

DEVELOPMENT REVIEW APPLICATION RECEIVED MAR 23 2026

For Office Use Only

STAFF CONTACT <i>Aaron Mudelj</i>	PROJECT NO(S). <i>AP-26-01</i>	PRE-APPLICATION NO.
NON-REFUNDABLE FEE(S) <i>0</i>	REFUNDABLE DEPOSIT(S)	TOTAL <i>0</i>

Type of Review (Please check all that apply):

- | | | |
|---|--|--|
| <input type="checkbox"/> Annexation (ANX) | <input type="checkbox"/> Final Plat (FP) Related File # _____ | <input type="checkbox"/> Subdivision (SUB) |
| <input checked="" type="checkbox"/> Appeal (AP) | <input type="checkbox"/> Flood Management Area (FMA) | <input type="checkbox"/> Temporary Uses (MISC) |
| <input type="checkbox"/> CDC Amendment (CDC) | <input type="checkbox"/> Historic Review (HDR) | <input type="checkbox"/> Time Extension (EXT) |
| <input type="checkbox"/> Code Interpretation (MISC) | <input type="checkbox"/> Lot Line Adjustment (LLA) | <input type="checkbox"/> Right of Way Vacation (VAC) |
| <input type="checkbox"/> Conditional Use (CUP) | <input type="checkbox"/> Minor Partition (MIP) | <input type="checkbox"/> Variance (VAR) |
| <input type="checkbox"/> Design Review (DR) | <input type="checkbox"/> Modification of Approval (MOD) | <input type="checkbox"/> Water Resource Area Protection/Single Lot (WAP) |
| <input type="checkbox"/> Tree Easement Vacation (MISC) | <input type="checkbox"/> Non-Conforming Lots, Uses & Structures | <input type="checkbox"/> Water Resource Area Protection/Wetland (WAP) |
| <input type="checkbox"/> Expediated Land Division (ELD) | <input type="checkbox"/> Planned Unit Development (PUD) | <input type="checkbox"/> Willamette & Tualatin River Greenway (WRG) |
| <input type="checkbox"/> Extension of Approval (EXT) | <input type="checkbox"/> Street Vacation | <input type="checkbox"/> Zone Change (ZC) |

Pre-Application, Home Occupation, Sidewalk Use, Addressing, and Sign applications require different forms, available on the website.

Site Location/Address: <i>East of Salamo Rd. at intersection of Salamo Rd. and Greene Street</i> <i>23800 & 23894 Salamo Rd</i>	Assessor's Map No.:
	Tax Lot(s): <i>21E35D5400 & 21E3602300</i>
	Total Land Area: <i>33.02 acres</i>

Brief Description of Proposal:

Appeal of Planning Commission decision dated 3/11/2026 regarding West Linn City Operations Complex, CUP-25-02/DR-25-02/WAP-25-01.

Applicant Name*: <i>Savanna Oaks Neighborhood Association</i>	Phone:
Address: <i>Roberta Schwarz and Edward Schwarz</i>	Email: <i>savannaoaksna@westlinnoregon.gov</i>
City State Zip: <i>22500 Salamo Rd. West Linn, OR 97068</i>	

Owner Name (required): <i>Public Works Director</i>	Phone: <i>503-722-3434</i>
Address: <i>City of West Linn</i>	Email:
City State Zip: <i>22500 Salamo Rd. West Linn, OR 97068</i>	

Consultant Name:	Phone:
Address:	Email:
City State Zip:	

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1. Application fees are non-refundable (excluding deposit). Applications with deposits will be billed monthly for time and materials above the initial deposit. ***The applicant is financially responsible for all application costs.**
2. All information provided with the application is considered a public record and subject to disclosure.
3. The owner/applicant or their representative should attend all public hearings related to the application.
4. A decision may be reversed on appeal. The decision will become effective once the appeal period has expired.
5. Submit this form, application narrative, and all supporting documents as a single PDF through the web page: <https://westlinnoregon.gov/planning/submit-land-use-application>.

The undersigned property owner authorizes the application and grants city staff the right of entry onto the property to review the application. The applicant and owner affirm that the information provided in this application is true and correct. Applications with deposits will be billed monthly for time and materials incurred above the initial deposit. The applicant agrees to pay additional billable charges.

Roberta Schwarz *Edward Schwarz*
Roberta Schwarz and Edward Schwarz 03/23/2026

Applicant's signature Date Owner's signature (required) Date

DEVELOPMENT REVIEW CHECKLIST

The application form and supporting materials should be submitted electronically through <https://westlinnoregon.gov/planning/submit-land-use-application> as one (1) .pdf file. To create a single PDF file, go to [Adobe Acrobat Free Merge PDF](#) online tool. [Other free Acrobat PDF tools](#) like converting a file to PDF or reducing the file size are available on the Adobe website.

