



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

## CITY COUNCIL AGENDA

Monday, February 7, 2022

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6:00 p.m. – Work Session – Webex\*

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|---|------------------|
| 1. Call to Order and Pledge of Allegiance         | [6:00 pm/5 min]  |
| 2. Approval of Agenda                             | [6:05 pm/5 min]  |
| 3. Public Comments                                | [6:10 pm/10 min] |
| 4. Announcements, Proclamations, and Recognitions | [6:20 pm/10 min] |
| a. Celebrating Black History Month                |                  |
| 5. House Bill 2001/2003 Update                    | [6:30 pm/30 min] |
| 6. Oppenlander Property Discussion                | [7:00 pm/60 min] |
| 7. Preview of February 14 Agenda                  | [8:00 pm/30 min] |
| 8. Mayor and Council Reports                      | [8:30 pm/30 min] |
| a. Reports from Community Advisory Groups         |                  |
| 9. City Manager Report                            | [9:00 pm/5 min]  |
| a. Diversity, Equity, and Inclusion Discussion    |                  |
| 10. City Attorney Report                          | [9:05 pm/5 min]  |
| 11. Adjourn                                       | [9:10 pm]        |

# PROCLAMATION

## West Linn, Oregon

**WHEREAS**, the City of West Linn unequivocally affirms that Black lives matter; and

**WHEREAS**, Black communities have made numerous valuable and long-lasting contributions in the history of Oregon's economic, cultural, spiritual, and political development; and

**WHEREAS**, the presence and contributions of Black communities continue to enhance the quality of the life in the City of West Linn; and

**WHEREAS**, Black communities have been the target of discrimination, exclusion, and violence based on identity, which conflicts with our core values as a community; and

**WHEREAS**, Black communities have been disproportionately impacted by the COVID-19 pandemic and the compounding effects of systemic racism; and

**WHEREAS**, in September 2000, West Linn City Council pass a resolution declaring national undoing racism day to reaffirm our commitment to ensure equity and freedom for all people regardless of race, religion, sexual preference, or gender; and

**WHEREAS**, Black History Month calls our nation's attention to recognize and celebrate the essential contributions and resilience of Black communities while acknowledging the injustices that remain; and

**WHEREAS**, Black History Month is a time where all Americans are encouraged to reflect on our collective history of slavery and oppression of Black communities and recommit to prioritizing racial equity, inclusion, and respect for human dignity in all that we do; and

**WHEREAS**, though we celebrate Black History Month in February, we affirm that Black history is American history and recognize it as an ever-present part of our collective experience that we must pass on and learn from.

**NOW, THEREFORE, BE IT PROCLAIMED BY THE CITY COUNCIL OF THE CITY OF WEST LINN**, that February 2022 is

## **Black History Month**

In the City of West Linn.

DATED THIS 7TH DAY OF FEBRUARY, 2022

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MAYOR JULES WALTERS

ATTEST:

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KATHY MOLLUSKY, CITY RECORDER



## Work Session Agenda Bill

Date: February 7, 2022

To: Jules Walters, Mayor  
Members, West Linn City Council

From: Darren Wyss, Planning Manager *DSW*

Through: John Williams, Deputy City Manager/Community Development Director *JRW*  
Jerry Gabrielatos, City Manager JG

Subject: HB2001/2003 Implementation Update

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### Purpose

To receive a briefing from City staff on the implementation process for HB2001/2003.

### Question(s) for Council:

1. Would Council like any additional information related to the implementation of HB2001/2003?

### Background & Discussion:

[HB2001](#), also known as the “middle-housing” bill, and [HB2003](#), which requires jurisdictions to update their Housing Needs Analysis and associated housing production strategy, were passed by the Oregon Legislature in 2019. To implement the requirements of the bills, the City is treating both as two-phase projects.

#### HB2001 Implementation

[HB2001](#) (“middle-housing” bill) requires jurisdictions to adopt development code standards to meet the [Oregon Administrative Rules](#) to implement the bill. The City has completed work on [Phase 1 of HB2001](#) implementation. Phase 1 took place from October 2020 to June 2021 and was a technical exercise to identify the minimum Community Development Code amendments, known as the “de minimus” package, necessary to comply with HB2001. Phase 1 included a working group that resulted in the identification of several policy options that, if implemented, could help further encourage the development of middle housing types in the community. These nine policy questions were the basis of the community engagement efforts of HB2001 Phase 2.

At the same time HB2001 Phase 1 was taking place, the City completed a [Housing Needs Analysis \(HNA\)](#) with the help of a consultant as required by [HB2003](#). The HNA projected a need for an additional 215 units of “middle-housing” (21.4% of total need) over the next 20 years for the City of West Linn. This included 84 units of single-family attached housing (townhomes) and 131 units of duplex/triplex/quadplex housing. Over the past 10 years, the City has produced very few units of “middle-housing” (28 duplex units or 7.0% of total housing units built). There is adequate land available to meet “middle-housing” need, but the construction of these housing types has not occurred recently. To meet the projected future “middle-housing” needs of the community, contemplation of the different HB2001 Phase 2 policy options is important to consider as part of the HB2001 code amendment package. Implementation of one or more policy options may help encourage the development of this type of housing in the future.

The City is currently in [Phase 2](#), which focused on engaging the community in Autumn 2021 on whether the City should simply adopt the “de minimus” package, or go further and adopt additional amendments to better encourage the development of middle housing. City staff met with several Neighborhood Associations and community groups to glean feedback on the policy questions. The City also conducted an online survey to ask the same policy questions. The survey had 722 respondents.

