



**AFFIDAVIT OF NOTICE
PLANNING COMMISSION DECISION**

We, the undersigned, certify that, in the interest of the party (parties) initiating a proposed land use, the following took place on the dates indicated below:

PROJECT

File No.: **CUP-25-02 / DR-25-02 / WAP-25-01** Applicant's Name: **COWL**
 Development Address: Tax Lot Number(s) 21E35D5400 & 21E3602300
 Planning Commission Hearing Date: February 4, 2026 at 6:00 pm

APPLICATION

The application was posted on the website at least 20 days before the hearing. All documents or evidence relied upon by the applicant, and applicable criteria are available for review at least 20 days before the hearing at City Hall, per Section 99.040 of the Community Development Code.

1/15/26	<i>Lynn Schroder</i>
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MAILED NOTICE

Notice of Upcoming PC Hearing was mailed at least 20 days before the hearing, per Section 99.080 of the CDC to:

Jeff Dunn, Scott Edwards Architecture, applicant representative	1/15/26	<i>Lynn Schroder</i>
Dept of Fish & Wildlife	1/15/26	<i>Lynn Schroder</i>
Division of State Lands	1/15/26	<i>Lynn Schroder</i>
US Army Corps of Engineers	1/15/26	<i>Lynn Schroder</i>
City of Oregon City	1/15/26	<i>Lynn Schroder</i>
Clackamas County	1/15/26	<i>Lynn Schroder</i>
ODOT	1/15/26	<i>Lynn Schroder</i>
Stafford CPO	1/15/26	<i>Lynn Schroder</i>
Property owners within 500ft of the site perimeter	1/15/26	<i>Lynn Schroder</i>
All Neighborhood Association	1/15/26	<i>Lynn Schroder</i>

EMAILED NOTICE

Notice of Upcoming PC Hearing was emailed at least 20 days before the hearing date to:

Erich Lais, applicant	1/15/26	<i>Lynn Schroder</i>
Planning Commission Agenda Distribution list	1/15/26	<i>Lynn Schroder</i>
Jeff Dunn, Scott Edwards Architecture, applicant representative	1/15/26	<i>Lynn Schroder</i>
All Neighborhood Associations	1/15/26	<i>Lynn Schroder</i>

WEBSITE

Notice of Upcoming PC Hearing was posted on the City's website at least 20 days before the hearing.

1/15/26	<i>Lynn Schroder</i>
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TIDINGS

Notice of Upcoming PC Hearing was posted in the West Linn Tidings at least 10 days before the hearing, per

Section 99.080 of the CDC.

1/21/26	<i>Lynn Schroder</i>
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SIGN

A sign for the Upcoming PC Hearing was posted on the property at least 10 days before the hearing, per Section 99.080 of the CDC.

1/22/26	<i>Aaron Gudelf</i>
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STAFF REPORT

The staff report was posted on the website and provided to the applicant and Planning Commissioners at least 10 days before the hearing, per Section 99.040 of the CDC.

1/22/26	<i>Lynn Schroder</i>
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FINAL DECISION

Notice of Final Decision was mailed to the applicant, all parties with standing, and posted on the City’s website, per Section 99.040 of the CDC.

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**CITY OF WEST LINN PLANNING COMMISSION
PUBLIC HEARING NOTICE
FILE NO. CUP-25-02 / DR-25-02 / WAP-25-01**

The West Linn Planning Commission will hold a hybrid public hearing on **Wednesday, February 4, 2025** at 6:00 pm in the Council Chambers of City Hall, 22500 Salamo Road, West Linn, to consider a request for a Conditional Use Permit, Design Review, and a Water Resource Area Permit at Tax Lot Number(s) 21E35D05400 and 21E3602300, east of Salamo Road at the intersection of Salamo Road and Greene Street. The applicant (City of West Linn) is requesting approval to construct a new operations complex consisting of three new buildings totaling approximately 39,300 square feet, landscaping, parking, and paved lot fueling, truck wash, dewatering and decant functions; serving Public Works, Environmental Services, Parks and Recreation, and Water and Streets Divisions.

The Planning Commission will make its decision based on applicable criteria found in Chapters 11, 32, 41, 42, 46, 48, 55, 60, 96, and 99 of the Community Development Code (CDC). The CDC approval criteria are available for review on the City website <http://www.westlinnoregon.gov/cdc> or at City Hall and the City Library.

The application is posted on the City's website, <https://westlinnoregon.gov/projects>. The application, all documents or evidence relied upon by the applicant, and applicable criteria are available for inspection at City Hall at no cost. Copies may be obtained at a reasonable cost. The staff report will be posted on the website and available for inspection at no cost, or copies may be obtained at a reasonable cost, at least ten days before the hearing.

The hearing will be conducted according to CDC Section 99.170 in a hybrid format with some Commissioners, staff, presenters, and members of the public attending remotely via Webex and others attending in-person at City Hall. The public can watch the meeting online at <https://westlinnoregon.gov/meetings> or on Cable Channel 30.

Anyone wishing to present written testimony for consideration should submit all materials before 12:00 pm on the meeting day to agudelj@westlinnoregon.gov or mail them to City Hall.

