



PLANNING COMMISSION
Meeting Notes of March 1, 2023

Commissioners present: John Carr, Joel Metlen, Gary Walvatne, Charles Mathews, Scott Erwin, and Tom Watton
Commissioners Absent: Bayley Boggess
Consultants: Cathy Corliss, MIG and Kate Rogers, MIG
Staff present: Planning Manager Darren Wyss, Associate Planner John Floyd, and Administrative Assistant Lynn Schroder

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

1. Call To Order and Roll Call

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

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

Elizabeth Rocchia commented on behalf of the Willamette Neighborhood Association about traffic concerns on Willamette Falls Drive and local streets. She submitted written testimony on behalf of the Willamette Neighborhood Association. She asked that the WNA be put on the agenda to discuss occasional exceptions to the Community Development Code.

3. Approval of Meeting Notes: 01.18.2023 and 02.01.2023

Commissioner Walvatne requested changes to the draft minutes to the 2/01/2023 draft meeting minutes. Commissioner Walvatne moved to approve the meeting notes for 01.18.2023 and 02.01.2023. Watton seconded. **Ayes: Mathews, Erwin, Metlen, Watton, Walvatne, and Carr. Nays: None. Abstentions: None. The motion passed 6-0-0.**

4. Work Session: Clear and Objective Standards Compliance Project

Associate Planner John Floyd presented draft CDC amendments to convert existing discretionary standards to more precise and objective language. This is the second work session on the proposed CDC amendments. The primary objective of the code amendments is to make it easier for all parties to understand the rules and requirements for housing and objectively show compliance with the approval authority. The goal is a content-neutral update. The best practices for clear and objective standards are:

- Predictable outcomes within a wide variety of contexts and scenarios (should work for a majority of applications),
- Avoidance of overly restrictive standards that result in monotonous, undesirable, or excessively expensive development, and
- Avoidance of regulations so strict that they discourage needed housing through unreasonable cost or delay.

Floyd discussed off-street parking, access/egress, and landscaping standards. The proposed amendments exempt residential development from subjective language like “facilitate the flow of traffic” and “circulation patterns shall be easily comprehended.” The proposed amendments replace unclear language regarding maximum grade for parking spaces and lighting standards. References to specific adopted documents were inserted. The discretionary powers of the City Arborist were converted to clear and

objective standards with new text requiring existing conditions survey, including trees, for all applications. The proposed amendments provide an optional alternative to typical design review or subdivision standards. The exemption of single-family residential from design review is expanded to multi-family and mixed use, residential development in the MU zone, and manufactured home parks. Discretionary “contextual design” and “human scale” standards were replaced with numeric standards, lists, and objective language. Street improvement standards include a purpose statement to preserve intent. Additionally, a two-track Transportation Impact Analysis (TIA) system for Non-Residential Development and Residential Development. Residential TIAs are subject to specific scope, geography, and content boundaries.

Commissioner Walvatne asked if lighting standards were better removed from the CDC and put into Public Works Design standards. Floyd responded that the Public Works standards are more for public improvements, not site development. Walvatne noted his concern about stormwater treatment language and purpose statements. He requested the tree language be changed to “a minimum of 20% of Type 1 or Type 2 lands be set aside....” Floyd responded that the requested change would be a policy change.

Chair Carr asked for clarification about Heritage Trees. Wyss responded the inventory of these trees is kept by the Parks Department.

Commissioner Erwin asked if a list of allowed trees should be added explicitly in the CDC. Floyd responded that such a list would be part of a Climate-Friendly and Equitable Communities Code Amendments slated for later this year and require policy considerations.

Erwin suggested that the code should not specify the specific addition of the Trip Generation Manual. Floyd responded that the City Attorney strongly recommended including the specific edition to address legal concerns. The City anticipates annual CDC updates in the future to incorporate manual reference updates. Chair Carr requested guidance from the City Attorney’s office regarding reference document versioning in the CDC.

Commissioner Mathews was concerned about removing standards from the CDC and replacing it with the Public Works standards. Staff agreed to compare standards being removed from the CDC to those in the public works design standards.