Supporting reports may be uploaded separately through this web form *if* the file size is too large. The separate submissions should be numbered (i.e., Submittal 1 of 2) and noted under transmittal contents. All plan set files **MUST** be flattened and reduced.

Submission requirement to upload through the web form:

- .pdf format.
- Individual file size no larger than 128 MB.
- Do not attach 'zip' files. Our server will reject all 'zip' files.
- Reduce and flatten all plan sets **BEFORE** uploading plan sets. The raster/vector settings should be optimized for printing.

A complete application must include the following:

- Development Review Application. Original signatures from all owners must be on the application form. **Do NOT use DocuSign.**
- A **project narrative** outlining the project's scope in detail, including the changes to the site, structure, landscaping, parking, land use, and lot consolidations.
- Complete written responses to identified approval criteria in the [Community Development Code \(CDC\)](#).
- A Service Provider Letter from Tualatin Valley Fire and Rescue - <https://www.tvfr.com/399/Service-Provider-Permit> Please contact Jason Arn at jason.arn@tvfr.com with any questions about TVF&R requirements.
- Vicinity Map showing the site within the City.
- Site Plan drawn to scale showing the:
 - Taxlot and address of the project,
 - Area of the site (acres or square feet),
 - Zoning and Neighborhood Association,
 - Location and dimensions of existing and proposed buildings, structures,
 - Location of existing and proposed on-site driveways and off-street parking,
 - Configuration and dimensions of all existing and proposed lots and tracts, including a proposed park, open space, and or drainage tracts or easements,
 - Location and width of existing and proposed easement for access, drainage, etc., and
 - Location of existing and proposed trees and other proposed landscaping.
 - Location of existing public and private utilities, easements, and 100-year floodplain,
 - Sensitive areas, including the location of on-site wetlands and riparian areas,
 - Location of existing off-site driveways across the street,
 - If applicable, internal circulation system, name, and location of existing and proposed roadways and roadway easements (private and public), and
 - Location and width of existing and proposed on-site pedestrian and bicycle facilities on-site.
- If applicable, a Utility Plan and Landscape plan, drawn to scale.
- If applicable, Building elevation drawings with exterior elevations for every side of each structure, height including building materials and floor levels, drawn to scale.
- If required, documentation of any required meeting with the respective City-recognized neighborhood association per CDC [99.038](#).
- Any other materials identified by city staff at the pre-application meeting.

For applications that the Planning Commission decides, the applicant or applicant's representative should present their proposal to the PC at the public hearing.

To: West Linn Community Development Department
From: Savanna Oaks Neighborhood Association
Subject: Appeal of Planning Commission Decision and Waiver of Appeal Fee Request by Savanna Oaks Neighborhood Association Regarding CUP-25-02/DR-25-02/WAP-25-01
Date: March 23, 2026

Pursuant to CDC 99.240, Savanna Oaks Neighborhood Association appeals the March 4, 2026 decision of the West Linn Planning Commission regarding CUP-25-02/DR-25-02/WAP-25-01. To satisfy the requirements for appeal, we have included the following items:

1. Completed Development Review Application
2. Decision details
3. Documentation of standing
4. Basis of Appeal
5. Neighborhood Association minutes (including vote taken) and resolution supporting the appeal
6. Appeal fee waiver request

Completed Development Review Application

Please see attached.

Decision Details

West Linn Planning Commission Final Decision and Order;
Case File Number: CUP-25-02/DR-25-02/WAP-25-01;
Dated: March 12, 2026

Documentation of Standing

Please see written public comments/ testimony dated February 4, 2026 and submitted by both President Roberta Schwarz and Treasurer Edward Schwarz of Savanna Oaks Neighborhood Association. Both NA officers identified themselves as representing the Savanna Oaks Neighborhood Association. In addition, verbal testimony, was provided by President Schwarz and Treasurer Schwarz at the February 4, 2026 hearing on this application. In this testimony they stated that they were representing the neighborhood association.

Basis of Appeal

Please see discussion below.

Neighborhood Association minutes (including vote taken) and resolution supporting the appeal

Attached are minutes from the February 3, 2026 and March 10, 2026 meetings of Savanna Oaks Neighborhood Association. During the February 3, 2026 meeting the members voted to have President Schwarz and Treasurer Schwarz represent the neighborhood association at the February 4, 2026 Planning Commission hearing. During the March 10, 2026 meeting the members voted to have President Schwarz and Treasurer Schwarz appeal the Planning Commission decision on behalf of the neighborhood association. Further, a resolution was passed (see attached) stating the reasons for the appeal. Savanna Oaks Neighborhood Association members further found that the application will have significant impacts upon the association neighborhood including, but not limited to, public safety (the complex is proposed to be built in a landslide hazard area), traffic, and noise.

