@albanyoregon.gov) with your name, address, phone number, and if you are speaking for, against, or neutral on the topic.

Watch Livestream at 6:00 p.m.: <http://www.albanyoregon.gov/livestream>

In-Person: Appear in person at the meeting and register to speak using the sign-up

### Summary

This application is a request to annex eleven (11) separate parcels of land that are outside the City limits along with adjacent right-of-way; amend the Comprehensive Plan designation of General Commercial to Village Center with concurrent Zoning Map Amendments from Linn County's UGA-UGM-5 zoning designation to Mixed-Use Commercial (MUC), Office Professional (OP), and Residential Medium Density Attached (RMA), and change Linn County's UGA-RR-1 zoning designation, to Residential Medium Density Attached (RMA).

The subject properties are eligible for annexation as they are contiguous to the City limits, located within the Albany Urban Growth Boundary (UGB), and can be served by public services.

With the annexation, the subject properties will also be removed from the taxing district of the Albany Rural Fire Protection District (ARFPD). Public notice will be published prior to the City Council public hearing, in accordance with Oregon Revised Statutes (ORS) 222.524.

The criteria for annexation are found in ADC 2.110, criteria for amending comprehensive plan map designations are found in ADC 2.220(3), and criteria for zoning map amendments are found in ADC 2.740. These criteria are addressed in the staff report and must be satisfied to grant approval for this application.

As shown in this report, the proposal satisfies all applicable review criteria; therefore, the staff recommendation for the proposal is to grant APPROVAL with ONE CONDITION.

## Application Information

**Proposal:** Annexation of eleven (11) parcels of land that are outside the city limits along with adjacent right-of-way together with concurrent Comprehensive Plan and Zoning Map Amendments.

**Review Body:** Planning Commission and City Council (Type IV, Legislative and Quasi-Judicial Decision)

**Report Prepared By:** David Martineau, Project Planner

**Applicant:** City of Albany, Community Development Department, 333 Broadalbin Street SE, Albany, OR 97321.

### On behalf of:

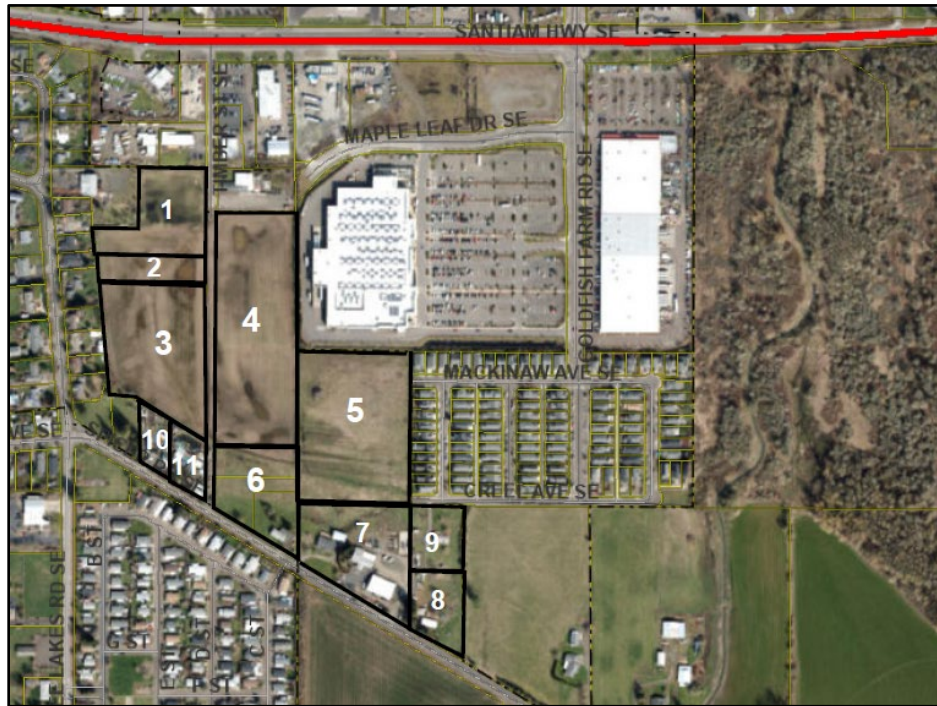
Damon Olsen; East Albany Town Center LLC; 1860 Crocker Lane NW; Albany, OR 97321

**Table 1: Properties Proposed for Annexation**

No.	Name	Address	Map/Tax Lot	Acreage	Current Comp Map	Proposed Comp Map	Current Zone	Proposed Zone
1	Howard & Judy Ropp Trust	Unassigned	11S-03W-09D-01403	2.53	General Commercial	Village Center	UGA-UGM-5	MUC
2	Howard & Judy Ropp Trust	Unassigned	11S-03W-09D-01402	1.06	General Commercial	Village Center	UGA-UGM-5	MUC
3	Waverly Land Management	Unassigned	11S-03W-09D-02500	4.51	General Commercial	Village Center	UGA-UGM-5	MUC
4	AVR Properties LLC et al	Unassigned	11S-03W-09D-00600	6.62	Village Center	Village Center	UGA-UGM-5	MUC
5	Greg Ropp	Unassigned	11S-03W-09D-00801	6.00	Residential Medium Density	Village Center	UGA-UGM-5	MUC
6	Mervin W. Ropp	4055 Spicer Road SE	11S-03W-09D-0700, 0701, 0702	2.59	Residential Medium Density	Residential Medium Density	UGA-UGM-5	RMA
7	Kevin & Carolyn Rediger	4185 Spicer Road SE	11S-03W-09D-00800	3.65	Employment	Employment	UGA-UGM-5	OP

8	Kevin & Carolyn Rediger	4291 Spicer Road SE	11S-03W-09D-00901	1.38	Employment	Employment	UGA-UGM-5	OP
9	Connie R. & Bernard D. Aerni	4312 Creel Avenue SE	11S-03W-09D-00902	1.21	Employment	Employment	UGA-UGM-5	OP
10	Zachery Dale Melcher	3925 Spicer Road SE	11S-03W09D-02700	0.62	Urban Residential Reserve	Residential Medium Density	UGA-RR-1	RMA
11	Brian Lange	3949 Spicer Road SE	11S-03W-09D-02800	0.75	Urban Residential Reserve	Residential Medium Density	UGA-RR-1	RMA

**Figure 1: Map of Lots Proposed to Annex**



### Review Process and Appeals

The proposal for annexations concurrent with comprehensive plan map and zoning map amendments are processed through a Type IV quasi-judicial and legislative land use review process. The planning commission will hold a public hearing to consider proposed amendments and will make a recommendation to the city council. The city council will hold a subsequent public hearing to consider the proposed annexations and amendments. After closing the public hearing, the city council will deliberate and make a final decision.

Within five days of the city council’s final decision on this application, the Community Development Director will provide written notice of decision to the applicant and any other parties entitled to notice. The city council’s decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) if a person with standing files a Notice of Intent to Appeal not later than 21 days after the notice of decision is mailed [ADC 1.250(8) and (9)].

## Public Notice

Public notice was provided in accordance with Type IV legislative and quasi-judicial procedures. Notice was provided to the Oregon Department of Land Conservation and Development (DLCD) on December 18, 2025, at least 35 days before the first evidentiary hearing, in accordance with Oregon Administrative Rule (OAR) 660-018-0020 and ADC 1.250(4) and 1.260(2).

Public notices were mailed to 90 property owners within 300 feet of each of the subject properties being annexed on January 12, 2026, in accordance with ADC 1.250(3) and ADC 1.260(2). Public notices were posted in proximity to the subject properties by January 23, 2026, in accordance with ADC 1.410. Notice of the public hearings was published in the *Albany Democrat-Herald* on January 17, 2026, in accordance with ADC 1.250(4) and 1.260(2).

The staff report for the proposed annexations with concurrent comprehensive plan and zoning map amendments was posted on the City's website on January 26, 2026, at least seven days before the first evidentiary public hearing. At the time this report was prepared, the Albany Planning Division received one written comment.

Albany residents Richard and Denise Hernandez expressed concern about how future development could affect area wetlands abutting their property and structural stability of their foundation (Attachment J). The review criteria for the annexations, comprehensive plan and zoning map amendments were not addressed. Abutting property owners will be notified at the time a development application is submitted for review.

## Analysis of Development Code Criteria

The ADC includes the following review criteria, which must be met for this application to be approved. Code criteria are written in **bold** followed by findings, conclusions, and conditions of approval where conditions are necessary to meet the review criteria.

### Annexation (ADC 2.110)

***The review body shall make a quasi-judicial land use decision as to whether the proposed annexation complies with all of the following criteria:***

#### Criteria 1

***Eligibility Criteria: The City shall determine that property is eligible for annexation based on the following criteria:***

- (a) The property is contiguous to the existing city limits; and***
- (b) The property is located within the Albany Urban Growth Boundary as established by the Albany Comprehensive Plan.***

#### Findings of Fact

- 1.1 The proposed annexations consist of eleven (11) properties, and a section of right-of-way along Timber Street.
- 1.2 The subject properties are each contiguous to the current city limits or are contiguous when the adjoining right-of-way is also annexed.
- 1.3 The subject properties are located within the Albany Urban Growth Boundary (Attachment A).

#### Conclusions

- 1.1 The subject properties are contiguous to the existing Albany city limits and located within the UGB as established by the Albany Comprehensive Plan.
- 1.2 The subject properties are eligible for annexation and these criteria are satisfied.

## Criteria 2

**Infrastructure Criteria:** *The City shall determine that it is timely to annex property based on the following criterion:*

- (a) **An adequate level of urban services and infrastructure is available or will be made available in a timely manner.**
- (b) **As used in this section:**
  - i. **“Adequate level” means conforms to adopted plans and ordinances.**
  - ii. **“Urban services” means police, fire, and other City-provided services.**
  - iii. **“Infrastructure” means sanitary sewer, water, storm drainage, and streets.**
  - iv. **“Be made available in a timely manner” means that improvements needed for an adequate level of urban services and infrastructure will be provided at the time and place needed to serve the anticipated development. Improvements may be secured by a development agreement, annexation agreement, or other funding mechanism that will place the primary economic burden on the territory proposed for annexation and not on the City of Albany generally.**

## Findings of Fact

- 2.1 **Fire:** Adequate public water for fire protection is currently available for these areas. The Albany Fire Department currently provides fire protection to both properties and right-of-way. With the annexation, the subject properties will be removed from the taxing district of the Albany Rural Fire Protection District (ARFPD).
- 2.2 **Police:** Police service to these properties would be a logical expansion of the current service boundaries.
- 2.3 **Sanitary Sewer:** City utility maps show a 12-inch public sanitary sewer main in Timber Street. This public sanitary sewer system is available to the subject properties to serve the subject properties.
- 2.4 ADC 12.470 requires all new development to extend and/or connect to the public sanitary sewer system if the property is within 300 feet of a public sewer line. The subject properties will need to extend and connect to public sanitary sewer at the time of development.
- 2.5 **Water:** City utility maps show a 12-inch public water main in Timber Street, a 16-inch public water main in Spicer Drive and a 12-inch public water main in Maple Leaf Drive. The public water system is available to serve subject properties.
- 2.6 ADC 12.410 requires all new development to extend and/or connect to the public water system if the property is within 150 feet of an adequate public main. The subject properties will need to extend and connect to public water at the time of development.
- 2.7 **Storm Drainage:** City utility maps show a 15-inch public storm drainage facility in Spicer Drive along the subject property frontage. There is a natural drainageway the conveys runoff from this property to the north toward Santiam Highway that crosses under the highway with three 60-inch culvert pipes. Timber Street, Maple Leaf, and Spicer Drive are currently not improved to City standards with curb and gutter.
- 2.8 When the subject properties develop, they will need to construct stormwater management facilities.

## Conclusion

- 2.1 Existing public utilities (sanitary sewer, water, and storm drainage) are adequate to accommodate future development on the subject properties.

2.2 This criterion is satisfied.

### Criteria 3

***Planning Criteria: The City shall determine that adequate planning has occurred based on the following criterion:***

***Sufficient planning and engineering data have been provided, and necessary studies and reviews have been completed such that there are no significant unresolved issues regarding appropriate Comprehensive Plan and implementing ordinances. Examples of needed studies may include public infrastructure plans, buildable lands inventories, area refinement plans, or any task in an approved work program for Periodic Review.***

#### Findings of Fact

- 3.1 Public infrastructure facility plans in this area include the City's Capital Improvement Program, Water Facility Plan, Wastewater Facility Plan, Storm Drainage Master Plan, and the Transportation System Plan.
- 3.2 The proposed annexations consist of eleven (11) properties together with existing Timber Street right-of-way.
- 3.3 The existing Comprehensive Plan map designations of the subject properties are General Commercial towards the northwest, Village Center to the northeast, Residential Medium Density and Employment towards the southeast, and Urban Residential Reserve to the south (see Attachment B).
- 3.4 The applicants propose to change the Comprehensive Plan map designations to Village Center to the north and east, and Residential Medium Density to the south. The Employment designation will remain unchanged (Attachment C).
- 3.5 Public facilities required to serve future development on the subject properties are available at or near each site.
- 3.6 As discussed under Criterion 2 (above), an adequate level of urban services and infrastructure are available to serve the subject properties; those findings are included here by reference.

#### Conclusions

- 3.1 As discussed under Criterion 2, an adequate level of urban services and infrastructure are available to serve the subject properties.
- 3.2 This criterion is satisfied because the proposed annexation is consistent with various studies and plans covering these areas.

### Criteria 4

***Reasonableness: The city council shall determine that the proposed annexation is reasonable.***

#### Findings of Fact

- 4.1 The subject properties abut the existing city limits, and the properties proposed for annexation lie within the UGB. Because the property proposed for annexation is within the UGB, the area is intended to be served by City services.
- 4.2 An adequate level of urban services and infrastructure is currently available to serve the properties proposed for annexation.
- 4.3 The owners of all properties submitted Consent for Annexation Forms whereby they acknowledged that the annexation may have property tax implications, that it's a voluntary act on behalf of the owners, and that city zoning designations will be applied to the properties.

- 4.4 The proposed annexations and zoning designations are consistent with the Comprehensive Plan provided that the proposed Comprehensive Plan designations are approved.

#### Conclusions

- 4.1 The proposed annexations are reasonable because the properties abut the city limits, they are located within the UGB, they can be served by City services and infrastructure, and the proposed annexations are consistent with the Comprehensive Plan.
- 4.2 This criterion is satisfied.

### Comprehensive Plan Map Amendments (ADC 2.225)

**Comprehensive Plan Map amendments will be approved if the council finds that the applicant has shown that all of the following criteria are met.**

#### Criterion 1

***The requested designation for the site has been evaluated against relevant Comprehensive Plan policies and on balance is more supportive of the Comprehensive Plan as a whole than the old designation.***

#### Findings of Fact

- 1.1 The following Comprehensive Plan goals and policies are relevant in considering whether the proposed Comprehensive Plan map changes to add more Village Center designated land satisfies the goals and policies of the Comprehensive Plan. Each of the relevant goals and policies are listed below in bold italic print.

***Statewide Planning Goal 1: Citizen Involvement (Chapter 9)***

***Goal: Ensure that local citizens and other affected groups, neighborhoods, agencies, and jurisdictions are involved in every phase of the planning process.***

***Policy 2: When making land use and other planning decisions:***

- a. Actively seek input from all points of view from citizens and agencies and assure that interested parties from all areas of the Urban Growth Boundary have the opportunity to participate.***
- b. Utilize all criteria relevant to the issue.***
- c. Ensure the long-range interests of the general public are considered.***
- d. Give particular attention to input provided by the public.***
- e. Where opposing viewpoints are expressed, attempt to reach consensus where possible.***

***Policy 3: Involve the general public in the use, evaluation, and periodic review and update of the Albany Comprehensive Plan.***

***Policy 4: Ensure information is made available to the public concerning development regulations, land use, and other planning matters including ways they can effectively participate in the planning process.***

#### Findings of Fact

- 1.2 The ADC sets forth provisions for citizen involvement at public hearings before the planning commission and city council. In accordance with the Type IV legislative and quasi-judicial process for annexations together with comprehensive plan and zoning map amendment, notice was mailed to surrounding property owners within 300 feet of the subject properties and affected government agencies. Notice of the public hearings was also posted in five

places surrounding the subject properties and published in the *Albany Democrat Herald*. People who were notified of the public hearings were invited to submit comments or questions about the application prior to or at the hearing.

At the public hearings, the application is reviewed based on all criteria relevant to the proposal. Public hearings provide the opportunity for people to express their opinion about the proposed annexations and map changes, and where opposing viewpoints are expressed, to try to reach consensus. The planning commission and city council facilitate this process at the public hearings. Based on these provisions, citizens have ample opportunity to review and comment on the proposed zoning map amendment.

- 1.3 The subject properties are located in the East Albany Plan (EAP) boundaries. The EAP was developed over almost two years of working with the community to plan for the future of East Albany. The EAP was prepared through a collaborative process involving City staff, a consulting team, a broad range of City advisors and decision-makers, and extensive guidance from property owners and the community at large.
- 1.4 The EAP citizen involvement included focus groups, online and in person open houses, a community conversation, one-on-one meetings, public hearings, and the use of a technical advisory committee with representation from Greater Albany Public Schools, Albany Bike/Pedestrian Committee, Cascades West Council of Governments, Oregon Department of Transportation, Linn County, real estate agents, property owners, and City Public Works and Parks and Recreation Departments.

**Statewide Planning Goal 2: Land Use Planning-Land Use Designations (Chapter 9)**

***To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.***

***Goal: Ensure that local citizens and other affected groups, neighborhoods, agencies, and jurisdictions are involved in every phase of the planning process.***

***Policies include involving the public in the evaluation and update of the Plan; seek input from citizens, agencies, and interested parties; and ensuring information is made available to the public.***

Findings of Fact

- 1.5 The East Albany Plan process began with identifying community visions and goals for how this part of Albany can develop to create vibrant new neighborhoods that will appeal to residents and businesses as the City grows and expands east. The vision for the area includes neighborhoods with a variety of housing types, significant employers, regional facilities and destinations, services, commercial areas close to neighborhoods, and a network of trails and pathways that provide recreational opportunities and connectivity throughout the area and multimodal roadways. East Albany's significant creeks, wetlands and other natural areas are protected and enhanced and serve as an open space amenity that also helps to manage stormwater and water quality.
- 1.6 A gap analysis evaluated baseline future conditions to the project's vision and goals. Baseline projections result in auto-oriented development, lack of variety in housing types, single use commercial development, lack of public connections along creek corridors, and lack of identity and character.

