



## Memorandum

Date: May 3, 2023  
To: West Linn City Council  
From: West Linn Planning Commission  
Subject: Willamette Riverfront Tax Increment Finance Area Plan Recommendation

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The Planning Commission held a public hearing on May 3, 2023, to make a recommendation to the City Council on the proposed West Linn Willamette Riverfront Tax Increment Finance Area Plan (TIF Plan) conformance with the West Linn Comprehensive Plan.

The Commission did not receive any written testimony. One community member testified at the public hearing. The primary topics of the testimony included:

- Concern that the 2017 Comprehensive Plan and other planning documents needed to be updated more frequently in order to proceed with the TIF Plan.
- The need for a waterfront plan.
- The difficulty of developing portions of the waterfront area.
- Refocusing TIF area commercial development from office space to small start-up and emerging product and manufacturing companies. In testimony it was noted that the Portland Metro area lacks adequate incubator space for small businesses and manufacturers that can make communities more vibrant.

After closing the public hearing, Commissioners deliberated on the following topics:

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

The Commission voted five in favor (Bogges, Carr, Metlen, Walvatne, Watton) and one opposed (Mathews) that the TIF Plan conforms with the West Linn Comprehensive Plan and recommended City Council adopt the proposed West Linn Willamette Riverfront Tax Increment Finance Area Plan.

Respectfully,



John Carr  
Chair, West Linn Planning Commission