Those who wish to participate remotely should complete the speaker form at <https://westlinnoregon.gov/citycouncil/meeting-request-speak-signup> **before 4:00 pm on the meeting day** to receive an invitation to join the meeting. Virtual participants can join online or dial in by phone.

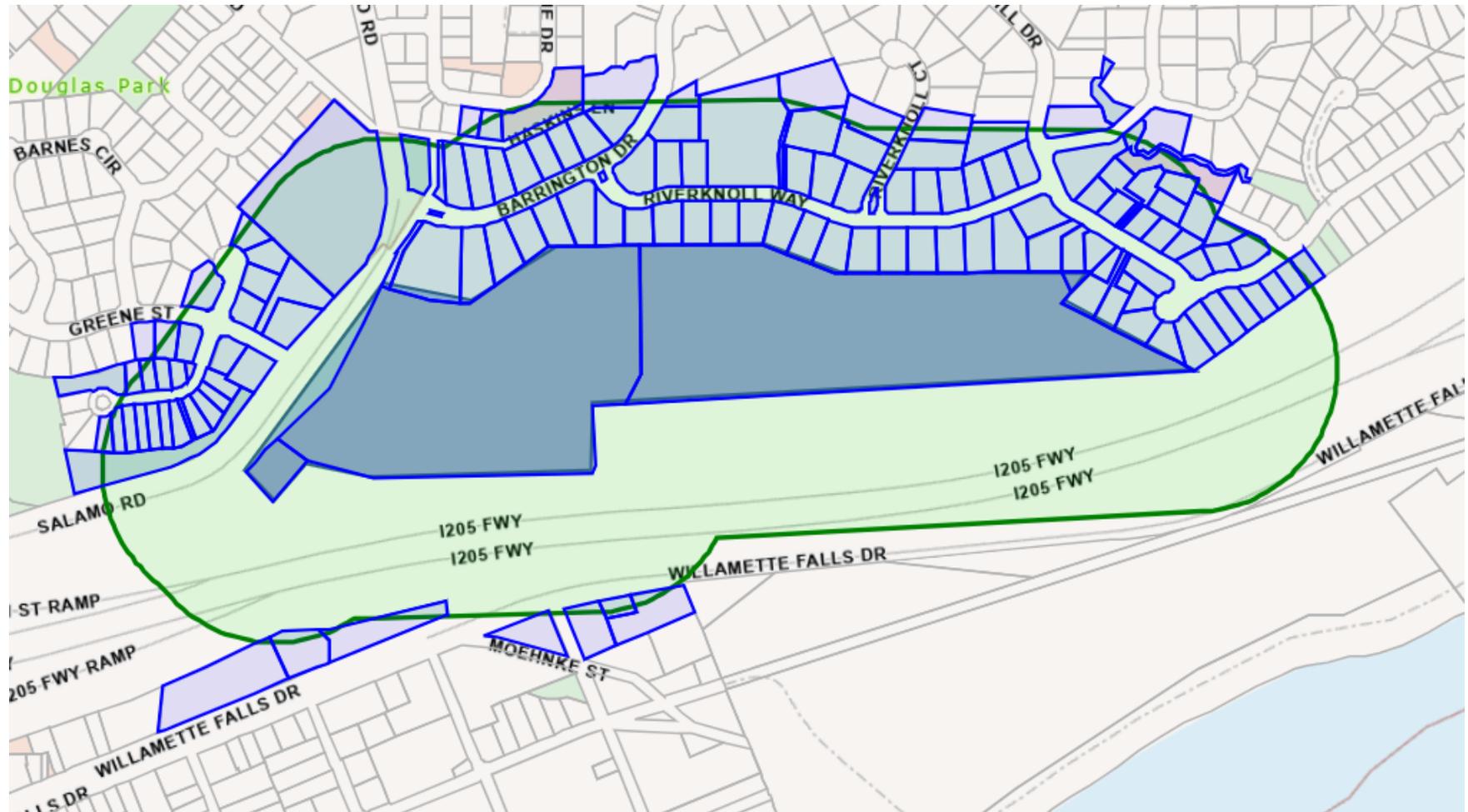
It is important to submit all testimony in response to this notice. All comments submitted for consideration of this application should relate specifically to the applicable criteria. Failure to raise an issue in a hearing, in person, or by letter, or failure to provide sufficient specificity to afford the decision-maker an opportunity to respond to the issue, precludes appeal to the Oregon Land Use Board of Appeals based on that issue.

For additional information, please contact Aaron Gudelj, Associate Planner, City Hall, 22500 Salamo Rd., West Linn, OR 97068, 503-742-6057.

Scan this QR Code to go to Project Web Page:



CUP-25-02 Notified Properties within 500 feet of the Proposed City Operations Center





**NOTICE OF UPCOMING
PLANNING COMMISSION DECISION**

**PROJECT # CUP-25-02 / DR-25-02 / WAP-25-01
MAIL: 01/15/26 TIDINGS: 01/15/26**

CITIZEN CONTACT INFORMATION

To lessen the bulk of agenda packets and land use application notice, and to address the concerns of some City residents about testimony contact information and online application packets containing their names and addresses as a reflection of the mailing notice area, this sheet substitutes for the photocopy of the testimony forms and/or mailing labels. A copy is available upon request.