

RESOLUTION NO. 1509

(Community Comprehensive Plan)

WHEREAS, the amendment of the comprehensive plan of the city of Albany came on for hearing before the City Council of the city of Albany on the 25th day of April, 1973, the hearing being declared open by the Mayor at which time he requested those in favor of the plan to submit evidence, and

WHEREAS, the Chairman of the Planning and Zoning Commission of the city of Albany presented a resolution of the Commission which was entered in the record, and

WHEREAS, the Council was furnished with the following documents which were made a part of the record, to-wit: The Keyser-Marston Report, the District 4 Council of Governments Report in preliminary form, a comparison sheet for Valley River Shopping Center of Eugene, Oregon and the proposed airport site in the city of Albany, and

WHEREAS, questions were asked by the Council of the city of Albany of members of the Planning and Zoning Commission and of the director of the District 4 Council of Governments, and

WHEREAS, the Mayor then called for those opposing the amendment of the comprehensive plan and James Jordan, Esquire, spoke on behalf of Mr. Gilly Lewis setting forth numerous reasons why he felt the area proposed for amendment was improper and Mr. Gilly Lewis then spoke and presented to the Council a copy of

the letter received by him inviting an interview with the Council and asked that the same be made a matter of record and it was so noted and Mr. Lewis then enumerated specific objections to the plan as follows:

1. It does not serve the region and the market;
2. It has poor exposure as to visibility;
3. It would cause traffic congestion;
4. The surrounding environment is poor;
5. The area is limited in size;
6. The land costs are too high;
7. The tenant costs are too high on a per square foot basis;
8. The expansion possibilities are limited.

Mr. Lewis was then questioned by members of the Council concerning consideration of urban sprawl and development from a developer's point of view only, and

WHEREAS, Duane Drushella, as president of the Albany Realty Board, presented a resolution of the board opposing the airport location as a regional shopping center, and

WHEREAS, the Mayor then closed the public hearing and opened the same for consideration of the Council.

NOW, THEREFORE, BE IT RESOLVED by the Council of the city of Albany as follows:

1. That the Council does find that the comprehensive plan as now constituted does not make provisions for a regional shopping center.

2. That a comprehensive plan of the city of Albany and its area of influence should provide for a regional shopping center and that a regional shopping center in the city of Albany is economically feasible.

3. That a regional shopping center should be located near a major arterial or at the intersection of major arterials;

4. That a major shopping center should be served by municipal sewage disposal and all utilities should be in close proximity to the site;

5. That the regional shopping center should be in proximity to the existing city boundary so as to prevent urban sprawl;

6. That the minimum number of acres that should be considered for a regional shopping center is 40 acres. Be it further

RESOLVED that in amending the comprehensive plan of the city of Albany that it has been determined and the Council does find that in applying the guidelines for a regional shopping center that the area bounded by Interstate 5 on the west, Goldfish Farm Road on the east, Knox Butte Road on the north and U. S. Highway 20 on the south, which is currently owned or under option by the City of Albany, is an area that is best suited to the location of a regional shopping center. Be it further

RESOLVED that the City Council of the city of Albany does hereby amend the comprehensive plan of the city of Albany to provide for the location of a regional shopping center site within the boundaries set forth above.

DATED this 9th day of May, 1973.

ATTEST:

Ernest W. Osheim
City Recorder

Robert D. Davis
Mayor