

Memorandum

Date: June 26, 2020

To: West Linn Planning Commission

From: Darren Wyss, Interim Senior Planner

Subject: Prioritized Docket Project Update

The West Linn Community Development Code (CDC) requires that Comprehensive Plan, CDC, and Zoning Map amendments to be undertaken in a certain year be listed on a docket that is reviewed by the Planning Commission and approved and prioritized by City Council. Other planning or historic preservation related plans and studies are also to be considered through the docketing process. The 2020 version of the docket lists 10 prioritized projects. The docket can be found here: <https://westlinnoregon.gov/planning/plan-and-development-code-docket>.

Staff has provided information for each of the 10 projects to keep the Planning Commission up-to-date on the status of each project. Staff can also return in the future with a more detailed presentation on any of the projects.

Projects Underway

1. Committee for Citizen Involvement (CCI) review of community engagement in land use process.

CCI report and recommendations were provided to City Council. The report addressed education, administrative proposals, and potential code changes. Staff is waiting for direction from Council on implementation process, particularly the appointment of a working group to review potential code amendments. Policy decisions/code amendments have the potential to be influenced by HB2001 and HB2003 work in the context of the impact on housing affordability.

2. West Linn's Waterfront Project.

Staff is compiling community input from the project open houses into a draft Master Plan for review and feedback. Depending on COVID-19, potentially schedule open houses in Autumn 2020. Transportation System Plan amendments to adopt the Willamette Falls Drive Conceptual Design tentatively scheduled for late summer/early autumn. Tax Increment Financing discussions to continue with City Council. Need to develop scope of work and identify needed

consultant services to begin zoning/design standards discussions for the Historic City Hall District.

3. Review of Zoning on Developable Residential Lands – Phase 1 Inventory.

Presented to City Council in January 2020. Staff was directed to not pursue Phase 2. The project is complete.

4. West Linn Response to HB2001 and 2003.

Please see memo for Agenda Item 6.

5. Street Width Standards.

Planning Commission work sessions on February 19, 2020; April 15, 2020; and June 3, 2020. Legislative public hearing scheduled for August 5, 2020 (originally scheduled for July 15th, but pushed back to accommodate a quasi-judicial hearing) with Planning Commission and September 14, 2020 with City Council.

6. Policy Work on Chapter 96, Street Improvement Construction.

In July 2018, City Council provided direction that a tear down/replacement of one single-family home does not require street improvements. Staff is working on project proposal for a number of other scenarios for Planning Commission and City Council review. Policy decisions have the potential to be influenced by HB2001 and HB2003 work in the context of the impact on housing affordability.

7. Accessory Dwelling Unit (ADU) Regulations.

Staff is working on a project proposal for Planning Commission and City Council review. Policy decisions need to be made to determine the extent the City wishes to facilitate the construction of ADUs. Fees levied by the City, recent changes to state law, street construction policy (see #6 above), and specific code requirements need further evaluation. Could be influenced by HB2001 and HB2003 work.

8. Historic Review Code Update.

The Historic Review Board held work sessions in April and May 2020. The Board recommended changes to CDC Chapter 58, but will meet in July with staff from the State Historic Preservation Office to better frame the discussion around CDC Chapter 25.

9. Willamette Falls Drive TSP Update.

Tentatively scheduled for late summer/early autumn. A conceptual design plan will be adopted as an appendix to the TSP and include the reconfigured intersection/roundabout at Hwy

43/Willamette Fall Drive and standard cross-sections for the corridor from the Arch Bridge to the Tualatin River.

10. Highway 43 Rezoning and Robinwood Street System.

The West Linn Economic Development Committee (EDC) recommended City Council prioritize this project on the docket. Council then appointed the EDC as the project working group. Staff is currently compiling a State Transportation and Growth Management Grant (TGM) proposal (due in July 2020) to get consultant assistance for this project. The City has adopted the Hwy 43 Concept Plan, state and regional funds have been dedicated to begin implementing the plan, and the City wants to leverage these investments by evaluating the zoning along this important regional transportation corridor and the primary public transit route in West Linn. The project will also evaluate the pedestrian/bicycle connections to safely access the corridor from surrounding neighborhoods. The Robinwood Neighborhood Association is also working on recommended changes to the neighborhood plan that would identify preferred street improvements in the neighborhood. Staff is working on a scope of work and schedule as this would be outside of the TGM grant proposal.

If you have questions about the work session or materials, please feel free to email or call me at dwyss@westlinnoregon.gov or 503-742-6064. As always, please submit questions before the meeting to increase the efficiency and effectiveness of the discussion as it allows staff to prepare materials and distribute them for your consideration. Thanks and hope to see everyone on the 1st.