- 1.7 The EAP process involved evaluation of infrastructure and land use needs to ensure adequate facilities are provided to support multi-modal connectivity, more commercial, employment and housing opportunities to meet the plan's visions and goals.

**Statewide Planning Goal 10: Housing (Chapter 4)**

***Goal 1: Provide a variety of development and program opportunities that meet the housing needs of all Albany's citizens.***

***Goal 2: Create a city of diverse neighborhoods where residents can find and afford the values they seek.***

***Policy 1: Ensure an adequate supply of residentially zoned land in areas accessible to employment and public services.***

***Policy 2: Provide a variety of choices regarding type, location, density and cost of housing units corresponding to the needs and means of city residents.***

***Policy 6: Encourage residential development on already serviced vacant residential lots or in areas where services are available or can be economically provided.***

***Policy 7: Require residential densities to be commensurate with the availability and adequacy of public facilities and services.***

***Policy 14: Encourage a mix of housing types and residential densities within the Urban Residential Reserve area which conform to the population and density projections adopted by the City of Albany and where infrastructure is available or can be made available.***

***Policy 16. Provide opportunities for higher density residential and mixed-use developments within a quarter mile of public transportation.***

Findings of Fact

- 1.8 Residential Land Supply and Capacity: the Albany City Council adopted the 2020 Buildable Land Inventory (BLI) and the 2020 Housing and Residential Land Needs Analysis (HNA) on November 2, 2020. The HNA reflects the coordinated population forecast prepared by the Oregon Population Forecast Program at the Population Research Center at Portland State University (PSU) in 2017 that projects Albany will experience an annual average growth rate (AAGR) of 1.27 percent to 2040. The HNA was based on the 20-year need assessment requirements of ORS and OAR 660 Division 8 for statewide planning Goal 10, Housing. The HNA projected the number and types of needed housing units by tenure and cost based on the PSU population projections to 2040 and compared housing demand to residential land supply.
- 1.9 The HNA calculated Albany is projected to add between 6,700 and 9,300 new households between 2020 and 2040. The analysis concluded Albany will need 1,328 acres to accommodate projections to 2040 in a mix of low-, medium- and high-density housing types and zoning districts.
- 1.10 The 2020 BLI estimated the city had 1,397 buildable acres for residential development within the city limits and 1,278 acres in the urban growth boundary (UGB) assuming all land in the urban residential reserve Plan designation were to develop at lower densities.
- 1.11 The HNA estimated capacity for 8,214 housing units within the City limits and 6,454 units outside City limits in the UGB (assuming all urban reserve land becomes residential) for a total capacity of roughly 14,500 units. These calculations were based on residential density trends and to account for future middle housing allowances, an increased capacity of two

percent was applied to lower density zones and comprehensive plan designations. A three percent increased density factor results in additional capacity of 136 additional units in the city and another 171 units in the county.

- 1.12 The 2020 HNA and BLI concluded that Albany and its UGB have enough lower density land in the city and UGB, exactly enough high-density land, but a lack of medium density land within the city limits to accommodate housing needs to 2040.
- 1.13 The proposed CP map amendments to add more mixed-use land will enable the development of more dense housing in an area close to major highways, some existing services, and transit.
- 1.14 Higher density housing may help address the need for more affordable housing thereby supporting the City's ability to meet the housing needs of all residents and also support more diverse and affordable neighborhoods.
- 1.15 The proposed map amendments are located in an area already served by infrastructure and surrounded by development on most sides thereby encouraging infill development and an efficient land development and pattern.

**Statewide Planning Goal 14: Urbanization (Chapter 8): To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.**

***Goal 1: Achieve stable land use growth which results in a desirable and efficient land use pattern.***

***Goal 3: Maintain an adequate supply of appropriately zoned land to provide for the full range of economic development opportunities in Albany, including commercial, professional, and industrial development.***

***Goal 4: Create village centers that offer housing and employment choices.***

***Policy 1: Encourage industry and employment centers, regional shopping centers, and urban level development to locate within the Albany city limits.***

***Policy 6: Require annexations to be logical and efficient extensions of city limit boundaries to facilitate the economic provision of services.***

***Policy 9: Encourage land use patterns and development plans which take advantage of density and location to reduce the need for travel and dependency on the private automobile, facilitate energy-efficient public transit systems, and permit building configurations which increase energy, land, and infrastructure efficiency.***

***Policy 10: Encourage compact, mixed use, and multi-story developments that support walkability, reduce auto-dependency for access to goods and services, and promote efficient use of land and public infrastructure.***

***Policy 11: Designate enough land in a variety of parcel sizes and locations to meet future housing, employment and commercial needs, and designate new mixed use Village Centers and Climate Friendly Areas near transit.***

***Policy 12: The size and type of future commercial development shall be commensurate with the area to be served and located to be easily accessible by those in the service area and designed to be compatible with surrounding residential uses when applicable.***

***Policy 13: Discourage strip commercial development and promote clustered commercial and mixed-use opportunities and infill and redevelopment of existing commercial areas to foster:***

Findings of Fact

- 1.16 Goal 14 requires the City to forecast future growth needs and establish an urban growth boundary to separate land needed for urbanization from rural land. Goal 14 further states *“land within the boundaries separating urbanizable land from rural land shall be considered available over time for urban uses.”* The subject properties are located within the Urban Growth Boundary.
- 1.17 The proposed annexation consists of eleven (11) properties. All public facilities and services are available to serve further development on the subject properties.
- 1.18 The proposed annexation and map amendments provide an efficient and logical land use pattern between existing developments and will add vacant ‘infill’ land to the city enabling an efficient extension of infrastructure. This annexation and proposed map amendments will help further delay the need to expand Albany’s UGB.
- 1.19 The extension of Timber Street will facilitate the efficient provision of services and housing and will support access to additional employment lands.
- 1.20 The proposed map amendments will allow for more varieties of medium- and high-density housing close to existing transit and existing and new commercial uses and amenities.
- 1.21 The proposal will add more mixed-use Village Center land that will encourage more compact, higher density, multi-story, mixed-use developments that will support walkability and easy access to goods and services. The site also has direct access to US 20, and is close to Interstate 5 and transit, which may reduce vehicle miles traveled and reliance on automobiles.
- 1.22 The proposed MUC zoning will enable commercial uses to be commensurate with the existing and new residents in the area.
- 1.23 The amendments will discourage strip commercial by creating opportunities for more compact and clustered commercial development that can take advantage of existing infrastructure, proximity density and location to reduce the need for travel and dependency on the private automobile, facilitate energy-efficient public transit systems, and permit building configurations which increase the efficiency of energy use.

Conclusions

- 1.1 Goal 1, Citizen Involvement. The proposed CP map amendments adhere to Goal 1 by following the provisions for conducting legislative and quasi-judicial public hearings and the public engagement process for developing the East Albany Plan.
- 1.2 Goal 2, Land Use Planning. The proposed Comprehensive Plan Map designation amendments are consistent with the East Albany Plan and comprehensive plan goals and policies.
- 1.3 Goal 10, Housing. The proposed CP map amendments the proposed amendments will support Statewide Planning Goal 10 to provide for the housing needs of residents by enabling higher density housing and new housing choices to meet the needs of a wider range of Albany residents including affordable and workforce housing. The annexation and additional capacity for housing will help the city meet its housing needs to year 2040 and beyond.

- 1.4 Goal 14, Urbanization. The amendments support Statewide Planning Goal 14, Urbanization, to achieve stable land use growth which results in a desirable and efficient land use pattern and discourage low-density sprawl by enabling a pattern of mixed uses with higher density residential near goods and services, and employment with access to transportation choices.
- 1.5 The proposed annexation and map amendments are consistent with the Comprehensive Plan policies and the Statewide Planning Goals.
- 1.6 This criterion is satisfied.

## Criterion 2

***The requested designation is consistent with any relevant area plans adopted by the City Council.***

### Findings of Fact

- 2.1 The subject cluster of 11 properties are east of Interstate 5 and south of US 20 and were evaluated with development of the East Albany Plan (EAP), which was adopted by council as a supporting document to the Comprehensive Plan, effective July 1, 2023.
- 2.2 The following EAP goals and policies below are relevant in considering the proposed map amendments to increase the Village Center plan designation and move the Medium Density designation.

#### **Land Use**

***Policy 1: Establish a development pattern of diverse, connected neighborhoods through an appropriate mix of zoning designations.***

***Policy 2: Provide mixed use village centers and neighborhood nodes that provide a mix of retail, services, employment, and residential uses.***

#### **Housing**

***Policy 1: Increase the variety of housing types, densities, and mixed-use developments to accommodate the needs of current and future residents, including housing that is affordable and accessible to all Albany residents at all income levels.***

***Policy 2: Create high density village residential areas to provide an opportunity for high density housing adjacent to new mixed use and employment centers.***

#### **Economic Development**

***Policy 1: Support the City's economic development and employment goals and address barriers to achieving those objectives.***

- 2.3 The proposed adjustments to the CP map designations will continue to provide a pattern of diverse neighborhoods connected to existing infrastructure. The VC designation and MUC zone will enable a mix of residential, retail, services and employment in an area lacking these amenities and housing variety.
- 2.4 The proposed map changes will create high density residential adjacent to new mixed use and employment.
- 2.5 The proposed annexation and map amendments will enable the extension of Timber Street to the south, which has been a barrier to development of industrial land in East Albany.

## Conclusion

- 2.1 The proposed map amendments are consistent with the adopted East Albany Plan and associated CP goals and policies. This criterion is satisfied.

### Criterion 3

***The requested designation is consistent with the Comprehensive Plan Map pattern.***

#### Findings of Fact

- 3.1 The proposed changes to the Comprehensive Plan (CP) map would add more Village Center land and change some land from URR to Residential Medium Density. The overall changes are relatively minor and provide a land use pattern consistent and supportive of the goals in the East Albany Plan.

#### Conclusion

- 3.1 The proposed CP map changes are compatible with the CP map pattern. This criterion is satisfied.

### Criterion 4

***The requested designation is consistent with the statewide planning goals.***

#### Findings of Fact

- 4.1 The Albany Comprehensive Plan is organized and aligned to follow Oregon's statewide planning goals. The findings provided under Criterion 1 are hereby incorporated here and demonstrate the requested map amendments are consistent Statewide Planning Goals 1, Citizen Involvement; Goal 2, Land Use Planning; Goal 10, Housing; and Goal 14, Urbanization.

#### Conclusion

- 4.1 The proposed CP map designations are compatible with Statewide Planning Goals 1, 2, 9, 10, and 14. This Criterion is satisfied.

## Zoning Map Amendments (ADC 2.740)

**Zoning Map amendments will be approved if the council finds that the applicant has shown that all of the following criteria are met.**

### Criterion 1

***The proposed base zone is consistent with the Comprehensive Plan Map Designation for the entire subject area unless a Plan map amendment has also been applied for.***

#### Findings of Fact

- 1.1 The proposed annexations consist of eleven (11) properties. The parcels are identified on Linn County Assessor's Map No. 11S-03W-09D, Tax Lots 600, 700, 701, 702, 800, 801, 901, 902, 1402, 1403, 2500, 2700, and 2800. Tax lots 700, 701 and 702 are owned by the same property owner (see Attachment D).
- 1.2 All but two of the subject properties are zoned Linn County's Urban Growth Area – Urban Growth Management UGA-UGM-5. Two lots located to the southwest are zoned UGA-RR-1 (see Attachment E).
- 1.3 The proposal is for a zoning map amendment from Linn County's zoning to the Albany's Mixed-Use Commercial (MUC), Residential Medium Density Attached (RMA), and Office Professional (OP) upon annexation, as shown on the proposed zoning map (Attachment F). The annexation criteria are addressed earlier in this report; those findings are included here by reference.

- 1.4 The existing Comprehensive Plan map designations of the subject properties are General Commercial towards the northwest, Village Center to the northeast, Residential Medium Density and Employment towards the southeast, and Urban Residential Reserve to the south (see Attachment B).
- 1.5 The applicants propose to change the Comprehensive Plan map designations to Village Center to the north and east, and Residential Medium Density to the south. The Employment designation will remain unchanged (Attachment C).
- 1.6 According to the Plan Designation Zoning Matrix (ADC Table 2.760-1), the MUC zoning district is consistent with the Village Center Comprehensive Plan Map designation. The RMA zone is consistent with the Residential Medium Density designation. Likewise, the OP zone is consistent with the Employment Comprehensive Plan Map designation.

#### Conclusion

- 1.1 The proposed MUC, RMA, and OP zones are consistent with the Comprehensive Plan Map Designations provided the request to amend the Comprehensive Plan Map is approved.
- 1.2 This criterion is satisfied.

#### Criterion 2

***Existing or anticipated transportation facilities are adequate for uses permitted under the proposed zone designation.***

##### Findings of Fact

- 2.1 This criterion is addressed under Criterion 2 of the Annexation review criteria; those findings and conclusions are included here by reference.
- 2.2 The transportation system can support further development of the properties under the proposed Mixed-Use Commercial (MUC), Residential Medium Density Attached (RMA), and Office Professional (OP) zoning districts.

##### Conclusions

- 2.1 Existing or anticipated transportation facilities are adequate for the proposed MUC, RMA, and OP zoning districts.
- 2.2 This criterion is satisfied.

#### Criterion 3

***Existing or anticipated services (water, sanitary sewers, storm sewers, schools, and police and fire protection) can accommodate potential development in the subject area without adverse impact on the affected service area.***

##### Findings of Fact

- 3.1 This criterion is addressed under Criterion 2 of the Annexation review criteria; those findings and conclusions are included here by reference.
- 3.2 Public services and infrastructure are available to accommodate potential development of the sites, as permitted under the proposed MUC, RMA, and OP zoning districts.
- 3.3 Any specific infrastructure requirements for future development would be determined at the time of land use application for the development.
- 3.4 The Greater Albany School District was informed of the proposed annexation, and no comments were received as of the time this staff report was published. Any new residential development on the sites may be obligated to pay school system development charges to support the school system infrastructure and services.

## Conclusions

- 3.1 Public services and utilities (sanitary sewer, water, and storm drainage) are adequate to serve potential development on the subject property under the proposed MUC, RMA, and OP zoning districts.
- 3.2 This criterion is satisfied.

## Criterion 4

***The intent and purpose of the proposed zoning district best satisfies the goals and policies of the Comprehensive Plan.***

### Findings of Fact

- 4.1 The current zone on nine of the subject properties is Linn County's UGA-UGM-5; two others are zoned UGA-RR-1 and the proposed zoning for the properties is Albany's Mixed-Use Commercial (MUC), Residential Medium Density Attached (RMA), and Office Professional (OP) zoning districts (see Attachments E and F).
- 4.2 According to ADC 5.030(10), the **MUC zoning district** is *"intended primarily to provide a mix of convenience commercial, personal services, offices and medium density residential uses. The district would typically be anchored by a grocery store and may include a mix of smaller retailers, offices, live-work units, and residences. The MUC district is easily accessible to nearby residences, and commercial uses are compatible in scale and design with adjacent neighborhoods."* The intent and purpose of the MUC zone is consistent with the Village Center Comprehensive Plan Map Designation.
- 4.3 According to ADC 3.020(6), The **RMA zoning district** is *"intended primarily for medium- to high-density urban residential development consisting of attached housing types, including duplexes, triplexes, fourplexes, and apartments up to 60 feet tall. New RMA districts should be located on a collector or arterial street or in Village Centers."* The intent and purpose of the RMA zone is consistent with the Residential Medium Density Comprehensive Plan Map Designation.
- 4.4 According to ADC 4.020(1), the **OP zoning district** is *"intended to provide a vertical or horizontal mix of professional offices, personal services, live-work, residential and limited related commercial uses in close proximity to residential and commercial districts. The limited uses allowed in this district are selected for their compatibility with residential uses and the desired character of the neighborhood. OP is typically appropriate along arterial or collector streets as a transitional or buffer zone between residential and more intense commercial or industrial districts."* The intent and purpose of the OP zone is consistent with the Employment Comprehensive Plan Map Designation.
- 4.5 The following Comprehensive Plan goals and policies are relevant in considering whether the proposed MUC, RMA, and OP zoning designations best satisfies the goals and policies of the Comprehensive Plan. Each of the relevant goals and policies are listed below in bold italic print.

***Statewide Planning Goal 1: Citizen Involvement (Chapter 9)***

***Goal: Ensure that local citizens and other affected groups, neighborhoods, agencies, and jurisdictions are involved in every phase of the planning process.***

***Policy 2: When making land use and other planning decisions:***

- a. ***Actively seek input from all points of view from citizens and agencies and assure that interested parties from all areas of the Urban Growth Boundary have the opportunity to participate.***
- b. ***Utilize all criteria relevant to the issue.***

- c. **Ensure the long-range interests of the general public are considered.**
- d. **Give particular attention to input provided by the public.**
- e. **Where opposing viewpoints are expressed, attempt to reach consensus where possible.**

**Policy 3: Involve the general public in the use, evaluation, and periodic review and update of the Albany Comprehensive Plan.**

**Policy 4: Ensure information is made available to the public concerning development regulations, land use, and other planning matters including ways they can effectively participate in the planning process.**

- 4.6 The ADC sets forth provisions for citizen involvement at public hearings before the planning commission and city council. In accordance with the Type IV legislative and quasi-judicial process for annexations together with comprehensive plan and zoning map amendment, notice was mailed to surrounding property owners within 300 feet of the subject properties and affected government agencies. Notice of the public hearings was also posted in five places surrounding the subject properties and published in the *Albany Democrat Herald*. People who were notified of the public hearings were invited to submit comments or questions about the application prior to or at the hearing.

