



**HISTORIC REVIEW BOARD**  
**Meeting Notes of April 16, 2024**

Members present: James Manning, Danny Schreiber, Kirsten Solberg, Dan Saltee, and Michael Fuller (arrived late)  
Members absent: Brad Stewart and John Steele  
Staff present: John Floyd, Senior Planner, Chris Myers, Associate Planner, and Lynn Schroder, Community Development Management Analyst

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**Staff Liaison:** John Floyd - [jfloyd@westlinnoregon.gov](mailto:jfloyd@westlinnoregon.gov)

**1. Call To Order and Roll Call**

Chair Manning called the virtual meeting to order at 6:04 pm. John Floyd called the roll.

**2. Public Comment Related to Items not on the Agenda**

None.

**3. Approval of Draft Meeting Notes for February 20, 2024**

Member Solberg moved to approve the meeting notes for 02/20/24. Member Schreiber seconded. **Ayes: Solberg, Schreiber, and Manning. Nays: None. Abstain: Saltee The motion passed 3-1-0.**

**4. Presentation and Discussion of West Linn Waterfront Project**

Senior Planner John Floyd presented the West Linn Waterfront Project. The Plan aims to create and implement a preferred community vision that encourages redevelopment and improves public access for the area. The 275-acre planning area is divided into three subdistricts, each with its characteristics and potential for redevelopment. The planning area is historically the center of West Linn's commerce and culture. The paper mill is the oldest and largest employer in West Linn. The PGE hydroelectric plant was established in 1895.

The Vision Plan aims to blend years of planning with current community values to guide future development. It focuses on four key values: reinvestment, transportation improvements, river access, and historic character. The goal is to develop a vision plan for the waterfront area and address issues such as limited access, industrial zoning, and lack of city-owned property. Ongoing community engagement and public consultation are being conducted to gather feedback and refine the plan through the end of May.

The project team is working on the Market Trend Analysis, gathering feedback on the draft Community Vision Plan, and continuing community outreach events. Next steps include a Technical Advisory Committee to provide input, a draft transportation analysis, and potential zoning changes based on feedback received. Floyd will explore the possibility of design standards around historic districts to reinforce their historic character. He will put together a map showing

the properties protected by Chapter 25 and those not. Schreiber requested that the City consider conducting an archaeological survey in the future to protect potential archaeological resources.

The City is coordinating with other parties involved in planning work in the area, including the Willamette Falls Intertribal Public Access Project, Blue Heron Aeration and Settling Basin project, and Historic City Hall Adaptive Reuse project.

#### **5. Presentation and Discussion of VISION43**

Associate Planner Chris Myers presented the VISION43 project, which focuses on improving opportunities for walking and biking, creating more businesses and housing options, and enhancing community gathering spaces along the Highway 43 corridor. Based on community input, the plan will propose a new mixed-use zoning code for Highway 43. Myers noted that potential changes to zoning codes and height restrictions will be considered to improve housing options and retail opportunities but emphasizes the importance of community input and protection of historic properties. Community engagement is a priority, with surveys, interactive maps, listening sessions, and living room meetings conducted to gather residents' feedback and ideas. Members mentioned a historical ship house on Highway 43 and its protection as it changed ownership. Manning noted that remnants of the historic trolley track that ran from Willamette to Portland still exist along Highway 43.

Members discussed connecting historical landmarks to the proposed Wayfinding and Signage project.

#### **6. Update on McLean House Nomination**

Due to internal coordination needs, the city delayed submitting the draft McLean House National Register Nomination until the July 1, 2024 SHPO deadline. The State Advisory Committee for Historic Preservation (SACHP) will consider the nomination at its October 2024 meeting, and the City Council will consider its recommendation for the nomination at its May 13, 2024 meeting.

#### **7. Historic Review Board Announcements**

Members discussed the need to create an HRB mission statement and set goals and priorities for the coming year, including clarifying Chapter 25 and design guidelines. They wanted to discuss concerns about decisions being ignored and a lack of clarity on decision-making authority at the next meeting. They requested that the Council liaison attend the meeting to lend insight. Solberg requested information on the Heritage Tree Program for the next meeting.

#### **8. Staff Announcements**

None.

#### **9. Adjourn**

Chair Manning adjourned the meeting at 7:50pm.