



PLANNING COMMISSION  
Meeting Notes of May 2, 2018

Members present: Jim Farrell, Lamont King, Charles Mathews, Joel Metlen, Carrie Pellett, Bill Relyea and Gary Walvatne

Members absent:

Staff present: John Boyd, Planning Manager; Darren Wyss, Associate Planner

(00:00:35)

**WORK SESSION - CALL TO ORDER**

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

(00:00:43)

**APPROVAL OF MEETING NOTES: APRIL 18, 2018**

Commissioner Bill Relyea **moved** to approve the meeting notes of April 18, 2018.

Commissioner Carrie Pellett **seconded** the motion.

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

**Nays: None**

**Abstentions: None**

**The motion passed 7-0-0**

(00:01:50)

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

None

(00:02:18)

**WORK SESSION: WILLAMETTE NEIGHBORHOOD MIXED-USE TRANSITIONAL ZONE CHANGES, CDC-18-02 (STAFF: DARREN WYSS)**

Darren Wyss, Associate Planner gave an overview of the proposed changes resulting from the Willamette Neighborhood Mixed-Use Transitional Zone Working Group that was appointed by City Council. He outlined why Council believes this is a priority and explained the process used by the working group to compile both immediate and future recommendations to meet City Council's purposes and goals. Mr. Wyss walked the commissioners through each recommended change, providing background information from the four meetings to clarify how the recommendations were made.

For immediate legislative change:

- CDC Chapter 59 use list
- CDC Chapter 19 use addition
- CDC definition amendments
- Comprehensive Plan mixed-use definition

Commissioners questioned why certain things weren't recommended. Mr. Wyss explained the narrow scope of the working group was defined by Council's purposes and goals.

Shannen Knight, chair of the working group provided additional insight into the process. That this was the first step in allowing the property owners of the 30 mixed-use properties the ability to do something with their properties. Most likely the next step would be to rezone the properties to be more compatible with the surrounding zones.

The mixed-use group's recommendations for future consideration are:

- 8<sup>th</sup> Avenue from 10<sup>th</sup> to 13<sup>th</sup> - change from Mixed-Use to General Commercial
- 8<sup>th</sup> Avenue from 13<sup>th</sup> to 14<sup>th</sup> – change from R-10 to Mixed-Use or General Commercial
- Evaluate more appropriate zoning for separated properties
- CDC Chapter 59 dimensional/design standard changes for redevelopment of property
- Evaluate parking management in the Willamette Main Street area

The Planning Commission public hearing will be on June 6. The tentative City Council work session date is June 18 and the tentative public hearing is July 9.

(01:23:32)

#### **WORK SESSION: CDC MAINTENANCE, CDC-18-01 (STAFF: JOHN BOYD)**

John Boyd, Planning Manager presented the proposed changes and draft Ordinance for the Community Development Code Maintenance packet. He provided background information on the lot-line adjustment changes, referring back to a recent case that made it up to the Council level. Along with the lot-line changes, the packet makes corrections to the code and statutory changes for consistency. Mr. Boyd walked through each of the 22 code corrections and classifications, the three changes for statutory or municipal code consistency and the four sections where duplicative language is removed.

The commissioners were able to get needed clarification and make suggestions to be incorporated before the public hearing on June 6. The tentative City Council work session date is June 18 and the tentative public hearing is July 9.

(02:23:12)

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

Commissioner Relyea shared a map he found showing where Oregon City has their CCI looking at a designated area of the waterfront where things are going to be happening and wondered if West Linn is doing the same. Chair Walvatne noted the CCI is not looking at the waterfront area although others are. Commissioner Relyea believes the traffic maps for the waterfront area handed out at the last meeting are inadequate until the traffic on Highway 43 and the constrained West Linn/Oregon City Bridge is addressed. Councilor Sakelik noted the designs have been sent to ODOT for review, comment and preference.

Commissioner Relyea encouraged the commissioners to look at the ODOT information regarding the I-205 widening at [www.i205corridor.org](http://www.i205corridor.org) and make comments.

Chair Walvatne provided a CCI update on the land use planning process. It should be done in the next two meetings then go to council. Also, the public is encouraged to attend the CCI meetings.

(02:40:05)

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

None.

(02:40:10)

#### **ADJOURNMENT**

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