Appeal fee waiver request

At the March 10, 2026 meeting of Savanna Oaks Neighborhood Association members directed President Schwarz and Treasurer Schwarz to request a waiver of the appeal fee as per CDC 99.240(C). The members found that this application will have a significant city-wide impact related to both the Comprehensive Plan and CDC.

Basis of Appeal (continued):

NOTE: The below discussion contains references to exhibits provided to the Planning Commission in written testimony by President Schwarz and Treasurer Schwarz. Those exhibits are not duplicated here but can be found in the written testimony submitted by President Schwarz and Treasurer Schwarz prior to the Planning Commission hearings on this matter.

The reasons for this appeal with citations, relevant decision findings, and specific code criteria that we believe were not met by the applicant or were incorrectly applied or interpreted by the Planning Commission include the following:

1. Comprehensive Plan, Goal 7, Policy 1: "Require development and associated alterations to the surrounding land to be directed away from hazardous areas." 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. As was testified to in previous testimony, the area where the complex is to be built has been deemed a

hazardous area in West Linn's Natural Hazard Mitigation Plan. Therefore, we disagree with the Planning Commission's finding that Goal 7 of the West Linn Comprehensive Plan is met.

2. The application and Planning Commission decision also fails to meet sections of the Community Development Code, specifically, sections 2.030, 55.010, 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 with **incidental storage** and maintenance of necessary vehicles, and exclude commercial use type 'professional and administrative services.' Typical use types are associated with governmental offices." There are two parts of this section where the application does not meet the code.

First, note the phrase "Public services that deal directly with citizens..." Staff finding 65 of the staff report states, "Although the proposed facility is not intended to be directly used by the public on a daily basis..." This staff finding directly conflicts with CDC 2.030. The Operations Complex is not intended to deal with the public on a daily basis. It does not meet the definition of a Public Support Facility. The application does not meet CDC 2.030 and should have been denied by the Planning Commission.

Second, note the phrase "incidental storage and maintenance of necessary vehicles". "Incidental" is defined by the Oxford English Dictionary as "accompanying but not a major part of something". Per the application for a Conditional Use Permit, under the section Project Description, the city states that, "The project includes construction of two primary buildings...that includes primary fleet repair facilities, ancillary part storage, a sign shop, ancillary storage and general use spaces..." Note the use of the word "primary" when it comes to the fleet repair facilities. As demonstrated above, CDC 2.030 only allows "incidental storage and maintenance of necessary vehicles". Therefore, the city's intended use of this building for "primary fleet repair facilities" conflicts with the definition under CDC 2.030. The application fails to meet the definition of allowed uses for this partially residentially zoned property and should have been denied by the Planning Commission.

3. CDC 55.010 states, "The purpose of the design review provisions is to establish a process and standards for the review of development proposals in order to conserve and enhance the appearance of the City and to promote functional, safe, and innovative site development." Given that this complex is proposed to be developed on a steep, landslide-prone hillside and situated on a steep, very busy street, we do

not see how it can be deemed to be either functional or safe. It will only be a matter of time before a serious traffic incident occurs between the high-speed traffic on Salamo and large city vehicles turning into, and out of, the complex. The application fails to meet CDC 55.010 and should have been denied by the Planning Commission.

4. CDC 55.100(B)(4) states, "The structures shall not be located in areas subject to slumping and sliding. The Comprehensive Plan Background Report's Hazard Map, or updated material as available and as deemed acceptable by the Planning Director, shall be the basis for preliminary determination." 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 have been denied by the Planning Commission.
5. 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." The Planning Commission should have denied the application based on it not meeting CDC 55.100(I)(3).
6. CDC 85.170(B)(2)(c)(1)(C) A Traffic Impact Analysis is required to be submitted with the application, not as a later condition of approval. The Planning Commission needed the TIA to be submitted with the application so it could have been taken into account in the decision-making process. Requesting a TIA as a condition of approval is useless as the application has already been approved.
The applicant only performed a perfunctory trip generation report at the existing public works facility. This report was flawed because it did not consider all the trips that will be generated by this new facility. This new Operations Complex will house not just the Public Works Department but also the Parks and Recreation Department, Water Services Department, and Water and Streets Division as per page 3 of the 650-page application. It will also be located on the much busier Salamo Road. The Planning Commission erred in not denying the application for lack of a full Traffic Impact Analysis.
7. CDC 55.070(2)(h) This land use proposal is expected to generate noise that may exceed DEQ standards, so the application needs to include a noise study conducted by a licensed acoustical engineer. The noise study should have been included with the application, not as a condition of approval.

