



CITY OF ALBANY  
Planning Commission

**MINUTES**

Monday, March 17, 2025  
Council Chambers – 5:15 p.m.

Approved: May 19, 2025

Call to Order

**5:15 p.m.**

Chair JoAnn Miller called the meeting to order at 5:15 p.m.

Pledge of Allegiance

Roll Call

Commissioners Present: Stacey Bartholomew, Tami Cockeram, Kenny Larson, Karen Cardosa,  
JoAnn Miller, Skylar Bailey

Commissioners Absent: Ted Bunch Jr. (excused), Ron Green (excused)

Approval of the Minutes

**5:16 p.m.**

**Motion:** Commissioner Bailey moved to approve the minutes from the February 3, 2025, Planning Commission meeting and the Joint Session with the Commission and City Council meeting March 3, 2025, both as presented. Commissioner Larson seconded the motion, which passed 6-0.

Business from the Public

**5:16 p.m.**

None.

Scheduled Business

**5:17 p.m.**

Public Hearing: Planning Files CP-01-25, ZC-01-25, and DC-02-25, Type IV-L Legislative process. Legislative Amendments to the Comprehensive Plan Text and Map, Zoning Map and Development Code. to comply with Oregon's Climate Friendly and Equitable Communities Rules

***Chair Miller called the public hearing to order at 5:18 p.m.***

Comprehensive Planning Manager Anne Catlin read the hearing procedures.

Staff Report

**5:19 p.m.**

Catlin presented the staff report sharing slides\* and summarized that this hearing is to present and review a package of amendments with associated file numbers related to adopting amendments to comply with Oregon's Climate Friendly Areas (CFAs).

She reported public notice was posted and mailed and that written testimony was received from two citizens, Camron Settlemier and Suzanne Phillips. The City Council Hearing is scheduled for April 9, 2025, at 6:00 p.m.

Clarifying Questions

**5:36 p.m.**

Commissioner Bailey asked about the floor area ratio (FAR) that had been brought up at the last meeting. Catlin responded that the FAR as discussed earlier is not moving forward; the proposal includes a state law standard that density requirements do not apply in mixed-use development with an FAR of 2.0.

Commissioner Cockeram had a couple of questions about the equitability outcomes for underserved populations Executive Order 2004. Catlin shared that the Governor's Executive Order was to direct all state agencies to address climate change and reduce pollution by creating more mixed-use development with more housing choices near transit the understanding is that supports the equitability goals.

Commissioner Cockeram also asked if there was any code requiring public art for some developments and where would that conversation start? Catlin explained that if the city's strategic plan and comprehensive

plan had community goals for public art, then the city could look at how to implement that – where should it be located, etc. Public art is not a typical code requirement, but pedestrian friendly amenities are. City projects require a certain percentage that must be set aside for public art.

Public Testimony

5:41 p.m.

Brad Dennis testified as a North Albany Neighborhood Association member regarding transportation in North Albany. He referenced a city commissioned study from DKS. He wanted to make a point that there is a certain order of project planning that is considered reasonable, such as the infrastructure should be in place before allowing high density housing. He recommended dropping the North Albany CFA until transportation improvements are made to allow for safe travel and reduce congestion.

Paul Spilsbury testified as opposed to CFA 3. He asked why the Public Notice didn't go out to surrounding areas. He then mentioned the Housing and Residential Land Needs by PSU, a study that was supposed to be done every four years and was concerned that the most current report wasn't used in determining the CFAs. He didn't believe the area was conducive to safe pedestrian/bicycle travel. He wanted to go on record believing that North Albany wasn't a good fit for CFA 3.

Matilda Novak spoke as a resident of North Albany. She spoke of the changes to the area and build out of lots of new subdivisions and the resulting traffic. She supported the previous testimony and reasons. Transportation is a huge issue. She concurred that CFA 3 N. Albany be taken out of consideration until transportation is addressed. She asked the commission for their consideration.

Staff Response

Catlin clarified that the Housing Needs Analysis was adopted in 2020 based on 2017 population projections, the most current at the time. PSU updates the projections every few years. Fresh PSU updates are projecting needs will go down, but the CFA capacity must be based on projections in the 2020 analysis, which projected a need for 28,000 households in 2040. She also noted the Highway 20 corridor study pointed out some recommendations to improve bicycle safety. Catlin then responded that this CFA started out larger but they shrunk it to remove area not already zoned for mixed uses. Finally, she clarified that staff did public outreach and included the North Albany Neighborhood Association in outreach.

Procedural Questions

5:57 p.m.

Commissioner Bailey asked if all CFAs listed must be adopted to meet required State Law. If they removed North Albany would that take the city out of compliance? Catlin answered that she would have to look at the capacity numbers which she did not have with her at the meeting, and that the Council made the decision to move forward with the six CFAs. She shared that there has been an ODOT study which predicted that traffic will lessen over the long term with new mixed-use areas.

***The Chair declared the public hearing closed at 5:59 p.m.***

Planning Commission Questions/Comments

None.

**Motion:** Commissioner Bartholomew motioned to recommend that the City Council approve the proposed Comprehensive Plan map and text amendments, zoning map amendments, and Albany Development Code amendments as described in planning files CP-01-25, ZC-01-25 and DC-02-25. This motion is based on findings and conclusions in the March 7, 2025, staff report and findings in support of the application made during deliberations on this matter. Commissioner Cardoza seconded the motion, which passed 6-0.

Business from the Commission

None.

Staff Updates

None.

The Chair thanked the public for their attendance and testimony so that the Commission can hear their concerns.

Next Meeting Date

TBD

Adjournment

Hearing no further business, Chair Miller adjourned the meeting at 6:01 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](mailto:cdaa@albanyoregon.gov).*