



PLANNING COMMISSION
Meeting Notes of October 2, 2024

<u>Commissioners present:</u>	Joel Metlen, Gary Walvatne, Tom Watton, David D. Jones
<u>Commissioners Absent:</u>	John Carr, Kathryn Schulte-Hillen, and Jason Evans
<u>Councilor Present:</u>	Carol Bryck
<u>Staff present:</u>	Planning Manager Darren Wyss and Management Analyst Lynn Schroder
<u>City Attorney:</u>	Ashley Wigod

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

1. Pre-Meeting Work Session

Wyss noted that the Planning Commission would be holding a legislative public hearing during the regular meeting. He introduced the City Attorney Ashley Wigod.

2. Call To Order and Roll Call

Vice Chair Metlen call the meeting to order. Management Analyst Schroder called the roll.

3. Public Comment related to Items not on the Agenda

None.

4. [Public Hearing \(Legislative\): CDC-24-01, Proposed Community Development Code Amendments to Remove Parking Mandates and Comply with CFEC Regulations](#)

Vice Chair Metlen opened a legislative hearing for CDC-24-01, a proposal to amend the West Linn Community Development Code to remove parking mandates and comply with state Climate Friendly & Equitable Communities regulations.

City Attorney Wigod addressed legal standards and appeal rights. She addressed Planning Commission conflicts of interest. No Planning Commissioner declared a conflict of interest. Wigod asked if any member of the audience wished to challenge the Planning Commission's impartiality of any member of the Planning Commission. There were none.

Planning Manager Wyss presented the staff report. In March 2020, Governor Kate Brown issued Executive Order No. 20-04 directing state agencies to meaningfully and urgently address climate change by developing measures to reduce Oregon's greenhouse gas emissions. In 2022, the City Council directed the Planning Commission to analyze and discuss the parking policy choices outlined in the adopted rules (Oregon Administrative Rules Chapter 660 Division 12), recommend a policy position, and recommend code amendments to comply with the State CFEC rules. The City must adopt the CFEC code amendment package by December 31, 2024.

The Planning Commission met five times from November 2023 to September 2024 to evaluate the policy choices. At the work sessions, the PC discussed impacts on commercial development, specifically where mandates could not be enforced regardless of the policy choice, whether parking would still be provided by developers if mandates were eliminated, and the potential impact of new TriMet routes on the City's ability to require minimum parking.

Based on policy decisions made by the PC during the work sessions, the consultant team drafted proposed amendments to the West Linn Development Code to remove parking mandates in the City, update parking lot design standards, and implement requirements for electric vehicle charging infrastructure.

Wyss noted the draft amendments include the feedback from Commissioners at the 09/18/24 PC Work Session by:

1. Clarifying maximum parking rates for the use "Places of Worship".
2. Simplifying the maximum parking table to apply the rates for Metro Town Centers and frequent transit corridors across the community.
3. Includes the DLCD language changes.

No written comments were submitted on the proposed CFEC CDC amendments.

Commissioner Jones asked about species of trees that would be allowed in parking lots. Wyss responded that the City has a tree technical manual that would apply.

Additionally, Jones was concerned that places of worship outside of the Town Center may be at a disadvantage without access to the transportation corridor or public transportation, potentially increasing the need for parking options. Walvatne and Watton supported the proposed calculation for maximum parking for all places of worship in the City.

Vice Chair Metlen asked for public testimony. There was none. Vice Chair Metlen closed the public hearing and opened deliberations.

Commissioner Walvatne moved to recommend the City Council approve CDC-24-01 by adopting Ordinance 1754 as presented. Commissioner Jones seconded. **Ayes: Watton, Walvatne, Jones, and Metlen. Nays: None. Abstentions: None. The motion passed 4-0-0.**

5. Planning Commission Announcements

None.

6. Staff Announcements

Planning Manager Wyss reviewed the upcoming Planning Commission schedule. Commissioner Watton asked for an update on middle housing implementation at the next meeting.

7. Adjourn

Vice Chair Metlen adjourned the meeting at approximately 7:20 pm.