The Planning Commission needed the noise study to be submitted with the application so it could have been considered in the decision-making process. Requesting a noise study as a condition of approval is useless as the application will have already been approved. The Planning Commission erred in not denying the application for lack of a full noise study.

8. CDC 5.030(C) Zoning of this property was not done correctly. It was not done until after the purchase of the property by West Linn from ODOT, as per Planner Aaron Gudelj's remarks at 02:50:40 of the video of the February 4, 2026 Planning Commission hearing. He stated, "I know that this property didn't have a zoning designation until we purchased it and then it went through the process of recognizing the zoning at that point and then I believe it was the testimony of Michael Kapigan about the changes in zoning. There was a previous zoning map that was applied to this to apply that R-10 zone seeing that it is in an R-10 area and the surrounding properties are that it was determined that that was an appropriate zone." This description by Mr. Gudelj is not in keeping with the process used in West Linn to zone property. The city's Ordinance Table shows no proof that this zoning was done correctly. The proper procedure for zoning property includes a public hearing before the Planning Commission and City Council and includes notification of the affected Neighborhood Associations. It is our contention that this property was not properly zoned and that the zoning should go through the normal process as described above. Attached are the first three pages of the West Linn Ordinance Table (Exhibit A) and an example of a zoning map change ordinance (Exhibit B) which show the process which should have been used prior to this application and ends in an ordinance being created. The application should have been denied by the Planning Commission based on improper zoning.
9. CDC 60.070(A)(3) Approval of this application will not provide an overall benefit to the city. As evidence submitted in the form of four SLIDO, DOGAMI, and West Linn Natural Hazard Mitigation Plan maps (Exhibits 1-4 of our previous testimony) clearly shows, there is a very high landslide susceptibility threat on this property. Geologically recent landslide history also shows that this is a very unstable piece of land that was sold "as-is" as per the sales information from the ODOT documents as submitted in the application. No other state or federal agency wanted to purchase this property. West Linn should not have purchased it either. It makes no sense to house a critical 40,000 sq. ft. Operations Center in such a high risk for landslide area. The Planning Commission erred in approving this application as it, as presently located, does not provide an overall benefit to the city.
10. In an ODOT document dated July 20, 2020 (Exhibit C) the question came up about what West Linn planned to do with the property. The answer was "they will be

building a city shop—they know about the slope issues”. This 40,000 sq ft Operations Complex with 3 large buildings is not a “city shop”. And a very high landslide susceptibility threat is not just “slope issues”.

In a Geotechnical Memorandum dated August 17, 2020 (Exhibit D), regarding this surplus property request, it states under the “Discussion” section that “There is significant uncertainty regarding the landslide, the construction of the buttress and extent of the buttress. As previously noted, the existing construction records were deemed incomplete in 1991. The location or disposition of these records is presently unknown. The landslide likely has a low factor of safety against instability under static conditions. The seismic stability of this landslide has not been evaluated.”

And in the next paragraph “...The seismic stability of the landslide is unknown, but likely marginal at best. No development that could potentially contribute to the seismic instability of the landslide should be allowed.” And in the following paragraph “A significant amount of property was acquired to mitigate the 1969 landslide. Although not a formal policy, it is ODOT’s practice to retain control of properties within landslides that are owned by ODOT, especially where landslide mitigation has been constructed.”

Under the “Recommendations” section, it states: “We recommend this property be retained by ODOT. The numerous considerations informing this recommendation are discussed above.”

Also see the ODOT map and photos from January 1973 (Exhibit E). The Planning Commission erred in approving this application to located a critical piece of city infrastructure in a landslide-prone area.

11. CDC 32.010(E) This proposed 40,000 sq. ft. Operations Complex does not sufficiently “protect and improve the...functions and values” of this WRA that “enhance(s) the value of fish and wildlife habitat.” This area should be avoided by the development. Since the creek that is located on the property has a name (Bernert Creek) this is evidence that it was once a fish-bearing body of water. A list of the “Vertebrate Wildlife Observed on the ODOT-Administered Oak Savanna Habitat” (Exhibit F), which was compiled by Dr. Richard Mishaga, retired wildlife ecologist, over an 18-year period (1995-2013) at this area shows 108 species, some of which are noted as federally threatened or as a species of concern.

