



**PLANNING COMMISSION
Meeting Notes of February 7, 2024**

Commissioners present: John Carr, Gary Walvatne, Kevin Bonnington, Tom Watton, Joel Metlen, and David D. Jones
Commissioners absent: Bayley Boggess
Applicant present: David Peterson, Corianne Burnett,
Staff present: Planning Manager Darren Wyss, City Attorney Bill Monahan, Senior Planner John Floyd, Public Works Director Erich Lais, and Administrative Assistant Lynn Schroder

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

Pre-Meeting Work Session

Chair Carr introduced Planning Commissioner David D. Jones and reviewed the order of business for the hearing for CUP-23-01.

- 1. Call To Order and Roll Call**
Chair Carr called the meeting to order at 6:30 pm. Planning Manager Wyss took roll.
- 2. Public Comment related to Land Use Items not on the Agenda**
None.
- 3. Approval of Meeting Notes: 12.20.2023**
Commissioner Walvatne moved to approve the meeting notes for 12.20.23. Bonnington seconded. **Ayes: Jones, Walvatne, Metlen, Watton, Bonnington, and Carr. Nays: None. Abstentions: None. The motion passed 6-0-0.**
- 4. Public Hearing: CUP-23-01 Conditional Use Permit, Design Review, Flood Management Area Permit, Water Resource Area Permit, and Nonconforming Development Review to Replace an Existing Sanitary Sewer Lift Pump Station at 3821 Calaroga Drive**
Chair Carr introduced application CUP-23-01, a Conditional Use Permit, Class I Design Review, Floodplain Management Area Permit, a Water Resource Area Permit, and a Nonconforming Development Review at 3821 Calaroga Drive. Carr explained the hearing procedures and opened the public hearing.

City Attorney Monahan addressed legal standards and appeal rights. The substantive criteria that apply to the application are Community Development Code (CDC) Chapters 10, 27, 32, 42, 48, 55, 60, 96, and 99.

City Attorney Monahan addressed Planning Commission conflicts of interest, ex-parte contacts, jurisdiction, and bias challenges. Commissioners Walvatne and Jones declared site visits to 3821 Calaroga Drive. No member declared conflicts of interest or bias. Monahan asked if any audience member wished to challenge the Planning Commission's jurisdiction, impartiality, or ex-parte disclosures of any members of the Planning Commission. No challenges were made.

Senior Planner John Floyd presented the staff report. The applicant requests approval to replace an existing sanitary sewer lift pump station at 3821 Calaroga Drive. Sewer lift stations are major utilities and

are conditional uses in the R-10 zone. Additional requested approvals are a Class I Design Review, Floodplain Permit, Water Resource Area Permit (Alternative Review Process), and a Nonconforming Development Review.

The 50-year-old pump station is located on a 3,746-square-foot site on the north side of Calaroga Drive, where the road crosses the Trillium Creek Drainage. The site is entirely within the first 50 feet of the 100-foot-wide WRA buffer of the creek. The pump station is a gravity-fed sewer that collects sewage from nearby houses. Once collected at the pump station, sewage is pumped uphill into a manhole and then continues to the wastewater treatment plant.

The existing pump station will be replaced with a new facility with increased capacity to convey peak wet weather flows. The new pump station and associated improvements will be constructed in the Calaroga Drive right-of-way at a higher elevation above the base flood elevation from Trillium Creek. There is no feasible alternative location for the facility. The new location will require some trees to be removed. The City proposes invasive vegetation removal and native plantings to enhance the ecological functions and provide screening for adjoining homes.

Floyd summarized the public comments received from the Department of State Lands and Jessica Bernardini on behalf of the adjacent landowner.

Erich Lais, City of West Linn, and Corianne Burnett, Carollo Engineers, presented on behalf of the applicant. Burnett provided an overview of the pump station and highlights of the application. Eris Lais discussed the need for the new facility.

David Petersen testified in support of the application on behalf of Nicol West Linn LLC, the adjoining property owner to the west.

Commissioner Walvatne asked about backup power and the geotechnical recommendations. Commissioner Watton asked questions about seasonal restrictions on construction.

There were no requests for continuances.

Chair Carr closed the public hearing was closed. Deliberations were opened. Commissioner Walvatne supported the application. Chair Carr noted that the new facility location above the base flood elevation is an improvement.

Commissioner Bonnington moved to approve CUP-23-01 as presented and directed staff to prepare a Final Decision and Order based on the findings in the staff report and the record. Vice Chair Metlen seconded. **Ayes: Jones, Walvatne, Metlen, Watton, Bonnington, and Carr. Nays: None. Abstentions: None. The motion passed 6-0-0.**

5. Election of Chair and Vice-Chair

Commissioner Walvatne nominated John Carr as Chair. Vice Chair Metlen seconded. Commissioners elected John Carr to serve as Chair for one year. **Ayes: Jones, Walvatne, Metlen, Watton, and Bonnington. Nays: None. Abstentions: Carr. The motion passed 5-1-0.**

Chari Carr nominated Joel Metlen as Vice Chair. Commissioner Walvatne seconded. Commissioners elected Joel Metlen to serve as Vice Chair for one year. **Ayes: Jones, Walvatne, Carr, Watton, and Bonnington. Nays: None. Abstentions: Metlen. The motion passed 5-1-0.**

6. Planning Commission Announcements

Chair Carr announced his absences from upcoming Planning Commission meetings.

7. Staff Announcements

Planning Manager Wyss reviewed the upcoming Planning Commission schedule.

8. Adjourn

Chair Carr adjourned the meeting at 7:40pm.