

# Planning Commission Hearing 02/18/26 (continued from 02/04/2026)



CITY OF  
**West  
Linn**

**City Operations Facility**

**23800 & 23834 Salamo Road**

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

**February 18, 2026**

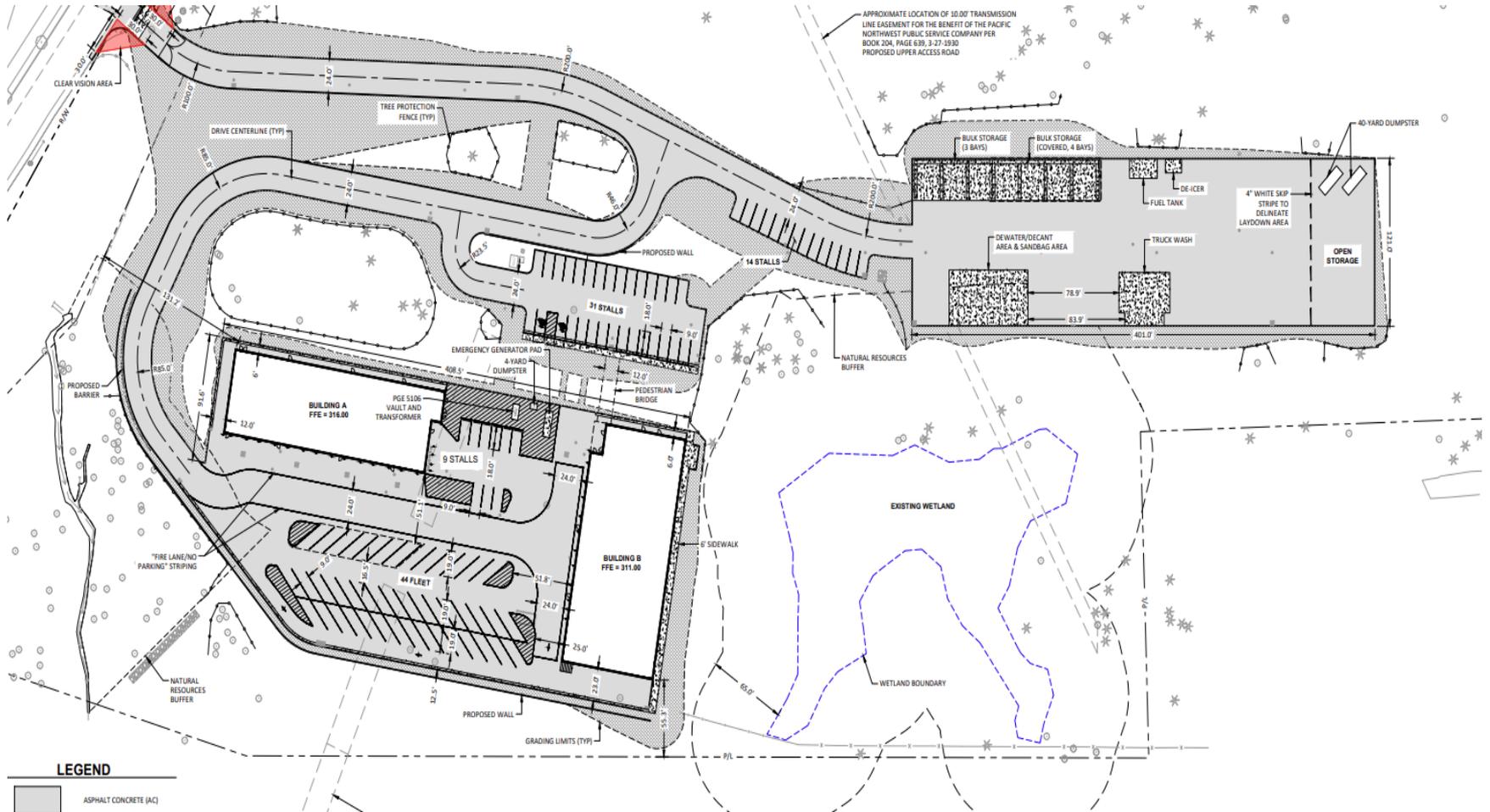
# Site Location



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



# Proposed Site Plan



# Application Status



## 1. Public hearing held on February 4, 2024

- *Public Record and Hearing were left open, and meeting was continued to February 18, 2024.*

