



Agenda Bill 2025-12-09-03

Date Prepared: November 21, 2025

For Meeting Date: December 9, 2025

To: Rory Bialostosky, Mayor
West Linn City Council

Through: John Williams, City Manager *JRW*

From: Steve Koper, CD Director *SK*
Darren Wyss, Principal Planner *DSW*

Subject: Metro Town Center Boundary Public Hearing

Purpose:

To hold a public hearing and consider adoption of the Willamette and Bolton Town Center Boundary Maps (Ordinance 1766) as required by Oregon Administrative Rules and Metro Urban Growth Management Functional Plan.

Question(s) for Council:

Should Council adopt Ordinance 1766 and amend West Linn Comprehensive Plan Chapter 2?

Public Hearing Required:

Yes

Background & Discussion:

At its December 9th public hearing, Council will consider adopting the Willamette and Bolton Town Center Boundary Maps (Ordinance 1766) as required by Oregon Administrative Rules and Metro Urban Growth Management Functional Plan. In preparation for the hearing, Council held a work session on November 4, 2025. Staff provided a briefing, and Council asked several clarifying questions, including the process to expand the town center boundaries and the types of funding available for projects within a town center. After discussion, Council directed staff to bring Ordinance 1766 to a public hearing.

[CC Work Session Packet](#)

[CC Work Session Video](#)

The State of Oregon adopted administrative rules in 2022 and 2023 requiring the City of West Linn to adopt the Metro 2040 Growth Concept town center boundaries by December 31, 2025. The [Land Conservation and Development Commission \(LCDC\)](#) adopted administrative rules in 2022 and 2023 requiring the City of West Linn to adopt the Metro 2040 Growth Concept town center boundaries by December 31, 2025. The rules originated from the [Climate Friendly and Equitable Communities \(CFEC\) project](#) that the City of West Linn is required to implement. The four primary areas of impact to the City of West Linn include:

1. Reforming parking mandates and amending parking lot design standards
2. Preparing for the electric vehicle future
3. Planning for future transportation options; and
4. Adopting Metro 2040 Growth Concept town center boundaries

The City completed Items 1 and 2 with the adoption of the [CFEC Parking Amendments in November 2024](#). The City must now complete Item 4 by the end of calendar year 2025. Item 3 will be addressed when the City updates its [transportation system plan](#) in the future. Staff have provided additional information about the Metro Town Center Boundary adoption requirements below.

Adopting Metro 2040 Growth Concept town center boundaries

One of the primary components of the CFEC rules ([OAR 660-012-0012\(4\)\(d\)](#)) is the requirement to create and adopt climate friendly areas with associated zoning and development code requirements. However, the Portland Metropolitan Area is exempt from the requirements since the region has already adopted the [2040 Growth Concept](#) with associated Regional Centers, Town Centers, Corridors, Station Communities, and Main Streets where urban density growth is anticipated to occur. The CFEC rules required Metro to establish requirements for adoption of Centers.

The City has two Town Center areas identified on the [2040 Growth Concept Map](#). One in the Bolton neighborhood and the second in the Willamette neighborhood. The City will need to adopt the two Town Center boundaries by end of calendar year 2025. No additional requirements were established by Metro Council (see Attachment 3).

The Planning Commission public hearing was held on October 15, 2025. The Commission voted unanimously to recommend City Council adopt the maps as presented (see Attachment 2). The Willamette Town Center Boundary is as it exists on the 2040 Growth Concept Map. Two small additions to the Bolton Town Center Boundary were recommended to align with the Vision 43 Focus Areas and West Linn Waterfront Vision Plan Historic City Hall District vision.

[Public Hearing Packet](#)

[Public Hearing Video](#)

[Public Hearing Summary Notes](#)

The Planning Commission held a work session on August 20, 2025, to review the materials proposed for adoption. The Planning Commission asked a few clarifying questions and directed staff to bring the proposal forward to the legislative public hearing.

[Work Session Packet](#)

[Work Session Video](#)

[Work Session Summary Notes](#)

Budget Impact:

None anticipated.

Sustainability Impact:

None anticipated.

Council Options:

1. Adopt Ordinance 1766; or
2. Adopt Ordinance 1766 with minor changes; or
3. Request changes and continue the hearing to a date certain to consider adoption.

Staff Recommendation:

Adopt Ordinance 1766 and bring the City of West Linn into compliance with Oregon Administrative rules and Metro Urban Growth Management Functional Plan.

Potential Motion:

1. Move to adopt Ordinance 1766 as presented.

Attachments:

1. Ordinance 1766
2. Planning Commission Recommendation Letter
3. Staff Report and Findings

Attachment 1

ORDINANCE NO. 1766

AN ORDINANCE ADOPTING TEXT AMENDMENTS TO WEST LINN COMPREHENSIVE PLAN CHAPTER 2: LAND USE PLANNING, ADOPTING THE BOLTON AND WILLAMETTE TOWN CENTER BOUNDARIES AS REQUIRED BY OREGON ADMINISTRATIVE RULES CHAPTER 660 DIVISION 12 AND TITLE 6 OF THE METRO URBAN GROWTH MANAGEMENT FUNCTIONAL PLAN

WHEREAS, Chapter II, Section 4, of the West Linn City Charter provides: Powers of the City. The City shall have all powers which the Constitution, statutes and common law of the United States and of this State now or hereafter expressly or implied grant or allow the City, as fully as though this Charter specifically enumerated each of those powers;

WHEREAS, in 2007 the Oregon Legislature adopted a goal to reduce Oregon's climate pollution 75 percent below 1990 levels by 2050; and

WHEREAS, in 2020 the Governor issued Executive Order No. 20-04 directing state agencies to develop measures to reduce Oregon's greenhouse gas emissions; and

WHEREAS, the Oregon Land Conservation and Development Commission launched the Climate Friendly and Equitable Communities (CFEC) program that resulted in adoption of new rules, including Oregon Administrative Rule (OAR) 660-012-0012, which requires the City to adopt the Metro 2040 Growth Concept Map town centers; and

WHEREAS, the City Council appointed the West Linn Planning Commission (PC) on September 19, 2022 to act as the working group and work with staff to propose amendments to comply with the CFEC rules; and

WHEREAS, the PC held a work session on August 20, 2025; and

WHEREAS, the PC held a public hearing, which was noticed in accordance with City standards, on October 15, 2025, and recommended approval of the proposed Bolton and Willamette Town Center Boundary Maps; and

WHEREAS, the West Linn City Council held a public hearing, which was noticed in accordance with City standards, on December 9, 2025, to consider the PC recommendation, receive public testimony, and evaluate the decision-making criteria; and

WHEREAS, the Council's decision is based on the findings contained in these Whereas Clauses, together with findings, conclusions, and substantial evidence found in the associated land use record file PLN-25-03, which is incorporated by this reference.

NOW, THEREFORE, THE CITY OF WEST LINN ORDAINS AS FOLLOWS:

SECTION 1. Amendments. West Linn Comprehensive Plan Chapter 2: Land Use Planning is amended to include the adopted Bolton and Willamette Town Center Boundary Maps as shown in Exhibit A.

SECTION 2. Severability. The sections, subsections, paragraphs and clauses of this ordinance are severable. The invalidity of one section, subsection, paragraph, or clause shall not affect the validity of the remaining sections, subsections, paragraphs and clauses.

SECTION 3. Savings. Notwithstanding this amendment/repeal, the City ordinances in existence at the time any criminal or civil enforcement actions were commenced, shall remain valid and in full force and effect for purposes of all cases filed or commenced during the times said ordinance(s) or portions of the ordinance were operative. This section simply clarifies the existing situation that nothing in this Ordinance affects the validity of prosecutions commenced and continued under the laws in effect at the time the matters were originally filed.

SECTION 4. Codification. Provisions of this Ordinance shall be incorporated in the City Code and the word “ordinance” may be changed to “code”, “article”, “section”, “chapter” or another word, and the sections of this Ordinance may be renumbered, or re-lettered, provided however that any Whereas clauses and boilerplate provisions (i.e. Sections 2-4) need not be codified and the City Recorder or the designee is authorized to correct any cross-references and any typographical errors.

SECTION 9. Effective Date. This ordinance shall take effect on the 30th day after its passage.

The foregoing ordinance was first read by title only in accordance with Chapter VIII, Section 33(c) of the City Charter on the _____ day of _____, 2025, and duly PASSED and ADOPTED this _____ day of _____, 2025.

