



PLANNING COMMISSION
Draft Meeting Notes February 4, 2026

Commissioners present: Kathryn Schulte-Hillen, David D. Jones, Gary Walvatne, Kris Kachirisky, Liz Dietz, and Jason Evans. Tom Watton arrived late.

Staff present: Community Development Director Steve Koper, City Attorney Ashleigh Dougill, Planning Manager Darren Wyss, Associate Planner Aaron Gudelj, Management Analyst Lynn Schroder

Applicant Present: Jeff Dunn, Scott Edwards Architecture, Sid Scott, Scott Edwards Architecture, Alex Simpson, HHPR Civil Engineering, Matt Bell, Kittelson Engineers, Najib Kalas, geotechnical engineer, Lucas Melac, and West Linn Public Works Director Erich Lais

Public present: Rob Cozzi, Robert Jester, William Relyea, Teri Cummings, Cary Cummings, Ed and Roberta Schwarz, Karie Oakes, David Dodds, and Michael Kapigian

The meeting video is available on [here](#).

1. Call To Order and Roll Call

Chair Schulte-Hillen called the meeting to order at 6:00pm. Management Analyst Schroder called the roll.

2. Public Comment related to Land Use Items not on the agenda

None.

3. Public Hearing (Quasi-Judicial): [CUP-25-02/DR-25-02/WAP-25-01 Proposal for New City of West Linn Operations Support Facility at the vacant parcel east of the Salamo Road/Greene Street intersection](#)

Chair Schulte-Hillen introduced CUP-25-02/DR-25-02/WAP-25-01, an application for a Conditional Use Permit, Class II Design Review, and Water Resource Area Permit at 23800 and 23834 Salamo Road. The proposal is for construction of an operations complex servicing the City of West Linn's Public Works, Environmental Services, Parks and Recreation, and Water and Streets Departments on two vacant lots. Schulte-Hillen explained the hearing procedures and opened the public hearing.

City Attorney Dougill addressed legal standards and appeal rights. The substantive criteria that apply to the application are Community Development Code (CDC) Chapters 11, 32, 41, 42, 46, 48, 55, 60, 96, and 99.

Dougill addressed Planning Commission (PC) conflicts of interest, ex-parte contacts, jurisdiction, and bias challenges. No member declared conflicts of interest or bias. Commissioner Walvatne declared an ex parte contact, stating that he received a personal phone message regarding the application. He advised that he would be serving on the Planning Commission that evening and could not respond and therefore was not aware of the substance of the inquiry, as no further exchange occurred. He stated he could participate in the hearing with any bias in the matter. Dougill asked if any audience member wished to challenge the PC's jurisdiction, impartiality, or ex-parte disclosures of any members of the PC. No challenges were made.

Before presenting the staff report for the application, Associate Planner Gudelj noted that the City received written comments from Ed and Roberta Schwarz and staff provided supplemental findings to the Commission on February 4, 2026.

Gudelj proceeded with the staff report. The applicant requested approval to construct a new operations complex consisting of three new buildings totaling approximately 40,000 square feet, landscaping, parking, and paved lot fueling, truck wash, dewatering and decant functions. The future complex will serve the City of West Linn's Public Works, Environmental Services, Parks and Recreation, and Water and Streets Divisions. The project requires a Conditional Use Permit, Class II Design Review, and a Water Resource Area Permit.

The project site is a 33.02-acre vacant site located at 23800 and 23834 Salamo Road, on the east side of Salamo Road at the intersection of Salmo Road and Greene Street - directly south of the site is I-205 Freeway. The project is set back significantly from nearby roads and homes and is supported by available public services.

Gudelj presented findings related to zoning, conditional use standards, water resource permits, and applicable design review standards, noting the project is intended to enhance city services while remaining consistent with development codes and the Comprehensive Plan. He also discussed the geotechnical and engineering service reports. Staff concluded that the site is suitable, impacts can be mitigated, and the proposal meets applicable code and Comprehensive Plan requirements.

Staff recommended approval subject to the Conditions of Approval outlined in the Staff Report, including mitigation planting and monitoring, tree protection signage, submittal of a final stormwater report, and compliance with Section 5.487 (Noise) of the West Linn Municipal Code.

Clarifying questions from Commissioners focused on the water resources, wetland delineation, traffic analysis, and noise generation elements of the staff report.

Jeff Dunn, Scott Edwards Architecture, presented the project proposal and site plans and architectural plans, emphasizing environmental design and integration with the adjacent wetland area on behalf of the applicant.

Chair Schulte-Hillen opened the hearing to public testimony. Rob Cozzi, Robert Jester on behalf of the Barrington Heights/Tanner Neighborhood Association, William Relyea, Teri Cummings, Cary Cummings, Ed and Roberta Schwarz, Karie Oakes, David Dodds, and Michael Kapigian testified. The primary concerns raised during testimony included:

- Applicant follow-through of conditions of approval
- Suitability of site; landslide and fire risks
- Traffic
- Noise
- Stormwater facilities
- Water Resource Area Impacts
- Zoning

During his testimony, Michael Kapigian requested a continuance of the hearing.

Members of the applicant team rebutted the public testimony. Sid Scott, Scott Edwards Architecture, responded to the concerns about the use of the site, traffic, noise, construction parking, soils, and water resources. Matt Bell, Kittelson Engineers, discussed the traffic impacts and analysis. Najib Kalas, geotechnical engineer, discussed the site soil stability, landslide risk, and the geotechnical report. Alex Simpson, HPR Civil Engineering, responded to the water resource concerns. Public Works Director

Erich Lais discussed anticipated activities at the proposed public works yard.

Commissioners asked questions about site zoning, stormwater treatment and mitigation, heritage trees, wetland jurisdiction, noise, and traffic. Planning Commissioners discussed the need for additional traffic and noise studies.

Commissioner Evans moved to leave the record open and continue the hearing to February 18, 2026, at 6:00pm. Watton seconded. **Ayes: Walvatne, Jones, Schulte-Hillen, Evans, Watton, Dietz, and Kachirisky. Nays: None. Abstentions: None. The motion passed 7-0-0.**

4. Planning Commission Announcements

None.

5. Staff Announcements

Principal Planner Wyss announced that a new senior planner will start at the City on March 1, 2026.

6. Adjourn

Chair Schulte-Hillen adjourned the meeting at 9:40pm.



CITY OF
**West
Linn**

Planning Commission Hearing 02/04/26

City Operations Facility

23800 & 23834 Salamo Road

CUP-25-02/WAP-25-01/DR-25-02

February 4, 2026

Planning Commission Hearing Materials



1. Staff Report

- *Exhibit PC-1: Applicant Submittal*
 - Geotechnical Engineering Report
 - Stormwater Report and Grading Plan
 - Transportation Assessment
 - Water Resources Area Review & Wetland Delineation Report
 - Tree Preservation Plan, Landscape Plan, Arborist Report
 - Lighting Plan
 - Service Provider Permit (Tualatin Valley Fire and Rescue)
- *Exhibit PC-2: Completeness Letter*
- *Exhibit PC-3: Affidavit and Notice Packet*

2. Public Comments Received

- Written comments received
- Oral comments summary (2/4/2026 PC Hearing)

3. Supplemental Staff Findings (02/04/2026)

Site Location



- Construction of a new City Operations Complex (Public Support Facility) serving Public Works, Environmental Services, Parks and Recreation, and Water and Streets Divisions.



Site and Development Overview



- 33-acre vacant site accessed from Salamo Road.
- Two primary buildings nearest Salamo Road at lowest elevation point
 - Building A (one-story) = 11,073 sq. ft.
 - *Warehouse, shop, and building maintenance*
 - Building B (two-story) = 28,196 sq. ft.
 - *1st floor = Warehousing, fleet repair, and storage*
 - *2nd floor = Lobby, reception, conference rooms, and offices*



- Buildings D, E, & F near center of westernmost lot
 - Building D = Covered bulk storage
 - Building E = De-water/De-cant and sandbag area
 - Building F = Truck wash
 - Additional open storage, dumpsters, fuel tank/pump, and chemical storage



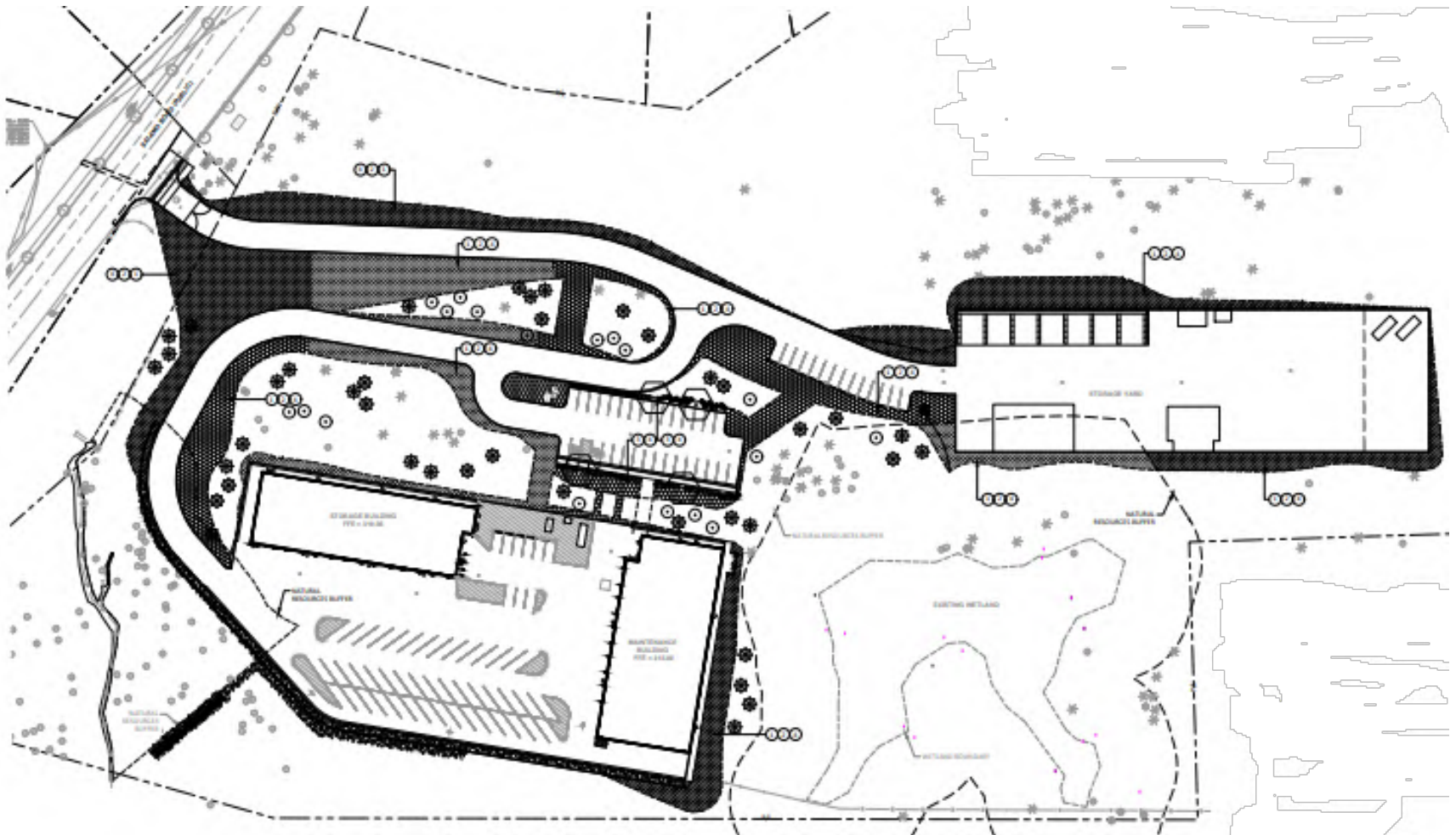


Site Development Overview (Continued)

- ◆ Stormwater management report included in Applicant submittal
- ◆ Building Design includes one-two story buildings, window glazing, wood columns, standing seam metal roofs, and pedestrian bridge from upper-parking area to provide access to Building B.
- ◆ Buildings are greater than 200-feet from Salamo Road and greater than 300-feet from the closest buildings (dwellings north of Salamo Road).
- ◆ Adequate public facilities/services available (water, fire and safety, sewer, electrical)



Landscaping Plan



Land Use Decisions



Conditional Use Permit - CUP-25-02

- Surrounding use compatibility and mitigation to reduce/eliminate impacts.



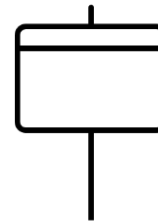
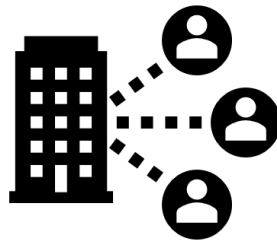
Water Resource Area Permit – WAP-25-01

- Impacts to Water Resources (Wetland and Stream) and proposed mitigation



Design Review – DR-25-02

- Design of site/building; ingress/egress, building aesthetics, site function.



Conditional Use Standards



- ◆ CDC Chapter 60 Conditional Uses - West Linn CDC
 - Findings #60-#65 of Staff Report
- ◆ 1. The site size and dimensions are adequate
- ◆ 2. The characteristics of the site are suitable
- ◆ 3. Development provides an overall benefit to the City.
- ◆ 4. Adequate public facilities will be available or can be made available.
- ◆ 5. The applicable requirements of the zone are met
- ◆ 6. Chapters [52](#) to [55](#) CDC and CDC [92.010](#)(E) are met, if applicable.
- ◆ 7. The use will comply with the applicable policies of the Comprehensive Plan.



Water Resource Area Permit

- ◆ Chapter 32 of Community Development Code
 - Staff Findings #4-#17 in Staff Report
 - 65-ft buffer to wetlands required
- ◆ Existing Wetland A onsite - 28,555 square feet at southern portion of the site
 - Permanent impacts to the buffer for Wetland A are proposed to a portion of northernmost area where Building E (De/water/de-ice/sandbag area) is proposed.
- ◆ Existing Stream 1 onsite – 225 linear feet at SW corner of the site
 - Permanent impacts Stream 1 buffer proposed due to proposed access road to lower fleet and vehicle area.
- ◆ Total Permanent Impacts to Wetland A and Stream 1
 - 15,120 square feet total permanent Impacts
 - Chapter 32.090 requires 0.5 square feet of WRA vegetation to be created, enhanced, or restored for every 1 square feet of permanent disturbance
 - Proposed 7,560 sq. ft. ($15,120 / 2 = 7,560$) of mitigation plantings in Wetland A.

Design Review Standards



- Chapter 55 of West Linn CDC

- Findings #32-#59 of Staff Report

- Arborist Report and Tree Preservation Plan included in submittal.

Treatment	Remove	Retain	Total
Non-significant Trees	31	30 (49%)	61
Significant Trees	86	67 (44%)	151
Total	115	97 (46%)	212

- Project site is heavily wooded, approximately 50-60 feet lower elevation from Salamo Road and neighboring homes to the north.

- Parking for visitors and city operations provided below maximum.

