



PLANNING COMMISSION
Meeting Notes of August 16, 2023

Commissioners present: John Carr, Gary Walvatne, Charles Mathews, Bayley Boggess, Kevin Bonnington, Tom Watton, and Joel Metlen
Council Present: Scott Erwin
Staff present: Planning Manager Darren Wyss and Administrative Assistant Lynn Schroder
Consultant: Matt Hastie, MIG Consultants

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

Pre-Meeting Work Session

City Attorney Trompke discussed the standards for legislative fact-finding. Planning Manager Wyss noted that pre-meeting work sessions are optional for legislative hearings.

1. Call To Order and Roll Call

Chair Carr called the meeting to order. Planning Manager Wyss took roll.

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

None.

3. Approval of Meeting Notes: 05.17.2023, 06.07.2023, 06.21.2023, and 07.19.2023

Commissioners requested spelling corrections. Walvatne moved to approve the meeting notes with corrections for 05.17.2023, 06.07.2023, 06.21.2023, and 07.19.2023. Bonnington seconded. **Ayes: Walvatne, Boggess, Bonnington, Watton, Mathews, Metlen, and Carr. Nays: None. Abstentions: None. The motion passed 7-0-0.**

4. Public Hearing (Legislative): [PLN-23-01, Proposed Comprehensive Plan Goal 10: Housing text amendments, adopting the 2021 West Linn Housing Capacity Analysis and Buildable Lands Inventory, and adopting Comprehensive Plan Map and Zoning Map amendments](#)

Chair Carr opened a legislative hearing for PLN-23-01, a proposal for text amendments to West Linn Comprehensive Plan Goal 10, to adopt the 2021 West Linn Housing Capacity Analysis and Buildable Lands Inventory, and to adopt West Linn Comprehensive Plan Map and Zoning Map amendments.

City Attorney Trompke addressed legal standards and appeal rights. He addressed Planning Commission conflicts of interest. No Planning Commissioner declared a conflict of interest. Trompke asked if any member of the audience wished to challenge the Planning Commission's impartiality of any member of the Planning Commission. There were none.

Planning Manager Wyss presented the staff report. In 2019 the Oregon Legislature enacted Oregon House Bill 2003 (HB2003), which requires jurisdictions to update their Housing Capacity Analysis (HCA) and develop an associated Housing Production Strategy to help meet housing needs. West Linn is required to adopt its HCA by December 31, 2023 to meet the HB2003 administrative rules.

The City approached the project to comply with HB2003 in two phases. Phase 1 included a Council appointed working group. It resulted in the 2021 West Linn Housing Capacity Analysis (West Linn HCA) and Buildable

Lands Inventory (BLI) compliant with Oregon Revised Statutes and Oregon Administrative Rules, recommended Comprehensive Plan Goal 10: Housing amendments, and recommended strategies the City could implement to encourage development of needed housing in the future. The West Linn HCA found the City to be five acres deficient in buildable multi-family zoned land. The key takeaways from Phase 1 were:

- Shortage of housing for lowest income levels – both current and future,
- Land available for “middle housing” but none produced recently, and
- Surveys show recognition of the need for housing variety and affordability, but not preferred in own neighborhood.

Council appointed the Planning Commission as the HB2003 working group for Phase 2. The Planning Commission held three work sessions to review proposed Comprehensive Plan Goal 10 amendments and collected PC recommendations on language additions or deletions. Proposed changes include:

- Rezone 5 acres within the City to multi-family to reconcile deficiency in multi-family zoning,
- Rezone three properties to be consistent with their Comprehensive Plan Designation,
- Adopt HCA as a supporting document to the Comprehensive Plan,
- Adopt Comprehensive Plan Map and Zoning Map amendments,
- Adopt Goal 10 housing text amendments,
- Implement the Metropolitan House Rule.

Commissioners asked clarifying questions about the properties to be rezoned, the adoption process, and the timing of the Housing Production Strategy.

Chair Carr asked for public testimony. There was none.

Chair Carr closed the public hearing and opened deliberations.

Commissioner Boggess moved to recommend City Council approve PLN-22-01 by adopting Ordinances 1747, 1748, and 1749 as presented. Commissioner Walvatne seconded. **Ayes: Walvatne, Boggess, Bonnington, Watton, Mathews, Metlen, and Carr. Nays: None. Abstentions: None. The motion passed 7-0-0.**

5. Planning Commission Announcements

Commissioner Walvatne noted that he testified at a City Council meeting about the proposed Council Rule change to reduce public comment from 5 to 3 minutes.

Chair Carr noted that he participated in the City Attorney interviews.

6. Staff Announcements

Planning Manager Wyss updated the PC on the proposed Recreation Center Open House. He noted that the CCI will review the draft engagement plan for Waterfront Master Plan in August. Additionally, the City will select a consultant for the Highway 43 Connectively Plan later this month. Wyss discussed the need to have pre-meeting work sessions for legislative hearings. Wyss reviewed the upcoming Planning Commission schedule. Commissioners agreed to cancel the September 5, 2023, PC meeting.

7. Adjourn

Chair Carr adjourned the meeting at 7:15 pm.