

West Linn Waterfront Community Vision Plan
Comments Received for Planning Commission Public Hearing
09.17.2025



Wyss, Darren

From: Allison Bell <lil_allii@yahoo.com>
Sent: Wednesday, September 17, 2025 8:30 AM
To: Planning Commission (Public)
Subject: Please protect our natural charm... Concerns for the Waterfront Vision Plan

Some people who received this message don't often get email from lil_allii@yahoo.com. [Learn why this is important](#)

CAUTION: This email originated from an External source. Do not click links, open attachments, or follow instructions from this sender unless you recognize the sender and know the content is safe. If you are unsure, please contact the Help Desk immediately for further assistance.

Dear Planning Commissioners, As a resident of West Linn, I ask you to please exercise your Planning Commission role for our community to make critical revisions to the Waterfront Vision Plan before sending a draft Plan to the City Council for adoption:

- Revise the Vision Plan to reflect the overwhelming community feedback, and the planning framework written for the Ponds District, to preserve and enhance natural areas, including wetland preservation and restoration.
- Remove "Medium-Density Residential Currently in the Planning Stage" and "Potential Development Area" on the Pond District along the wetland and beaver habitat south of 5th Avenue. This proposed housing development in critical habitat and the 100-year floodplain directly conflicts with the City's Comprehensive Plan, 2019 Parks & Rec Master Plan the Sustainable West Linn Strategic Plan, and with the actual planning framework described in the Waterfront Vision Plan.
- Clearly delineate West Linn's largest and most significant remaining wetland on the Pond District map. Thank you for taking the time to address these important community concerns not previously vetted and addressed in the planning process for the Waterfront Vision Plan.

Without our efforts to maintain and support these priceless natural gems in our community... they will disappear for good.

Sincerely,

Allison Fox.

Wyss, Darren

From: Brant and Carolyn <bcpopma@gmail.com>
Sent: Tuesday, September 16, 2025 11:50 AM
To: Planning Commission (Public); +lschroder@westlinnoregon.gov;
+dwyss@westlinnoregon.gov
Subject: Concerns for the Waterfront Vision Plan

Some people who received this message don't often get email from bcpopma@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from an External source. Do not click links, open attachments, or follow instructions from this sender unless you recognize the sender and know the content is safe. If you are unsure, please contact the Help Desk immediately for further assistance.

Dear Planning Commissioners,

As a resident of West Linn, I feel strongly that the Willamette Wetlands deserve our support as the important resource it is, and as a critical area for birds and wildlife in our community. This is a unique and special place that cannot be duplicated once it is gone.

I ask you to please exercise your Planning Commission role for our community to make critical revisions to the Waterfront Vision Plan before sending a draft Plan to the City Council for adoption.

Revise the Vision Plan to reflect the overwhelming community feedback, and the planning framework written for the Ponds District, to preserve and enhance natural areas, including wetland preservation and restoration.

Remove “Medium-Density Residential Currently in the Planning Stage” and “Potential Development Area” on the Pond District along the wetland and beaver habitat. While I support increasing the housing supply in West Linn, this is not the place to do it. The massive increase in people and traffic would destroy this natural place. Building in or near the 100 year flood plain is not a good idea considering the changes in our climate and the increased frequency of natural disasters.

Clearly delineate West Linn’s largest and most significant remaining wetland on the Pond District map.

Thank you for taking the time to address these important community concerns not previously vetted and addressed in the planning process for the Waterfront Vision Plan.

Carolyn Popma

Wyss, Darren

From: Annie Campo <campoann26@yahoo.com>
Sent: Monday, September 15, 2025 4:31 PM
To: Planning Commission (Public)
Subject: Testimony for September 17 Planning Commission Hearing

[Some people who received this message don't often get email from campoann26@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: This email originated from an External source. Do not click links, open attachments, or follow instructions from this sender unless you recognize the sender and know the content is safe. If you are unsure, please contact the Help Desk immediately for further assistance.

Dear Planning Commissioners,

As a resident of West Linn, I ask you to please exercise your Planning Commission role for our community to make critical revisions to the Waterfront Vision Plan before sending a draft Plan to the City Council for adoption.

- Revise the Vision Plan to reflect the overwhelming community feedback, and the planning framework written for the Pond District, to preserve and enhance natural areas, including wetland preservation and restoration.
- Remove "Medium-Density Residential Currently in the Planning Stage" and "Potential Development Area" on the Pond District along the wetland and beaver habitat south of 5th Avenue. This proposed housing development in critical habitat and the 100-year floodplain directly conflicts with the City's Comprehensive Plan, 2019 Parks & Rec Master Plan the Sustainable West Linn Strategic Plan, and with the actual planning framework described in the Waterfront Vision Plan.
- Clearly delineate West Linn's largest and most significant remaining wetland on the Pond District map.

Thank you for taking the time to address these important community concerns not previously vetted and addressed in the planning process for the Waterfront Vision Plan.

Wyss, Darren

From: D F <davefarmer15362@gmail.com>
Sent: Wednesday, September 17, 2025 11:58 AM
To: Planning Commission (Public)
Subject: Wetlands. Please don't allow housing construction in the wetlands. My main concern is flooding. If you take 10 or 15 minutes of researching, it is time well spent. Google Willamette River Flooding. Floods to remember. 1861. 1890. 1894. 1964. 1996. In 9...

Some people who received this message don't often get email from davefarmer15362@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from an External source. Do not click links, open attachments, or follow instructions from this sender unless you recognize the sender and know the content is safe. If you are unsure, please contact the Help Desk immediately for further assistance.

Far ír5zzt
FYfdzt
~Dave Farmer
davefarmer15362@gmail.com

Wyss, Darren

From: Kathy Hinrichs <kathy-hinrichs@comcast.net>
Sent: Tuesday, September 16, 2025 1:40 PM
To: Planning Commission (Public); Koper, Steve
Subject: Waterfront Vision Plan Review - Issues

Some people who received this message don't often get email from kathy-hinrichs@comcast.net. [Learn why this is important](#)

CAUTION: This email originated from an External source. Do not click links, open attachments, or follow instructions from this sender unless you recognize the sender and know the content is safe. If you are unsure, please contact the Help Desk immediately for further assistance.

To Members of the Planning Commission,

I am a long time resident of West Linn and I am in support of the ongoing planning efforts to create a vision for our Waterfront areas. However, I see several high impact issues with the current draft version of the Waterfront Vision Plan. These issues pertain to the Pond District and specifically the restoration, enhancement, and ongoing preservation of the natural areas and wetlands. I respectfully ask you to address and resolve these issues in your review process.

- The draft shows areas designated as “Potential Development Areas” along with “Medium-Density Residential Currently in the Planning Stage” which borders a large wetlands and habitat area. This type of development directly conflicts with currently-existing West Linn Plans including the Comprehensive Plan and the Parks and Rec Master Plan. Preservation and support of our wetlands and natural habitat areas has been a long standing priority for the citizens of West Linn. This is reflected in the Sustainable West Linn Strategic Plan as well.
- Development areas should not be located within designated protected habitat or floodplain areas.
- The wetlands and habitat areas need to be recognized and documented within the Pond District as established, long-term protected areas.

