



PLANNING COMMISSION
Draft Meeting Notes December 3, 2025

Commissioners present:

Joel Metlen, David D. Jones, Gary Walvatne, Kathryn Schulte-Hillen, and Tom Watton

Commissioners absent:

Kris Kachirisky and Jason Evans

Staff present:

Principal Planner Darren Wyss, Community Development Director Steve Koper, and Management Analyst Lynn Schroder, Chris Myers, Associate Planner.

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

1. Call To Order and Roll Call

Chair Metlen called the meeting to order at 6:00pm. Principal Planner Wyss called the roll.

2. Public Comment related to Items not on the Agenda

None.

3. Briefing: West Linn Vision43 Project

Associate Planner Chris Myers provided an update on the VISION43 project. Originally slated for approval in October 2025, the timeline has been revised to July 2026 to allow for extended community outreach. A strategic shift involves presenting draft code language to the Planning Commission to facilitate more efficient discussions. Community engagement efforts include increased outreach to residential property owners within focus areas, two open houses in January and February 2026, and targeted engagement as needed. Planning Commission work sessions are scheduled for Spring 2026, with City Council sessions following in late Spring or Summer.

The project operates under a council-approved budget of \$200,000, recently amended with an additional \$19,850 from existing VISION43 funds to cover extended consultant project management costs and simplified visualizations. The rezoning approach will be phased, prioritizing commercially zoned properties in Phase 1, with selected residentially zoned properties that function commercially, and focusing primarily on residential properties in the three focus areas during Phase 2.

Current code considerations focus on limiting drive-through uses, managing expansions and remodels, setting height limits near residential zones, ensuring building massing avoids a canyon or tunnel effect, establishing an exceptions process, prioritizing pedestrian access, and carefully regulating uses near residential properties—all while maintaining enough flexibility to allow development consistent with the West Linn community vision.

4. Briefing: Senate Bill 1537 (2024) Implementation

Principal Planner Wyss presented information on the exemption process for Senate Bill 1537 (2024). The bill allows a time extension or exemption for Limited Land Use Decisions if the City can show substantial hardship, though West Linn may continue using its existing Chapter 99 procedures for quasi-judicial hearings. Sections 37–43 cover Housing Land Use Adjustments, which require certain residential projects—17 units per acre in West Linn—to receive mandatory adjustments. Section 39 provides an exemption process, but West Linn does not currently meet the criteria to qualify.

5. Work Session: Planning Commission Annual Report

Commissioners discussed its 2025 Annual Report.

6. Planning Commission Announcements

None.

7. Staff Announcements

Wyss reviewed the upcoming PC schedule, including a quasi-judicial hearing on December 17, 2025.

8. Adjourn

Chair Metlen adjourned the meeting at approximately 7:00 pm