RORY BIALOSTOSKY, MAYOR

ATTEST:

KATHY MOLLUSKY, CITY RECORDER

APPROVED AS TO FORM:

KAYLIE KLEIN, CITY ATTORNEY

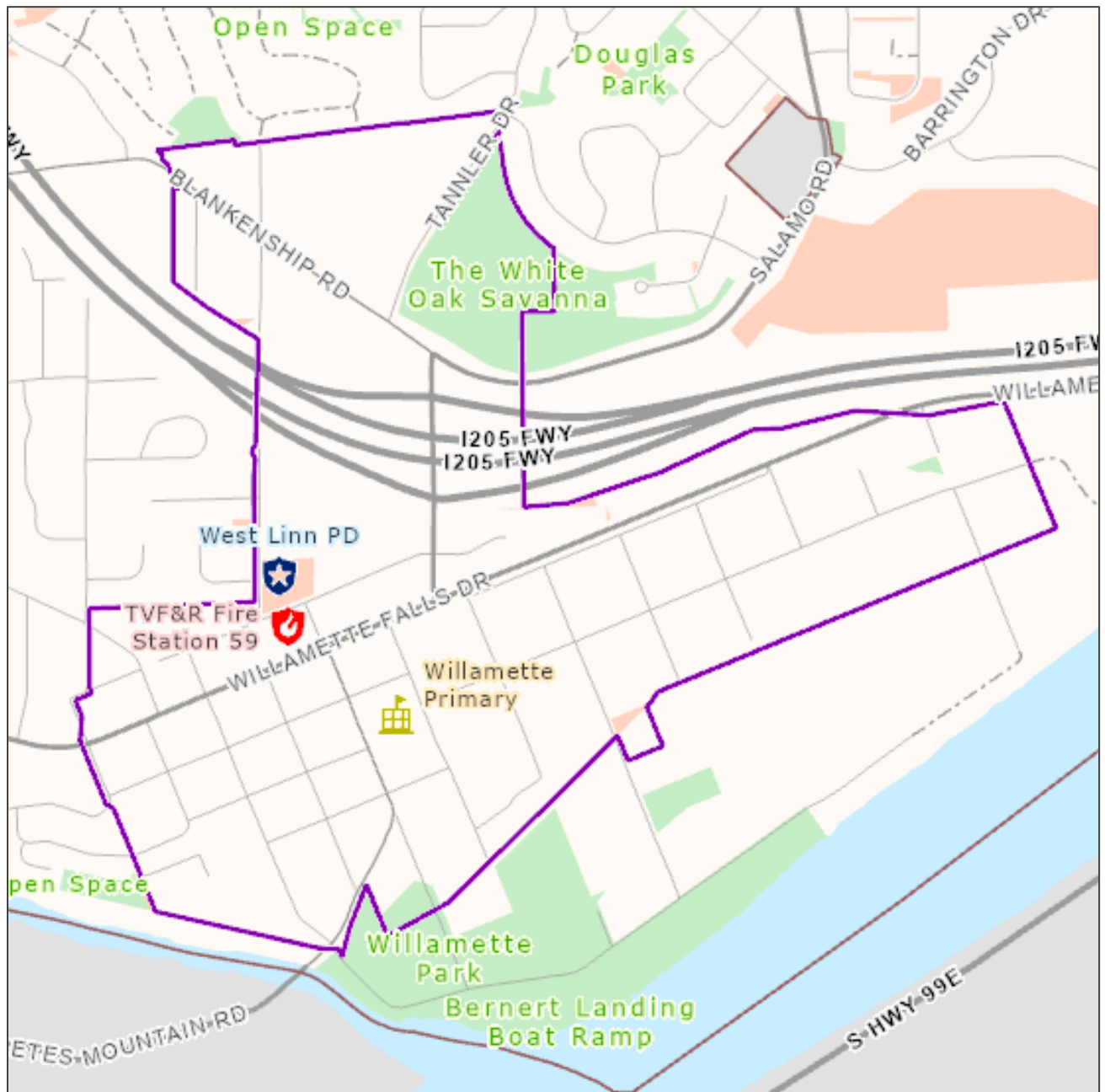
Figure 2-3

Adopted Bolton Town Center Boundary



Figure 2-4

Adopted Willamette Town Center Boundary



Attachment 2



Memorandum

Date: October 16, 2025
To: West Linn City Council
From: West Linn Planning Commission
Subject: PLN-25-03 Recommendation – Bolton and Willamette Town Center Adoption

The Planning Commission held a legislative public hearing on October 15, 2025, for the purpose of making a recommendation to the City Council on adoption of proposed amendments to the West Linn Comprehensive Plan. The amendments will adopt the Bolton and Willamette Town Center Boundary Maps to implement Climate Friendly and Equitable Communities (CFEC) rules codified in Oregon Administrative Rules Chapter 660 Division 12 and the Metro Urban Growth Management Functional Plan.

In 2022, the City Council directed the Planning Commission to act as the working group for CFEC implementation and recommend necessary amendments for compliance. The Planning Commission held a work session on August 20, 2025, to review draft documents and make changes before bringing the amendments into the legislative adoption process.

After conducting the public hearing, the Commission deliberated and voted five (5) to zero (0) to recommend City Council adopt the proposal (Ordinance 1765) as presented. No oral or written testimony was submitted.

Respectfully,

Joel Metlen
Chair, West Linn Planning Commission

Attachment 3



STAFF REPORT FOR THE PLANNING COMMISSION

FILE NUMBER: PLN-25-01

HEARING DATE: October 15, 2025

REQUEST: To consider adoption of text amendments to West Linn Comprehensive Plan Goal 2: Land Use Planning, adopting the Bolton Town Center Boundary Map and the Willamette Town Center Boundary Map per Oregon Administrative Rule 660-012-0012(4)(d) and Metro Urban Growth Management Functional Plan Title 6.

APPROVAL

CRITERIA: Community Development Code (CDC) Chapters 98 and 105

STAFF REPORT

PREPARED BY: Darren Wyss, Principal Planner

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GENERAL INFORMATION

APPLICANT: City of West Linn

DESCRIPTION: The City of West Linn proposes to amend its Comprehensive Plan to comply with the State of Oregon Climate Friendly and Equitable Communities rules and the Metro Urban Growth Management Functional Plan by adopting the Bolton and Willamette Town Center Boundary Maps. The Planning Commission will review the proposal and make its recommendation to City Council, who is the final decision-maker.

**APPROVAL
CRITERIA:**

Community Development Code (CDC) Chapter 98 provides administrative procedures for legislative amendments to the Comprehensive Plan and/or the Community Development Code. Section 98.100 of the CDC lists the factors upon which a decision shall be based. These are briefly described below and addressed in greater detail in a separate Section of this report:

1. The Statewide Planning Goals and rules adopted under ORS Chapter 197 and other applicable state statutes;
2. Any federal or state statutes or rules found applicable;
3. Applicable plans and rules adopted by the Metropolitan Service District (Metro);
4. The applicable Comprehensive Plan policies and map; and,
5. The applicable provisions of implementing ordinances.

PUBLIC NOTICE: Legal notice was published in the West Linn Tidings on October 1, 2025 and provided to required public agencies, all neighborhood associations, and persons who requested notification in writing on September 26, 2025.

120-DAY RULE: Not applicable to this legislative action.

EXECUTIVE SUMMARY

The State of Oregon adopted administrative rules to implement the [Climate Friendly and Equitable Communities \(CFEC\) project](#) (CFEC). This includes a requirement for the City of West Linn to adopt the Metro 2040 Growth Concept town center boundaries. The City is proposing to adopt the Bolton and Willamette Town Center Boundary Maps into the West Linn Comprehensive Plan to comply with associated Oregon Administrative Rules and Metro Urban Growth Management Functional Plan requirements (UGMFP). The City of West Linn is required to adopt the town center boundaries by December 31, 2025.

PUBLIC COMMENT

The City received no public comment prior to the publishing of the staff report.

RECOMMENDATION

Staff recommends the Planning Commission finds the proposal to meet the necessary approval criteria. Therefore, staff recommends the Planning Commission **RECOMMEND** to the West Linn City Council that it approves Ordinance 1765, adopting amendments to West Linn Comprehensive Plan Goal 2: Land Use Planning to comply with CFEC rules as provided in Exhibit PC-1.

PROJECT BACKGROUND AND PURPOSE

The [Land Conservation and Development Commission \(LCDC\)](#) adopted administrative rules to implement the [Climate Friendly and Equitable Communities \(CFEC\) project](#). The City of West Linn is required to implement the rules. The four primary areas of impact to the City of West Linn include:

1. Reforming parking mandates and amending parking lot design standards
2. Preparing for the electric vehicle future
3. Planning for future transportation options
4. Adopting Metro 2040 Growth Concept town center boundaries

The City completed Items 1 and 2 with the adoption of the [CFEC Parking Amendments in November 2024](#). The City must now complete Item 4 by the end of calendar year 2025. Item 3 will be addressed when the City updates its [transportation system plan](#) in the future. Staff have provided additional information about the Metro Town Center Boundary adoption requirements below.

Adopting Metro 2040 Growth Concept town center boundaries

One of the primary components of the CFEC rules ([OAR 660-012-0012\(4\)\(d\)](#)) is the requirement to create and adopt climate friendly areas with associated zoning and development code requirements. However, the Portland Metropolitan Area is exempt from the requirements since the region has already adopted the [2040 Growth Concept](#) with associated Regional Centers, Town Centers, Corridors, Station Communities, and Main Streets where urban density growth is anticipated to occur. The CFEC rules required Metro to establish requirements for adoption of Centers.

The City has two Town Center areas identified on the [2040 Growth Concept Map](#). One in the Bolton neighborhood and the second in the Willamette neighborhood. The City will need to adopt the two Town Center boundaries by end of calendar year 2025. No additional requirements were established by Metro Council (see Exhibit PC-2).

The City is recommending adoption of the Willamette Town Center Boundary as it exists on the 2040 Growth Concept Map. However, the City is recommending two small additions to the Bolton Town Center Boundary to align with the Vision 43 Focus Areas and West Linn Waterfront Vision Plan Historic City Hall District vision.

The Planning Commission held a work session on August 20, 2025 to review the materials proposed for adoption. The Planning Commission asked a few clarifying questions and directed staff to bring the proposal forward to the legislative public hearing.