In an ODOT document dated August 20, 2020, from a staff person from ODOT Region 1 Haz Mat to another staff person at ODOT Region 1 Right of Way (Exhibit G) it states “should this property be determined to be more useful as surplus property, the following drainage concerns will need to be addressed: “... the drainage system...is limited, as was demonstrated in 2009 when flooding occurred along the

ditchline of I-205 SB, 10th Street and various parcels along Willamette Falls Drive...This deficient system was identified in the West Linn 2006 Surface Water management Plan (2006 SWMP). Any improvements to the property that involves increases to the existing rates of rainfall runoff would necessitate either improving the downstream storm sewer system to facilitate that additional runoff or detention or retention facilities, per the ODOT Hydraulic Manual and Oregon drainage law.” There is no other access besides the one entrance/exit road onto Salamo Rd. This proposal does not meet the criteria for a WRA permit. The Planning Commission erred in approving the application because it has not been shown that there isn’t a better location or plan for this Operations Complex.

12. Please read just the highlighted sections below for a final summary of why this needs to be placed in a different location in West Linn. ODOT itself is saying in the documents we gained access to through a Public Records Request that:

- they (ODOT) have lost important records relevant to this issue,
- they believed that WL was building a “city shop” not a 40,000 sq ft Operations Center
- a very high landslide susceptibility threat is different from “slope issues”
- the seismic stability of the landslide is likely marginal at best
- no development that could potentially contribute to the seismic instability of the landslide should be allowed,
- it is ODOT’s practice to retain control of properties within landslides that are owned by ODOT, especially where landslide mitigation has been constructed, and
- under the “Recommendations” section, it states: “We recommend this property be retained by ODOT. The numerous considerations informing this recommendation are discussed above.”

13. One of the major items that has not been directly addressed in our testimony yet is the likelihood of an earthquake in West Linn. The applicant and staff have testified that this was a man-made landslide in the late 1960’s and you shouldn’t take the landslide maps as proof of landslide susceptibility. But if you read what we received from our Public Records Request from ODOT it speaks directly of the likelihood of an earthquake causing a landslide in the area that they sold to West Linn. Further, ODOT did not know the actual plan for large scale development of the Operations Complex at this site. And, finally, it is not ODOT’s practice to sell areas that have had landslides that they have done construction on to anyone. But important construction information has been lost by ODOT and that, too, is in the material received from our Public Records Request to ODOT. Is this loss of material

information by ODOT why the land was sold to West Linn? Perhaps we will never know.

14. The Cascadia Subduction Zone (CSZ) poses a major risk to West Linn, with potential for a magnitude 9.0+ earthquake, causing 5–7 minutes of intense shaking, landslides, and infrastructure failure. While not on the coast, West Linn will experience severe damage, including potential building collapse, bridge closures, and prolonged power outages.

The map and information below were taken directly from West Linn’s own Haz Vu



Geohazards Viewer in the Maps section of its website. It shows the area on which you are considering building a 40,000 sq. ft., three-building, Operations Center.

15. And the below information from ODOT discussing the I-205 Improvement Project outlines the reason for a seismic upgrade for the Abernethy Bridge which is located in this very area:
“The I-205 improvements project, specifically in the vicinity of the 10th Street interchange in West Linn, is part of a massive, multi-phase seismic upgrade designed to turn this section of I-205 into a “lifeline”

route capable of withstanding a major earthquake.”

If hundreds of millions of dollars are being spent to ensure that the nearest bridge is safe from an earthquake, why should West Linn be rolling the dice to bet that a new 40,000 sq. ft. Operations Center will be safe on the exact spot of an historic landslide site that has experienced a major landslide in the recent past?

16. Ordinance No. 1622, AN ORDINANCE RELATING TO SUBMITTAL REQUIREMENTS AND APPROVAL STANDARDS FOR GRADING, GEOTECHNICAL HAZARDS AND STORM DETENTION AND TREATMENT ELEMENTS OF DEVELOPMENT states, “WHEREAS, The City Council wishes to ensure that development within the City of West Linn is designed, constructed and maintained in a manner that ensures long-term safety for residents while preserving and improving environmental health...” and “WHEREAS, creating approval criteria and standards for new development proposals will ensure that new development is allowed only when safety and environmental standards, including those defined in the City’s Public Works Design Standards, have been met...”

The above ordinance speaks to the City Council’s desire to have development in West Linn be safe for residents. This application proposes a city-owned 40,000 sq.

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ft. Operations Complex in an admittedly unsafe landslide-prone area. It does not meet the intent of a safe development as intended by the City Council and the Planning Commission erred in approving the application.

2011 08 08 09:30:00

February 17, 2026

To: West Linn Planning Commission

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

To the West Linn Planning Commission,

This is additional testimony submitted by Ed and Roberta Schwarz representing the Savanna Oaks Neighborhood Association. Based on a recent public records request to ODOT, and their response, we have some new information, photos, and documents that are included.

