



PLANNING COMMISSION

Meeting Notes of November 1, 2017

Members present: Jim Farrell, Lamont King, Charles Mathews, Joel Metlen, and Gary Walvatne.

Members absent: Carrie Pellett and Bill Relyea

Staff present: John Williams, Community Development Director; John Boyd, Planning Manager and Tim Ramis, City Attorney

(00:01:34)

WORK SESSION - CALL TO ORDER

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

(00:01:35)

PUBLIC COMMENT RELATED TO LAND USE ITEMS NOT ON THE AGENDA

None

(00:01:54)

APPROVAL OF MEETING NOTES: OCTOBER 18, 2017

Commissioner Joel Metlen **moved** to approve the meeting notes of October 18, 2017.

Commissioner Jim Farrell **seconded** the motion.

Ayes: Commissioner Joel Metlen, Commissioner Jim Farrell, Vice Chair Charles Mathews, Commissioner Lamont King and Chair Gary Walvatne

Nays: None

Abstentions: None

The motion passed 5-0-0

(00:02:55)

LAND USE APPLICATION WITHDRAWAL DISCUSSION

Chair Walvatne provided background information about this issue and how it had come up with the Cornwall subdivision application. At that time, the commission had voted 7-0 to deny the project and before the final decision and order was executed, the applicant withdrew the application. Mr. Ramis clarified that this action meant the Planning Commission had lost jurisdiction to decide the issue, but not that there isn't a record of the application.

Vice Chair Mathews expressed concern that information provided by citizens is lost. That if this project came back they would have to put forth the time, effort and possible cost again. Mr. Ramis explained the commission could request staff to include the previous testimony in the new staff report.

Commissioner Farrell shared his concerns as if he was a neighbor of the project, i.e. taking off work to attend meetings, doing his homework on the project, hiring an attorney, etc. just to have the application withdrawn, and knowing that if the application is brought forward again, he may have to do the same thing all over. Acknowledging the Final Decision and Order takes time to prepare, he asked if there is a way to prevent the applicant from withdrawing during that preparation time.

Chair Walvatne reflected on a previous suggestion to limit the withdrawal period up to the final vote of the commission. Mr. Ramis confirmed there could be language written limiting the withdrawal period.

Vice Chair Mathews wondered what the benefit was to the applicant to withdraw? Mr. Ramis explained the most obvious reason is the City's limitation on refile for a year. If during the hearings the applicant has learned the issues with the submittal, they can withdraw, retool the application addressing those issues and resubmit. Another is conservation of resources. Seeing there are problems, the applicant can stop the process to fix the application and also resubmit without the one year limitation.

Mr. Ramis and staff noted that the record from the first application could be included in a subsequent application. This could become a policy without needing to change the code. Vice Chair Mathews suggested the public hearing notice state that the previous record is included. With learning that the previous record could be brought forward to a new application, the consensus was to leave the code as it is and remain diligent in remembering that is an option.

(00:32:20)

ITEMS OF INTEREST FROM THE PLANNING COMMISSION

AFFORDABLE HOUSING PRESENTATION

Mr. Williams gave an overview of the affordable housing presentation he provided to City Council at an earlier meeting. Senate Bill 1051 created new requirements for cities and counties but did not have significant impacts on West Linn. It redefined "needed housing" at all prices, not just low income. Commissioner Farrell asked about the inventory of low income housing in West Linn. A current inventory has not been done. Clackamas County is considering conducting a county-wide needs assessment with West Linn likely being included. Mr. Boyd noted the city has committed to a non-binding housing study. Councilor Martin provided a rough estimate of \$350,000 for an affordable home in West Linn, something very difficult to find.

Chair Walvatne pointed to the fees charged by the city as making affordable housing untenable unless other financing options are available. Mr. Williams related that cities have fee waivers or reductions to achieve policy goals.

Section 6 of SB 1051 is the addition of ADU's. West Linn code already meets this.

Section 7, 8 is confusing: allowing housing on land zoned for housing. Mr. Williams believes this may have come about because somewhere in the state it might need to be implemented. It is no change for West Linn.

Clackamas County Housing Needs Assessment – Proposal under discussion at C4:

Looking to complete analysis of current and future housing needs county-wide. Milwaukie and Wilsonville have completed theirs. The county will be coming to the cities looking for funding and staff time. City Council has started discussing this project and the amount of work that will be involved. It remains to be seen if this would be beneficial to West Linn since some of the information is already provided to Metro. As more information becomes available it will be passed along to the Planning Commission.

2017 PLANNING DOCKET LIST UPDATE 10-2017

Mr. Williams provided the current docket. It reflects the accomplishments for the year and outline the priorities for the upcoming year. Anyone can request an addition to the docket. Staff compiles a list of proposed projects to be presented to the commission. The Planning Commission then reviews, adds to, and prioritizes the projects within their purview to submit to

City Council. Council then sets the docket for the year. It is likely that the first joint work session with Council will finalize the docket for 2018.

Mr. Boyd also reminded the commissioners that the annual report to City Council will be discussed and provided to council by mid-December.

(01:05:08)

ITEMS OF INTEREST FROM STAFF

Mr. Boyd reminded the commissioners that there will be a hearing for a subdivision on November 15. Vice Chair Mathews requested a meeting to discuss detention ponds. He would like to have better background information that isn't site specific that could help with future land use decisions. Chair Walvatne agreed that it would also be useful to get additional information on how public works fits into the whole permitting process. It would be helpful to understand their perspective, how decisions are made and the timing. Mr. Williams will make the necessary arrangements.

Commissioner Farrell brought up joint meetings with surrounding communities. Mr. Williams noted this is still on his list. A meeting with Oregon City would likely be the most beneficial. Chair Walvatne mentioned the mill tours and timing so a quorum does not occur. Mr. Boyd shared there are additional dates available and those will be sent to the commissioners in the morning.

(01:15:16)

ADJOURNMENT

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