Thank you for considering these issues. I believe my concerns are shared by many other citizens of West Linn.

Respectfully,

Kathy Hinrichs

Wyss, Darren

From: Nicole Jackson <nicjac610@gmail.com>
Sent: Wednesday, September 17, 2025 8:56 AM
To: Planning Commission (Public); Schroder, Lynn; Wyss, Darren
Subject: Written Comments for the September 17 Planning Commission Hearing
Attachments: FOWW Petition Comments and Waterfront Vision Plan Community Feedback.pdf

CAUTION: This email originated from an External source. Do not click links, open attachments, or follow instructions from this sender unless you recognize the sender and know the content is safe. If you are unsure, please contact the Help Desk immediately for further assistance.

Dear Planning Commissioners,

Thank you for your time and your consideration in reviewing the community concerns for the Waterfront Vision Plan, specifically as it relates to the Pond District. I understand that you are likely not aware of all the pertinent details with the Willamette Wetlands, and for someone like me, who has spent the last year heavily involved in this matter with Friends of Willamette Wetlands, it can be a bit tedious to ensure that we have shared all the relevant information to help inform your decision making, while also trying not to inundate you all with too much information.

While I don't want to oversimplify the issue, I do want to emphasize the **strong, clear and overwhelming community concern for the preservation and protection of the Willamette Wetlands**, located within the Pond District of the Vision Plan. I have attached a document that compiles numerous comments submitted on the Change.org petition created by Friends of Willamette Wetlands to protect the wetlands and stop the proposed development south of 5th Ave (as depicted in the Pond District Map). This document also highlights key pieces of feedback in the Community Engagement Summary for the Vision Plan and comments submitted on a draft PDF of the Vision Plan last year.

In efforts to try and capture every relevant detail in previous testimony, I realized that the attached document of community comments should have been provided to you all at the very beginning. It is this resounding community consensus, and this community value in protecting and restoring our surrounding environment that has motivated, energized and kept me dedicated to this cause for the past year. It is why myself and other members of the community have conveyed frustration at previous work sessions that the community input has been dismissed. Because despite all of the comments collected over the years, this "community vision plan" does not reflect the clear community feedback for the Pond District and the Willamette Wetlands. Further, it does not reflect the 2019 Parks and Rec Master Plan, or the policies outlined in the Comprehensive Plan, the Sustainable Strategic Plan or even the environmental stewardship guidelines in the Vision Plan.

As the City of West Linn website states: you, the Planning Commission, are a "seven-member, quasi-judicial citizen board **responsible for** deciding land use applications and **advising the City Council on master plans**, development code text amendment, zone change, and comprehensive plan amendment applications. The Planning Commission **evaluates new and existing policies and plans that guide and regulate future growth and development** in West Linn."

You have the authority, the policy, and the community support to recommend changes to the depicted Pond District in the Waterfront Vision Plan to align with the city policies mentioned above (and in previous testimony) before it is adopted by the City Council. This is your opportunity to restore an integral part of the community vision for the waterfront area.

Thank you again for your thoughtful consideration of these concerns. I am grateful to have grown up in West Linn and grateful to have the opportunity to use my voice for such a special place in our city.

Sincerely,

Nicole Jackson

Friends of Willamette Wetlands Petition Comments & Waterfront Vision Plan Community Feedback

3,802 Signatures as of 9/16/2025

Petition Comments on [Change.org](#)

(Sources: "[reasons for signing](#)" & [featured comments](#))

1. I was raised next to the Willamette Wetlands. Growing up next to these beautiful wetlands inspired me to get to know and understand nature and the complex environment so close to me. I spent hours out in these wetlands exploring and admiring the plants and animals that I had once only seen in books. I hope these beauties can be preserved for future generations. -Steven W.
2. I have lived by the wetlands my entire life. Every time me and my sister went on a walk we went into the wetland area, and there were many animals and bird nests. We need to protect the wetlands in order to preserve the habitats. -Fleur B.
3. These species and this climate needs our help! There is no need to destroy this habitat for homes that would be hard to sell anyway! -Anna H.
4. It's possible to develop while prioritizing sustainability. That's the sign of an organization that cares. It's not impossibly difficult. -Amin R.
5. I live in West Linn. Everything that makes this place special is systematically being compromised by a complete lack of vision and greed. West Linn is a highly sought place to live and contractors have dollar signs in their eyes and I'm sick and tired of it. As long as they can make an almighty buck. And frankly, I've lost faith in our local politicians because they are not good caretakers of this beautiful place. Please save Willamette Wetlands. This place not only belongs to the people but it is home to wildlife too. -Angelina G.
6. Wetlands are among the most vital habitats and high value ecosystems. The creatures who depend on them can't speak for themselves. Wetlands are our natural stormwater detention or retention ponds. -Dianne E.
7. Willamette is really cool and i would be extremely sad if a bunch of ceos decided "hey let's build some stuff in a flood zone" then have to spend all the money they put into building back into cleaning up a destructive flash flood. -Elle B.

8. The Willamette Wetlands is a lovely spot with lots of birds and a quiet place to walk. Please keep it the way it is! It is a flood zone - no more building in flood zones! -Kristen J.
9. This will destroy an important part of our neighborhood if allowed to move forward. It will also create more traffic in an already over crowded streets. 50 apartments is an additional 100 or more cars and 400 people. Please don't ruin our quiet historic neighborhood! -Bret D.
10. Be a voice for the voiceless! Protect them! -Rhonny T.
11. Wetlands and wildlife should be protected in the upmost way before anything else. Do not ruin a beautiful area. -Thomas M.
12. Beavers are essential to our ecosystem, and we need to protect them! -Dara K.
13. This is a horrible decision for the environment, the climate, and the animals we share this planet with. Please stop! I will not want to be in West Linn anymore if this continues. -Anastasia S.
14. I do not live in the immediate area but do frequently enjoy the fishing and outdoors there. Beavers are an important component to the watershed's ecological health. Interference with their habitat along the Willamette for any amount of economic gain is disgusting. No real Oregonian could condone this. I am in the trades and make my living building Oregon's infrastructure. These projects aren't necessary and should not be displacing rare native wildlife. Put yourself on the right side of history and in your old age be able to tell people you defended Oregon's wild spaces and wildlife. They can't defend themselves. -Joel J.
15. How can this even be considered? The restrictions about building on wetlands no longer exist??? Not to mention, this area is so inaccessible for the people who already live here! It's going to make those hilly, treacherous roads even more dangerous. This is just a bad idea all around! -Kristin B.
16. West Linn wants to tout "Tree City USA". Developing every square inch of land will make this city no better than any other. It will just blend into obscurity. With an elementary school so close, and we no longer have outdoor school, I can still take my kids to this area to show them nature, not on a tablet/PC. This area is a wealth of learning potential. This area is showing how humans and nature can co-exist. -Justin J.
17. I have lived in this area for 32 years. Not only is this bad for the ecosystem, it is bad for the neighborhood. This is without a doubt the worst idea I've heard/seen for this area. City council, mayor, put a stop to this now. -Roger W.