At the public hearings, the application is reviewed based on all criteria relevant to the proposal. Public hearings provide the opportunity for people to express their opinion about the proposed annexations and map changes, and where opposing viewpoints are expressed, to try to reach consensus. The planning commission and city council facilitate this process at the public hearings. Based on these provisions, citizens have ample opportunity to review and comment on the proposed zoning map amendment.

- 4.7 Findings 1.1 through 1.7 provided under Comprehensive Plan Map amendment Criterion 1 are hereby incorporated for Goal 1 and Goal 2.

**Statewide Planning Goal 2: Land Use Planning-Land Use Designations (Chapter 9)**

***To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.***

- 4.8 According to the Albany Comprehensive Plan, “*The relationship of the Plan designations to the zoning districts is summarized graphically in the ‘Plan Designation Zoning Matrix’. This matrix is for determining the compatibility of a particular zoning district with any given Plan designation. The matrix shows what zoning districts are compatible with each Plan designation.*” The matrix can be found in ADC Table 2.760-1. It is also attached to this report (Attachment G). The Village Center Comprehensive Plan Map Designation includes the MUC zoning district, the Residential Medium Density Comprehensive Plan Map Designation includes the RMA zoning district, and the Employment Designation includes the OP zoning district.

**Statewide Planning Goal 10: Housing (Chapter 4)**

***Goal 1: Provide a variety of development and program opportunities that meet the housing needs of all Albany’s citizens.***

***Goal 2: Create a city of diverse neighborhoods where residents can find and afford the values they seek.***

***Policy 1: Ensure an adequate supply of residentially zoned land in areas accessible to employment and public services.***

***Policy 2: Provide a variety of choices regarding type, location, density and cost of housing units corresponding to the needs and means of city residents.***

***Policy 6: Encourage residential development on already serviced vacant residential lots or in areas where services are available or can be economically provided.***

***Policy 7: Require residential densities to be commensurate with the availability and adequacy of public facilities and services.***

- 4.9 As discussed under Annexation Criterion 2, the subject properties are located in an area accessible to employment and public services. All City services are available to serve residential development on the subject properties; those findings and conclusions are included here by reference.
- 4.10 The proposed zone amendments from UGA-UGM-5 to MUC and OP are the type of zoning anticipated by the Comprehensive Plan. The proposed zone amendment from UGA-RR-1 to RMA is also consistent with the zoning anticipated by the Comprehensive Plan.
- 4.11 Findings 1.8 through 1.15 provided under Comprehensive Plan Map amendment Criterion 1 are hereby incorporated in support of Statewide Planning Goal 10, Housing.

**Statewide Planning Goal 14: Urbanization (Chapter 8)**

**Goal 1: Achieve stable land use growth which results in a desirable and efficient land use pattern.**  
**Policy 1: Encourage industry and employment centers, regional shopping centers, and urban level development to locate within the Albany city limits.**

**Policy 6: Require annexations to be logical and efficient extensions of city limit boundaries to facilitate the economic provision of services.**

**Policy 9: Encourage land use patterns and development plans which take advantage of density and location to reduce the need for travel and dependency on the private automobile, facilitate energy-efficient public transit systems, and permit building configurations which increase energy, land, and infrastructure efficiency.**

**Policy 11: Designate enough land in a variety of parcel sizes and locations to meet future housing, employment and commercial needs, and designate new mixed use Village Centers and Climate Friendly Areas near transit.**

**Policy 12: The size and type of future commercial development shall be commensurate with the area to be served and located to be easily accessible by those in the service area and designed to be compatible with surrounding residential uses when applicable.**

- a. **Approvals of additional regional and community commercial sites may be predicated upon studies requested by the City which assess public need, impacts upon competing commercial areas, traffic impacts, and impacts upon other public services.**
- b. **Zone change applications for new neighborhood commercial and mixed-use Village Center sites must demonstrate that the chosen site is superior or equal to viable alternative sites within the same market area based on exposure to traffic flows and other market indicators, accessibility and convenience to the market area, and compatibility with surrounding uses.**
- c. **The commercial component of Village Center zoning districts should be sized to meet the neighborhood needs. Village Centers are generally located at least**

**one mile in travel distance from any other commercial site that serves or is available to serve similar commercial needs.**

**Policy 13: Discourage strip commercial development and promote clustered commercial and mixed-use opportunities and infill and redevelopment of existing commercial areas to foster:**

- a. Efficient and safe utilization of transportation facilities.**
  - b. A variety of accessible and pedestrian-friendly shopping and housing opportunities to reduce auto use.**
  - c. Compatibility between land uses, particularly adjacent residential neighborhoods.**
  - d. Efficient extension of public facilities and services.**
- 4.11 Goal 14 requires the City to forecast future growth needs and establish an urban growth boundary to separate land needed for urbanization from rural land. Goal 14 further states *“land within the boundaries separating urbanizable land from rural land shall be considered available over time for urban uses.”* The subject properties are located within the Urban Growth Boundary.
- 4.12 Public facilities that would be required to serve future development on the subject properties are available at or near the site.
- 4.13 The proposed zoning designations will ensure that development potential is known, and the properties are subject to the applicable City development regulations. By annexing, land can be developed more intensely in this case, allowing for residential and commercial development at urban-level densities, discouraging low-density sprawl, and supporting the logical and efficient extension of public facilities and City services consistent with Comprehensive Plan Policies 1, 6, 9, 11, 12, and 13.
- 4.14 The proposed annexation consists of eleven (11) properties. All City services are available to serve further development on the subject properties.
- 4.15 Finding 1.16 through 1.23 under Comprehensive Plan map amendment Criterion 1 are hereby incorporated by reference in support of Goal 14, Urbanization.

### Conclusions

- 4.1 Goal 1, Citizen Involvement. The proposed zoning map amendments adhere to Goal 1 by following the provisions for conducting legislative and quasi-judicial public hearings.
- 4.2 Goal 2, Land Use Planning. If the concurrent Comprehensive Plan Map Designations are approved, the proposed zoning map amendments to MUC, RMA, and OP will be compatible with the Village Center, Residential Medium Density and Employment Comprehensive Plan Map designations respectively.
- 4.3 Goal 10, Housing. The proposed zoning map amendments will make the proposed land use consistent with the intent of the housing policies of the Comprehensive Plan.
- 4.4 Goal 14, Urbanization. The proposed zones are consistent with policies contained in the Comprehensive Plan. The logical extension of public facilities allows development at urban level densities, consistent with Goal 14, Urbanization.
- 4.5 The intent and purpose of the proposed MUC, RMA, and OP zoning districts best satisfy the goals and policies of the Comprehensive Plan.
- 4.6 This criterion is satisfied.

## Criterion 5

***The land use and transportation pattern recommended in any applicable City-contracted or funded land use or transportation plan, or study has been followed, unless the applicant demonstrates good cause for the departure from the plan or study.***

### Findings of Fact and Conclusion

- 5.1 The subject properties are located at the south terminus of Timber Street, west terminus of Maple Leaf Drive, and along Spicer Drive.
- 5.2 The Albany Transportation System Plan (TSP) shows Spicer Drive (L11), Maple Leaf Drive (L12), and Timber Street (L4) extending through the site. The TSP shows a new roundabout (I36) at the new intersection of Timber Street and Spicer Drive at the southwest corner of the site. The East Albany Plan shows a new roundabout on the subject property at the intersection of Spicer Drive extension, Timber Street extension, and Maple Leaf Drive extension.
- 5.3 Comprehensive Plan and Zone changes are required to comply with the Transportation Planning Rule (TPR) under OAR 660-012-0060. The rule holds that a “significant affect” occurs and must be mitigated if a proposed zone change would result in an existing or planned transportation facility either failing to meet an adopted performance standard or degrading the performance of an already failing facility.
- 5.4 Chapter 3.2 of the ODOT Development Review Guidelines (p. 33) excludes amendments generating less than 400 ADT from a TPR impact analysis:
- “If an amendment subject to TPR Section 0060 increases the volume to capacity ratio further, or degrades the performance of a facility so that it does not meet an adopted mobility target at the planning horizon, it will significantly affect the facility unless the change in trips falls below the thresholds listed:*
- “The threshold for a small increase in traffic between the existing plan and the proposed amendment is defined in terms of the increase in total average daily trip volumes as follows:*
- *Any proposed amendment that does not increase the average daily trips by more than 400.”*
- 5.5 The applicants submitted a Transportation Planning Rule (TPR) Analysis by Clemow Associates, LLC (Attachment H). The analysis compares the existing General Commercial Comprehensive Plan to Village Center for approximately 10 acres of the site and the remaining approximate 1 acre is proposed to be Medium Density Residential which corresponds with the current comprehensive plan designation.
- 5.6 The current General Commercial comprehensive plan allowed zones include Neighborhood Commercial, Office Professional, Community Commercial, and Regional Commercial. The applicant’s proposed comprehensive plan designation is Village Center with a corresponding zone change to Mixed Use Commercial. The traffic impact study compared the highest trip generating categories within the allowed zones in the General Commercial Comprehensive Plan designation and the proposed Mixed-use Zone. The comparison shows that the uses allowed in each zone were similar, which would not increase trip generating potential and which would not significantly affect current or planned transportation facilities.
- 5.7 The current Urban Residential Reserve comprehensive plan allowed zones include Single-Family Dwelling Unit Zones, and Residential Medium Density Attached. The applicant’s proposed comprehensive plan designation is Village Center with a corresponding zone

change to Mixed-Use Commercial. The traffic impact study compared the highest trip generating categories within the allowed zones in the General Commercial Comprehensive Plan designation and the proposed mixed-use zone. The comparison shows that the uses allowed in each zone were similar, which would not increase the trip generating potential which would not significantly affect current or planned transportation facilities. Compared uses between the existing and proposed zones include indoor entertainment and recreation, traditional offices, restaurants, retail sales and services, vehicle service, and multi-dwelling residential.

- 5.8 The analysis compared the proposed building height allowances, maximum lot coverage, and ADC development code standards are similar between the existing and proposed zones. The mixed-use commercial has more strict development standards and with this zone restriction would result in a slight decreased trip-generation potential.
- 5.9 At the time of development of the subject properties, the proposed development would need to provide Traffic Studies for development that creates over 50 AM or PM peak trips meeting City of Albany Standards.

### Conclusions

- 5.1 The proposed comprehensive plan change from General Commercial to Village Center with corresponding zone change to Mixed-Use Commercial for approximately 10 acres of the site. The remaining 1 acre of the site would retain the existing comprehensive plan designation which is proposed to be Medium Density Residential which corresponds with the current comprehensive plan designation.
- 5.2 The TPR requires that zone changes be evaluated to see if the vehicle trip generation that could occur under the new zone designation is more than could have occurred under current designation, and if so, if the additional trips would result in a “significant affect”. The analysis submitted by the applicant showed that the reasonable highest trip generating potential development between the existing and proposed zones are similar. The Mixed-Use Commercial (MUC) zone has stricter development standards and with this zone restriction would result in a slight decrease in trip-generation potential.
- 5.3 Based on ODOT Development Review Guidelines, the zone change would not result in a potential increase of more than 400 ADT in site generated trips and as a result is not subject to TPR Section 0060. The ODOT Review Development Guidelines are based on and mirror the TPR review standards contained in Oregon Highway Plan Action 1F.5.
- 5.4 The proposed annexation would not negatively impact the subject property from being compliant with the TSP. At the time of development, the subject properties will need to incorporate the TSP and East Albany Plan transportation projects.
- 5.5 At the time of development of the subject properties, the proposed development would need to provide Traffic Studies for development that creates over 50 AM or PM peak trips meeting City of Albany Standards.
- 5.6 This criterion is satisfied without conditions.

### Overall Conclusion

As proposed and conditioned, the applications for Annexation concurrent with Comprehensive Plan and Zoning Map Amendments satisfy all applicable review criteria outlined in this report.

### Conditions

Condition 1: At the time of annexation, the subject properties shall be removed from the taxing

district of the Albany Rural Fire Protection District (ARFPD) into the Albany Fire District.

## Options for the City Council

The city council has three options with respect to the proposed annexation with zone change:

- Option 1: Approve the request as proposed.
- Option 2: Approve the request with conditions; or
- Option 3: Deny the request.

## Motion

Based on findings and conclusions presented in this report, staff and the planning commission recommend approval of the annexation, comprehensive plan and zoning map amendments as conditioned under Option 2. If the city council follows this recommendation, the following motion is suggested:

*I move that the city council approve the land use applications for annexation with concurrent comprehensive plan and zoning map amendments under planning files AN-01-25, CP-03-25, and ZC-03-25, as described in the February 13, 2026, staff report as conditioned. This motion is based on the findings and conclusions in the staff report and the findings in support of the application made by the city council during deliberations on this matter.*

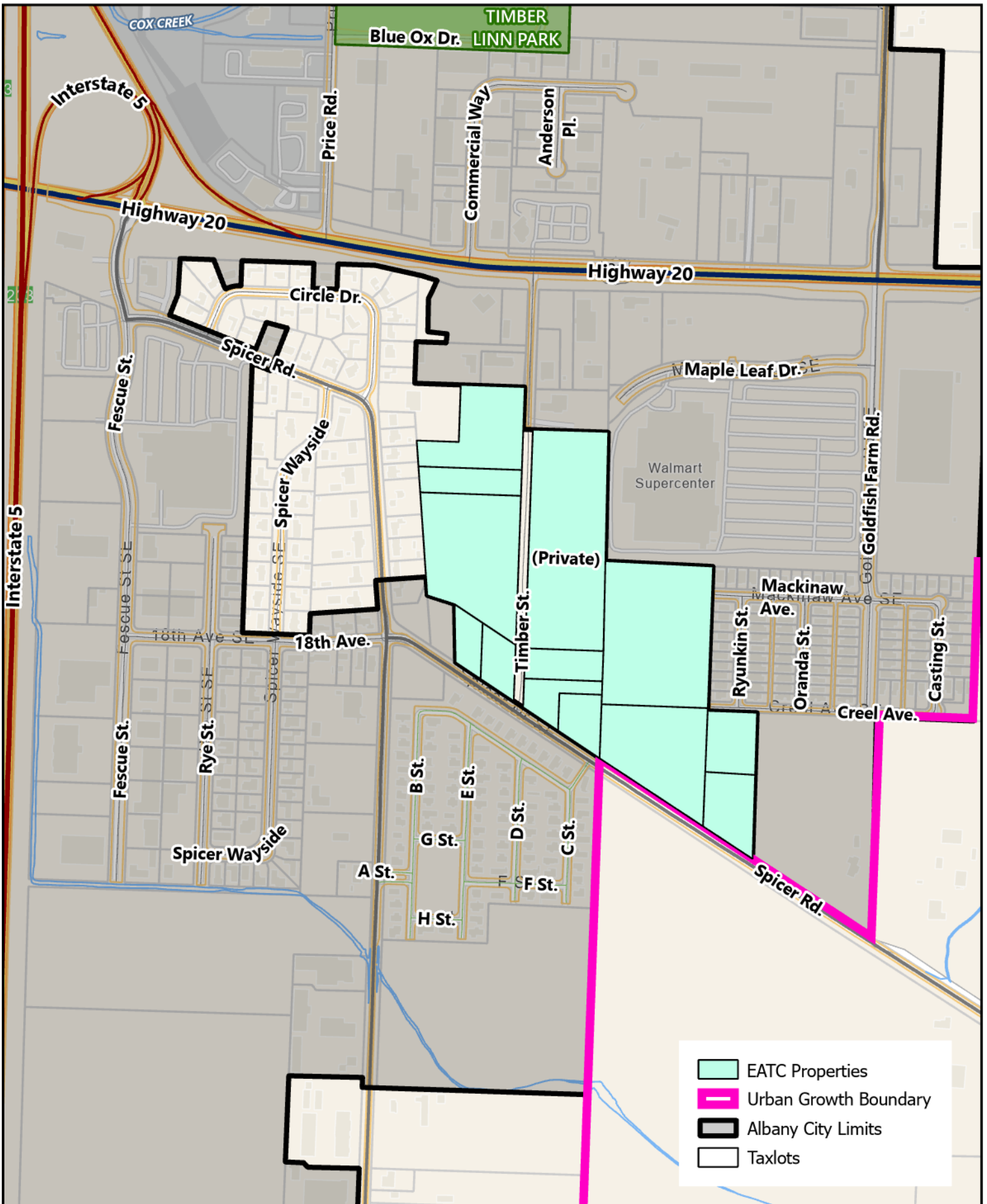
## Acronyms

ADC	Albany Development Code
ADT	Average Daily Traffic
AMC	Albany Municipal Code
AN	Annexation File Designation
CC	Community Commercial Zoning District
CP	Comprehensive Plan File Designation
DLCD	Oregon Department of Land Conservation and Development
EMP	Employment Land Comprehensive Plan Designation
GC	General Commercial Comprehensive Plan Designation
ITE	Institute of Transportation Engineers
LOS	Level of Service
LUBA	Oregon Land Use Board of Appeals
MUC	Mixed-Use Zoning District
OAR	Oregon Administrative Rules
ODOT	Oregon Department of Transportation
OP	Office Professional Zoning District
RMA	Residential Medium Density Attached Zoning District
TPR	Transportation Planning Rule
TSP	Transportation Systems Plan
UGA-UGM	Urban Growth Area – Urban Growth Management (Linn Co.)
VC	Village Center Comprehensive Plan Designation
ZC	Zone Change File Designation

## Attachments

- A. Location Map
- B. Existing Comprehensive Plan Map
- C. Proposed Comprehensive Plan Map
- D. Tax Lot Map

- E. Current Zoning
- F. Proposed Zoning
- G. Zoning Matrix
- H. Transportation Planning Rule Analysis
- I. Written Comments from Agencies
- J. Written Comments from Residents



