



## PLANNING COMMISSION

Meeting Notes of October 18, 2017

Members present: Jim Farrell, Charles Mathews, Carrie Pellett, Bill Relyea and Gary Walvatne.  
Members absent: Lamont King and Joel Metlen  
Staff present: John Williams, Community Development Director; John Boyd, Planning Manager and John Morgan, Consultant

(00:02:00)

### WORK SESSION - CALL TO ORDER

Chair Walvatne called the meeting to order in the Council Chambers at City Hall.

(00:02:10)

### PUBLIC COMMENT RELATED TO LAND USE ITEMS NOT ON THE AGENDA

None

(00:02:46)

### APPROVAL OF MEETING NOTES: JUNE 21, JULY 19, AUGUST 2, AUGUST 16, SEPTEMBER 6, SEPTEMBER 20 AND OCTOBER 4, 2017

Chair Walvatne noted one change to the October 4 minutes. Vice Chair Mathews requested the minute-taker not use "feels" or "felt" in future meeting notes because it denotes emotion. He suggested "believes" or "belief" be used instead (denoting knowledge based on experience).

Commissioner Jim Farrell **moved** to approve the meeting notes of June 21, July 19, August 2, August 16, September 6, September 20 and October 4, 2017 as amended.

Vice Chair Mathews **seconded** the motion.

**Ayes: Commissioner Carrie Pellett, Vice Chair Charles Mathews, Commissioner Jim Farrell, Commissioner Bill Relyea and Chair Gary Walvatne**

**Nays: None**

**Abstentions: None**

**The motion passed 5-0-0**

(00:06:01)

### DISCUSSION: ZONING OF STORM WATER DETENTION FACILITIES/DEFINITIONS OF MAJOR AND MINOR UTILITIES

Mr. Williams explained this storm water discussion is a result of being one of a handful of issues that have come up during recent planning commission meetings. Each of the issues will be looked at over the next few months. To begin the discussion, he asked the commissioners what they are trying to achieve and what areas are of concern. At a recent hearing, making a storm water facility a conditional use was brought up. With approximately 100 facilities in West Linn, these have not required a conditional use permit in the past. Mr. Williams then talked about the handout for major and minor utilities and storm water zoning. His question to the commission in regards to a conditional use is what additional information or approval criteria would they like brought forward that might provide added protection. Mr. Williams also reminded the commissioners that City Council has just approved the storm water/geotech ordinance recommended by the Planning Commission.

Chair Walvatne started with the Cornwall subdivision and noted that a flowing stream was proposed for the storm water facility, that the stream is a water of the state and United States (with other state and federal regulations) and that a storm water facility is not allowed in a water resource.

Vice Chair Mathews believes the ordinance is clear that a detention pond is a major facility. He stated he will approach any proposal with a detention pond as a conditional use and that it will need to be part of the package. His concern is the effect on the neighborhood: safety, aesthetics and access.

Commissioner Farrell cited testimony where neighbors have been adversely affected by runoff from new development. He would like to see the bigger picture of where the runoff will go when development takes place.

Commissioner Relyea believes a project should be looked at as a part of a bigger picture. In the case of the Cornwall subdivision, the applicant was impacting the area downstream and at the same time, had another development impacting the area upstream.

Commissioner Pellett asked if this is a conditional use, where does it fall in the process. West Linn code requires it to be a part of the application so it would be included in the neighborhood meeting, application and would come to the Planning Commission.

Mr. Williams will bring back more information on the free-flowing issue and location in a water resource area along with concerns over impacts on neighborhoods: aesthetics, safety, design and access, and systems analysis. He suggested a presentation of the Storm Water Master Plan by the City Engineer would be helpful.

Moving forward, Commissioner Relyea would like to see the impact of the water distribution as a whole, not just specific to the development being reviewed.

Mr. Boyd noted there are a couple of trainings being discussed with Public Works. One is on storm drainage and the other is planning coordination, how the public works process works and how things are reviewed.

(00:39:43)

#### **WEST LINN'S WATERFRONT PRESENTATION**

Consultant John Morgan provided past history of the waterfront area. He noted that the 2014 Arch Bridge Plan was the eighth planning project for that area in 30 years. His purpose is to develop a plan that is acceptable to the entire community with outreach to as many people as possible. Mr. Morgan anticipates preparing a rough draft after the first of the year to take back out into the community. He believes it will take most of 2018 to develop a plan for adoption.

Mr. Morgan shared the uniqueness of the area with particular attention to the 2.5 miles of waterfront on the West Linn side of the river. Traffic and transportation, (particularly along Willamette Falls Drive) is the number one issue being heard throughout the community.

Funding to widen I-205 was being considered but the legislature did not approve it. That would have helped get freeway traffic back on the freeway. He noted the Planning Commission has a responsibility to think of ways the Transportation System Plan, as an element of the Comprehensive Plan, can help alleviate some of the problems. Another consideration is looking at the Parks Master Plan and providing a continuous bike/pedestrian path through the area. As for the old police station area, a hotel is being looked at which would not impact peak-hour traffic as much as other options. Retail would likely be tourism related, and there would be access to the river. Traffic, and the eight basic options, will be the subject of the next open house on October 24.

The next area of discussion is the pond redevelopment district. The ponds and outfall area are currently owned by Water and Environmental Services of Clackamas County. An environmental study shows the ponds are not contaminated. The greenspace around the ponds are floodplains and wetlands and not really developable, but the two pond areas are. The county has determined that the ponds could be filled and planted with native vegetation and used as an open space without active human habitation. There could be other uses with remediation. Finally, there could be complete remediation and the areas could be actively used for building. The industrial heritage district where the mill is located is owned by PGE. The Sullivan plant is still active and generating power. With the recent closure of the mill it is not known what the plan is for the building, the leased property and the property owned outright by the mill. The closure changes the opportunities for the area. The area is zoned general industrial/industrial which could result in a request for a zone change at some point.

Commissioner Relyea asked for a map of the major utilities in the area.

Commissioner Farrell asked about the Blue Heron/Riverwalk project and how that could impact West Linn's plan.

Commissioner Relyea and Chair Walvatne discussed tolling and if that could provide funding for the I-205 expansion.

Councilor Martin suggested moving ahead with parallel planning during the uncertainty of the mill's role in the overall plan.

Commissioner Relyea inquired about the locks. Right now, the Corps of Engineers is looking at decommissioning unless another option comes along that won't cost money.

Commissioner Farrell brought up using the river for transportation as a way of reducing freeway traffic.

Commissioner Relyea suggested researching other areas that redeveloped a similar project.

Mr. Morgan shared that the next open house after next week would be mid-December/early January and be about land use patterns. Once the initial drafting begins there will be more Planning Commission meetings about the plan.

(01:44:40)

#### **ITEMS OF INTEREST FROM THE PLANNING COMMISSION**

None

(01:44:52)

#### **ITEMS OF INTEREST FROM STAFF**

Mr. Boyd noted the first meeting in November would be a discussion of project withdrawal process and there will be a hearing for a subdivision on November 15.

(01:45:21)

#### **ADJOURNMENT**

There being no further business, Chair Walvatne adjourned the meeting.