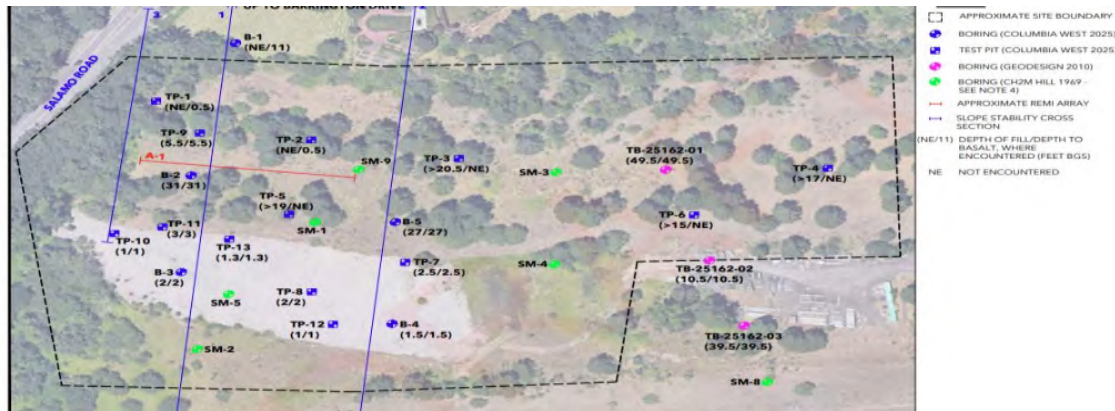
- 96 total spaces; 45 = visitor/employee, 51 = fleet parking



GeoTechnical Engineering Service Report

Geotechnical Engineering Service Report prepared by Columbia West Engineering, Inc. (04/2025)

- Site specific analysis that includes borings, test pits, site drainage, soil conditions, etc.
 - *Seismic Hazards of site analyzed in Section 5 of GeoTech Report.*
 - *Report concludes that the site is suitable for development of the proposed facility.*



Supplemental Findings

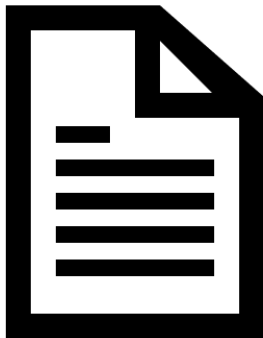


- ◆ Comprehensive Plan Chapter Goal 7 (Areas Subject to Hazards)
- ◆ WLDC 2.030 and 11.060 (Definitions and Conditional Uses in R-10 zone)
- ◆ WLDC 55.010 (Design Review Purpose)
- ◆ WLDC 55.100(B)(4) (Development in Areas Subject to Slumping and Sliding)
- ◆ WLDC 55.100(I)(3) (Public Facilities – Stormwater)
- ◆ WLDC 85.170(B)(2)(1)(c) (Traffic Impact Analysis)
- ◆ Comprehensive Plan Chapter Goal 6 (Air, Water, and Land Resources Quality),
Section 4 (Noise Control)
- ◆ WLDC 55.100(D) (Privacy and Noise)

Staff Recommendation



- ◆ Staff recommends approval of CUP-25-02/DR-25-02/WAP-25-01 with the Conditions of Approval listed in the Staff Report. (Pg. 5-6 of Staff Report)
 - Mitigation Planting reporting/monitoring.
 - *Tree protection signage*
 - *Final stormwater Report submittal.*
 - Compliance with Section 5.487 (Noise) of West Linn Municipal Code.



Questions



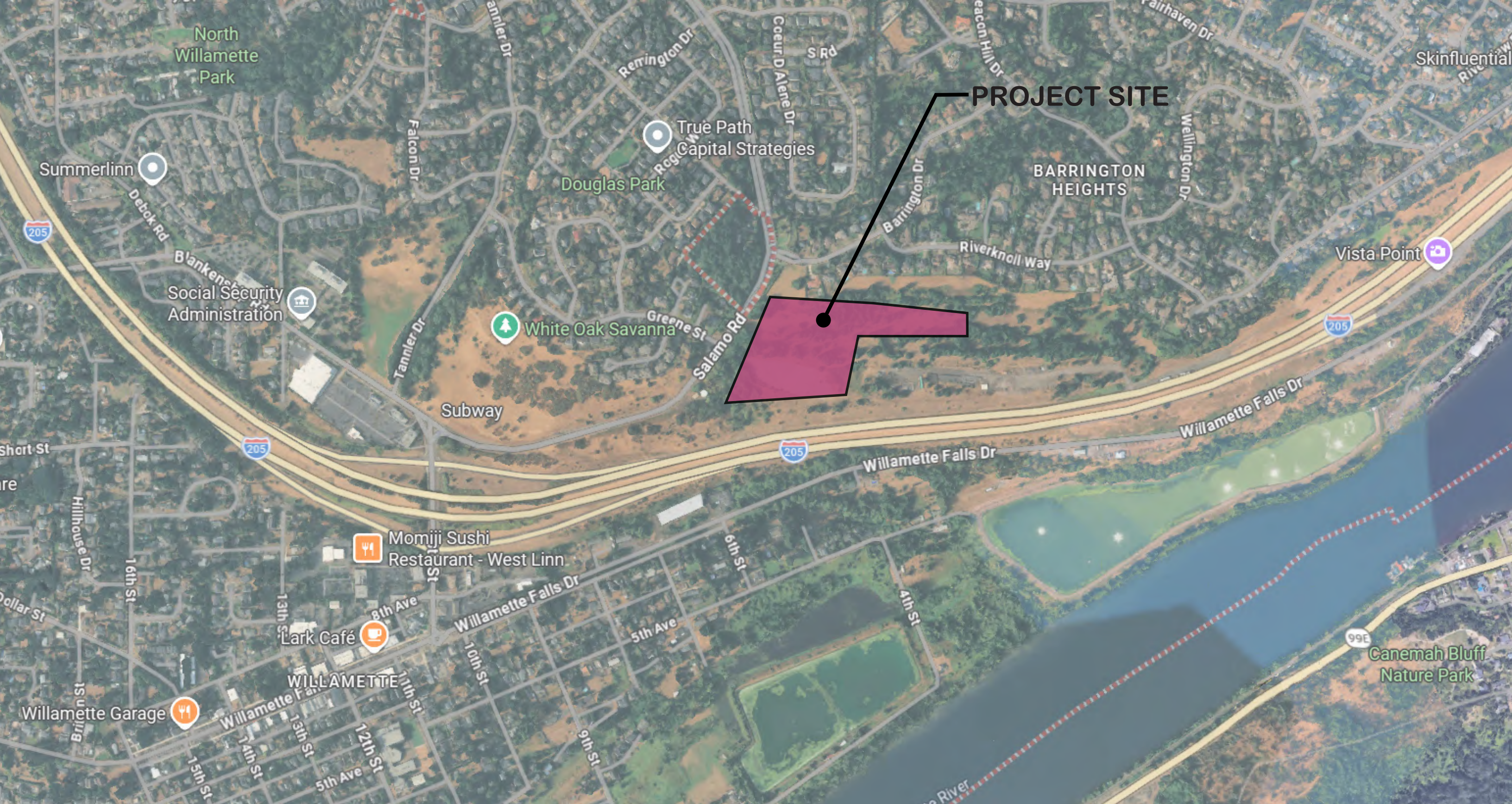
Questions?



West Linn Operations Complex

Planning Commission Hearing ▪ 02/04/2026

Site Design



SITE LOCATION MAP

West Linn Operations Complex
West Linn, OR
02.04.2026



Scott
Edwards
Architecture

PARKING SUMMARY

USE BREAKDOWN:
 EMPLOYEE/VISITOR: 45
 FLEET (TRUCKS & EQUIPMENT): 51
 TOTAL PROJECT SPACES: 96

EMPLOYEE/VISITOR LOT BREAKDOWN:
 STANDARD SPACES: 38
 ADA SPACES: 2
 CARPOOL: 5

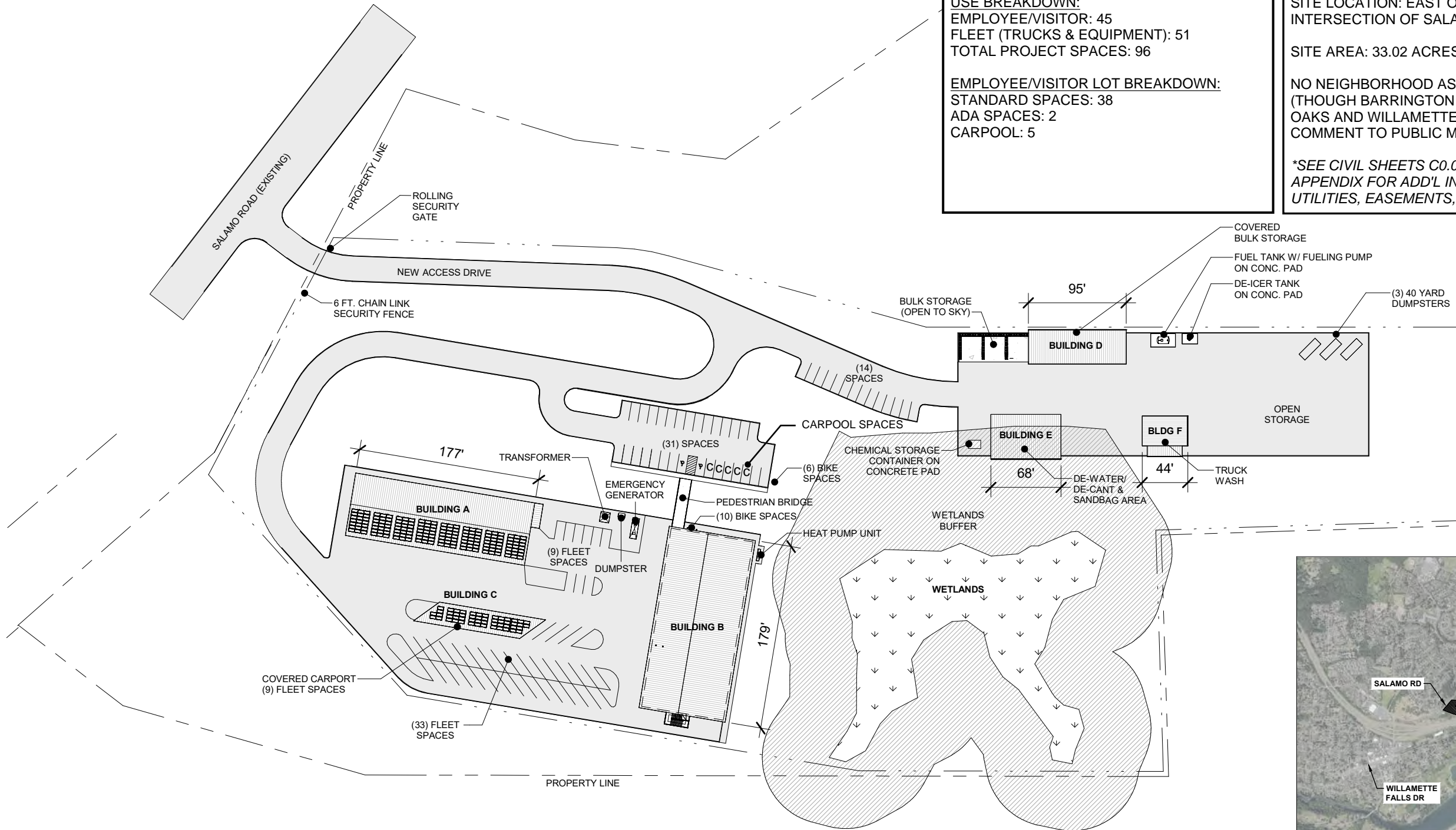
GENERAL PROJECT INFORMATION

SITE LOCATION: EAST OF SALAMO RD NEAR INTERSECTION OF SALAMO AND GREENE ST.

SITE AREA: 33.02 ACRES

NO NEIGHBORHOOD ASSOCIATION ASSIGNED (THOUGH BARRINGTON HEIGHTS, SAVANNAH OAKS AND WILLAMETTE WERE INVITED FOR COMMENT TO PUBLIC MTG)

**SEE CIVIL SHEETS C0.0 THROUGH C3.0 IN APPENDIX FOR ADD'L INFO REGARDING LOTS, UTILITIES, EASEMENTS, & DRAINAGE*



SITE PLAN
1" = 100'-0"