Please add this testimony to the public record for CUP-25-02 / DR-25-02 / WAP-25-01.

Traffic Impact Analysis – CDC 85.170(B)(2)(c)(1)(C)

A Traffic Impact Analysis is required to be submitted with the application, not as a later condition of approval. The Planning Commission needs the TIA to be submitted with the application so it can be taken into account in the decision-making process. Requesting a TIA as a condition of approval is useless as the application will have already been approved.

As it currently stands, the applicant only performed a perfunctory trip generation report at the existing public works facility. **This report was flawed** because it did not take into account all of the trips that will be generated by this new facility. This new Operations Complex will house not just the Public Works Department but also the Parks and Recreation Department, Water Services Department, and Water and Streets Division as per page 3 of the 650-page application. It will also be located on the much busier Salamo Road.

Sound Study – CDC 55.070(2)(h)

This land use proposal is expected to generate noise that may exceed DEQ standards, so the application needs to include a noise study conducted by a licensed acoustical engineer. The noise study should be included with the application, not as a condition of approval.

The Planning Commission needs the noise study to be submitted with the application so it can be considered in the decision-making process. Requesting a noise study as a condition of approval is useless as the application will have already been approved.

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CITY OF

West Linn

Planning Commission Request to Speak

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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: ROBERTA SCHWARZ JSTEF

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

Address: 2206 TANKER DR

City: WEST LINN State OR Zip 97068

Email (optional): SAVANNAOAKSNA@WESTLINNOREGON.GOV

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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.

February 4, 2026

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

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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

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February 4, 2026

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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

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Aaron and others,

Please find attached updated copies of our testimony for tonight's Planning Commission meeting on the city Operations Complex. Please note that we are representing the Savanna Oaks Neighborhood Association.

We have also included summaries of our testimony for your convenience. There are also two location maps included also that were not included in our first submittal. For easy reference of all exhibits, we will also have a packet for each of you tonight.

Thank you all for your work for the community,
Roberta and Ed Schwarz
Savanna Oaks NA
West Linn

From: Gudelj, Aaron <agudelj@westlinnoregon.gov>
Sent: Monday, February 2, 2026 8:14 AM
To: Koper, Steve <skoper@westlinnoregon.gov>; Schwarz, Ed <ed.schwarz@gmail.com>; 'Roberta Schwarz' <roberta.schwarz@comcast.net>; Planning Commission (Public) <askthepc@westlinnoregon.gov>
Cc: Wyss, Darren <dwyss@westlinnoregon.gov>; Schroder, Lynn <LSchroder@westlinnoregon.gov>
Subject: RE: Public Testimony for CUP-25-02 / DR-25-02 / WAP-25-01

Ed and Roberta Schwarz-

Thank you for your comments. This is to confirm receipt of the second email and attachments. Please reach out if there is anything else,

Aaron Gudelj; Associate Planner
agudelj@westlinnoregon.gov; (503) 742-6057
<https://westlinnoregon.gov/>

From: Ed Schwarz <ed.schwarz@gmail.com>
Sent: Friday, January 30, 2026 5:40 PM
To: Planning Commission (Public) <askthepc@westlinnoregon.gov>
Cc: roberta.schwarz@comcast.net
Subject: Public Testimony for CUP-25-02 / DR-25-02 / WAP-25-01

CAUTION: External Email – Confirm legitimacy before clicking, opening attachments, or following instructions.

THE UNIVERSITY OF CHICAGO

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Savanna Oaks Neighborhood Association (SONA)

Official Meeting Minutes (Formal Record)

Meeting Type: Special Meeting

Date: March 10, 2026

Time: 7:03 PM – 8:05 PM

Location: Virtual Meeting (Google Meet)

1. Call to Order

The meeting was called to order at 7:03 PM by the Chair.

2. Determination of Quorum

The Chair confirmed that a quorum of members was present. Fifteen members attended, including participants by video and telephone.

3. Approval of Previous Meeting Minutes

The minutes of the February 3, 2026 meeting were presented for approval.

A correction was identified:

The year in the header should read 2026 instead of 2025.

Motion

Motion: To approve the February 3, 2026 meeting minutes with the correction noted above.

Second: Received.

Vote: Motion adopted unanimously.

4. Treasurer's Report

The Treasurer reported the following financial update:

- Monthly Google Meet expense: \$7
- Current account balance: **\$2,072.20**

The report was received and filed. No vote was required.

5. New Business

A. Planning Commission Decision – City Operations Complex

Members received a report regarding the March 4, 2026 Planning Commission decision approving the City Operations Complex application by a 4–3 vote.

