



CITY OF ALBANY
Planning Commission

MINUTES

Monday, March 14, 2022

Virtual – 5:15 p.m.

Approved: May 2, 2022

Call to Order

5:21 p.m.

Chair JoAnn Miller called the meeting to order at 5:21 p.m.

Pledge of Allegiance

Roll Call

Commissioners Present: JoAnn Miller, Diane Hunsaker, Dala Rouse, Ted Bunch Jr., and Sonja Neperud

Commissioners Absent: Virginia Jordan (excused), Carol Canham, Jennifer Garner-Kizer, and Bill Ryals

Staff Present: Planning Supervisor David Martineau, Administrative Assistant I Jessica Valentino, Planner II Allison Crow, Transportation Systems Analyst Ron Irish

Approval of Minutes

5:22 p.m.

Commissioner Rouse moved to approve the November 1, 2021, and November 8, 2021, minutes as proposed. Commissioner Bunch seconded the motion, which passed 5-0.

Business from the Public

5:23 p.m.

None.

Public Hearing –Type IV – Quasi-Judicial Decision:

5:24 p.m.

Files ZC-04-21, CP-04-21, SD-09-21, and SP-31-21: Honey Grove: A Comprehensive Plan Map and Zoning Map Amendment together with a residential development proposal, specific to one property inside city limits. The development plan includes 41 single-family lots intended for detached residential dwelling and one large lot intended for multi-family residential (120 attached apartment units), a Type IV Quasi-Judicial Review process. The proposed Comprehensive Plan Map Amendment would change from Low Density Residential to Medium Density Residential, with a concurrent zone change from RS-6.5 to RM.

Chair Miller opened the public hearing at 5:24 p.m.

Declarations by the Commission

5:24 p.m.

No commissioners had a conflict of interest, ex parte contact, made a site visit, or abstained from participating.

No one challenged the commission.

Planning Supervisor David Martineau read the meeting procedures from ORS 197.797.

Staff Report

5:26 p.m.

Planning Supervisor David Martineau presented the staff report.*

Commissioner Rouse stated a concern about what guarantee the commission has for the project to be completed as stated due to changes made with past projects. Martineau clarified the zone change will preclude the ability for the applicant from building middle housing on those lots.

Martineau answered a question from Rouse regarding the buffering between the lots and farm use and protection of the farmland stating there are no screening requirements for farm use. After a follow up question from Rouse regarding what Linn County requires, Martineau stated they did reach out to Linn County but did not receive a response.

Applicant Testimony

5:39 p.m.

The applicant, Matthew Conser (1010 Airport Road SE, Albany, OR 97321), thanked the commission and staff for their work and stated he agreed with the staff report. Conser spoke of their family history and their work in providing homes in Albany and other surrounding areas. Conser stated they are addressing the need for housing and spoke of the housing crisis in Oregon. Conser presented a slideshow* of the Honey Grove project.

Rouse questioned the affordability of the housing units with the rising prices of lumber and utilities to which Conser answered saying they would try to make it as affordable as they can but its hard to say because of the supply chain issues. Conser added the only thing they can control are the size of homes and the size of the lots.

Public Testimony

5:59 p.m.

James Phillips (2035 Spicer Wayside SE, Albany, OR 97322) spoke of his concern about the project. Phillips stated he sent photos of the ditch between Three Lakes Road and I-5 to Mayor Alex Johnson II. Phillips spoke of the rain filling the ditch, the culverts not being able to manage the rainwater, and the project removing land where the water drains into.

Chair Miller, Commissioner Rouse, and Martineau all said they have not seen the pictures that were sent to the mayor.

Conser stated they are not able to control the rain, but they provided the City with a stormwater detention plan stating the plan for water retention, which was all that was required. Representatives of the applicant, David Reece and Hayden Wooten of Reece and Associates (321 First Avenue E, Suite 3a, Albany, OR 97321) stated they received a letter and spoke with Phillips previously. Reece said they agreed with Phillips that the water retention is an issue, but they are making improvements to the culverts and then suggesting improvements for further down Three Lakes Road SE.

Phillips spoke of the ditch being currently full of water and reiterated his concerns.

Procedural Questions

6:14 p.m.

None.

Chair Miller closed the public hearing at 6:14 p.m.

Discussion

None.

Motion

6:15 p.m.

Commissioner Hunsaker moved that the planning commission recommend that the city council approve the proposed Comprehensive Plan map and Zoning Map amendment under planning files CP-04-21 and ZC-04-21 together with the proposed 42-lot subdivision under planning file SD-09-21, and the 120-unit multifamily apartments under planning file SP-31-21. This motion is based on the findings and conclusions in the March 7, 2022, staff report and the findings in support of the application made by the planning commission during deliberations on this matter. Commissioner Bunch seconded the motion, which passed 5-0.

Public Hearing –Type IV – Legislative and Quasi-Judicial Decision:

6:19 p.m.

Files AN-01-21 and ZC-03-21: Annexation with concurrent Zone Map Amendment from UGA/UGM-20 to RS-5 for future development.

Chair Miller opened the public hearing at 6:19 p.m.

Declarations by the Commission

6:19 p.m.

No commissioners had a conflict of interest, ex parte contact, made a site visit, or abstained from participating.

No one challenged the commission.

Planning Supervisor David Martineau read the meeting procedures from ORS 197.797.

Staff Report

6:21 p.m.

Planning Supervisor David Martineau presented the staff report.*

Applicant Testimony

6:27 p.m.

Representative of the applicant, Laura LaRoque of Udell Engineering (63 E Ash Street, Lebanon, OR 97355), spoke of the proposal and was available for questions.

Public Testimony

6:29 p.m.

Danielle Davis (3803 Alameda Court NE, Albany, OR 97322) spoke of concerns over parking in the area and on the street. Davis stated there are a lot of cars parking on Windy Avenue NE and Hummingbird Street NE that can cause issues with traffic. Davis questioned how the data was coalited for the traffic and whether that information is available to the public.

LaRoque stated the information is available on InfoHub, which is an application available on the City's website, and gave a brief overview of how to find information there. LaRoque provided clarification on how the annexation will help the infrastructure.

Transportation Systems Analyst Ron Irish stated he was available for any additional questions.

Procedural Questions

6:37 p.m.

None.

Chair Miller closed the public hearing at 6:38 p.m.

Discussion

None.

Motion

6:38 p.m.

Commissioner Hunsaker moved that the planning commission recommend that the city council approve the land use application for annexation with concurrent rezone to RS-5 under planning files AN-01-21 and ZC-03-21, as described in the March 7, 2022, staff report. This motion is based on the findings and conclusions in the staff report and the findings in support of the application made by the planning commission during deliberations on this matter. Commissioner Rouse seconded the motion, which passed 5-0.

Business from the Commission

6:39 p.m.

Bunch questioned how urgent it was to vote for chair and vice-chair since four commissioners are not present. After a request for staff input, Martineau stated it wasn't very urgent and can wait until the next meeting. The commission decided to wait for the election of the hearings board members as well.

Business from Staff

6:41 p.m.

Martineau introduced Planner II Allison Crow and spoke of the two vacancies in the planning department.

Adjournment

6:45 p.m.

Hearing no further business, Chair Miller adjourned the meeting at 6:45 p.m.

Respectfully submitted,

Reviewed by,

signature on file

signature on file

Jessica Valentino
Administrative Assistant I

David Martineau
Planning Supervisor

*Documents discussed at the meeting that are not in the agenda packet are archived in the record. The documents are available by emailing cdaa@cityofalbany.net.