VICINITY MAP
NTS

PROPOSED SITE PLAN

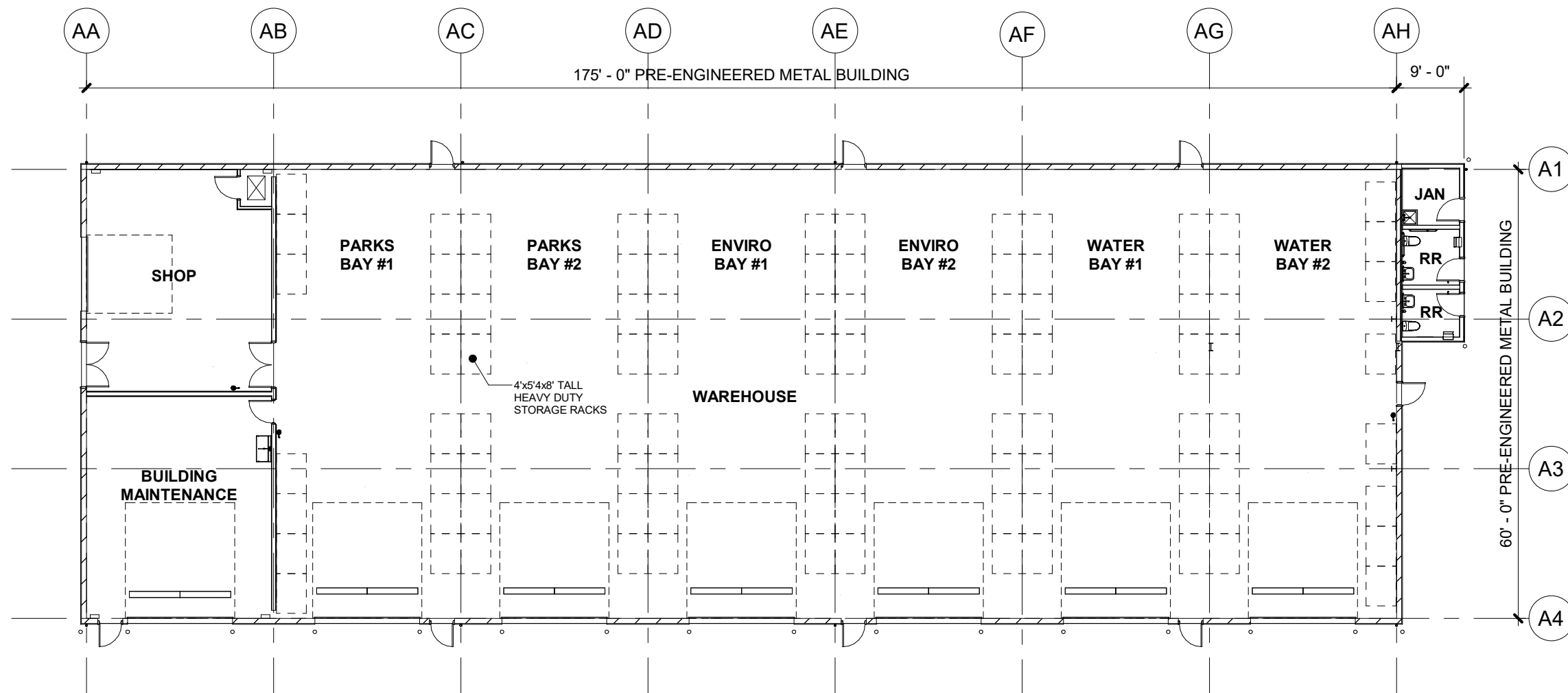
SHEET No:
A1.0



WEST LINN OPERATIONS COMPLEX
23028 11/24/25

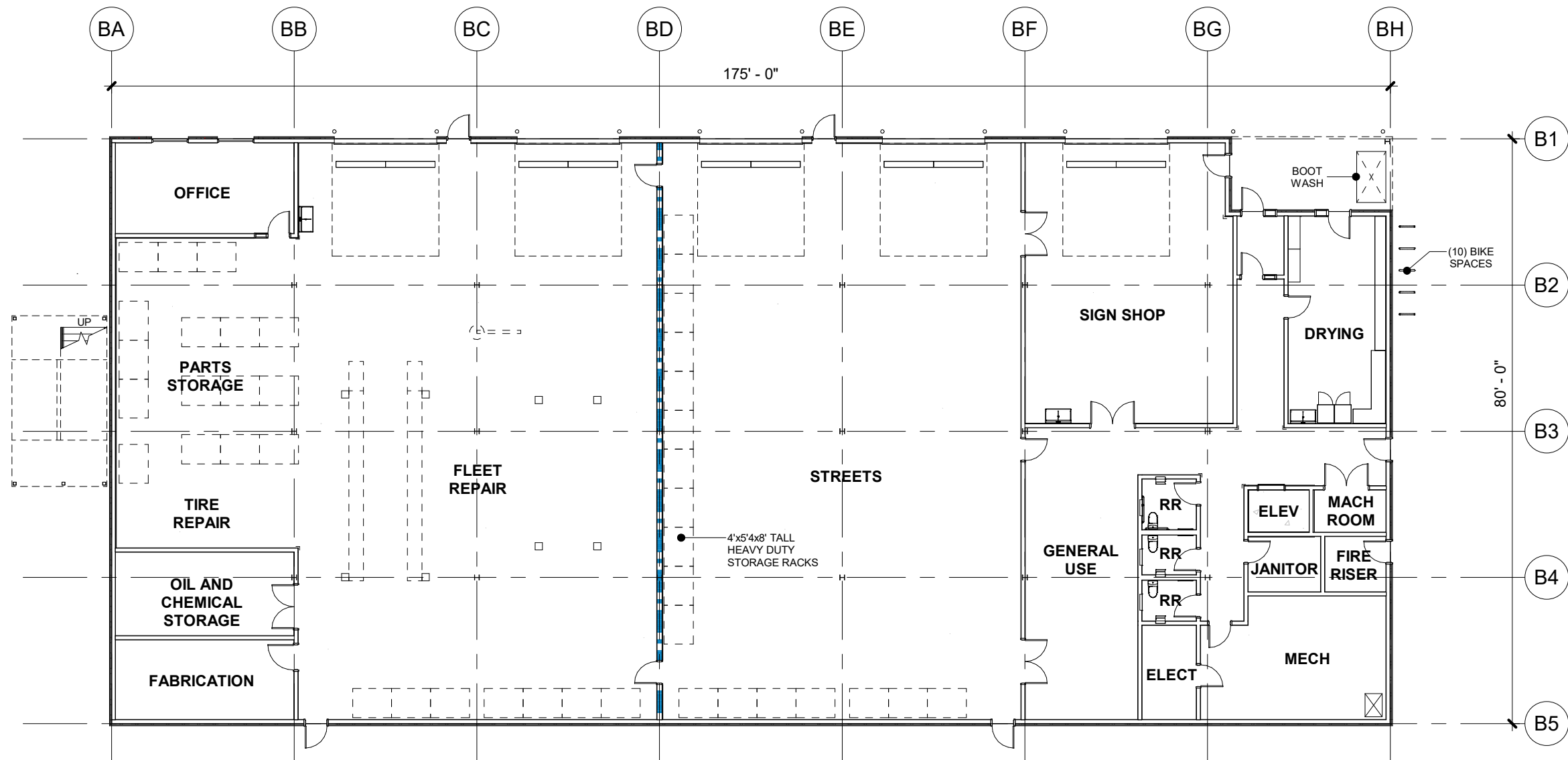


Building Design & Floor Plans

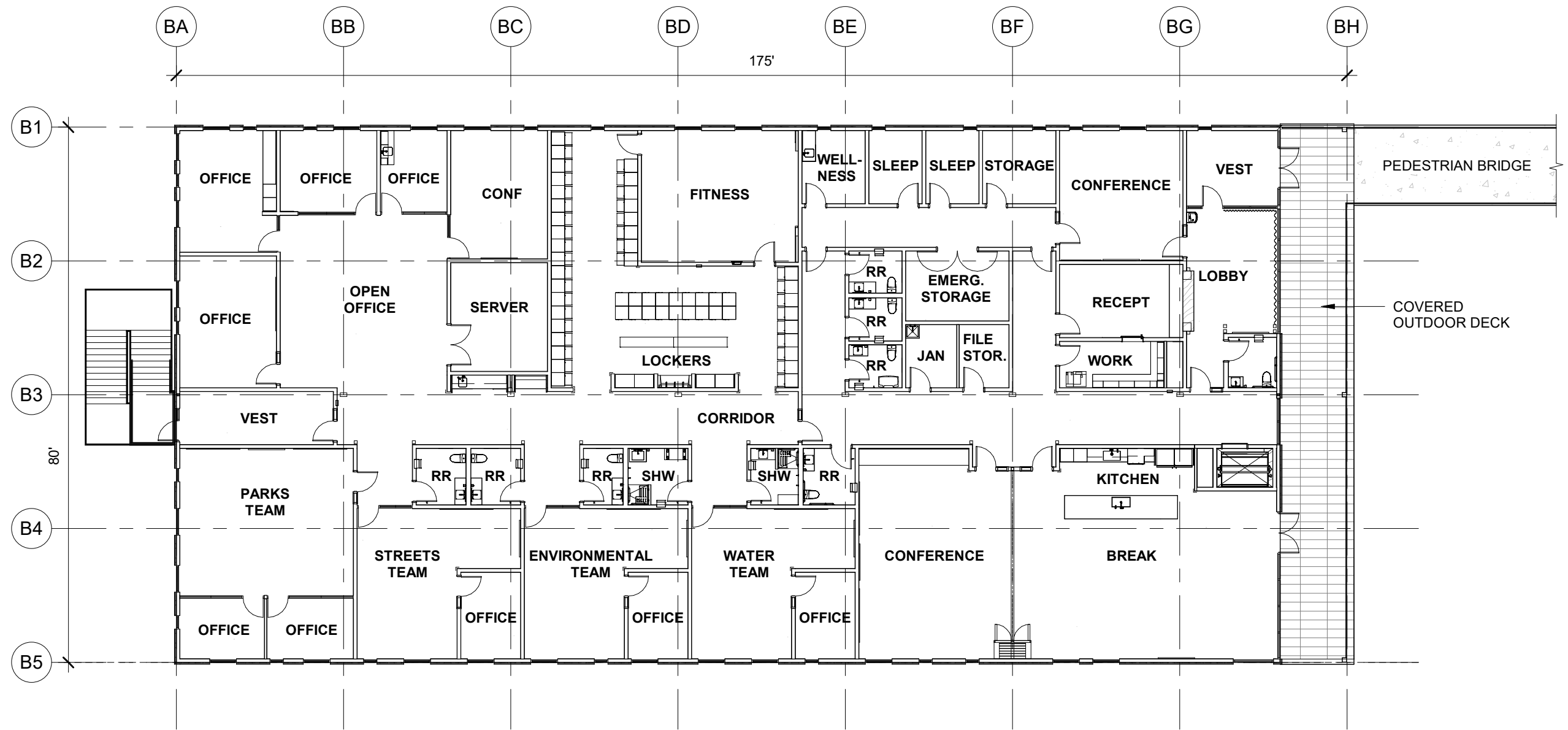


BUILDING A - FLOOR PLAN (11,073 S.F.)
 1/16" = 1'-0"





BUILDING B - FIRST FLOOR PLAN (14,106 S.F.)
 1/16" = 1'-0"



BUILDING B - SECOND FLOOR PLAN (14,090 S.F. (DOES NOT INCLUDE PEDESTRIAN BRIDGE))
 1/16" = 1'-0"

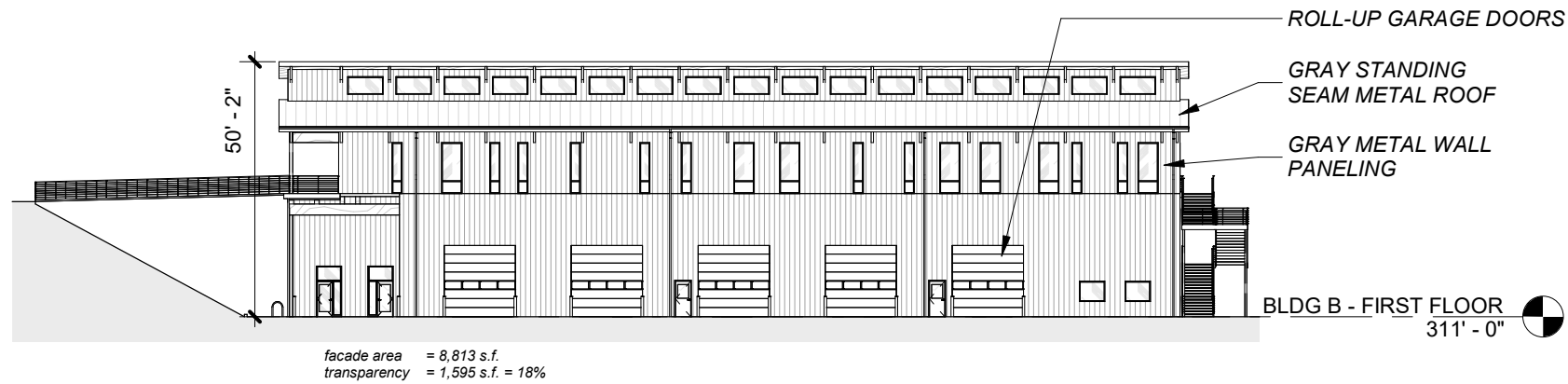




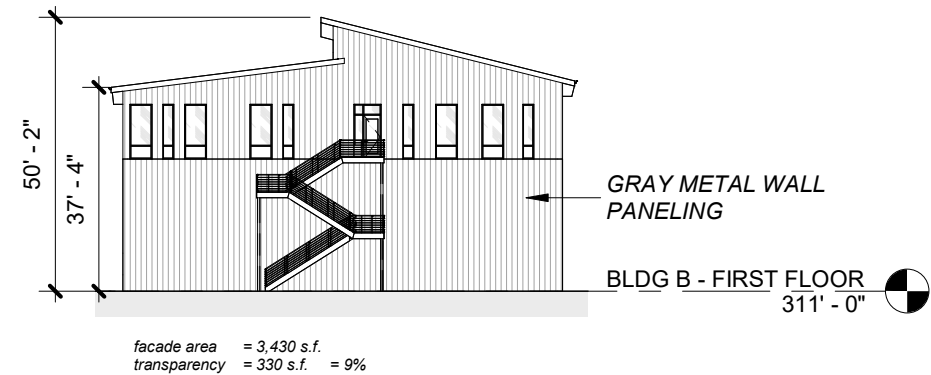
Rendered Project View

West Linn Operations Complex
West Linn, OR
02.04.2026

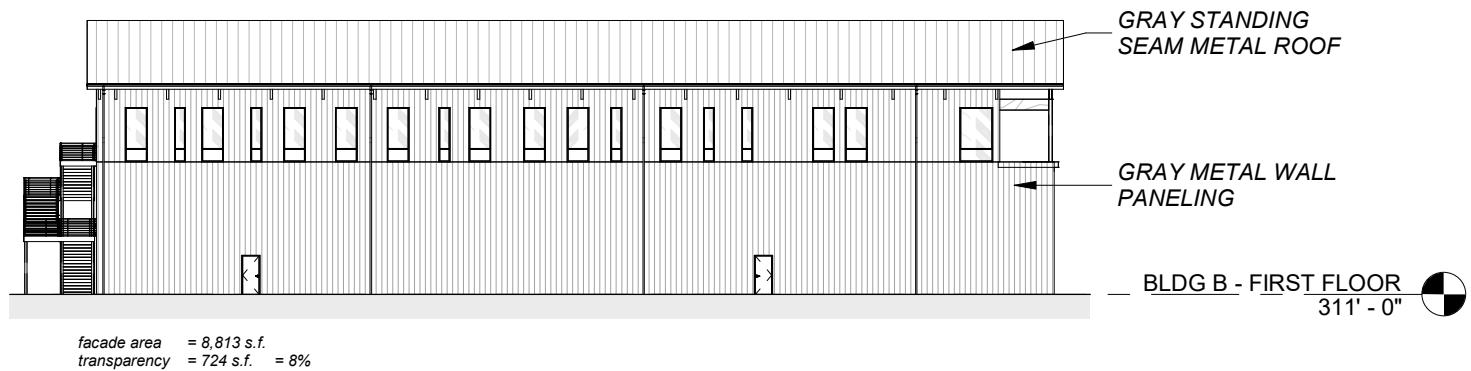
 Scott
Edwards
Architecture



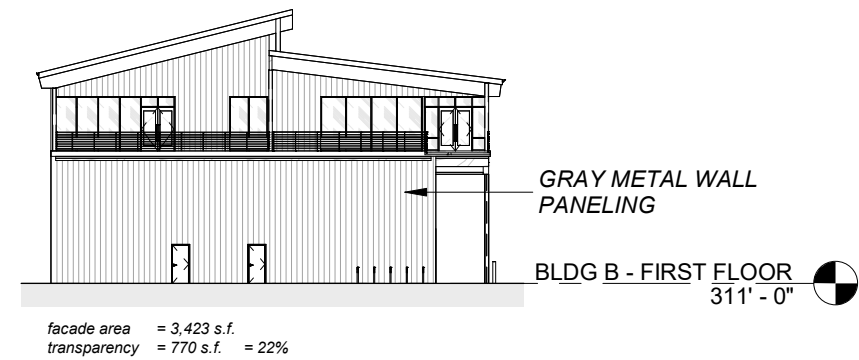
BUILDING B - WEST ELEVATION
1/32" = 1'-0"



BUILDING B - SOUTH ELEVATION
1/32" = 1'-0"



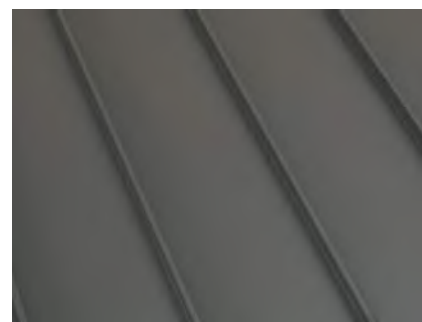
BUILDING B - EAST ELEVATION
1/32" = 1'-0"



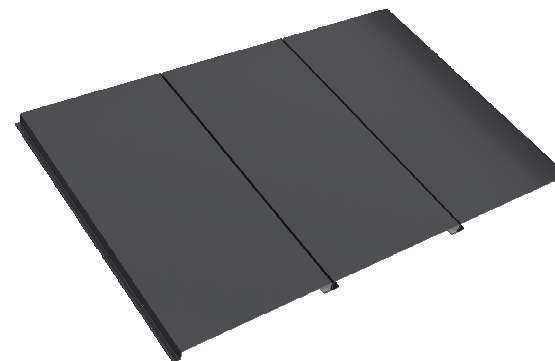
BUILDING B - NORTH ELEVATION
1/32" = 1'-0"



ROLL-UP GARAGE DOORS - GRAY



STANDING SEAM METAL ROOF - GRAY

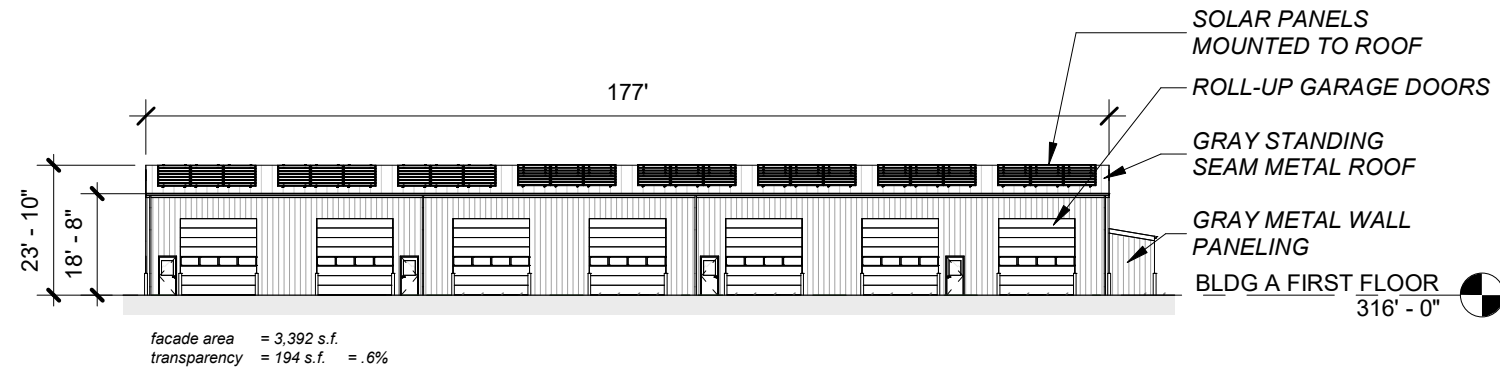


METAL WALL PANELING - GRAY

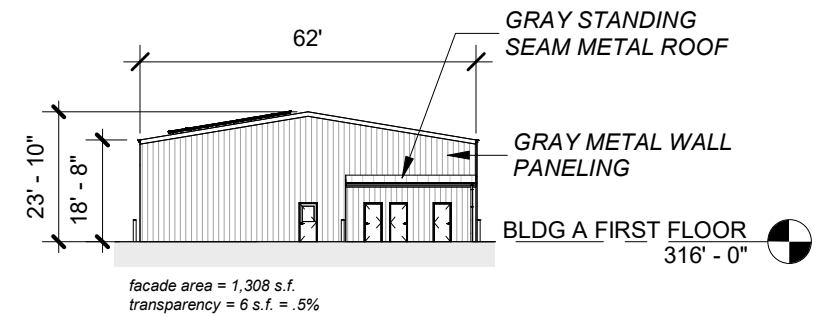


GLUE-LAMINATED WOOD BEAMS

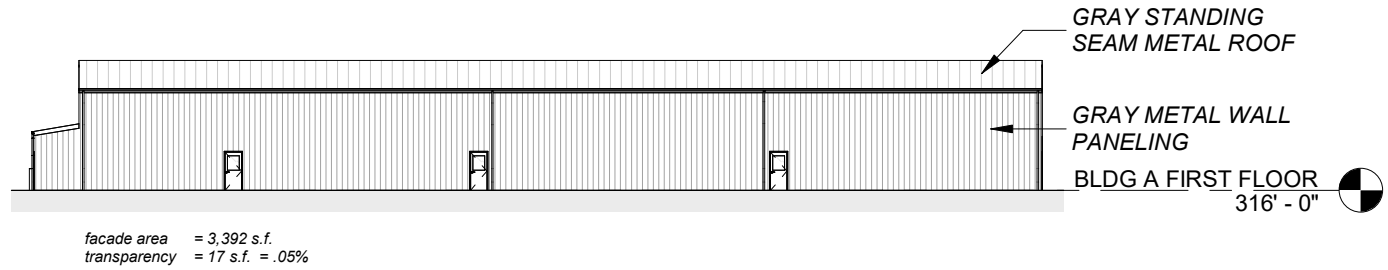




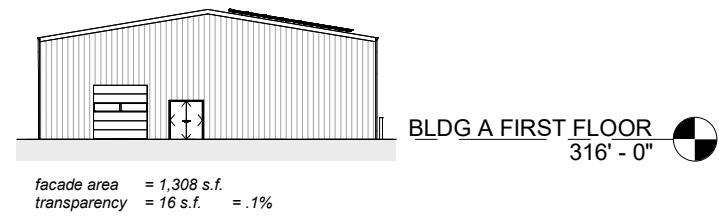
BUILDING A - SOUTH ELEVATION
1/32" = 1'-0"