18. Incomprehensible to me. Destroy a natural wonder for greed? Find somewhere else where beaver and eagles don't live. -Lynn A.
19. We need to protect wetlands. Wetlands provide critical wildlife habitat and allow the river to expand during floods. Additionally the city is not requiring adequate infrastructure upgrades to support this development. Should a disaster, like a fire, strike the neighborhoods, there are not enough ways for existing residents to safely leave the area let alone add another 52 households. This is willfully irresponsible by the city. -Jennifer D.
20. The wear and tear on existing streets from heavy construction vehicles is not being addressed. Existing home owners are living through major noise and pollution and post-construction we will have crumbling roads and many more drivers on them. The path to the elementary school is up 9th to 5th—the same as the construction traffic. The roads are narrow, sidewalks in disrepair and there are many pedestrians. This is not safe! Any developer should have to do major upgrades to the adjacent streets if allowed at all. -Marti L.
21. I live in the area and frequently run, walk, and bike down 5th Avenue down to Vlopp. 5th avenue is utilized by so many to get out side, say hello to neighbors and enjoy our local wildlife. I often witness Eagles in the area and I truly believe they will not nest here if this build goes ahead. -Katy H.
22. This will destroy West Linn's Wetlands and wildlife habitats. How will our schools handle all these additional residents? Schools are already getting overcrowded with the recent neighborhood developments. -Meagan E.
23. The wetlands are to be protected. Development and big money should not be a deciding factor in going against habitat and wetland rulings in place. -Anna L.
24. I think we take too much from the land as it is. This is wrong and money grabbing. -Whitney F.
25. Wetlands need to be protected. We don't need more homes and congestion in West Linn. -Rachel G.
26. Wetlands are critical habitat that need to be protected. -Maiya M.
27. City of West Linn code states development must be at least 100 feet from wetland borders. The "Rivianna Beach" proposed duplex lots are much too close to the borders of the wetland, some literally on the wetland border. This is unacceptable and violates state and federal wetland protections. -Jenniann W.

28. We are facing an extinction crisis. People have plenty of habitat to live in already.
-Annette R.
29. Obviously, it's the right thing to do to promote and save the wetlands. -James C.
30. Even 100 yards is too close to such an important wetland area. Those construction trucks, plus all the worker's vehicles create a real hazard with the noise and such. Additionally, the developers should always be required to supply more for the infrastructural impact, such as; all impacted roads, fire and police departmental impacts, schools, etc. I may not be local, but these issues are important, especially for the ecological future. It's not like they can just offer a new apartment to the affected species. -Evan J.
31. The infrastructure of willamette area does not support this development. It would also disturb the wetlands and animals. -Elizabeth C.
32. As a lifetime resident of Willamette, the detriment and destruction to our coveted community would be enormous. Wildlife prospers on this specific area and the loss would not be something we could recover from. Greed over the peace and calm that we enjoy is the issue, PLEASE don't let our neighborhood get overtaken by the commotion that will ensue if this project is allowed. If you enjoy the peace and calm, it will be LOST, literally, forever. -Carrie B.
33. When we moved to West Linn 3 years ago we had no idea how incredibly beautiful it was until we went outside our home and started going for walks around the neighborhood. I believe some people do not understand how incredibly different this place is from other cities. We are so lucky to have the wetlands the way that they are right now. What some would call progress I look at as disrupting and destroying what's left of the natural beauty we crave in the world. I've lived in a lot of places over my 61 years and this by far is the most beautiful. Please don't ruin our beautiful home with your progress. -Gregg S.
34. My husband, dogs and I walked the area yesterday to imagine the impact on the wetlands wildlife and the neighborhood should this project proceed. We noted bird activity in what appears to be a healthy ecosystem. We also noted that the streets are very narrow, and there are no sidewalks. Once these homes are built, walking in the area will be quite dangerous! Each home will have multiple vehicles, delivery trucks, etc, and it does not seem that there is any way that the entire neighborhood won't be adversely impacted. This project seems to have more negatives than positives. And it seems to go against the values Oregonians and West Linnians hold dear: Livability, nature, and responsibility to the environment. I hope the fight is successful. -Karen K.

35. We have a chance, right now, to save this unique wetland. -Elise K.
36. The current habitat type with the highest rate of loss is WETLANDS. Even more than forests!! -Erica H.
37. Water is life! Protect our wetlands, the lifeline for our continued existence and the health of our planet and all living beings. -Pamela V.
38. I want to preserve wildlife habitat. -Sara D.
39. Trapping and relocating beavers to who knows where, just to build an unneeded residential development... enough, is enough. In displacing wildlife unnecessarily this is a disservice to all in the community. Our wildlife is important in many ways. A recent construction near where I live, definitely brought changes to the environment around. Please sign this petition! -Laura S.

West Linn Waterfront Vision Plan Appendix A - Community Engagement Summary

Pond District Comments start on page 18/41

General themes heard from community engagement for this district include:

Support:

- **The overwhelming majority of comments in this area were to retain and enhance this as a natural area with minimal development.** There was also a desire to see environmental clean-up of the ponds to help restore wetlands and species habitat.
- **There was limited support for more intense development in the area because of the potential impact on natural areas and wetlands. There was little support and significant opposition to a hotel and to residential development.** There were concerns that these uses would contribute significant traffic to the narrow streets in the area and would also need to be resilient to flooding in this area.

Concerns:

- These are documented above, but mostly **related to the impact of more intense development types on natural areas, wetlands, and wildlife habitat.**

There were also concerns related to the potential traffic generation of these uses and the impact on the existing neighborhood.

- Although **people identified a strong interest in wetland restoration**, there were concerns raised about the need for and cost of environmental remediation of the ponds. There may be opportunities for federal, state, or regional funding to support this.

Some quotes that captured some of the more common themes above included:

- “We do need to keep this area **natural and preserved**. While also connecting it to all the other sites around it. It would be so cool to have a walking/hiking/biking trail that could go from Historic Willamette district all the way even to Lake Oswego!”
- “**Wetlands and species restoration should take precedence** over ball fields and sports use, except for water recreation; kayak, SUP, and canoe use. Wetlands are critically, shrinking habitats that perform crucial pollution filtering and flood mitigation roles.”
- “**Wetlands and beaver are important**. Along with eagles, wildlife and bird watching.”
- “This area should NOT include a sports complex, hotels, a marina or imitation lagoon, high density housing or any other development. **This is an important wetlands area that should be protected and kept as natural as possible**. Put any large development in the previous two areas and **maintain this area as a wetlands preserve with trails for walkers, birders and nature lovers**. **This area is what makes West Linn so special**.”

Comments on the Draft Vision Plan ([Link](#))

1. **The Pond Redevelopment District should be "redeveloped" as wetlands.**
The land was once wetlands, but a mistake was made in turning the area into waste lagoons. Let's not make another mistake by paving over the area for the quick benefit of developers and builders. This area is wetlands. Period. As stated previously, building any kind of structures on the highly unstable soil in this area is pure folly. There are means with which this land can be acquired, but the city and its citizens must first have the will to do it. Again, any other development in the pond area other than returning it to wetlands is pure folly.
2. **The pond redevelopment district consists of wetlands that need to be preserved and not disturbed, this should be the first item reviewed.**
Additionally, before anything gets approved/built in that area, infrastructure must be improved. The City should no allow any development until the

streets/sidewalks/lighting/fire hydrants etc. are all in place. After that is built, then deliberate intentional housing should be reviewed/approved/developed we neighborhood input. We should not allow a builder to Jam as many structures as they can in an area, this neighborhood cannot support the number of new cars this will introduce.

