



22500 Salamo Road
West Linn, Oregon 97068
<http://westlinnoregon.gov>

Economic Development Committee Meeting Notes

Thursday, September 12, 2019

6:30 p.m. – West Linn City Hall – Willamette Conference Room

Members Present: Rachael Vidin, Shannen Knight, Jim Stallcup, Matt Lorenzen, Drew Hanson

Members Absent: Russel Williams, Mark Adams

Staff/City Representatives: Darren Wyss (staff), Jules Walters (Council)

Guests: Amy Pepper (staff), Alexander Nelson & Stefanie Slyman (HHPR), Steve Sutherland, John Morgan

1. Introductions/Review of Agenda

Meeting called to order at 6:34pm. No changes to agenda.

2. Public Comment

None

3. Discussion: Sidewalk and Street Use Program

Amy Pepper, West Linn Public Works Dept., introduced the City's effort to develop a more formalized program for outdoor seating in the public right-of-way. This effort is associated with the impending street improvements to Willamette Falls Drive in the commercial area of the Willamette Neighborhood. The City has met with the Historic Willamette Main Street group for input already and is wanting to get thoughts/ideas from the EDC.

Stefanie Slyman, consultant hired by the City to help develop the program, walked through some examples of the use of public space. This included sidewalk cafes and street seats. Current width of sidewalks in the "Main Street" area is eight feet and the new sidewalks will be 12 feet.

The EDC inquired about the conversation with the Main Street group. The primary input from the group was:

- Having a more defined/organized program to keep outdoor seating from blocking the sidewalk

- The program should not be too burdensome/over-regulated as the outdoor seating is important to the commercial district
- No agreement on whether to charge fees to the business for the program
- If fees were used, only for seating/dining and not for retail display
- Allow dining and beverage service (including alcohol), outdoor music

The EDC discussed the use of A-frame signs, what type of uses are acceptable for the sidewalk, how the fee system would work, use of neighboring sidewalk space for your business, and how other cities address this type of programming. The EDC also discussed how the City is currently regulating the sidewalk seating.

The consultant discussed the ends of the spectrum in approaches to administering the program:

1. Voluntary – the program is very clearly defined through education; where seating can be located, times when items need removed, and other elements. If there are issues, code enforcement action would happen.
2. Formal – application/fee structure, with liability insurance requirements and City inspection of the setup.

EDC guidance was to create a sidewalk cafe program that was not burdensome, but creates clear guidelines. There was consensus that using adjacent business space was ok with their permission, with the ability to use the space for themselves in the future. The EDC did not reach a decision on the use of aesthetic standards for the furniture. The EDC felt using parking spaces for street seating could be problematic with the community and a pilot program could be implemented to gauge the interest.

The consultant team will be working on program language based on what has been heard and will return to the EDC in November for feedback.

4. Discussion: West Linn Commercial/Industrial Use Matrix/Zoning Map

Staff led the EDC through an explanation/discussion of the City's zoning map and its association with the land use matrix that was distributed at the July meeting. There was a brief discussion about residential use, lot coverage standards, and other regulations in the General Commercial zone.

The EDC consensus is Hwy 43 has the need for more mixed-use zoning to allow for flexibility in the future and to accommodate businesses currently operating in residential zones. The EDC wants to explore commercial nodes in residential areas of the City. The Sunset Market was used as an example.

The EDC had a discussion on how the City regulates AirBnB businesses and transient lodging taxes, including how the lodging tax can be used.

Staff will provide more detailed information to help frame how the EDC can review zoning/uses and potential for commercial nodes in neighborhoods.

5. Discussion: West Linn's Waterfront Project Update

Staff provided an update on the project, including upcoming open houses to be scheduled in November/December. The open houses will focus on general land use patterns. More detailed zoning regulations will follow with the initial focus on the Old City Hall District. The transportation component will be adopted into the City's Transportation System Plan sometime in early 2020.

6. New Business

New EDC member Drew Hanson gave an overview of his professional life and why he chose to join the committee.

7. Other Items of Interest

1. The Locks Project is continuing to explore partnerships and funding opportunities to get the locks repaired and operating. The Locks Commission is developing a business plan and looking at forming a public corporation to manage the locks in the future. Something the EDC should keep an eye on.
2. The Willamette Wine Walk is next Friday and tickets are still available.
3. The design for the street improvements on Willamette Falls Drive is now going to be pull-in parking and not back-in parking.

8. Announcement of Next Meeting

October 10, 2019

9. Adjournment

Meeting adjourned at 8:28pm.