



CITY OF ALBANY
Planning Commission

MINUTES

Monday, June 15, 2026
Council Chambers – 5:15 p.m.
Approved: July 20, 2026

Call to Order

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

Pledge of Allegiance

Roll Call

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

Commissioners Absent: Tami Cockeram

Approval of Minutes

Motion: Commissioner Bailey moved to approve the meeting minutes from May 18, 2026. Commissioner Hill seconded the motion. The motion passed 8-0.

Motion: Commissioner Bailey moved to approve the Planning Commission/City Council Joint Session meeting minutes from April 13, 2026. Commissioner Larson seconded the motion. The motion passed 8-0.

Public Comment - none

Scheduled Business

Commissioner Miller opened the Quasi-Judicial Public Hearing on CU-01-26 at 5:19 pm

Conditional Use approval to use an existing residence located at 506 Ferry Street SW as a non-profit outpatient drug and alcohol treatment center.

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, Current Planning Manager, explained the proposal and shared slides* with the group. The property is located at 506 Ferry Street SW

Questions to Staff – Commissioner Hill asked a couple questions regarding intensity in the zone. Bailey asked questions about the goal of the City's comprehensive code and clarification on the wording in the Staff Report and application.

Applicant Testimony – The applicant, Silia Sequeira, provided details on the application and how they met the requirements for approval.

Questions from Commissioners – Commissioner Hill asked questions about how the building would be used, the potential number of people utilizing the building at one time as well their non-profit status.

Public Testimony – Dr. Bill Origer spoke on the criteria of Albany's Historic zoning laws, intended use of a single family dwelling and the limited parking in the area. Kim Sass spoke on the zoning of the area and disagreed with allowing a business to operate a business in a residential area.

Applicant Rebuttal Testimony – The applicant reiterated that the hearing is about the review criteria for the application. They spoke on why the client received the non-profit status as well as the other feedback from previous applications and how they tailored a program to integrate into the community.

Procedural Questions to Staff – Commissioner Bailey asked what had changed from the previous applications, besides their non-profit status. Larson asked for clarification on the conditional use and what allowed the home to be used in this way. Green commented that traffic issues tend to be the focus area that arises in these situations.

Public Hearing was closed at 6:00 pm

Commission Discussion – Larson felt that the location does not affect the character in the neighborhood. Bailey had issues that simply changing to non-profit status allowed the application to meet the requirements. Hill noted that they weren't sure what changes could be made for the community to accept a request such as this. Miller reminded the group that the applicant had satisfied the previous requests to attain non-profit status and changes to the operational plan.

Motion: Commissioner Larson motioned to approve the file CU-01-26. Commissioner Bunch seconded the motion. A Roll Call vote was called for. Yes vote: Green, Bunch, Miller, Bartholomew, Larson and Hill. No vote: Bailey

Commissioner Miller opened the Type IV Legislative Public Hearing on DC-02-26 at 6:09 pm

Legislative amendments to amend the Albany Development Code to comply with land use legislation

Staff Report - Anne Catlin, Comprehensive Planning Manager, explained the proposed legislative amendments that were shared at the Planning Commission/City Council Joint Session in April and shared slides* with the group.

Commission Questions – Bailey appreciated that staff had made the adjustments to the building spacing based on feedback from the joint session.

Public Testimony – none

Public Hearing was closed at 6:18pm

Commission Comments – Hill made mention that some of the amendments that were being proposed were similar to the conditional use case from earlier in the meeting. Catlin spoke in more detail on what instances the amendments could impact cases.

Motion: Commissioner Bailey motioned to approve the proposed amendments under planning file DC-02-26. Commissioner Green seconded the motion. All were in favor.

Next meeting date

July 20, 2026, 5:15 p.m.

Adjournment – 6:28 p.m.

Respectfully submitted,

Reviewed by,

Talley Richardson
Administrative Assistant I

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.*