BUILDING A - EAST ELEVATION
1/32" = 1'-0"



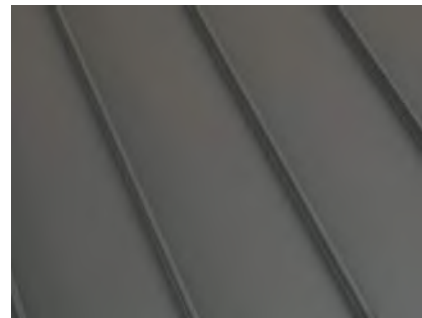
BUILDING A - NORTH ELEVATION
1/32" = 1'-0"



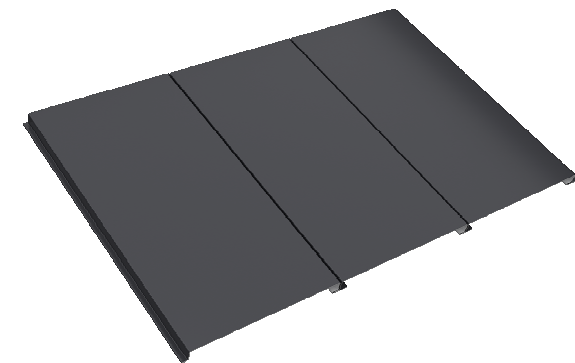
BUILDING A - WEST ELEVATION
1/32" = 1'-0"



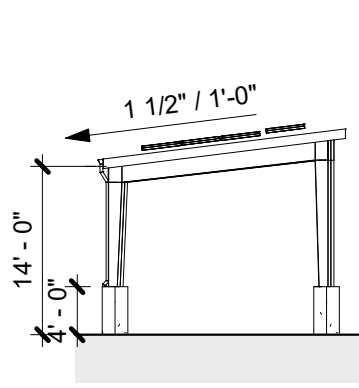
ROLL-UP GARAGE DOORS - GRAY



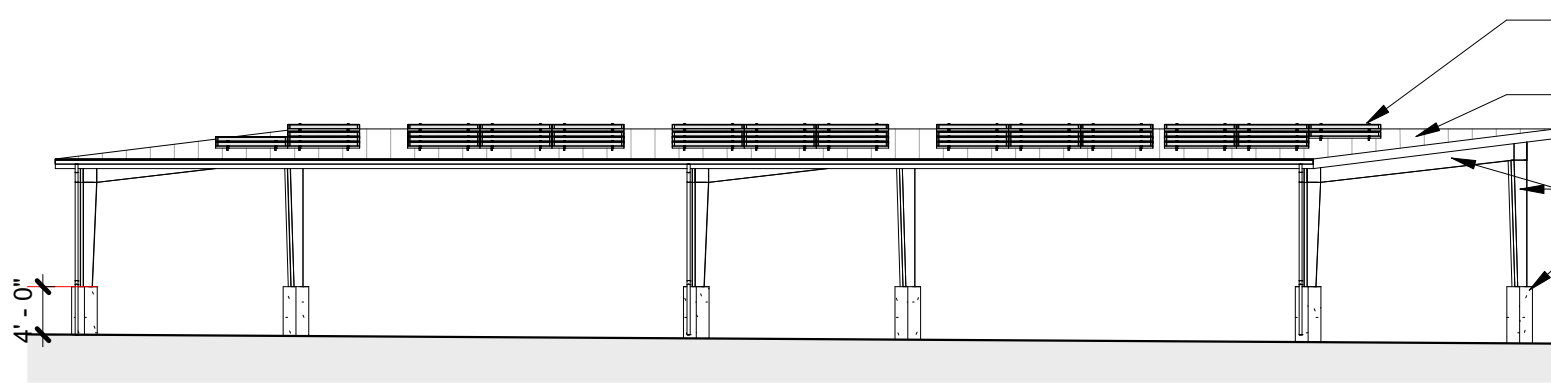
STANDING SEAM METAL ROOF - GRAY



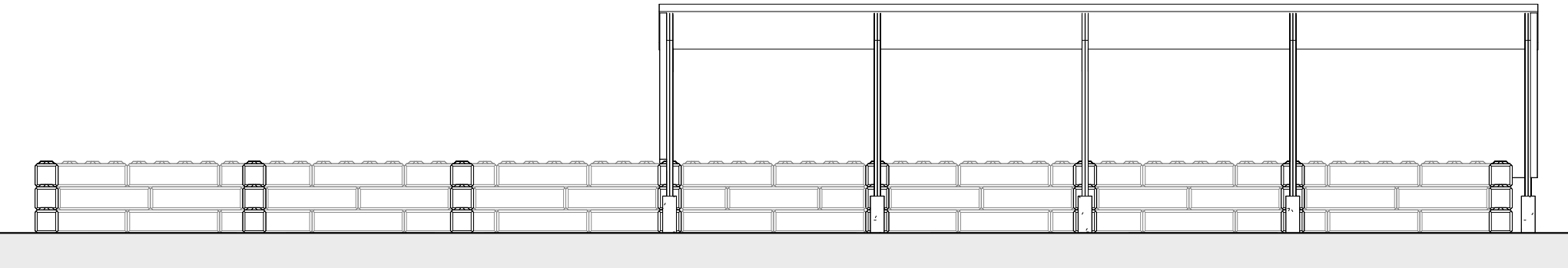
METAL WALL PANELING - GRAY



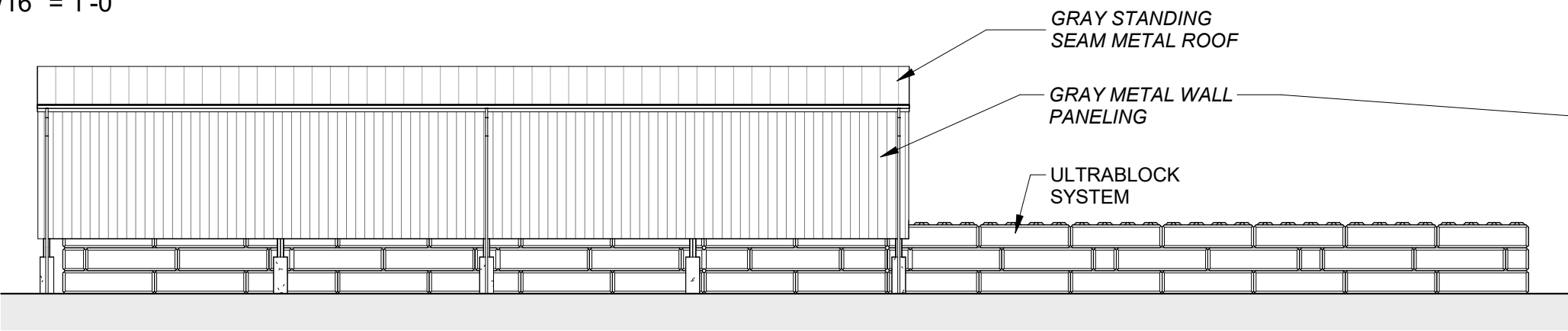
BUILDING C - EAST ELEVATION
1/16" = 1'-0"



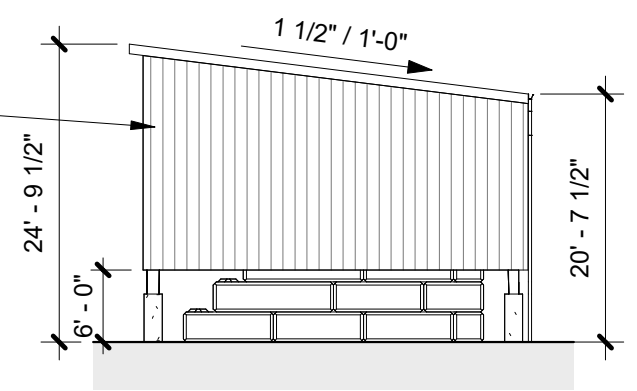
BUILDING C - SOUTH ELEVATION
1/16" = 1'-0"



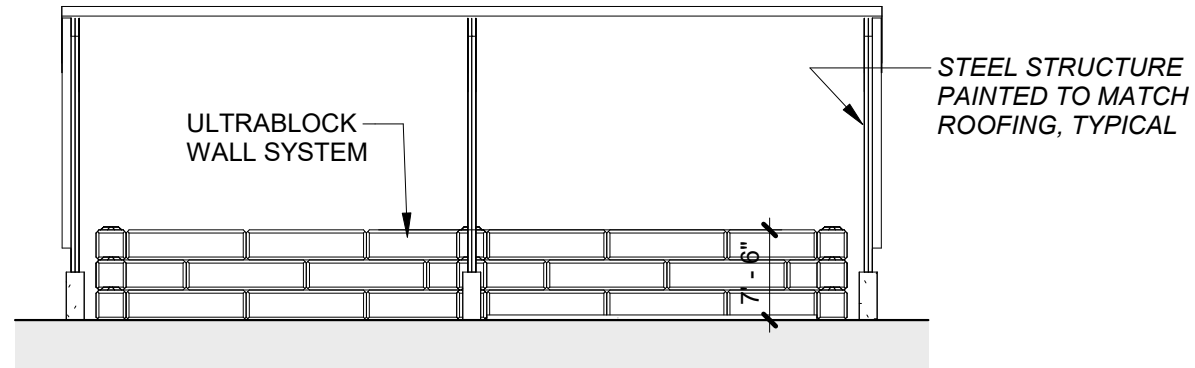
BUILDING D - SOUTH ELEVATION
1/16" = 1'-0"



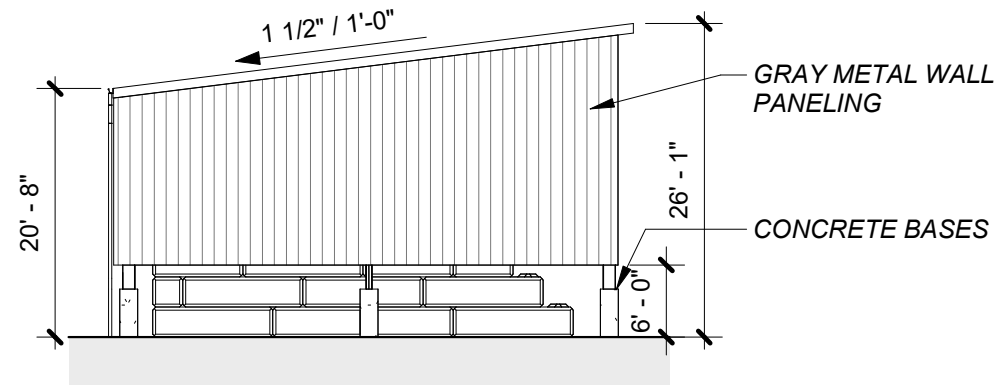
LU-BUILDING D - NORTH ELEVATION
1/16" = 1'-0"



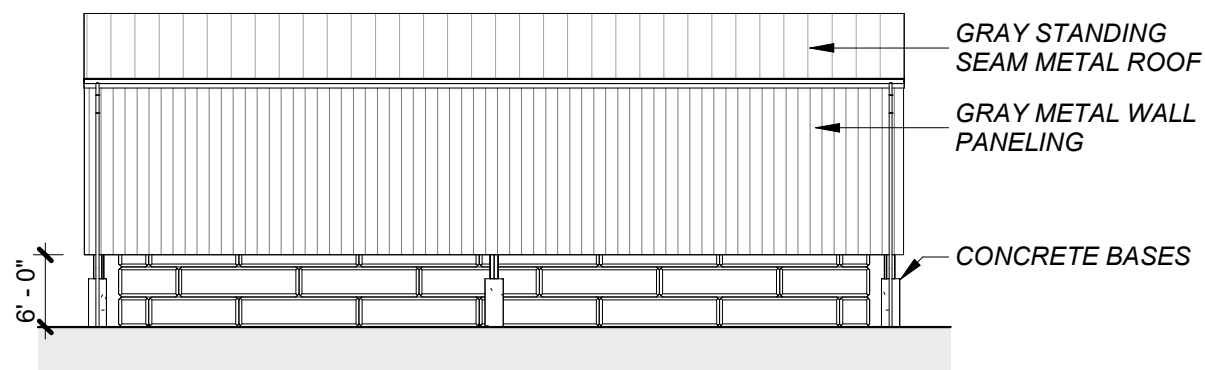
BUILDING D - EAST ELEVATION
1/16" = 1'-0"



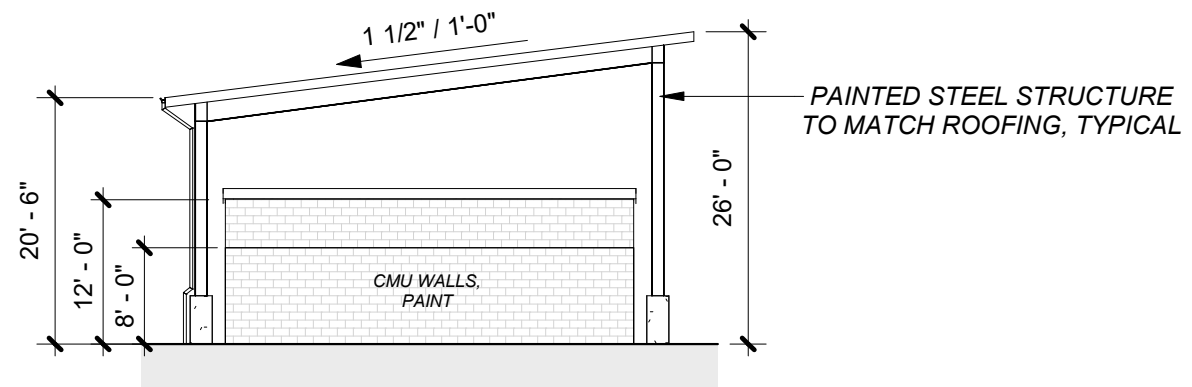
BUILDING E - NORTH ELEVATION
1/16" = 1'-0"



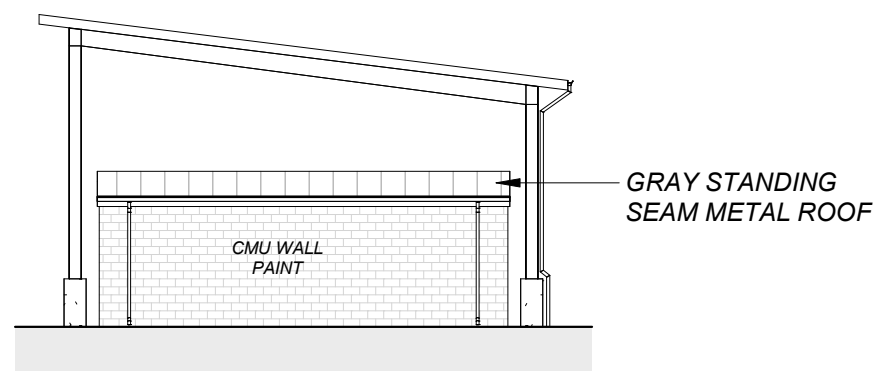
BUILDING E - EAST ELEVATION (WEST ELEVATION SIM)
1/16" = 1'-0"



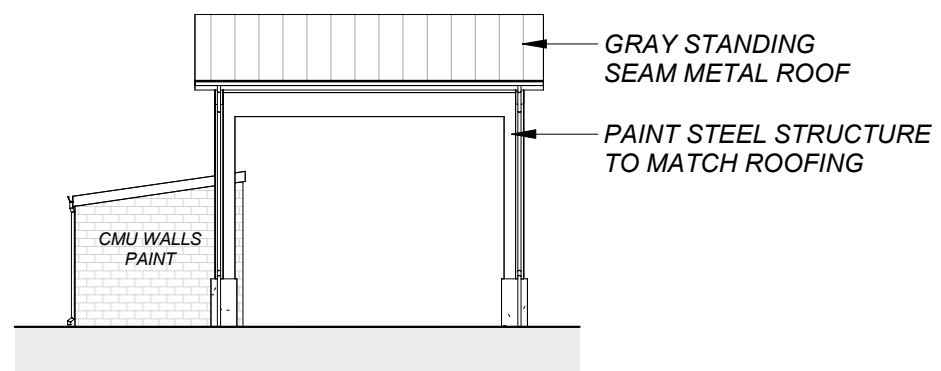
BUILDING E - SOUTH ELEVATION
1/16" = 1'-0"



BUILDING F - NORTH ELEVATION
1/16" = 1'-0"



BUILDING F - SOUTH ELEVATION
1/16" = 1'-0"



BUILDING F - EAST ELEVATION
1/16" = 1'-0"

Thank You!

