



22500 Salamo Road  
West Linn, Oregon 97068  
<http://westlinnoregon.gov>

## CITY COUNCIL AGENDA

Monday, September 16, 2024

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6:00 p.m. – Work Session – Council Chambers & Virtual\*

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|-----------------------|------------------|
| 1. Call to Order      | [6:00 pm/5 min]  |
| 2. Approval of Agenda | [6:05 pm/5 min]  |
| 3. Public Comments    | [6:10 pm/10 min] |

The purpose of Public Comment is to allow the community to present information or raise an issue regarding items that do not include a public hearing. All remarks should be addressed to the Council as a body. This is a time for Council to listen, they will not typically engage in discussion on topics not on the agenda. Time limit for each participant is three minutes, unless the Mayor decides to allocate more or less time. Designated representatives of Neighborhood Associations and Community Advisory Groups are granted five minutes.

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|---|------------------|
| 4. Mayor and Council Reports                      | [6:20 pm/30 min] |
| a. Reports from Community Advisory Groups         |                  |
| b. Shared River Assets & Opportunities Statement  |                  |
| c. Tribal Relations Certificate Capstone Synopsis |                  |
| 5. Middle Housing Two-Year Check-In               | [6:50 pm/30 min] |
| 6. City Manager Report                            | [7:20 pm/5 min]  |
| 7. Adjourn  | [7:25 pm]        |

## **Joint Statement in Support of Our Shared River Assets and Opportunities**

The jurisdictions and non-governmental organizations named below support a healthy and vibrant river system that provides economic, recreational, and environmental benefits to the region and fosters connectivity among the communities along the Willamette, Clackamas, and Tualatin rivers. We believe that the following deserve our cooperative attention in support of our shared river assets and the many opportunities they present to our communities.

The Willamette, Clackamas, and Tualatin rivers have historically been major assets in the recreational and economic lives of the citizens of Oregon City, West Linn, Gladstone, and Canby. Opportunities exist for governmental and non-governmental agencies to work together to further enhance the connections of these great rivers to residents and visitors.

These connections would enhance economic development, river recreation, organized and informal land-based and vessel-based tourism, river-based transportation, and more. These connections would enhance a re-opened Willamette Falls Locks, commercial tourism or transportation uses at Jon Storm Park, new riverfront assets on the West Linn Riverfront, and access to other assets along the river systems.

The signees recognize that maximizing the positive impacts on our communities of these river assets will require the coordination and cooperation of multiple governments and non-governmental agencies. The government agencies and non-governmental organizations signing this statement agree to work together as a river assets and opportunities task force. The purpose shall include, but not be limited to, working cooperatively, meeting regularly, and communicating frequently with the other signees in order to move forward together with the goal of advancing economic development, outdoor recreation, transportation, and tourism centered around our great rivers.

## Agencies and Government Support

City of Canby

*Mayor Brian Hodson*

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City of Gladstone

*Mayor Michael Milch*

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City of Oregon City

*Mayor Denyse McGriff*

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City of West Linn

*Mayor Rory Bialostosky*

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Confederated Tribes of Grand Ronde

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Metro Regional Government

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## Commercial and Nonprofit Signatory List

Vessel Reliant Professional Tours  
*Captain Lowell Gillespie*

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Rivers of Life Center  
*Gerald Herrmann President*

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Portland Spirit Organization  
*General Manager Dennis Corwin*

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Willamette Falls Locks Authority  
*Reed Wagner, Executive Director*

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Senator Bill Kennemer (Retired)  
*Marine Board Direct Contact to Larry Warren*

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Friends of Sportcraft Landing  
*Sam Drevo eNRG Kayaking*

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Willamette Queen Sternwheeler LLC  
*Captain Richard Chesbrough and Barbara  
Chesbrough (owners)*

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Oregon City Business Alliance  
*Kent Ziegler President*

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## Individuals in Support

John Borden

*Former Oregon DEQ Director and West Linn  
Resident*

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Steve Williams

*Former Oregon Department of Fish and Wildlife  
Director Oregon City*

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Craig Alexander

*City Commissioner Gladstone*

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Ken Daniels

*Canby Depot Museum Vice President*

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Thelma Haggemiller

*Slow Poke Tours Oak Grove*

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# Building Tribal Relationships for Cities