[Work Session Packet](#)

[Work Session Video](#)

FINDINGS

PLANNING COMMISSION STAFF REPORT

October 15, 2025

APPLICABLE CRITERIA AND COMMISSION FINDINGS

West Linn Community Development Code

Chapter 98 - Procedures for Decision Making: Legislative

CDC 98.035 Citizen Engagement in Legislative Changes

A. Purpose. The purpose of a legislative working group is to provide a forum to discuss different points of view on a proposed land use legislative change.

B. New and modified land use legislative changes to this code will be developed by a representative working group of citizens and assisted by planning staff, unless the City Council determines that a working group is not necessary.

1. After receiving direction from the City Council, the Committee for Citizen Involvement shall recommend a purpose, goals, and a list of appointees for each proposed working group to the City Council for approval.

2. The working group will contain interested stakeholders, a member of the Planning Commission, and a staff representative.

3. The working group shall comply with WLMC 2.060 regarding the selection of officers and the other generally applicable citizen advisory group provisions.

Findings: City Council determined a legislative working group was not necessary and tasked the West Linn Planning Commission to act as the working group at its September 19, 2022 meeting.

C. Conduct of working group meetings.

1. Staff will prepare a suggested draft of the proposed changes. This draft will provide a starting point for discussion and education.

2. The working group will use the draft as a starting point for discussion, but then reconcile the implications of the draft with the goals established by the Council for the working group.

3. After each working group meeting staff will incorporate approved changes and prepare an updated working draft.

4. All working group meetings will be public meetings with an opportunity for anyone in attendance to provide public comment. The meetings and minutes will be conducted in accordance with the Council Rules, West Linn Municipal Code, City Charter, and State law.

5. In the event a consensus cannot be reached on an issue, the working group will prepare alternatives. Each alternative and its rationale will be presented to the Planning Commission.

6. Prior to submission to the Planning Commission, proposed code changes will be submitted to the City Attorney for review. The review should be limited to the identification of areas where the proposed language conflicts with other parts of this code, State law or Federal law. As an alternative, legal counsel may attend and advise during the creation of the draft.

D. Presentation to the Planning Commission. When the working group reaches consensus that the code changes are ready, the proposed code changes will be presented by the Director to the Planning Commission pursuant to CDC 98.040(A)(2). If the working group fails to reach a consensus on the code changes, all proposals will be presented to the Planning Commission. Pursuant to CDC 98.110(A), the Planning Commission shall recommend approval, denial, or approval with modifications to the Council.

Findings: Planning Commission meetings were held consistent with the procedures above. Staff prepared draft changes and presented relevant technical information as a starting point for discussion. The draft changes evolved in an iterative manner, with staff revising the text as directed and presenting the revised draft for consideration and approval. All meetings were open to the public and streamed live. On August 20, 2025, after a work session, a consensus on proposed amendments was reached and the Planning Commission directed staff to bring the proposed amendments forward for a legislative public hearing. The final draft was submitted for City Attorney review.

CDC 98.040 Duties of Director

A. The Director shall:

1. If appropriate, or if directed by the City Council or Planning Commission in their motion, consolidate several legislative proposals into a single file for consideration;

Findings: The proposal is for one legislative action. Adopting West Linn Comprehensive text amendments to comply with CFEC requirements in OAR Chapter 660 Division 12 and the Metro UGMFP.

2. Upon the initiation of a legislative change, pursuant to this chapter:

a. Give notice of the Planning Commission hearing as provided by CDC [98.070](#) and [98.080](#);

Findings: The Planning Commission public hearing will be held on October 15, 2025 with the City Council public hearing scheduled for December 9, 2025. Legislative notice was provided as required and documentation can be found in Exhibit PC-4. Notice was provided to the Department of Land Conservation and Development on September 3, 2025, meeting the required 35-day notice timeline. Measure 56 Notice, per ORS 227.186, was not required as part of this proposal as no zoning changes are proposed.

b. Prepare a staff report that shall include:

1) The facts found relevant to the proposal and found by the Director to be true;

2) The Statewide planning goals and rules adopted under Chapter 197 ORS found to be applicable and the reasons why any other goal or rule is not applicable to the proposal except that goals 16 through 19 which are not applicable to the City of West Linn need not be addressed;

3) Any federal or State statutes or rules the Director found applicable;

4) Metro plans and rules the Director found to be applicable;

5) Those portions of the Comprehensive Plan found to be applicable, and if any portion of the plan appears to be reasonably related to the proposals and is not applied, the Director shall explain the reasons why such portions are not applicable;

6) Those portions of the implementing ordinances relevant to the proposal, and if the provisions are not considered, the Director shall explain the reasons why such portions of the ordinances were not considered; and

7) An analysis relating the facts found to be true by the Director to the applicable criteria and a statement of the alternatives; a recommendation for approval, denial, or approval with modifications; and at the Director's option, an alternative recommendation;

Findings: Relevant facts and associated analysis for applicable Statewide Planning Goals, federal and state statutes and rules, Metro Functional Plan requirements, West Linn Comprehensive Plan goals and policies, and West Linn Community Development Code criteria are found in the sections of the Staff Report below.

c. *Make the staff report and all case file materials available 10 days prior to the scheduled date of the public hearing under CDC [98.070](#);*

Findings: The staff report, proposed amendments, and all other associated project materials were made available on October 2, 2025, thirteen days prior to the hearing.

d. *Cause a public hearing to be held pursuant to CDC [98.070](#);*

Findings: The West Linn Planning Commission is scheduled to hold the first evidentiary public hearing on October 15, 2025, with the West Linn City Council scheduled to hold its public hearing and make a final decision on December 9, 2025.

CDC 98.100 Standards for Decision

A. *The recommendation of the Planning Commission and the decision by the City Council shall be based on consideration of the following factors:*

1. *The Statewide planning goals and rules adopted under Chapter 197 ORS and other applicable State statutes;*

Statewide Planning Goal 1 – Citizen Involvement:

This goal outlines the citizen involvement requirement for the adoption of Comprehensive Plans and changes to the Comprehensive Plan and implementing documents.

Findings: The City has a citizen involvement program, which has been acknowledged by the State. This legislative process to review the proposed amendments will require two public hearings (one before the Planning Commission on October 15, 2025 and one before City Council on December 9, 2025) pursuant to CDC Chapter 98.

In developing the comprehensive plan amendment, the City Council appointed the Planning Commission as the working group. The Planning Commission work session and public hearing were open to the public.

Information was distributed throughout the process via the project website, email, presentations, and updates to City Council and Planning Commission. All of the aforementioned venues provided the opportunity for gathering feedback and comments.

The Planning Commission held a work session on August 20, 2025. The work session was open to the public and noticed in accordance with City rules and regulations. All work session materials, including meeting recordings and summaries, were available on the City's website. All of the aforementioned venues provided the opportunity for gathering feedback and comments.

As part of the legislative process, public notice requirements for the Planning Commission and City Council public hearings were met (see Exhibit PC-4). The notice was sent to persons who requested notice, affected government agencies, and neighborhood associations, and was published in the October 1, 2025 issue of the West Linn Tidings. The notice invited public input and included the phone number of a contact person to answer questions. The notice also included the address of the City's webpage where the draft of the proposal can be viewed.

Statewide Planning Goal 2 – Land Use Planning:

This goal outlines the land use planning process and policy framework. The Comprehensive Plan was acknowledged by DLCD as being consistent with the statewide planning goals.

Findings:

The City of West Linn has an acknowledged Comprehensive Plan and enabling ordinances. The amendments to West Linn Comprehensive Plan Goal 2: Land Use Planning are being undertaken to comply with CFEC rules found in OAR 660 Division 12, and the Metro UGMFP.

The amendments are being processed in accordance to the City's adopted procedures, which require any applicable statewide planning goals, federal or state statutes or regulations, Metro regulations or plans, comprehensive plan policies, and the City's implementing ordinances be addressed as part of the decision-making process. The amendments are being processed as a post-acknowledgement plan amendment (PAPA) and noticing requirements have been met. All applicable review criteria have been addressed within this staff report; therefore, the requirements of Goal 2 have been met.

Statewide Planning Goal 5 – Natural Resources, Scenic and Historic Areas, and Open Spaces:

This goal requires the inventory and protection of natural resources, open spaces, historic sites and areas.

Findings: The City is currently in compliance with the State's Goal 5 program and Metro's Title 13: Nature in Neighborhoods program, which implements Goal 5. The amendment does not alter the City's acknowledged Goal 5 inventories or associated land use programs. No changes will occur to current natural resource protections. As a result, the amendments are in compliance with Goal 5 process requirements.

Statewide Planning Goal 6 – Air, Water, and Land Resource Quality:

To maintain and improve the quality of air, water, and land resources of the state.

Findings: The City is currently in compliance with Metro's Title 3: Water Quality and Flood Management program, which implements Goal 6. The amendments do not alter the City's acknowledged land use programs regarding water quality. The amendments are consistent with Goal 6.

Statewide Planning Goal 7 – Areas Subject to Natural Hazards:

To protect people and property from natural hazards.

Findings: The City is currently in compliance with Goal 7 and Metro's Title 3: Water Quality and Flood Management program. No changes will occur to city programs related to flood management or other natural hazards. The amendments are consistent with Goal 7.

Statewide Planning Goal 8 – Recreational Needs:

This goal requires the satisfaction of the recreational needs of the citizens of the state and visitors.

Findings: The proposed amendments do not address or alter any City recreational programs or land use requirements related to parks and recreation. The amendments are in compliance with Goal 8.