Schroder, Lynn

From: City of West Linn <webmaster@westlinnoregon.gov>
Sent: Tuesday, February 3, 2026 8:30 AM
To: Schroder, Lynn
Subject: City of West Linn Website submission: Meeting Request to Speak Signup

Submitted on Tuesday, February 3, 2026 - 8:29am

①

Submitted by anonymous user: 76.105.231.120

Submitted values are:

Full Name Rob Cozzi

Email Address Cccuda@comcast.net

Cell Phone Number 9715335554

Home Phone Number 5035571735

Street Address 4151 Norfolk St.

City West linn

State Oregon

Item you would like to speak on New Operations Center CUP

Board Uncertain

Meeting Date Wed, 02/04/2026

The results of this submission may be viewed at:

<https://westlinnoregon.gov/node/45911/submission/91179>

Planning Commission Request to Speak

Any information provided may be considered a public record and subject to disclosure.
Each agenda item requires a separate testimony form.

I request to speak during **General Public Comments** – (3 minutes). Please specify topic (*required*):

I request to testify on **CUP-25-02/DR-25-02/WAP-25-01 Proposal for New City of West Linn Operations Support Facility at the vacant parcel east of the Salamo Road/Greene Street intersection** (5 minutes for all speakers).

In Support

Neither for nor against

In Opposition

Failure to raise an issue by written comment or at the hearing, or failure to provide sufficient specificity to respond to the issue, precludes raising the issue on appeal before the Land Use Board of Appeals. Parties with standing may appeal this decision to the West Linn City Council pursuant to the provisions of Chapter 99 of the Community Development Code and any other applicable rules and statutes. Failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow the city or its designee to respond to the issue precludes an action for damages in circuit court.

I do not wish to speak; however, I would like to **have standing on CUP-25-02:**

In Support

Neither for nor against

In Opposition

REQUIRED INFORMATION TO HAVE STANDING FOR CUP-25-02 PLEASE PRINT:

Name: Rob Cozzi

Name of Organization (if applicable): N/A

Address: 4151 NORFOLK ST

City: WEST LINN State OR Zip 97068

Email (optional): eccud@a@comcast.net

STREET

At their meeting of July 20, 2011, the West Linn Planning Commission held a public hearing to consider the request by the City of West Linn Public Works Department to approve a proposed sidewalk and curb project located on the east side of the intersection of the proposed sidewalk with and fill at the Department's existing 4,000 sq. ft. lot. The project is a Conditional Use Permit and Class 1 Design Review permit. The approval criteria for Conditional Use Permit are found in Chapter 60 of the CDC. The approval criteria for Design Review are found in Chapter 55 of the CDC. The approval criteria for the R-10 zone are found in Chapter 11 of the CDC. The hearing was conducted pursuant to the provisions of CDC Chapter 99.

The hearing commenced with a staff report presented by Tom Sogipe, Associate Planner. Mike Cardinal of the Public Works Department presented for the applicant. Lisa Cozart spoke in favor of the application. Nobody spoke in favor of or opposed to the application. Mr. Cardinal provided further comments for the applicant.

A motion was made, seconded, and passed to approve the application with two new findings, and with modification to staff's proposed conditions of approval 2 and 3. The additional findings are as follows:

Additional Finding 1:

Some of the existing arbor vitae screening the site are in poor condition. Also, there should be a guarantee of appropriate maintenance to ensure the continued health and life of the arbor vitae required to be planted by Condition of Approval 2. Therefore the condition should address the replacement of dead or dying existing vegetation and should address the continued maintenance of new and existing vegetation.

Additional Finding 2:

Staff's proposed Condition of Approval 3 is correct to remove the arbor vitae within the clear vision areas of fire driveways off of Sussex Street. However to ensure the most screening possible while meeting clear vision area provisions, there shall be replaced with other vegetation that will not grow over 3 feet high.

The approved conditions of approval are as follows:

1. **Site Data.** With the exception of modifications required by these conditions, the project shall conform to the site plan and site plan for the proposed building location and landscape buffer located on Page 21 of Exhibit P.C.2.
2. **Vegetation Screening.** The area along the Sussex Street right-of-way between the existing arbor vitae and the south property line shall be planted with arbor vitae at the same spacing as the existing arbor vitae along the remainder of the site's west edge.



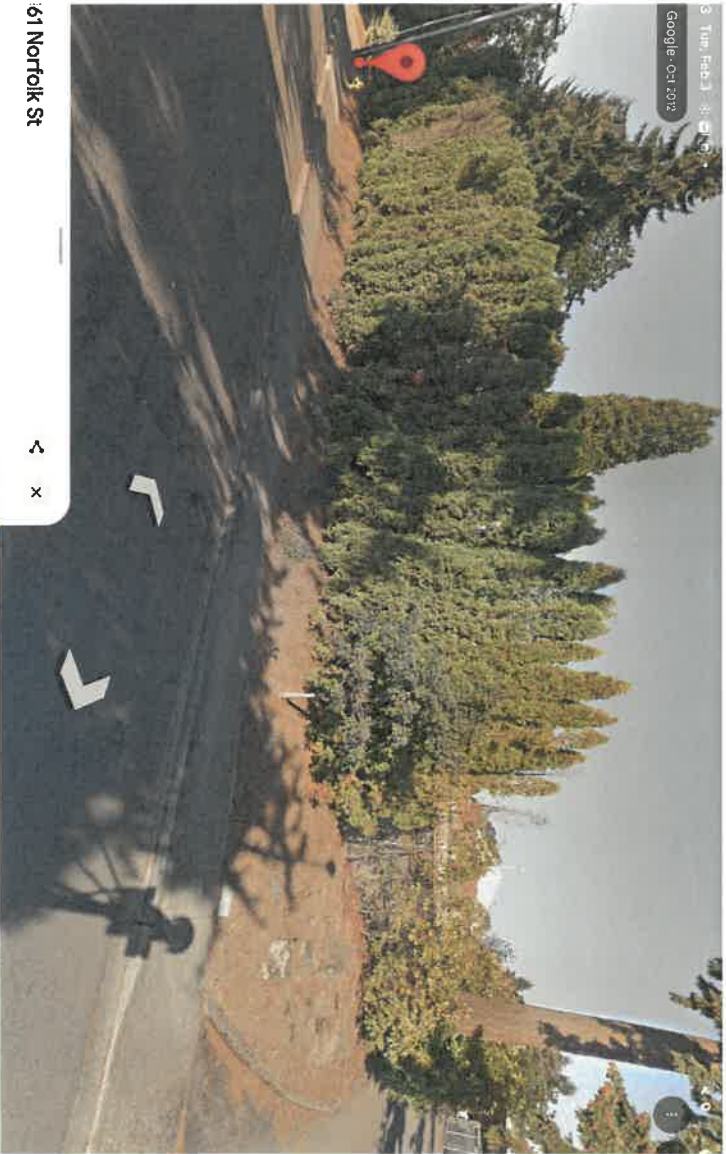
Wed, Feb 4 10:04

Google July 2016

61 Norfolk St

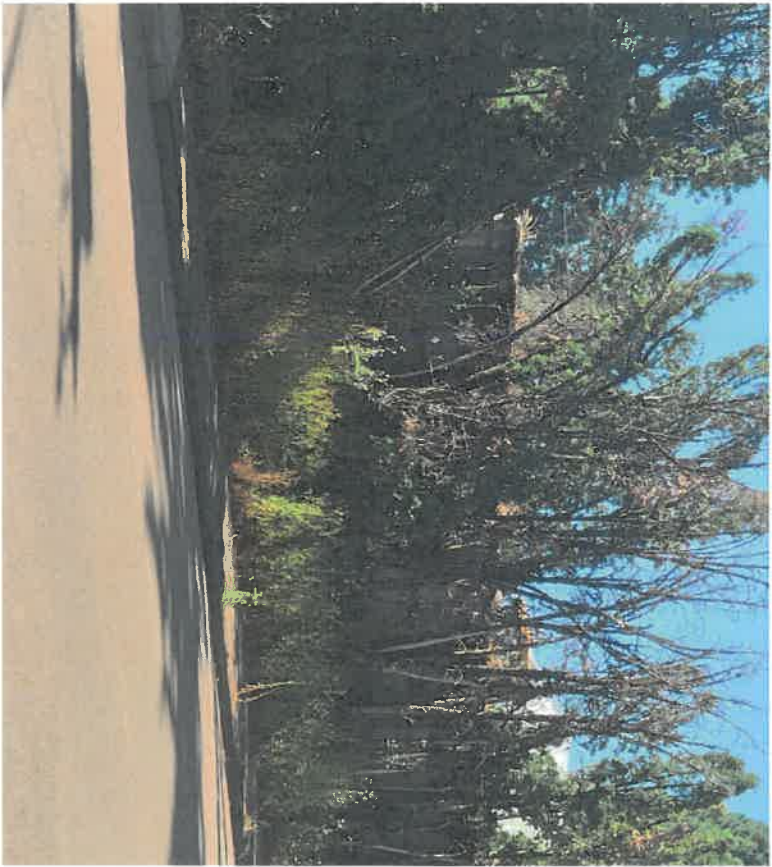
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in the meeting, its not a good use or tax payer dollars to invest in landscaping that is going to be removed in two years when we move into the new building. I'm sorry that the conditions of approval were not followed by the last director and supervisor that left the screening and vegetation unmaintained. Unfortunately, we don't have the time for adequate screening to grow.

From your notes:

Street parking: staff has been talked to and will continue to be talked to as summer seasonal workers report.

Headlights at gas pump: The Interim Police Chief has been notified of the neighbors concerns when PD fills up at night. He has spoken to his team and said he would give them another reminder.



Planning Commission Request to Speak

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Each agenda item requires a separate testimony form.

I request to speak during **General Public Comments** – (3 minutes). Please specify topic (required):

traffic control, land stability
noise.

I request to testify on **CUP-25-02/DR-25-02/WAP-25-01 Proposal for New City of West Linn Operations Support Facility at the vacant parcel east of the Salamo Road/Greene Street intersection** (5 minutes for all speakers).

In Support

Neither for nor against

In Opposition

Failure to raise an issue by written comment or at the hearing, or failure to provide sufficient specificity to respond to the issue, precludes raising the issue on appeal before the Land Use Board of Appeals. Parties with standing may appeal this decision to the West Linn City Council pursuant to the provisions of Chapter 99 of the Community Development Code and any other applicable rules and statutes. Failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow the city or its designee to respond to the issue precludes an action for damages in circuit court.

I do not wish to speak; however, I would like to **have standing on CUP-25-02:**

In Support

Neither for nor against

In Opposition

REQUIRED INFORMATION TO HAVE STANDING FOR CUP-25-02, PLEASE PRINT:

Name: Robert Jester

Name of Organization (if applicable): BHTMA

Address: 3475 Riverlennan way

City: West Linn State OR Zip 97068

Email (optional): jjtjester@comcast.net



Planning Commission Request to Speak

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I request to testify on **CUP-25-02/DR-25-02/WAP-25-01 Proposal for New City of West Linn Operations Support Facility at the vacant parcel east of the Salamo Road/Greene Street intersection** (5 minutes for all speakers).

In Support

Neither for nor against

In Opposition

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I do not wish to speak; however, I would like to **have standing on CUP-25-02:**

In Support

Neither for nor against

In Opposition

REQUIRED INFORMATION TO HAVE STANDING FOR CUP-25-02 PLEASE PRINT:

Name: William Relyea

Name of Organization (if applicable): Parker Crest H.A

Address: 3016 Sabo Ln

City: West Linn State OR Zip 97068

Email (optional): wrelyea@comcast.net



Planning Commission Request to Speak

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I request to testify on **CUP-25-02/DR-25-02/WAP-25-01 Proposal for New City of West Linn Operations Support Facility at the vacant parcel east of the Salamo Road/Greene Street intersection** (5 minutes for all speakers).

In Support

Neither for nor against

In Opposition

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I do not wish to speak; however, I would like to **have standing on CUP-25-02:**

In Support

Neither for nor against

In Opposition

REQUIRED INFORMATION TO HAVE STANDING FOR CUP-25-02 PLEASE PRINT:

Name: Teri Cummings

Name of Organization (if applicable): _____

Address: 2190 Valley Ct.

City: West Linn State OR Zip 97068

Email (optional): on file

Public Testimony for CUP 25-02/Dr-25-02/WAP 25-01

February 4, 2026

Dear honorable Planning Commissioners,

Our need for an updated public works facility is indisputable. It is in fact Long Overdue.

The safety and livability of our City depends on having a public works department that is adequately equipped to build and maintain safe streets, water and sewer lines. Furthermore, the personal safety of each one of us depends on whether our public works department will be able to immediately respond to floods, landslides, earthquakes and other disasters.

The record indicates very little public outreach was done prior to this application. So I doubt most people know that the proposed site for West Linn's new Operations Support facility is situated on one of West Linn's most historically dangerous natural hazard areas.

This discretionary decision before us tonight hinges on the question of whether it makes sense to locate a critically necessary disaster management facility on a significantly high risk steep slope, which includes a ravine, wetlands and a stream; historically known and mapped as a natural disaster prone area?

If another landslide or an earthquake occurs on this site that makes it impossible to get critically needed equipment and personnel in or out of the site, will that be a benefit or will it pose an unreasonable risk to the City?

I am curious to know if an independent comparative analysis of potential site alternatives was conducted prior to committing to this particular site.

If an alternative sites study was not done, please exercise your right and the responsibility to deny this application and demand an independent study weighing the pros and cons of four or more alternative sites or configurations, including acquisition of land. The cost of the site constraints alone to develop this property might easily be offset by purchasing property in a better location and more suitable to meet the needs of our City.

The discretionary nature of this decision requires you to question whether this particular site makes sense. It is not enough to hear the applicant claim that it "understands" the criteria. The applicant must meet all criteria.

We are counting on you to rule in favor of protecting the health and safety of our community.

Thank you for your service,

Teri Cummings

West Linn resident, address on file



Planning Commission Request to Speak

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I request to speak during **General Public Comments** – (3 minutes). Please specify topic (*required*):

I request to testify on **CUP-25-02/DR-25-02/WAP-25-01 Proposal for New City of West Linn Operations Support Facility at the vacant parcel east of the Salamo Road/Greene Street intersection** (5 minutes for all speakers).

