



PLANNING COMMISSION
Meeting Notes of May 19, 2021

Commissioners present: Gary Walvatne, Charles Mathews, Lamont King, Scott Erwin, Joel Metlen, and John Carr (arrived late)
Commissioners absent: Carrie Pellett
Council Liaison present: none
Staff present: Darren Wyss, Planning Manager, Betty Avila, Associate Planner, and Lynn Schroder, Administrative Assistant

1. Call To Order and Roll Call

Chair Walvatne called the virtual meeting to order at 6:05 pm.

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

None.

3. Approval of Meeting Notes for 5/5/21

Commissioner Mathews proposed an edit. Commissioner Mathews moved to approve the meeting notes 5/5/21 as amended. Commissioner Erwin seconded. **Ayes: Commissioners Mathews, Erwin, Metlen, and Walvatne. Nays: None. Abstentions: King (he was unable to vote because of non-functioning audio.) The motion passed 4-0-1.**

4. Briefing: [HB2003 Implementation](#)

Planning Manager Wyss presented an update on the implementation of HB2003. The City secured grant funding from the Department of Land Conservation and Development to conduct the technical housing needs analysis. The consultant team will compile the second survey results, finalize the recommended strategies, and prepare the City's Final Housing Needs Analysis for adoption. Phase 1 will be complete by the end of June 2021. Phase 2 is the community engagement and legislative process. The deadline for adoption is the end of the year 2023, with the Housing Production Strategy needed to be complete by the end of 2024.

The consultant team identified several strategies the City could implement to help meet future housing needs. The key takeaway of the survey is the City has enough capacity overall but lacks available land to meet multi-family housing needs. HB2001 code amendments will help meet the medium density needs of the community. However, the City will need to consider changes to zoning districts or allow multi-family residential as a permitted use in more zoning districts to meet the housing needs.

Commissioner Erwin stated his concern about the tax abatement recommendation leading to neglected properties. He discussed development incentives for affordable housing. Erwin asked clarification questions about the housing survey. Erwin asked about how the City's infrastructure would handle additional housing. Wyss responded that the City's current infrastructure master plans are based on the same population estimates as the housing needs assessment, so additional growth is already incorporated into the infrastructure plans.

Chair Walvatne stated his concern about the costs of building affordable housing in West Linn. Walvatne asked about the housing model assumptions. Walvatne noted that changing the ADU SDC requirements

would be an easy way to accommodate the duplex requirement. He asked about the Metropolitan Housing Rule that sets the housing density requirement of 8% in West Linn.

Commissioner King supported reviewing how SDC fees are assessed for ADUs.

Commissioners discussed outreach to neighborhoods and neighborhood associations. Staff has drafted a public engagement plan for review by the Committee for Citizen Involvement.

5. Briefing: [HB2001 Implementation](#)

Wyss presented an update on the implementation of HB2001. The legislation requires the City to update the Development Code to allow middle housing types. The consultant reviewed the City's Development Code and drafted a recommended Code Amendment Package necessary to comply with the legislation. The consultant team, City staff, and the advisory committee also identified several policy questions/options that, if implemented, could help promote the development of middle housing types in the community. The policy discussions will occur with the community, Planning Commission, Neighborhood Associations, and City Council during Phase 2. The consultant team will take feedback from staff and the advisory committee and incorporate it into a final draft of recommended code amendments. The final draft will be presented to the Planning Commission and City Council. The deadline for adoption of the code amendments is June 30, 2022.

Commissioner Metlen identified community concerns about increased density on the individual lots. He stated that the survey needs to identify big picture policy questions and outcomes rather than detailed Code changes to help guide Commissioner recommendations.

Erwin noted that additional housing would likely result in additional property taxes collected.

Vice-Chair Mathews stated that the City should notice the neighbors of undeveloped properties to let them know that adjacent undeveloped property may be developed as a duplex or other middle housing options.

6. Items Of Interest From The Planning Commission

Commissioner Mathews requested that Planning Commission meetings go back to in-person meetings at City Hall.

Chair Walvatne asked for the schedule to hear the Conditions of Approval briefing.

7. Items Of Interest From Staff

Planning Manager Wyss noted that he did not have agenda items for the 6/6/21 meeting. The 6/16/21 PC meeting will include the Willamette Falls Drive Concept Plan legislative hearing. The City Council has scheduled a joint meeting with the Planning Commission on 6/21/21.

8. Adjourn

Chair Walvatne adjourned the meeting at approximately 8:12 pm.