3. I recently read the West Linn Natural Hazard Mitigation Plan and was struck by the section on the problem of liquefaction in the low-lying zones next to the Willamette River that now contain settling ponds previously or currently linked to paper manufacturing. **Although the waterfront development plan recognizes the engineering challenge of building on a flood plain, it does not acknowledge the challenge of building on soil that will turn into pudding in the event of a sizable earthquake with a high likelihood of taking place in the next century,**. Having seen the impact of such an earthquake on a new rugby stadium built on an area the was subject to liquefaction in Christchurch, New Zealand a few years ago, it seems wise not to forget this possibility as potentially millions of dollars are invested in this project.
4. **Protecting and preserving the wetlands and creek green zones in the pond redevelopment district must be given priority.** Protecting that habitat must be the top priority in that area, and housing should only be developed with neighborhood input. The streets and infrastructure in this area are not equipped to handle large amounts of traffic. Furthermore, traffic, parking etc, will all have its own environmental impact. Of the options, the cultural heritage district seems most actionable and most straightforward. Those old industrial buildings appear to be in various stages of decay, and reusing and repurposing that infrastructure would be a smart use of city funds.
5. **It would be preferable to see a focus on environmental restoration instead of land development at the blue heron ponds.** With these being within in the 100 year flood plain, it feels unwise and extremely expensive to make major housing and structural investments in these areas.

Based on the map, most of the priority program area designated for this district is relying on the development of these ponds.

Although not formally designated as wetland, what studies have been done to determine environmental impacts and current wildlife populations in the ponds? The animals and birds in the area don't know where we draw lines on a map....

6. The Rivianna Beach proposed housing development (26 duplexes) along 5th Ave is in an ecological corridor and the project area overlays with key wetland areas.

https://westlinnoregon.gov/sites/default/files/fileattachments/planning/meeting/56318/pa-24-07_applicant_submittal.pdf

This particular project's potential development/approvals should not precede the broader waterfront development discussion, ongoing public feedback process, and wetland/environmental due diligence.

7. Can a Pool please be considered for one of the other redevelopment areas? We would LOVE a pool but **do not want to trade preserving the wetlands** to get one...

Links to Sources Listed Above:

1. Change.Org Reasons for Signing:
<https://www.change.org/p/protect-willamette-wetlands-and-wildlife-86c34d24-4811-4a31-916f-340d2941b0ea/c>
2. Change.Org Featured Comments:
<https://www.change.org/p/protect-willamette-wetlands-and-wildlife-86c34d24-4811-4a31-916f-340d2941b0ea#:~:text=Supporter%20Voices-,Featured%20Comments>
3. Pond District - Community Engagement Summary:
<https://yourwestlinn.com/22166/widgets/86346/documents/71967>
4. Comments on Draft Vision Plan:
<https://acrobat.adobe.com/id/urn:aaid:sc:VA6C2:d3ac160d-edd5-47e9-b8ae-61c62dc86c9a>

Wyss, Darren

From: Connie Johnson <onlycat@comcast.net>
Sent: Monday, September 15, 2025 10:18 AM
To: Planning Commission (Public); Schroder, Lynn; Wyss, Darren
Subject: Concerns for the Waterfront Vision Plan

CAUTION: This email originated from an External source. Do not click links, open attachments, or follow instructions from this sender unless you recognize the sender and know the content is safe. If you are unsure, please contact the Help Desk immediately for further assistance.

Dear Planning Commissioners,

As a resident of the Willamette neighborhood in West Linn, I ask you to please exercise your Planning Commission role for our community to make critical revisions to the Waterfront Vision Plan before sending a draft Plan to the City Council for adoption.

- Revise the Vision Plan to reflect the overwhelming community feedback, and the planning framework written for the Ponds District, to preserve and enhance natural areas, including wetland preservation and restoration.
- Remove “Medium-Density Residential Currently in the Planning Stage” and “Potential Development Area” on the Pond District along the wetland and beaver habitat south of 5th Avenue. This proposed housing development in critical habitat and the 100-year floodplain directly conflicts with the City’s Comprehensive Plan, 2019 Parks & Rec Master Plan the Sustainable West Linn Strategic Plan, and with the actual planning framework described in the Waterfront Vision Plan.
- Clearly delineate West Linn’s largest and most significant remaining wetland on the Pond District map.

Thank you for serving our community in your role as planning commissioners and thank you for taking the time to address these important community concerns not previously vetted and addressed in the planning process for the Waterfront Vision Plan.

Sincerely,

Connie Johnson

Wyss, Darren

From: Dan Kraus <eagleglobeandanchor@gmail.com>
Sent: Monday, September 15, 2025 8:38 PM
To: Planning Commission (Public)
Subject: Submission of Written Testimony

Some people who received this message don't often get email from eagleglobeandanchor@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from an External source. Do not click links, open attachments, or follow instructions from this sender unless you recognize the sender and know the content is safe. If you are unsure, please contact the Help Desk immediately for further assistance.

Dear Members of the West Linn Planning Commission:

I am a long time resident of the city of West Linn. I live in the Willamette neighborhood and I walk in the area along the Willamette River near Willamette Park on a nearly daily basis. This is a planning commission that should be planning for things that should be preserved or improved as places where our ecology is preserved as much or moreso than places that need to be developed.

I am asking that you revise the Vision Plan to reflect the **overwhelming community feedback**, and the planning framework written for the Pond District, to **preserve** and **enhance natural areas**, including wetland preservation and restoration.

I am asking that you remove "Medium-Density Residential Currently in the Planning Stage" and "Potential Development Area" on the Pond District in/along the wetland and beaver habitat south of 5th Avenue. This proposed housing development in critical habitat and the 100-year floodplain **directly conflicts** with the City's [Comprehensive Plan](#), 2019 [Parks & Rec Master Plan](#), the [Sustainable West Linn Strategic Plan](#), and with the actual planning framework described in the Waterfront Vision Plan.

I am asked that you clearly delineate West Linn's largest and most significant remaining wetland on the Pond District map.

Respectfully,

Dan Kraus



Virus-free. www.avg.com

Wyss, Darren

From: Jennifer La Follette <reelflygal007@gmail.com>
Sent: Monday, September 15, 2025 1:06 PM
To: Planning Commission (Public); Schroder, Lynn; Wyss, Darren
Subject: Concerns for the Waterfront Vision Plan

You don't often get email from reelflygal007@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from an External source. Do not click links, open attachments, or follow instructions from this sender unless you recognize the sender and know the content is safe. If you are unsure, please contact the Help Desk immediately for further assistance.

Dear Planning Commissioners,

As a resident of West Linn, I ask you to please exercise your Planning Commission role for our community to make critical revisions to the Waterfront Vision Plan before sending a draft Plan to the City Council for adoption.