- EATC Properties
- Urban Growth Boundary
- Albany City Limits
- Taxlots

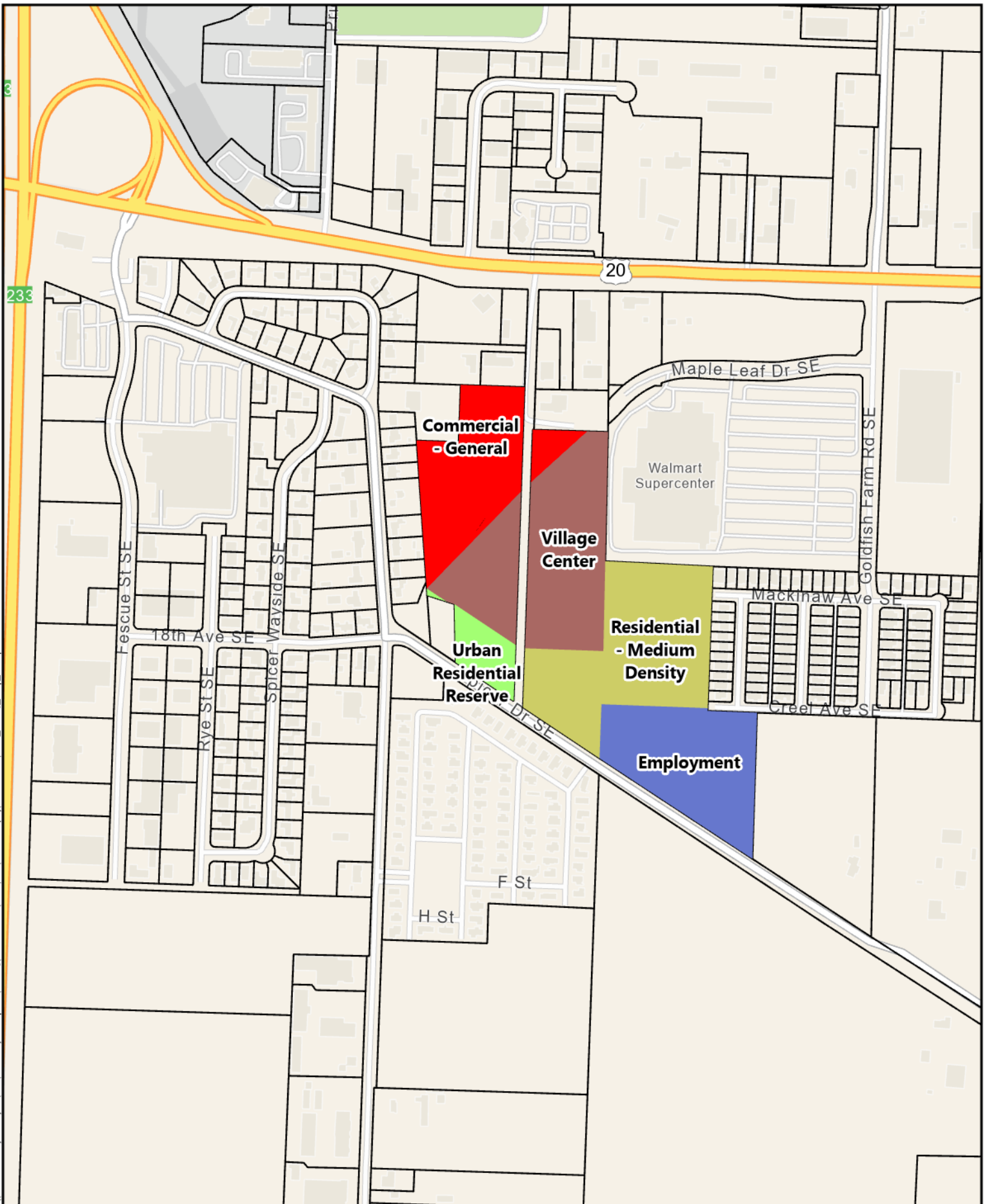
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# East Albany Town Center

Date: 1/21/2026 Map Source:



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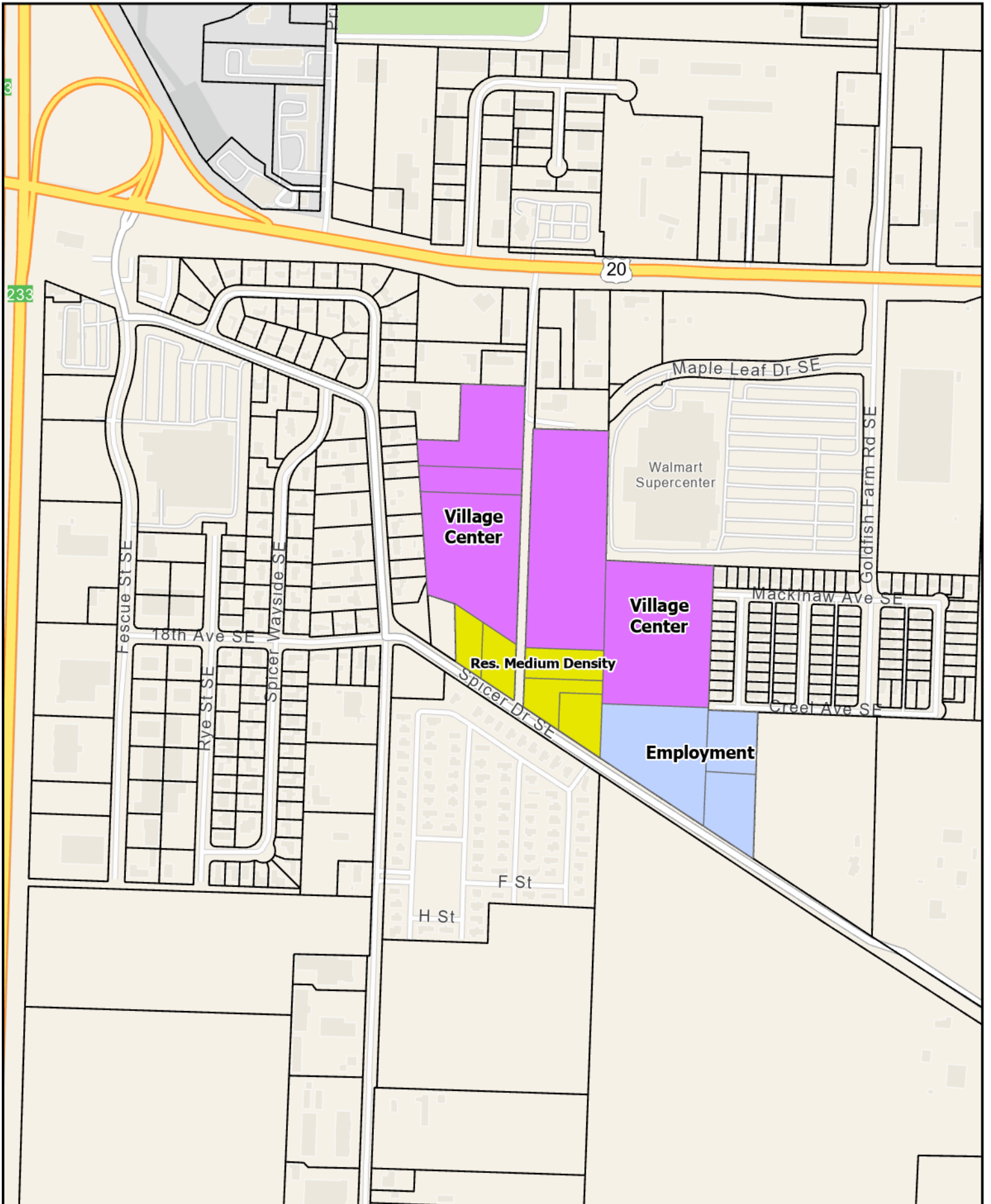


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Date: 1/20/2026 Map Source:

# East Albany Town Center

Existing Comprehensive Plan Map



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Date: 1/20/2026 Map Source:

# East Albany Town Center

## Proposed Comprehensive Plan Map

Linn County, Oregon

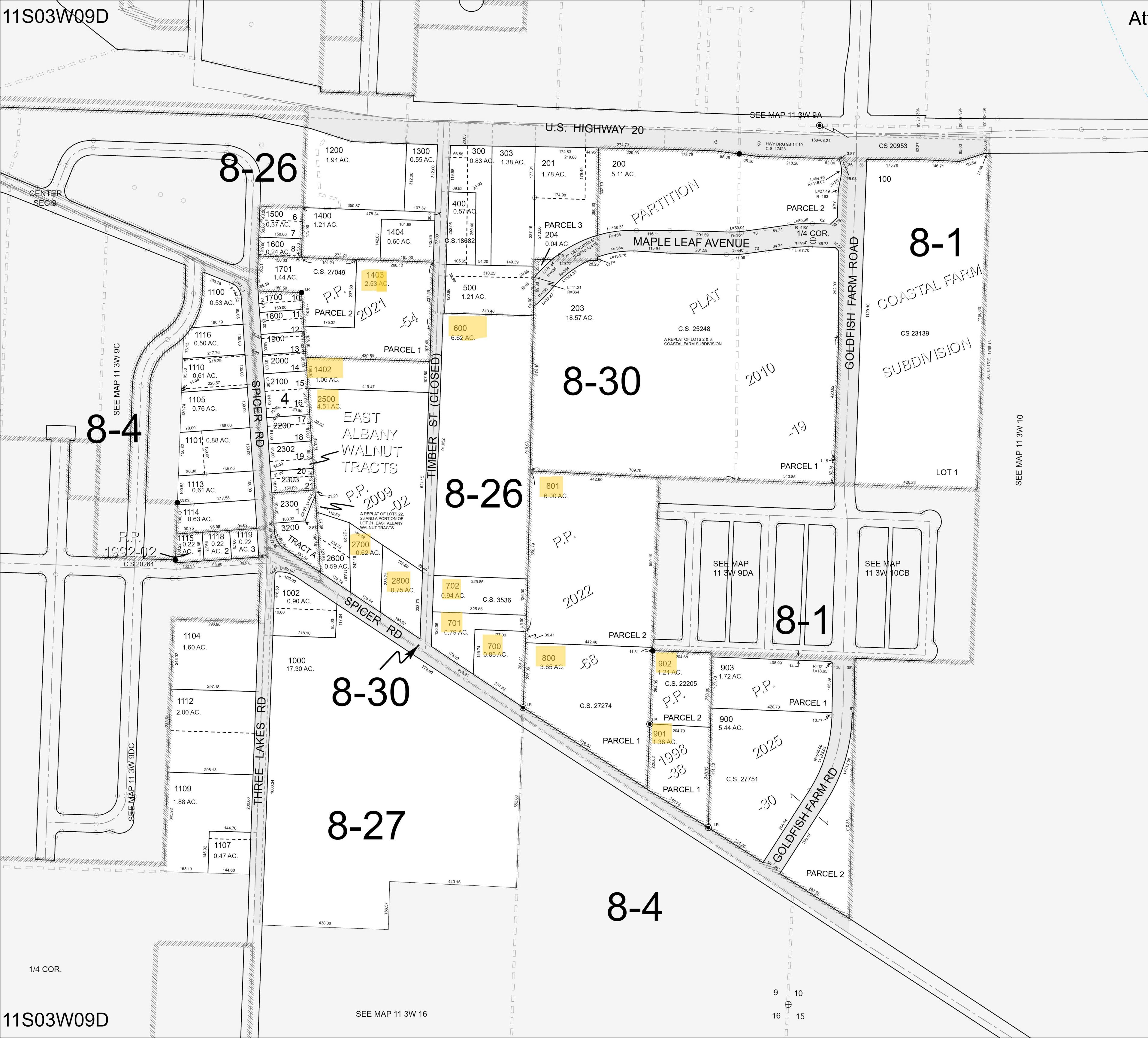
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Scale 1"=200'

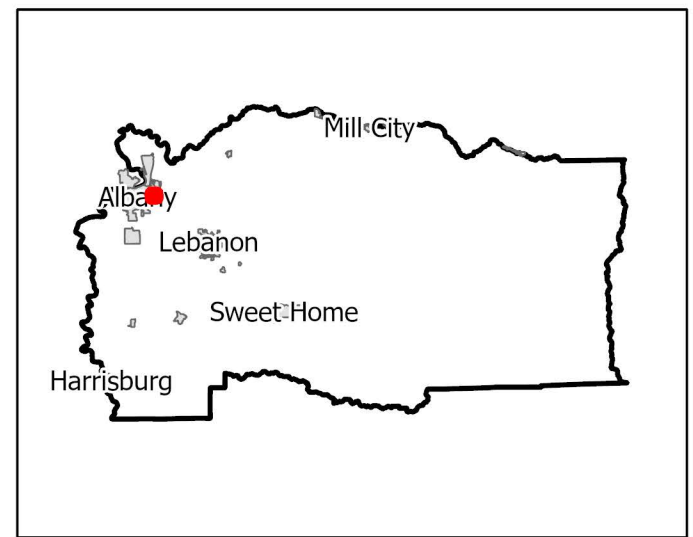


- Legend
- PublicRoadCL
  - RailroadCL
  - Subdivision
  - TaxCodeLines
  - Historical Boundary

- Canceled taxlots
- 2501
  - 202
  - 3100
  - 3101
  - 2304
  - 2900
  - 3000



Printed on: 11/10/2025



MAP FOR ASSESSMENT PURPOSES ONLY



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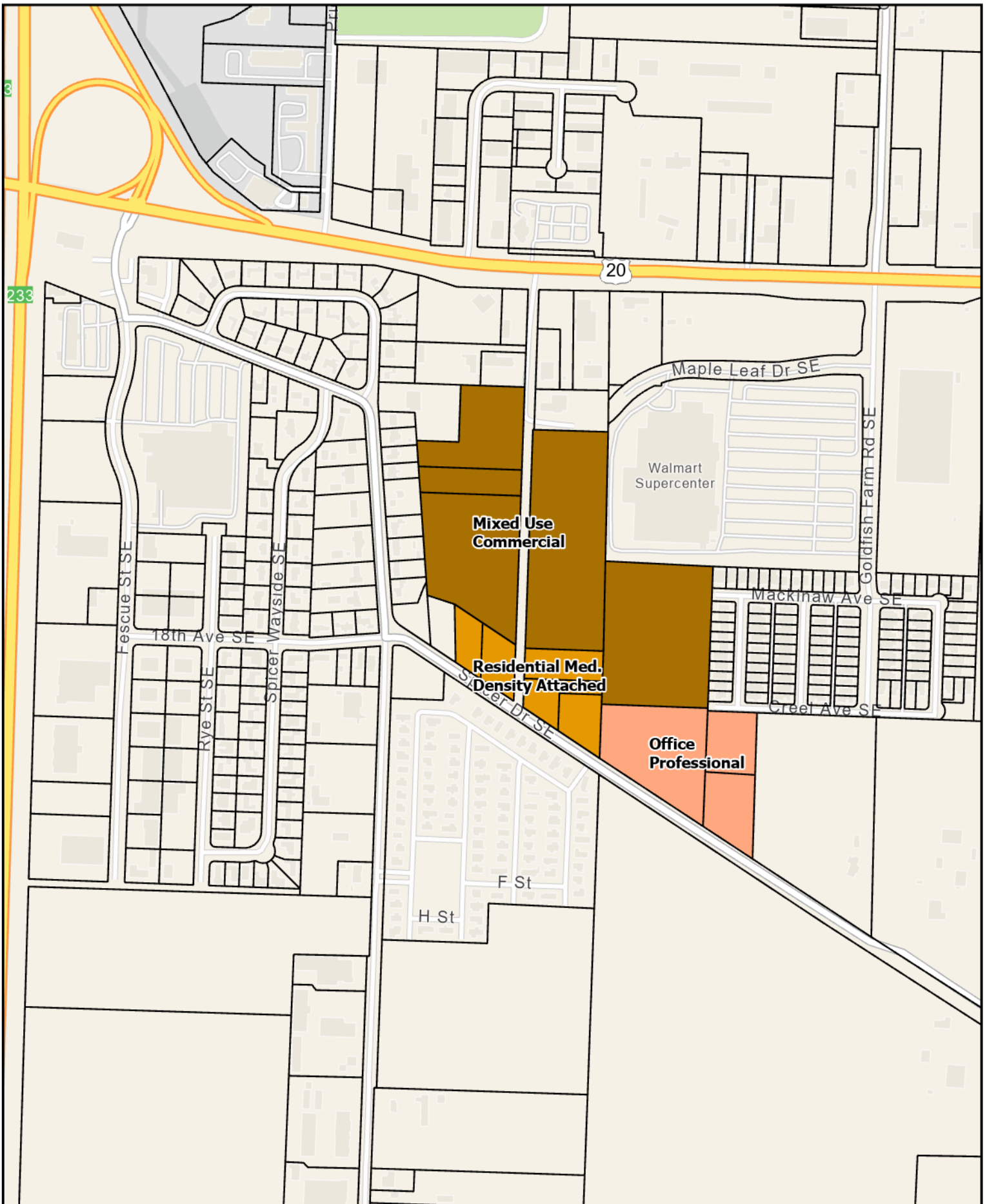


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Date: 1/20/2026 Map Source:

## East Albany Town Center

Current Zoning (Linn<sup>71</sup> County)



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0 250 500 1,000 Feet

Date: 1/20/2026 Map Source:

# East Albany Town Center

Proposed Zoning <sup>72</sup>

**TABLE 2.760-1  
PLAN DESIGNATION ZONING MATRIX**

<b>Comprehensive Plan Designation</b>	<b>Compatible Zoning Districts</b>
Employment*	Employment (EMP), Industrial Park (IP), Office Professional (OP), and land zoned Light Industrial (LI)* in the East Albany Plan area prior to June 30,
Light Industrial	Industrial Park (IP), Light Industrial (LI), Transit District (TD)
Heavy Industrial	Light Industrial (LI)*, Heavy Industrial (HI)
General Commercial	Neighborhood Commercial (NC), Community Commercial (CC), Regional Commercial (RC), Office Professional (OP)
Neighborhood Village	Neighborhood Commercial (NC), Office Professional (OP), Mixed Use Residential (MUR)
Village Center	Historic Downtown (HD), Downtown Mixed Use (DMU), Central Business (CB), Lyon-Ellsworth (LE), Pacific Boulevard (PB), Elm Street (ES), Main Street (MS), Waterfront (WF), Mixed Use Commercial (MUC), Residential Medium Density (RM), Residential Medium Density Attached (RMA), Mixed Use Residential (MUR), Office Professional (OP), Community Commercial
Village Center – East (East Albany Plan Area only)	Mixed Use Commercial (MUC), Mixed Use Residential (MUR)
High Density Residential**	High Density Residential (HDR), Residential Medium Density Attached (RMA), Mixed Use Residential (MUR), and land zoned Residential Medium Density (RM) in East Albany prior to June 30, 2023**
Medium Density Residential	R-5 Residential (R-5), Residential Medium Density (RM), Residential Medium Density Attached (RMA), Mixed Use Residential (MUR), Office Professional (OP), Neighborhood Commercial (NC)
Low Density Residential	R-10, R-6.5, and R-5 Residential (R-10, R-6.5, R-5), Hackleman-Monteith (HM), Residential Reserve (RR), Office Professional (OP), Neighborhood Commercial (NC)
Urban Residential Reserve	R-10, R-6.5, and R-5 Residential (R-10, R-6.5, R-5), Residential Reserve (RR), Residential Medium Density Attached (RMA), Residential Medium Density (RM), Mixed Use Residential (MUR), Neighborhood Commercial (NC), Office Professional (OP)
Public and Semi- Public	All zones
Open Space	Open Space (OS)

\*Light Industrial – Properties in the East Albany Plan area that were zoned Light Industrial on June 30, 2023, may remain zoned Light Industrial, including those designated Employment on the Comprehensive Plan map.

