



ORDINANCE NO. 6068

AN ORDINANCE AMENDING THE CITY OF ALBANY COMPREHENSIVE PLAN WHICH WAS ADOPTED BY ORDINANCE NO. 4836, AND THE CITY OF ALBANY ZONING MAP AND ALBANY DEVELOPMENT CODE WHICH WERE ADOPTED BY ORDINANCE NO. 4441, AND ADOPTING FINDINGS

WHEREAS, from time to time it is appropriate to amend the Albany Comprehensive Plan (CP), the Albany Zoning Map (ZM), and Albany Development Code (ADC) to plan for future needs or changing conditions and to make clarifying amendments to existing standards; and

WHEREAS, in 2022, the state adopted Climate Friendly and Equitable Community (CFEC) rules that require metropolitan cities with populations over 5,000 to identify and adopt climate-friendly mixed-use areas near transit where residents can live and meet daily needs without driving, adopt standards to make cities more walkable and accessible; and

WHEREAS, on April 23, 2025, the Albany City Council adopted Ordinance No. 6062, which created six Climate-Friendly Area overlay zoning districts to comply with the CFEC administrative rules; and

WHEREAS, public input warranted a minor modification to the Climate Friendly Area (CFA) Overlay District Site A, Downtown, to remove one half block that includes properties in the Monteith National Historic District; and

WHEREAS, the CFEC rules require the City to set maximum block length and perimeter standards to make cities more walkable and accessible; and

WHEREAS, reductions to the additional noise corridor setbacks for residential development in CFAs and mixed use areas will remove barriers to compact and walkable developments; and

WHEREAS, a “Ballot Measure 56 Notice” was mailed on August 20, 2025, to property owners where the CFA overlay district boundary is proposed to be removed; and

WHEREAS, a notice of the planning commission and city council public hearings was published in the Albany Democrat-Herald on August 30, 2025; and

WHEREAS, a notice of public hearing was emailed to Linn County, and the North Albany Neighborhood Association on August 20, 2025; and

WHEREAS, the Albany Planning Commission held a public hearing on September 15, 2025, regarding the proposed amendments to the CP, ZM, and ADC, considered public input, deliberated on the proposed amendments, and recommended council approve the amendments based on findings presented in the staff report; and

WHEREAS, on October 8, 2025, the Albany City Council held a public hearing on the proposed legislative amendments to the CP, ZM, and ADC, reviewed the findings of fact and testimony presented at the public hearing, and deliberated.

NOW, THEREFORE, THE PEOPLE OF THE CITY OF ALBANY DO ORDAIN AS FOLLOWS:

Section 1: The Climate Friendly Overlay District Boundary for CFA Site A, Downtown, is hereby amended to remove the properties in the half block between Washington Street, Second Avenue, Calapooia Street and the alley between Second and Third Avenues from the Site A Downtown CFA Overlay District on the Albany Comprehensive Plan map and map plate 15, and the Albany Zoning Map as described in Exhibit A (planning files CP-02-25 and ZC-02-25).

Section 2: The Albany Development Code Articles 2, 3, 4, 5, 8, 11, 12, 14, and 22 are hereby amended as described in Exhibit B (planning file DC-03-25).

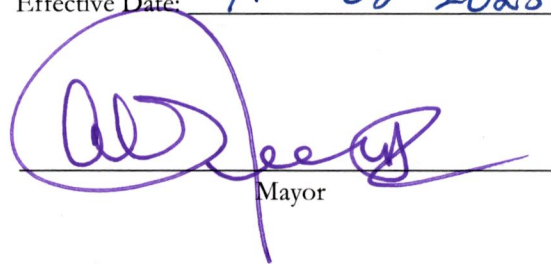
Section 3: The findings of fact and conclusions included in the staff report attached as Exhibit C are hereby adopted in support of the decision.

Section 4: A copy of this ordinance shall be filed in the office of the city recorder of the City of Albany, and these changes shall be made to the Albany Comprehensive Plan and Map, Albany Zoning Map and Albany Development Code.

Passed by the Council: 10-08-2025

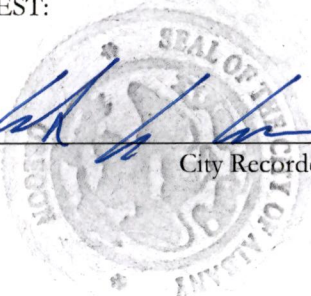
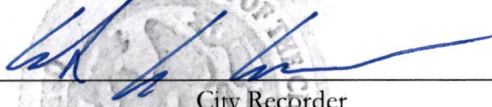
Approved by the Mayor: 10-09-2025

Effective Date: 11-08-2025



Mayor

ATTEST:

City Recorder