



CITY OF ALBANY
Planning Commission

MINUTES

Monday, September 30, 2024

Council Chambers – 5:30 p.m.

Approved: October 14, 2024

Call to Order

5:30 p.m.

Chair JoAnn Miller called the meeting to order at 5:30 p.m.

Pledge of Allegiance

Roll Call

Commissioners present: Karen Cardosa, Stacey Bartholomew, Ted Bunch Jr, Skylar Bailey, Circe Verba, Kenny Larson, Ron Green, JoAnn Miller

Commissioners absent: Bill Ryals

Approval of the Minutes

5:31 p.m.

Motion: Commissioner Bailey moved to approve the minutes from the June 17, 2024, meeting as presented. Commissioner Green seconded the motion, which passed 8-0.

Scheduled Business - Housing Implementation Plan

5:32 p.m.

- Development Code Strategies

Comprehensive Planning Manager Anne Catlin discussed the public outreach efforts made to get public feedback regarding suggested changes to the Albany Development Code (ADC) and strategies to address housing needs. Efforts included focus groups, office hours and an online survey.

Catlin shared slides* showing the recommended strategies to support needed housing.

Proposals/Strategies

One proposal is to increase flexibility for Accessory Dwelling Units (ADU) to increase size allowance as a percent of the primary dwelling. Commissioner Larson asked how many ADUs were built last year. Catlin responded between five and eight are built annually.

Another proposal is to encourage smaller houses with smaller lot sizes, scaling homes to lot size.

Catlin next discussed removing barriers to smaller houses, by reducing side-yard setbacks requirements to three feet for one-story housing and five feet for two or more story houses. And discussed reducing front yard setbacks in exchange for an increased rear setback for more usable rear yards. She then reviewed a proposal to encourage rear-loaded development to create more on-street parking.

Commissioner Larson expressed safety concerns about increased street parking if kids play in the street.

Next Catlin discussed the proposal to encourage cottage cluster housing and smaller cottages, allowing additional small cottages per lot. She noted cottage cluster lots would need to meet the minimum lot sizes, depending on the zoning.

Catlin then reviewed the strategies proposed to reserve medium and high-density zones for those housing types, by setting a minimum density in the RM and RMA zones also removing maximum density in RM, RMA and HDR zones. Commissioner Larson and others liked the proposal to make the most of those zones.

Due to some concerns from affordable housing providers regarding the current private open space requirements for multi-dwelling units, staff proposes to reduce the required private open space and allow common open space to count towards private open space such as balconies. Commissioners Bunch and Larson agreed that most people prefer private space over common open space. Commissioner Green offered that encouraging creation of common spaces is desirable for neighborhood cohesiveness.

Commissioner Verba suggested identifying different uses for common space like garden space, trails versus just playgrounds. Commissioner Larson noted that affordability is the biggest concern.

Lastly Catlin shared the proposal to require a minimum amount of green space in residential subdivisions with considerations to allow storm water quality facilities to count towards some of the green space. HOAs are now required to maintain the storm water quality facilities so they could maintain these pocket parks. Commissioner Cardosa shared that local parks get a lot of use.

Commissioner Verba asked if there were lot size minimums in Option 2 under applicability. Catlin responded that lot sizes are determined by zone and housing types and suggested applicability be based on a minimum number of lots, rather than a minimum number of acres, which may exempt more developments from the requirement.

There was support to allow storm water quality facilities to count towards 50 percent of the required green space.

Next Steps: There was general support by the Planning Commission for the proposals discussed. Staff will bring back a draft proposal on December 2, 2024, for final review prior to a public hearing.

Public Comment

None.

Next Meeting Date

The next meeting is scheduled for October 14, 2024.

Adjournment

Hearing no further business, Chair Miller adjourned the meeting at 6:28 p.m.

Respectfully submitted,

Signature on file

Susan Muniz
Recorder

Reviewed by,

Signature on file

Anne Catlin
Comprehensive Planning Manager

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