



**PLANNING COMMISSION
Meeting Notes of October 5, 2022**

<u>Commissioners present:</u>	Charles Mathews, Joel Metlen, Gary Walvatne, Carrie Pellett, and Bailey Boggess, and Scott Erwin (arrived late)
<u>Commissioner Absent:</u>	John Carr
<u>Consultant Present:</u>	Elaine Howard, Elaine Howard Consultants.
<u>Public:</u>	None.
<u>Staff present:</u>	Planning Manager Darren Wyss and Administrative Assistant Lynn Schroder

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

1. Call To Order and Roll Call

Chair Walvatne called the meeting to order at 6:13 pm.

2. Public Comment Related To Land Use Items Not On The Agenda

None.

3. Discussion: [Tax Increment Financing Project](#) and Planning Commission Role

Elaine Howard provided a briefing on the proposed Tax Increment Finance (TIF) district under consideration by the City Council and the PC role.

The West Linn City Council directed staff to explore a tax increment financing district that would include the Waterfront Planning Area, Historic Willamette Commercial District, and the Commercial District north of I-205. The City Council hired a consultant to prepare a feasibility study and appointed an Advisory Committee to review it. The Advisory Committee has met three times and will meet again to finalize their recommendations.

As required by ORS 457, the role of the Planning Commission is to review the proposed TIF plan for conformance with the West Linn Comprehensive Plan and make a recommendation to the City Council. The Planning Commission is not required to hold a public hearing, but best practices are to take public testimony on compliance with the Comprehensive Plan in a public forum. The TIF Plan document will contain Comprehensive Plan conformance findings.

TIF revenue is generated from existing property taxes and does not increase the amount property owners pay. The funds come from increased assessed values on taxes already paid during the duration of the TIF Area Division. Newly created TIF Districts only affected permanent rate levies. Local option levies and general obligation bonds would not be affected. New construction and increased property values would directly benefit any local option levy because of increased tax assessments

The TIF fund could only be used to fund projects identified in the TIF Plan. The TIF projects would be funded through a combination of TIF funds and other funds like grants, bonds, matching funds, general funds, or private funds. Howard provided a list of potential projects to include in the Plan. The projects were drawn from the City's existing master plans.

Commissioners asked questions about how the TIF would work, how the community could provide input, and the prioritization of the projects.

4. Planning Commission Announcements

None.

5. Staff Announcements

Wyss reviewed the upcoming Planning Commission schedule.

6. Adjourn

Chair Walvatne adjourned the meeting at 7:55 pm.