Members were informed that representatives of the association had previously testified at the hearing and had obtained additional documentation through a public records requests to ODOT relating to landslide hazards and additional issues of concern at the proposed site.

B. Resolution to Appeal Planning Commission Decision

Because the City Operations Complex will have significant impacts upon the Savanna Oaks NA and its members as described in the testimony which is now in the public record for the application, a written resolution was presented to the membership proposing that the Savanna Oaks Neighborhood Association:

1. Appeal the Planning Commission decision to the West Linn City Council.
2. Request a waiver of the \$400 appeal filing fee.
3. Authorize Roberta Schwarz (President) and Ed Schwarz (Treasurer) to represent the association in filing and presenting the appeal.

Motion

Motion: That the Savanna Oaks Neighborhood Association adopt the resolution authorizing an appeal of the Planning Commission decision regarding the City

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Operations Complex, request waiver of the \$400 appeal fee, and authorize the SONA President and Treasurer to represent the association in the appeal.

Second: Received.

Vote

A recorded vote was conducted by show of hands and verbal responses.

Result: Motion adopted unanimously with 15 votes in favor and none opposed.

Full text of Resolution located in Appendix A, below.

6. Authorization to Represent Association – Proposed Development Application

Members discussed a proposed development project consisting of approximately 314 residential units and 10,500 square feet of commercial space within the neighborhood area.

Members considered whether the association officers should represent SONA in future Planning Commission and City Council proceedings concerning the development.

Motion

Motion: That the members present authorize the SONA President and Treasurer to testify and represent the Savanna Oaks Neighborhood Association at Planning Commission and City Council hearings regarding the proposed development application.

Second: Received.

Vote

Result: Motion adopted unanimously with 15 votes in favor and none opposed.

7. Announcements

White Oak Savanna Maintenance

Members were informed that a contractor has been secured to mow approximately eight acres of the White Oak Savanna meadow area. The City will fund the mowing at a cost of \$1,650.

Community Ice Cream Social

Members discussed the annual neighborhood ice cream social. General consensus supported postponing the event until next year due to ongoing development matters affecting the neighborhood.

8. Adjournment

Motion

Motion: To adjourn the meeting.

Second: Received.

Result: Motion adopted.

The meeting was adjourned at 8:05 PM.

Certification

These minutes constitute the official record of the Savanna Oaks Neighborhood Association meeting held on March 10, 2026.

Submitted by:

Scott Zurschmit

Secretary

Savanna Oaks Neighborhood Association

Date Submitted: 3/13/2026

Date Approved: 3/13/20

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APPENDIX A

**Savanna Oaks Neighborhood Association
March 10, 2026 Meeting**

RESOLUTION

WHEREAS on March 4, 2026 the West Linn Planning Commission voted 4-3 in favor of the City Operations Complex application (CUP-25-02/DR-25-02/WAP-25-01); and

WHEREAS the Planning Commission approval relied upon findings which SONA believes contain errors in interpretation and application of the West Linn Community Development Code, Comprehensive Plan policies, and applicable approval criteria, particularly regarding landslide hazards, public safety, access, and suitability of the proposed location for critical infrastructure; and

WHEREAS three Planning Commissioners expressed concerns regarding the application for the Operations Complex related to landslide susceptibility, having only one entrance/exit, and zoning (among other issues); and

WHEREAS the City Operations Complex is a critical piece of infrastructure which will serve the residents of West Linn in an emergency; and

WHEREAS the new City Operations Complex should be located in an area not subject to landslide hazards; and

WHEREAS SONA presented evidence to the Planning Commission of landslide hazard susceptibility in the proposed location of the Operations Complex; and

WHEREAS SONA agrees that the city needs a new Operations Complex but objects to the proposed location chosen for it; and

WHEREAS SONA representatives with standing also testified both orally and in writing that the application did not meet several relevant West Linn Community Development Codes, Comprehensive Plan Sections (including Goal 7) and Municipal Codes and this testimony was backed up with many exhibits and entered into the Public Record and discussed by members at SONA meeting(s). Note: We were joined in opposing the location of the Complex by a former West Linn Mayor, three former West Linn City Councilors, three former West Linn Planning Commissioners, and many other community members. and

WHEREAS several official ODOT documents were recently received by us through a Public Records Request to ODOT which speak directly to four important facts which were previously unknown:

1. ODOT addresses the likelihood of an earthquake causing a landslide in the area ODOT sold to West Linn. They state that “there is significant uncertainty regarding the landslide” and “the seismic stability of this landslide has not been evaluated”.
2. ODOT states they believed that West Linn planned to build “a city shop” on this property (not a 40,000 sq. ft. three-building, multi-story, Operations Center).
3. ODOT states that it is not ODOT’s stated practice to sell areas where there have been landslides where landslide mitigation has been constructed. And they further state “We recommend this property be retained by ODOT”.
4. ODOT states that, in this case, the location of the ODOT construction records of the mitigation are unknown. (Therefore, they are lost). and