In Support

Neither for nor against

In Opposition

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I do not wish to speak; however, I would like to **have standing on CUP-25-02:**

In Support

Neither for nor against

In Opposition

REQUIRED INFORMATION TO HAVE STANDING FOR CUP-25-02 PLEASE PRINT:

Name: Cary Cummings

Name of Organization (if applicable): _____

Address: 2190 Valley Ct.

City: West Linn State OR Zip 97068

Email (optional): _____

Falling rock suit upheld

SALEM (AP) — A \$40,000 judgment for the estate of a man killed by a falling rock has been affirmed by the Oregon Supreme Court.

Steven Rader was killed in mid-1969 when a rock penetrated the windshield of his car and struck him on the head as he was driving on Oregon Highway 212 in Clackamas County.

The rock fell from a service road constructed on a hillside above Highway 212 in connection with construction of a new highway in the area by Gibbons and Reed Co.

Gibbons and Reed contended it was error for Circuit Court Judge Winston Bradshaw of Clackamas County to admit testimony that other persons had seen rocks on or falling to the highway on previous occasions.

But the Supreme Court held that evidence of prior similar occurrences is admissible to prove the existence of a continuing defect or a continuing course of negligent conduct.

Chief Justice Kenneth O'Connell dissented from the majority opinion.

CUP-25-02 / DR -25-02 / WAP 25-01

February 4, 2026

A young man was killed by a rock falling from the hillside above Hwy 212 in 1969, due to unstable conditions in the vicinity of the proposed site.

A year later, two landslides occurred at the same site, which destroyed the city's water reservoir and two homes and then an adjacent slide carried off one more home. An estimated total of

3 million cubic yards of earth and rock was removed to help stabilize the hill, located at the proposed site.

Meanwhile, residents were subjected to water rationing and a lack of adequate fire protection in the Willamette area for over a year.

It is highly questionable that locating a facility, critically necessary for responding to disasters, in an area constrained by significant, historical natural hazards, would provide a meaningful sense of safety and an overall benefit to the city.

This application fails to meet the criteria of: 60.070 Approval Standards and Conditions

A. 2. The characteristics of the site are unsuitable for the proposed use (considering topography, natural features and location).

3. The granting of the proposal will not provide an overall benefit to the city as it may instead put the City at risk of failure to respond to disasters and financial loss.

Submitted by:

Caru Cummings, resident of West Linn since 1992

Slides Plague I-205 Project At West Linn

By LEONARD BACON

Staff writer, The Oregonian
WEST LINN (Special) — West Linn's problems with a slide-plagued portion of Interstate 205 continue as the road still heads towards a November opening date.

Last July a section of the hill above a 150-foot deep cut on I-205 gave way — destroying the city's Willamette Reservoir and two homes.

After the first slide had been stabilized with the removal of 225,000 cubic yards of material, an adjacent side of the hill gave way carrying off one more home.

Highway engineers now estimate the removal job at more than 2.5 million cubic yards.

West Linn's latest problem with the road is noise — giant diesel powered earthmoving equipment began hauling off the unstable material.

Swamp Filled
The material is being trucked to the second phase of construction, the Oregon City-Gladstone section, and used as fill across a swampy area known as Kelly Field.

Wanting to beat winter rains and to get most of the material

in place to permit construction of overpasses and other structures during winter months, Gordon H. Ball Co. of California, the contractor, began moving trucks through the city on a round-the-clock basis.

Ball's trucks enter the city on Sunset Avenue, travel through the main portion of town, cross the river on the new Willamette River bridge of I-205, and head out to the dumping site east of Oregon city.

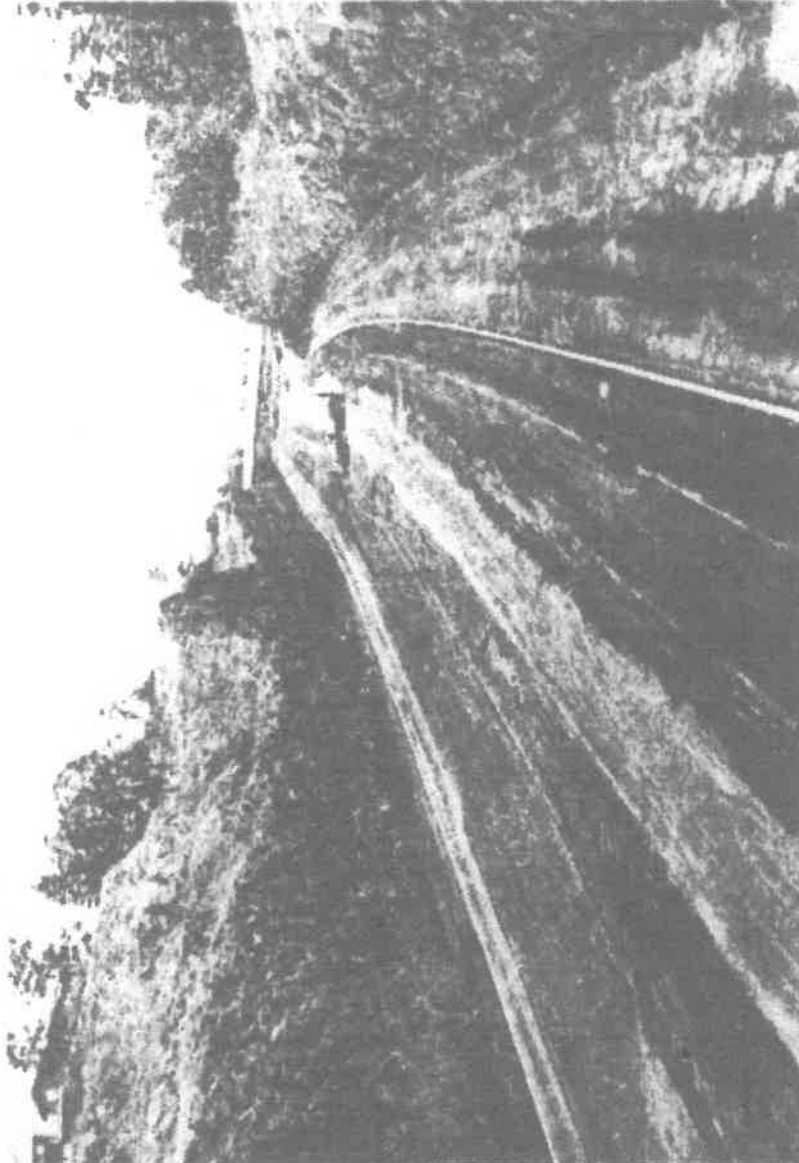
Residents along Sunset Avenue raised a bowl of protest when hauling began. They reported trucks were moving through the area at a rate of one per minute — 24 hours a day.

On Sept. 9, the city banned hauling between 11 p.m. and 6 a.m.

The next day, the city was served a restraining order that permitted the trucks to begin round-the-clock operations again.

On Sept. 16, Judge Winston Bradshaw, upheld the city's authority to ban the hauling — and the contractor had to shut down again between 11 p.m. and 6 a.m.

Larry Ruten, division high-moved is above I-205 right-superhighway is opened in November, says the ban of-way and is not interfering with the contractor's will not affect the November opening date of the highway. He says material being re- round-the-clock operations — using the freeway.



MASSIVE CUT out of solid rock through the center of West Linn nears readiness for paving. Ramps leading to new Willamette River Bridge begin at overpasses in rear.

Special Circulation

New 600,000 Gallon Reservoir To End West Linn Water Rationing

By **LEONARD BACON**
Staff Writer, The Oregonian

WEST LINN (Special) — Water rationing in West Linn will end July 15 when a new 600,000 gallon reservoir is filled and put to use. More important to both city

officials and residents, there will be water available to fight a major fire, should one happen, in the Willamette area of the city — something the city hasn't had in more than a year.

The \$80,961 reservoir was

built for West Linn by the State Highway Commission to replace the city's 500,000 gallon Willamette Reservoir, broken by an earth slide. The slide developed during construction of Interstate 205 when the side of a 150 foot deep cut first gave way in June, 1963.

Also carried away in the slide were two homes. A month later, a second and larger slide developed east of the first, carrying away a third home.

The new reservoir has been built on highway department right-of-way, just west of the old reservoir site. Water mains, being laid down the hill, under the new freeway, and, into the Willamette area, are expected to be completed by next week.

Water rationing in the city came this spring for the first time when hot weather placed more of a demand for water on the city's only remaining reservoir than it could handle.

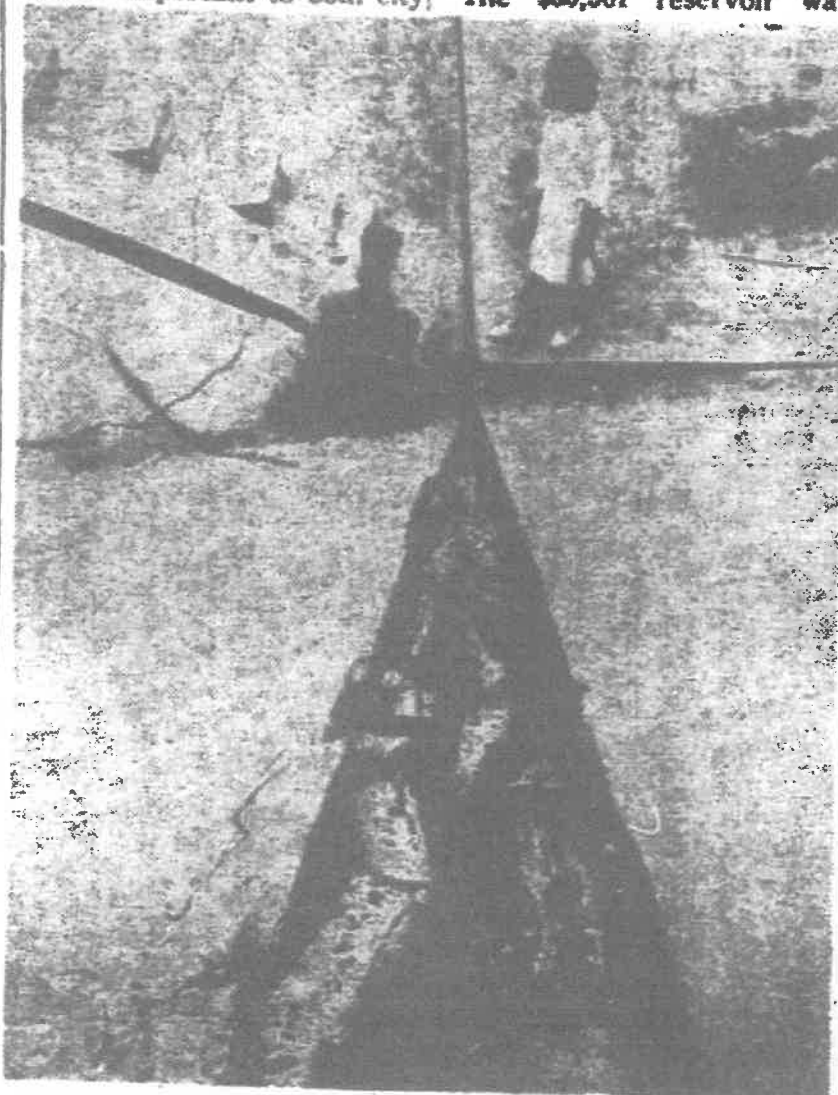
The new reservoir is well out of the slide area of the hill — since neither slide has stabilized and both are still moving.

Following the first slide, engineers claimed that about 175,000 cubic yards of earth and rock would have to be removed to stabilize the hill. They now estimate the removal job at more than 3 million cubic yards.

Testing of the new upright steel tank built by Pacific Tank Company of Portland is scheduled to begin this Friday.

The State Highway Commission must still furnish the city of West Linn with a site for another reservoir in the area. The city had owned enough property on the hillside to build a larger one to handle projected needs of the area.

Interstate 205, which connects Oregon City with I-5 near Tualatin, is scheduled to open this October.



STILL MOVING, cracks in old nearby reservoir continue to widen as hill still moves. Three nearby homes have been destroyed. Checking movement are Merle Irvin, city engineer, and Mrs. Bernice Bean, city councilwoman.

Unitarians Drop Support Of Black Affairs Council

By **FRANK WETZEL**
Associated Press Writer

SEATTLE (AP) — The Unitarian Universalist Association voted Thursday against fi-

clared ascendant over the board of trustees. This fight grew out of the board's action in drastically cutting the 1969 budget that had been approved



Planning Commission Request to Speak

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I request to speak during **General Public Comments** – (3 minutes). Please specify topic (*required*):

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In Support

Neither for nor against

In Opposition

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I do not wish to speak; however, I would like to **have standing on CUP-25-02:**

In Support

Neither for nor against

In Opposition

REQUIRED INFORMATION TO HAVE STANDING FOR CUP-25-02 PLEASE PRINT:

Name: ROBERTA SCHWARZ *letter*

Name of Organization (if applicable): SAVANNA OAKS NEIGHBORHOOD ASSOC.

Address: 2206 TANNER DR

City: WEST LINN State OR Zip 97068

Email (optional): SAVANNAOAKSNA@westlinnoregon.gov

~~Terry Cummings~~

Schwarz

Summary of Testimony- February 4, 2026, on CUP-25-02 / DR -25-02 /WAP- 25-01

We are here tonight representing the Savanna Oaks Neighborhood Association and have received the approval of the SONA members to do so through a unanimous vote at a Special Meeting of SONA. We request that this summary be placed in the Public Record along with the maps and exhibits previously submitted.

#1. The Operation Complex is going to cost \$45 million and will be located on a piece of land at the east side of Salano at the intersection of Salamo and Greene St. Please see location maps included in your packets that you were given tonight.

#2. It was purchased by West Linn from ODOT in 2021 for \$396,000. As part of the ODOT sales process, this parcel was first offered to federal and state agencies. None of them were interested.

#3. The proposal being heard tonight by the WL Planning Commission is for three buildings totaling 40,000 square feet. This land has a wetland and a stream on it. The stream is called Bernert Creek.

#4. The site contains areas of slopes greater than 25%. This area has been identified in the landslide maps we have included including SLIDO (Statewide Landslide Information Layer for Oregon) map (exhibit 1), DOGAMI (Department of Geology and Mineral Industries maps dated 2009 (exhibit 2) and 2013 (exhibit 3) and the map from the West Linn Natural Hazard Mitigation Plan (exhibit 4). All of these maps show this area to have landslide susceptibility and in West Linn's own Landslide Susceptibility Exposure map, from its Hazard Mitigation Plan, it is listed as **very high**.

#5. There is a geologically recent landslide history that goes along with these maps which dates to the construction of the I-205 freeway. Eight miles of the second section of this freeway between Tualatin and West Linn began in 1968 and was completed by January 12, 1971. The work included the blasting of the basalt cliffs. Excavation for the project caused a series of landslides in 1969 that severely damaged the city's water reservoir, destroyed three homes, and delayed the opening of this section for months. After several months of water rationing, the 500,000-gallon reservoir was replaced with one with a 600,000-gallon capacity. These facts are recorded in four articles we have discovered in the archives of the Oregonian and the Oregon Journal from 1968 to 1971. There was also an article about a high school senior, Stephen Rader, who was killed in June of 1968 near the Sunset area because of a rock falling during the construction. We have several articles about this young man's death and the family's suit for negligence which went all the way to the State Supreme Court and was won by his family in 1972.

1

February 4, 2026

Subject: CUP-25-02 / DR-25-02 / WAP-25-01

To the West Linn Planning Commissioners,

Please add this testimony from Savanna Oaks Neighborhood Association Officers, Ed and Roberta Schwarz to the public record for this application. They are representing the members of this NA.

The Operations Complex proposal, which is being heard tonight by this Planning Commission, is going to cost \$45 million dollars as per the local newspaper. You need to know the details of the proposal and the history of this area before you can decide if this is the safest and best place to build such an expensive development in West Linn with the people's money.

This piece of land, on the east side of Salamo at the intersection of Salamo and Greene St, received a rating of very high landslide susceptibility in the Natural Hazard Mitigation Plan. This is not a good place to develop. West Linn purchased this land from ODOT for \$396,000. It had been offered to federal and state agencies as part of the ODOT sales process to see if anyone else might want it. No one did. Apparently, the extreme slope and the landslide history of this area are the reasons why.