- Revise the Vision Plan to reflect the overwhelming community feedback, and the planning framework written for the Ponds District, to preserve and enhance natural areas, including wetland preservation and restoration.
- Remove “Medium-Density Residential Currently in the Planning Stage” and “Potential Development Area” on the Pond District along the wetland and beaver habitat south of 5th Avenue. This proposed housing development in critical habitat and the 100-year floodplain directly conflicts with the City’s Comprehensive Plan, 2019 Parks & Rec Master Plan the Sustainable West Linn Strategic Plan, and with the actual planning framework described in the Waterfront Vision Plan.
- Clearly delineate West Linn’s largest and most significant remaining wetland on the Pond District map.

Thank you for taking the time to address these important community concerns not previously vetted and addressed in the planning process for the Waterfront Vision Plan.

Tight Lines,
Jennifer La Follette
Royal Treatment Fly Fishing

Fly fishing is all about YOU controlling the fly line, not the fly line controlling you!

Wyss, Darren

From: Marti Long <sethandmarti@comcast.net>
Sent: Monday, September 15, 2025 11:38 AM
To: Planning Commission (Public); Schroder, Lynn; Wyss, Darren
Subject: Concerns for the Waterfront Vision Plan

[You don't often get email from sethandmarti@comcast.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: This email originated from an External source. Do not click links, open attachments, or follow instructions from this sender unless you recognize the sender and know the content is safe. If you are unsure, please contact the Help Desk immediately for further assistance.

Dear Planning Commissioners,

I own a home in the Willamette area of West Linn. I ask for revisions to the Waterfront Vision Plan to be made before submission to the City Council for adoption.

My requests are as follows:

- preserve and enhance natural areas, including wetland preservation and restoration (based on community feedback)
- Remove "Medium-Density Residential Currently in the Planning Stage" and "Potential Development Area" on the Pond District along the wetland and beaver habitat south of 5th Avenue. This proposed housing development in critical habitat and the 100-year floodplain directly conflicts with the City's Comprehensive Plan, 2019 Parks & Rec Master Plan the Sustainable West Linn Strategic Plan, and with the actual planning framework described in the Waterfront Vision Plan.
- Clearly delineate West Linn's largest and most significant remaining wetland on the Pond District map.

Making these changes will ensure preservation of critical wetlands in our city and will reflect overwhelming community feedback.

Thank you.

Marti Long
2136 5th Ave

Sent from my iPhone

Wyss, Darren

From: Joey Merritt <JOSELLELYNNE@msn.com>
Sent: Monday, September 15, 2025 1:50 PM
To: Planning Commission (Public)
Subject: Waterfront Vision Plane for the Pond District

Some people who received this message don't often get email from josellelynn@msn.com. [Learn why this is important](#)

CAUTION: This email originated from an External source. Do not click links, open attachments, or follow instructions from this sender unless you recognize the sender and know the content is safe. If you are unsure, please contact the Help Desk immediately for further assistance.

Dear Members of the Planning Commission,

I am concerned, not just about the wetland preservation, but about infrastructure and potential future uses of the entire set of parcels.

At this point, there is no plan in place to address the potential hazards of the settling pond. This must be addressed before any further lot division or other land use applications can be made for this property. At this point, there is no determination of the condition of the settling pond and there is no liner inside the pond. There has been no testing done on this pond since 2014. We know that nutria are active in the area and that they burrow in berms. We also know that the wetlands contain more than 130 species of birds and animals, some of which may be endangered. There has been no survey by the owner to determine all the animal life. Allowing this lot partition to go forward potentially allowing high-density housing without an environmental report and a plan for pond clean-up is an irresponsible use of the land.

To allow the parcel division simply allows this cleanup to be put off until a later time, after housing has been built that will be directly impacted by the chemicals that may be in the holding pond. This area is part of a FEMA flood zone, per the applicant and flooding like we are seeing more and more, could affect both the wetlands and the potential housing units. The entire parcel has been deemed to be part of the U.S. Army Corps of Engineers Water Ways of the United States and DEQ has become involved in the wetlands. There is some question that the recent grant being administered by the Lake Oswego Watershed Project may become interested in this parcel. West Linn does not have a Watershed Project but the Wetlands, that also include the settling pond, is part of the West Linn Watershed.

- It is irresponsible of the city to allow re-structuring of these lots without more investigation into the entire parcel. Please do not pass this plan that is already in conflict with West Linn's critical wetland habitat and the 100-year floodplain and that **directly conflicts** with the City's Comprehensive Plan, 2019 Parks & Rec Master Plan, the Sustainable West Linn Strategic Plan, and with the actual planning framework described in the Waterfront Vision Plan.
- There have already been more than 3800 community signatures that speak out against developing this land for housing. This speaks to deep community involvement in a community vision that needs to **remain** part of West Linn's Community Vision Plan.

•

Do not allow this re-parceling to take place without taking further steps to ensure that both the Wetlands and the community are safe.

Joselle Merritt
1492 13th Street
West Linn OR 97068

Wyss, Darren

From: Dede Montgomery <dedem13@comcast.net>
Sent: Tuesday, September 16, 2025 7:00 AM
To: Planning Commission (Public); Schroder, Lynn; Wyss, Darren
Subject: Concerns for the Waterfront Vision Plan

[You don't often get email from dedem13@comcast.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: This email originated from an External source. Do not click links, open attachments, or follow instructions from this sender unless you recognize the sender and know the content is safe. If you are unsure, please contact the Help Desk immediately for further assistance.

Dear Planning Commissioners,

As a long time resident of West Linn, I ask you to please demonstrate your Planning Commission role for our community to make critical revisions to the Waterfront Vision Plan before sending a draft Plan to the City Council for adoption.

- Revise the Vision Plan to reflect the overwhelming community feedback, and the planning framework written for the Ponds District, to preserve and enhance natural areas, including wetland preservation and restoration.
- Remove "Medium-Density Residential Currently in the Planning Stage" and "Potential Development Area" on the Pond District along the wetland and beaver habitat south of 5th Avenue. This proposed housing development in critical habitat and the 100-year floodplain directly conflicts with the City's Comprehensive Plan, 2019 Parks & Rec Master Plan the Sustainable West Linn Strategic Plan, and with the actual planning framework described in the Waterfront Vision Plan.
- Clearly delineate West Linn's largest and most significant remaining wetland on the Pond District map.

Thank you for taking the time to address these important community concerns not previously vetted and addressed in the planning process for the Waterfront Vision Plan.

The Planning Commission serves an essential purpose in our community. Thank you for doing the right thing.

Kind regards,

Dede Montgomery
19648 Wildwood Drive
West Linn

Wyss, Darren

From: Griffin Reim <griffinreim@gmail.com>
Sent: Monday, September 15, 2025 10:09 AM
To: Planning Commission (Public); +lschroder@westlinnoregon.gov;
+dwyss@westlinnoregon.gov
Subject: Concerns for the Waterfront Vision Plan

Some people who received this message don't often get email from griffinreim@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from an External source. Do not click links, open attachments, or follow instructions from this sender unless you recognize the sender and know the content is safe. If you are unsure, please contact the Help Desk immediately for further assistance.

Dear Planning Commissioners,

As a resident of West Linn, I ask you to please exercise your Planning Commission role for our community to make critical revisions to the Waterfront Vision Plan before sending a draft Plan to the City Council for adoption.

