



CITY OF ALBANY
Planning Commission

MINUTES

Monday, February 2, 2026
Council Chambers – 5:15 p.m.
Approved: March 16, 2026

Call to Order

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

Pledge of Allegiance

Roll Call

Commissioners Present: JoAnn Miller, Stacey Bartholomew, Tami Cockeram, Paul Spilsbury, Skylar Bailey, Kenny Larson, Remi Hill (arrived at 5:27pm.)

Commissioners Excused: Ron Green, Ted Bunch Jr

Election of Chair and Vice Chair for 2026

5:16 p.m.

Commissioner Bartholomew nominated Commissioner Miller to continue as Chair. Commissioner Larson seconded the nomination. There were no additional nominations. Commissioner Miller accepted the nomination. Commissioners voted in favor 6-0.

Commissioner Cockeram nominated Commissioner Larson for Vice Chair. There were no other nominations. Commissioner Larson accepted the nomination. Commissioners voted in favor 6-0.

Approval of Minutes for October 13, 2025

5:21 p.m.

Motion: Commissioner Bailey moved to approve the meeting minutes from October 13, 2025, meeting; Commissioner Cockeram seconded the motion which passed unanimously 6-0.

Public Comment

None.

Business from the Public

Public Hearing on Planning Files ZC 04-25 Zoning Map Amendment -Type IV-Quasi-Judicial Public Hearing

Zoning map amendment from Community Commercial (CC) to Neighborhood Commercial (NC) on developed 5730 square foot lot.

Chair Miller opened the public hearing at 5:20 p.m.

Commission Declarations

No members declared a Conflict of Interest.

No members reported a Site Visit

No members abstained from participating in the proceedings.

No one challenged the Planning Commission's right in determining this matter.

No Commission members abstained from participating.

Current Planning Manager David Martineau read the hearing procedures.

Martineau provided the staff report on File ZC-04-25, sharing slides*.

The subject lot and duplex are located at 530 Columbus Street and 2150 SE 5th Avenue is presently zoned Community Commercial. The duplex was built in 1950's the zoning at the time was unknown but became Commercial in the late 1990's. He further described the neighboring properties.

Commissioner Cockeram asked about the 'grandfathering in' that could be applied. Martineau noted that zone designations sometimes change but generally the functions remain the same, sometimes those properties are granted 'special status' within a zone.

Applicant Testimony

5:40 p.m.

Planning Consultant with Willamette Valley Planning, David Dodson, on behalf of the property owner, Nancy O'Callahan who had inherited the property. He noted it's non-conforming use could create a problem in the future. The proposed zoning will be a better fit in this location.

There was no Public Testimony, Rebuttal Testimony or Procedural Questions presented.

Chair Miller closed the hearing at 5:29 p.m.

Commission Deliberation

Motion: Commissioner Cockeram moved that the Planning Commission recommend that the City Council approve the proposed Zoning Map Amendment, under planning file ZC-04-25. This motion is based on the findings and conclusions in the January 16, 2025, staff report and findings in support of the application made by the Planning Commission during deliberations on this matter. Commissioner Bailey seconded which passed 6-0.

The City Council will hold a public hearing on this case on Wednesday, February 25, 2026, at 6:00 p.m.

Public Hearing: AN-01-25 et al, Type IV-Legislative and IV-Quasi-Judicial Process

Request to annexation of 11 parcels of land outside city limits along with adjacent right-of-way and application of a comprehensive plan designation of General Commercial to Village Center with concurrent zoning map amendments from Linn County UGA/UGM-5 to Mixed Use Commercial and apply city zoning designations to the parcels. The annexation will also remove property from the taxing district of Albany Rural Fire Protection District.

Chair Miller opened the public hearing at 5:32 p.m.

Commission Declarations

No members declared a Conflict of Interest.

No members reported a Site Visit

No members abstained from participating in the proceedings.

No one challenged the Planning Commission's right in determining this matter.

No Commission members abstained from participating.

Planning Manager David Martineau read the hearing procedures.

Current Planning Manager David Martineau provided the staff report sharing slides*.

Questions for Staff

Commissioner Bartholomew asked about a written comment from Matthew Hogan. Martineau explained that it was requesting that there should be additional findings that indicate the project would promote more housing in the community.

Applicant Testimony

5:45 p.m.

Darren Nichols, EATC, LLC East Albany Town Center representative and property owners. Nichols presented a PowerPoint presentation*. He began describing this project as a collaborative Community Development opportunity acknowledging the efforts of partners and advisors on the project. He emphasized that the project is an opportunity to implement the East Albany Plan's vision for a multi-phase, mixed-use neighborhood with infill transit to the community. It will create a mix of housing, supportive commercial use (small format businesses/offices) in a town center concept. It is an ideal site with its proximity to I-5 and Hwy. 20 and outdoor space. They are also looking at some creative tax incentives for new homes and infrastructure which will help keep housing costs low. He explained that they are working to alleviate concerns and are designing a buffer of residences and open space between current homes and the commercial buildings. He summarized that this represents a huge community vision and with strong city

partnership and additionally they are cognizant of the challenges in affordability, infrastructure, wetlands compliance and overall coordination.

Chair Miller emphasized to the Commissioners that they were not deliberating on the development but only considering the annexation, zoning and plan. So, they shouldn't take the other details into consideration.

Commissioner Hill noted concerns around the construction noise and disruptions to the neighboring residents and was interested in hearing more about their planning around that. Nichols recognized that those are common concerns with these projects and they plan on working with the neighbors for those normal expectations.

Public Testimony

Randy Vogl, adjacent homeowner. He asked about the road connections planned around his building and wanted to confirm it wouldn't impact his business. Martineau answered that staff were aware of those concerns but at this point they don't know for sure where the road is going to go.

There was no Rebuttal Testimony or Procedural Questions presented.

Chair Miller declared the public hearing closed at 6:09 p.m.

Commission Deliberation

Motion: Commissioner Larson motioned that the Commission recommend that the city council approve the land use applications for annexation with concurrent comprehensive plan and zoning map amendments under planning files AN-01-25, CP-03-35 and ZC-03-25 as described in the January 21, 2026, staff report as conditioned. This motion is based on the findings and conclusions in the staff report and the findings in support of the application made by the planning commission during deliberations on this matter. Commissioner Cockeram seconded the motion. All voted in favor 7-0.

The City Council will hold a public hearing on this case on Wednesday, February 25, 2026, at 6:00 p.m.

Business from the Commission

New commissioner Hill gave an introduction as an organic chemist and shared that the primary interest in joining the Commission was an interest in environmental regulation as it pertains to zoning laws.

Staff Updates

Anne Catlin wanted to remind commissioners that they are planning a joint work session with the city council on April 13, 2026, to work on changes to Albany tree standards and legislative updates to state housing laws. There is also a training session on February 26. Martineau reiterated that there are annual changes to be aware of and the plan is to provide information on land use processes.

Next Meeting Date

Scheduled for March 16, 2026

Adjournment

Hearing no further business, Chair Miller adjourned the meeting at 6:09 p.m.

Respectfully submitted,

Signature on file

Susan Muniz
Recorder

Reviewed by,

Signature on file

David Martineau
Current 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.*