MARY BAUMGARDNER

PORTLAND STATE UNIVERSITY   CERTIFICATE IN TRIBAL RELATIONS   2023-24

# Starting Points

- ▶ League of Oregon Cities - Working with Patty Mulvihill, Executive Director LOC
- ▶ 2025 Spring Conference at The Mill Casino, Coos Bay – Breakout Session with Tribal Leaders panel
- ▶ Understanding legal perspectives – Treaties and Territories
- ▶ Access best possible information directly from tribal leaders and vetted sources
- ▶ Recommend PSU CTR for city staff or elected officials

# Land Acknowledgements

- ▶ League of Oregon Cities – WIP as of now
- ▶ Careful consideration must be taken with respect to:
  - ▶ Unintended consequences of further erasure
  - ▶ Research treaty and tribal sources for wording
  - ▶ How and when acknowledgement is utilized
  - ▶ Not an end but a beginning of awareness
  - ▶ What the next step will be



# MOUs and IGAs

- ▶ Memorandums of Understanding and Intergovernmental Agreements can be another opportunity for collaboration
- ▶ Look to work already done by other cities as a resource
  - ▶ Bend, Portland, Tigard have either MOUs or IGAs
- ▶ Opportunity for an introduction to begin or improve relations

# Connect through Culture

- ▶ Look for Truth and Reconciliation opportunities
  - ▶ Cayuse Five Memorial dedication in Oregon City
- ▶ Ask DEIB - Community Outreach – Arts and Culture for ideas
- ▶ Oregon Senate Bill 13 (2017) – School/City partnerships
- ▶ Visit Tribal Council offices whenever possible and share gifts
- ▶ Invite reintroduction of Tribal practices and access

# Sources

PSU CTR Readings, Panels and Trips – notes

Websites – Native Land

Oregon Legislative Commission on Indian Services

Oregon Dept of Education Senate Bill 13 page

Personal Interviews –

Davis Yellowash Washines, Klickitat, Yakama Nation

Robert Kentta, Siletz

Cheryle Kennedy, Jon George, Stacia Martin, CTGR

Tina Retasket, Siletz

**Work Session Agenda Bill**

Date: August 30, 2024

To: Rory Bialostosky, Mayor  
Members, West Linn City Council

Through: John Williams, City Manager *JRW*

From: Darren Wyss, Planning Manager *DSW*

Subject: Middle Housing 2-Year Check-In

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**Purpose:**

Receive a briefing on middle housing development in the community over the past two-years and provide any initial feedback on potential regulation changes to evaluate as part of the City's Housing Production Strategy project that is underway.

**Question(s) for Council:**

Does the Council have any questions regarding middle housing data or requests for additional information?

**Background & Discussion:**

The City of West Linn adopted middle housing code amendments to comply with House Bill 2001 (2019) in June 2022. Middle housing types include duplex, triplex, quadplex, townhouse, and cottage cluster development. The state legislature passed Senate Bill 458 (SB458) in 2021 to require cities to allow middle housing developments to divide the property for individual ownership, while not needing to comply with a local jurisdiction's minimum lot size requirements.

The City has permitted 14 middle housing projects in the past two years. As with any planning project, particularly code amendments, it is best practice to evaluate the results to ensure they are meeting the project goals/expected outcomes. This two-year check-in on middle housing outcomes is also timely as the City is working on developing a [Housing Production Strategy \(HPS\)](#) to identify specific tools, actions, and policies the City plans to implement to address critical housing needs in the community. The HPS is required by House Bill 2003 (2019) and a follow-up to the [West Linn Housing Capacity Analysis \(HCA\)](#) adopted by City Council in October 2023. The HCA showed a need for more housing affordable to low- and moderate-income households than what has been produced recently in the community.

The attached table shows the permitted middle housing projects. All projects have utilized SB458 to divide the property into individual lots for the middle housing units. The table contains information on the property's existing conditions (developable area, zoning, maximum lots under the zoning, and whether there is an existing home), the outcome of the middle housing land division (number of lots created, average size of the lots, and whether the existing home remained), and the housing produced (number of new units, type of unit, average size, and average price (if known)).

Some data from the middle housing table that should be considered as part of the HPS project includes:

- Middle housing regulations have doubled the number of dwelling units permitted on the 14 properties (23 allowed under current zoning rules, 47 permitted under HB2001 rules).
- Projects that retain the existing home have resulted in smaller dwelling units at a lower price point.
- The attached housing project resulted in dwelling units at a lower price point.
- 85% of the projects are located within the R-10 zone and result in lot sizes that are common in the Metro area (around 5,000 sq. ft.).
- Projects within the R-10 zone typically result in larger and more expensive dwellings.

