

Memorandum

Date: September 15, 2023

To: West Linn Planning Commission

From: Darren Wyss, Planning Manager

Subject: Briefing on Docket Projects in Process

The West Linn Community Development Code (CDC) requires that Comprehensive Plan, CDC, and Zoning Map amendments undertaken in a given year be listed on a docket. The docket is reviewed by the Planning Commission and prioritized and approved by the City Council. Other planning or historic preservation-related plans and studies must also be considered through the docketing process. The 2023 docket listed seven prioritized projects. The docket can be found here: <https://westlinnoregon.gov/planning/plan-and-development-code-docket>.

Staff has provided information for each of the seven projects to keep the Planning Commission up-to-date on the status of each project. Staff can also return in the future with a more detailed presentation on any of the projects.

Projects Underway

1. West Linn Waterfront Project

City Council budgeted funds in 2021 to hire a consultant to aid in the development of a draft vision plan based on prior public engagement, development and implement a community engagement plan, identify and recommend zoning map and CDC amendments, conduct a transportation analysis, and develop financing options to support redevelopment consistent with the vision. Toole Design was selected to conduct this work at the conclusion of a public RFQ process, and a working group of stakeholders was appointed by City Council to review and advise on the project.

The consultant is presently working on a draft vision plan and both printed and web-based public engagement materials and tools that continues planning work and public feedback received from the community prior to the Covid epidemic. The engagement materials are being development consistent with a Public Involvement Plan reviewed and approved by the West Linn CCI on August 29, 2023.

2. Highway 43 Land Use and Neighborhood Connectivity Plan

The City of West Linn is looking to implement a new vision for the Highway 43 corridor (Hwy 43), which serves as a critical north/south transportation link in the Portland Metro region. The future vision of the Hwy 43 corridor includes providing complete and safe facilities for pedestrians, bicycles, and transit users; safe crossing points on Highway 43; commercial services that provide neighborhood needs; and providing pedestrian connections to needed goods and services as well as to other neighborhoods. The

City is interested in exploring mixed-use zoning to re-energize the corridor with a mix of housing types, work places, shops, and parks for people of all ages, incomes, and abilities.

As Part of the 2024-25 budget cycle, City Council budgeted funds for consultant services. On September 1, 2023 MIG was selected as the consultant firm for the project. Negotiations for the final scope of the project began on September 14, 2023. The goal is to have negotiations completed by September 28, 2023 and taken to City Council for approval in October 2023. Next steps in the project are to complete the Working Group member selection process and receive CCI approval on September 26, 2023.

3. West Linn Response to HB2003

HB2003, passed by the Legislature in 2019, requires jurisdictions to update their Housing Capacity Analysis (HCA) and develop an associated Housing Production Strategy (HPS). The City must adopt the HCA by end of 2023 and the HPS by end of 2024. The City approached the HCA project in two phases. In Phase 1, grant funds awarded to the City were used to hire a consultant to help produce the HCA per Oregon Revised Statute 197.296 and Oregon Administrative Rules Chapter 660, Divisions 7 and 8. Staff and the consultant brought materials for review to the City Council appointed working group, and the result was an adoption-ready HCA delivered in June 2021. The HNA analysis showed the City was deficient in buildable multi-family zoned land.

In Phase 2, the City Council appointed the Planning Commission as the working group to recommend policy amendments to West Linn Comprehensive Plan Goal 10: Housing and identify properties to rezone to multi-family housing to eliminate the deficiency identified in the HCA. The Planning Commission held three work sessions to review documents and directed staff to bring the amendments into the legislative adoption process. At its August 16, 2023 public hearing, the Planning Commission recommended approval of the HB2003 package, which includes: 1. The HCA and Buildable Lands Inventory; 2. West Linn Comprehensive Plan Goal 10: Housing amendments; 3. West Linn Comprehensive Plan Map amendments; and 4. West Linn Zoning Map amendments. The City Council will hold a work session on the recommendation on September 18, 2023 and a public hearing on October 9, 2023.

The City has received additional grant funding to complete the HPS and staff anticipates the project to begin in late Autumn 2023.

4. Clear and Objective Standards Audit

To encourage efforts to expand housing supply, the Legislature adopted ORS 197.286-314. These provisions require local governments to apply only clear and objective criteria to applications for housing projects. To ensure the City was meeting these requirements, Council budgeted funds and APG-MIG was hired to review the Community Development Code and recommend text amendments necessary to bring the CDC into compliance in a policy-neutral manner.

Draft text amendments were created by the consultant team/City staff and presented to a working group in 2022 and the Planning Commission in the first half of 2023. The Planning Commission recommended approval of the proposed amendments at its June 21, 2023 public hearing. Council is scheduled to hold their first public hearing on the recommended amendment package on Monday, September 18, 2023.

5. Accessory Dwelling Unit (ADU) Regulations

This project is complete. City Council adopted the Planning Commission recommended amendments at its July 10, 2023 public hearing.

6. Climate Friendly and Equitable Communities Rules Implementation

Governor Kate Brown issued [Executive Order No. 20-04](#) in March 2020 directing state agencies to meaningfully and urgently address climate change. The Land Conservation and Development Commission adopted rules in July 2022 that require City compliance. Not only are the rules focused on reducing greenhouse gas emissions, but they also aim to improve equity in the community's transportation, housing, and planning efforts. The first rules being implemented involve parking mandates and electric vehicle charging infrastructure. The City received an extension to June 30, 2024 to adopt code amendments to fully comply with the rules. The Dept. of Land Conservation and Development (DLCD) has been allocated grant funds to support community efforts and the City will seek funding, as well as request an additional extension to complete the work with consultant assistance.

7. Committee for Citizen Involvement (CCI) Review of Community Engagement in Land Use Process

CCI report and recommendations were provided to City Council. The report addressed education, administrative proposals, and potential code changes. Staff is waiting for direction from Council on the implementation process, particularly a working group appointment to review possible code amendments. Policy decisions/code amendments have the potential to be influenced by HB2001 and HB2003 work in the context of the impact on housing affordability.

If you have questions about the meeting or materials, please feel free to email or call me at dwyss@westlinnoregon.gov or 503-742-6064. As always, please submit questions before the meeting to increase the efficiency and effectiveness of the discussion as it allows staff to prepare materials and distribute them for your consideration. Thanks, and hope to see everyone at the meeting.