



CITY OF West Linn

Memorandum

Date: February 13, 2026

To: Planning Commission Chair Schulte-Hillen
West Linn Planning Commission

From: Aaron Gudelj, Associate Planner

Subject: Summary of Findings for File Nos. CUP-25-02/DR-25-02/WAP-25-01

At the public hearing for the above application held before the Planning Commission on February 4, 2026, comments were provided on the below listed topics. This memorandum provides a summary of where the Commission can locate findings of fact that address these concerns and, where applicable, recommended conditions of approval.

1. Transportation system. Findings addressing the transportation system impacts are found on pages 39-44 of the Staff Report and Point 6 of the Supplemental Staff Memo Dated February 4, 2026 (Exhibit PC-M) and are supported by findings on pages 39-44 of the applicant's Narrative (Exhibit PC-A) and the applicant's Transportation Assessment (Exhibit PC-E). In addition, despite not being required to do so by the City's approval criteria, the applicant has voluntarily agreed to submit a Traffic Impact Analysis (Exhibit PC-O). Recommended Condition of Approval #16 would require a Transportation Impact Analysis.
2. Noise. Findings addressing noise generation are found on pages 62-63 of the Staff Report and supplemental findings addressing Comprehensive Plan Chapter 6 and WLDC 55.100(D) of the Supplemental Staff Memo Dated February 4, 2026 (Exhibit PC-M) and are supported by findings on pages 69-70 of the applicant's Narrative (Exhibit PC-A). In addition, despite not being required to do so by the City's approval criteria, the applicant has voluntarily agreed to submit a noise study (Exhibit PC-O). Recommended Condition of Approval #17 would require submittal of a noise study demonstrating that all applicable Department of Environmental Quality (DEQ) and City noise standards can be met.
3. Geotechnical considerations. Findings addressing site geotechnical considerations are found on page 52 of the Staff Report and Points 1, 3, 4, and 5 of the Supplemental Staff Memo Dated February 4, 2026 (Exhibit PC-M) and are supported by findings on pages 59-60 of the applicant's Narrative (Exhibit PC-A) and the Geotechnical Report (Exhibit PC-J). Staff notes that several maps introduced into the record (Exhibit PC-N) are not regulatory. Further, as introduced orally into the record, the 1961 landslide on the site was manmade and not



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naturally occurring. In addition, recommended Condition of Approval #12 would require the applicant to submit a final geotechnical report.

4. Tree removal and preservation. Findings addressing site geotechnical considerations are found on pages 44-48 of the Staff Report and are supported by findings on pages 57-59 of the applicant's Narrative (Exhibit PC-A) and the Tree Preservation Plan and Arborist Report (Exhibit PC-C). Staff notes that information was introduced into the record regarding State of Oregon designation of certain trees as Heritage Trees. This information does not relate to the criteria for City of West Linn designation of Heritage Trees, which is different. No trees on site meet the requirements for the City's designation. In addition, recommended Condition of Approval #8 would require the applicant to install tree removal fencing and recommended Condition of Approval #9 would provide onsite monitoring by a licensed arborist.
5. Natural resources. 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). In addition, recommended 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.
6. Stormwater. Findings addressing stormwater are found on pages 15, 52 and 64 of the Staff Report and are supported by findings on pages 59 and 73 of the applicant's Narrative (Exhibit PC-A) and the Stormwater Report (Exhibit PC-D). In addition, recommended Condition of Approval #10 would require the applicant to provide a final stormwater report.
7. Use listed as a Conditional Use. Findings addressing the use determination are found at Point 2 of the Supplemental Staff Memo Dated February 4, 2026 (Exhibit PC-M).
8. Zoning of property. A copy of the City of West Linn Comprehensive Plan and Zoning Maps are included as Exhibits PC-P and PC-Q, respectively, identifying the subject property is being designed low density residential in the Comprehensive Plan and zoned Residential, R-10.