

Memorandum

Date: May 23, 2022
 To: West Linn City Council
 From: West Linn Planning Commission
 Subject: CDC-22-02 Recommendation – HB2001 Code Amendment Package

The Planning Commission held a public hearing on May 18, 2022, for the purpose of making a recommendation to the City Council on the adoption of the proposed HB2001 Code Amendment Package to comply with the State of Oregon’s HB2001 administrative rules (OAR 660, Division 46). The proposal before the Planning Commission was forwarded by the Council-appointed 2022 CDC Code Amendment Working Group after its discussion at four meetings. The proposal was previously discussed at a Planning Commission work session on May 4, 2022.

After conducting the public hearing, the Commission deliberated and voted six (Bogges, Carr, Erwin, Metlen, Pellett, Walvatne) to zero (6 – 0) to recommend City Council adopt the Working Group proposal with minor changes. The minor changes are outlined below and were the result of extensive discussion and consensus building to reach a recommendation that all members could support. That said, the Commission adopted a more conservative approach in our current recommendation to Council, but we recognize that additional code amendments may be reasonable and/or necessary in the future.

The recommended HB2001 Code Amendment Package is the “de minimis” package with the following additions that go above the minimum compliance requirements:

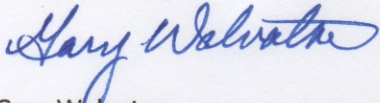
	Working Group Recommendation	Planning Commission Recommendation
Detached Plexes	Allow	Allow
R-10/R-7 Zoning	FAR of 60% for Plexes	FAR of 55% for Plexes
R-5/R-4.5 Zoning	No Maximum FAR or Lot Coverage for Middle Housing Types	Maximum FAR of 60% and Lot Coverage Maximum remains 40% for Middle Housing Types
R-3/R-2.1 Zoning	No Maximum FAR or Lot Coverage for Middle Housing Types	No Maximum FAR or Lot Coverage for Middle Housing Types

The Planning Commission considered public testimony during its legislative hearing on the proposed HB2001 Code Amendment Package. Written testimony was submitted by four community members.

Two of the written comments advocated for not going above the “de minimis” package, one written comment took issue with the public hearing notice and an overall lack of consistent messaging, and one supported the Working Group recommendation. Two community members provided oral testimony at the public hearing, both of whom were in support of the Working Group recommendation.

On behalf of the Planning Commission, I would like to thank the 2022 CDC Code Amendment Working Group for developing a well-thought-out recommendation to the Planning Commission. The Working Group effort helped lead to an efficient and effective Planning Commission public hearing. I would also like to thank the City Council for consideration of the Planning Commission recommendation regarding the HB2001 Code Amendment Package.

Respectfully,



Gary Walvatne
Chair, West Linn Planning Commission