



CITY OF ALBANY
PLANNING COMMISSION

MINUTES

Monday, March 16, 2020

Council Chambers

Approved: July 13, 2020

CALL TO ORDER

5:18 p.m.

Chair Larry Tomlin called the meeting to order at 5:18 p.m.

ROLL CALL

Commissioners Present

Larry Tomlin; Dala Rouse; Kenny Larson; JoAnn Miller; Diane Hunsaker

Commissioners Absent

Ann Ketter (excused); Ralph Menweg (excused); Cordell Post (excused); Therese Waterhous (excused)

Staff Present

David Martineau, Planning Manager; Travis North, Planner II; Jeff Blaine, P.E., Public Works Engineering and Community Development Director; Jennifer Sullivan, Administrative Assistant I

Moment of Silence for Roger Phillips

APPROVAL OF MINUTES

5:18 p.m.

Commissioner Rouse motioned to approve the minutes from the October 28, 2019 Planning Commission Meeting as well as the November 4, 2019, and January 13, 2020 minutes from the Planning Commission joint meetings. Commissioner Larson seconded. A vote was taken and the motion to approve all three passed 5-0.

Business from the Public

5:20 p.m.

None.

Quasi-Judicial Public Hearing

5:22 p.m.

Land Use File ZC-06-19

Quasi-Judicial Public Hearing (ZC-06-19) for Zoning Map Amendment from the RS-6.5 (Residential Single Family) zoning district to the RS-5 (Residential Single Family) zoning district for property located at 840 Airport Road.

Chair Tomlin opened the public hearing at 5:22 p.m.

Declarations by the Commission

5:22 p.m.

None

Staff Report

5:23 p.m.

Travis North, planner II, presented a PowerPoint presentation, provided a handout of the zoning map amendment, and summarized land use case ZC-06-19 to commissioners. After reviewing the report and presentation North advised the commissioners that April 22, 2020, is the date of the first City Council hearing.

North reviewed the applicant's goals, proposed use, compatibility, surrounding land use, and RM and RMA zoning differences.

North said that staff recommends approval of the proposed zoning map amendment.

Questions from the Commission 5:33 p.m.

None.

Applicant Testimony 5:34 p.m.

Peter Seeders with MSS Engineering testified as the applicant's representative. He summarized the key points in the zoning amendment application, provided a PowerPoint presentation (see PowerPoint 2), and talked about how the applicant is meeting the criteria outlined in the staff report and requested the commission approve the proposal.

Questions from the Commission 5:40 p.m.

None.

Public Testimony 5:40 p.m.

None.

Procedural Questions 5:41 p.m.

None.

Chair Tomlin closed the public hearing at 5:41 p.m.

Discussion 5:41 p.m.

Commissioner Rouse asked North for clarification on the wording in the staff report that said "close proximity" on page 8 of 9 North said within a reasonable walkable distance and somewhat close driving range.

Motion 5:43 p.m.

Commissioner Rouse moved to recommend that city council approve the proposed Zoning Map Amendment from the RM (Residential Medium Density) zoning district to the RMA (Residential Medium Density Attached) zoning district as identified in the report and referenced under planning file ZC-06-19. This motion is based on findings and conclusions in the staff report dated March 9, 2020, and findings in support of the application made during deliberations on this matter. Commissioner Hunsaker seconded. A vote was taken, and the motion passed 5-0.

ADC amendments briefing 5:43 p.m.

Jeff Blaine briefed the commission on the status of the ADC amendment project and provided an update on the timeline for when the commissioners should expect to receive a code amendment package for their review.

BUSINESS FROM THE COMMISSION 5:49 p.m.

Tomlin asked about specific wording in some documents that states that "this meets the criteria". Tomlin said he feels that wording is taking away the decision of the PC. Discussion ensued about wording and Blaine said that even if all the criteria are met, the application can still be declined. Blaine emphasized that different wording will not impact decision authority.

Rouse said not all low-income needed housing is being addressed and she asked for middle housing types to be explained. Blaine explained that per House Bill 2001, middle housing allows duplexes to be built on all lots zoned for single family homes; triplexes, quads, and cottage clusters will also be allowed in areas that are zoned residential. Additional conversation regarding housing ensued.

Rouse mentioned that new subdivisions in North Albany do not seem to be meeting landscaping standards that require a tree planted in every front yard. Staff will look into it and reach out to builders and homeowners that are out of compliance.

Election of Chair, Vice-Chair

Commissioner Rouse moved for Commissioner Tomlin to remain as the Chair of the Planning Commission. Commissioner Hunsaker seconded.

Commissioner Hunsaker moved for Commissioner Rouse to remain as the Vice-Chair. Commissioner Tomlin seconded. Larson moved to approve both nominations. A vote was taken, and the motions passed 5-0.

The commissioners decided to wait to nominate a new Planning Commission Hearings Board member at a future meeting when more commissioners could be present.

NEXT MEETING DATE

6:12 p.m.

The next Planning Commission meeting is to be determined, subject to necessity.

ADJOURNMENT

6:13 p.m.

Hearing no further business, Chair Tomlin adjourned the meeting at 6:13 p.m.

Respectfully submitted,

Reviewed by,

Signature on File

Signature on File

Jennifer Sullivan
Administrative Assistant I

David Martineau
Planning Manager