## 2. Revised Planning Commission Packet for 2/18/2026 public hearing:

- *Reorganizes Applicant submittal and attachments, clarifies existing information, and points to existing information in the record*
- **Staff Report**
  1. **Revised Table of Contents (re-organized attachments)**
  2. **Revised conditions of approval included for:**
    - » **Require project arborist onsite during tree-removal**
    - » **Maintain compliance with DEQ Standards (ORS 340, Division 41)**
    - » **Submit final Geotechnical Report prior to building permit issuance**
    - » **Submit department of State Lands (DSL) approval + plant mitigation plantings**
    - » **Conduct a Traffic Impact Analysis – applicant volunteered condition**
    - » **Prepare a Noise Study – applicant volunteered condition**



# Application Status Cont'd

## 1. Public hearing held on February 4, 2024

- *Public Record and Hearing were left open, and meeting was continued to February 18, 2024.*

## 2. Revised Planning Commission Packet for 2/18/2026 public hearing:

- ***Exhibits***

- Revised Exhibit PC-N – includes additional public comments received after close of business on 2/17/26 and provided to Planning Commission on 2/18/26.
- Revised Exhibit PC-M – addresses previous and additional public comments.
- Exhibit PC-O – Applicant clarifications memo (2/13/26)
- Exhibits PC-P & PC-Q – City Comprehensive Plan Map and Zoning Map
- Exhibit S – Staff Memo (2/13/26) summarizing findings of fact and their location in the PC packet.

# Recap of Testimony



## ▪ **Transportation**

- **Comments were made about the adequacy of the transportation system to be able to accommodate the use.**
- **Comments were shared regarding the lack of a Traffic Impact Analysis (TIA).**
  - *Submittal of a TIA is a discretionary part of the application submittal and not an approval standard.*
  - *Findings for the Transportation System are found on pages 39-44 of the Staff Report and supported by the Supplemental Staff Memo dated 02.04.2026.*
  - *Applicant has volunteered to submit a TIA per Condition of Approval #15.*

## ▪ **Noise**

- **The PC heard concerns about compliance with Comprehensive Plan Goal 6, Section 4 (Noise Control).**
- **The PC heard concerns about a Noise Study not being submitted.**
  - *Submittal of a Noise Study is a discretionary part of the application submittal and not an approval standard.*
  - *Noise generation findings are found on pages 62-63 of the Staff Report and findings addressing Comprehensive Plan Goal 6 can be found in the Supplemental Staff Memo dated 02.04.2026.*
  - *Applicant has volunteered to submit a Noise Study per Condition of Approval #17.*

# Recap of Testimony



## ▪ **Geotechnical Engineering**

- **Comments were made about a previous manmade landslide at the site during I-205 construction in the late 1960's.**
  - *State of Oregon 'Deep-Landslide Susceptibility Map' of project site provided. Map are informational and not regulatory.*
  - *Applicant provided Geotechnical Engineering Report for proposed project on the subject site.*
  - *Findings addressing geotechnical engineering are found on page 52 of the Staff Report and points 1, 3, 4, and 5 of the Supplemental Staff Memo 02.04.2026.*
  - *Additional geotechnical engineering findings are found on pages 69-70 of the Applicants narrative and Applicants Clarification Memo (Attachment PC-O).*
  - *Condition of approval #12 requires a final geotechnical engineering report prior to building permit issuance.*

## ▪ **Zoning**

- **Comments were made regarding the zoning of the property.**
  - *The City's Zoning Map was included as an attachment (Exhibit PC-P) and identifies the zoning of the property to be R-10, Residential.*
  - *The City's Comprehensive Plan Map was included as an attachment (exhibit PC-Q) and shows the property to be designated low-density residential.*

# Recap of Testimony



## ▪ **Tree removal and preservation**

### – **Comments were raised regarding potential Heritage Tree designation of trees on the site.**

- *Heritage Tree is defined in the City's Municipal Code Chapter 8 as 'A tree designated by the City Council as having significant historic or community value to the City of West Linn.' No trees on the site have been designated by the City Council per the process in Chapter 8.*
- *Tree-related findings are addressed in pages 44-48 of the Staff Report and supported by the Applicant's findings on pages 57-59 of the Applicant's Narrative and Tree Preservation Plan and Arborist Report (Exhibit PC-C).*
- *Condition of Approval #8 requires protective tree fencing and Condition of Approval #9 requires onsite monitoring by a licensed arborist.*

## ▪ **Natural resources**

### – **Comments were raised regarding natural resources on the site.**

- *Findings addressing the natural resources are found on pages 12-23 of the Staff Report and are supported by findings on page 14 of the applicant's Narrative (Exhibit PC-A) and the Water Resources Area Review (Exhibit PC-F) and Wetland Delineation Report (Exhibit PC-G).*
- *Condition of Approval #15 would require the applicant to submit final approval from the Department of State Lands (DSL) and installation of the required mitigation plantings.*

