



## MINUTES

Monday, May 18, 2026  
Council Chambers – 5:15 p.m.  
Approved: 6/15/2026

### Call to Order

Commissioner Bunch called the meeting to order at 5:15 p.m.

### Pledge of Allegiance

### Roll Call

Commissioners Present: Remi Hill, Tami Cockeram, Ted Bunch Jr., Remote Attendees - Ron Green, Stacey Bartholomew

Commissioners Absent: JoAnn Miller, Paul Spilsbury, Skylar Bailey, Kenny Larson

### Approval of Minutes

**Motion:** Commissioner Hill moved to approve the meeting minutes from April 13, 2026. Commissioner Cockeram seconded the motion. The motion passed 5-0.

**Public Comment** - none

### Scheduled Business

#### Commissioner Bunch opened the public hearing at 5:21 pm

#### Quasi-Judicial Public Hearing on AD-01-26

Proposal to the adjustments to the interior side yard set back standards, applicable to residential development and adjustments to the front yard set backs on tax lots 20, 23 and 28.

#### Commission Declarations

No members declared a conflict of interest.

No members declared an ex-parte contact.

No members declared a site visit.

No members abstained from participating in the proceedings.

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

#### Staff Report

David Martineau, Planning Manager, explained the proposal and shared slides\* with the group. The property is located at 2251 Three Lakes Road SE, with lots 1-41 for current development and lot 42 for future development.

**Applicant Testimony** - Matthew Conser, of Conser Group, provided some additional details of the request. He explained that the alterations would be minimal to what is currently seen around Albany and that these changes would still meet state building, fire code requirements and easement requirements. The intent of the sub-division was to introduce a new entry-level housing style to target the missing middle housing to what is being developed in similar sized towns, such as Newberg, McMinnville, Woodburn and Forest Grove. This style has been well received and meets the need of the entry-level home buyers.

**Commission Questions** – There were no questions from the Commission, but Commissioner Cockeram thanked the applicant for bringing this type of housing to Albany. Commissioner Bunch asked about the price point of these homes. The applicant reiterated that these were entry level homes, with smaller lots and modest sized homes, but there was no way to identify the price point at this time.

**Public Testimony** – none

**Public Hearing was closed at 5:32 pm**

**Motion:** Commissioner Cockeram motioned to approve the proposed adjustments under planning file AD-01-26. Commissioner Bartholomew seconded the motion. No discussion, comments or feedback. A Role Call vote was requested. Yes votes – Bunch, Green, Cockeram, Hill, Bartholomew. There were zero No votes.

**Next meeting date**

June 15, 2026, 5:15 p.m.

**Adjournment - 5:37 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](mailto:cdaa@albanyoregon.gov).*