



**PLANNING COMMISSION
Meeting Notes of July 20, 2022**

Commissioners present: Gary Walvatne, Charles Mathews, Scott Erwin, John Carr, Joel Metlen, Carrie Pellett, and Bayley Boggess.
Public present: Tanner Woody
Staff present: Planning Manager Darren Wyss, Associate Planner Chris Myers, and Lynn Schroder, Administrative Assistant

The meeting video is available on the [City website](#).

1. Call To Order and Roll Call

Chair Walvatne called the meeting to order at 6:00 pm.

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

Tanner Woody, a member of Bolton NA, asked questions about the proposed ODOT I205 roundabout projects at the Highway 43 exit and the proposed Waterfront Project.

3. Work Session – CDC Chapter 96 Code Amendment Package as recommended by City Council Appointed Working Group

Associate Planner Myers presented a staff report for the proposed Chapter 96 policy analysis to determine when street improvements should be required for single-lot development and whether a fee-in-lieu for installing the improvements should be an option. The proposed amendments aim to create clearer, more objective standards and clarify which type of development will require street improvements. The amendments address primarily single-family home constructions, remodels, and accessory dwelling units. No changes are proposed for street improvements for subdivision, conditional use permits, industrial development, or Class 2 design reviews.

The 2022 CDC Amendment Working Group met twice to discuss which types of development should require half-street improvements, whether to allow a fee-in-lieu for constructing half-street improvements and, if allowed, what criteria would apply to fee-in-lieu. The Work Group developed proposed amendments for the Planning Commission to consider:

- commercial construction proposed changes –allow fee-in-lieu for new commercial construction and remodel if it meets specific criteria;
- new residential structure or increasing the dwelling unit density– allow fee-in-lieu if it meets specific criteria;
- new detached ADU – do not require street improvements;
- remodels and attached ADU – do not require street improvements

The criteria for a fee-in-lieu waiver would be:

- Located on a cul-de-sac with no existing street improvements (curb, gutter, sidewalk); or
- Located on a street less than 1,320 linear feet and not planned as a through street; or
- Located more than 1,320 linear feet from nearest street improvements (curb, gutter, sidewalk)

Commissioners discussed utilizing a specific set of criteria to determine whether a waiver of street improvements for a fee-in-lieu should be allowed and if Accessory Dwelling Units should not require street improvements or a fee-in-lieu.

Commissioner Metlen noted that sidewalks are important for mobility and accessibility; however, some residents have expressed the desire not to have sidewalks in their neighborhoods to maintain a rural aesthetic. He wanted to know if there was any community consensus on the need for sidewalks. He thought the current system to build sidewalks was a hodge-podge. Myers responded that fee-in-lieu would allow the City to complete segmented sidewalks to create more accessibility in areas where safe routes are identified. There are no community surveys on the desirability of neighborhood sidewalks. In the past, the City has received feedback that some neighborhoods did not want sidewalk.

Commissioner Erwin noted that the fee-in-lieu language needs more clarification.

Commissioner Mathews wanted to retain the requirement for street improvements for ADUs.

Commissioner Pellett wanted to ensure that the fee-in-lieu was used only for sidewalk improvements.

Chair Walvatne did not support requiring fee-in-lieu for individuals. He noted that neighborhoods with no sidewalks are older and less expensive. The fee-in-lieu would essentially be a tax for those homeowners, and the money would be used to build sidewalks elsewhere in the City.

Chair Walvatne requested another work session to address the proposed changes. The work session was scheduled for August 3, 2022.

4. Briefing: Planning Docket Projects Update

Planning Manager Wyss updated the current and recently completed docket priorities. The list is intended to clarify to the West Linn community, advisory committees, and staff of the Mayor and Council's project priorities and projected timelines to initiate and accomplish the work.

5. Briefing: Planning Commission Approved Projects Update

Tabled.

6. Discussion: Potential Future Projects to Recommend Adding to the Planning Docket

a. Commission Member Docket Proposals

Commissioner Pellet discussed a proposal to add neighborhood overlays to allow neighborhood associations to add design standards to middle housing.

b. Major/Minor Utility Definitions Update

Tabled.

7. Planning Commission Announcements

None.

8. Staff Announcements

Wyss provided an update on the Planning Commission schedule.

9. Adjourn

Chair Walvatne adjourned the meeting at approximately 7:50 pm.