



**PLANNING COMMISSION**  
**Meeting Notes of March 6, 2024**

<b><u>Commissioners present:</u></b>	Gary Walvatne, Kevin Bonnington, Tom Watton, Joel Metlen, and David D. Jones
<b><u>Commissioners absent:</u></b>	John Carr
<b><u>Councilors present:</u></b>	Carol Bryck
<b><u>Staff present:</u></b>	Planning Manager Darren Wyss, Senior Planner John Floyd, Associate Planner Chris Myers, Associate Planner Aaron Gudelj, and Administrative Assistant Lynn Schroder

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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. Planning Manager Wyss took roll.

**2. Public Comment related to Land Use Items not on the Agenda**

None.

**3. Briefing: West Linn Waterfront Project**

Senior Planner John Floyd presented the West Linn Waterfront Master Plan Project. In 2016, the West Linn City Council directed staff to develop a master plan and community vision for the 275-acre area adjacent to the Willamette River, from I-205 north to 7th Street in the Willamette Neighborhood to the south. The project area is mainly characterized by industrial commerce and infrastructure. The project's goal is to create and implement a preferred community vision for the project area.

Community engagement is a critical factor in creating an achievable and community-driven plan. Between 2016 and 2021, through a series of community group presentations, open houses, and property owner meetings. Key outcomes of this public consultation included the identification of three subarea districts (Historic City Hall District, Cultural Heritage District, and Pond Redevelopment District) and developing four guiding principles (Reinvestment Opportunities, Transportation Improvements, River Access, and Historic Character).

A project working group was formed and consulted on early iterations of the Vision Plan. This working group will continue to be consulted throughout the process. In addition to the working group, direct engagement with the public and significant stakeholders, including representatives of five tribal nations associated with this area and property owners, will occur through the spring and summer. A separate technical advisory group will coordinate agencies' and service providers' input.

There are several parallel projects that the City is coordinating with:

- Willamette Falls Intertribal Public Access Project
- Blue Heron Aeration and Settling Basin remediation/reuse
- Historic City Hall Adaptive Reuse

The upcoming steps for the project include:

- Public Consultation (ongoing)
- Zoning Analysis & CDC Amendments

- New uses
- Removing barriers to vision
- Financing Plan
- Transportation Analysis
- Legislative Adoption

**4. Briefing: Vision43 Project**

Associate Planner Chris Myers presented the Vision 43 Land Use and Neighborhood Connectivity Plan. Current zoning along the 3.3-mile Highway 43 corridor combines commercial and residential, with many underutilized properties. The project aims to re-energize the corridor with housing types, workplaces, shops, and parks for people of all ages, incomes, and abilities. The plan will include a zoning analysis and potential changes and an evaluation of pedestrian/bicycle access from neighborhoods to provide safe access to the corridor. The outcome of this effort will create a destination corridor that is an inviting opportunity for West Linn residents to live, work, and move about safely and with ease.

Extensive community engagement is planned to facilitate the plan. The VISION43 project webpage is a critical tool to help gather community feedback and communicate project-specific events, data, and other project information. Additionally, a working group will meet approximately five times over the next twelve-month period to review, discuss, and revise. A separate technical advisory group will coordinate agencies' and service providers' input on the draft documents and make a final recommendation to the Planning Commission. Separately, Myers will meet with Metro Councilor about the project.

The upcoming steps for the project include:

- Consideration of a Possible Tax Increment Financing (TIF) District
- Initial meetings with Robinwood and Bolton Neighborhood Association
- Meetings with the West Linn Alliance
- Briefings with Citizen Advisory Groups
- Youth Advisory Council- led Art Competition
- Living Room Meetings

**5. Discussion: Topics for Upcoming Joint Meeting with Council**

Planning Manager Darren Wyss discussed the upcoming joint meeting with the City Council. Topics that will be discussed include quasi-judicial training with the City Attorney, Planning Docket, Code Concepts, and Climate Friendly and Equitable Communities (CFEC).

**6. Planning Commission Announcements**

Commissioner Walvatne, liaison to the CCI, updated the Commission on the CCI's recommendation to the City Council for the Housing Production Strategy Working Group.

Commissioner Bonnington noted that he was appointed to fill the interim City Council vacancy.

**7. Staff Announcements**

Planning Manager Wyss reviewed the upcoming Planning Commission schedule. He noted that the Waterfront Project Open House was later in the week. The March 20, 2024, Planning Commission meeting was cancelled.

**8. Adjourn**

Vice Chair Metlen adjourned the meeting at approximately 7:30pm.