



CITY OF

West Linn

2017 Advisory Group & Neighborhood Association Annual Reports

Planning Commission

Advisory Group/Neighborhood Association

Planning Commission

Group Leadership

Gary Walvatne, Chair

Charlie Mathews, Vice Chair

Meeting Times, Dates & Location –

Meetings are held at City Hall at 6:00 p.m. on the 1st and 3rd Wednesdays of each month, as well as other dates as noticed to the public.

2017 Accomplishments

Please see attached compilation of Planning Commission activities during 2017.

2017 Challenges

The Planning Commission was most frequently challenged in its decision making by the Community Development Code (CDC), which requires a comprehensive review to ensure clear and objective requirements. The Planning Commission proposes several CDC changes in our list of goals for 2018. Also, the Planning Commission conducted the first Expedited Land Division meeting for a subdivision.

2018 Goals

Legislative Activities

- Miscellaneous “CDC clean up” changes
 - Major/minor utilities (clarify definitions, particularly for stormwater facilities)
 - Align the CDC with State rules regarding day care facilities
 - Retention of “up to 20 percent of trees” for site development (clarify intent and wording)
 - Definition of community center (consider City-owned vs. privately-owned)
- Update CDC 85.200.A
 - Clearly define “adequate public facilities”
 - Consider minimum street standards required to support new development

- Consider traffic impact analysis standards for evaluation of “through” trips (e.g., when a new street connection is proposed between neighborhoods)
- Reconsider the 3-acre limit (CDC Chapter 24) for a Planned Unit Development (PUD)
- Consider a Public Use Zone (e.g., parks, schools, government properties)
- Assessment of zoning along the Highway 43 corridor and Willamette Falls
- Update the buildable lands analysis
- Consider affordable/needed housing issues

Meetings and Training

- Support the Willamette Transitional Zone Mixed Use working group
- Joint session with the Historic Review Board, including a discussion regarding Historic District design standards and parking
- Regional discussion with Metro and adjacent cities (particularly with Oregon City)
- Oregon Dept. of Transportation presentation on proposed changes to I-205
- Training on public works standards

Any additional feedback to share with the City Council?

The time requirements for the Planning Commission members have expanded with involvement on the Committee for Citizen Involvement (CCI). The commissioners are being asked to provide additional volunteer time with new advisory groups proposed for code development; the first will address the Willamette Transitional Mixed Use Area in 2018. These activities, in conjunction with the Planning Commission’s requested meetings and training, will provide for a full year of work during 2018.

PLANNING COMMISSION ACTIVITIES

January 18, 2017 Work Session:

Introduction of John Williams, Community Development Director Election of Vice Chair

Discussion: training needs, development and legislative expectations for the upcoming year

March 22, 2017 Meeting:

Public Hearing: Reconsideration of the City Council affirmation of a Planning Commission decision to deny the Chene Blanc 34-lot subdivision and water resource area permit at 18000 Upper Midhill Drive.

The City Council limited reconsideration to the issue of "adequate public facilities including traffic impact and influences and pedestrian improvements and safety" that are related to Community Development Code (CDC) 85.200(A), AP-16-02 (*Staff: Peter Spir*)

April 19, 2017 Meeting:

Public Hearing: Class II Design Review to Construct a New 2-Story Office Building adjacent to 1754 Willamette Falls Drive, DR-17-01 (*Staff: Jennifer Arnold*)

May 3, 2017 Work Session:

Work Session: White Oak Savanna Code Amendments, CDC-17-01 (*Staff: Darren Wyss*)

Staff Update - Storm Drainage & Erosion Control Code Amendments, CDC-17-02 (*Staff: John Boyd*)

May 10, 2017 Meeting:

Continued from April 19, 2017 - Public Hearing: Class II Design Review to Construct a New 2-Story Office Building adjacent to 1754 Willamette Falls Drive, DR-17-01 (*Staff: Jennifer Arnold*)

May 17, 2017 Meeting:

Public Hearing: White Oak Savanna Code Amendments, CDC-17-01 (*Staff: Darren Wyss*)

Public Hearing: 6-Lot Subdivision at 4096 Cornwall Street, SUB-17-01/WRG-17-01 (*Staff: Jennifer Arnold*)

June 7, 2017 Meeting:

Continued from May 17, 2017 - Public Hearing: 6-Lot Subdivision at 4096 Cornwall Street, SUB-17-01/WRG-17-01 (*Staff: Jennifer Arnold*)**Deliberations continued to June 21, 2017**

June 21, 2017 Meeting:

Continued from June 7, 2017 - Public Hearing: 6-Lot Subdivision at 4096 Cornwall Street, SUB-17-01/WRG-17-01 (*Staff: Jennifer Arnold*)

July 19, 2017 Work Session:

Work Session: Robinwood Station Code Text Amendments, CDC-17-03 (*Staff: Darren Wyss*)

August 2, 2017 Work Session:

Discussion: Follow up to "Items of Interest from the Planning Commission" comments on July 19, 2017

a)Final Decision and Order

b)Planning Docket

August 16, 2017 Meeting:

Public Hearing: Nature Play Playground at White Oak Savanna Park, DR-17-04 (*Staff: Jennifer Arnold*)

Public Hearing: Robinwood Station Code Amendments, CDC-17-03 (*Staff: Darren Wyss*)

Rescheduled to September 6, 2017 - Public Hearing: Storm and Geotech Code Amendments, CDC-17-02 (*Staff: John Williams*)

September 6, 2017 Meeting:

Continued from August 16, 2017 - Public Hearing: Storm and Geotech Code Amendments, CDC-17-02
(Staff: John Williams)

September 20, 2017 Work Session:

Work Session: Reinstate DeNovo Review Appeal Process as an Interim Measure, CDC-17-04
(Staff: John Boyd)

October 4, 2017 Meeting:

Public Hearing: Reinstate DeNovo Review Appeal Process as an Interim Measure, CDC-17-04
(Staff: John Boyd)

October 18, 2017 Work Session:

West Linn Waterfront Presentation

Discussion: Zoning of Storm Water Detention Facilities/Definitions of Major and Minor Utilities

November 1, 2017 Work Session:

Discussion: Land use application withdrawal discussion

November 15, 2017 Meeting:

Public Hearing: 12-Lot Subdivision at 3015/3001 Parker Road, SUB-17-03 (Staff: Jennifer Arnold)

Discussion: Annual Report to Council

December 6, 2017 Work Session:

Discussion: Zoning of Storm Water Detention Facilities/Definitions of Major and Minor Utilities

Discussion: Annual Report to Council

December 20, 2017 Meeting:

Expedited Land Division Meeting: 6-Lot Subdivision at 4096 Cornwall Street, SUB-17- 04 (Staff: Jennifer Arnold). Discussion: Challenges of expedited land division process.