- Revise the Vision Plan to reflect the overwhelming community feedback, and the planning framework written for the Ponds District, to preserve and enhance natural areas, including wetland preservation and restoration.
- Remove “Medium-Density Residential Currently in the Planning Stage” and “Potential Development Area” on the Pond District along the wetland and beaver habitat south of 5th Avenue. This proposed housing development in critical habitat and the 100-year floodplain directly conflicts with the City’s Comprehensive Plan, 2019 Parks & Rec Master Plan the Sustainable West Linn Strategic Plan, and with the actual planning framework described in the Waterfront Vision Plan.
- Clearly delineate West Linn’s largest and most significant remaining wetland on the Pond District map.

Thank you for taking the time to address these important community concerns not previously vetted and addressed in the planning process for the Waterfront Vision Plan.

Wyss, Darren

From: Natalie D Robbins <nataliedrobbins@gmail.com>
Sent: Tuesday, September 16, 2025 9:29 AM
To: Planning Commission (Public); Schroder, Lynn; dwyss@westlinnoregon.gov
Subject: Re: Concerns for the Waterfront Vision Plan

Some people who received this message don't often get email from nataliedrobbins@gmail.com. [Learn why this is important](#)

CAUTION: This email originated from an External source. Do not click links, open attachments, or follow instructions from this sender unless you recognize the sender and know the content is safe. If you are unsure, please contact the Help Desk immediately for further assistance.

On Tue, Sep 16, 2025 at 9:23 AM Natalie D Robbins <nataliedrobbins@gmail.com> wrote:

City of West Linn

Attn: Planning Department
22500 Salamo Road
West Linn, OR 97068

Re: Opposition to Wetland Development in the Pond District

Dear Mayor and Members of the City Council,

I am writing as a West Linn resident to express my strong opposition to any development of wetlands within the Pond District, particularly the area south of 5th Avenue encompassing beaver habitat and the 100-year floodplain.

First, I urge the City to **revise the Vision Plan** to reflect overwhelming community feedback and to adhere to the **planning framework originally written for the Pond District**, which emphasizes the preservation and enhancement of natural areas, including wetland preservation and restoration.

Second, I ask the City to **remove the “Medium-Density Residential Currently in the Planning Stage” and “Potential Development Area” designations** from the Pond District map in and along the wetland. This proposed housing development is directly inconsistent with the City’s own guiding documents—the Comprehensive Plan, the 2019 Parks & Recreation Master Plan, the Sustainable West Linn Strategic Plan—and with the planning principles described in the Waterfront Vision Plan.

Finally, the City should **clearly delineate West Linn’s largest and most significant remaining wetland on the Pond District map** so that its ecological value and legal protections are unmistakable. Recognizing and mapping these sensitive areas is a necessary first step toward truly protecting them.

Preserving and restoring these wetlands safeguards wildlife habitat, mitigates flooding, improves water quality, and reflects the long-standing values of our community. I respectfully request that the City take the above actions to ensure that development decisions honor both community input and adopted planning policies.

Thank you for your consideration of these concerns.

Sincerely,

Natalie Robbins
Volpp St Resident

--

Natalie D. Robbins, M.Ed, MSL, Ed.S
Dyslexia Specialist & Educational Rights Advocate
NatalieDRobbins@gmail.com
503-964-9550

Wyss, Darren

From: Sanderford, Kim <KIM.SANDERFORD@tetrattech.com>
Sent: Monday, September 15, 2025 10:50 AM
To: Planning Commission (Public)
Subject: Testimony for September 17 Planning Commission Hearing

Some people who received this message don't often get email from kim.sanderford@tetrattech.com. [Learn why this is important](#)

CAUTION: This email originated from an External source. Do not click links, open attachments, or follow instructions from this sender unless you recognize the sender and know the content is safe. If you are unsure, please contact the Help Desk immediately for further assistance.

Planning Commission,

As a Professional Wetland Scientist and Water Resources Engineer, I find the draft West Linn Waterfront Vision Plan so short-sighted it approaches naive and foolish.

The plan needs specific, measurable metrics for how preservation and enhancement of the wetlands and surrounding buffers will be achieved and assessed until final goals are achieved. Wait- no final goals are outlined? Not surprising given the clear lack of any fore thought into actually considering the Pond District wetlands. These wetlands are hydrologically and hydraulically connected to the Willamette River, a protected and beloved natural resource since at least the late 60's with passage of the Willamette River Greenway program, but since time immemorial for indigenous communities.

How will residents and visitors "access and experience...natural beauty" if noise, light, and thermal pollution from densely planned housing *demonstrably exclude and deteriorate* flora and fauna from the area? How will the commission answer to their children and grand children when these irreplaceable natural resources are gone and replaced with paved paths and buildings bearing the names of what once was?

There should be no medium-density residential areas in the Pond District along the wetlands south of 5th avenue. Such development is detrimental to the wetlands, and inevitably to the residents who will suffer from flooding issues which will plague any development in this area. Even a simple hydraulic model using climate-forecasted hydrology inputs would reveal how absolutely dangerous such a development proposition is. This is my personal and professional opinion.

Nothing about this plan is "inspired," unless inspired by greed is the subtext.

Kim Sanderford, PWS | Wetland Scientist, Water Resources EIT
Pronouns: she, her, hers
Direct +1 (503) 721-7216 | kim.sanderford@tetrattech.com

Tetra Tech | *Leading with Science*® | WTR
1750 S. Harbor Way, Suite 400 | Portland, OR 97201 | tetrattech.com

COMMENTS REGARDING THE WEST LINN WATERFRONT VISION PLAN
Planning Commission Meeting September 17, 2025

Submitted by
Terence M. Shumaker
Shumanfly20@gmail.com

I appreciate the effort the city has invested in a vision for the waterfront. But that vision for the Pond District is flawed. The Planning Department has misrepresented the facts related to the pond district to promote future housing development, in direct opposition to the overwhelming opinions and wishes of the citizens of West Linn, and various stipulations of city codes and plans, and the written planning framework for the district.

Members of our organization, Friends of Willamette Wetlands, expressed our opposition to the Pond District portion of the Waterfront Vision Plan previously. But this evening I would like to speak of our organization, its purpose and goals.

We do not preach a NIMBY position related to the Pond District. We do support responsible development in appropriate locations, of which there are many in the other two areas of the Waterfront Plan. But the Pond District wetland area is the wrong place for residential or commercial development.

We are a dedicated organization that has committed countless hours of research, study, meetings, interviews and public outreach to promote our cause. We have members with relevant expertise on legal and environmental matters and we are in this for the long haul, and we will work tirelessly to achieve our goal. It may take many years, but the resulting outcome will reflect the overwhelming desires of our community.

We organized Friends of Willamette Wetlands as a project of the Charitable Partnership Fund, a publicly supported 501(c)3 nonprofit charitable organization. Our stated goal is the preservation and rehabilitation of the largest remaining wetlands in West Linn. The steps we plan to take to realize that goal are:

1. Prevent any kind of residential or commercial development of the property.
2. Acquire the 35-acre property from the current landowner.
3. Secure the property under the ownership of an entity that will work to achieve our goal.
4. Continue advocacy and engage legal support to ensure appropriate and timely environmental mitigation of the old paper mill effluent lagoon.
5. Rehabilitate the area to support and enhance wildlife features and wetland, restoration, and improve public access with viewing platforms and elevated

walkways, information kiosks and likely a visitor center coordinated with our Parks program for the future waterfront park facilities envisioned in our Parks Master Plan.

