



**PLANNING COMMISSION
Meeting Notes of October 19, 2022**

Commissioners present: Charles Mathews, Scott Erwin, John Carr, Joel Metlen, Gary Walvatne, and Bayley Boggess
Commissioner Absent: Carrie Pellett
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

None.

3. Briefing: [Accessory Dwelling Unit Amendments Project](#)

Chris Myers briefed the Planning Commission on the Accessory Dwelling Unit (ADU) Code Amendments project, scope, and timeline. The City Council directed Planning staff to review the City's current ADU code and make recommended changes based on whether the City wishes to facilitate or complicate the construction of ADUs. The Council appointed the Planning Commission as the Working Group to consider eleven policy questions.

ADUs are housing units with smaller living areas located on a property with a larger primary housing unit. ADUs are commonly identified as a viable way to help facilitate multi-generational housing, 'aging-in-place, and independent living for family members and renters, as well as housing for caregivers, individuals with disabilities, and individuals with special care requirements. The benefits of ADUs include the following:

- Aging in place
- Multi-generational housing options
- Housing for individuals with disabilities
- Housing for individuals with special care requirements, and
- Caregiver housing.

The current Code has requirements for street improvements, size restrictions, and height restrictions that deter property owners from constructing legal ADUs. The PC will consider the policy questions in four work sessions held in the fall and winter of 2022/2023, with a public hearing on recommendations in the spring of 2023. The City Council would consider the Planning Commission's recommendations and decide on Code amendments in late summer of 2023.

Commissioners asked clarifying questions about the process. The first work session is scheduled for November 16, 2022.

4. Briefing: [Climate Friendly and Equitable Communities Implementation](#)

Darren Wyss briefed the Planning Commission on the Climate-Friendly and Equitable Communities (CFEC) rule-making project in response to Governor Brown's 2020 Executive Order (No. 20-04) directing state agencies to meaningfully and urgently address climate change by developing measures to reduce Oregon's greenhouse gas emissions. He provided the background for state rule-making and outlined the implementation requirements.

The City of West Linn will be required to implement the adopted administrative rules over the next several years. The four primary areas of impact that will affect the City of West Linn are:

1. Reforming parking mandates and amending parking lot design standards,
2. Preparing for the electric vehicle future,
3. Planning for future transportation options, and
4. Adopting Metro 2040 Growth Concept town center boundaries.

The City Council appointed the Planning Commission as the working group for the CFEC implementation project. The PC will hold several work sessions from December 2022 to April 2023. Additionally, staff will develop a communication plan to ensure the community is aware of the required CFEC changes and to receive feedback on the policy options. To ensure staff and the PC are moving in the desired direction, the City Council will be briefed regularly on policy developments. Adoption of code amendments is required by June 30, 2023.

Several jurisdictions have filed legal challenges to the state CFEC rule-making process. Any resulting changes to the implementation requirements will be communicated to the City Council, and staff will seek their guidance on how to proceed.

Commissioner Boggess asked about the participation of other West Linn Advisory Boards like the Transportation Advisory Board. Wyss confirmed that they would be briefed on the policy development. Boggess wanted to include with Transportation Advisory Board in policy development.

Chair Walvatne expressed concern about eliminating parking when the City lacks public transit to most areas. He noted that these rules are problematic.

Commissioner Erwin noted that the City has three commerce areas of the City. He said that the City needs intra-city transit to get to these areas. He noted that remote work would be part of the future workplace.

Commissioner Metlen asked for more information about the link between reduced parking requirements and emissions.

5. Planning Commission Announcements

Chair Walvatne updated the Commission on the TIF Advisory meeting.

Chair Walvatne announced the upcoming ODOT regional toll advisory meeting in Portland.

6. Staff Announcements

Planning Manager Wyss reviewed the upcoming Planning Commission meeting.

7. Adjourn

Chair Walvatne adjourned the meeting at approximately 7:15 pm.