Commissioners discussed the role of the Transportation System Plan (TSP) and project-related Transportation Impact Analysis (TIA) and when and how to address projects that establish new connections. Mathews was concerned about how traffic is diverted when new development occurs. He wanted TIAs to address traffic diversions because of new road connections. Wyss responded that new street connections are analyzed and planned by the Transportation System Plans that the City adopts. Commissioner Walvatne was concerned about the traffic impacts of new streets from subdivisions. Floyd responded that street connections are controlled in the Transportation System Plan. The proposed changes do not change thresholds for requiring a TIA but specify the boundaries of the analysis area for the TIA. He was concerned that TIAs do not reflect the busiest traffic times. Commissioner Metlen wanted TIAs to address traffic on existing roads that are at or near failing when new streets are added.

Commissioners discussed the illustration of standards on page 247, the placement of acronyms within the text amendments, and the new definition for pre-fabricated structures.

5. Planning Commission Announcements

Commissioner Walvatne commended Vice Chair Metlen on his role on a state report on finance with a significant section on housing.

6. Staff Announcements

Planning Manager Wyss reviewed the upcoming Planning Commission schedule.

7. Adjourn

Chair Carr adjourned the meeting at approximately 7:44 pm.



CITY OF
West Linn

Planning Commission

ANY INFORMATION PROVIDED MAY BE CONSIDERED PUBLIC RECORD AND SUBJECT TO DISCLOSURE
EACH AGENDA ITEM REQUIRES A SEPARATE TESTIMONY FORM.

☒ I wish to speak during Public Comments on a non-agenda related item (limited to five minutes):

Please specify topic (required):

Elizabeth Roechia

Rookie

Issues of concern to Willamette neighborhood Assn

☐ In Support

☐ Neither for nor against

☐ In Opposition

Required Information to have standing. Please print:

Name: _____

Name of Organization (if applicable): _____

Address: _____

City: _____ State _____ Zip _____

Email (optional): _____

FEBRUARY 2023

TO: West Linn City Council and West Linn Planning Commission

FROM: The Willamette Neighborhood Association (WNA)

WNA PRESENTS A RESOLUTION RE: TRAFFIC CONCERNS IN SEVERAL LOCAL STREETS AND AREAS

River Heights, Willamette Falls Drive, 9th Street, 16th Street are all in Willamette proper and Killarney Drive is in the uphill area of the WNA area, but all have similar traffic concerns and all are under *consideration of change during the current year*. Proposed tolling on I205 and the new Athey Creek Middle School will affect the Willamette area dramatically. HB 2001 affects Killarney Drive.

WNA requests the following:

1. Plans for Volpp Street should allow a 20' width plus a footpath without disturbing home frontage areas.
2. Divert traffic exiting the boat parking area to turn left (as it was until the 1990's, so that boat would use the existing exit to Tualatin Way.
3. 9th Street needs a safe method for children walking to school without having to contend boat traffic.
4. Willamette Falls Drive contends with heavy "freeway traffic" during commuter times on a daily basis now. When the Athey Creek School opens and tolling takes effect on I-205, WFD will have even more congestion during critical commuter times. Businesses and residents are concerned about safety and usability of their local roads.
5. The planned roundabout at Fields Bridge has the potential of terrible accidents as students attempt to get to or from school in as quick a way as possible, rather than using the designated walkways.
6. Brandon Place needs to be a two-way street. River Heights will be terribly constrained in cases of emergency if the one-way idea is carried out.
7. Killarney Drive is targeted to have a duplex built at the curve where a median currently exists. The plan is to remove the median which helps in slowing downhill traffic. The median or some other traffic slowing device needs to remain in place.
8. Our biggest concern is that these plans are set to occur without community input and participation. WNA requests real discussion between City and the WNA community.

Date _____

To: The Planning Commission
From: Willamette NA
Date March 1. 2023

The Willamette NA covers a large area of West Linn with more than 5,000 homes. Our group has always considered the WNA to be a conduit to city administration for residents' concerns. As such we are asking to be put on your agenda so that residents can have their concerns given attention. Ultimately we urge you as a commission to consider occasional exceptions to the Community Code...we will explain why.

Willamette area has several changes planned that residents think could alter the character and livability of their neighborhood. Residents bring their questions, concerns and ideas to our group, we include these in our minutes, our minutes are sent to the City, and nothing ever goes any further. We have had presentations from the Public Works and Planning departments and though we speak, we feel we are not heard. We are talked at and told what will happen....period.

Hence we ask that you set aside time to listen to residents from Volppe Street. 9th Street, Killarney drive and Willamette Falls Drive. Attached you will find letters explaining concerns which have gone unheard.

Thank you for your attention. We hope to have the opportunity to air our concerns before you with time for a discussion.

Willamette NA