



PLANNING COMMISSION
Meeting Notes of May 15, 2024

Commissioners present: John Carr, Gary Walvatne, Tom Watton, Joel Metlen, and David D. Jones
Public present: None
Consultant: Brian Ginter, P.E., Consultant
Staff present: Planning Manager Darren Wyss, Bill Monohan, Erich Lais, Public Works Director, and Administrative Assistant Lynn Schroder

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

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. Public Hearing: [2024 West Linn Water System Master Plan Update](#)

Chair Carr introduced the hearing for the 2024 West Linn Water System Master Plan. Carr explained the adoption process and highlighted the Planning Commission's role in making a recommendation to the City Council.

City Attorney Monahan addressed preliminary legal matters. He stated that the Commission's decision must adhere to the procedures for adoption or amendment of supporting plans outlined in Chapter 100 of the West Linn Community Development Code. Additionally, the recommendation must consider the statewide planning goals and administrative rules incorporated into Chapter 100. Monahan clarified that the hearing is not a quasi-judicial process; however, public testimony will be taken.

Public Works Director Erich Lais introduced the Water System Master Plan. The purpose of the Master Plan is to address the city's water system needs over the next 20 years and recommend capital improvements and policy updates. The master plan is required by the State of Oregon Drinking Water Program and identifies short- and long-term needs for capital improvements, policy updates, and financial strategy.

Consultant Brian Ginter, P.E. discussed details of the Master Plan, including:

- Seismic analysis and potential earthquake risks
- Maintenance and upgrades budget
- Lead and copper assessment
- Leakage and meter inaccuracies
- The importance of seismic upgrades for reservoirs

Overall, the city's water infrastructure is in good shape, with low risk except for some areas prone to landslides. The budget for addressing infrastructure needs is \$2.6 million per year, primarily for maintenance and upgrades. The city is working on inventorying service connections to assess potential issues with lead or copper.

Commissioners discussed issues related to leakage, meter inaccuracies, and unmetered usage in the water system. The City Engineer acknowledged that seismic resilience is a significant challenge, with full recovery after a major earthquake potentially taking months or years. Seismic upgrades for reservoirs are considered important to ensure water availability after an earthquake. Backup power supply for pumps and water distribution was discussed but no satisfactory solution has been identified.

Following the approval of the Master Plan, the city will complete a financial plan and conduct a rate analysis and SDC update for consideration by the City Council.

Commissioner Walvatne moved to recommend the 2024 Water Master Plan to the City Council as presented. Vice Chair Metlen seconded. **Ayes: Jones, Walvatne, Metlen, Watton, and Carr. Nays: None. Abstentions: None. The motion passed 5-0-0.**

4. Planning Commission Announcements

None.

5. Staff Announcements

Wyss reviewed the upcoming Planning Commission meetings, which include CFEC work sessions, a joint meeting with the City Council, and a tour of Highway 43 for the Vision 43 project. The June 17th Planning Commission meeting is canceled due to the Juneteenth holiday, and the Commissioners agreed to cancel the July 3rd meeting. Wyss also provided updates on the progress of the Vision 43 and Waterfront projects.

6. Adjourn

Chair Carr adjourned the meeting at approximately 6:59pm