



**ECONOMIC DEVELOPMENT COMMITTEE**  
**Meeting Notes of March 10, 2022**

Members Present: Russel Williams, Heather Jones, Michael Bernert, and Shannen Knight  
Members Absent: Jon Robinson and Shannon Ilas  
Council Liaison absent: Todd Jones  
Public: Keisha Brewster  
Staff Liaison: Chris Myers, Associate Planner

---

**1. Call to Order**

Vice-Chair Knight called the meeting to order at 6:00 pm.

**2. Public Comment for Non-Agenda items**

Keisha Brewster was present to listen to the meeting.

**3. Approve Meeting Notes: November 18, 2021, December 9, 2021, and February 10, 2022**

Williams moved to approve the meeting notes for November 2021, December 2021, and February 2022.

Knight seconded. **Ayes: Williams, Jones, Bernert, and Knight. Nays: None. Abstentions: None. The motion passed 4-0-0.**

**4. Report and Discussion 2022 Community Development Code Amendments Working Group Meeting Update**

Knight reviewed the February 2022 CDC Working Group meeting.

**5. Discussion: Highway 43 Zoning Changes**

Myers discussed some of the issues with Highway 43 rezone and the Highway 43 Concept Plan. He suggested that the EDC take a field trip to other jurisdictions to see how other economic development plans have been implemented. Knight noted that Highway 43 is disjointed. She wanted to connect sections with mixed-use zoning. She said Lake Oswego's improvements with the Lower Boones Ferry corridor. Bernert noted that the existing commercial development is low-rise with single driveways. He wanted to explore more walkable commercial areas with connectivity to residential areas. He asked about creating a special overlay district. He wanted market data on commercial rents. Williams commented that removing the barriers through zone changes will influence the kind of ownership and commercial development that we would like to see on Highway 43. Knight commented that requiring the first floor to be retail in a mixed-use zone like Willamette would encourage customers to come into an area. Building heights need to be considered. Knight thought that West Linn residents might allow three-story buildings on Highway 43. Bernert asked about West Linn residents' concerns about development. Bernert followed up with a vision question: should West Linn pivot become a place where people live and work or continue as a bedroom community? Myers noted that the Highway 43 rezone should consider design standards to develop architectural interest along the corridor. Myers commented that it might be easier to tackle Highway 43 rezone in segments rather than the entire corridor.

Myers will provide the EDC with a zoning map for the Highway 43 corridor.

**6. Items of Interest**

Myers announced that City had filled the Economic Development Coordinator position. Alena Schnarr will start on March 21, 2022. She will become the staff liaison for the EDC.

Myers announced that the City would allocate funds to hire a consultant for Highway 43 rezoning and Waterfront Redevelopment projects.

Knight commented about a Willamette resident who wanted to locate a swimming pool home-based business in her backyard.

**7. Adjourn**

Knight adjourned the meeting at 7:45 pm.