# Recap of Testimony; February 4, 2026 Public Hearing



## ▪ **Stormwater Management**

- **Questions were raised about the process of capturing of stormwater and maintenance of the stormwater filtration system.**
  - *A Stormwater and Grading Plan was included in the Applicant’s submittal (Exhibit PC-D)*
  - *Stormwater findings are addressed on pages 15, 52, and 64 of the Staff Report and are supported by the findings on pages 59 and 73 of the Applicant’s Narrative (Exhibit PC-A).*
  - *Condition of Approval #10 requires submittal of a final Stormwater Report prior to issuance of a building permit.*

## ▪ **Property Purchase History**

- **Questions were raised regarding the purpose of the purchase of the property from ODOT.**
  - *City Council Agenda Bill 2021-07-05 (Attachment PC-R) indicates the property was purchased “for the future purpose of a City operations facility on the site.”*
  - *Additional background information provided by applicant in the Applicant Clarification Memo (Attachment PC-O).*

# 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.

# 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
  - Site and facilities are located away from other uses. Nearest building is over 300-feet away and lower elevation.
  - Site topography below grade of Salamo Road provides a visual and auditory buffer
  - Building design took the site's natural features into account.
  - Geotechnical Report, Stormwater and Grading Plan, Tree Preservation Plan, Water Resource Area Report, Wetland Delineation Report show the site can be constructed safely and efficiently.

# Conditional Use Standards



- ◆ CDC Chapter 60 Conditional Uses - West Linn CDC
  - Findings #60-#65 of Staff Report; applicant testimony from February 4<sup>th</sup> hearing
- ◆ 3. Development provides an overall benefit to the City.
  - Moving existing functions from the current operations site to this site allows for consolidation of existing dispersed material and equipment storage will allow for more efficient City Services
  - Reducing the need to travel to dispersed material and equipment storage sites creates greater public service reliability.

# Conditional Use Standards



- ◆ CDC Chapter 60 Conditional Uses - West Linn CDC
  - Findings #60-#65 of Staff Report
- ◆ 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.
  - Findings for public facilities adequacy are addressed under CDC Chapter 55 (Staff Report Findings #54 and 55 and the Staff Supplemental Memo – Exhibit PC-M)
  - Findings for the zone are addressed under CDC Chapter 11 and the Staff Supplemental Memo – Exhibit PC-M
  - Chapters 54 and 55 are applicable; findings for those sections are addressed in Findings #31-59 of the Staff Report and the Staff Supplemental Memo – Exhibit PC-M

# Conditional Use Standards



- ◆ CDC Chapter 60 Conditional Uses - West Linn CDC
  - Findings #60-#65 of Staff Report
  
- ◆ 7. The use will comply with the applicable policies of the Comprehensive Plan.
  - Findings addressing Comprehensive Plan policies are found in the Staff Report
  - Many Comprehensive Plan policies are not approval criteria, and of those that are, many are implemented through compliance with the CDC
  - Comprehensive Plan Goal 6, Section 4 (Noise Control) was addressed separately (at pages 62-63 of the Staff Report and in the Supplemental Staff Memo).



# 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. Stream 1 is not identified on any city adopted maps.
- ◆ 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
<b>Total</b>	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.

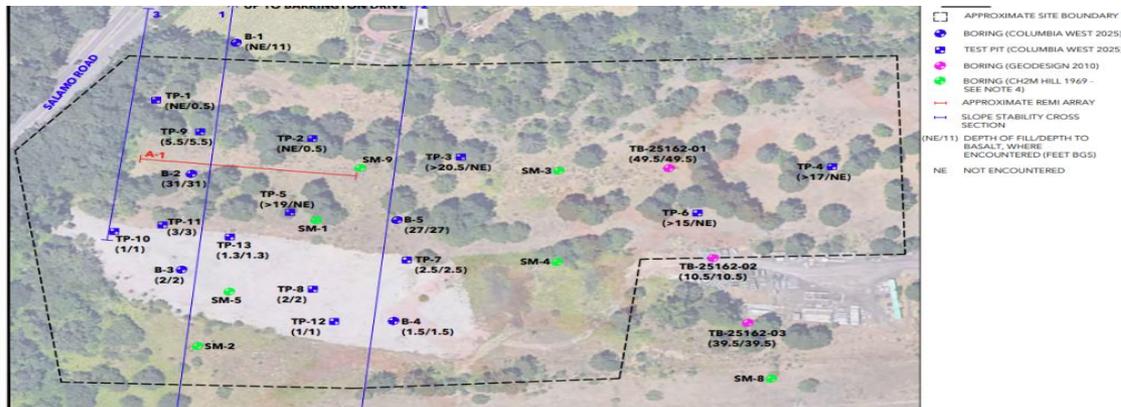
- 96 total spaces; 45 = visitor/employee, 51 = fleet parking



# 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.*



# Questions



Questions?