



PLANNING COMMISSION
Draft Meeting Notes April 16 2025

Commissioners present: Joel Metlen, Gary Walvatne, Kathryn Schulte-Hillen, Kris Kachirisky, Jason Evans, and David D. Jones
Commissioners absent: Tom Watton
Staff present: Planning Manager Darren Wyss, Associate Planner Chris Myers, and Management Analyst Lynn Schroder

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

1. Call To Order and Roll Call

Chair Metlen called the meeting to order at 6:00pm. Planning Manager Wyss called the roll.

2. Public Comment related to Items not on the Agenda

None.

3. Work Session: [Vision 43 Project](#)

Associate Planner Chris Myers discussed the Vision 43 project and key considerations for land use, housing, and development along the highway 43 corridor.

Vision 43 is a comprehensive planning initiative aimed at creating a renewed community vision for the Highway 43 corridor. The project focuses on strategic land use to support local businesses, expand housing opportunities, and develop community gathering spaces. The plan is being guided by the existing concept framework and includes a structured timeline for community engagement, code development, and formal adoption tentatively scheduled for December 2025.

Myers requested feedback from the Commissioners on the Focus Areas:

- Focus Area One: Market of Choice/Bolton Shopping Area.
- Focus Area Two: Focus Area 2 was originally designated to accommodate future low-income housing. However, due to recent changes in state law, City staff have determined that low-income housing can now be developed under the existing code. As a result, a zoning change for Focus Area 2 is no longer necessary and has been removed from the rezoning consideration.
- Focus Area Three: Bolton Fire Station Area. Targeted for a potential future district and public-private partnership project.
- Focus Area Four/Library/Market of Choice Area: Identified for its residential base and potential for a dynamic commercial hub.

Myers noted that changing the zone for a property does not require an immediate change of use. Property owners may continue to use their property, as it is today, for as long as they like.

Commissioners discussed the focus area boundaries, generally supporting the Working Groups proposal to enlarge the area boundaries in Focus Areas One, Three and Four. They supported removing Focus Area Two from rezoning to mixed use.

Mixed Use Zoning Policy Considerations:

- Should new development, within the focus areas of VISION43, be required to include a housing component?

Commissioners Evans and Schulte-Hillen supported requiring a housing component in every development. Others emphasized the unique characteristics of each property and recommended a more nuanced approach. Vice Chair Walvatne was concerned about noise related to putting housing right next to the highway. He wanted to explore how Lake Oswego's Wizer Blocks achieved its mixed use. Commissioner Jones suggested percentages of units toward affordable housing within a higher end mixed use development.

- Should new development, within the focus areas, be required to build a minimum of 2-stories to encourage efficient land use?

Commissioners fully supported this concept.

- Should new development, in the focus areas, be required to "step back" the height of new structures when immediately adjacent to a residential zone?

Commissioner Evans did not think step backs were necessary. Other Commissioners supported step backs in new development adjacent to residential zones for architectural interest and community friendliness.

Timeline:

- 2024–2025: Continued community engagement, planning, and code drafting.
- December 2025: Final adoption of the Vision 43 plan.

4. Planning Commission Announcements

None.

5. Staff Announcements

Planning Manager Wyss reviewed the upcoming Planning Commission schedule. Work sessions for a code amendment related to density and Vision 43 policy questions are scheduled for the May meetings.

6. Adjourn

Chair Metlen adjourned the meeting at 7:39 pm.