Statewide Planning Goal 9 – Economic Development:

To provide adequate opportunities for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

Findings: The City is currently in compliance with Goal 9 and Metro's Title 4: Industrial and Other Employment Areas. The amendments do not alter the City's compliance with Goal 9.

Statewide Planning Goal 10 – Housing:

To provide adequate housing for the needs of the community, region and state.

Findings: The City is currently in compliance with Goal 10 and Metro's Title 1: Housing Capacity. The amendments do not alter the City's compliance with Goal 10.

Statewide Planning Goal 11 – Public Facilities and Services:

To plan and develop a timely, orderly, and efficient arrangement of public facilities and services to serve as framework for urban and rural development.

Findings: The City is currently in compliance with Goal 11 through its acknowledged Comprehensive Plan. This includes an adopted Public Facility Plan as required by Oregon Revised Statute 197.712 and Oregon Administrative Rule 660-011. The amendments do not alter the City's compliance with Goal 11 and are consistent with this goal.

Statewide Planning Goal 12 – Transportation:

To provide and encourage a safe, convenient, and economic transportation system.

Findings: The Land Conservation and Development Commission adopted Oregon Administrative Rule 660-012 (Transportation Planning Rule) to implement Statewide Planning Goal 12 and "to explain how local governments and state agencies responsible for transportation planning demonstrate compliance with other statewide planning goals." Section 10 defines transportation planning, while Section 15 describes planning role requirements under the statewide planning goals. Section 16 describes coordination with federally required regional transportation plans in metropolitan areas. The development of the West Linn Transportation System Plan (TSP) complied with the above sections through collaboration with the Oregon Department of Transportation, the Oregon Department of Land Conservation and Development (DLCDD), Metro, and Clackamas County to ensure consistency with associated transportation plans required by the Transportation Planning Rule.

In addition, the Transportation Planning Rule (TPR) outlines the process to evaluate plan and land use regulation amendments for significant effect on a transportation facility in Section 60. The City is not proposing amendments that require a TPR analysis. Any future zoning or code changes within the town center boundaries will require an analysis for any significant effect on a transportation facility.

Statewide Planning Goal 13 – Energy Conservation:

Land and uses developed on the land shall be managed and controlled so as to maximize the conservation of all forms of energy, based on sound economic principles.

Findings: The City is currently in compliance with Goal 13 through its acknowledged Comprehensive Plan. The amendments do not alter the City's compliance with Goal 13 and are consistent with this goal.

Statewide Planning Goal 14 – Urbanization:

To provide for orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.

Findings: The City is currently in compliance with Goal 14 and Metro's Title 11: Planning for New Urban Areas through its acknowledged Comprehensive Plan and land use regulations. The City also has a signed Urban Growth Management Agreement with Clackamas County as required by ORS 195.065. The amendments do not alter the City's compliance with Goal 14 and are consistent with this goal.

Statewide Planning Goal 15 – Willamette River Greenway:

To provide for keeping the land green along the banks of the river and providing for recreation access.

Findings: The City is currently in compliance with Goal 15 through its acknowledged Comprehensive Plan and land use regulations. The amendments do not alter the City's compliance with Goal 15 and are consistent with this goal.

Conclusion: Based on the analysis above, the Commission finds the proposed amendments are consistent with applicable Statewide Planning Goals.

2. *Any federal or State statutes or rules found applicable;*

Oregon Administrative Rules. Chapter 660, Division 12: Transportation Planning Rule

Findings: The Transportation Planning Rule implements Statewide Planning Goal 12 to provide and encourage a safe, convenient, and economic transportation system. If an amendment to a comprehensive plan or land use regulation (including a zoning map) would significantly affect an existing or planned transportation facility, then the City must either find the changes consistent with the planned facilities or adopt measures to improve the facilities.

OAR 660-012-0012(4)(d) requires Metro to amend its UGMFP (see Exhibit PC-2) and cities within Metro to adopt town center boundaries by December 31, 2025. With the adoption of Ordinance 1763, the City will be in compliance with the administrative rule.

Conclusion: Based on the analysis above, with the adoption of Ordinance 1763 the Commission finds the proposed amendments are compliant with applicable federal or state statutes or rules.

3. *Applicable plans and rules adopted by the Metropolitan Service District;*

The Metro Urban Growth Management Functional Plan

Findings: The purpose of the Metro Urban Growth Management Functional Plan (UGMFP) is to recommend and require changes to city comprehensive plans and implementing ordinances in order to achieve regional goals and objectives. These goals and objectives include implementing the Metro 2040 Growth Concept, housing capacity and choices, water quality and flood management, industrial and employment lands, protection of natural areas, and urbanization patterns. The City of West Linn is required by UGMFP Title 6 to adopt the Willamette and Bolton Town Center Boundaries to maintain compliance with the UGMFP. Metro staff was sent notice of the proposal and provided the opportunity

to comment. The adoption of Ordinance 1763 will ensure continued compliance with requirements found in the UGMFP.

Conclusion: Based on the analysis above, with the adoption of Ordinance 1763 the Commission finds the proposed amendments are compliant with applicable plans and rules adopted by Metro.

4. The applicable Comprehensive Plan policies and map;

Goal 1: Citizen Involvement

Policy 2. Support neighborhood associations as a forum for discussion and advice on issues affecting the community.

Findings: Notice was sent to the president of all eleven recognized neighborhood associations for the Planning Commission work session on August 20, 2025 and the October 15, 2025 public hearing, as well as the City Council public hearing on December 9, 2025. Each president had the opportunity to relay information back to the associations for feedback and comment. Meeting agendas and materials were available for review and comment on the City's website.

Policy 3. Encourage individuals to organize and work in groups to develop recommended programs or position on various issues.

Findings: The City Council appointed the Planning Commission as the working group for this proposal. All Planning Commission meetings were open to the public for feedback and comment.

Policy 4. Provide timely and adequate notice of proposed land use matters to the public to ensure that all citizens have an opportunity to be heard on issues and actions that affect them.

Findings: As part of the legislative process, public notice of the Planning Commission and City Council public hearings was sent to persons who requested notice, affected government agencies, neighborhood associations, and was published in the October 1, 2025 issue of the West Linn Tidings. The notice invited public input and included the phone number of a contact person to answer questions. The notice also included the address of the City's webpage where the entire draft of the proposed amendment could be viewed.

The Planning Commission held a work session on August 20, 2025 that was open to the public and noticed in accordance with City rules and regulations. All work session materials, including meeting recordings and summaries, were available throughout the process on the City's website. All of the aforementioned venues provided the opportunity for gathering feedback and comments.

Policy 5. Communicate with citizens through a variety of print and broadcast media early in and throughout the decision-making process.

Findings: Information was distributed throughout the process via the project website, email, presentations, and updates to City Council and Planning Commission. All the aforementioned venues provided the opportunity for gathering feedback and comments.

Planning Commission and City Council meetings were open to the public and noticed in accordance with City rules and regulations. All work session materials, including meeting recordings and summaries,

were available throughout the process on the City's website. All the aforementioned venues provided the opportunity for gathering feedback and comments.

As part of the legislative process, public notice of the Planning Commission and City Council public hearings was sent to persons who requested notice, affected government agencies, neighborhood associations, and was published in the October 1, 2025 issue of the West Linn Tidings. The notice invited public input and included the phone number of a contact person to answer questions. The notice also included the address of the City's webpage where the entire draft of the proposed amendment could be viewed. The venues provided the opportunity for gathering feedback and comments. The same notice will be sent for the upcoming City Council public hearing.

Goal 2: Land Use Planning

Section 3: Mixed Use/Commercial Development

Policy 1. A portion of the Bolton District is currently designated in Metro's 2040 Design Map as a town center. The neighborhood plan for Bolton shall guide future changes to this area. If appropriate, the City will submit a request to Metro to remove the town center designation from Bolton, and substitute another more appropriate designation.

Findings: The proposed adoption of the Bolton and Willamette Town Center Boundaries are required by OAR 660 Division 12 and the Metro UGMFP. It is not appropriate for the City to submit a request to remove the town center designation at this time.

Section 5: Intergovernmental Coordination

Goal 1. Provide a coordinated approach to problems that transcend local government boundaries.

Findings: The CFEC rules were adopted to address Oregon's climate pollution, particularly transportation pollution. Development of compact town centers with urban level densities and access to alternative modes of transportation is a tool to achieve a reduction in transportation pollution. Adoption of the town center boundaries is required by OAR 660 Division 12 and the Metro UGMFP. This coordinated approach will help to solve problems that transcend local government boundaries.

Section 5: Intergovernmental Coordination

Policy 1. Maintain effective coordination with other local governments, special districts, state and federal agencies, Metro, the West Linn-Wilsonville School District, and other governmental and quasi-public organizations.

Findings: Notice was sent to Department of Land Conservation and Development, Metro, Clackamas County, ODOT, TriMet, Lake Oswego, Oregon City, West Linn-Wilsonville School District, and all West Linn Neighborhood Associations. They were provided with the opportunity to review and comment on the amendments proposed for adoption.

Goal 5: Open Spaces, Scenic and Historic Areas & Natural Resources

Goal 6: Air, Water & Land Resources Quality

Goal 7: Areas Subject to Natural Disasters and Hazards

Goal 8: Parks and Recreation

Goal 9: Economic Development

Goal 10: Housing

Goal 11: Public Facilities and Services

Goal 12: Transportation

Goal 13: Energy Conservation

Goal 14: Urbanization

Goal 15: Willamette River Greenway

Findings: None of the goals or policies under Goals 5-15 apply to this application.

