



**PLANNING COMMISSION**  
**Meeting Notes of June 7, 2023**

<b><u>Commissioners present:</u></b>	Gary Walvatne, Charles Mathews, Bayley Boggess, Joel Metlen, and Tom Watton.
<b><u>Commissioners absent:</u></b>	John Carr
<b><u>Council Liaison:</u></b>	Scott Erwin
<b><u>Staff present:</u></b>	Planning Manager Darren Wyss and Administrative Assistant Lynn Schroder
<b><u>Consultant:</u></b>	Matt Hastie, MIG Consultants

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

**1. Call To Order and Roll Call**

Vice Chair Metlen called the meeting to order at 6:00 pm. Wyss took the roll.

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

None.

**3. Approval of Meeting Notes: 05.03.2023**

Approval of the 05.03.2023 minutes was tabled until 06.21.2023.

**4. Work Session: HB2003 Implementation**

Planning Manager Wyss provided background on HB2003 implementation. The three primary actions the City needs to complete for compliance with HB2003 are:

- Create and adopt a Housing Capacity Analysis (HCA),
- Rezone property based on the HCA, and
- Adopt an associated Housing Production Strategy.

Matt Hastie presented the initial results and recommendation from the West Linn Housing & Zoning Analysis and reviewed the proposed Comprehensive Plan Goal 10 amendments. Comprehensive Plan Goal 10 Proposed Amendments include a new narrative representing findings from the Housing Capacity Analysis. Updated goals and policies incorporate recommendations from HCA, eliminate outdated policies and actions, retain many existing goals and policies, and reflect the discussion from the last PC meeting. Changes to the 4/5/23 draft amendments include the following:

- more context to draft the narrative,
- Retained goal language re: character and identity of established neighborhoods,
- Added goal language re: balancing nature with other goals,
- Eliminated action measure re: the referendum on affordable housing, and
- Dropped policy re: garages and front porches.
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Commissioners asked questions and discussed the proposed Comprehensive Plan Goal 10 amendments. Commissioners discussed how affordable housing would be retained in the Goal 10 amendments, how the Housing Capacity Analysis and the Housing Production Strategy work with the Comprehensive Plan and removing specific requirements in the Comp Plan in favor of more general language.

Commissioner Mathews wanted to retain language about a citizen referendum on subsidizing affordable housing, the good functional and aesthetic design of multifamily housing, and the provisions for the location of garages and front porches in the Comprehensive Plan. Commissioner Metlen preferred plain language over wordy phrases and discussed how phrases had been implemented in the past. Commissioner Watton asked how affordable housing would be incentivized. Commissioner Walvatne discussed protecting steep slopes and riparian areas. He questioned what was driving the housing need in West Linn. Commissioner Boggess wanted to include a goal to preserve existing housing stock. Commissioners agreed to remove Policy 11 and the affordable housing referendum from the proposed amendments. More discussion was requested about the multifamily housing language's good function and aesthetic design.

Metropolitan Housing Rule requires cities within the Portland Metropolitan region to comply with two requirements related to the capacity of buildable land. The 50/50 Housing Split Rule requires cities to designate sufficient buildable land to allow at least 50 percent of new residential units to be attached to single-family housing or multiple-family housing or justify an alternative percentage based on changing circumstances. The Housing Density Rule requires an overall density of eight or more dwelling units per net buildable acre.

The recommended changes to the West Linn CDC include:

- Rezone properties to higher density,
- Update buildable land inventory to reflect current conditions,
- Increase density of unannexed islands,
- Reflect results of middle housing provisions,
- Requires opportunity to develop even split of attached and detached housing,
- Update buildable land inventory to reflect current conditions, and
- Assume certain percentage of middle housing in R-7 and R-10 zones.

Commissioner Watton asked how many acres of island properties are within the City. Commissioner Walvatne noted that the island properties would not necessarily want to annex into the City.

The legislative adoption process will begin later this summer and will include the following documents:

1. Housing Capacity Analysis
2. Proposed West Linn Comprehensive Plan Goal 10 Amendments
3. Proposed West Linn Comprehensive Plan Map Amendments
4. Proposed West Linn Zoning Map Amendments

## **5. Planning Commission Announcements**

Commissioner Boggess shared that the Oregon Legislature was wrapping up the State budget.

Commissioner Mathews commented that he believed the Food Cart pamphlet published by the Planning Department misrepresented the Planning Commission decision on where Food Carts could be sited in the City. Commissioner Walvatne agreed.

## **6. Staff Announcements**

Planning Manager Wyss reviewed the upcoming Planning Commission schedule.

## **7. Adjourn**

Vice Chair Metlen adjourned the meeting at approximately 7:42pm.