In addition, as part of the HPS project the City should consider the three policy choices that were made as part of the middle housing code amendments and whether any adjustments should be made:

- Allowing detached plexes
- Increasing floor-area-ratio (FAR) for plexes in R-10 and R-7 zones from 45 percent to 60 percent
- Eliminating FAR and Lot Coverage for all middle-housing types in R-5, R-4.5, R-3, and R-2.1 zones

Planning staff will also present this information to the Council appointed HPS Working Group, who is scheduled to meet in October and November to consider a number of different strategies, and to the West Linn Planning Commission prior to its joint meeting with City Council on November 18, 2024.

**Council Options:**

1. Receive briefing, ask any clarifying questions, and request additional information.
2. Provide any initial feedback on potential middle housing related strategies to consider in the Housing Production Strategy project.

**Staff Recommendation:**

Provide any initial feedback on potential middle housing related strategies to consider in the Housing Production Strategy project.

**Attachments:**

1. Middle Housing Table – July 2022 to July 2024

City of West Linn

Middle Housing Land Divisions July 2022 to July 2024

Project	Existing Conditions				Middle Housing Land Division			New Dwelling Units			
	Developable Area (sq. ft.)	Zoning	Max Lots	Existing Home	Number of Lots	Avg. Lot Size (sq. ft.)	Demo Home	Number	Type	Avg. Size (sq. ft.)	Avg. Price (\$)
MIP-22-04	17,551	R-10	1	No	2	8,776	n/a	2	Detached	3,538	1,250,000
MIP-22-05	10,000	R-10	1	No	2	5,000	n/a	2	Detached	3,373	1,270,000
SUB-22-01	24,856	R-10	2	Yes	4	6,214	No	3	Detached	1,320	Not Built
ELD-23-01	10,000	R-5	2	Yes	2	5,000	No	1	Detached	1,763	615,000
ELD-23-02	11,832	R-10	1	Yes	4	2,958	No	3	Detached	1,721	665,000
ELD-23-03	18,000	R-10	1	No	2	9,000	n/a	2	Detached	3,265	Not Built
ELD-23-04	16,171	R-10	1	Yes	2	8,086	Yes	2	Detached	3,324	1,289,634
ELD-23-05	19,865	R-10	2	Yes	4	4,966	Yes	4	Detached	3,120	1,085,557
ELD-23-06	17,978	R-10	1	No	3	5,993	n/a	3	Detached	3,495	1,337,500
ELD-23-07	24,500	R-5	4	Yes	8	3,063	Yes	8	Attached	2,029	589,900
ELD-23-08	19,846	R-10	2	Yes	4	4,962	No	3	Detached	2,248	Not Built
ELD-23-13	24,000	R-10	2	Yes	4	6,000	Yes	4	Detached	3,074	Not Built
ELD-23-14	29,085	R-10	2	No	4	7,271	n/a	4	Detached	2,874	923,751
ELD-24-01	9,700	R-10	1	No	2	4,850	n/a	2	Detached	2,687	Not Built

Total

23

47

4

43



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## Public Comment Form

I wish to speak during Public Comments (comments are limited to three minutes). Topic listed will be reflected in the meeting minutes.

Please specify topic (required): Troop 140

I wish to wait and speak on the agenda item listed below (comments are limited to three minutes).

Please specify agenda item (required):

Please print:

Name: Kurt Eaton

Phonetic spelling, if difficult to pronounce:

Address (Optional): 2305 Rogue Way

City: West Linn State: OR Zip: 97068

Email (Optional): Phone (Optional):

Please submit this form to the City Recorder along with copies of any material to be handed out to the Council.

This form is subject to public records laws. If requested, it may be disclosed to another party unless exempt from disclosure under Oregon Public Records Law.



CITY OF

West Linn

## Public Comment Form

I wish to speak during Public Comments (comments are limited to three minutes). Topic listed will be reflected in the meeting minutes.

Please specify topic (required): Public Sidewalk Repair Costs

I wish to wait and speak on the agenda item listed below (comments are limited to three minutes).

Please specify agenda item (required):

Please print:

Name: Rich Faith

Phonetic spelling, if difficult to pronounce:

Address (Optional): 2635 Cocur D'Alene Dr.

City: West Linn State: Zip:

Email (Optional): Phone (Optional):

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