Conclusion: Based on the analysis above, the Commission finds the proposed amendments are consistent with applicable West Linn Comprehensive Plan policies and map.

5. *The applicable provisions of the implementing ordinance.*

Chapter 105 – Amendments to the Code and Map

CDC 105.030 Legislative Amendments to this Code and Map

Legislative amendments to this code and to the map shall be in accordance with the procedures and standards set forth in Chapter 98 CDC.

Findings: The legislative process is being carried out in conformance with CDC Chapter 98 per Findings found in this Staff Report.

Conclusion: Based on the analysis above, the Commission finds the proposed amendment is consistent with applicable provisions of the implementing ordinance.

EXHIBIT PC-1 – ORDINANCE 1765

ORDINANCE NO. 1765

AN ORDINANCE ADOPTING TEXT AMENDMENTS TO WEST LINN COMPREHENSIVE PLAN CHAPTER 2: LAND USE PLANNING, ADOPTING THE BOLTON AND WILLAMETTE TOWN CENTER BOUNDARIES AS REQUIRED BY OREGON ADMINISTRATIVE RULES CHAPTER 660 DIVISION 12 AND TITLE 6 OF THE METRO URBAN GROWTH MANAGEMENT FUNCTIONAL PLAN

WHEREAS, Chapter II, Section 4, of the West Linn City Charter provides: Powers of the City. The City shall have all powers which the Constitution, statutes and common law of the United States and of this State now or hereafter expressly or implied grant or allow the City, as fully as though this Charter specifically enumerated each of those powers;

WHEREAS, in 2007 the Oregon Legislature adopted a goal to reduce Oregon's climate pollution 75 percent 2050; and

WHEREAS, in 2020 the Governor issued Executive Order No. 20-04 directing state agencies to develop measures to reduce Oregon's greenhouse gas emissions; and

WHEREAS, the Land Conservation and Development Commission launched the Climate Friendly and Equitable Communities (CFEC) rulemaking project that resulted in adoption of new rules the City must implement, including adoption of the Metro 2040 Growth Concept Map town centers; and

WHEREAS, the City Council appointed the West Linn Planning Commission (PC) on September 19, 2022 to act as the working group and work with staff to propose amendments to comply with the CFEC rules; and

WHEREAS, the PC held a work session on August 20, 2025; and

WHEREAS, the PC held a public hearing, which was noticed in accordance with City standards, on October 15, 2025, and recommended approval of the proposed Bolton and Willamette Town Center Boundary Maps; and

WHEREAS, the West Linn City Council held a public hearing, which was noticed in accordance with City standards, on December 9, 2025, to consider the Planning Commission recommendation, receive public testimony, and evaluate the decision-making criteria; and

WHEREAS, the Council's decision is based on the findings contained in these Whereas Clauses, together with findings, conclusions, and substantial evidence found in the associated land use record file CDC-25-03, which is incorporated by this reference.

NOW, THEREFORE, THE CITY OF WEST LINN ORDAINS AS FOLLOWS:

SECTION 1. Amendments. West Linn Comprehensive Plan Chapter 2: Land Use Planning is amended to include the adopted Bolton and Willamette Town Center Boundary Maps as shown in Exhibit A.

SECTION 2. Severability. The sections, subsections, paragraphs and clauses of this ordinance are severable. The invalidity of one section, subsection, paragraph, or clause shall not affect the validity of the remaining sections, subsections, paragraphs and clauses.

SECTION 3. Savings. Notwithstanding this amendment/repeal, the City ordinances in existence at the time any criminal or civil enforcement actions were commenced, shall remain valid and in full force and effect for purposes of all cases filed or commenced during the times said ordinance(s) or portions of the ordinance were operative. This section simply clarifies the existing situation that nothing in this Ordinance affects the validity of prosecutions commenced and continued under the laws in effect at the time the matters were originally filed.

SECTION 4. Codification. Provisions of this Ordinance shall be incorporated in the City Code and the word “ordinance” may be changed to “code”, “article”, “section”, “chapter” or another word, and the sections of this Ordinance may be renumbered, or re-lettered, provided however that any Whereas clauses and boilerplate provisions (i.e. Sections 2-4) need not be codified and the City Recorder or the designee is authorized to correct any cross-references and any typographical errors.

SECTION 9. Effective Date. This ordinance shall take effect on the 30th day after its passage.

The foregoing ordinance was first read by title only in accordance with Chapter VIII, Section 33(c) of the City Charter on the _____ day of _____, 2025, and duly PASSED and ADOPTED this _____ day of _____, 2025.

RORY BIALOSTOSKY, MAYOR

ATTEST:

KATHY MOLLUSKY, CITY RECORDER

APPROVED AS TO FORM:

KAYLIE KLEIN, CITY ATTORNEY

Figure 2-3

Adopted Bolton Town Center Boundary



Figure 2-4

Adopted Willamette Town Center Boundary

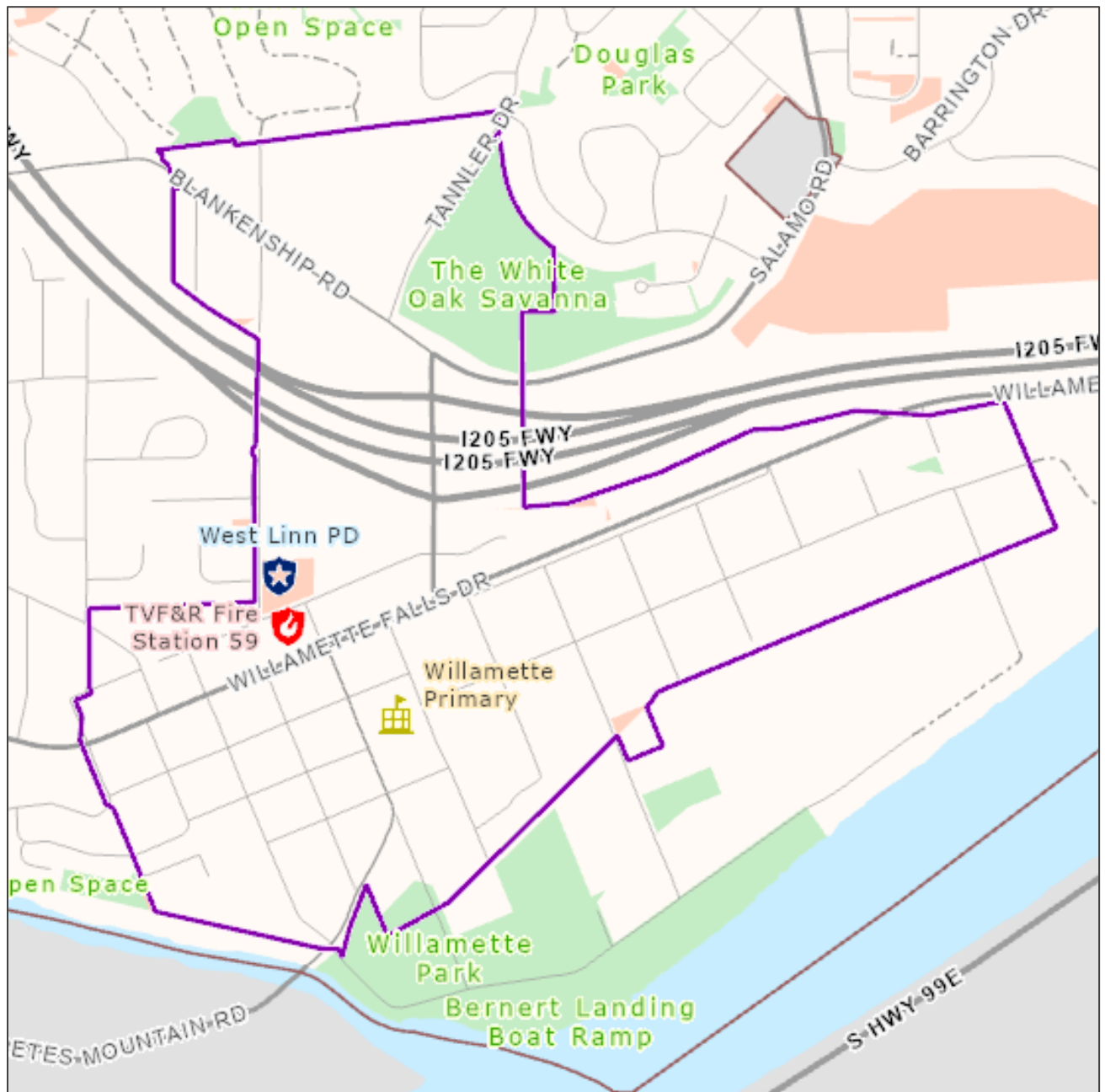


EXHIBIT PC-2 – METRO MEMO AND ORDINANCE

Date: February 11, 2025
To: All cities and counties in Metro
From: Glen Hamburg, Senior Regional Planner, on behalf of Metro's Chief Operating Officer
Subject: New requirements for adoption and reporting of 2040 center boundaries

Notice of amendment to the Urban Growth Management Functional Plan (UGMFP)

The Metro Council adopted Ordinance No. 24-1523 on December 19, 2024. In accordance with Oregon Administrative Rules (OAR) 660-012-0012(4)(d), and following the recommendations of the Metro Technical Advisory Committee and the Metro Policy Advisory Committee, the ordinance amends UGMFP Title 6, *Centers, Corridors, Station Communities and Main Streets*, as shown in Exhibit A to the ordinance (attached), to require local adoption of boundaries for the Central City and for regional and town centers depicted on the 2040 Growth Concept Map (also attached). The amendments further require reporting of those adopted boundaries to Metro. The amendments were acknowledged by the Department of Land Conservation and Development (DLCD) January 29, 2025, and are effective March 19, 2025.

