



CITY OF ALBANY
Planning Commission

MINUTES

Monday, June 20, 2022
Council Chambers – 5:15 p.m.
Approved: July 18, 2022

Call to Order **5:23 p.m.**
Chair JoAnn Miller called the meeting to order at 5:23 p.m.

Pledge of Allegiance

Roll Call

Commissioners Present: JoAnn Miller, Jackie Montague, Dala Rouse, Sonja Neperud, Jennifer Garner-Kizer, and Bill Ryals.

Commissioners Absent: Ted Bunch Jr. and Diane Hunsaker

Staff Present: Community Development Director Matthew Ruetters, Planning Supervisor David Martineau, Planner III Anne Catlin

Approval of Minutes **5:25 p.m.**
Commissioner Montague moved to approve the March 21, 2022, and May 2, 2022, minutes as proposed. Commissioner Rouse seconded the motion, which passed 6-0.

Business from the Public **5:26 p.m.**
None.

Public Hearing –Type IV – Quasi-Judicial and Legislative Decision: **5:27 p.m.**
Files AN-02-22 and ZC-03-22, Type IV – Legislative and Quasi-Judicial Process: Annexation of 20-acre parcel with concurrent Zone Map Amendment from UGA/UGM-20 to RS-5 and RM for future development.

Chair Miller opened the public hearing at 5:27 p.m.

Declarations by the Commission **5:27 p.m.**
No commissioners had a conflict of interest, ex parte contact, or abstained from participating.
No commissioners made a site visit.
No one challenged the commission.

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

Staff Report **5:29 p.m.**
Planning Supervisor David Martineau presented the staff report.*

Applicant Testimony **5:35 p.m.**
Representative of the applicant, Matt Sprague of Pioneer Design Group (9020 SW Washington Square Drive, Suite 170, Portland, OR 97223), thanked the commission and staff for their work and was available for any questions.

Commissioner Rouse questioned if Sprague was aware of the riparian corridor for Oak Creek, which Sprague confirmed and stated the primary riparian corridor is north of the property, but there is a drainage ditch that will lead to Oak Creek.

Public Testimony **5:37 p.m.**
None

Procedural Questions **5:38 p.m.**
None.

Chair Miller closed the public hearing at 5:39 p.m.

Discussion

None.

Motion

5:39 p.m.

Commissioner Rouse moved that the planning commission recommend that the city council approve the land use application for annexation with concurrent rezone to RS-5 and RM under planning files AN-02-22 and ZC-03-22, as described in the June 6, 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 Montague seconded the motion, which passed 6-0.

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

5:41 p.m.

Files AN-03-22 and ZC-05-22, Type IV – Legislative and Quasi-Judicial Process: Annexation of 26.61-acre parcel with concurrent Zone Map Amendment from UGA/UGM-20 to RS-5.

Chair Miller opened the public hearing at 5:42 p.m.

Declarations by the Commission

5:42 p.m.

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

No commissioners made a site visit.

No one challenged the commission.

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

Staff Report

5:44 p.m.

Planning Supervisor David Martineau presented the staff report.*

Applicant Testimony

5:47 p.m.

Director of the City of Albany Parks and Recreation Department Kim Lyddane (333 Broadalbin Street SW, Albany, OR 97321) spoke of the application and was available for questions.

After a question from Commissioner Ryals regarding the two properties, Lyddane explained the original idea for a multi-sport/multi-field complex on the Parks property when it was purchased in 2008. Lyddane further explained the changing need for smaller parks in the area instead of one large park and the ability to utilize the rest of the property for any other support and recreation needed in the area.

Public Testimony

5:49 p.m.

None.

Procedural Questions

5:53 p.m.

None.

Chair Miller closed the public hearing at 5:54 p.m.

Discussion

5:54 p.m.

None.

Motion

5:54 p.m.

Commissioner Montague 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-03-22 and ZC-05-22, as described in the June 6, 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 6-0.

Public Hearing – Type IV – Quasi-Judicial Decision:

5:56 p.m.

Files CP-02-22 and ZC-04-22, Type IV – Quasi-Judicial Process: Comprehensive Plan Map Amendment to change from Light Commercial (LC) to General Commercial (GC), with a concurrent zone change from Neighborhood Commercial (NC) to Community Commercial (CC).

Chair Miller opened the public hearing at 5:56 p.m.

Declarations by the Commission

5:57 p.m.

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

Commissioner Montague and Rouse both have been to the restaurant on the property. Rouse also has been to the convenience store and stated the property seems to have adequate parking and didn't experience any problems.

No one challenged the commission.

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

Staff Report

6:00 p.m.

Planning Supervisor David Martineau presented the staff report.*

Applicant Testimony

6:04 p.m.

Representative of the applicant, Laura LaRoque of Udell Engineering (63 E Ash St, Lebanon, OR 97335), gave an overview of the property's background and was available for questions.

Applicant, Cordell Post (200 Ferry Street SW, Albany, OR 97321), spoke of changing the zoning to fit the current use.

Public Testimony

6:08 p.m.

None.

Procedural Questions

6:08 p.m.

None.

Chair Miller closed the public hearing at 6:08 p.m.

Discussion

6:08 p.m.

Commissioner Rouse and Chair Miller spoke of missing Cordell Post on the commission.

Motion

6:09 p.m.

Commissioner Rouse moved that the planning commission recommend that the city council approve the land use application for a comprehensive plan and zoning map amendment annexation from light commercial to general commercial and from neighborhood commercial to community commercial under planning files CP-02-22 and ZC-04-22, as described in the June 6, 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 Montague seconded the motion, which passed 6-0.

Business from the Commission

6:10 p.m.

None.

Business from Staff

6:11 p.m.

Martineau welcomed new commissioner Jackie Montague.

Planner III Anne Catlin spoke of scheduling multiple work sessions covering topics such as middle housing, East Albany Area Plan, housing affordability, and state of Oregon bill adoptions regarding reducing greenhouse gas submissions, parking, and creating village centers.

Adjournment

6:15 p.m.

Hearing no further business, Chair Miller adjourned the meeting at 6:15 p.m.

Respectfully submitted,

signature on file

Jessica Valentino
Administrative Assistant I

Reviewed by,

signature on file

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.*