



CITY OF ALBANY
Planning Commission

MINUTES

Monday, March 30, 2026
Council Chambers – 5:15 p.m.
Approved: **April 13, 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, Paul Spilsbury, Skylar Bailey, Kenny Larson, Remi Hill, Ron Green, Ted Bunch Jr.

Commissioners Absent: Stacey Bartholomew (excused), Tami Cockeram (excused)

Approval of Minutes

5:16 p.m.

Motion: Commissioner Bailey moved to approve the meeting minutes from March 16, 2026. Commissioner Larson seconded the motion, Commissioner Hill asked for an amendment within the Applicant Rebuttal Testimony, in regards to the discussion about the cost of the apartments. The motion with the amendment passed 7-0.

Public Comment

None

Scheduled Business

Chair Miller opened the public hearing at 5:19 p.m.

Continuation of a Quasi-Judicial Public Hearing on Planning Files SP-15-25, NR-03-35 and RL-08-25.

Appeal of Director's decision regarding a Site Plan Review to construct a 108-unit multi-dwelling development, Natural Resource Impact Review for the encroachment into the Riparian Corridor, and Replat to consolidate three lots into one unit of land.

Commission Declarations

No members declared a conflict of interest.

No members declared an ex-parte contact.

Commissioner Hill reported a site visit, on March 29, 2026. Commissioner Hill shared observations of the visit. A slide show* of the photos was shown at the proceedings. Commissioner Green also reported a site visit.

No members abstained from participating in the proceedings.

No one challenged the Planning Commissioners right to determine this matter.

Current Planning Manager, David Martineau, read the hearing procedures.

Project Planner, Jennifer Cepello provided the staff report, along with updated site plans and a Traffic Impact Analysis (TIA) report. Slide show* of the updated changes were shown.

Questions for Staff

None

Applicant Testimony

5:34 p.m.

Mike Reeder provided testimony to address the criteria for the application and explained the modifications of site plan. The project engineer and the transportation engineer for the applicant were available on-line for any questions. The updated site plan included changes made after the last hearing to reflect the safety concerns about vehicular access through the bowling alley. Based on the findings from the traffic evaluation, the anticipated traffic on 53rd will meet the city's standards. The property is currently zoned to allow for an apartment complex and meets those standards for the city.

Commission Questions

None

Appellate I Testimony

5:41 p.m.

Roger Nyquist began by discussing the challenges of having a bowling alley next to an apartment complex. Attorney Elaine Albrich provided additional information, annotated site plan, connectivity issues between the two properties as well as buffering/screening options. Nyquist then spoke of the issues surrounding easements and his willingness to help pay for buffering and screening options to lessen noise impacts and connectivity between the properties.

The other appellants did not attend in person or virtually to provide testimony.

Commission Questions

None

Public Testimony

5:54 p.m.

Margaret Fourne provided public testimony. She shared concerns over added traffic and the potential radiation exposure to the future residents in the apartments due to the cell tower near the complex. There were no virtual attendees to provide public testimony.

Applicant Rebuttal

5:58 p.m.

Mike Reeder addressed Nyquist's testimony, regarding the incompatibility of the two properties, the need for buffering and screening based on the zoning, noise/activity between the two properties and reciprocal easement/connectivity. Reeder waived the seven-day period.

Questions to Staff – None

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

Commission Discussion – Commissioners Hill, Larson, Green and Miller all spoke of how they took the overwhelming testimony and sentiment from the public very seriously. They also acknowledged the housing needs of the city, climate-friendly areas and land use laws.

Motion: Commissioner Hill motioned to approve the amended application as modified with adjustments to Conditions 6 and 15, these are regarding the reciprocal access easement as well as the pedestrian and bicycle connectivity. Commissioner Bunch seconded the motion, which passed 7-0.

Next meeting date

April 13, 2026, 5:15 p.m. – Planning Commission and City Council Joint Work Session.

Adjournment_

6:23 p.m.

Respectfully submitted,

Signature on file

Talley Richardson
Administrative Assistant I

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.*