Listed below are the policy questions presented for discussion and in the survey:

1. Should the City consider allowing detached plexes?
2. Should the City consider waiving street improvements?
3. Should the City consider allowing reduced setbacks?
4. Should the City consider allowing increased heights?
5. Should the City consider allowing increased lot coverage standards?
6. Should the City consider allowing increased floor area ratios?
7. Should the City consider allowing reduced off-street parking requirements if on-street parking is available next to the site?
8. Should the City take an extra step and create a streamlined process for allowing for fee simple ownership of middle housing?
9. Should the City consider incentives or exceptions (i.e. taxes, fees, system development charges, etc.)?

As part of HB2001 Phase 2, the City Council also appointed a working group to review proposed code amendments. The working group's goal is to find consensus on a recommended code amendment package, which will then go through the legislative adoption process with the Planning Commission and City Council. The City has secured additional grant funding from the Department of Land Conservation and Development (DLCD) for Phase 2. MIG, Inc., the same consultant funded by DLCD grants for Phase 1, will be working with staff on Phase 2. The consultant team will help staff and the working group compile, review, discuss, and update the recommended code amendment package.

The working group met for the first time on January 26, 2022. [The meeting packet is found here](#) and includes the Phase 2 survey results and a crosswalk document. The crosswalk document is intended to help the working group get a better understanding of the minimum requirements of HB2001 administrative rules, what the model code (developed by the state for use by jurisdictions if wanted) recommends, policy context, input from surveys and working group discussions, and a recommendation to adopt the “de minimus” requirements (allow) or provide some additional flexibility (encourage).

Working group discussions will primarily focus on the recommendations to encourage development of “middle-housing” types. The City must adopt the code amendment package to comply with HB2001 administrative rules by June 30, 2022 or implement the model code.

The tentative schedule for adoption of HB2001 code amendments includes:

February 2022	Working Group Meeting #2
March 2022	Working Group Meeting #3
April 2022	Working Group Meeting #4 and Recommendation
May 2022	Planning Commission Work Session and Public Hearing
June 2022	City Council Work Session and Public Hearing

## HB2003 Implementation

To complete Phase 1, the City secured grant funding from the Department of Land Conservation and Development to conduct the technical analysis that will lead to recommendations on actions the City will need to take in order to meet the requirements put in place by HB2003. As part of the Phase 1 work, the City Council appointed a limited duration [Project Advisory Committee](#) to review consultant work products and provide feedback. The committee met five times from December 2020 to May 2021 and reviewed all tasks associated with the projects.

The outcome of HB2003 Phase 1 was a [Housing Needs Analysis \(HNA\)](#) compliant with Oregon Revised Statutes and Oregon Administrative Rules, and [recommended strategies](#) the City could implement to encourage development of needed housing in the future. The primary substance of the HNA is a housing need forecast and a buildable lands inventory. Comparing the two shows the City has enough capacity overall, but lacks available land to meet multi-family housing needs. The HNA analysis also showed the City was deficient in meeting the minimum residential density allocation for new construction requirements of the Metropolitan Housing Rule (OAR 660-007-0035). The City will need to amend its zoning map to rectify the deficiencies and adopt the HNA by December 2023. The City will then have an additional year to adopt the associated housing production strategy required by HB2003.

The tentative schedule for adoption of HB2003 zoning map amendments and the HNA includes:

Spring 2022	Final Scope of Work
Summer 2022	Research and Map Alternatives
Fall 2022	Public Engagement and Planning Commission Work Sessions
Winter 22/23	Planning Commission/City Council Work Sessions
Spring 2023	Final Proposed Package/Legislative Adoption Process

### **Council Options:**

1. Ask staff questions and/or to provide additional information.

### **Staff Recommendation:**

Receive the briefing and ask any clarifying questions and/or request additional information.

### **Attachments:**

n/a

**Comments to City Council**  
**February 7, 2022**

Dear Mayor Walters and City Council,

My name is Ed Schwarz and I live in West Linn. I come before you tonight as a public citizen and not as a member of any board or commission.

I encourage you to accept the February 2nd request from the Planning Commission to authorize the Planning Commission to immediately proceed with a fully engaged public process to explore and recommend a policy for roundabouts, including clear and certain codes and criteria, to be added to West Linn's planning and engineering documents.

The lack of clear and certain codes on roundabouts is a significant omission from our current city codes. Roundabouts are becoming more and more common, and it behooves the city to set standards as to where they will be placed and how they will be constructed. Currently, roundabouts are being planned in West Linn without codes and without required public involvement. Merely following the State of Oregon roundabout requirements is not enough. The city needs to have its own set of requirements codified in our Community Development Code.

I ask that you add a project for code standards for roundabouts to the planning docket as an immediate priority. Also, please include funding for this project. I also ask that the Council determine that, due to the urgency of this matter, a working group review is unnecessary.

I would also like to point out that there are currently several roundabouts being discussed in West Linn. This includes the Fields Bridge roundabout and one at the corner of 10<sup>th</sup> Street and Salamo Road. The latter roundabout would directly affect the residents of Savanna Oaks Neighborhood Association and would also potentially impact the White Oak Savanna Park. To my knowledge, the Savanna Oaks Neighborhood Association has not been involved in any outreach activities or planning of this roundabout. I request that the Council direct the City Manager to make outreach regarding roundabouts to all affected Neighborhood Associations and, by extension, all West Linn citizens a priority.

We are already late in receiving public input for the planning of roundabouts in West Linn. Please make this a priority for the city moving forward.

Thank you.  
Ed Schwarz  
West Linn