Key dates and requirements

When effective, the amendments will require each city and county to do the following:

1. By December 31, 2025, adopt, by local ordinance, boundaries for all 2040 Growth Concept Map centers for which the city/county has adopted urban land use designations in their comprehensive plan, with those boundaries being in the general area of the center as identified on the map; and
2. By February 1, 2026, identify to Metro the locally adopted center boundaries.

FAQs

1. *Will the amendments to UGMFP Title 6 require anything other than adoption and reporting of center boundaries (e.g., changes to zoning within centers)?*

No, the UGMFP amendments will not themselves include new requirements for local jurisdictions to make other planning or regulatory changes within/near those boundaries. Metro nonetheless continues to recommend that centers be higher in density and include a mix of uses in order to promote vibrancy, walkability, and other goals for centers as listed the Regional Framework Plan. UGMFP Subsection 3.07.640(a) identifies a recommended average number of residents and workers per acre for centers.

State requirements, such as those in OAR chapter 660, division 12, may require cities/counties to take certain actions with regard to centers (e.g., during the next major update to the jurisdiction's transportation system plan). Metro advises communicating with DLCD to understand state requirements for planning and land use regulation within or near adopted center boundaries.

Additionally, a jurisdiction voluntarily seeking a "regional investment" in a center (i.e., an investment in a new high-capacity transit line) will still need to comply with the requirements in UGMFP Section 3.07.620. Eligibility to use the higher volume-to-capacity standards in Table 7

of the 1999 Oregon Highway Plan will also continue to require compliance with UGMFP Section 3.07.630.

2. *Is there a required minimum area for each center?*

No. The city/county with planning jurisdiction for each center will determine the exact size of the center's bounded area. However, the center must be in the "general area" of the center as identified on the 2040 Growth Concept Map; this implies that the center should be roughly the size of the center as conceptually depicted on the 2040 Growth Concept Map.

3. *The 2040 Growth Concept Map conceptually depicts some centers as crossing city/county lines. In these cases, are multiple jurisdictions required to adopt boundaries for all or part of the same center?*

No, only one jurisdiction must adopt boundaries for each center identified on the 2040 Growth Concept Map. If one jurisdiction has adopted boundaries for a center, another jurisdiction does not also need to adopt boundaries for the same center, even if the 2040 Growth Concept Map conceptually depicts the center as crossing city/county lines. Metro recommends that local jurisdictions coordinate with their neighboring jurisdictions on adoption of boundaries for centers that are near to city/county lines.

4. *Our jurisdiction has already adopted boundaries for our center(s). Do we need to do anything further?*

Yes. Your jurisdiction will need to identify the adopted boundaries to Metro by February 1, 2026, so that Metro can update its maps to reflect those boundaries. Please provide Metro (glen.hamburg@oregonmetro.gov) with resources such as a Metro-compatible GIS file or a detailed map of tax lots that shows the adopted boundaries. When providing these resources, please also affirm that the boundaries were formally adopted by ordinance of your jurisdiction's governing body.

5. *Once adopted, can center boundaries be changed?*

Yes, so long as the center continues to be in the "general area" of the center as identified on the 2040 Growth Concept Map. By February 1, 2026, cities and counties must identify to Metro the boundaries of each center adopted as of December 31, 2025. After December 31, 2025, cities and counties must notify Metro of any new or revised center boundaries within 31 days of adopting those new or revised center boundaries.

6. *What if our jurisdiction has concerns about meeting the requirements of Ordinance No. 24-1523, needs technical assistance, or has questions?*

Metro's Planning, Development and Research Department is available to help. Please contact Glen Hamburg, Senior Regional Planner at Metro (glen.hamburg@oregonmetro.gov), with any concerns, assistance needs, or questions.

Title 6 of Chapter 3.07 of the Metro Code (Urban Growth Management Functional Plan) is amended as follows, with underlined text representing inserted text and ~~strikethrough~~ representing deleted text:

CHAPTER 3.07 URBAN GROWTH MANAGEMENT FUNCTIONAL PLAN

Title 6: Centers, Corridors, Station Communities and Main Streets

3.07.610 Purpose

The Regional Framework Plan (RFP) identifies three types of Centers – the Central City, Regional Centers and Town Centers, ~~–~~ Corridors, Main Streets and Station Communities throughout the region on the 2040 Growth Concept Map and recognizes them as the principal centers of urban life in the region. Pursuant to Oregon Administrative Rules (OAR) 660-012-0012(4)(d), Title 6 requires cities and counties to define the boundaries of Centers for which they have adopted urban land use plan designations in their comprehensive plans. To enhance the intended role of the Centers, Corridors, Main Streets and Station Communities in the region, Title 6 also calls for voluntary actions and investments by cities and counties, complemented by regional investments,~~to enhance this role.~~ A “regional investment” is: an investment in a new high-capacity transit line; or a designated a-regional investment in a grant or funding program that is either administered by Metro or subject to Metro’s approval. [Ord. 97-715B, Sec. 1. Ord. 98-721A, Sec. 1. Ord. 02-969B, Sec. 7. Ord. 10-1244B, Sec. 5.]

3.07.615 Adoption of Boundaries for Centers

- (a) By December 31, 2025, each city and county must adopt boundaries for all Centers identified on the 2040 Growth Concept Map for which the city or county has adopted urban land use designations in their comprehensive plan, unless portions of the Center have boundaries already adopted by another city or county with planning jurisdiction for the Center.
- (b) Each city and county must adopt boundaries for any other Center identified on Metro’s 2040 Growth Concept Map when the city or county designates the area of that Center for urban land uses in their comprehensive plan, unless portions of the Center have boundaries already adopted by another city or county with planning jurisdiction for the Center.
- (c) Identified boundaries for Centers that are adopted pursuant to Section 3.07.615 must be located in the general area of the Center as identified on the 2040 Growth Concept Map.

- (d) By February 1, 2026, cities and counties must identify to Metro the boundaries of each Center that they have adopted pursuant to Section 3.07.615 as of December 31, 2025. After December 31, 2025, cities and counties must notify Metro of any new or revised Center boundaries within 31 days of adopting those new or revised Center boundaries.
- (e) Cities and counties must comply with the requirements of this section notwithstanding the generally applicable two-year functional plan compliance deadline in Subsection 3.07.810(b).

3.07.620 Actions and Investments in Centers, Corridors, Station Communities and Main Streets

- (a) In order to be eligible for a regional investment in a Center, Corridor, Station Community or Main Street, or a portion thereof, a city or county ~~shall~~ must take the following actions:
 - (1) Establish a boundary for the Center, Corridor, Station Community or Main Street, or portion thereof, pursuant to ~~subsection~~ Subsection 3.07.620(b);
 - (2) Perform an assessment of the Center, Corridor, Station Community or Main Street, or portion thereof, pursuant to ~~subsection~~ Subsection 3.07.620(c); and
 - (3) Adopt a plan of actions and investments to enhance the Center, Corridor, Station Community or Main Street, or portion thereof, pursuant to ~~sub~~ Subsection 3.07.620(d).
- (b) The boundary of a Center, Corridor, Station Community or Main Street, or portion thereof, ~~shall~~ must:
 - (1) Be consistent with the general location shown in the ~~RFP 2040 Growth Concept Map~~ except, for a proposed new Station Community, be consistent with Metro's land use final order for a light rail transit project;
 - (2) For a Corridor with existing high-capacity transit service, include at least those segments of the Corridor that pass through a Regional Center or Town Center;
 - (3) For a Corridor designated for future high-capacity transit in the RTP, include the area identified during the system expansion planning process in the RTP; and
 - (4) Be adopted and may be revised by the city council or county board following notice of the proposed boundary action to the Oregon Department of Transportation and to Metro in the manner set forth in ~~subsection~~ Subsection 3.07.820(a) of section 3.07.820 of this chapter.
- (c) An assessment of a Center, Corridor, Station Community or Main Street, or portion thereof, ~~shall~~ must analyze the following:
 - (1) Physical and market conditions in the area;

- (2) Physical and regulatory barriers to mixed-use, pedestrian-friendly and transit-supportive development in the area;
 - (3) The city or county development code that applies to the area to determine how the code might be revised to encourage mixed-use, pedestrian-friendly and transit-supportive development;
 - (4) Existing and potential incentives to encourage mixed-use pedestrian-friendly and transit-supportive development in the area; and
 - (5) For Corridors and Station Communities in areas shown as Industrial Area or Regionally Significant Industrial Area under Title 4 of this chapter, barriers to a mix and intensity of uses sufficient to support public transportation at the level prescribed in the RTP.
- (d) A plan of actions and investments to enhance the Center, Corridor, Station Community or Main Street ~~shall~~must consider the assessment completed under ~~subsection~~Subsection 3.07.620(c) and include at least the following elements:
- (1) Actions to eliminate, overcome or reduce regulatory and other barriers to mixed-use, pedestrian-friendly and transit-supportive development;
 - (2) Revisions to its comprehensive plan and land use regulations, if necessary, to allow:
 - (A) In Regional Centers, Town Centers, Station Communities and Main Streets, the mix and intensity of uses specified in ~~section~~Section 3.07.640; and
 - (B) In Corridors and those Station Communities in areas shown as Industrial Area or Regionally Significant Industrial Area in Title 4 of this chapter, a mix and intensity of uses sufficient to support public transportation at the level prescribed in the RTP;
 - (3) Public investments and incentives to support mixed-use pedestrian-friendly and transit-supportive development; and
 - (4) A plan to achieve the non-SOV mode share targets, adopted by the city or county pursuant to ~~subsections~~Subsections 3.08.230(a) and (b) of the RTPF, that includes:
 - (A) The transportation system designs for streets, transit, bicycles and pedestrians consistent with Title 1 of the RTPF;
 - (B) A transportation system or demand management plan consistent with ~~section~~Section 3.08.160 of the RTPF; and
 - (C) A parking management program for the Center, Corridor, Station Community or Main Street, or portion thereof, consistent with ~~section~~Section 3.08.410 of the RTPF.
- (e) A city or county that has completed all or some of the requirements of ~~subsections~~Subsections 3.07.620(b), (c), and (d) may seek recognition of that compliance from Metro by written request to the COO.