\*\*Residential Medium Density (RM) – Properties in the East Albany Plan area that were zoned RM on June 30, 2023, may remain zoned RM, including those designated High Density Residential on the Comprehensive Plan Map.

[Ord. 5555, 2/7/03; Ord. 5556, 2/21/03; Ord. 5673, 6/27/07; 10/12/17; Ord. 5947, 1/1/21; Ord. 6004, 12/28/22; Ord. 6010, 7/1/23; Ord. 6059, 3/14/25]



January 12, 2026, *Revised January 18, 2026*

East Albany Town Center, LLC  
 Attention: Damon A. Olsen  
 1860 Crocker Lane NW  
 Albany, Oregon 97312

*Sent via email to:  
 darren@nicholswood.com*

**Re: East Albany Town Center – Annexation, Comprehensive Plan Amendment, and Zone Change  
 Albany, (Linn County), Oregon**  
*Transportation Planning Rule Analysis*

Albany File Number AN-01-25  
 C&A Project Number 20251202.00

Dear Mr. Olsen,

This Transportation Planning Rule (TPR) analysis supports the proposed annexation, Comprehensive Plan amendment, and zone change for the East Albany Town Center in Albany, Oregon. The following items are presented:

1. Property Description and Proposed Land Use Actions
2. Study Parameters
3. Development Potential
4. Summary

## **1. PROPERTY DESCRIPTION AND PROPOSED LAND USE ACTIONS**

The proposed City-initiated Combined Type IV Quasi-Judicial Land Use Application includes annexing the East Albany Town Center property from Linn County into the City of Albany.

For approximately 1 acre of the property, land use actions also include an Albany Comprehensive Plan (Plan) amendment changing the designation from *Urban Residential Reserve*, which implements the *Residential Single Dwelling Unit (R10, R6.5, and R5)*, *Residential Medium Density Attached (RMA)*, *Residential Medium Density (RM)*, *Mixed Use Residential (MUR)*, *Neighborhood Commercial (NC)*, and *Office Professional (OP)* zones, to *Medium Density Residential*, with a corresponding zone change to RMA.

For approximately 10 acres of the property, land use actions also include a Plan amendment changing the designation from *General Commercial*, which implements the *Neighborhood Commercial (NC)*, *Office Professional (OP)*, *Community Commercial (CC)*, and *Regional Commercial (RC)* zones, to *Village Center - East*, with a corresponding zone change to *Mixed Use Commercial (MUC)*.

East Albany Town Center – Annexation, Comprehensive Plan Amendment, and Zone Change Albany,  
 (Linn County), Oregon  
 C&A Project Number 20251202.00  
 January 12, 2026, Revised January 18, 2026  
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## 2. STUDY PARAMETERS

### ***Criteria to be Addressed***

The combined Type IV Quasi-Judicial Land Use Application includes an annexation, a Plan amendment, and a zone change. Therefore, the TIS addresses the following criteria:

- Transportation Planning Rule (TPR) criteria outlined in Oregon Administrative Rule (OAR) 660-012-0060
- The City of Albany, *October 2019 Department of Public Works Division I Traffic Impact Study Guidelines and Engineering Standards*

### Transportation Planning Rule (TPR) Criteria

OAR 660-012-0060 (1) states, *“If an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation (including a zoning map) would significantly affect an existing or planned transportation facility, then the local government must put in place measures as provided in section (2) of this rule, unless the amendment is allowed under section (3), (9) or (10) of this rule. A plan or land use regulation amendment significantly affects a transportation facility if it would:*

*(a) Change the functional classification of an existing or planned transportation facility (exclusive of correction of map errors in an adopted plan);*

*(b) Change standards implementing a functional classification system; or*

*(c) Result in any of the effects listed in paragraphs (A) through (C) of this subsection based on projected conditions measured at the end of the planning period identified in the adopted TSP. As part of evaluating projected conditions, the amount of traffic projected to be generated within the area of the amendment may be reduced if the amendment includes an enforceable, ongoing requirement that would demonstrably limit traffic generation, including, but not limited to, transportation demand management. This reduction may diminish or completely eliminate the significant effect of the amendment.*

*(A) Types or levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;*

*(B) Degrade the performance of an existing or planned transportation facility such that it would not meet the performance standards identified in the TSP or comprehensive plan; or*

*(C) Degrade the performance of an existing or planned transportation facility that is otherwise projected to not meet the performance standards identified in the TSP or comprehensive plan.”*

East Albany Town Center – Annexation, Comprehensive Plan Amendment, and Zone Change Albany,  
(Linn County), Oregon  
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OAR 660-012-0060 (9) states, *“Notwithstanding section (1) of this rule, a local government may find that an amendment to a zoning map does not significantly affect an existing or planned transportation facility if all of the following requirements are met.*

*(a) The proposed zoning is consistent with the existing comprehensive plan map designation, and the amendment does not change the comprehensive plan map;*

*(b) The local government has an acknowledged TSP, and the proposed zoning is consistent with the TSP; and*

*(c) The area subject to the zoning map amendment was not exempted from this rule at the time of an urban growth boundary amendment as permitted in OAR 660-024-0020(1)(d), or the area was exempted from this rule, but the local government has a subsequently acknowledged TSP amendment that accounted for urbanization of the area.”*

City of Albany, October 2019 Department of Public Works Division I Traffic Impact Study Guidelines and Engineering Standards

Section 3 – Criteria for Warranting a Traffic Impact Study states:

*“A Level I “Trip Generation and Distribution Study” is required for all projects that generate at least 50 vehicular trips within the a.m. or p.m. peak traffic periods. The purpose of this study is to assist staff in determining whether a complete TIA is required and to what level of detail it should be prepared. Projects generating less than 50 peak-hour trips may still be required, at the discretion of staff, to prepare a traffic study if there are specific capacity or safety issues that need to be addressed, or if certain conditions of approval require a rough proportionality finding. A Trip Generation and Distribution Study must be expanded to a full TIA if any of the following criteria are met:*

- 1. If there exists any current traffic problems, such as a high-accident location, poor roadway alignment, or capacity deficiency, that are likely to be compounded as a result of the proposed development.*
- 2. If staff anticipates the current or projected level of service of the roadway system in the vicinity of the development will exceed minimum standards.*
- 3. If staff anticipates that adjacent neighborhoods or other areas will be adversely impacted by the proposed development. A Level II - “Traffic Impact Analysis” is required for all projects that generate at least 100 vehicular trips within the a.m. or p.m. peak traffic periods.”*

East Albany Town Center – Annexation, Comprehensive Plan Amendment, and Zone Change Albany,  
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C&A Project Number 20251202.00  
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### **Summary of Traffic Impact Study Criteria**

#### 1-Acre of Property

The current Linn County *Urban Residential Reserve* designation is an ‘intermediate/holding’ designation applied to areas between the developed urban area and the Urban Growth Boundary, within which a variety of residential zones may be permitted to accommodate all needed housing types without a Plan change. As identified in the Plan, land within the *Urban Residential Reserve* designation will be changed to low- and medium-density Plan designations if such changes are needed to develop accurate 5-year capital improvement plans involving any such area or, in some cases, upon annexation to the City. As such, the proposed annexation and Plan amendment to change the designation from *Urban Residential Reserve* to *Medium Density Residential*, with a corresponding zone change to RMA, are consistent with the Plan.

Overall, for the 1-acre property, the proposed Plan amendment is consistent with the existing Plan map designation and the East Albany Plan designation, and it does not change the Comprehensive Plan. The proposed zoning is also consistent with the Albany Transportation System Plan (TSP). As such, the proposed land use actions are consistent with the Albany TSP assumptions, and they do not significantly affect an existing or planned transportation facility.

The TPR and the Albany Traffic Impact Study criteria are satisfied for the 1-acre of property without additional analysis.

#### 10-Acres of Property

The applicant is proposing a Plan amendment changing the designation from *General Commercial*, which implements the NC, OP, CC, and RC zones, to *Village Center – East* with a corresponding zone change to MUC.

The proposed land use actions do not include a specific development application. As such, the following analysis identifies reasonable worst-case development scenarios specific to trip generation in the current and proposed zoning to determine whether additional transportation analysis is necessary.

### **3. DEVELOPMENT POTENTIAL**

#### ***Development Assumptions***

Specific to the proposed and current zones, Albany planning staff reviewed the Albany Development Code and prepared a summary of the zone descriptions and development standards. A copy of this material is attached to this letter for reference.

As previously identified for the 10-acre property, the proposed land use actions do not include a specific development application. As such, this transportation analysis evaluates the impacts of reasonable worst-case development scenarios in the proposed and current zones.

East Albany Town Center – Annexation, Comprehensive Plan Amendment, and Zone Change Albany,  
(Linn County), Oregon  
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Page 5

### Proposed MUC Zone

Based on a review of Albany Development Code Section 5.060 – *Mixed Use Zoning Districts – Schedule of Permitted Uses*, the highest trip-generating uses that are permitted outright or with site plan approval include:

- Indoor Entertainment and Recreation
- Traditional Offices
- Restaurants without a Drive-thru
- Retail Sales and Service
- Vehicle Service, Quick (gas/oil/wash)
- Multi-Dwelling Residential
- Multi-Dwelling Residential Above or Attached to a Business.

The MUC zone also has a maximum lot coverage of 80% and a maximum building height of 85 feet.

### Current NC, CC, RC, and OP Zones

Based on a review of Albany Development Code Section 4.050 – *Commercial and Industrial Zoning Districts – Schedule of Permitted Uses*, the highest trip-generating uses that are permitted outright or with site plan approval include:

- Indoor Entertainment and Recreation
- Traditional and Industrial Offices
- Restaurants without a Drive-thru
- Taverns, Bars, Brewpubs, Nightclubs
- Retail Sales and Service
- Vehicle Service, Quick (gas/oil/wash)
- Multi-Dwelling Residential Above or Attached to a Business.

Of the four current zones, permitted uses in the RC zone result in the reasonable worst-case development scenario. The RC zone also has a maximum lot coverage of 90% and no maximum building height limit.

### **Trip Generation**

The lists of the highest trip-generating uses in both the proposed and current zones are similar; however, the maximum lot coverage and maximum building height standards in the proposed MUC zone are slightly more restrictive than those in the current zones, e.g., the RC zone. As such, it is concluded that the proposed zone change will result in a slight decrease in trip-generation potential.

Overall, for the 10-acre property, the proposed Plan amendment and corresponding zone change do not increase trip-generating potential, are consistent with the Albany TSP assumptions, and will not significantly affect an existing or planned transportation facility.

The TPR and the Albany Traffic Impact Study criteria are satisfied for the 10-acre property without additional analysis.

East Albany Town Center – Annexation, Comprehensive Plan Amendment, and Zone Change Albany,  
 (Linn County), Oregon  
 C&A Project Number 20251202.00  
 January 12, 2026, Revised January 18, 2026  
 Page 6

#### 4. SUMMARY

The following conclusions and recommendations are made based on materials contained in this analysis:

1. The proposed City-initiated Combined Type IV Quasi-Judicial Land Use Application includes annexing the East Albany Town Center property from Linn County into the City of Albany.
2. For approximately 1 acre of the property, land use actions also include an Albany Comprehensive Plan (Plan) amendment changing the designation from *Urban Residential Reserve*, which implements the *Residential Single Dwelling Unit* (R10, R6.5, and R5), *Residential Medium Density Attached* (RMA), *Residential Medium Density* (RM), *Mixed Use Residential* (MUR), *Neighborhood Commercial* (NC), and *Office Professional* (OP) zones, to *Medium Density Residential*, with a corresponding zone change to RMA.
3. For approximately 10 acres of the property, land use actions also include a Plan amendment changing the designation from *General Commercial*, which implements the *Neighborhood Commercial* (NC), *Office Professional* (OP), *Community Commercial* (CC), and *Regional Commercial* (RC) zones, to *Village Center - East*, with a corresponding zone change to *Mixed Use Commercial* (MUC).
4. For the 1-acre property, the proposed Plan amendment is consistent with the existing Plan map designation and the East Albany Plan designation, and it does not change the Comprehensive Plan. The proposed zoning is also consistent with the Albany Transportation System Plan (TSP). As such, the proposed land use actions are consistent with the Albany TSP assumptions, and they do not significantly affect an existing or planned transportation facility.
5. For the 10-acre property, the lists of the highest trip-generating uses in both the proposed and current zones are similar; however, the maximum lot coverage and maximum building height standards in the proposed MUC zone are slightly more restrictive than those in the current zones, e.g., the RC zone. As such, the proposed zone change will result in a slight decrease in trip-generation potential.
6. For the 10-acre property, the proposed Plan amendment and corresponding zone change do not increase trip-generating potential, are consistent with the Albany TSP assumptions, and will not significantly affect an existing or planned transportation facility.
7. The TPR and the Albany Traffic Impact Study criteria are satisfied for the 10-acre property without additional analysis

Sincerely,

Christopher M. Clemow, PE, PTOE  
 Transportation Engineer



Attachments: East Albany Town Center Zoning Review

Renews 31 December 2027

## Comp Plan Designation

## Potential Zoning

Employment

EMP, IP, OP, LI if prior to 6/30/23. **OP most favorable zone.** Allows single dwellings outright, middle housing & multiple dwelling units through CU. Maximum height = 30 feet. Should be sufficient for duplexes & Townhomes. Lot coverage = 70%. Sports courts are allowed through CU.

Residential Med. Density

R5, RM, RMA, MUR, OP, NC. The RM, RMA & MUR zones allow assisted living facilities through SPR. R5, OP & NC zones allowed through CU. Max heights in RM and MUR = 45 feet, RMA = 60 feet. R5, OP & NC max height = 30 feet. Heights in OP, NC, MUR & RM zones within Climate Friendly Areas up to 50 feet. Lot coverage in R5 = 60%, RM, MUR & OP = 70%, RMA = 75%, NC = 80%. New NC zones may be no more than 50,000 sq. ft. of contiguous land. Based on this, the **RMA zone may be most favorable** given maximum height, allowable uses and lot coverage.

Residential Low Density

R10, R6.5, R5, OP, NC. The proposed development lists townhomes as a use in the pre-existing R-6.5 zone. Townhouses are allowed outright along with all other middle housing types. Maximum height is 30 feet, maximum lot coverage = 60%. Minimum lot area for townhomes is 1,500 sq. ft. per unit. The **R-6.5 zone is acceptable** for townhomes. CFA maximum height bonus does not include the R10, R6.5, or R5.

Village Center (East of I-5)

MUC, MUR. Commercial and multiple dwelling units are allowed through SPR in the MUC, and outright in the MUR zones. There are more restrictions on certain commercial uses in the MUR zone. In both zones, new development must have a primary use from each residential use and nonresidential use category. Maximum height in MUC is 85 feet. The MUR is 45 feet. Lot coverage in MUC is 80%, and 70% in MUR. **The MUC zone is most flexible.** Parks are allowed through CU.

## Comp Plan Designation

Commercial General

## Potential Zoning

NC, CC, RC, OP. affordable housing developments subject to an affordable housing covenant as provided in ORS 456.270 to 456.295 are permitted through Site Plan Review when the standards in ADC 4.060(28) or (29) are met. OP allows single dwellings outright, middle housing & multiple dwelling units through CU. Maximum height = 30 feet, except 50 feet in climate friendly areas. In the NC zone, single-dwelling units, individual SRO dwellings, duplexes, and townhouses require Site Plan Review. All other middle housing and multi-dwelling units are prohibited. The only retail uses allowed in the OP & NC are convenience-oriented retail and personal services-oriented retail intended to serve nearby residences and employees. Businesses in OP & NC are limited to a 5,000-square-foot maximum business footprint. Maximum lot coverage in OP = 70%, NC = 80%. Parks allowed through CU in OP, NC, and through SPR in climate friendly areas.

In the RC and CC zones, residential units above or attached to a business are allowed through SPR in CC, and CU in RC, subject to footnote (29). Affordable housing developments subject to an affordable housing covenant as provided in ORS 456.270 to 456.295 are permitted through Site Plan Review when the standards in ADC 4.060(28) or (29) are met. Maximum height in CC = 50 feet, RC = None. Maximum lot coverage in both zones is 90%. The CC and RC zones allow entertainment, offices, restaurants, retail sales and service, self storage, nightclubs, vehicle repair and service, and community services.