Project Work Session

Planning Commission
4/16/2025



Purpose of Tonight's Meeting

Gather feedback from PC regarding:

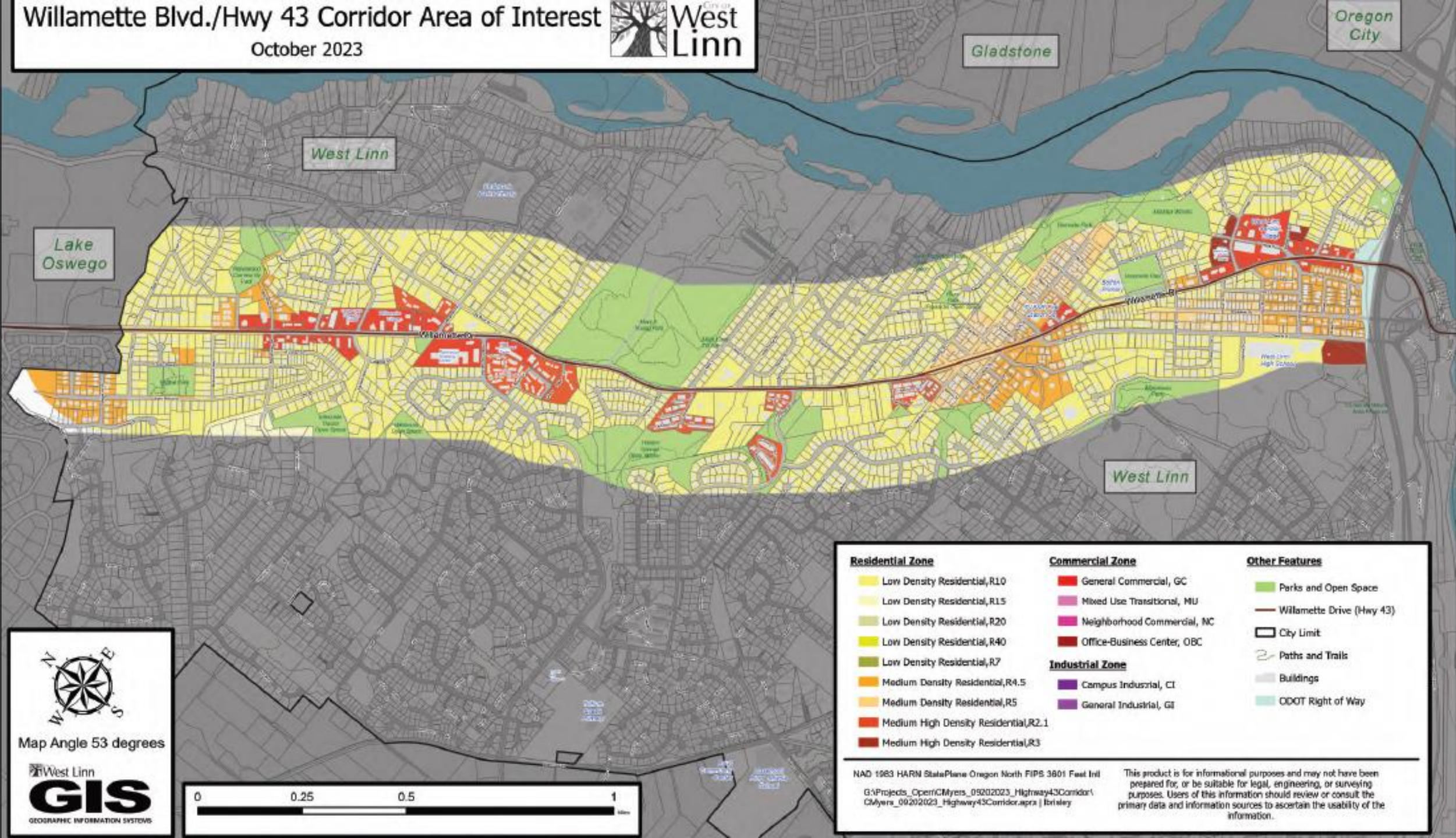
- Removal of Focus Area 2
- Boundaries of Focus Areas 1-4
- Policy Questions 1-3