This proposal is for three buildings totaling 40,000 square feet on 33.02 acres zoned for R-10 residential with a stream and a wetland on it. The site contains areas of slopes greater than 25%. It has been identified in the maps that we have included (SLIDO) (exhibit 1), (DOGAMI) (exhibit 2), DOGAMI Deep Landslide Susceptibility Map update from 2013 (exhibit 3), and Landslide Susceptibility Exposure Map (exhibit 4) from the West Linn Natural Hazard Mitigation Plan document (page 43, https://westlinnoregon.gov/sites/default/files/fileattachments/planning/page/6219/west_linn_nhmp_addendum_091224_1.pdf) as having very high potential for a landslide.

The recent landslide history: eight miles of the second section of I-205 between Tualatin and West Linn began construction in 1968 and was completed on January 12, 1971. The work included the blasting of the basalt cliffs. Excavation for the project caused a series of landslides in 1969 that severely damaged the city's reservoir, destroyed three homes, and delayed the opening of this section for months. After several months of water rationing, the reservoir was replaced with state funding the following year. All these facts are supported in four articles printed in "The Oregonian" and "The Oregon Journal" from 1968 through 1971. There is also a November 10, 1969 letter in the staff's 732-page report that was submitted to the City of West Linn by CH2M (exhibit 5). It is page 707 of the staff report. It is included in our packet of information to you today and was emailed to you on Friday.

This large map from the Department of Geology and Mineral Industries (DOGAMI) was given to us many years ago by the former President of the Barrington Heights NA before he moved. He asked that we keep it handy in case it was ever needed. After the pre-application meeting for this proposal in May of last year, we found it, located a copy store that could make prints the size of Plat maps, and presented copies to the City of West Linn, and the current President of Barrington Heights NA, and the President of Willamette NA. We have also given each of you a copy of the relevant part of the map and one of the Statewide Landslide Information Layer for Oregon (SLIDO). Both show this area being considered for the Operations Complex proposed development. Both show that there is

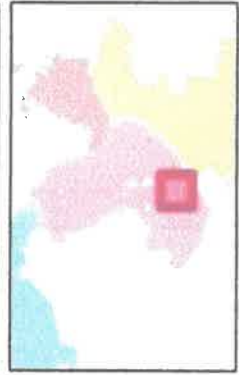
Figure 1: City-Wide Map





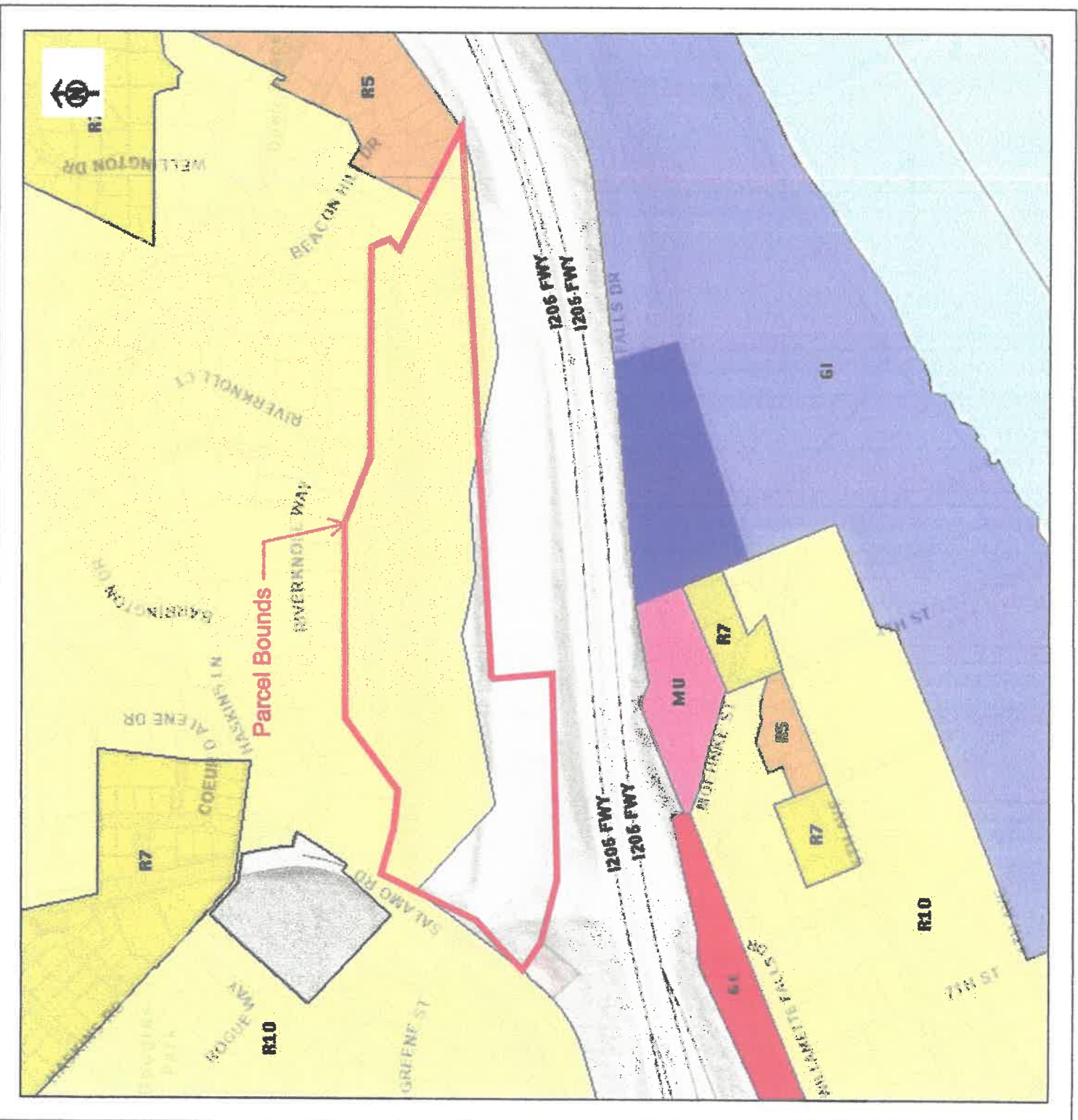
Legend

- Zoning**
- Single and Multi Family R-2.1
 - Single and Multi Family R-3
 - Single-Family R-4.5
 - Single-Family R-6
 - Single-Family R-7
 - Single-Family R-10
 - Single-Family R-15
 - Single-Family R-20
 - Single-Family R-40
 - Mixed Use
 - Neighborhood Commercial
 - General Commercial
 - Office Business Center
 - Campus Industrial
 - General Industrial
- Unofficial Tax Lots**
- City Limit
 - Parks and Open Space
 - City Owned Property



Notes

This map was automatically generated using Geocortex Essentials.



051 Ex 10 10 20 20 20

SUMMARY

February 4, 2026

To: West Linn Planning Commission

Regarding: CUP-25-02 / DR-25-02 / WAP-25-01

To the West Linn Planning Commission,

My name is Ed Schwarz and I am the Treasurer of the Savanna Oaks Neighborhood Association. I am here tonight representing SONA as requested by our members.

SONA does not oppose the construction of a new Operations Complex in West Linn. We do, however, object to the location chosen for it. We encourage you to deny this application and request that the location of the complex be changed to a safer location outside of the hazardous area where it is currently proposed.

In addition to concerns regarding its location in a geologic hazard area, SONA members expressed concerns about several areas where we believe the proposed complex does not meet West Linn Comprehensive Plan and Community Development Code requirements.

First, we disagree with staff's finding that Goal 7 of the West Linn Comprehensive Plan is met. Goal 7 states that, "Landslide areas are known hazards to safety." The city admits in their application that the complex will be built in a landslide area. Further, Policy 1 of Goal 7 states, "Require development and associated alterations to the surrounding land to be directed away from hazardous areas."

Please find that Comprehensive Plan Goal 7 and, specifically, Policy 1, have not been met by this application. The application should be denied.

In addition to the failure to meet the Comprehensive Plan, the application also fails to meet several sections of the Community Development Code.

The chosen site is partially zoned residential and the city has applied for a Conditional Use Permit. Citing CDC 11.060, the city has identified this complex as falling under section 4, Public Support Facility. As described in my written testimony, this application does not meet the definition of a public support facility as defined in CDC 2.030.

In summation, the members of Savanna Oaks NA ask that the Planning Commission deny the application on non-compliance with the CDC and the other grounds stated above. The city should be directed to find a safer, more accessible location for its Operations Complex.

Respectfully submitted,
Ed and Roberta Schwarz
Savanna Oaks Neighborhood Association
West Linn

February 4, 2026

To: West Linn Planning Commission

Regarding: CUP-25-02 / DR-25-02 / WAP-25-01

To the West Linn Planning Commission,

My name is Ed Schwarz and I am the Treasurer of the Savanna Oaks Neighborhood Association. I am here tonight representing SONA as requested by our members.

SONA does not oppose the construction of a new Operations Complex in West Linn. We do, however, object to the location chosen for it. We encourage you to deny this application and request that the location of the complex be changed to a safer location outside of the hazardous area where it is currently proposed.

Please consider the following concerns we have with the proposed complex. Our concerns include its location in a geologic hazard area as well as several areas where we believe the application does not meet West Linn Community Development Code requirements.

First, we disagree with staff's finding that Goal 7 of the West Linn Comprehensive Plan is met. Goal 7 states that, "Landslide areas are known hazards to safety." The city admits in their application that the complex will be built in a landslide area. Further, Policy 1 of Goal 7 states, "Require development and associated alterations to the surrounding land to be directed away from hazardous areas." As you have already heard in previous testimony tonight, the area where the complex is to be built has been deemed a hazardous area.

Please find that Comprehensive Plan Goal 7 and, specifically, Policy 1, have not been met by this application. The application should be denied.

In addition to the failure to meet the Comprehensive Plan, the application also fails to meet sections of the Community Development Code, specifically, sections 2.030, 55.100(B)(4), 55.100(I)(3), and 85.170(B)(2)(c)(1)(C).

The city has applied for a Conditional Use Permit for this partially residentially zoned site. Citing CDC 11.060, the city has identified this complex as falling under section 4, Public Support Facility. According to CDC 2.030, public support facilities are defined as "**Public services that deal directly with citizens**, to include meeting and hearing rooms, together

material as available and as deemed acceptable by the Planning Director, shall be the basis for preliminary determination.” As you have heard tonight, the structures are proposed to be placed in a hazard zone which is subject to landslides which would include slumping and sliding. Therefore, this application does not meet CDC 55.100(B)(4) and should be denied.

CDC 55.100(I)(3) states, “...the applicant must demonstrate that the proposed methods of rendering known or potential hazard sites safe for development, including proposed geotechnical remediation, are feasible and adequate to prevent landslides or other damage to property and safety. The review authority may impose conditions, including limits on type or intensity of land use, which it determines are necessary to mitigate known risks of landslides or property damage.” We encourage the Planning Commission to review this code and determine if the application truly meets its requirements.

Lastly, CDC 85.170(B)(2)(c)(1)(C) requires a traffic impact analysis if:

(C) The development shall cause one or more of the following effects, which can be determined by field counts, site observation, traffic impact analysis or study, field measurements, crash history, Institute of Transportation Engineers Trip Generation manual, and information and studies provided by the local reviewing jurisdiction and/or ODOT:

(1) An increase in site traffic volume generation by 250 average daily trips (ADT) or more (or as required by the City Engineer); or

(2) An increase in use of adjacent streets by vehicles exceeding the 20,000 pound gross vehicle weights by 10 vehicles or more per day;

A Traffic Impact Analysis (TIA) was not performed for this application. Instead, staff accepted a “Trip Generation Report” from 2025 prepared by Kittelson and Associates. The Kittelson report did not study the actual location of the Operations Complex. It consisted of a daily trip count from the existing Public Works facility on Norfolk and Sussex streets.

This daily trip count average of 256 trips per day exceeded the 250 trips per day average to trigger a TIA. Additionally, the report did not consider the added traffic which will result from the additional city staff who will be housed in these new buildings (including Parks Department staff who will have their offices in the complex). In fact, the report incorrectly states that “Given that (1) the proposed Public Works Operations Facility will replace the

SLIDO: Statewide Landslide Information Layer for Oregon

Oregon Department of Geology and Mineral Industries HELP Data



Esri Community Maps Contributors, Oregon

West Linn, Oregon X Q

Layers Currently Showing

- Landslide Inventory (areas and points; various sources)
- Historic Landslide Records (points)
- Deposits
- Talus-Colluvium
- Fan
- Landslide
- Landslide Susceptibility
- Detailed Susceptibility Reference Maps
- Susceptibility to Shallow Landslides (less than 15 feet below ground surface; available only for areas mapped in detail)
- Low susceptibility to shallow landslides
- Moderate susceptibility to shallow landslides
- High susceptibility to shallow landslides
- Susceptibility to Deep Landslides (greater than or equal to 15 feet below ground surface; available only for areas mapped in detail)
- Low susceptibility to deep landslides
- Moderate susceptibility to deep landslides
- High susceptibility to deep landslides
- Regional Landslide Susceptibility (scale at 1:500,000)
- Low
- Moderate
- High

300ft

-122.643 45.352 Degrees

Exhibit 3

Deep-Landslide Susceptibility Map of the Northeast Quarter of the Canby Quadrangle, Clackamas County, Oregon

OPEN-FILE REPORT O-13-08
Landslide Hazard and Risk Study of
Northwest Clackamas County, Oregon

by William J. Burns, Kathleen A. Mickelson, Colton R. Jones,
Sean G. Fisher, and Melissa L. B. Higgins
Oregon Department of Geology and Mineral Industries, Portland, Oregon
U.S. Geological Survey, Menlo Park, California
The project funded by the Clackamas County Hazard Mitigation
Management Agreement 031145-001 from Clackamas County, Oregon

2018

PLATE 46

EXPLANATION

This map depicts susceptibility to deep landslides in the area. The susceptibility of the area is based on the analysis of the data in this report and the information provided in the report. The susceptibility of the area is based on the analysis of the data in this report and the information provided in the report.

DEEP-LANDSLIDE SUSCEPTIBILITY CLASSIFICATION

Deep landslide susceptibility is based on the analysis of the data in this report and the information provided in the report. The susceptibility of the area is based on the analysis of the data in this report and the information provided in the report.

- HIGH** High susceptibility to deep landslides. Areas assigned to this susceptibility class are subject to the highest risk of deep landslides.
- MODERATE** Moderate susceptibility to deep landslides.
- LOW** Low susceptibility to deep landslides.

Deep-Landslide Susceptibility Hazard Class Matrix

Contributing Factor	Final Hazard Class		
	High	Moderate	Low
1 Landslide Hazard Susceptibility Buffer	High	Moderate	Low
2 Geologic Features, High Slope Buffer	High	Moderate	Low
3 Mineral Resource Zones	High	Moderate	Low

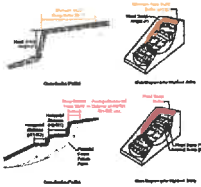
See explanation of contributing factor matrix below.

Landslide Inventory



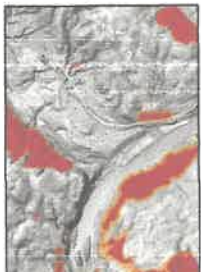
Landslide inventory is based on the analysis of the data in this report and the information provided in the report. The susceptibility of the area is based on the analysis of the data in this report and the information provided in the report.

Vegetation Buffer



Vegetation buffer zones are based on the analysis of the data in this report and the information provided in the report. The susceptibility of the area is based on the analysis of the data in this report and the information provided in the report.

Geologic Features and Buffers



Geologic features and buffers are based on the analysis of the data in this report and the information provided in the report. The susceptibility of the area is based on the analysis of the data in this report and the information provided in the report.

LIMITATIONS

The susceptibility map is based on the analysis of the data in this report and the information provided in the report. The susceptibility of the area is based on the analysis of the data in this report and the information provided in the report.