- (f) Compliance with the requirements of this section is not a prerequisite to:
 - (1) Investments in Centers, Corridors, Station Communities or Main Streets that are not regional investments; or
 - (2) Investments in areas other than Centers, Corridors, Station Communities and Main Streets. [Ord. 97-715B, Sec. 1. Ord. 98-721A, Sec. 1. Ord. 02-969B, Sec. 7. Ord. 10-1244B, Sec. 5.]

3.07.630 Eligibility Actions for Lower Mobility Standards and Trip Generation Rates

- (a) A city or county is eligible to use the higher volume-to-capacity standards in Table 7 of the 1999 Oregon Highway Plan when considering an amendment to its comprehensive plan or land use regulations in a Center, Corridor, Station Community or Main Street, or portion thereof, if it has taken the following actions:
 - (1) Established a boundary pursuant to ~~subsection (b) of Subsection 3.07.620(b)~~; and
 - (2) Adopted land use regulations to allow the mix and intensity of uses specified in ~~section Section~~ 3.07.640.
- (b) A city or county is eligible for an automatic reduction of 30 percent below the vehicular trip generation rates reported by the Institute of Traffic Engineers when analyzing the traffic impacts, pursuant to OAR 660-012-0060, of a plan amendment in a Center, Corridor, Main Street or Station Community, or portion thereof, if it has taken the following actions:
 - (1) Established a boundary pursuant to ~~subsection (b) of Subsection 3.07.620(b)~~;
 - (2) Revised its comprehensive plan and land use regulations, if necessary, to allow the mix and intensity of uses specified in ~~section Section~~ 3.07.640 and to prohibit new auto-dependent uses that rely principally on auto trips, such as gas stations, car washes and auto sales lots; and
 - (3) Adopted a plan to achieve the non-SOV mode share targets adopted by the city or county pursuant to ~~subsections Subsections~~ 3.08.230 (a) and (b) of the RTFP, that includes:
 - (A) Transportation system designs for streets, transit, bicycles and pedestrians consistent with Title 1 of the RTFP;
 - (B) A transportation system or demand management plan consistent with ~~section Section~~ 3.08.160 of the RTFP; and
- ~~(c)~~ ~~(C)~~ A parking management program for the Center, Corridor, Station Community or Main Street, or portion thereof, consistent with section 3.08.410 of the RTFP. [Ord. 97-715B, Sec. 1. Ord. 98-721A, Sec. 1. Ord. 02-969B, Sec. 7. Ord. 10-1244B, Sec. 5.]

3.07.640 Activity Levels for Centers, Corridors, Station Communities and Main Streets

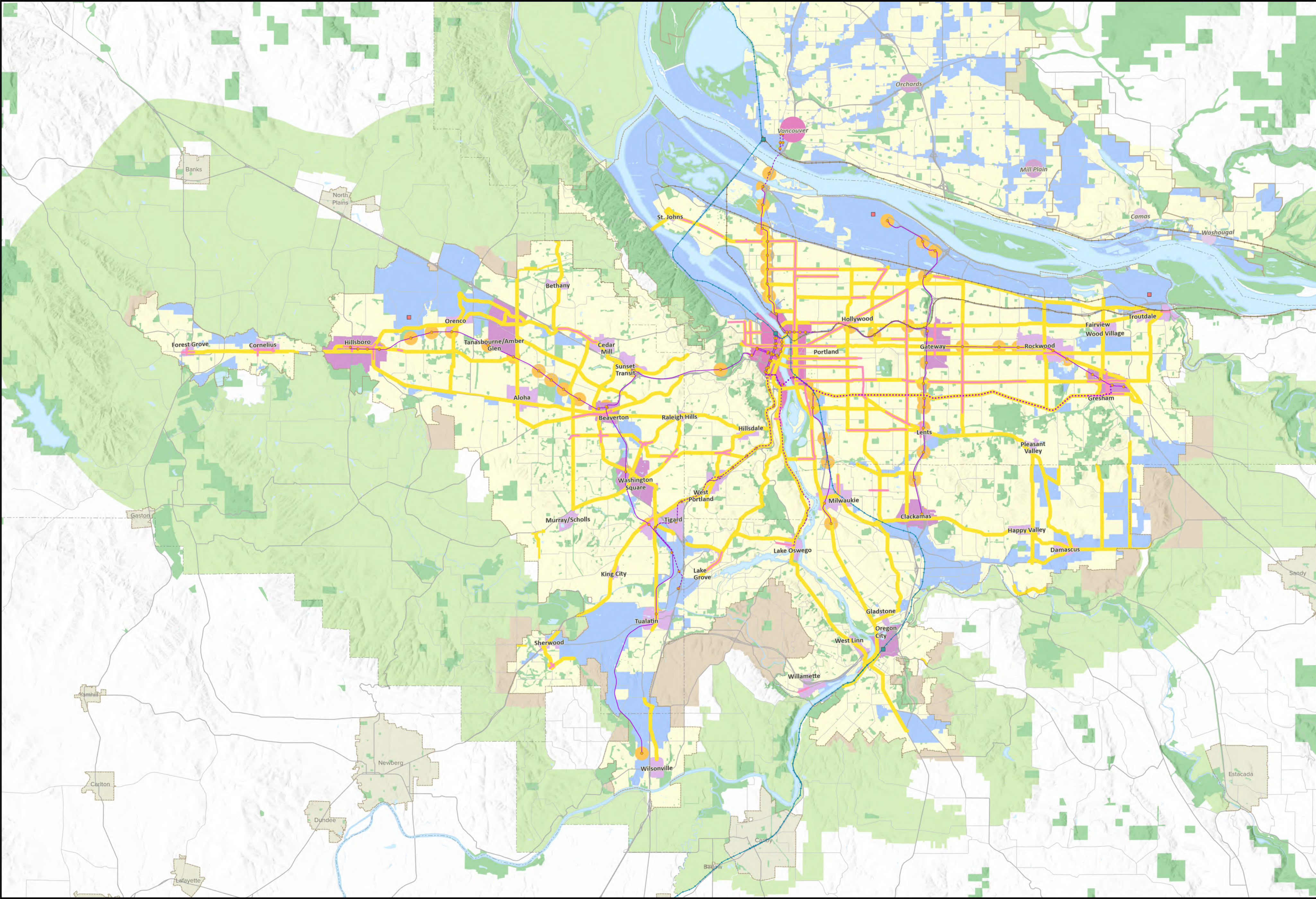
- (a) A-Centers, Corridors, Station Communities and Main Streets need a critical number of residents and workers to be vibrant and successful. The following average number of residents and workers per acre is recommended for each:
 - (1) Central City - 250 persons
 - (2) Regional Centers - 60 persons
 - (3) Station Communities - 45 persons
 - (4) Corridors - 45 persons
 - (5) Town Centers - 40 persons
 - (6) Main Streets - 39 persons
- (b) Centers, Corridors, Station Communities and Main Streets need a mix of uses to be vibrant and walkable. The following mix of uses is recommended for each:
 - (1) The amenities identified in the most current version of the *State of the Centers: Investing in Our Communities*, such as grocery stores and restaurants;
 - (2) Institutional uses, including schools, colleges, universities, hospitals, medical offices and facilities;
 - (3) Civic uses, including government offices open to and serving the general public, libraries, city halls and public spaces.
- (c) Centers, Corridors, Station Communities and Main Streets need a mix of housing types to be vibrant and successful. The following mix of housing types is recommended for each:
 - (1) The types of housing ~~listed in the~~ identified as “needed housing” statute, in ORS 197.303(1)(a)-(e);
 - (2) The types of housing identified in the city’s or county’s housing need analysis ~~done-completed~~ pursuant to ORS 197.296 or statewide Statewide planning Planning Goal 10 (Housing); and
 - (3) Accessory dwellings pursuant to ~~section~~ Section 3.07.120 of this chapter. [Ord. 97-715B, Sec. 1. Ord. 98-721A, Sec. 1. Ord. 02-969B, Sec. 7. Ord. 10-1244B, Sec. 5. Ord. 15-1357.]

3.07.650 Centers, Corridors, Station Communities and Main Streets Map

- (a) The 2040 Growth Concept Map’s depiction of Centers, Corridors, Station Communities and Main Streets Map is incorporated in this title as the “Title 6 Centers, Corridors, Station Communities and Main Streets Map” and is Metro’s ~~official depiction~~ representation of their boundaries. The map shows the boundaries established pursuant to this title.