Willamette Blvd./Hwy 43 Corridor Area of Interest

October 2023

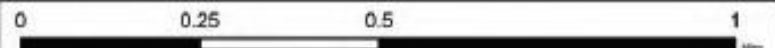


City of
West
Linn



Map Angle 53 degrees

West Linn
GIS
GEOGRAPHIC INFORMATION SYSTEMS



Residential Zone

- Low Density Residential, R10
- Low Density Residential, R15
- Low Density Residential, R20
- Low Density Residential, R40
- Low Density Residential, R7
- Medium Density Residential, R4.5
- Medium Density Residential, R5
- Medium High Density Residential, R2.1
- Medium High Density Residential, R3

Commercial Zone

- General Commercial, GC
- Mixed Use Transitional, MU
- Neighborhood Commercial, NC
- Office-Business Center, OBC

Industrial Zone

- Campus Industrial, CI
- General Industrial, GI

Other Features

- Parks and Open Space
- Willamette Drive (Hwy 43)
- City Limit
- Paths and Trails
- Buildings
- ODOT Right of Way

NAD 1983 HARN StatePlane Oregon North FIPS 3801 Feet Int


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Overview and Objectives

- Create a new community vision for Highway 43 corridor
- Engage community members and neighborhoods to help craft recommendations
- Improve opportunities for walking and bicycling within and to the corridor
- Create opportunities for more businesses, housing and gathering places
- Update City plans and policies to implement project goals and recommendations

Project Timeline

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- Project Start - October 2023
 - Community Engagement October 2023 – December 2024
 - Mixed-use Draft Code – February – July 2025
 - Project Adoption December 2025

Focus Areas

- Utilizing focus areas to ensure development isn't diluted
- Started with 4 focus areas
- Staff recommending removal of Focus Area 2
 - Housing component can be achieved without zone change





Focus Area 1

Focus Area 1 Questions

- Do you agree with the Focus Area 1 boundary?
- If no, what would you change?

Focus Area 3



Focus Area 3 Questions

- Do you agree with the Focus Area 3 boundary?
- If no, what would you change?



Focus Area 4

Focus Area 4 Questions

- Do you agree with the Focus Area 4 boundary?
- If no, what would you change?

Mixed-Use Policy Questions

- New mixed-use zoning code in draft process
- As part of the drafting process, we have policy questions
- Six policy questions in total...for now
- Three policy questions tonight

Policy Questions

Policy Question 1:

- Should new development, within the focus area boundaries, be required to include a housing component?

CONTEXT:

- If Wal Mart demolished their existing store, should they be required to include a housing component upon redevelopment?

Policy Questions

Policy Question 2

- Should new development, within the focus areas, have a minimum height requirement of 2 stories?

Context:

