



JOINT CITY COUNCIL & PLANNING COMMISSION

MINUTES

Monday, March 21, 2022

Hybrid – Council Chambers

Approved Planning Commission: June 20, 2022

Approved City Council: July 13, 2022

Call to Order

Chair JoAnn Miller called the meeting to order at 5:25 p.m.

Pledge of Allegiance

5:25 p.m.

Roll Call

5:26 p.m.

Councilors present: Mayor Alex Johnson II and Councilors Dick Olsen (5:44 p.m.), Ray Kopczynski, Stacey Bartholomew, Bessie Johnson, Matilda Novak, and Marilyn Smith

Councilors absent: None.

Commissioners present: JoAnn Miller, Ted Bunch, Bill Ryals, Dala Rouse (6:40 p.m.), Diane Hunsaker, and Jennifer Garner-Kizer

Commissioners absent: Sonja Neperud (excused) and Carol Canham

East Albany Area Plan:

5:26 p.m.

Planner III Anne Catlin introduced the agenda item and MIG/Angelo Planning Group's Project Manager Matt Hastie. Hastie reviewed the materials that will be discussed during the meeting and gave a status report on the planning concepts for the East Albany Area Plan.

Andrew Parish with MIG introduced the gap analysis report that was provided in the agenda packet. Parish discussed the gap between baseline future conditions and the plan vision and goals, and initial strategies to address gaps. Baseline conditions see auto-oriented development patterns continuing and lack of coordination of development, lack of variety in housing types, how natural and wetland areas encourage creative use of spaces, commercial development likely single use, auto-oriented, and tree removal. Transportation will get worse, and some deficiencies in infrastructure needs. Parish touched on the gap analysis table organized by plan goals.

Councilor Johnson questioned the requirement for affordable housing and requested clarification for the term "affordable housing" to which Parish explained this particular strategy relates to inclusionary zoning, which is a tool in state law where the City could require market rate development (multi-family projects) with units that are affordable to residents with specific incomes. Hastie added one of the goals is to encourage and support the development of housing that is affordable to a wide range of people and incomes and promote the development of different types of housing.

Councilor Novak spoke of the plan area exceeding the city limits and asked for clarification on where the urban growth boundary is on a map included in the agenda packet. Parish provided clarification for how to locate the urban growth boundary on the map. Novak questioned if the area outside of city limits would need to be annexed to the City before development to which Parish confirmed. Novak asked about the annexation process and areas zoned as farmland in the urban growth boundary, which Mayor Johnson II, Hastie, and Parish explained the process for annexation, zoning designations once land is annexed into the City, and the Albany Comprehensive Plan designation.

Hastie introduced Ken Pirie with Walker Macy as well as the transportation network, trails network, and potential land use concepts that were provided in the agenda packet. Pirie provided information on the draft road network and connectivity concepts and provided examples of the changes that could be made to improve the transportation network. Hastie added the suggestion of alternative connection points to reduce impacts on creeks and riparian areas and the way intersections work should be run by their advisory committee. Hastie spoke of the next steps for evaluating the road system and connectivity.

Catlin and Pirie answered a question from Councilor Kopczynski regarding the change to an access near Home Depot saying the City's Transportation Systems Plan shows needing adjustments when the interchange at Highway 20 and I-5 is improved; the stacking distance doesn't work. The intersection may be right-in and right-out.

Mayor Johnson II asked about a schedule for fixing the "S" curve in Three Lakes Road and the connection with Fescue Street shown on the draft concepts street map. Catlin answered they are not at that stage in the planning process and will need to determine how some improvements can be funded. Johnson II also asked if the plan considers long range for transit systems and if there were any councilors or commissioners aware of the impact to traffic and the transit system. Councilor Smith stated the plan is included in the Linn County Coordinated Plan for mass transit and confirmed she was on the advisory committee.

