



# CITY OF West Linn

## PLANNING COMMISSION Meeting Notes of October 7, 2020

<u>Commissioners present:</u>	Charles Mathews, Lamont King, Joel Metlen, and Margot Kelly
<u>Commissioners absent:</u>	Gary Walvatne and Carrie Pellett
<u>Applicant Representatives:</u>	Richard Givens, applicant consultant, Bruce Goldson, Theta Engineering, Michael Robinson, applicant attorney, Mike Ard, Ard Engineering, Jim Imbrie, Mark Handris, Icon Construction, Darren Gusdorf, Icon construction
<u>Public:</u>	Bob Mendel, William House and Pam Yokubaitis
<u>Staff present:</u>	Darren Wyss, Acting Planning Manager, Jennifer Arnold, Associate Planner, Lynn Schroder, Administrative Assistant, City Attorney Bill Monahan

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### 1. **Call To Order**

Vice Chair Mathews called the meeting to order at 6:30 pm.

### 2. **Public Comment Related To Land Use Items Not On The Agenda**

None.

### 3. **Approval of Meeting Notes: August 5 and September 16, 2020**

Vice Chair Mathews asked for clarification on the September 16, 2020 meeting notes. Commissioner Metlen moved to approve the meeting notes for August 5 and September 16, 2020, as revised. Commissioner King seconded. **Ayes: Commissioners Metlen, King, Kelly, and Mathews. Nays: None. Abstentions: None. The motion passed 4-0-0.**

### 4. **Public Hearing: SUB-20-01, a request for approval of a six-lot subdivision on Cornwall Street**

Vice Chair Mathews called the public hearing to order for SUB-20-01, a request for approval of a six-lot subdivision at 4096 Cornwall Street. City Attorney Monahan reviewed the legal matters related to quasi-judicial hearings and the criteria for consideration of SUB-20-01. Vice Chair Mathews and Commissioners King and Kelly declared that they visited the site. No Commissioner declared a conflict of interest, bias, or ex parte contact. There were no challenges to Commissioners' jurisdiction or impartiality on the application.

Planner Jennifer Arnold presented a staff report. The applicant requests approval of a 6-lot Subdivision in an R-10 zone on the 2.17-acre site in the Sunset neighborhood association. All lots would be larger than 10,000 square feet. The application includes two proposed road alignments. The applicant prefers Plan A, also referred to as the "Tentative Plan". The applicant indicated that the Neighborhood Association also preferred Plan A at the neighborhood meeting. Additionally, the applicant submitted "Plan B" (also referred to as the Alternative Plan) for consideration by the Planning Commission. Staff recommends Plan B because it provides street connection as required in the 2016 Transportation System Plan (TSP). The TSP shows Landis Street connecting with Cornwall Street. Staff recommended twelve Conditions of Approval if the Planning Commission decides to approve this application SUB-20-01.

Rick Givens presented on the applicant's behalf. Michael Ard presented the traffic study. Bruce Goldson addressed stormwater. James Imbrie addressed geotechnical issues on the property. The applicant's attorney Mike Robinson also testified.

Richard Givens stated that the applicant is proposing Plan A as requested by community members at the neighborhood meeting. Plan A shows a turnaround at the end of Cornwall Street that uses a gated emergency access easement in front of lot 6.

Bob Mendel, William House, and Pam Yokubaitis provided oral testimony. Pam Yokubaitis, Robert Jester, William House, and Bob Mendel also submitted written testimony. The primary concerns raised during testimony included:

- Geotechnical report issues
- Stormwater
- Traffic congestion and safety in nearby neighborhoods
- The previous applications
- Gated access from Cornwall

Applicant representatives rebutted the public testimony and answered questions using statements or reports found in the land use application. Michael Robinson agreed to provide additional evidence at a continued hearing on November 4, 2020 and extend the 120-day deadline to November 16<sup>th</sup> accommodate a continuance.

Vice Chair Mathews moved to continue the hearing for SUB-20-01 to November 4, 2020 and leave the record open but limited the record to four topics: Geotechnical Report, Traffic, Gated Access, and Stormwater. Vice Chair Mathews asked staff to address the gated access specifically, staff finding 44, and condition of approval 8 concerning any additional stormwater report submitted by the applicant. The applicant has until October 28, 2020 to submit any and all written testimony on the four items of open record. The public has from October 28, 2020 to noon on November 4, 2020 to provide written testimony on the four items of open record. Oral testimony will be accepted at the continued hearing on the four items of open record. Commissioner Kelly seconded. **Ayes: Commissioners Metlen, King, Kelly, and Mathews. Nays: None. Abstentions: None. The motion passed 4-0-0.**

#### 5. **Items Of Interest From The Planning Commission**

Vice Chair Mathews stated that it was confusing to have two alternative proposals presented in an application. He discouraged future applicants from submitting more than one proposal in applications for consideration by the Commission.

Vice Chair Mathews asked about the status of appointing someone to the vacant Planning commission seat. Wyss stated that he would find out the status and send an email update to Commissioners.

#### 6. **Items Of Interest From Staff**

Acting Planning Manager Wyss provided the following updates:

- Staff will seek a recommendation from the Committee for Citizen Involvement (CCI) on the membership of a limited duration Project Advisory Committee for the City's grant-funded HB2001 and HB2003 projects. The advisory will need representation from the Planning Commission. Commissioner Kelly recommended Commissioner Pellett.
- On October 12, 2020, the Lake Oswego Planning Commission will consider amendments to the CDC and Comprehensive Plan to allow affordable multi-family dwellings at the former Marylhurst University campus.
- The October 21, 2020 PC meeting is scheduled for two quasi-judicial hearings: a zone change and variance request.
- November 4, 2020 PC meeting will be the continuance of SUB-20-01.

- Wyss will also schedule work sessions on the Willamette Falls Drive Concept Plan in November/December 2020.

7. **Adjourn**

Vice Chair Mathews adjourned the meeting at approximately 9:10 pm.