



PLANNING COMMISSION
Draft Meeting Notes June 17, 2026

Commissioners present: Kathryn Schulte-Hillen, David D. Jones, Tom Watton, and Dan Saltee
Commissioners absent: Gary Walvatne, Kris Kachirisky, and Liz Dietz
Staff present: Community Development Director Steve Koper, Principal Planner Darren Wyss, Planning Assistant Taryn Finley
Council Liaison: Carol Bryck

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

1. Call To Order and Roll Call

Chair Schulte-Hillen called the meeting to order at 6:05pm. Planning Assistant Finley called the roll.

Chair Schulte-Hillen addressed a request from Commissioner Walvatne to move Agenda Item 6 - [Planning Commission Request: Discuss Willow Ridge Lot 7](#) to another meeting since he could not attend tonight's meeting. Commissioner Watton moved to table Agenda Item 6 - [Planning Commission Request: Discuss Willow Ridge Lot 7](#) to another meeting. Jones seconded. **Ayes: Jones, Schulte-Hillen, Watton, and Saltee.**
Nays: None. Abstentions: None. The motion passed 4-0-0.

2. Introduction: New Commissioner Daniel Saltee

Newly appointed Planning Commissioner Daniel Saltee introduced himself. He is an architect. He has served on the Historic Review Board for 4 years.

3. Public Comment related to Land Use Items not on the Agenda

None.

4. Approval of Meeting Notes: 01.21.2026, 02.04.2026, 02.18.2026, 03.04.2026, 03.18, 2026, 04.15.2026 and 05/06/26

Commissioner Watton moved to approve the meeting notes for: 01.21.2026, 02.04.2026, 02.18.2026, 03.04.2026, 03.18, 2026, 04.15.2026 and 05/06/26. Jones seconded. **Ayes: Jones, Schulte-Hillen, and Watton. Nays: None. Abstentions: Saltee. The motion passed 3-0-1.**

5. [Briefing: Vision 43 Project](#)

Principal Planner Darren Wyss briefed Commissioners on the Vision 43 project and outlined the upcoming legislative adoption process, including the materials that will be presented to the Planning Commission and the timeline for their review.

The VISION43 Project began in 2023 with the goal to create a preferred community vision for the Highway 43 commercial corridor, focusing on a safer, more accessible environment for walking, biking, and rolling; improved neighborhood connections; and a vibrant mix of housing, shops, restaurants, and recreational spaces. Since 2023, there has been extensive community engagement through surveys, pop-up events, workshops, advisory group meetings, and feedback from the Planning Commission and City Council to shape the draft Corridor Vision Plan and proposed CDC amendments.

Four products will go through an upcoming adoption process: the VISION43 Corridor Plan, the Community Development Code amendments including a new Commercial Mixed-Use Chapter, Comprehensive Plan Map amendments, and Zoning Map amendments. The VISION43 Corridor Plan would be adopted by resolution followed by legislative adoption of the CDC, Comprehensive Plan Map, and Zoning Map amendments. The tentative schedule to bring the Corridor Vision Plan and CDC amendments through the adoption phase include:

- Final Draft Documents – June/July 2026
- Final Community Review/Feedback – August 2026
- Planning Commission Work Sessions/Public Hearing – Autumn 2026
- City Council Work Sessions/Public Hearing – Winter 2026-27

A wide range of West Linn community members and stakeholders shared their perspectives through multiple engagement activities. Engagement included a Project Working Group, a Technical Advisory Committee, neighborhood association meetings, City Council and Planning Commission briefings and field visits, online surveys, community open houses, and pop-up events.

Some of changes that will be the primary focus of future work sessions with Planning Commission include:

Permitted and Conditional Uses

- New development with drive-through services are proposed to be Conditional Uses
- Multi-Unit Residential development will be permitted on properties that are two-acres or less
- Multi-Unit Residential development will be permitted in conjunction with commercial on properties that are greater than two-acres

Maximum Building Height

- Existing 45-foot height maximum and 35-foot height maximum within 50-feet of residential zoning will be maintained
- Maximum height will be increased to 65-feet (to accommodate 4 over 1 buildings) on selected properties along the corridor where there is limited impact to residential properties

Maximum Lot Cover and Minimum Floor Area Ratio (FAR)

- Remove 50 percent maximum lot cover requirement
- Include minimum FAR of 0.50

First Floor Occupancy

- Allow residential use to occupy 75 percent of floor space along Highway 43

Existing Development and Non-Conforming Uses

- Allow expansion of existing development and non-conforming uses under the provisions of the GC zoning. Once GC provisions can no longer be met (lot cover, setbacks, design standards), any new development must meet the new code provisions.

Non-Conforming Uses

- Create new code provision to allow reinstatement of a non-conforming use via approval by the Planning Commission

Commissioner Watton asked whether there had been discussions about limiting certain uses to encourage more active, consumer-oriented spaces. Commissioner Jones noted that the Working Group had discussed how Highway 43 currently offers few reasons for people to stop and has limited long-term tenants beyond

professional services like dentists and lawyers. He emphasized the need for stronger placemaking along the corridor. Wyss added that increasing the number of people that live along the corridor will drive the need for consumer-oriented spaces and services.

Commissioners discussed architectural design standards for the corridor to promote cohesiveness and enhance pedestrian environments. Community Development Director Koper provided feedback from property owners about the challenge, complexity, and the additional regulatory burden that design standards puts on a commercial development.

~~6. Planning Commission Request: Discuss Willow Ridge Lot 7 – Tabled for a future meeting.~~

7. Planning Commission Announcements

None.

8. Staff Announcements

Wyss proposed to cancel the July 1, 2026 meeting. The next meeting would be July 15, 2026 to discuss the Housing Production Strategy implementation and Willow Ridge Lot 7 discussion.

9. Adjourn

Chair Schulte-Hillen adjourned the meeting at 6:50pm.