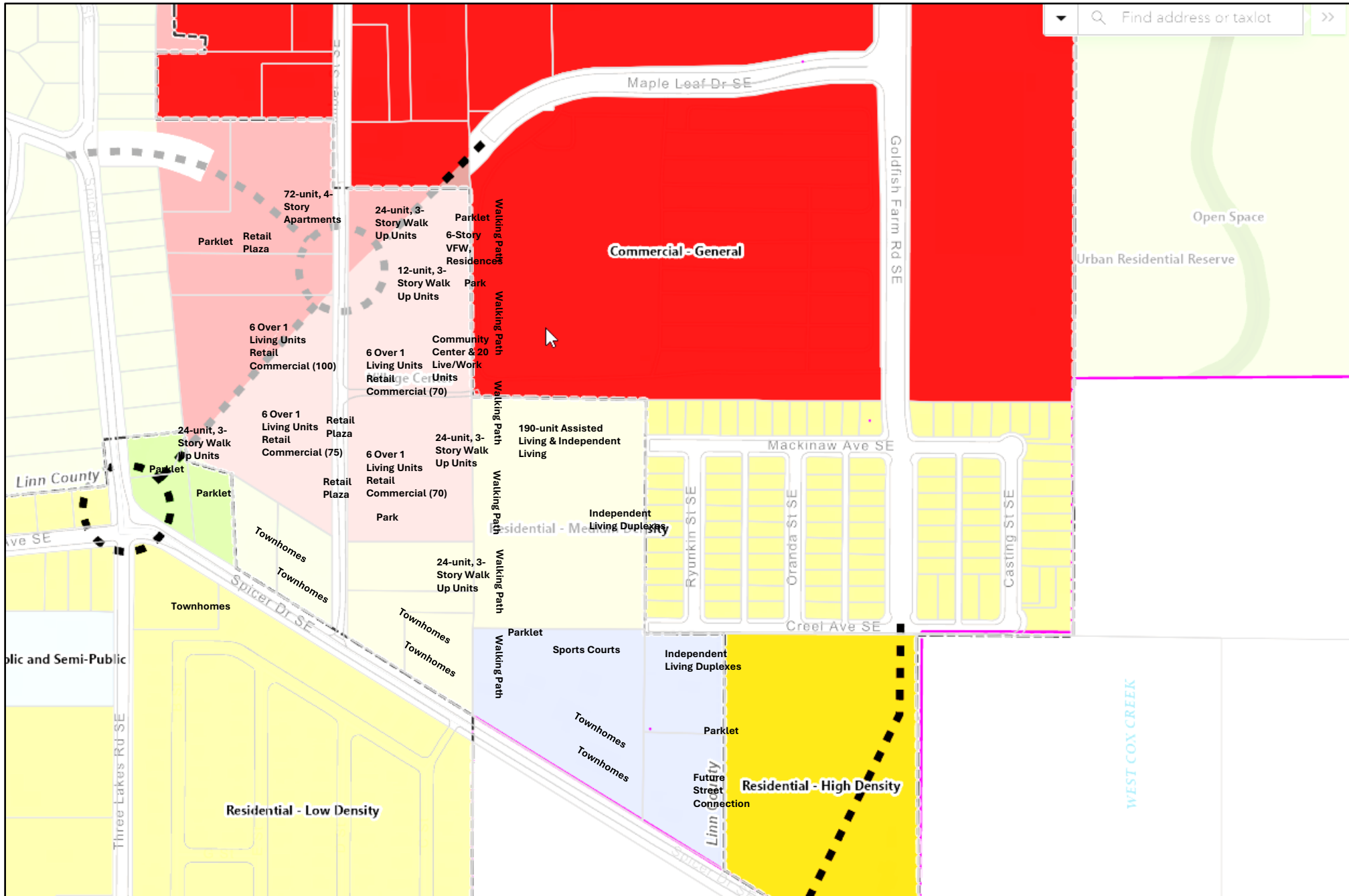
**Best option: Change comprehensive plan designation to Village Center together with a zone change to MUC or MUR.**

There are more restrictions on certain commercial uses in the MUR zone. In both zones, new development must have a primary use from each residential use and nonresidential use category. Maximum height in MUC is 85 feet. The MUR is 45 feet. Lot coverage in MUC is 80%, and 70% in MUR. Middle housing is allowed outright in both zones. Multiple dwelling units and units above or attached to a business are allowed through SPR in both zones. **The MUC zone is most flexible.** If no comp plan map amendment desired, consider shifting more of the residential uses to Village Center and moving strictly retail uses to Commercial area.

Urban Res. Reserve

R10, R6.5, R5, RMA, RM, MUR, NC, OP. Multiple dwelling units are allowed through SPR in the RM, RMA, and MUR zones. They are allowed conditionally in the OP zone, and not allowed in NC unless they are subject to an affordable housing covenant. Maximum height in RM and MUR = 45 feet, RMA = 60 feet. If in a CFA, maximum height in OP, NC, MUR and RM zones is 50 feet. Minimum density is 15 units/acre in CFA. Parks allowed in CFA through SPR, CU if not within CFA. Maximum lot coverage in RM and MUR = 70%, RMA = 75%. Minimum density in RM = 12 units/acre, RMA = 20 units/acre. Minimum lot size in MUR = 1,600 sq. ft. per unit. **The RMA zone is most flexible.**

**The above data represent uses permitted in various zoning districts without the need for comprehensive map amendments, unless otherwise specified.**





TO: David Martineau, Planning Supervisor  
 FROM: Lora Ratcliff, Fire Marshal  
 DATE: December 5, 2025  
 SUBJECT: AN-01-25 – East Albany Town Center – Annexation & Development – Fire Department Comments

The fire department has reviewed the above project for conformance to the 2025 Oregon Fire Code (OFC) per your request and has the following comments.

**\*\*Land Use permit will include a Fire Plans Review fee\*\***

1. Street names need to be approved at the time of the Final Plat. Please submit any new proposed names for approval to Lora Ratcliff (541-917-7728) at the Fire Department as early as possible in the process.
2. Approved fire apparatus roadways must extend to within 150 feet of all exterior portions of any structure that will be built on the property as measured by an approved route of travel around the exterior of the structure. (OFC 503.1.1)
3. Dead-end fire apparatus roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus (OFC 503.2.5 and D103.4)
4. The road surface for all private fire apparatus access roads shall be all weather and capable of supporting an imposed load from fire apparatus of at least 75,000 pounds as verified by a qualified State of Oregon licensed design professional. (OFC 503.2.3 & Appendix D, 102.1). The Designer of Record shall provide written certification to the Fire Department upon completion of all private access road construction.
5. This proposed project is located within a "Protected Area" as defined by Oregon Fire Code (OFC) Appendix B, Section B102 and this area is currently served by a public water system. The Fire Flow required shall be as specified in Appendix B of the fire code. (OFC 507.3).

Lora Ratcliff  
 541-917-7728  
[Lora.ratcliff@albanyoregon.gov](mailto:Lora.ratcliff@albanyoregon.gov)

LAR/lar

**From:** [LINER Duane J](#)  
**To:** [Martineau, David](#)  
**Cc:** [james.feldmann@odot.oregon.gov](mailto:james.feldmann@odot.oregon.gov)  
**Subject:** AN-01-25, CP-03-25, & ZC-03-25 ODOT Vic of US20 Hwy 016 MP1.48vic DRS13876  
**Date:** Monday, December 8, 2025 11:43:10 AM  
**Attachments:** [image001.png](#)  
[AN-01-25 et al.pr.dm.docx](#)

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David,

Thank you for this notice of Project Review: Annexations with Concurrent Comprehensive Plan and Zoning Map Amendments regarding the 11 properties between US 20 and Spicer Drive in east Albany.

Please find ODOT's comments below:

- From ODOT's Region 2 Senior Planner James Feldmann: At this time, we do not have comments because the application appears to be consistent with the recently adopted East Albany Plan and that traffic impacts have been considered as part of the application. If this is not the case, or if during the quasi-judicial adoption process the application changes, please consider us an interested party for the opportunity to provide further comment.

Thank you

- duane

Duane James Liner, P.E.  
 Development Review Coordinator  
 ODOT - Region 2  
 541-757-4140

**From:** Martineau, David <[David.Martineau@albanyoregon.gov](mailto:David.Martineau@albanyoregon.gov)>  
**Sent:** Monday, December 1, 2025 10:19 AM  
**To:** Development Review Team <[DevelopmentReviewTeam@cityofalbany.net](mailto:DevelopmentReviewTeam@cityofalbany.net)>; Catlin, Anne <[Anne.Catlin@albanyoregon.gov](mailto:Anne.Catlin@albanyoregon.gov)>; [jasoto@bpa.gov](mailto:jasoto@bpa.gov); [dxsmith@bpa.gov](mailto:dxsmith@bpa.gov); [cmdavis@bpa.gov](mailto:cmdavis@bpa.gov); [damogstad@bpa.gov](mailto:damogstad@bpa.gov); Romeo, Robb <[Robb.Romeo@albanyoregon.gov](mailto:Robb.Romeo@albanyoregon.gov)>; Hawkins, Laura <[Laura.Hawkins@albanyoregon.gov](mailto:Laura.Hawkins@albanyoregon.gov)>; Adams, Sophie <[sophie.adams@albanyoregon.gov](mailto:sophie.adams@albanyoregon.gov)>; Jacobus,

Dave <[Dave.Jacobus@albanyoregon.gov](mailto:Dave.Jacobus@albanyoregon.gov)>; Lyddane, Kim <[Kim.Lyddane@albanyoregon.gov](mailto:Kim.Lyddane@albanyoregon.gov)>; Snyder, Matthew <[Matthew.Snyder@albanyoregon.gov](mailto:Matthew.Snyder@albanyoregon.gov)>; Willis-Lujan, Jolene <[Jolene.Willis-Lujan@albanyoregon.gov](mailto:Jolene.Willis-Lujan@albanyoregon.gov)>; Bliss, Candy <[Candy.Bliss@albanyoregon.gov](mailto:Candy.Bliss@albanyoregon.gov)>; [Lance\\_Roth@comcast.com](mailto:Lance_Roth@comcast.com); 'Michael\_Allen@comcast.com' <[michael\\_allen@comcast.com](mailto:michael_allen@comcast.com)>; 'engineering@cpic.coop' <[engineering@cpic.coop](mailto:engineering@cpic.coop)>; [weyer@jbhwlaw.com](mailto:weyer@jbhwlaw.com); [andy.gardner@albany.k12.or.us](mailto:andy.gardner@albany.k12.or.us); EXTERNAL - Linn Co., Assessor <[assessor@co.linn.or.us](mailto:assessor@co.linn.or.us)>; [aboles@co.linn.or.us](mailto:aboles@co.linn.or.us); [roads@co.linn.or.us](mailto:roads@co.linn.or.us); Stocker, Dustin <[dstocker@co.linn.or.us](mailto:dstocker@co.linn.or.us)>; [tcasey@co.linn.or.us](mailto:tcasey@co.linn.or.us); 'travis.vaughn@lumen.com' <[travis.vaughn@lumen.com](mailto:travis.vaughn@lumen.com)>; 'nwnalbanyengineering@nwnatural.com' <[nwnalbanyengineering@nwnatural.com](mailto:nwnalbanyengineering@nwnatural.com)>; ODOT Reg 2 Planning Manager <[ODOTR2PLANMGR@odot.oregon.gov](mailto:ODOTR2PLANMGR@odot.oregon.gov)>; Willis, Nicole (PacifiCorp) <[nicole.willis@pacificorp.com](mailto:nicole.willis@pacificorp.com)>; Clevenger, Wayne (PacifiCorp) <[wayne.clevenger@pacificorp.com](mailto:wayne.clevenger@pacificorp.com)>; Vath, Elke (PacifiCorp) <[elke.vath@pacificorp.com](mailto:elke.vath@pacificorp.com)>; Steiner, Eddie (PacifiCorp) <[eddie.steiner@pacificorp.com](mailto:eddie.steiner@pacificorp.com)>; EXTERNAL - Morgan, Amie <[AMorgan2@republicservices.com](mailto:AMorgan2@republicservices.com)>  
**Subject:** DRS\_Olsen

This message was sent from outside the organization. Treat attachments, links and requests with caution. Be conscious of the information you share if you respond.

Good morning,

The City of Albany has received an application for annexations together with comprehensive plan map amendments and zoning map amendments. Please provide any comments or completeness issues by **December 17, 2025**.

Thank you,

David



**David Martineau, AICP**

Current Planning Manager  
 541-917-7555

**Community Development - Planning**

City of Albany, Oregon  
 333 Broadalbin St SW, Albany, Oregon 97321  
[www.albanyoregon.gov](http://www.albanyoregon.gov)

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**Martineau, David**

---

**From:** Romeo, Robb  
**Sent:** Monday, December 1, 2025 10:53 AM  
**To:** Martineau, David  
**Subject:** RE: Project Review - East Albany Town Center Annexations

David,

The only thing I would see is properties 1,2,3,10,11,4, and 6 would need a 7460 Notice of Proposed Construction or Alteration. if they were going to be two stories or higher to determine if they need obstruction lighting.

Robb

**Robb Romeo**

Transportation Manager  
 541-917-7605

**Public Works**

City of Albany, Oregon  
 310 NE Waverly Dr, Albany, Oregon  
 97321




---

**From:** Martineau, David <David.Martineau@albanyoregon.gov>  
**Sent:** Monday, December 1, 2025 10:19 AM  
**To:** Development Review Team <DevelopmentReviewTeam@cityofalbany.net>; Catlin, Anne <Anne.Catlin@albanyoregon.gov>; jasoto@bpa.gov; dxsmith@bpa.gov; cmdavis@bpa.gov; damogstad@bpa.gov; Romeo, Robb <Robb.Romeo@albanyoregon.gov>; Hawkins, Laura <Laura.Hawkins@albanyoregon.gov>; Adams, Sophie <sophie.adams@albanyoregon.gov>; Jacobus, Dave <Dave.Jacobus@albanyoregon.gov>; Lyddane, Kim <Kim.Lyddane@albanyoregon.gov>; Snyder, Matthew <Matthew.Snyder@albanyoregon.gov>; Willis-Lujan, Jolene <Jolene.Willis-Lujan@albanyoregon.gov>; Bliss, Candy <Candy.Bliss@albanyoregon.gov>; Lance\_Roth@comcast.com; 'Michael\_Allen@comcast.com' <michael\_allen@comcast.com>; 'engineering@cpi.coop' <engineering@cpi.coop>; weyer@jbhwlaw.com; andy.gardner@albany.k12.or.us; EXTERNAL - Linn Co., Assessor <assessor@co.linn.or.us>; aboles@co.linn.or.us; roads@co.linn.or.us; Stocker, Dustin <dstocker@co.linn.or.us>; tcasey@co.linn.or.us; 'travis.vaughn@lumen.com' <travis.vaughn@lumen.com>; 'nwnalbanyengineering@nwnatural.com' <nwnalbanyengineering@nwnatural.com>; EXTERNAL - ODOT Planning <odotr2planmgr@odot.state.or.us>; Willis, Nicole (PacifiCorp) <nicole.willis@pacificorp.com>; Clevenger, Wayne (PacifiCorp) <wayne.clevenger@pacificorp.com>; Vath, Elke (PacifiCorp) <elke.vath@pacificorp.com>; Steiner, Eddie (PacifiCorp) <eddie.steiner@pacificorp.com>; EXTERNAL - Morgan, Amie <AMorgan2@republicservices.com>  
**Subject:** Project Review - East Albany Town Center Annexations

Good morning,

The City of Albany has received an application for annexations together with comprehensive plan map amendments and zoning map amendments. Please provide any comments or completeness issues by **December 17, 2025**.

Thank you,

David



**David Martineau, AICP**

Current Planning Manager

541-917-7555

**Community Development - Planning**

City of Albany, Oregon

333 Broadalbin St SW, Albany, Oregon 97321

[www.albanyoregon.gov](http://www.albanyoregon.gov)

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**From:** [Richard Hernandez](#)  
**To:** [Martineau, David](#)  
**Subject:** Annexation of Lot 5, Albany, OR  
**Date:** Monday, January 19, 2026 2:44:07 PM

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**[WARNING! This email came from outside our organization. Do NOT click unknown attachments or links in email.]**

To the Relevant Planning Authorities,

I am writing to you today, on behalf of my wife Denise Hernandez, and myself Richard Hernandez. We are deeply concerned residents residing at 3831 Ryunkin St SE in Albany, and we wish to formally express our apprehensions regarding the proposed annexation and subsequent development of the land directly bordering our property, specifically referring to property number five.

Our primary concern stems from the inherent ecological sensitivity of the adjacent land, which is recognized as wetlands. The potential for substantial alterations to the natural ground structure and hydrological patterns is significant. We are apprehensive about how such changes could impact the stability and integrity of our own property.

We have made a considerable personal investment in our home, including the construction of a robust retaining wall to protect our property line. We are concerned about how any new development might compromise the integrity of this existing structure or necessitate further costly interventions. Additionally, the prospect of development so close to our residence raises serious questions about the preservation of our privacy and the potential for a diminished quality of life. We anticipate significant disruption from construction noise, especially for individuals, like ourselves, who may require daytime rest due to their work schedules.

Furthermore, we have significant concerns regarding the long-term structural stability of our home's foundation. Any ground movement, settlement, or uplift induced by development activities on wetland soil could result in costly and extensive damage. We seek clear assurances regarding accountability and mechanisms for redress should such an unfortunate event occur.

When we acquired our property, it was with the understanding and expectation that the land immediately behind us would remain undeveloped, forming a crucial part of our long-term retirement planning. The proposed annexation directly conflicts with these foundational expectations.

In light of these pressing concerns, we respectfully request comprehensive information regarding the detailed plans for this annexation and development. We are eager to understand what mitigation strategies are being considered to address the potential impacts on existing residents, particularly concerning privacy, noise reduction, and structural protection for neighboring properties. We also wish to understand what avenues are available for residents to actively participate in the planning process and to have our specific concerns heard and genuinely considered. We are seeking clarification on all available options and resources to navigate this situation.

Thank you for your time and attention to this critical matter. We look forward to your prompt response and the opportunity for further dialogue.

Sincerely,

Richard & Denise Hernandez

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**From:** [Tarrigon VanDenburg](#)  
**To:** [Martineau, David](#); [CD AA](#)  
**Subject:** SE Albany Village Plan AN-01-025  
**Date:** Friday, January 30, 2026 9:38:51 AM  
**Attachments:** [image001.png](#)

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**[WARNING!** This email came from outside our organization. Do **NOT** click unknown attachments or links in email.]

