



PLANNING COMMISSION
Meeting Notes of March 17, 2021

<u>Commissioners present:</u>	Gary Walvatne, Charles Mathews, Lamont King, Joel Metlen, Carrie Pellett, Scott Erwin, and John Carr
<u>Applicant Representatives:</u>	Remo Douglas (District Rep), Jim Fitzpatrick (Architect), Mercedes Serra (Planning), John Howorth (Civil), Steve Winkle (Architect), Amanda Blackburn (District), Amy Berger (District), Pat McGough (District), Scott Johnson (District), Emily Kuo (Landscape), Ryan Carlson (Landscape)
<u>Public Present:</u>	none
<u>Staff present:</u>	Darren Wyss, Planning Manager; Chris Myers, Associate Planner; Tim Ramis, City Attorney; and Lynn Schroder, Administrative Assistant

1. Call To Order and Roll Call [Timestamp 00:02:05]

Chair Walvatne called the virtual meeting to order at 6:30 pm.

2. Public Comment Related To Land Use Items Not On The Agenda [Timestamp 00:01:02]

None.

3. Public Hearing: [CUP-20-01/DR-20-09/VAR-20-04/VAR-20-05](#) a request for an alteration to an existing Conditional Use Permit, a Class II Design Review, and two Class II Variances for improvements to the West Linn High School stadium, associated parking, and pedestrian improvements. [Timestamp 00:01:22]

Chair Walvatne explained the hearing procedures and provided instructions on how to participate in the virtual meeting. He opened the public hearing to consider a request by the West Linn-Wilsonville School District to approve the expansion of the West Linn High School Stadium, construction of a new parking lot, and expansion of an existing parking lot.

City Attorney Ramis addressed legal standards and appeal rights. The substantive criteria that apply to the application are Community Development Code (CDC) Chapter 11, Chapter 32, Chapter 41, Chapter 42, Chapter 44, Chapter 46, Chapter 48, Chapter 52, Chapter 54, Chapter 55, Chapter 60, Chapter 75, Chapter 92, Chapter 96, and Chapter 99. The hearing was conducted pursuant to the provisions of CDC Chapter 99.170.

City Attorney Ramis addressed Planning Commission conflicts of interest, ex parte contacts, and challenges. No Commissioner declared a conflict of interest, bias, or ex parte contact. Commissioners Metlen, Mathews, and King declared site visits but did not learn anything that wasn't already in the record. There were no objections to the Commissioners' jurisdiction or impartiality on the application.

Associate Planner Chris Myers presented a staff report. Staff recommended approval of the application with proposed conditions.

Remo Douglas of the WLWLS and their consultants, Mercedes Serra and Jim Fitzpatrick, presented the proposal. The Commission asked questions about the details of the application, including the parking lot's design, how many trees and what type of trees will be removed, the number of proposed parking spaces, and the potential for traffic issues to increase near the school due to the stadium expansion. Also discussed

was the placement of the proposed north parking lot and whether it would be possible to move the parking closer to the stadium. The Commission discussed the potential for a right turn lane on Skyline Drive to help alleviate congestion from the crosswalk and stop sign and the two proposed variances centered on the landscape barrier between Skyline Drive and the proposed north parking lot. Specifically, the PC discussed whether the 10-foot minimum barrier could be achieved and how many parking stalls would need to be removed to do so.

Written testimony was submitted by Alice Richmond, Vince Miles, and Denise Dallman. All expressed support for the stadium and parking expansion.

Ed Moeller was unable to connect virtually to the meeting. He sent his testimony in an email that Associate Planner Chris Myers read into the record during the public testimony portion of the hearing. Mr. Moeller expressed concern that the transportation analysis of the site did not consider pedestrians. Mr. Moeller further expressed that the pedestrian environment is already dangerous around the high school, and the stadium and parking lot expansion may add to that danger.

Remo Douglas responded to Mr. Moeller's testimony.

There were no requests for a continuance.

Chair Walvatne closed the public hearing, and Commissioners deliberated.

Commissioner Mathews moved to approve **CUP-20-01/DR-20-09/VAR-20-04/VAR-20-05** as presented with four conditions of approval and directed staff to prepare a Final Decision and Order based on the findings in the March 17, 2021 hearing Staff Report. Commissioner Carr seconded. **Ayes: Carr, Pellett, Metlen, Erwin, King, Mathews, and Walvatne. Nays: None. Abstentions: None. The motion passed 7-0-0.**

4. Items Of Interest From The Planning Commission [Timestamp 02:07:37]

Vice Chair Mathews requested that the subcommittee's proposed definition for water detention facilities be sent to the City Council for consideration after consideration by the Planning Commission and vote of approval. Wyss stated that the Commission could request that City Council place the proposed definition on the docket. Wyss will draft a memo to the City Council for Chair Walvatne to review and sign.

Commissioner Pellett commented about House Bill 2003 implementation. She requested that the City take advance action on drafting CDC language that defines duplexes as two separate units on one lot. She asked that the City begin community outreach to Neighborhood Association presidents and homeowners associations to gain feedback on neighborhood densification preferences.

Chair Walvatne requested another joint work session with the City Council.

5. Items Of Interest From Staff [Timestamp 02:27:46]

Wyss announced that the City had hired two new planners who will start in April.

Wyss will bring the Willamette Falls Drive Concept Plan to the PC for work sessions in April.

Wyss will schedule a training work session with the Engineering Department in the spring.

6. Adjourn [Timestamp 02:32:40]

Chair Walvatne adjourned the meeting at approximately 9:07pm.