



ECONOMIC DEVELOPMENT COMMITTEE Meeting Notes of October 14, 2021

Members Present: Vice-Chair Shannon Ilas, Julia Williams, Don Williams, Russel Williams, and Shannen Knight
Members Absent: Jon Robinson, Riad Alharithi
Council Liaison: Todd Jones
Staff Liaison: Chris Myers, Associate Planner, Betty Avila, Associate Planner, and Lynn Schroder, Administrative Assistant

1. Call to Order

Chair Ilas called the meeting to order at 6:00 pm.

2. Public Comment for Non-Agenda items

None.

3. Approval of Meeting Notes: [Draft Meeting Notes 9.9.21](#)

Shannen Knight moved to approve the meeting notes for 9/9/21. Russel Williams seconded. **Ayes: Ilas, R.Williams, J.Williams, D.Williams, and Knight. Nays: None. Abstentions: None. The motion passed 5-0-0.**

4. House Bill 2001 Briefing

Associate Planner Betty Avila provided a briefing on House Bill 2001. The Oregon State Legislature passed House Bill 2001 in 2019 to help give Oregonians more housing choices. HB2001 requires West Linn to allow for the development of middle housing (duplexes, triplexes, quadplexes, cottage clusters, and townhomes) in areas where only single-family detached housing is currently allowed. The City of West Linn has until June 30, 2022 to update local codes to comply with HB2001.

Avila presented nine policy questions that the City is seeking feedback. The comments will be used by the Planning Commission and City Council in the decision-making process for the proposed amendments to the Community Development Code. The public can provide input on the policy questions by participating in the online survey through December 12, 2021.

The policy questions are:

- The City proposes to allow detached duplexes, triplexes, and quadplexes for more flexibility in a land division process for middle housing as permitted by Senate Bill 458. For example, an existing single-family home could remain on a lot, and an additional detached single-family home could be constructed if lot coverage, setbacks, etc. were met. Should the City allow this flexibility or only allow attached plexes?
- Currently, the City requires street improvements (curb, gutter, sidewalk) to be installed with new housing. Should the City consider waiving this requirement to encourage the construction of middle housing types?
- Should the City consider allowing reduced setbacks for middle housing types to encourage construction?
- Should the City consider allowing increased heights for middle housing types to encourage construction?

- Should the City consider allowing increased lot coverage standards for middle housing to encourage construction?
- Should the City consider allowing increased floor-to-area ratios (livable space/lot size) for middle housing to encourage construction?
- Should the City consider allowing reduced off-street parking requirements if street parking is available adjacent to the middle housing type?
- The City is required to allow expedited review of a middle housing type land division as outlined in state statute. Should the City create an additional expedited process to streamline the middle housing construction further?
- Should the City consider incentives or exemptions (taxes, fees, system development charges, etc.) for middle housing?

Members discussed the policy questions. Shannen Knight suggested that the EDC prepare a response to the policy questions.

5. Discussion: Cultural Fair

Chair Ilas talked about the Building Bridges Cultural fair.

6. Items of Interest from EDC Members

Chair Ilas reported on that Clackamas County EDC discussed I205 tolling. Additionally, she reported on current economic condition in the region.

Don Williams requested that the LPGA tournament be placed on future agendas.

Myers provided a brief status report on the food cart proposal. The City has not received a permit application.

Ilas wanted to discuss the Equity Plan for the City of West Linn and make recommendations to improve business opportunities in the City.

7. Adjourn

Chair Ilas adjourned the meeting at approximately 7:40 pm.