



CITY OF ALBANY
Planning Commission/City Council Joint Work Session

MINUTES

Monday, April 13, 2026

Council Chambers – 5:30 p.m.

Approved Planning Commission: June 15, 2026

Approved City Council: August 12, 2026

Call to Order

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

Pledge of Allegiance

Roll Call

Commissioners Present: JoAnn Miller, Paul Spilsbury, Skylar Bailey, Kenny Larson, Remi Hill, Ron Green, Ted Bunch Jr., Stacey Bartholomew, Tami Cockeram

Councilors Present: Steph Newton, Michael Thomson, Chris Van Drimmelen, Carolyn McLeod, Ramycia McGhee, Marilyn Smith, Mayor Alex Johnson

Scheduled Business

- **2025-2026 Legislation Recap** – Comprehensive Planning Manager Anne Catlin, shared slides* of the upcoming land use related legislation that will need amendments to the Albany Development Code (code), noting that most are mandates, but there are a few amendments where input is needed to tailor to Albany. Some of the bills are in effect and others will be effective in the next year. (See 2025-2026 Land Use Legislation Summary in the agenda packet.)
- **House Bill (HB) 4037** – Changes the notice areas and limits appeals to the applicants for most residential developments.
- **Senate Bill (SB) 974** – Highlights of this bill include limits to the design standards on 20 or more units, excluding apartments; and reducing the process for residential zone changes to increase density, residential planned developments and variances. These will be reviewed at the staff level and limit public hearings on appeal. The bill also limits the timeline for staff to review public works permits. Councilor Newton asked about costs to implement and if funding was attached to this bill.
- **HB 2138** – Refines Middle/Infill Housing. Changes the definitions to allow units in any configuration, as well as for single room occupancy developments. Compliance for middle housing is January 1, 2027 and for cottage clusters is January 1, 2028. For cottage clusters, there are also changes to the maximum cottage size and courtyard size; rulemaking is underway to clarify the bill intent. The bill does not allow for hearings or local appeals for Expedited or Middle Housing Land Division (MHLDs). The bill also incentivizes accessible and affordable housing by allowing bonus units. The decision to allow an Accessory Dwelling Unit (ADU) with middle housing has been maintained within the localities. Catlin sought feedback on the ADUs.

Discussion ensued with most were in favor of allowing ADUs.

Catlin asked if there was interest in complying with the required changes sooner than January 1, 2027. She proposed including these items in a separate ordinance with a delayed effective date of January 1, 2027. This would allow time for the community to get used to the new changes. Those items that have the January 1, 2028 deadline would be brought back next year. The group agreed that staff could move forward with changes that don't require rule-making intervention.

- **HB 2258** - Creates the "Oregon Homes" program, where there will be State pre-approved residential plans for up to 12 units which must be allowed on lots up to 20,000 sq ft. The group wasn't pleased with this rule or how it would impact Albany. Catlin will get clarification regarding how this could impact historic districts.
- **HB 2005** - Relaxes the zoning requirements on residential treatment homes/ facilities, crisis stabilization centers and mental/psychiatric hospitals.
- **HB 3560** - Adjusts the zoning requirements for childcare uses.
- **HB 3136** - Removes limitations on the number of realtors serving on Planning Commissions.
- **HB 4035** - Updates the Temporary Urban Growth Boundary (UGB) Expansion program for housing.
- **HB 4082** - Updates UGB Expansions for manufactured home parks and senior housing.
- **SB 1576** - Directs state to adopt stricter accessibility requirements to comply with Fair Housing Act.
- **HB 4128** - Sets a 90-day waiting period for private equity firms to purchase homes.

Additional Code Considerations

- **Reduce minimum building separation between multi-dwelling unit buildings from 20ft to 10ft** - The group was not interested in reducing the separation in Albany, though were willing to adjust the spacing for affordable housing and for buildings below a certain height.
- **RM & RMA** - Reducing minimum lot sizes for middle housing (tri-plex & four-plex) to encourage middle housing in the medium and higher density zones. The group asked to table for now with all the other changes going into effect.
- **Attached Housing Garage Location** – To increase neighborhood compatibility, walkability and on-street parking. consider requiring rear and or side loading garages in attached housing. The group was open to this suggestion.

Catlin said that those items the group were interested in will be coming to the commission and council in June and July.

Tree Standards Input and Concepts

Catlin shared the results from a survey sent out to the community in late 2025. She explained the current standards and where the gaps are to require retention and replacement of trees. She noted that there has been community concern with the loss of trees, especially the native and healthy trees. The survey results revealed a priority for endangered and native trees, street trees, and support for tree retention and mitigation strategies, including paying a fee-in-lieu for trees removed, and enforcement of tree removal.

All agreed that our tree standards are lacking in regards of retention, removal of healthy trees and the expectations of replacement of trees. The group provided input on the types of trees the city should try to retain. City Forester Jay Sharpe spoke briefly about retaining native trees in the waterways and the high number of trees that the area is losing. The list of heritage trees and street trees are on the City website.

There was a discussion on retention options and amounts based on what other communities have put in place. This could be a combination of number of trees or canopy percentage based on the lot size. There could also be an option to replant on the site or on a different site, such as in riparian corridors, with the fee-in-lieu option if that can be figured out. Affordable housing could have different requirements than other developments, for example.

Catlin noted the current tree standards only apply to properties over 20,000 square feet. Smaller properties currently have no regulations unless they want to remove larger trees of 20-inches in diameter when removal would require a permit from the city forester. Current standards only encourage replanting in all removal situations; no replacement or retention requirement, even when larger trees are removed. There is no fee to remove a tree, but a land use permit is needed removing 5 or more larger trees for development.

The group agreed that disincentivizing the removal of trees in all cases is preferred. If there is not a development planned for a site, the group did not want to allow tree removal. There was also discussion on a fee-in-lieu of program, given the cost to the city to maintain the health of replanted trees, the price point of this option, and other ideas to maintain the health of new trees.

Catlin thanked the group for input and invited them to email her if they have additional questions or thoughts.

Public Testimony

None

Adjournment at 7:14 p.m.

Respectfully submitted,



Talley Richardson
Administrative Assistant I

Reviewed by,



Anne Catlin
Comprehensive Planning Manager

Reviewed by,



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@albanyoregon.gov.*