Good morning David,

Thank you for taking the time to speak with me last and I know these comments may be too late for the next meeting but I would like to receive updates.

I'm a resident on Mackinaw Ave and I have a couple of concerns specifically about rezoning, specifically plot 5 rezoning, and its impact to the existing low density single unit housing adjacent to plot 5.

My overall concern with the rezoning as it has been proposed is that local residential neighborhoods have been significantly reduced by the conversion of medium density areas to additional village zoning areas and employment by this proposal. The Village Center is to serve surrounding neighborhoods. Who does this village center area now serve? The original zoning of plot 5 medium density would have served as a transition area between low-density to village center density. By changing the zoning to Village Center this buffer is gone and the low density area has the potential to become an island within tall buildings.

My second concern is that Mackinaw Ave will become the shortest path of travel between the commercial area of Walmart and Coastal Farms and the proposal new village center zoning change. Mackinaw Ave is designated as a "Local road". While the village center designation includes housing, there are no guarantees on the percentage of housing to commercial. If the village center leans heavily on light commercial development then Mackinaw Ave will be the shortest route for potential drivers coming from the Walmart/coastal commercial area out of the their respective south parking driveways. Currently, the south driveway is the preferred path of travel for commercial trucks for Walmart. This includes drivers looking for efficiency. With increasing traffic and potentially larger delivery vehicles, this road will become unsafe. The original zoning for medium density housing provided a buffer that would make the new routes proposed, like the Maple Leaf Way extension, the more efficient path of travel.



Finally, when I purchased my house, the comprehensive plan had the land under discussion zoned as Urban residential reserve. This changed in 2023 and impacted my housing value but the changes still left some hope that this neighborhood wouldn't become an island of houses surrounded by other zoned uses. The proposed rezoning changes this and could potentially create significant negative impact to both my and my neighbors housing values. Leaving plot 5 as medium residential still meets the various goals of the Albany Comprehensive master plan. Please reconsider changing the zone of plot 5 or ensure that there are mitigations included to prevent Mackinaw Ave from becoming the quickest way into the new village center and to prevent tall buildings from completely backing up into the neighborhood.

Thank you for your consideration.  
 Tarrigon Van Denburg  
 714.390.5313

[https://albanyoregon.gov/images/stories/cd/planning/comp\\_plan/09-Chapter%209-Land%20Use%20Planning%20\(Goals%20%20and%20\).pdf](https://albanyoregon.gov/images/stories/cd/planning/comp_plan/09-Chapter%209-Land%20Use%20Planning%20(Goals%20%20and%20).pdf)

VILLAGE CENTER: Provides for a mixture of uses to serve **nearby neighborhoods**. These uses must include retail and residential uses and may include offices, community and personal services, and live-work units. Development within a Village Center will be pedestrian friendly, fit the desired scale and character of nearby neighborhoods and prevent the appearance of strip commercial development. Within the Village Center Plan designation there will be at least two zones. One is a mixed-use commercial zone, the other is a medium- to high-density residential zone that provides a mix of housing choices. Sub-categories of this designation may further specify the compatible zoning districts and intended purpose and character of village centers located in particular areas of the city, such as in East Albany. In order for additional land to be designated Village Center, applicants must demonstrate the need for the Village Center in a particular location and what residential populations it is intended to

serve. • **Village Center - East**: This designation is specific to the East Albany Plan Area. The Village East designation is considered a sub-category of the Village Center designation; its compatible zoning districts are limited to those identified for the East Albany Plan area. This designation provides for a mixture of uses to serve nearby neighborhoods, including residential uses, retail, office, community and personal services, live-work units, and similar uses. Development within the Village East designation will be pedestrian friendly, fit the desired scale and character of nearby neighborhoods, and prevent the appearance of strip commercial development.

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**From:** [Randy Vogl](#)  
**To:** [Martineau, David](#)  
**Subject:** Public Comment – Annexation and Zoning Map Amendments (AN-01-25 / CP-03-25 / ZC-03-25)  
**Date:** Monday, February 2, 2026 11:13:18 AM

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[**WARNING!** This email came from outside our organization. Do **NOT** click unknown attachments or links in email.]

To the Planning Commission and City Council,

I am the owner of a business property immediately adjacent to Parcel #1 included in the proposed annexation and concurrent Comprehensive Plan and Zoning Map amendments.

While I am not opposed to annexation in concept, I have concerns regarding the scale and intensity of development enabled by the proposed Comprehensive Plan and zoning changes across the subject properties. Based on my understanding, many of the parcels proposed for rezoning would be permitted at densities and intensities significantly higher than those contemplated in prior area planning and master planning efforts. This raises important questions about whether the supporting transportation network, access points, and circulation assumptions remain appropriate.

Of particular concern are the cumulative impacts of increased density on major connection points serving the area, including traffic distribution, turning movements, emergency access, and the pressure such development may place on adjacent properties that were not part of the original master planning assumptions. These issues are especially relevant for existing businesses and nearby residential communities—particularly those still located in the county—that rely on safe, predictable access for employees, patients, residents, customers, and service providers, and that may experience indirect impacts from urban-level development occurring immediately adjacent to non-annexed areas.

During prior planning discussions related to the East Albany Town Center, the City's Director of Community Development, Matthew Ruetters, confirmed in writing on September 4, 2025, that a street connection through my existing building—an alignment I opposed during the master planning process—is not required for development of the area, and that the City is not considering eminent domain related to my property now or in the future. I have relied on those representations in continuing to operate and invest in my business at this location. Any material increase in density or intensity beyond prior planning assumptions should be carefully evaluated to ensure that those commitments and underlying transportation conclusions remain valid.

As this annexation and zoning action moves forward, I respectfully request that the City carefully evaluate whether the proposed increases in allowable density and intensity are adequately supported by the existing and planned transportation framework, and that future transportation planning, infrastructure analysis, and development approvals remain consistent with prior determinations regarding roadway alignments and access assumptions. Any new or revised transportation concepts that materially differ from those written statements should be evaluated through a separate land use process with full notice and opportunity for public input.

I appreciate the opportunity to comment and the City's continued engagement with affected property owners. Thank you for considering these concerns as part of your deliberations.

Sincerely,  
Randy Vogl  
Owner, Sensible Rehab  
3615 Spicer Drive SE  
Albany, Oregon

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**From:** [Mathew Hogan from Fair Housing Council of Oregon](#)  
**To:** [Martineau, David](#)  
**Subject:** RE: PAPA file AN-01-25, CP-03-25, & ZC-03-25  
**Date:** Wednesday, January 28, 2026 9:45:39 AM  
**Attachments:** [image001.png](#)

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**[WARNING! This email came from outside our organization. Do NOT click unknown attachments or links in email.]**

Good morning David,

In reading through the staff report for cases AN-01-25, CP-03-25, & ZC-03-25, we see This action may well be consistent with the plan, but the city should actually say it in terms of the numbers. I've attached a [guidance document](#) which, while not all the information applies, it may be helpful for producing supplemental findings.

Particularly relevant is the "3% rule" which states that cities can assume an up to 3% increase in housing capacity as a result of the legalization of middle housing. Our request is that you cite your current adopted BLI or HNA figures before this amendment and then apply the 3% rule.

Thank you,  
 Mathew Hogan

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On Tue, Jan 27, 2026 at 8:44 AM, Martineau, David <[david.martineau@albanyoregon.gov](mailto:david.martineau@albanyoregon.gov)> wrote:

Good morning Mathew,

A copy of the staff report is attached to this email. Here is a link to our website for Projects in Review for an electronic version. [SR\\_AN-01-25.pdf](#)

Let me know if you have any questions.

Thank you,

David



**David Martineau, AICP**

Current Planning Manager  
 541-917-7555

**Community Development - Planning**

City of Albany, Oregon

333 Broadalbin St SW, Albany, Oregon 97321

[www.albanyoregon.gov](http://www.albanyoregon.gov)

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**From:** Mathew Hogan from Fair Housing Council of Oregon <[mathew.jamesfhco@gmail.com](mailto:mathew.jamesfhco@gmail.com)>  
**Sent:** Tuesday, January 27, 2026 8:37 AM  
**To:** Martineau, David <[David.Martineau@albanyoregon.gov](mailto:David.Martineau@albanyoregon.gov)>  
**Subject:** PAPA file AN-01-25, CP-03-25, & ZC-03-25

**[WARNING! This email came from outside our organization. Do NOT click unknown attachments or links in email.]**

Good morning David,

My name is Mathew Hogan and I am project lead for the Fair Housing Council of Oregon's (FHCO) PAPA project. I was hoping to obtain the staff report and all corresponding attachments for AN-01-25, CP-03-25, & ZC-03-25 the “Proposed annexation of eleven (11) parcels of land that are outside the city limits along with adjacent right-of-way; application of comprehensive plan map amendments; and application of City zoning designation(s) to said parcels.” when available. We will be reviewing the staff report predominantly for Statewide Planning Goal 10 compliance.

If we do have any commentary or concerns my colleagues and I will be in touch to advise. We hope this can be a collaborative process. Please confirm receipt of this e-mail, and I look forward to hearing from you soon.

Very Respectfully,

**Mathew Hogan**

Fair Housing Council of Oregon

Phone: (503) 928-8597

E-mail: [Mathew.JamesFHCO@gmail.com](mailto:Mathew.JamesFHCO@gmail.com)

For the latest on the PAPA Project and our feedback & technical advice methodology, please read the PAPAs section at our partner website, [here](#).



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ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE WITHDRAWING TERRITORY IDENTIFIED ON LINN COUNTY ASSESSOR'S MAP NO. 11S03W09D TAX LOTS 600, 700, 701, 702, 800, 801, 901, 902, 1402, 1403, 2500, 2700, AND 2800 FROM THE ALBANY RURAL FIRE PROTECTION DISTRICT.

WHEREAS, on June 11, 2025, the Albany City Council directed staff to proceed with a city-initiated annexation of 11 properties for the East Albany Town Center (EATC) project; and

WHEREAS, annexation of the subject properties results in withdrawal of the territory from the Albany Rural Fire Protection District (ARFPD); and

WHEREAS, on February 2, 2026, the Albany Planning Commission held a public hearing, considered public testimony, deliberated on the proposed annexations and zoning map amendments, and recommended approval of the proposal based on evidence presented in the staff report and during the public hearing; and

WHEREAS, on February 25, 2026, the Albany City Council held a public hearing during which time interested persons were given an opportunity to be heard on this matter; and

WHEREAS, the City Council, following said public hearing, determined that the withdrawal of territory from the ARFPD is in the best interests of the citizens of Albany.

NOW, THEREFORE, THE PEOPLE OF THE CITY OF ALBANY DO ORDAIN AS FOLLOWS:

Section 1: The territory described in Exhibit A.1 – A.8 and shown on the map in Exhibit B of this ordinance is hereby proclaimed to be withdrawn from the ARFPD.

Section 2: The City Recorder shall, within 10 days of the effective date of this ordinance, file a copy of the ordinance with the county assessor of Linn County, Secretary of State of Oregon, State of Oregon Department of Revenue, and the Albany Rural Fire Protection District.

Passed by the Council: \_\_\_\_\_

Approved by the Mayor: \_\_\_\_\_

Effective Date: \_\_\_\_\_

\_\_\_\_\_  
Mayor

ATTEST:

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City Recorder



LEGAL DESCRIPTION OF  
EATC PROPERTY

Beginning in the center line of the Old Albany-Lebanon County Road, being South 6°00' East 37.64 feet and South 58° 24' East 122.49 feet from the Southeast corner of Tract 23, of EAST ALBANY WALNUT Tracts in Linn County, Oregon: and running thence North 3° 08' West 278.67 feet; thence South 58° 24' East 140.19 feet to a 3/4" iron bolt at the Northwest corner of tract described in deed to Elton Jarstad, recorded August 28, 1951 in Book 223, Page 91, Deed Records; thence South 0° 02' East 268.97 feet to a 3/4" iron bolt in the center line of the aforementioned County Road; thence North 58° 24' West 122.49 feet to the place of beginning.

[REDACTED]

LEGAL DESCRIPTION OF  
ROPP TRUST & STUTZMAN TRUST PROPERTIES

PARCEL 1:

A tract of land situated in the Southeast Quarter of Section 9, Township 11 South, Range 3 West of the Willamette Meridian, in the County of Linn, State of Oregon, more particularly described as follows:

Beginning South 0°06' East 752.74 feet from a point on the North line of and North 89°54' East 2346.44 feet from the Northwest corner of the Edward N. White Donation Land Claim No. 48 in Township 11 South, Range 3 West of the Willamette Meridian, Linn County, Oregon, and running thence South 0°06' East 214.99 feet to a 3/4 inch iron rod; thence South 89°54' West 439.47 feet to a 1/2 inch iron pipe at the Southeast corner of Lot 15, Block 4, East Albany Walnut Tracts; thence North 6°00' West, along the East line of said Block 4, a distance of 216.34 feet to a point South 6°00' East 27.56 feet from the Northeast corner of Lot 12; thence North 89°54' East 461.71 feet to the place of beginning.

EXCEPTING THEREFROM, the following:

Beginning at a 1/2 inch iron rod South 0°06' East 752.74 feet from a point on the North line of and North 89°54' East 2346.44 feet from the Northwest corner of the Edward N. White Donation Land Claim No. 48 in Township 11 South, Range 3 West of the Willamette Meridian, Linn County, Oregon, and running thence South 0°06' East 107.49 feet to a 1/2 inch iron rod; thence South 89°54' West 450.49 feet to a 1/2 inch iron rod on the Easterly line of and South 6°00' East 13.82 feet from the Northeast corner of Lot 14, Block 4, East Albany Walnut Tracts; thence North 6°00' West, along the Easterly lines of Lots 14, 13 and 12, a distance of 108.16 feet to a 1/2 inch iron rod on the Easterly line of and South 6°00' East 27.66 feet from the Northeast corner of said Lot 12; thence North 89°54' East 461.71 feet to the point of beginning.

FURTHER EXCEPTING THEREFROM, that portion deeded to Linn County for road purposes by deed recorded May 7, 1958 in Book 259, page 336, Deed Records for Linn County, Oregon.

PARCEL 2:

Parcel 1 of PARTITION PLAT NO. 2021-54, recorded June 25, 2021 as Document No. 2021-15364, in the County of Linn, State of Oregon.

[REDACTED]

LEGAL DESCRIPTION OF  
EATC & WLM PROPERTIES

Beginning North 89°54' East 2346.44 feet and South 00°06' East 690.95 feet from the Northwest corner of the E.M. White Donation Land Claim No. 48, Township 11 South, Range 3 West; thence South 00°06' East 907 feet more or less to the North line of that property conveyed to Raymond E. Thogerson and Frances D. Thogerson by deed recorded November 21, 1951 in Book 224, Page 445, Deed Records for Linn County, Oregon; thence North 89°58' East 345.85 feet; thence North 01°25' West 910 feet, more or less, to the South line of that property conveyed to Linn Post No. 584 Veterans of Foreign Wars of the United States by deed recorded May 28, 1958 in book 259, Page 577, Deed Records for Linn County, Oregon; thence South 89°54' West 331.51 feet to the point of beginning.

EXCEPT THEREFROM that portion deeded to Linn County for road purposes by deed recorded May 7, 1958, Book 259, Page 336, Deed Records for Linn County, Oregon.

ALSO:

Beginning at the Northeast corner of Lot 23, Block 4, east Albany Walnut Tracts in Section 9, Township 11 South, Range 3 West of the Willamette Meridian, Linn County, Oregon, being the Northwest corner of that property conveyed to Alvia F. Morris by deed recorded August 3, 1964 in Book 304, Page 42, Deed Records; thence along said North line South 74°04' East 119.65 feet to the Northwest corner of that property conveyed to William A. Matlock by deed recorded July 3, 1957 in Book 255, Page 121, Deed Records; thence along said North line and North line prolonged South 58°24' East to the Northeast corner of that property to Eldon Jarstad et ux, by deed recorded August 28, 1951 in Book 223, Page 91 Deed Records; thence North to the Southeast corner of that property conveyed to Frank J. Plattner by deed recorded September 16, 1948 in Book 204, Page 57, Deed Records; thence following said South line to the Southeast corner of Lot 15, Block 4, East Albany Walnut Tracts; thence South along the East line of East Albany Walnut Tracts to the point of beginning.

EXCEPTING THEREFROM that portion deeded to Linn County for road purposes by deed recorded May 7, 1958, Book 259, Page 336, Deed Records.



LEGAL DESCRIPTION OF  
EATC & LANGE ESTATE PROPERTY

**THAT PART OF THE EDWARD N. WHITE DONATION LAND CLAIM NO. 48 IN TOWNSHIP 11 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN, COUNTY OF LINN, STATE OF OREGON, DESCRIBED AS FOLLOWS; BEGINNING SOUTH 6° 00' EAST 37.64 FEET AND SOUTH 58° 24' EAST 244.98 FEET FROM THE SOUTHEAST CORNER OF THE EAST ALBANY WALNUT TRACTS AND SAID BEGINNING BEING IN THE CENTER OF THE COUNTY ROAD; THENCE SOUTH 58° 24' EAST ALONG THE CENTER OF LINN COUNTY ROAD, 189.0 FEET; THENCE NORTH 0° 02' WEST 268.97 FEET; THENCE NORTH 58° 24' WEST 189.0 FEET; THENCE SOUTH 0° 02' EAST 268.97 FEET TO THE POINT OF BEGINNING.**

**EXCEPT A STRIP 20 FEET WIDE ALONG THE EAST LINE OF THE ABOVE DESCRIBED REAL PROPERTY FOR ROAD PURPOSES, AS DISCLOSED BY DEED FROM ROPP TO JARSTAD RECORDED IN BOOK 223, PAGE 91, DEED RECORDS IN LINN COUNTY, OREGON.**

APN: 0110862

Property Address: 3949 SPICER DR SE, ALBANY, OR 97322



LEGAL DESCRIPTION OF  
M. ROPP PROPERTY

Beginning at a 5/8" iron rod at the intersection of the East line of the West half of the Edward N. White Donation Land Claim No. 48 in Township 11 South, Range 3 West of the Willamette Meridian, in the County of Linn and State of Oregon, and the center line of the county road, said rod being also South 6°00' East 37.64 feet and South 58°24' East 840.19 feet from the Southeast corner of Tract 23 of East Albany Walnut Tracts; and running thence North 0°02' West, along the East line of said West half of Donation Land Claim No. 48, a distance of 482 feet to a 3/4" pipe; thence South 89°58' West 345.85 feet to a 3/4" bolt in the center line of proposed road; thence South 0°02' East 268.97 feet to a 3/4" rod in the center of the aforementioned county road; thence South 58°24' East, along said center line, 406.21 feet to the place of beginning.

