

Mayor's Business Ready Task Force (BRTF) Minutes

November 13, 2013

3:00 – 5:00 PM, Municipal Court Room

Albany City Hall, 333 Broadalbin St. SW, Albany

Members: Sharon Konopa, Jessica Pankratz, John Pascone, Dave Reece, Dala Rouse, Janet Steele, Daniel Sullivan, Dave Reece, Mark Spence

Members

Absent: Ron Reimers, Jeff Christman, Oscar Hult, Arthur Meeker and Bob Richards

Staff: Wes Hare, Mark Shepard, Anne Catlin, Edene Rice

Guests: Dave Baker, 1659 Salmon Run SW, Albany OR

Business from the Public –

Dave Baker, 1659 Salmon Run SW, Albany OR; Mr. Baker spoke before the task force bringing his concern over the change in the light industrial zoning and how it could potentially harm his business. As a property owner of Community Commercial-zoned land, he pays a premium retail price for the zone that he chose for his business. With the change it could allow someone to come in under a different zone and pay less rent, therefore making it unfair. He said that as a business owner you are aware of the zoning and the costs associated with real estate in each zone.

Discussion took place surrounding this topic; the task force thanked Mr. Baker for coming before them to raise the issue as a business owner.

Planned Unit Development Common Area Calculations:

Catlin brought back to the task force the following language:

- A Planned Development with less than 2 acres would be required to have less than 10% of open space.
- 25% calculation of open space calculation otherwise.

Discussion took place and all members present agreed with the requirements.

Remaining Code Amendment Issues:

1. Nonconforming Developments:
 - a. \$25,000 in building permits will be the threshold
 - b. 10% of project cost to bring into compliance
 - c. Compliance will start with front landscaping

Discussion took place regarding how to track and in force compliance, if improvements are not possible can adjustments or waivers be considered. Reece brought up possible mitigation being an option depending upon the circumstances.

Small Scale manufacturing:

No questions or discussions

Adaptive Reuse and Infill Downtown:

Discussion took place regarding building orientation and if the front door would face the street or the inside of a courtyard. This generated the concern about whether to allow balconies if the backside of the structure is facing the street. Shepard recommended that balconies be allowed and a compromise of adding screening to balconies to give privacy to both residents and people passing by on the street.

Home Businesses:

Catlin reviewed the language of what is an allowed out right use or what would be a conditional use and the proposal was accepted by all.

Develop and mail public notice:

Catlin is working at getting the flyer created and the mailing ready to go out right after the holidays.

Open House:

Set for January 14, 2014

Public Hearings:

The code amendments that will be going before the Planning Commission will be in late February 2014 then on to City Council in March 2014.

Meeting adjourned at 4:35 p.m. This was the last meeting of the Business Ready Task Force.

Respectfully submitted,

Edene Rice

Administrative Assistant