



CITY OF West Linn

PLANNING COMMISSION

WORK SESSION

Minutes of June 5, 2013

Members present: Vice Chair Christine Steel, Russell Axelrod, Robert Martin and Holly Miller

Members absent: Chair Michael Babbitt, Lorie Griffith and Nancy King

Staff present: John Sonnen, Planning Director; Peter Spir, Associate Planner; Zach Pelz, Associate Planner; and Megan Thornton, Assistant City Attorney

CALL TO ORDER

Vice Chair Steel called the meeting to order in the Council Chambers of City Hall at 6:32 p.m.

PUBLIC COMMENT

Alice Richmond, 3939 Parker Rd., thanked the Commissioners for doing a good job. She described the events planned for the Fourth of July celebration.

APPROVAL OF MINUTES

Commissioner King **moved** to **approve the Minutes of April 17, 2013** as edited by Commissioner Axelrod and Vice Chair Steel. Commissioner Axelrod **seconded** the motion and it **passed 4:0**. Commissioner Miller joined the meeting at 7:05 p.m. just after the vote.

BRIEFINGS

Parking study for the Willamette commercial area and the associated public outreach strategy. See the June 5, 2013 Staff Memorandum.

Mr. Pelz offered a project overview and timeline and described the planned public outreach. The Transportation System Plan (TSP) talked about two alternatives for 10th Steet/Willamette Falls Drive: a signal or a roundabout. ODOT had offered to complete the required feasibility study for a roundabout if the City agreed to complete a parking management plan for the 10th Street area. Staff planned to form a work group consisting of residents and business owners in the Willamette commercial area. The work group would recommend a preferred alternative to the City Council.

Commissioners King and Martin suggested adding a neighborhood association representative and Dr. Ron Powell to the list of people staff would invite to serve on the work group. Staff invited anyone else who wanted to serve to contact them. They reported the project would have a website. Vice Chair Steel suggested posting flyers in storefront windows. Staff agreed to brief the Commission before the proposed plan went to City Council.

Commissioner Axelrod inquired whether the City was leaning toward a roundabout. Mr. Pelz related the consultant recommended a signal because it would consume a little less right-of-way. The roundabout would perform a little better and create a gateway feature, but it would require right-of-way dedication by adjacent property owners. Vice Chair Steel inquired regarding pedestrian refuges. Mr. Pelz pointed them out on the graphic illustration of the roundabout. He reported that the consultant had advised it was the safer of the two alternatives because the signal/dual turn lanes alternative would have a wider cross section.

Proposed amendments to the Water Resource Area regulations and the associated public outreach strategy. See the June 5, 2013 Staff Memorandum.

Mr. Spir presented the proposed changes and discussed the public involvement process and timeline. The proposed amendments defined a Water Resources Area (WRA) as any stream, wetland or riparian corridor identified on the West Linn Water Resource Area Map plus any associated setbacks. He explained West Linn code already conformed to state and metro requirements. These amendments would serve to improve the standards and provide greater flexibility while continuing to protect the WRA. He recalled the WRA Advisory Committee was composed of four Commissioners and four members of the public. It had met 24 times during the past three years. Other citizens had also contributed to the discussion. Commissioner Martin clarified that there were no more than three siting Planning Commission members on the committee at any time. Commissioner Axelrod had served on the committee before he became a Planning Commissioner.

Mr. Spir highlighted many of the proposed changes. Many pipes and ditches that had little to do with resource protection would no longer be identified as WRAs. There were site-specific options related to setbacks that could be based on expert examination of the quality of the resource on the site. There would be a new Ephemeral Stream classification for drainages with no channel that rarely carried water. There would be incentives in the form of smaller setbacks to encourage property owners to daylight piped streams. There had been a lot of public concern about existing hardship provisions that limited property to the minimum economically viable use. The proposed amendments borrowed from Washington State code that allowed 'reasonable use' similar to what would be on an abutting property or in the same zone. The proposed changes corrected a problem that had come to light in a LUBA appeal that related to temporarily disturbed areas. The draft amendments borrowed from state formulas that specified things like the amounts and types of mitigation. They also allowed streams such as ephemeral, intermittent and daylighted pipes streams to be realigned. In addition, the draft incorporated the habitat-friendly practices found in the Metro model ordinance.

Mr. Spir outlined the citizen involvement program and schedule. It included the WRA Advisory Committee, a media outreach program and schedule that would continue from July through October/November; meetings with the Willamette and Robinwood Neighborhood Associations; Measure 56 notices to an estimated 1,000 property owners who might be impacted; and the

opportunity to testify at public hearings. Citizen comments would be compiled and incorporated into the staff reports.

Commissioner Martin indicated this was exactly the kind of public outreach plan he wanted to see and it could serve as a model for future projects. He and Vice Chair Steel thanked Mr. Spir for his work. She suggested a way to use aerial photographs to involve the property owners at neighborhood association meetings. Mr. Sonnen anticipated that the City newsletter would continue to be published on a monthly basis at least through the duration of the project. Mr. Spir agreed to check to see if a citation on page 22 was correct. Commissioner Axelrod inquired when the Planning Commission would see the proposal again. Mr. Spir indicated he expected Metro to make a lot of changes that would be discussed in a Commission meeting in August.

ITEMS OF INTEREST FROM THE PLANNING COMMISSION

Mr. Sonnen reported the Council had decided to consider the sports courts amendments.

ITEMS OF INTEREST PERTAINING TO THE COMMISSION FOR CITIZEN INVOLVEMENT

None.

ITEMS OF INTEREST FROM STAFF

Mr. Sonnen distributed copies of the book, "Walkable City" that the Parks and Transportation Advisory Boards recommended. He anticipated the Commissioners would get electronic tablets later in the month. He talked about options Councilors had suggested related to the substantive code amendments the Council was scheduled to hear on June 17.

ADJOURNMENT

There being no other business, Vice Chair Steel adjourned the meeting at 7:32 p.m.

APPROVED:

Christine M Steel
Vice Chair Christine Steel

7-5-2013
Date