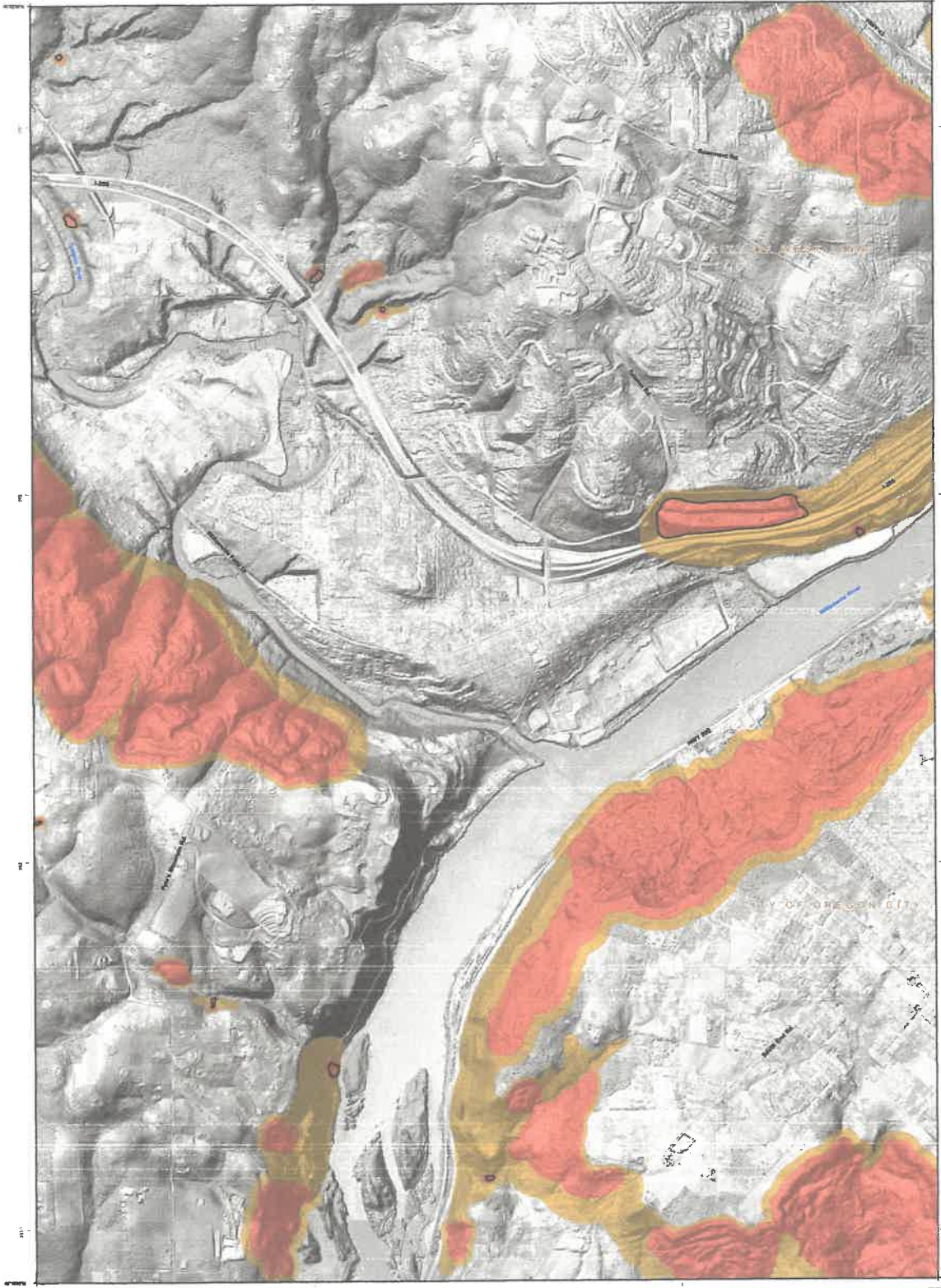
REFERENCES

Burns, W.J., 2018. Deep landslide hazard map of the northeast quarter of the Canby quadrangle, Clackamas County, Oregon. Oregon Department of Geology and Mineral Industries, Portland, Oregon.

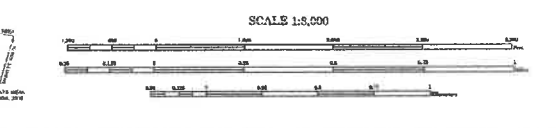
PLATE INDEX AND LOCATION MAP



STATE OF OREGON
DEPARTMENT OF GEOLOGY AND MINERAL INDUSTRIES
www.oregon.gov/og
W. Lawrence DeGroot, Director and State Geologist
Yvonne M. Galloway, Director and State Geologist
Justin J. DeGroot, Assistant Director, Geologic Survey and Services
Barbara L. Smith, Project Operations Manager
Lee P. Smith, Chief Scientist



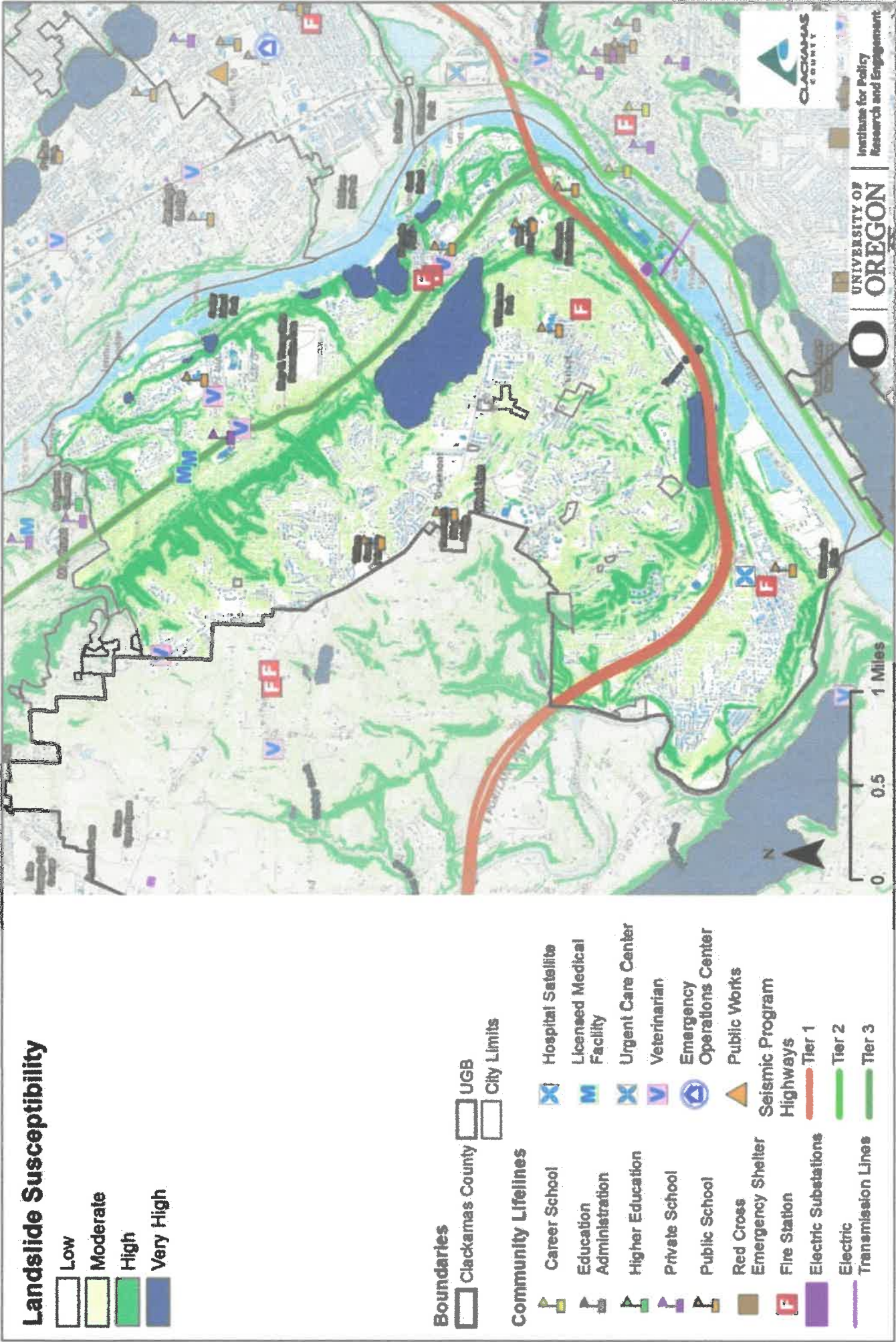
How to use this map:
This map is a technical drawing and may not be reproduced or used in any way without the written permission of the Oregon Department of Geology and Mineral Industries. This map is a technical drawing and may not be reproduced or used in any way without the written permission of the Oregon Department of Geology and Mineral Industries.



Comments by William J. Burns and Kathleen A. Mickelson,
Oregon Department of Geology and Mineral Industries
on the 031145-001 Hazard Mitigation Management Agreement
from Clackamas County, Oregon

U.S. Geological Survey, Clackamas County Hazard Mitigation Management Agreement 031145-001 from Clackamas County, Oregon
This map is a technical drawing and may not be reproduced or used in any way without the written permission of the Oregon Department of Geology and Mineral Industries.

Figure WL-5 Landslide Susceptibility Exposure



Source: Map created by Oregon Partnership for Disaster Resilience.

Data: Oregon Department of Geology and Mineral Industries. Preparedness Framework Implementation Team (IRIS v3).

Note: To view hazard detail click [this link](#) to access Oregon HazVu

P. 633
P. 707
of
staff
report

Exhibits



CORNELL, HOWLAND, HAYES & MERRYFIELD
E N G I N E E R S A N D P L A N N E R S

1600 WESTERN AVENUE • CORVALLIS, OREGON 97330
TELEPHONE: AREA CODE 503/752-4271
OTHER OFFICES IN: SEATTLE • BOISE • PORTLAND

10 November 1969

Project No. P5572.0

P. 707

City of West Linn
West Linn, Oregon 97068

Attention: Mr. Richard W. Dippner, City Administrator

Gentlemen: Willamette Reservoir and FAI-205 Landslide

This letter presents our investigation of the condition of the Willamette Reservoir. The landslide associated with the construction of FAI-205 disrupted the reservoir and the distribution pipelines, as well as damaged several houses and other property located above the work area. This investigation was authorized in September, 1969, to examine the condition of the reservoir and to recommend its repair or abandonment. Conclusions and recommendations are presented at the end of this letter.

INTRODUCTION

Willamette Reservoir is located on the hills above the Cities of West Linn and Willamette, with a water surface elevation of 387. FAI-205 is under construction below the reservoir at about elevation 220, in a side hill excavation with designed slopes of 1 on 1.5 and three benches in the cut slope. On the evening of 10 June 1969, an Oregon State Highway Department (OSHD) inspector discovered cracks in the street and ground in the vicinity of the reservoir.

On 12 June 1969, the inflow and outflow pipes of the reservoir were closed, and the water level in the reservoir dropped 0.75-feet in 2-hours. The reservoir leakage at this time was 320-gallons per minue (gpm). The reservoir inflow and outflow pipes were then opened, but the water surface continued to drop and the reservoir could not be filled. One of the reservoir joints was observed to open 0.01-feet (1/8-inch) in a 24-hour period. On 14 June, 1969, the reservoir was drained and has been out of service since. Construction of a water main to bypass the reservoir area was authorized by the OSHD, and completed one month later on 14 July 1969. The same day the bypass main was placed in service, the 8-inch main serving the City of Willamette was pulled apart by slide movements just below the reservoir.

The condition of the reservoir prior to the June landslide activity is known to be good. In March 1969, the City water superintendent commented that the reservoir leakage had recently increased because of FAI-205 construction blasting.



Planning Commission Request to Speak

Any information provided may be considered a public record and subject to disclosure.
Each agenda item requires a separate testimony form.

I request to speak during **General Public Comments** – (3 minutes). Please specify topic (*required*):

I request to testify on **CUP-25-02/DR-25-02/WAP-25-01 Proposal for New City of West Linn Operations Support Facility at the vacant parcel east of the Salamo Road/Greene Street intersection** (5 minutes for all speakers).

In Support

Neither for nor against

In Opposition

Failure to raise an issue by written comment or at the hearing, or failure to provide sufficient specificity to respond to the issue, precludes raising the issue on appeal before the Land Use Board of Appeals. Parties with standing may appeal this decision to the West Linn City Council pursuant to the provisions of Chapter 99 of the Community Development Code and any other applicable rules and statutes. Failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow the city or its designee to respond to the issue precludes an action for damages in circuit court.

I do not wish to speak; however, I would like to **have standing on CUP-25-02:**

In Support

Neither for nor against

In Opposition

REQUIRED INFORMATION TO HAVE STANDING FOR CUP-25-02 PLEASE PRINT:

Name: EDWARD SCHWARZ

Name of Organization (if applicable): _____

Address: 2206 TANNLER DR.

City: WEST LINN State OR Zip 97068

Email (optional): _____

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I do not wish to speak; however, I would like to **have standing on CUP-25-02:**

In Support

Neither for nor against

In Opposition

REQUIRED INFORMATION TO HAVE STANDING FOR CUP-25-02 PLEASE PRINT:

Name: Karie Oakes

Name of Organization (if applicable): _____

Address: 1125 Marylhurst DR.

City: West Linn State OR Zip 97068

Email (optional): _____



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I do not wish to speak; however, I would like to **have standing on CUP-25-02:**

In Support

Neither for nor against

In Opposition

REQUIRED INFORMATION TO HAVE STANDING FOR CUP-25-02 PLEASE PRINT:

Name: DAVID DODDS

Name of Organization (if applicable): _____

Address: 18931 Old River

City: West Linn State Oregon Zip 97068

Email (optional): _____



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I do not wish to speak; however, I would like to **have standing on CUP-25-02**:

In Support

Neither for nor against

In Opposition

REQUIRED INFORMATION TO HAVE STANDING FOR CUP-25-02 PLEASE PRINT:

Name: DAVID DODDS

Name of Organization (if applicable): _____

Address: 18931 Old River Da.

City: West Linn State Oregon Zip 97068

Email (optional): WLDGDCcomcast.net



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I do not wish to speak; however, I would like to **have standing on CUP-25-02:**

In Support

Neither for nor against

In Opposition

REQUIRED INFORMATION TO HAVE STANDING FOR CUP-25-02 PLEASE PRINT:

Name: Beth Carr

Name of Organization (if applicable): _____

Address: Hall Ct West Linn

City: _____ State OR Zip 97068

Email (optional): _____



Planning Commission Request to Speak

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I request to speak during **General Public Comments** – (3 minutes). Please specify topic (*required*):

Michael Kapigian C.U.P. ORC center

I request to testify on **CUP-25-02/DR-25-02/WAP-25-01 Proposal for New City of West Linn Operations Support Facility at the vacant parcel east of the Salamo Road/Greene Street intersection** (5 minutes for all speakers).

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I do not wish to speak; however, I would like to **have standing on CUP-25-02:**

In Support

Neither for nor against

In Opposition

REQUIRED INFORMATION TO HAVE STANDING FOR CUP-25-02 PLEASE PRINT:

Name: Michael Kapigian

Name of Organization (if applicable): _____

Address: 19500 View Dr.

City: West Linn State OR Zip 97068

Email (optional): _____



submitted by the applicant at the 2/4/25 PC hearing

Agenda Bill 2021-07-12-05

Date Prepared: June 23, 2021

For Meeting Date: July 12, 2021

To: Jules Walters, Mayor
West Linn City Council

From: Morgan Coffie, Public Works Management Analyst

Through: Lance Calvert, PE, Public Works Director/City Engineer *LEC*
Jerry Gabrielatos, City Manager *JG*

Subject: Oregon Department of Transportation Surplus Property Acquisition

Purpose

To receive Council approval to acquire surplus property owned by the Oregon Department of Transportation (ODOT) to be used for future construction of a new Operations Facility.

Question(s) for Council:

Does Council wish to expend funds in order to acquire the ODOT property for the purpose of basic city utility operations?

Public Hearing Required:

None required.

Background & Discussion:

For decades, Public Works and Parks operations have been constrained by a lack of space for city maintenance activities. Over several years, staff researched any and all available opportunities for improved space for this type of use. A number of constraints limited options and resulted in the continued use of the existing 2.07 acre facility. This is by far the smallest and most decaying operations facility of any comparable city in the Portland metro area. The existing facility has not changed in size since it was original acquired in 1937 with structures well beyond their useful life, many of which don't meet current building and safety codes or requirements. In addition, none of the existing facilities are seismically resilient at all.

After considerable review and discussion with ODOT staff, the City began the process of acquiring unused ODOT/I-205 right of way for this future purpose. Following federal and state regulations/requirements, the City needed to come to agreement with ODOT on the details of the property, complete survey of the property, appraisal of the property, allow other state and federal agencies to consider their own potential use of the property, and finally purchase the property from ODOT after approval from FHWA due to adjacency to the interstate freeway. Once acquired from ODOT, the city will still need to go through the land use and regulatory process for future use of the property.