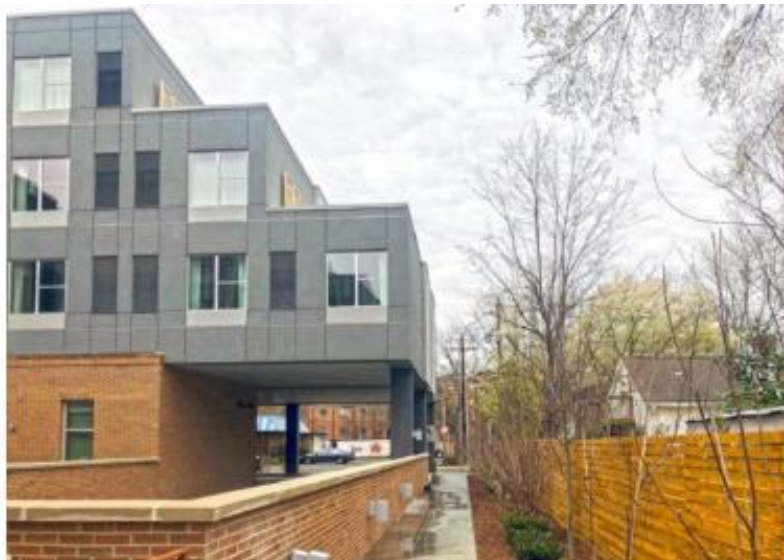
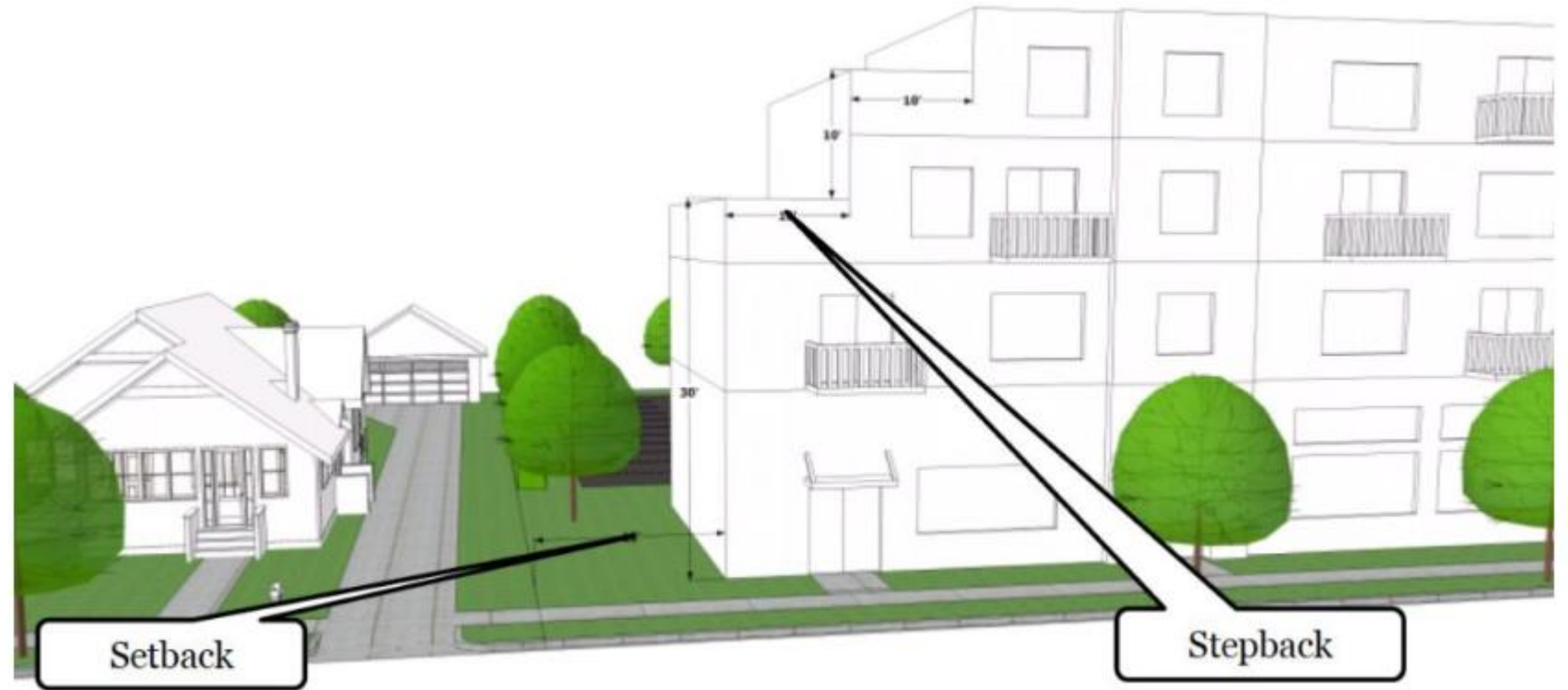
- If Wal Mart decided to demolish and rebuild their existing store, should the city require the newly built structure be at least 2 stories?

Policy Questions

Policy Question 3

- Should new development, within the focus areas, be required to “step back” the height of new structures when immediately adjacent to a residential zone?

Step Back Examples



Questions/Comments

Chris Myers, Project Manager
503-742-6062
cmyers@westlinnoregon.gov
Yourwestlinn.com/vision43