6. Establish funding streams that will provide for future maintenance, wildlife habitat enhancement and public education and awareness around environmental stewardship.

We are opposed to irresponsible development in a location that is not suited for it. We are pro toxic cleanup and habitat rehabilitation for the 134 bird species that have been seen in the wetlands area, and the numerous mammals such as beaver, river otter, nutria, coyote and deer.

West Linn has the opportunity to preserve and sustain a wildlife sanctuary that will benefit all critters and plants, and all visitors, school children, wildlife enthusiasts, photographers and scientists that will come to view and study it. A wildlife refuge will bring far more value to our town than will development that will only burden city resources and degrade any remaining wetland function.

Therefore, we urge the PC to plan and guide appropriate development. The key word here is “appropriate”. And the best “development” for this area is wetlands rehabilitation which benefits everyone. Human, animals, insects, water and plants.

Please do the right thing and ask that the Pond District plan be revised to reflect the goals of the FOWW and the over 3800 citizens who have signed our petition to oppose housing development in this location and preserve and protect the most valuable remaining wetlands in our community.

Wyss, Darren

From: Lorin Wilkerson <lorinwilk@yahoo.com>
Sent: Monday, September 15, 2025 9:59 AM
To: Planning Commission (Public)
Subject: Testimony for September 17 Planning Commission Hearing

Some people who received this message don't often get email from lorinwilk@yahoo.com. [Learn why this is important](#)

CAUTION: This email originated from an External source. Do not click links, open attachments, or follow instructions from this sender unless you recognize the sender and know the content is safe. If you are unsure, please contact the Help Desk immediately for further assistance.

Dear Planning Commissioners, As a resident of West Linn, I ask you to please exercise your Planning Commission role for our community to make critical revisions to the Waterfront Vision Plan before sending a draft Plan to the City Council for adoption. - Revise the Vision Plan to reflect the overwhelming community feedback, and the planning framework written for the Pond District, to preserve and enhance natural areas, including wetland preservation and restoration. - Remove "Medium-Density Residential Currently in the Planning Stage" and "Potential Development Area" on the Pond District along the wetland and beaver habitat south of 5th Avenue. This proposed housing development in critical habitat and the 100-year floodplain directly conflicts with the City's Comprehensive Plan, 2019 Parks & Rec Master Plan the Sustainable West Linn Strategic Plan, and with the actual planning framework described in the Waterfront Vision Plan. - Clearly delineate West Linn's largest and most significant remaining wetland on the Pond District map. Thank you for taking the time to address these important community concerns not previously vetted and addressed in the planning process for the Waterfront Vision Plan.

Sincerely,

Lorin Wilkerson

Testimony for Planning Commission Public Hearing – West Linn Draft Waterfront Vision Plan

To: Planning Commission (PC) Members

From: Russ Axelrod, Former Mayor, Planning Commissioner, and 34-yr resident of West Linn

Date: September 17, 2025

General Comments on Process Recommendations

This past year I've submitted four (4) sets of comments or testimony on our draft Waterfront Vision Plan in accordance with our City's public engagement process/protocols.

Contrary to Staff's matrix comments, submittals in December and May to the Working Group (WG) were never provided to WG members by Staff, and were largely unaddressed or ignored in violation of the WG's own guidelines (Item 14).

The status of my comments submitted to the PC in May and July also remain outstanding with no substantive changes observed in the draft vision plan, and no understanding of where the PC stands on comments/concerns raised?

When I served on the PC on similar deliberations we coordinated well with Staff to prepare table summaries of key issues raised in testimony/comments and a summary of how the PC decided to address each key element in an open discussion process led by the PC Chair. The Staff matrix reflects Staff's angle/interpretation on matters and is typically biased and incomplete in its analysis/coverage of many issues.

There appear to be roughly a handful of key outstanding public comments at this stage, and I would encourage the PC to similarly take the time to discuss these items and explain to the public, and document for the record, how the PC votes to address them. For example, this can be accomplished simply by extending your hearing a few weeks to address these items if necessary for your deliberations.

This is a critically important role for the PC under our planning process under the guidance of our Comprehensive Plan – please take the time necessary to support our community in this important service/role expected.

This is the time in the planning process to prepare the most complete and accurate vision plan that I assure you will improve the document and minimize potential future conflicts (and costs) benefitting the PC, City Council, Staff and all West Linn residents in the process.

Priority Specific Issues for the Ponds District

1. Correct the Planning/Vision Map

The waterfront plan is supposed to correct past City planning/zoning map mistakes made over the last 50+ years in other areas - mistakes that unfortunately also destroyed a majority of our environmentally sensitive lands. We need to stop doing this and be better stewards of our environmental landscape!

I'm an active board member of Friends of Willamette Wetlands (FOWW) and I want to reiterate again that for the Ponds District the most critical remaining issue reflected in the draft plan is the City's non-sensical depiction of dense housing as an acceptable land use within the floodplain and our City's most significant remaining wetland. Our housing developments must be located in other appropriate locations!

Remove "Medium-Density Residential Currently in the Planning Stage" and "Potential Development Area" on the Pond District map along the wetland and beaver habitat area south of 5th Avenue. This proposed housing in critical

habitat and the 100-year floodplain directly conflicts with the City's Comprehensive Plan, 2019 Parks & Rec Master Plan, the Sustainable West Linn Strategic Plan, **and with the actual planning framework described in the Waterfront Vision Plan for the Ponds District.**

With this map change, also **delineate West Linn's largest and most significant remaining wetland on the Pond District map.**

FOWW is submitting for tonight's hearing the record of nearly 4,000 community members that have signed a petition requesting to remove this housing/zoning development plan, and to alternatively enhance and restore our most significant remaining wetland.

This is not only the overwhelming desire of the community reflected in the vision plan framework for the Ponds District, removing it is supported by clear criteria and direction outlined by the community in our Comprehensive Plan, Sustainable/Strategic Plan, and environmental protection codes as outlined in my previous testimony.

2. Correct/fix our Water Resource Protection Code (CDC 32.070)

On a related matter critical to retaining our functional wetland(s), please also note from my previous testimony that the PC must review and correct loopholes in our current water resource protection code (CDC 32.070, Alternate Review Process) that Staff have sometimes exploited to approve land uses in sensitive areas that should not be allowed. In recent documentation for a proposed rights-of-way vacation for this subject property (VAC-24-01), Staff already indicated their intent to use CDC 32.070 to plan/provide for development in the wetland. This code revision need has been sitting idle on the PC docket for two years or more now because the planning director has not allowed the code issues to be reviewed and addressed by the PC – the PC must demand to review and correct this critical code area.

