



CITY OF ALBANY  
Joint Planning Commission & City Council Work Session

**MINUTES**

Monday, March 03, 2025

Council Chambers – 5:15 p.m.

Approved Planning Commission: March 17, 2025

Approved City Council: March 26, 2025

Call to Order

**5:15 p.m.**

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

Pledge of Allegiance

Roll Call

Commissioners Present: Skylar Bailey, Karen Cardosa, JoAnn Miller, Theadore Bunch Jr.,  
Stacey Bartholomew, Kenny Larson, Tami Cockeram

Commissioners Absent: Ron Green (excused)

City Council Members Present: Mayor Alex Johnson II and Councilors Steph Newton-Azorr, Michael  
Thomson, Jackie Montague, Carolyn McLeod, Ramycia McGhee,  
Marilyn Smith

City Council Members Absent: None

Scheduled Business: Climate Friendly Areas and Walkability Standards Adoption

**5:16 p.m.**

Comprehensive Planning Manager, Anne Catlin gave a brief review sharing slides\* of the Climate Friendly and Equitable Communities work done to date and presented the timeline for the implementation of the Climate Friendly Rules (Oregon Administrative Rule (OAR) 660-012-0320).

Mayor Johnson II asked if the projected future housing needs that were identified in the Housing Needs Analysis were a variety of housing types. Catlin confirmed that there would be a mixture of housing types.

Catlin discussed the six climate friendly areas (CFA Sites A through F) scattered throughout the city. Councilor Montague asked about transit service to CFA Site C, which Catlin confirmed that there were no changes to transit accessibility in this site.

Catlin next discussed the proposed implementation strategies that would include a CFA Overlay Zoning District.

Mayor Johnson II inquired about fire hydrant accessibility and capacity for insurance purposes. Catlin said that there are formulas that the fire department must use for development, and that Public Works ensures that utilities are adequate to meet the needs.

Commissioner Larson asked about unit density calculations and if the room needed for garbage and recycling pickups is taken into consideration. Catlin shared that they did not assume 100 percent lot coverage and added that for land use applications during the development stage those needs are evaluated.

Councilor McLeod declared that prior to being on council she was on one of the walkable design standards focus groups and Catlin added that Commissioner Bartholomew was on a focus group as well.

Councilor Newton-Azorr shared that she thought incorporating public art in access/walkways would be an added benefit to the community.

Councilor Montague asked if the Transportation Advisory Commission had been engaged regarding pedestrian standards, Catlin responded that she had been working with Public Works who oversee that commission and would follow up with them to see if it would be beneficial to have them review.

Staff, Council and Commission discussed building locations, accesses, frontages, and setbacks and how to best address pedestrian safety concerns.

Councilor Newton Azorr recommended a podcast called "Paved Paradise" and asked that city staff forward the link to the commission/council.

Catlin introduced the concept of a Floor Area Ratio (FAR). She explained that other cities use Minimum FARs as a tool to require a minimum level of development and encourage multi-story buildings.

Next, Catlin shared that the Comprehensive Plan is a plan that directs all activities related to the natural and built environment and further discussed what the plan includes, who it involves, and how it helps guide the community's vision. She also stressed the importance of community engagement.

Mayor Johnson II asked if the Comprehensive Plan would be subject to a review on a set time basis like the strategic plan. Catlin confirmed that it would need to be viewed and updated to remain responsive to community needs, especially if there are changes in laws or other needs that arise.

Public Comment

None.

Adjournment

Hearing no further business, Chair Miller adjourned the meeting at 6:19 p.m.

Respectfully submitted,

*Signature on file*

Kaitlin Martin  
Administrative Services Coordinator

Reviewed by,

*Signature on file*

Anne Catlin  
Comprehensive Planning Manager

Reviewed by,

*Signature on file*

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](mailto:cdaa@albanyoregon.gov).*