



## Memorandum

Date: December 4, 2025

To: West Linn Planning Commission

From: Darren Wyss, Planning Manager

Subject: PC Annual Report

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Every year the City Council requests all community advisory groups to submit an annual report that outlines accomplishments, challenges, and items for the Council to consider at its goal setting sessions. At its December 3, 2025, meeting, the Planning Commission (PC) reviewed a draft report and provided staff with feedback. Additional information was included in the 2025 Challenges section and the Additional Feedback section.

The PC will have the opportunity to make final changes to the draft annual report at its December 17, 2025, meeting. Afterwards, staff will submit the annual report to City Council.

If you have questions about the meeting or materials, please feel free to email or call me at [dwyss@westlinnoregon.gov](mailto:dwyss@westlinnoregon.gov) or 503-742-6064. Thanks, and see everyone at the meeting.



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# West Linn

## 2025 Community Advisory Group Annual Report

### Advisory Group Name

Planning Commission (PC)

### Group Leadership

Joel Metlen – Chair

Gary Walvatne – Vice Chair

### Meeting Times, Dates & Location

First and Third Wednesday of the Month at 6:00pm in the Council Chambers, Second Floor City Hall. The Planning Commission met 15 times in 2025.

### 2025 Accomplishments

- VAR-24-18 Public Hearing (Jan 15) – Class II Variance for Swimming Pool Setback
- Quasi-Judicial Legal Training (Feb 5)
- 2025 Planning Docket Discussion (Mar 5)
- PLN-25-01 Housing Production Strategy Work Session (Mar 5, Mar 19)
- PLN-25-01 Housing Production Strategy Public Hearing (April 2)
- Vision43 Work Session (April 16, May 21, Dec 3)
- PLN-25-02 West Linn Waterfront Vision Plan Work Session (June 18, July 16, Aug 20)
- CDC-25-01 Code Clean Up Project Work Session (June 18, July 16)
- CDC-25-01 Code Clean Up Project Public Hearing (Aug 6)
- PLN-25-03 Metro TC Boundary Work Session (Aug 20)
- PLN-25-02 West Linn Waterfront Vision Plan Public Hearing (Sept 17)
- PLN-25-03 Metro TC Boundary Public Hearing (Oct 15)
- CUP-25-01 Public Hearing (Nov 19) – Conditional Use Permit for Food Cart Pod
- SB1537 Implementation Discussion (Dec 3)
- Annual Report Discussion (Dec 3, Dec 17)
- MISC-25-04 Public Hearing (Dec 17) – Temporary Sales Office for Subdivision Homes
- PC Members forwarding Waterfront and Vision43 engagement opportunities

### 2025 Challenges

- Avoiding ex-parte contacts
- Public engagement in legislative adoption process
- Encouraging community members to engage in issues at PC meetings

### 2026 Community Advisory Group Workplans and Council Priorities

Land Use & Master Plans – see list of accomplishments above

Waterfront/V43 – participated in work sessions and recommended adoption of Waterfront Vision Plan at a public hearing; upcoming work session/legislative hearings to review Vision43 documents; upcoming work sessions to review Waterfront Vision Plan implementation tools.

Land Use Community Engagement – PC anticipates discussions in 2026, possibly in a joint work session with the Committee for Community Involvement (CCI).

Planning Docket – provided feedback on Docket priority projects and worked with staff to complete several projects this year; continued participation in work sessions and legislative adoption process.

Community Engagement & Belonging – ongoing work to discuss, improve, and consider recommendations/actions through an equity lens.

**Any additional feedback to share with the City Council?**

- Prioritize creation of affordable housing opportunities/projects
  - Implementation of the West Linn Housing Production Strategy
- Continued improvements to the Community Development Code for ease of implementation
- Promoting meaningful community engagement
  - Use varying social media platforms to promote opportunities and schedule alternate venues to engage the community
- Continue cultivating relationships with public and private partners and agencies
- Explore partnerships with the school district to engage students in Planning projects
- Schedule a joint meeting with City Council and Planning Commission
- Potential joint meeting with PC and Historic Review Board
- Improved communication between PC and CCI
- Potential joint meeting with PC and CCI