3. Urge Council to demand from DEQ that proper assessment and cleanup of the adjacent settlement pond occur immediately, and before any further development is considered/allowed in this critical waterfront area

In my prior testimony I provided further background on this critical environmental matter related to both our planning and City interests/processes. I have worked professionally for more than 40 years on similar cleanup matters in Oregon and across the country. I have also met with the DEQ on behalf of FOWW to learn more about the project status, and recently informed DEQ that they have not followed State and Federal cleanup rules which has allowed the situation and property/conditions to flounder (more than 10 years) and degrade with the potential to impact Bernert Creek and the Willamette River, and in the process also compromised city/community planning efforts. FOWW is committed to seeing that cleanup rules are followed and that the cleanup approach be properly assessed by completing a Feasibility Study (FS) and implemented before any further development of the ponds property/area is considered. In accordance with cleanup rules, the cleanup plan process/approach must also involve public engagement.

In your PC planning role, it's important, relevant and appropriate to pass along such professional comments from this public engagement process that warrant Council's attention.

In closing I would like to convey that I'm excited to finally advance a masterplan vision for our waterfront area, an endeavor and process my Council started with vigor in 2016 when I was Mayor. Thank you again for serving on the PC and addressing all comments as requested to achieve the best vision plan possible for our community.

Respectfully,

Russ Axelrod

Wyss, Darren

From: Joe Zenisek <zenisek@pdx.edu>
Sent: Tuesday, September 16, 2025 11:47 AM
To: Planning Commission (Public)
Subject: West Linn Waterfront Vision Plan Feedback

Some people who received this message don't often get email from zenisek@pdx.edu. [Learn why this is important](#)

CAUTION: This email originated from an External source. Do not click links, open attachments, or follow instructions from this sender unless you recognize the sender and know the content is safe. If you are unsure, please contact the Help Desk immediately for further assistance.

Dear West Linn Planning Commission-

As the current West Linn Waterfront Vision Plan:

- **Ignores** overwhelming community feedback to remove housing as an acceptable land use in and along our largest remaining wetland in the Pond District.
- **Omits** important details to ensure the proper recognition and protection of the Willamette Wetlands – West Linn's largest remaining wetland.
- **Conflicts** with West Linn's Comprehensive Plan, Sustainability Strategic Plan, Chapter 32 Water Resource Area Code and the environmental stewardship guidelines described in the Waterfront Vision Plan.

I ask that it be revised to:

- **Preserve** and enhance natural areas, including wetland preservation and restoration.
- **Remove** "Medium-Density Residential Currently in the Planning Stage" and "Potential Development Area" on the Pond District in/along the wetland and beaver habitat south of 5th Avenue. This proposed housing development in critical habitat and the 100-year floodplain directly conflicts with the City's [Comprehensive Plan](#), 2019 [Parks & Rec Master Plan](#), the [Sustainable West Linn Strategic Plan](#), and with the actual planning framework described in the Waterfront Vision Plan.
- **Clearly delineate** West Linn's largest and most significant remaining wetland on the Pond District map.

Thank you for your attention to this matter.

-Joe

Joe Zenisek EdD
Adjunct Professor / Clinical Educator
College of Education, Curriculum & Instruction
Portland State University

"And we walked out
once more
beneath the stars..." - Dante *Inferno*

West Linn Waterfront Vision Plan final draft

May 1, 2025

In the opinion of the Advocates for Willamette Falls Heritage, the West Linn Waterfront Vision Final Plan should offer space on Moore's Island for indigenous peoples' stories and for its still-visible artifacts and solid architectural features: buildings representing the grand scale of former and present industry along the Willamette Falls Locks. The latest version of the Plan — which could have created a real, long-term legacy for the City's future — is quietly moving away from some important stories and aspects. In planning this amazing area, corporate and tribal neighbors' influence should not overshadow the heritage, interests and voices of West Linn residents. This planning process is for the present and future citizens of West Linn. It covers about 275 acres of natural beauty and bank-side history. Its purpose is to determine as best we can, with current knowledge, the brightest and best future for our waterfront, including how we will present our proud histories and love of place to the region and the State over the next five decades and beyond. It must embrace more, not less, of what the site has to tell future generations.

The Advocates is a group of local heritage supporters, most of whom are long-time West Linn residents. We value all history for the lessons it teaches us. We are dismayed to see the impending final product of the vision significantly scrubbed of references to preserving visible history through substantial reuse, which had been in previous versions. Such reuse could shine new light on the 200 years of industrial heritage that this district surrounding the Locks can share. Without doubt, the Falls area is rich in the heritage of indigenous people, but it was also the birthplace of industry and invention in the Oregon Territory.

This vision should not only celebrate the natural beauty of the Falls and the River — encouraging public viewing and access to both — but should include space for storytelling and seeing what both major cultures brought to the Falls area. The vision should boost the many possibilities of this dynamic place, soon to be highlighted again by the reopening of the iconic Locks. Instead, we are presented with a vision that scarcely mentions industrial firsts and the thousands of mill jobs that for decades provided employment for most of West Linn residents.

Somehow the more than two years of Advocates' extensive written feedback and significant participation in this planning process have not successfully been retained in the final version of this vision, which would have elevated adaptive reuse and industrial heritage and introduced some real vision and imagination into the final product. And yet it includes a tribal artists' concept showing an imaginary restaurant at low-water level that would block the entrance to the Locks and be swept away by winter's high waters. How that sketch made it into the vision is hard to imagine.

The Falls horseshoe looms above a deep canyon framed by the Arch Bridge and

visible for miles up and down river. The reach of the viewscape is unequaled at other historic American mill sites on rivers.

Massive foundations, muscular industrial towers and a sturdy sea wall still stand alongside the waterfall, demanding a discussion of adaptive reuse in this vision. It's easy to imagine dramatic future uses in creative development concepts. But there is little imagination in the vision. We need to respect and honor all histories to get this vision right. The vast sweep of indigenous settlement and trade and the industrial artifacts and histories at the Falls deserve a future that truly highlights the meaning and values of this special place. We can and must do better for the area where West Linn began.

Advocates for Willamette Falls Heritage

Troy Bowers
President

Board Members
Jim Mattis
Sandy Carter
Jody Carson
Alma Coston
Nancy Craushaar
Jim Edwards
David Taylor
Jeff Jones
Dan Butler
Aurelia Rohrbacker
Betty Folmbee

September 17, 2025

To: Planning Commission

From: Jim Edwards member of the Waterfront working group

The current version of the vision plan is much improved from the first version. I want to commend the staff and consultants for their work.

However, the current version of the plan is inadequate in two substantial elements.

1. Vision plan without a dramatic vision.

- **This is not a short-term plan nor just for the next 50 years. Whatever happens on this 275 acres will probably define it forever.**
- **Too much emphasis has been given on what is considered financially feasible.**
- **Too much emphasis has been given to current transportation conditions. The future may include light rail access and river transportation.**
- **Examples of housing types are ordinary, even boring.**

2. The plan does not explicitly encourage taking advantage of existing historic buildings or substructures or major industrial structures like bridges etc.

- **It does not assume or encourage explicitly any reuse of existing buildings or structures**
- **Heavy concrete and stone structures provide opportunities to build on or within very interesting walls.**
- **I have been told by staff that the use of the term “site adaptation” in the vision plan, is intended by the staff, to refer to reuse or conversion, is wholly without definition, and in my opinion meaning. It should be replaced by the phrase “encourage reuse and conversion of buildings and other substantial structures and foundations”.**