



PLANNING COMMISSION
Meeting Notes of June 5, 2024

<u>Commissioners present:</u>	John Carr, Gary Walvatne, Tom Watton, and David D. Jones
<u>Commissioners Absent:</u>	Joel Metlen
<u>Public present:</u>	None
<u>Staff present:</u>	Planning Manager Darren Wyss, Associate Planner Aaron Gudelj, and Community Development Management Analyst 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 6:00 pm. Planning Manager Wyss took roll.

2. Public Comment related to Items not on the Agenda

None.

3. Approval of Meeting Notes: [05.01.2024](#)

Commissioner Jones moved to approve the meeting notes for 05.01.2024. Walvatne seconded. **Ayes: Watton, Jones, Walvatne, and Carr. Nays: None. Abstentions: None. The motion passed 4-0-0.**

4. Work Session: 2024 Code Process Amendments Work Session #2

Associate Planner Gudelj led the discussion on proposed code changes regarding the extension of approvals. He summarized the Planning Commission's initial comments from the April 3, 2024, meeting and presented information about the extension approval processes and requirements from surrounding jurisdictions. Commissioners remarked that an extension should be approved before the original approval expires. Commissioners clarified their support for allowing only one extension. Additionally, they supported giving the Planning Manager approval authority for extensions that do not involve any modifications.

Community Member Karie Oakes commented that only one extension should be allowed and that five years is sufficient time for an application to be completed. She mentioned that it was difficult to review the proposed changes without a red-line version, which would make them easier to comprehend. She questioned the difference between a modification and an amendment and why an extension would be necessary if an amendment was being made. She also expressed support for including neighborhood association meetings in the draft proposal.

Gudelj summarized the Planning Commission's previous comments about the appeal process and presented information about the process and requirements from surrounding jurisdictions. Commissioners discussed whether the appellant should state at least one code criterion being met or applied. The term 'de-novo with focus' was mentioned, but the appellant's lack of specifics regarding the issue prevents proper preparation by all parties involved. The next work session will focus on the specific criteria an appellant must include in their appeal application.

Community Member Karie Oakes supported de novo appeals. She had reservations about requiring more specificity for appeal applications.

Gudelj provided a tentative schedule for updating the Code Process Amendments.

5. **Work Session: [Climate Friendly and Equitable Communities Work Session #2](#)**

Planner Manager Wyss reviewed the climate-friendly and equitable communities initiative and discussed parking reform policy choices, focusing on the impact of removing parking mandates for new developments. He noted that TriMet is introducing a new transit line in West Linn later this year. Commissioners discussed removing parking mandates in West Linn and the impact on economic development and accessibility for different populations.

Wyss noted that Icon, a local commercial and residential developer, voluntarily built underground parking for a new commercial building and supports the removal of mandates. Other commercial property owners and developers also support removing mandates but have concerns about potential spillover parking.

Wyss asked the Commissioners if staff should further investigate the possibility of implementing a paid on-street parking district. The Commissioners did not support this idea. They supported removing all parking mandates. Developers would still be required to submit a parking plan to show how they would accommodate anticipated parking needs for their development. The commissioners discussed updating street improvement requirements.

City Implementation of CFEC include:

1. Reforming parking mandates and amending parking lot design standards
2. Preparing for electric vehicle future
3. Planning for future transportation options
4. Adopting Metro 2040 Town Center boundaries
5. Adoption of code amendments by the end of 2024

6. **Planning Commission Announcements**

Commissioner Walvatne noted his attendance at the previous CCI meeting, during which they discussed community outreach and engagement for the proposed Community Recreation Center.

7. **Staff Announcements**

Wyss reviewed the upcoming Planning Commission meetings and community engagement open houses, including a joint meeting with the City Council, a tour of Highway 43 for the Vision 43 project, and community open houses. The June 19th and July 3rd Planning Commission meetings are canceled.

8. **Adjourn**

Chair Carr adjourned the meeting at approximately 7:30 pm.