



## JOINT CITY COUNCIL & PLANNING COMMISSION

# AGENDA

### **Monday, May 10, 2021**

This meeting will be conducted remotely.

At 5:15 p.m., join the meeting from your computer, tablet, or smartphone,  
by clicking the link below:

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

You can use your microphone or dial in using your phone.

Call: 1-571-317-3122 (long distance charges may apply)

Access code/Meeting Id: 498-239-709

1. Call to Order

2. Pledge of Allegiance

3. Roll Call

4. Scheduled Business

a. Expanding Housing Options project; draft code amendments

5. Adjournment

Microphones will be muted and webcams will be turned off for presenters and members of the public unless called upon to speak.

If participant(s) disrupt the meeting, the participant(s) microphone and webcam will be turned off.

If disruption continues, the participant(s) will be removed from the meeting.

Due to Governor Brown's Executive Orders limiting public gatherings during the COVID-19 pandemic, this meeting is accessible to the public via phone and video connection. Remote access information is listed at the top of this agenda.



# Expanding Housing Options

DEVELOPMENT CODE AMENDMENTS TO SERVE ALL OF ALBANY



## Overview of May 10 Joint Work Session (Task 3.6)<sup>1</sup>

DATE 5/3/21  
 TO City of Albany City Council and Planning Commission  
 FROM Cathy Corliss and Kate Rogers, APG  
 CC City of Albany Expanding Housing Options Project Team

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### Introduction

The upcoming work session on May 10 will be the fifth for the Expanding Housing Options project. The focus of this work session will be to answer the Planning Commission’s (PC) and City Council’s (CC) questions about the draft code amendments, which were introduced at the April 26 work session, and to provide additional information on topics and areas of interest to the PC and CC. This would also be the opportunity for the PC and CC to provide specific direction for alterations to the draft amendments.

As you may recall, the draft amendments, which were included in your packet for the April 26 work session (<https://bit.ly/3udAL0g>), affect the following articles of the Albany Development Code (ADC):

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|--|---|
| <ul style="list-style-type: none"> <li>Article 1-Administration and Procedures</li> <li>Article 2-Review Criteria</li> <li>Article 3-Residential Zoning Districts</li> <li>Article 4-Commercial and Industrial Zoning Districts</li> <li>Article 5-Mixed Use Zoning Districts</li> <li>Article 8-Design Standards</li> </ul> | <ul style="list-style-type: none"> <li>Article 9-On-Site Development and Environmental Standards</li> <li>Article 10-Manufactured Home Development Standards</li> <li>Article 11-Land Divisions and Planned Development</li> <li>Article 12-Public Improvements</li> <li>Article 13-Signs</li> <li>Article 22-Use Categories and Definitions</li> </ul> |
|--|---|

In addition, some minor amendments to the *Comprehensive Plan* policies related to housing are proposed for consistency and are also included in the packet.

### Focus Areas for Discussion

#### Public Comments Received to Date

From April 19 through May 5 the Project Team will be actively reaching out to stakeholders, including those that participated in the focus group meetings as well as other interested parties, encouraging them to review and comment in writing on the draft amendments. We will share a summary of what we have learned so far at the May 10 work session. As a reminder, this will not be the last opportunity for the public to participate and

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<sup>1</sup> This project is funded by Oregon general fund dollars through the Department of Land Conservation and Development. The contents of this document do not necessarily reflect the views or policies of the State of Oregon.

provide comment. Additional, informal, public outreach will occur over the summer and there will be two public hearings conducted as part of the formal adoption process.

## Cottage Clusters

Cottage clusters are the most unique of the middle housing types and as such the draft standards warrant additional discussion. We will be sharing more information in our presentation on the following concepts and questions:

- The size of individual cottages within a cluster including maximum footprint, maximum floor area, and maximum average floor area.
- The minimum number of cottages in a cluster. The current draft states that a cottage cluster must have between four and eight cottages. Should a cluster with three cottages be allowed?
- The size and number of community buildings within a cottage cluster. The draft standards allow one community building per cluster with a maximum size of 1,400 square feet. In addition, the size of the community building is calculated as part of the 1,000 square foot maximum *average* floor area of the cottage cluster development. A larger community building could be allowed with an Adjustment. Should community buildings be excluded from the average floor area calculation?

## Other Discussion Items

We will do our best to answer your questions about the draft amendments at the meeting. However, to the extent that you are able, please share your questions about the code amendments with City staff in advance of the work session. This will allow the Project Team to do some research and come to the meeting well prepared. To provide questions in advance please email [Jeff.Blaine@cityofalbany.net](mailto:Jeff.Blaine@cityofalbany.net) or [Anne.Catlin@cityofalbany.net](mailto:Anne.Catlin@cityofalbany.net).

## Additional Resources:

The Final Code Concepts Report (<https://bit.ly/3dQo44x>) provides a summary of the various public engagement activities conducted to date and input received from the PC, CC, and the community.

For additional background about middle housing and the City of Albany's Expanding Housing Options project see the Project Overview and Purpose memorandum, which was included in the packet for the February 8 joint PC/CC work session (<https://bit.ly/3wIKSM9>).