



**PLANNING COMMISSION**  
**Meeting Notes of May 5, 2021**

<u>Commissioners present:</u>	Gary Walvatne, Charles Mathews, Lamont King, Carrie Pellett, Scott Erwin, and John Carr
<u>Commissioners absent:</u>	Joel Metlen and Scott Erwin
<u>Council Liaison present:</u>	William Relyea
<u>Public:</u>	Mark Zilis, Landscape Architect representing the Mill Site.
<u>Consultants Present:</u>	Marc Butorac and Nick Polenske, Kittelson & Associates
<u>Staff present:</u>	Darren Wyss, Planning Manager and Lynn Schroder, Administrative Assistant

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**1. Call To Order and Roll Call (time stamp 00:00:10)**

Chair Walvatne called the virtual meeting to order at 6:06 pm.

**2. Public Comment Related To Land Use Items Not On The Agenda (time stamp 00:00:55)**

Mark Zilis commented on the Willamette Falls Drive Concept Plan as a representative of the Mill property. He supported the proposed roadway of Willamette Falls drive-through the mill property and requested that traffic calming design features be included in future improvements.

**3. Approval of Meeting Notes: [3.3.21](#) and [3.17.21](#) (time stamp 00:03:33)**

Commissioner Mathews proposed new language for Item 4 of the March 17, 2021 meeting notes. Chair Walvatne requested two clarifications.

Commissioner Pellett moved to approve the meeting notes for 3.3.21 and 3.17.21 as amended. Commissioner Mathews seconded. Ayes: Commissioners Pellett, Mathews, King, Carr, and Walvatne. Nays: None. Abstentions: None. The motion passed 5-0-0

**4. Work Session: [Willamette Falls Drive Concept Plan](#) (time stamp 00:10:29)**

Planning Manager Wyss reviewed the draft Willamette Falls Drive 2021 Conceptual Design Plan and presented the [tentative schedule](#). Marc Butorac and Nick Polenske from Kittelson & Associates were present to answer technical questions about the concept plan.

Commissioner King presented a concern emailed by Commissioner Erwin in absentia about the four-way stop at Oestman and Willamette Falls Drive (WFD). In the email, Erwin questioned if it is better to create a roundabout at the intersection to improve traffic flow. Commissioner King wanted to know the cost of constructing a roundabout. Marc Butorac responded that several constraints at the intersection make it challenging to build a roundabout without property. He stated that without acquiring land, the cost for a roundabout would be approximately \$1 million. Wyss noted that keeping the four-way stop at the intersection would discourage drivers from using WFD as a side street shortcut to avoid I205 traffic.

Commissioner King also read Commissioner's Erwin comment about public transportation. Erwin supported locating a covered bus shelter on WFD. Wyss noted that the City would coordinate with TriMet on bus stops and shelters.

Commissioner Mathews was concerned about the impact the proposed road design would have on property owners along WFD. He asked about the impact to properties in the Arbor Cove section. Butorac responded that the concept plan does not have specific design plans, but design improvements would likely narrow landscape strips to accommodate a bike lane in this area. Commissioner Mathews requested that adjacent property owners be notified of the upcoming hearing for the Concept Plan. He stated that he could not support the WFD Concept Plan without notifying adjoining property owners of the upcoming hearing.

Chair Walvatne stated that he reviewed the previous Transportation Advisory Board meeting notes to find a record of Concept Plan open houses. He noted that the last open house was in August 2019 and was not well-attended. He agreed that additional notification of property owners was necessary.

Commissioner King concurred with notification. King questioned how the City would pay for the street improvements. Wyss stated that adopting the Concept Plan into the Transportation System Plan is the first step in gaining funding for the project.

Chair Walvatne noted that the Planning Commission review the Highway 43 Concept Plan and made several recommendations to the City Council and Engineering. He stated that the Planning Commission is reticent because that project never came back to the Planning Commission to address the recommendations. He noted that the WDF Concept Plan is an extensive project, and the Highway 43 Concept Plan still has not received the level of funding required to implement the plan. Because of the lack of funding for the Highway 43 Concept Plan, the Planning Commission is concerned about committing to the WDF Concept Plan. He stated that the TSP has a list of previously high-priority sidewalk projects that are proposed to be removed or downgraded in priority in favor of the proposed WDF Concept Plan. He stated that the City could not demonstrate funding for Highway 43 projects, and the recommended safety upgrades have stagnated. He said that WDF Concept Plan kicks the can down the road, and the City does not do anything with WFD in the near term.

Wyss responded that in the legislative process, the Planning Commission makes recommendations on the TSP and transportation concept plans to the City Council and the City Council makes the final decision. He stated that the Planning Commission could recommend moving lower priority projects to a higher priority in the TSP. He said that most improvements are funded through development. The City cannot require specific improvements without an adopted Concept Plan, so adopting the WFD Concept Plan is the first step in acquiring funding for the projects and making them eligible for state and federal funding.

Butorac responded that there is currently a Highway 43 improvement project underway from Walmart to Lake Oswego. He noted that the Planning Commission could weigh in on the TSP project priorities or recommend interim projects. The current priority proposal removed duplicative projects or projects that were inconsistent with the adopted Concept Plan.

Commissioner Mathews wanted to know the proposed widths of the sidewalks and bike paths on WFD from Fields Bridge to downtown Willamette and the impacts on properties. Wyss noted that the draft concept plan does not have specific impacts on individual properties, but typical cross-section diagrams are shown on page 6. The proposed design concept incorporated design features to minimize impacts to adjacent properties by removing landscape buffers and narrowing bike paths and sidewalks. Mathews suggested a recommendation that the proposed street improvements could not impact residential properties. Wyss clarified that with or without the plan, WFD would be improved to address safety issues and provide bike paths and sidewalks. The WFD Concept Plan sets the expectations for future improvements.

Chair Walvatne expressed frustration that the Planning Commission was side-stepped in implementing the downtown Willamette road improvement project.

Walvatne asked if there was enough room for the proposed roundabout by Fields Bridge without a substantial amount of fill in the park and how the slope would transition into the park. He asked about the transition of the bike lanes over Fields Bridge. Polenske responded that the roundabout would be compact, but it would improve left turns into the park and provide a speed reduction as cars come into the community.

Walvatne questioned the need for a roundabout at 10<sup>th</sup> street. He wanted to know if the roundabout could accommodate semi-trucks. Polenske stated that roundabout is part of Phase 2 of the downtown Willamette road improvements. He stated that the design for the roundabout would likely accommodate box trucks. Wyss noted that there are identified truck routes through the community. WFD is not a truck route. Walvatne expressed concern about the necessity to remove trees to accommodate the roundabout.

Walvatne noted his concern about access to properties with the realignment of WFD at Sunset Avenue. Walvatne asked if there were traffic analyses for the three roundabouts by Arch Bridge. He asked about access to the Mill property.

**5. Items Of Interest From The Planning Commission (time stamp 01:32:22)**

Chair Walvatne asked about the status of the Conditions of Approval update. Wyss responded that he has scheduled that item for the June 16, 2021 meeting.

**6. Items Of Interest From Staff (time stamp 01:33:11)**

Planning Manager Wyss noted that the 5/19/21 PC meeting would include an update of the HB2001/2003 implementation. The June meetings are tentatively scheduled as hearings. There will be a joint City Council and Planning Commission meeting on 6/21/21 to discuss docket priorities.

Wyss discussed electronic agenda packets for the middle school application. Chair Walvatne and Commissioner Mathews request a printed copy of the packet.

**7. Adjourn (time stamp 01:41:24)**

Chair Walvatne adjourned the meeting at approximately 7:48 pm.