



CITY OF
West Linn

22500 Salamo Road
West Linn, Oregon 97068
<http://westlinnoregon.gov>

VISION43 WORKING GROUP MEETING 7 AGENDA

Wednesday November 19, 2025

1:30pm – 3:30pm Bolton Room & Virtual*

Staff Liaison: Chris Myers, cmyers@westlinnoregon.gov

1. Agenda overview (1:30 – 1:35)
2. Project Status Update (1:35 – 1:40)
3. Key Revisions to Draft Code (1:40 – 2:00)

- Phase 1 Rezoning (pgs. 1-4)
- Allow community and civic uses (pg. 7)
- Prohibit firearm ranges and hazardous storage (pg. 9)
- Allow parking on side of building (pgs. 10-12)
- Setback exceptions for pedestrian amenities (pg. 11)
- Use floor-area-ratio (FAR) instead of minimum height (pgs. 9-11)
- Apply minimum housing density (pgs. 9-11)
- Max height 35 ft near residential properties (pgs. 10-11)
- New design standards (pgs. 12-16)

4. Policy Options and Discussion (2:00 – 3:25)

- **QUESTION FOR PWG:** Should ground-floor commercial uses be required for a minimum percentage of building frontage along Hwy 43? Considerations and options:
 - o Little demand for commercial/office space in West Linn, strong competition with neighboring markets.
 - o Commercial requirement reduces development flexibility.
 - o City needs to maintain commercial land supply.
 - o Mix of uses supported by community, PWG and decision-makers.
 - o Not requiring at least some commercial could result in residential-only development of entire sites.
 - o Current recommendation: Min. 50% along Hwy 43 frontage. Consider reducing (25% or 30%) and/or only require on the street corner.
- **QUESTION FOR PWG:** Should the corridor prioritize attractive design or development flexibility? Considerations and options:
 - o Detailed design requirements can reduce development feasibility and increase costs.
 - o Detailed design requirements give the city more control to help ensure new development is attractive and meets community preferences.

o Aesthetics of design have been a priority for community members and decision makers.

• **QUESTION FOR PWG:** Should there be any minimum density requirement for housing along Highway 43? Should mixed use developments be required to include a housing component? Considerations and options:

o Current recommendation: Require a minimum density of 40 units per acre on lots greater than ½ acre.

o City has a need for multi-family and mixed-use housing. A minimum density requirement will help ensure mixed-use housing is developed along the corridor and will help the city meet housing production goals.

o Requiring housing reduces development flexibility.

o Developers are likely to provide some housing regardless of whether it is required.

5. Next steps (3:25 – 3:30)

Meeting Packet Materials

- PWG Meeting #6 Summary
- Draft Mixed-Use Corridor Code Memo (revised)

Meeting Instructions:

**The VISION43 Working Group meetings will be conducted in a hybrid format, with some members and the public attending remotely and others attending in person. The public can watch the meeting online at:*

<https://youtube.com/live/EPV9JTw8joA?feature=share>

Submit all written testimony to the staff liaison by 12:00pm on the meeting day. To participate remotely, you must register at <https://westlinnoregon.gov/citycouncil/meeting-request-speak-signup> by 4:00 pm on the meeting day. If you do not have email access, please call 503-742-6061 for assistance 24 hours before the meeting. The City abides by Public Meetings law. If you believe a violation has occurred, please [click here](#) to inform the staff of your concern. The meeting location is accessible to persons with disabilities. To request ADA accommodation, please call Lynn Schroder 48 hours before the meeting date at 503-742-6061 or TDD at 503-657-7845.