



PLANNING COMMISSION
Meeting Notes of July 19, 2023

<u>Commissioners present:</u>	Gary Walvatne, Charles Mathews, Bayley Boggess, Kevin Bonnington, Tom Watton, and Joel Metlen
<u>Commissioners absent:</u>	John Carr
<u>Public:</u>	Elizabeth Rocchia
<u>Staff present:</u>	Planning Manager Darren Wyss and Administrative Assistant Lynn Schroder
<u>Consultant:</u>	Matt Hastie, MIG Consultants

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

1. Call To Order and Roll Call

Vice Chair Metlen called the meeting to order and Planning Manager Wyss took roll. New Commissioner Bonnington introduced himself.

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

Elizabeth Rocchia submitted written comments and testified about the Willamette Falls Drive Improvements at Fields Bridge. She ask that the Planning Commission impose additional conditions on the proposed improvement project.

3. Work Session: HB2003 Implementation

Planning Manger Wyss reviewed the HB2003 implementation efforts and proposals including:

- Final review of the HCA.
- Final review of the proposed Comprehensive Plan Goal 10 amendments.
- Compliance with the Metropolitan Housing Rule.
- Proposed Comprehensive Plan and Zoning Map amendments at 1200 Tamarisk Drive to address the 5-acre deficiency in multi-family zoned land.
- Proposed Zoning Map amendment to apply R-7 zoning to a residential property annexed in 1998, but never zoned (3637/3939 Parker Road).
- Proposed Zoning Map amendments to apply R-4.5 zoning to two properties (4100 Norfolk Street/4192 Sussex Street) to align the zoning with the existing Comprehensive Plan Map designation of Medium-Density Residential.

Commissioner Mathews asked how many housing units could be located on the 1200 Tamarisk property with the proposed zoning. Wyss responded that the property could provide approximately 100 multi-family units depending on site factors. The surrounding properties would be notified as part of the legislative process. Commissioner Mathews asked about the transition between existing R-10 and the new multi-family zone. Commissioner Walvatne noted that a bridge would be necessary to build a road over the creek

on the property and that the site is significantly constrained by environmental factors and would be difficult to develop.

Vice Chair Metlen clarified that staff is seeking consensus approval on the final Housing Capacity Analysis, the Comprehensive Goal 10 amendments, and the property rezones. Wyss confirmed that he needed consensus on the proposals to move forward to the legislative process. He noted that the City is applying for a grant to complete the Housing Production Strategies that should be completed by next year.

Commissioner Walvatne requested a change to the language of the Goal 10 Housing amendments. Commissioner Boggess agreed.

Commissioner Boggess requested more data be included in the Goal 10 introduction.

Vice Chair Metlen requested additional comments from Commissioners. There were none. With no further comments, Metlen declared Planning Commission consensus on HB 2003 Implementation amendments. Wyss responded that City Staff will move the draft amendments into the legislative process.

4. Planning Commission Announcements

None.

4. Staff Announcements

Planning Manager Wyss updated the Planning Commission on the ADU legislative adoption, the Waterfront Project, the Highway 43 Land Use and Neighborhood Connectivity Plan request for proposal, the Housing Production Strategy, and Climate Friendly and Equitable Communities implementation.

Wyss reviewed the upcoming Planning Commission schedule.

Commissioners agreed to cancel the August 2, 2023 PC meeting.

6. Adjourn

Vice Chair Metlen adjourned the meeting at approximately 7:20 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):

WILLAMETTE FALLS DR IMPROVEMENTS

☐ In Support

☐ Neither for nor against

☒ In Opposition

Required Information to have standing. Please print:

Name: ELIZABETH ROCCHIA

Name of Organization (if applicable): WILLAMETTE NA

Address: _____

City: _____ State _____ Zip _____

Email (optional): _____

To: West Linn City Council
re: Willamette Falls Drive Improvements
date: July 18, 2023
From: Willamette NA Task Force

It was mentioned in the last WNA monthly meeting that the City Council had denied the recent appeal addressing impacts on trees in Fields Bridge Park and other environmental issues.

The WL Planning Department was encouraged to move forward with "certain conditions" that would offer the least impact possible on the park environment. Since conditions were not specified, some concerned citizens would like to ask the Planning Department to consider some possibilities:

1. **Consider eliminating the sidewalk along WF Drive** since a parallel footpath in the park exists. This would minimize the cut and fill intrusion into the park and save money. Since a parking strip has been eliminated, a sidewalk would not be required. Should walking along a heavily traffic road be encouraged? Would "E scooters " and "E bikes" be tempted?
2. **Consider another building block material.** The large industrial cement blocks could be replaced with smaller dark concrete blocks which look like stone. Possibly less material would be needed since the cut and fill would be reduced.
3. **Consider displaying a design graphic to the public.** Engineer renderings are difficult to visualize. Since this is Go-Bond money, the public is entitled to see what the road and park will look like. Since public opinion was not encouraged in the design planning, an image would satisfy curiosity.
4. **Consider eliminating the crosswalk at the roundabout** as shown on plans on the planning department webpage. A path circumventing this area leads from the school property under the bridge to and from the park.

Please consider Fields Bridge Park as a fragile wetland, a flood plain with a natural riparian edge to the river, a modest wildlife refuge, and a treasure to be protected.