



PLANNING COMMISSION
Meeting Notes of May 3, 2023

Commissioners present: John Carr, Gary Walvatne, Charles Mathews, Joel Metlen, Bayley Boggess, and Tom Watton.
Consultants: Elaine Howard, Elaine Howard Consulting
Members of the Public: Roberta Schwarz, Teri Cummings, and Spencer Crandall
Staff present: Planning Manager Darren Wyss. City Attorney Mathew Kahl, and Administrative Assistant Lynn Schroder

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

1. Pre-Meeting Work Session

Planning Manager Darren Wyss asked for questions about the TIF hearing process and clarifications on meeting materials provided to Commissioners,

2. Call To Order and Roll Call

Chair Carr called the meeting to order at 6:30pm.

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

Roberta Schwarz requested that the Planning Commission call up the Planning Manager's decision for the proposed roundabout on Willamette Falls Drive at Fields Bridge Park (WAP-23-01/WRG-23-01/FMA-23-01) for City Council to review.

Teri Cummings submitted written comments about the Planning Director's decision for WAP/23-01/WRG-23-01/FMA-23-01. She requested that the Planning Commission call up the matter to the City Council.

4. Public Hearing: West Linn Riverfront Tax Increment Finance Plan

Chair Carr opened the public hearing on the proposed West Linn Willamette Riverfront Tax Increment Finance Area Plan (TIF Plan) conformance with the West Linn Comprehensive Plan.

City Attorney Kahl addressed legal procedures.

Planning Manager Darren Wyss introduced Elaine Howard of Elaine Howard Consulting to present the proposed Tax Increment Finance Area Plan for the Willamette Riverfront. Wyss provided an overview of the TIF plan development.

Howard discussed the role of the Planning Commission, how the TIF works, project priorities, the relationship of the TIF plan to the Comprehensive Plan and other planning documents, and the process of adopting the TIF plan.

Commissioners asked clarifying questions.

Spencer Crandall, West Linn resident and small businessman, testified about:

- Concern that the 2017 Comprehensive Plan and other planning documents needed to be updated more frequently to proceed with the TIF Plan.

- The need for a waterfront plan.
- The difficulty of developing the waterfront area.
- Refocusing TIF area commercial development from office space to small start-up and emerging product and manufacturing companies. It was noted that the Portland Metro area lacks incubator space for small businesses and manufacturers that can make communities more vibrant.

Chair Carr closed the public hearing, and Commissioners deliberated on the following topics:

- The revenue impact on existing government services, the City's general fund, and the community outside the TIF area.
- The identified transportation projects for the TIF and Willamette Falls Drive Concept Plan.
- TIF Plan considerations of potentially contaminated soil on proposed redevelopment costs.

Commissioner Boggess moved that the West Linn Willamette Riverfront Tax Increment Finance Area Plan conforms with the West Linn Comprehensive Plan and recommends that the West Linn City Council adopt the proposed West Linn Willamette Riverfront Tax Increment Finance Area Plan. Carr seconded. **Ayes: Walvatne, Boggess, Metlen, Watton and Carr. Nays: Mathews. Abstentions: None. The motion passed 5-1-0.**

5. Planning Commission Announcements

None.

6. Staff Announcements

Planning Manager Wyss reviewed the upcoming Planning Commission schedule.

7. Adjourn

Chair Carr adjourned the meeting at approximately 7:30 pm.