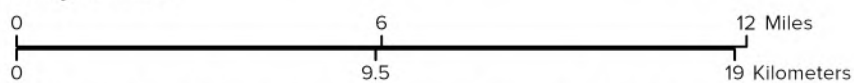
- (b) A city or county may revise the boundary of a Center, Corridor, Station Community or Main Street so long as the boundary is consistent with the general location on the 2040 Growth Concept Map in the RFP and the revision is made consistent with all other requirements of this title. The city or county ~~shall~~ must provide notice of its proposed revision as prescribed in ~~subsection~~ Subsection (b) of section 3.07.620(b).
- (c) The COO ~~shall~~ must revise the Title 6 Centers, Corridors, Station Communities and Main Streets Map, as well as the 2040 Growth Concept Map and any other relevant maps, by order to conform ~~the~~ such maps to establishment or revision of a boundary under this title. [Ord. 02-969B, Sec. 7; Ord. 10-1244B, Sec. 5; Ord. 11-1264B, Sec. 1.]

Title 6 Centers, Corridors, Station Communities and Main Streets Map as of April 1, 2021 [COO Order 12-073. Ord. 14-1336. COO Order 21-001.]



2040 Growth Concept Map

May 2023



Metro cannot accept any responsibility for errors, omissions, or positional accuracy. There are no warranties, expressed or implied, including the warranty of merchantability or fitness for a particular purpose, accompanying this product.

The Metro 2040 Growth Concept defines the form of regional growth and development for the Portland metropolitan region. The Growth Concept was adopted in December 1995 through the Region 2040 planning and public involvement process. This concept is intended to provide long-term growth management of the region.

The map highlights elements of parallel planning efforts including: the 2018 Regional Transportation Plan that outlines investments in multiple modes of transportation, and a commitment to local policies and investments that will help the region better accommodate growth within its centers, corridors and employment areas.

- Central city
- Regional center
- Town center
- Station communities
- Main streets
- Corridors
- Employment land
- Parks and natural areas
- Neighborhood
- Rural reserve
- Urban reserve
- Urban growth boundaries
- Existing high capacity transit
- Planned high capacity transit
- Proposed high capacity transit tier 1
- Mainline freight
- High speed rail (proposed)
- County boundaries
- Neighboring cities
- Airports
- Intercity rail terminal

For more information on these initiatives, visit <http://www.oregonmetro.gov/2040>



Metro

PC Staff Report

EXHIBIT PC-3 – DRAFT PC TRANSMITTAL LETTER TO CITY COUNCIL

Memorandum

Date: October 16, 2025
To: West Linn City Council
From: West Linn Planning Commission
Subject: PLN-25-03 Recommendation – Bolton and Willamette Town Center Adoption

The Planning Commission held a legislative public hearing on October 15, 2025, for the purpose of making a recommendation to the City Council on adoption of proposed amendments to the West Linn Comprehensive Plan. The amendments will adopt the Bolton and Willamette Town Center Boundary Maps in order to implement Climate Friendly and Equitable Communities (CFEC) rules codified in Oregon Administrative Rules Chapter 660 Division 12 and the Metro Urban Growth Management Functional Plan.

In 2022, the City Council directed the Planning Commission to act as the working group for CFEC implementation and recommend necessary amendments for compliance. The Planning Commission held a work session on August 20, 2025 to review draft documents and make changes before bringing the amendments into the legislative adoption process.

After conducting the public hearing, the Commission deliberated and voted # to # to recommend City Council adopt (or adopt with changes or not adopt) the proposal as presented (with the following changes or explain not adopt recommendation). Written testimony was submitted by # community members and # community members provided oral testimony at the public hearing.

The primary topics of the testimony included:

- Topic 1
- Topic 2
- Topic 3
- Etc.

Respectfully,

Joel Metlen
Chair, West Linn Planning Commission

EXHIBIT PC-4 – AFFIDAVIT AND NOTICE PACKET



**AFFIDAVIT OF NOTICE
LEGISLATIVE DECISION**

We, the undersigned, certify that, in the interest of the party (parties) initiating a proposed legislative change, the following took place on the dates indicated below:

PROJECT

File No.: **PLN-25-03**

Project: **Metro Town Center Boundaries**

Planning Commission Hearing: **October 15, 2025**

City Council Hearing: **December 9, 2025**

MAILED NOTICE

Notice of Upcoming Planning Commission and City Council Hearings was mailed at least 10 days before the Planning Commission and City Council hearings, per Section 98.070 and 98.080 of the Community Development Code to:

ODOT	09/26/25	<i>Lynn Schroder</i>
METRO	By email	<i>Lynn Schroder</i>
TRIMET	09/26/25	<i>Lynn Schroder</i>
Clackamas County Planning Department	09/26/25	<i>Lynn Schroder</i>
City of Oregon City	09/26/25	<i>Lynn Schroder</i>
City of Lake Oswego	09/26/25	<i>Lynn Schroder</i>
All Neighborhood Associations	09/26/25	<i>Lynn Schroder</i>
Stafford-Tualatin CPO	By email	<i>Lynn Schroder</i>
West Linn-Wilsonville SD	09/26/25	<i>Lynn Schroder</i>
West Linn Chamber of Commerce	09/26/25	<i>Lynn Schroder</i>
Director, Dept. of Land Conservation and Development	09/26/25	<i>Lynn Schroder</i>

EMAILED NOTICE

Notice of Upcoming Planning Commission and Council hearings was emailed at least 10 days before the decision date to:

All Neighborhood Association	09/25/25	<i>Lynn Schroder</i>
Persons Requesting Notification -PC agenda distribution list	09/25/25	<i>Lynn Schroder</i>
Metro land use notification	09/25/25	<i>Lynn Schroder</i>
Stafford-Tualatin CPO	09/26/25	<i>Lynn Schroder</i>

WEBSITE

Notice of upcoming Planning Commission and City Council hearings posted on City's website 20 days before the hearings, per CDC Section 98.070.C.6.

09/26/25	<i>Lynn Schroder</i>
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TIDINGS

Notice of the Planning Commission and City Council hearings was posted in the West Linn Tidings at least 10 days before the Planning Commission hearing, per Section 98.070 and 98.080 of the CDC.

10/1/25	<i>Lynn Schroder</i>
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PLANNING COMMISSION STAFF REPORT

The proposed amendments and staff report were posted on the website and provided to Planning Commissioners at least 10 days before the hearing, per Section 98.040 of the CDC.

10/2/2025	<i>Darren Wyss</i>
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**CITY OF WEST LINN
PUBLIC HEARING NOTICE
PLN-25-03**

**TO ADOPT THE METRO 2040 GROWTH CONCEPT MAP TOWN CENTER BOUNDARIES AS TEXT
AMENDMENTS TO WEST LINN COMPREHENSIVE PLAN GOAL 2: LAND USE PLANNING TO COMPLY
WITH THE CLIMATE FRIENDLY AND EQUITABLE COMMUNITIES REQUIREMENTS FOUND IN OREGON
ADMINISTRATIVE RULES CHAPTER 660 DIVISION 12**

The West Linn Planning Commission will hold a hybrid public hearing on **Wednesday, October 15, 2025 at 6:00pm** in the Council Chambers of City Hall, 22500 Salamo Road, West Linn, to consider adopting text amendments to West Linn Comprehensive Plan Goal 2: Land Use Planning. The purpose of the proposal is to comply with the Climate Friendly and Equitable Communities program and the associated state statutes and administrative rules.

Following the Planning Commission hearing, the Commission will make a recommendation to the City Council. The Council will decide on the proposal following a hybrid public hearing on **Tuesday, December 9, 2025 at 6:00pm** in the Council Chambers of City Hall.

At least 10 days before the hearings, a copy of the proposed amendments and associated staff report will be available for inspection at no cost at City Hall and on the City website <https://westlinnoregon.gov/projects>. Alternately, copies may be obtained for a minimal charge per page.

The hybrid hearings will be conducted in accordance with the rules of CDC Chapters 98 and 105. The public can attend in person or watch the meeting online at <https://westlinnoregon.gov/meetings> or Cable Channel 30.

The Commission and Council will receive a staff presentation and invite oral and written testimony at public hearings. The Body may continue the public hearing to another meeting to obtain additional information, leave the record open, or close the public hearing and take action on the proposed amendments as provided by state law.

Anyone wishing to present written testimony for consideration should submit all materials before 12:00 pm on the meeting day or in-person at the hearing. Persons interested in party status must establish standing by submitting oral or written testimony before or at the public hearings. Written comments may be submitted to dwyss@westlinnoregon.gov. Failure to raise an issue in person or by letter before the close of the hearing, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes an appeal to the Land Use Board of Appeals (LUBA) based on that issue.

To participate remotely during the meeting, please complete the form at: <https://westlinnoregon.gov/citycouncil/meeting-request-speak-signup> by 4:00 pm on the meeting day. Staff will email a Webex invitation before the meeting. If you do not have email access, please call 503-742-6061 for assistance 24 hours before the meeting. If you require special assistance under the Americans with Disabilities Act, please call City Hall 48 hours before the meeting date 503-657-0331.

For further information, please contact Darren Wyss, Principal Planner, at City Hall, 22500 Salamo Road, West Linn, OR 97068, (503)742-6064 or dwyss@westlinnoregon.gov.