EXCEPT the West 20 feet of the above described tract to be used for a roadway.



LEGAL DESCRIPTION OF  
G. ROPP PROPERTY

Parcel 2 of PARTITION PLAT NO. 2022-68, recorded July 22, 2022 as Document No. 2022-13165, in the County of Linn, State of Oregon.



LEGAL DESCRIPTION OF  
REDIGER PROPERTIES

**PARCEL 1, PARTITION PLAT 2022-68, Partition Plat Records of Linn County, Oregon.**

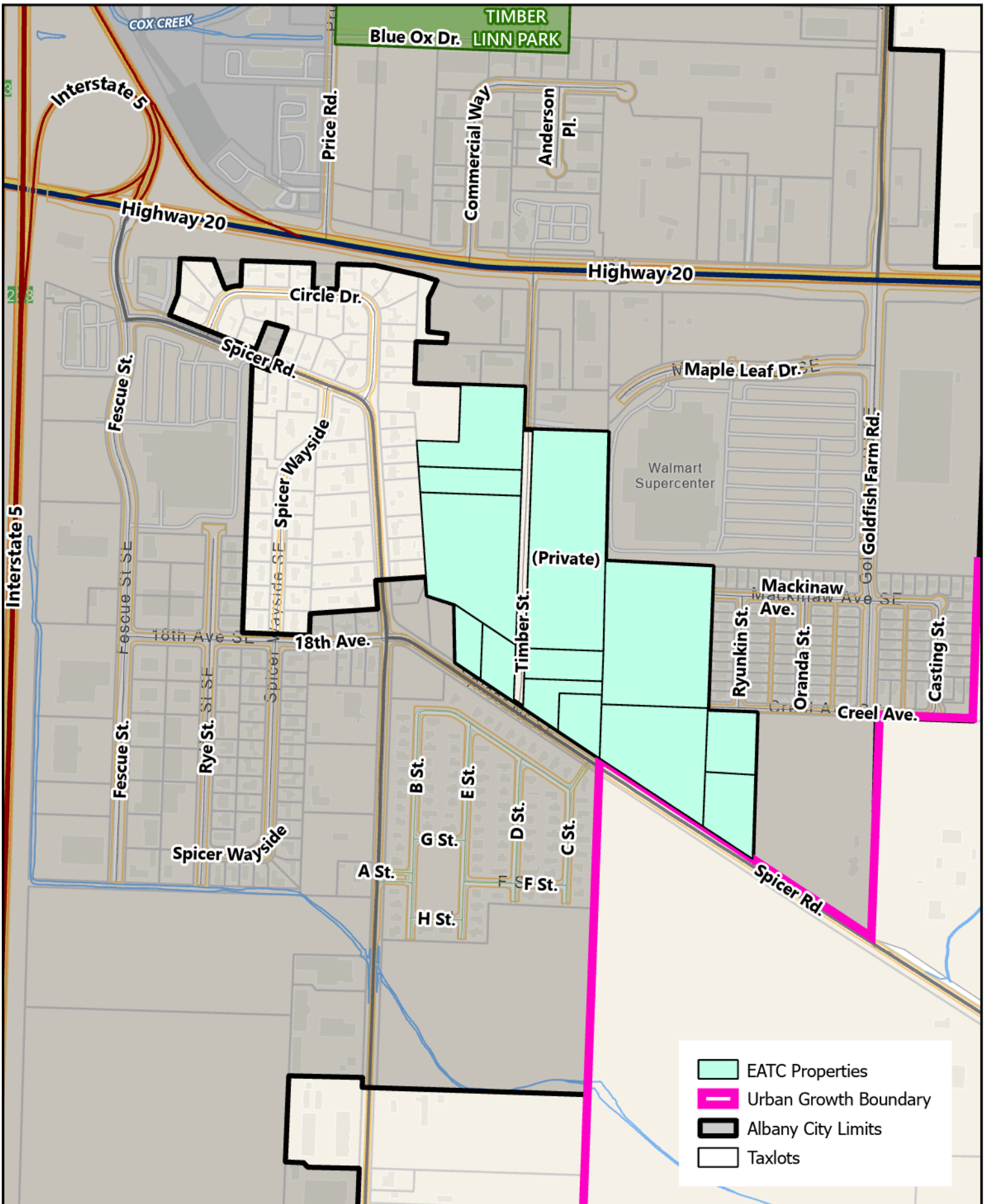
**ALSO:**

**PARCEL 1, PARTITION PLAT 1998-38, Partition Plat Records of Linn County, Oregon.**

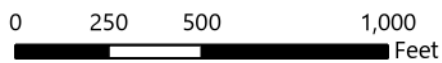


LEGAL DESCRIPTION OF  
AERNI PROPERTY

Parcel 2 located on partition plat no. 1998-38  
which is in the southeast quarter of section 9,  
township 11 south, range 3 west, Willamette  
Meridian, in Linn County, Oregon



G:\Community Development\Planning\Land Use Cases\2020s\Amecation (AN)\AN.01.25 et al\Location\_Map.aprx




Date: 1/21/2026 Map Source:

# East Albany Town Center

## Location Map



**TO:** Albany City Council

**VIA:** Peter Troedsson, City Manager 

**FROM:** Staci Belcastro, P.E., City Engineer

**DATE:** February 27, 2026, for the March 11, 2026, City Council Meeting

**SUBJECT:** Award of Contract for WTP-26-02, Vine Street Water Treatment Plant Viability Study

**Purpose:**

Approve, by resolution, a professional services agreement in the amount of \$757,470.00 with Brown & Caldwell to complete the Vine Street Water Treatment Plant (WTP) Viability Study (WTP-26-02).

**Background/Discussion:**

The City of Albany Oregon (City) provides municipal water service to the cities of Albany and Millersburg and additional customers inside and outside the Urban Growth Boundary (UGB). The Cities receive drinking water from two water treatment plants (WTPs):

- The Vine Street WTP, constructed in 1912, receives raw water from the 18-mile Santiam-Albany Canal (Canal), supplied by the South Santiam River via a diversion dam located near the city of Lebanon, Oregon. Vine Street WTP has an observed 16 million gallon per day (MGD) capacity.
- The Albany-Millersburg (AM) WTP, constructed in 2005, receives raw water directly downstream of the confluence of the North and South Santiam Rivers. The AM-WTP currently has a 13.9 MGD capacity with the ability to expand to 16.5 MGD capacity.

The Cities current combined maximum day demand (MDD) of 12 MGD can be met by either WTP individually, but both WTPs are required to be operating to meet the build out 2045 MDD of 20 MGD.

The final chapter of the recently adopted Water Master Plan presented the recommended Capital Improvement Projects (CIP) for the City’s water system. Due to its aging condition, seismic vulnerabilities, and the extent of required repair, it was a priority recommendation of the plan to evaluate the long-term viability of the Vine Street WTP facility with consideration of the complexities and interconnected impacts on the hydroelectric facility and the Canal.

This viability study will evaluate the costs of different alternatives, a return-on-investment analysis, and the impact of the City’s non-consumptive water rights for the hydroelectric facility. The study will also include an analysis of the cost of constructing and maintaining improvements at the existing Vine Street WTP to extend its useful life and meet the build out MDD compared to the cost and useful life of a new plant.

The City publicly advertised a competitive Request for Proposals (RFP) for consulting services to complete the Vine Street WTP Viability Study on December 8, 2025. One proposal was submitted in response on January 22, 2026, the due date, from Brown & Caldwell. An evaluation committee

comprised of department representatives from both Public Works Operations and Engineering, reviewed and scored the proposal based on experience and qualification of the project team, project approach, coordination, schedule, and references. The evaluation committee determined that Brown & Caldwell meets the project requirements by offering a highly qualified team with relevant City experience, Oregon-specific expertise, and strong capabilities in complex planning and development of treatment processes.

**Strategic Plan Impact:**

Completion of the Vine Street WTP Viability Study aligns with the City's Strategic Plan Themes under Safe City, Healthy Economy, and Effective Government by providing safe, reliable, and compliant water infrastructure and treatment. The plan supports public health, economic development, and efficient long-term capital investment.

**Budget/Staff Impact:**

This contract is estimated to cost \$757,470, inclusive of a \$70,000 contingency. Funding for this study was included in the adopted budget in the Water System Capital Fund.

**Staff Recommendation:**

1. Approve, by motion, the attached resolution awarding a contract to Brown & Caldwell, for the Vine Street WTP Viability Study; and
2. Authorizing the public works director to enter into a contract with Brown & Caldwell for consulting services to complete the Vine Street WTP Viability Study.

**Alternatives:**

1. Award the contract as recommended.
2. Do not award the contract.

**Attachments:**

1. Resolution



RESOLUTION NO. \_\_\_\_\_

A RESOLUTION AWARDING A CONTRACT TO BROWN & CALDWELL FOR VINE STREET WATER TREATMENT PLANT (WTP) VIABILITY STUDY; AND AUTHORIZING THE PUBLIC WORKS DIRECTOR TO ENTER INTO A CONTRACT WITH BROWN & CALDWELL FOR CONSULTING SERVICES TO COMPLETE THE VINE STREET WTP VIABILITY STUDY

WHEREAS, the City of Albany owns and operates the Vine Street WTP, constructed in 1912; and

WHEREAS, the Water Master Plan, adopted in 2024, recommends completing a viability study to evaluate the Vine Street Water Treatment Plant; and

WHEREAS, the study will include an analysis of the cost of maintaining and construction improvements at the existing Vine Street WTP required to extend its useful life and meet the 2045 build out maximum day demand (MDD) compared to the cost and useful life of a new plant; and

WHEREAS, the objective was to enter into a professional services contract with a qualified consultant to provide services required to complete a viability study; and

WHEREAS, the City's selection review committee was comprised of department representatives from Operations and Engineering, who reviewed and scored the proposal based on experience and qualifications of the project team; the approach, coordination and schedule; and references; and

WHEREAS, Brown & Caldwell was determined to be responsive, responsible, and meet the requirements of the RFP and the needs of the City; and

WHEREAS, the selection review committee recommends the City Council award a contract to Brown & Caldwell for consulting services to complete the Vine Street WTP Viability Study.

NOW, THEREFORE, BE IT RESOLVED that the Albany City Council hereby accepts the proposal and awards a contract to Brown & Caldwell for the Vine Street WTP Viability Study consulting services; and

BE IT FURTHER RESOLVED that the Public Works Director is hereby authorized to enter into a contract between the City of Albany and Brown & Caldwell for the Vine Street WTP Viability Study consulting services for \$757,470.00.

DATED AND EFFECTIVE THIS 11TH DAY OF MARCH 2026.

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Recorder



**TO:** Albany City Council

**VIA:** Peter Troedsson, City Manager

**FROM:** Chris LaBelle, Fire Chief

**DATE:** February 27, 2026, for the March 11, 2026, City Council Meeting

A handwritten signature in blue ink, appearing to be "Chris LaBelle".

**SUBJECT:** Exemption from Competitive Bidding to Purchase a Fire Engine using a Cooperative Contract

**Purpose:**

Approve an exemption from competitive bidding for the purchase of one new Pierce Manufacturing fire engine through an existing cooperative agreement with National Purchasing Partners, dba NPPGov; and authorize the fire chief to award and execute a contract with Hughes Fire Equipment, of Eugene, Oregon.

**Background/Discussion:**

In July 2024, the Fire Department permanently removed a fire engine from service after it was totaled during an emergency response incident. While this loss did not reduce the number of staffed frontline engines available for emergency response, it significantly decreased the depth of the department's reserve apparatus. The reduction in reserve capacity has required the use of older, higher-maintenance apparatus in frontline roles during maintenance cycles or out-of-service events, placing added strain on fleet operations. This situation has reduced overall system effectiveness and underscores the need to restore reserve depth to maintain reliable fleet readiness.

Standardization of fire apparatus is a key operational priority for the department, as it promotes continuity of fireground operations, improves firefighter safety, and reduces training, maintenance, and parts inventory requirements. Currently, five of the department's seven fire apparatus are manufactured by Pierce Manufacturing, Inc. The recommended replacement unit is a Pierce Enforcer fire engine, which aligns with the Department's existing fleet configuration and operational needs.

The purchase of this new engine will also allow transition of a 2008 Pierce Impel fire engine, well beyond the National Fire Protection Association (NFPA) recommended frontline service life, into reserve status. This fleet realignment will decrease the average age of the department's frontline engines, helping to reduce out-of-service time, improve reliability, and lower ongoing maintenance costs. Additionally, the proposed engine is based on the proven design of the department's most recent engine purchase, emphasizing fireground functionality, dependability, operational simplicity, and reduced long-term maintenance costs.

A request for proposals (RFP) for firefighting apparatus was conducted by NPPGov, a public-sector cooperative purchasing organization, in November 2019, and a contract was awarded to Pierce Manufacturing, Inc. Hughes Fire Equipment, is the sole approved distributor for Pierce products in this region and would be the entity the City contracts through for this purchase.

The City is a member of NPPGov and is permitted to use the negotiated agreement between Hughes Fire Equipment and NPPGov after advertising a notice of intent to use the permissive cooperative contract in the *Oregon Daily Journal of Commerce*.

ORS 279A.215 allows the City to enter into a purchase agreement for the fire engine following a seven-day protest period with no protests received. Purchasing the fire engine from Hughes Fire Equipment through the NPPGov contract would not reduce competition or create favoritism and is in the best interest of the City, allowing for timely procurement of the equipment.

**Strategic Plan Impact:**

The purchase of the equipment aligns with the City's Strategic Plan Theme, An Effective Government and A Safe City.

**Budget/Staff Impact:**

The cost for the fire engine is \$1,044,639.00 after a \$94,269 prepayment discount and is accounted for in the adopted 2025-2027 Budget.

**Staff Recommendation:**

Approve by resolution an exemption from the competitive bidding process for the purchase of a new fire engine, through a permissive cooperative contract between NPPGov and Pierce Fire Manufacturing, Inc.; and authorize the fire chief to award and execute a contract with Hughes Fire Equipment, Eugene, OR, for \$1,044,639.00.

**Alternatives:**

1. Approve the recommendation by resolution.
2. Do not approve the exemption from competitive bidding and use of a cooperative agreement with Hughes Fire Equipment.

**Attachments:**

Resolution



RESOLUTION NO. \_\_\_\_\_

A RESOLUTION APPROVING AN EXEMPTION FROM COMPETITIVE BIDDING REQUIREMENTS THROUGH A COOPERATIVE CONTRACT WITH NATIONAL PURCHASING PARTNERS, DBA NPPGOV, FOR THE PURCHASE OF ONE NEW PIERCE MANUFACTURING FIRE ENGINE; AND AUTHORIZING THE FIRE CHIEF TO AWARD AND EXECUTE A CONTRACT WITH HUGHES FIRE EQUIPMENT OF EUGENE, OREGON

WHEREAS, a fire engine was removed from service in 2024 due to damage during emergency response, reducing the number of apparatus available; and

WHEREAS, the reduced number of apparatus has placed a strain on fleet operations and readiness in the fire department; and

WHEREAS, a new engine will decrease the average age of frontline engines, reduce out-of-service time, and lower maintenance costs; and

WHEREAS, standardization of fire apparatus is a key operational priority that promotes continuity of fireground operations, improves firefighter safety, and reduces training, maintenance, and parts inventory requirements; and

WHEREAS, five of the department's seven fire apparatus are manufactured by Pierce Manufacturing, Inc.; and

WHEREAS, National Purchasing Partners, dba NPPGov, is a national cooperative procurement organization offering publicly solicited contracts to government entities nationwide; and

WHEREAS, NPPGov allows other public entities to use the terms of their contracts through permissive cooperative agreements, pursuant to ORS Chapter 279A.215 and OAR 137-046-0400 to 0480; and

WHEREAS, the League of Oregon Cities, the lead agency for NPPGov, conducted a formal, competitive request for proposals for Fire Apparatus, RFP No. 1905, and published the solicitation in the *Oregon Daily Journal of Commerce*; and

WHEREAS, NPPGov awarded a contract to Pierce Manufacturing, Inc with permissive cooperative language that allows member agencies to establish contracts under the negotiated terms and conditions, and pricing; and

WHEREAS, purchasing equipment through a competitively bid NPPGov contract would not reduce competition or give favoritism and is found to be in the best interest of the City to procure the equipment in a timely manner; and

WHEREAS, Hughes Fire Equipment is the sole authorized distributor of Pierce Manufacturing fire apparatus in the region; and

WHEREAS, the City will issue a notice of intent to award a contract, per ORS 279A.215(2)(a), for the purchase of a one new Pierce engine, to Hughes Fire Equipment to be publicly noticed for seven days; and

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WHEREAS, if the City does not receive any protests to the notice of intent to award, the fire chief will award a contract to Hughes Fire Equipment to purchase the equipment.

NOW, THEREFORE, BE IT RESOLVED that the Albany City Council authorizes an exemption from the competitive bidding process for the purchase of a new Pierce Manufacturing fire engine through an existing permissive cooperative contract with NPPGov and Hughes Fire Equipment; and

BE IT FURTHER RESOLVED that the Albany City Council authorizes the fire chief to award, negotiate, and execute a contract for \$1,044,639 with Hughes Fire Equipment of Eugene, Oregon, to purchase one new Pierce Manufacturing fire engine, subject to no formal protests received during the seven-day notice of an intent to award a contract.

DATED AND EFFECTIVE THIS 11TH DAY OF MARCH 2026.

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Mayor

ATTEST:

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City Recorder