Novak questioned who Legacy RH is to which Catlin answered saying it was a property owner. Novak asked for clarification of the mention of a new TIF district on pages 10 and 16 of the report. Hastie answered saying TIF meant tax increment financing and gave a brief overview of what the TIF district represents.

Pirie spoke of the trail concepts provided on the map on page 38 of the agenda packet and the trail plan within the East Albany Area Plan.

Councilor Olsen asked whether the consultants have had much experience with trails that do not involve vehicle traffic to which Hastie and Pirie confirmed. Pirie said Walker Macy is currently designing a trail for the Albany Waterfront project. Olsen asked the challenges with law enforcement on trails. Olsen explained trails in Albany have had to close due to neighbors complaining they're an attractive nuisance. Pirie answered saying if the network is designed properly and a lot of use is encouraged, it will benefit that situation, and the more users and activity, the less nefarious activity out of sight. Hastie added visibility is an important consideration.

Councilor Bartholomew asked if the trails are just proposed and there are no current trails. Pirie and Catlin confirmed, besides a small stretch along Knox Butte Road, many of the proposed trails are included in the Transportation Systems Plan.

Johnson II asked if there would be variety of trails in the plan. Hastie answered saying they aren't quite there yet, but there could and would be different options for the surfacing of those trails depending on use. Pirie confirmed what Hastie said.

Chair Miller asked if there would be lighting on the trails. Pirie said some trails would have lighting to encourage use throughout the day and for safety considerations.

Novak spoke of the upkeep of the trails and keeping the cost of the maintenance in mind. Hastie agreed with Novak and stated the implementation of the trails will be something MIG will be looking at going forward. Novak also spoke of prioritizing the trails that are most viable during the phasing.

Pirie gave an introduction to the three different land use scenarios, gave an overview of the different zoning types in each scenario, and explained the reasoning behind each scenario.

Kopczynski stated he thought the City has to offer the choice of middle housing on any lot that meets the building requirements if a developer chooses. Hastie answered saying middle housing isn't allowed for all lots, but is allowed in any zone where you allow for single detached homes.

Johnson II spoke of the third scenario map and a mixed density subdivision proposed on Three Lakes Road being built. Johnson II questioned whether low density housing in certain areas is the best fit for the City's future population growth needs. Johnson II agreed with the employment areas on third scenario map.

Pirie and Hastie explained the next steps would include maps involving acreage, a mix of housing within the areas, and how that fits with the housing needs and transportation system. Johnson II also spoke of the location of fire stations within proximity to new homes to which Hastie said they don't have an answer currently, but that would be something to consider going forward.

Kopczynski spoke of the hope of creating a marketing plan and presenting plans to developers.

Johnson questioned a commercial use area near Knox Butte Road on the third scenario map. Catlin answered saying the area is zoned mixed-use commercial but has primarily been used for housing, so the area lacks personal services and restaurants. Hastie reiterated what Catlin said and gave a brief overview of what commercial services would be. Johnson agreed with both Catlin and Hastie.

Pirie spoke of a member of the Walker Macy team looking into the real estate feasibility for some of the uses.

Hastie laid out the next steps for the East Albany Area Plan.

Hastie and Catlin answered a question from Novak regarding the stakeholders and developers involved in the plan.

Olsen questioned whether roads would be designed so that the backs of the homes will be facing away from the major arterial streets to which Hastie replied saying it was a good thought that can be considered moving forward and many of the newer roads would be collector roads. Olsen spoke of the concepts shown looking to be completely automobile designed, which Hastie answered saying it would be another challenge to consider and work through.

Commissioner Ryals thanked the consultants for their work as well as the council and commissioners. Ryals spoke of keeping an avenue in the Albany Development Code for flexibility in variances.

Next Meeting Date: TBD

Adjournment

There being no other business, the meeting was adjourned at 6:58 p.m.

Respectfully submitted,

signature on file

Jessica Valentino
Administrative Assistant I

Reviewed by,

signature on file

Anne Catlin
Planner III

Reviewed by,

signature on file

Peter Troedsson
City 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@cityofalbany.net.*