WHEREAS The Operations Complex will have significant impacts upon the Savanna Oaks Neighborhood Association and its members as described in the testimony which is now in the public record for this application;

NOW, THEREFORE, SAVANNA OAKS NEIGHBORHOOD ASSOCIATION RESOLVES:

Section 1. That the above-referenced Planning Commission decision contains errors in findings and application of the relevant approval criteria and is not in the best interests of the citizens of West Linn, and therefore should be appealed to the City Council for reconsideration.

Section 2. As Per CDC 99.140 and CDC 99.240, these members of SONA hereby authorize the SONA President and Treasurer, both with standing, to appeal this Planning Commission decision to the City Council. They further request a waiver of the \$400 fee for this appeal. This application will have significant impacts upon the Savanna Oaks Neighborhood Association and its members. The President and Treasurer listed above are approved by these SONA members to represent them in offering testimony and exhibits in support of the denial of the application and therefore the approval of the appeal by the members of the City Council.

PASSED AND APPROVED THIS 10th DAY OF March 2026

/s/ Roberta Schwarz

Roberta Schwarz, President
Savanna Oaks Neighborhood Association

AYE: 15 NO: 0 ABSTAIN: 0

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**Savanna Oaks Neighborhood Association (SONA)
Minutes
February 3, 2026**

Call to Order

The meeting was called to order by SONA president Schwarz. A quorum of 18 members was present.

Approval of Agenda

The agenda was approved by unanimous consent.

Approval of Previous Minutes

The minutes of the November 4, 2025 meeting were approved by unanimous consent.

Treasurer's Report

The Treasurer reported:

- The only expenses since the last meeting were the monthly Google Meet subscription
- Our current bank balance is: **\$2,086.20**

New Business

Review of City Proposal — Public Works & Parks Operations Complex

- Members reviewed project scope:
 - Three buildings totaling approx. **40,000 sq. ft.**
 - Site: **33-acre parcel** on east side of Salamo
 - Single road access
 - Proposed equipment fueling and wash facilities.

Geological Hazard Evidence

- Members reviewed:
 - SLIDO landslide layer map
 - DOGAMI hazard maps (2009 & 2013)
 - City Natural Hazard Mitigation Plan map
 - Consensus recorded that the site is located within a documented severe landslide hazard area.

Municipal Code & Compliance Concerns

- Concerns noted regarding:
 - Traffic impact study threshold (256 trips/day at current facility)
 - Zoning classification interpretation
 - Comprehensive Plan Goal 7 (landslide avoidance)

(over) →

- Information received for action planning.

Discussion and Action

The members discussed the application for the city Operations Complex. After discussion, a vote was called. All 18 members present voted in favor of allowing President Schwarz and Treasurer Schwarz to represent SONA at the February 4, 2026 Planning Commission meeting on the Operations Complex and present the NA's comments and concerns.

Action Items

Action	Responsible	Deadline
Present findings at hearing	Roberta & Ed Schwarz	Feb 4, 6:00 PM
Bring DOGAMI hazard map enlargements	Roberta & Ed Schwarz	Feb 4
Distribute AI summary of project report	Scott Zurschmit	Before hearing
Seek ODOT geohydrology statement	Roberta Schwarz	Immediate

Adjournment

The meeting adjourned following completion of business.

Submitted by:

Scott Zurschmit
Secretary

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CITY OF West Linn

22500 Salamo Road West
Linn, Oregon 97068
<http://westlinnoregon.gov>

PRE-APPLICATION CONFERENCE AGENDA

April 3, 2025

City Hall – Willamette Room or Virtual*

Pre-application conferences provide Applicants the opportunity to discuss their proposals with staff prior to formally applying. The conference is intended to inform Applicants about submission requirements, approval criteria, and site development considerations. They are not intended as forums for public comments on proposals.

1. 9:00am – In Person

Proposed Class 2 Commercial Design Review for City Operations Center

- east side of Salamo Rd near its intersection with Greene
- City of West Linn & Scott Edwards Architecture, applicant
- Adjacent Neighborhood Associations: Savanna Oaks and Barrington Heights
- Project No. PA-25-09
- Planner: Chris Myers

2. 11:00am – Virtual

Proposed Annexation of an 11-acres property

- Tax Lot 21E26C 00901 near Killarney Drive
- Mark Stevens & Emerio Design
- Adjacent Neighborhood Associations: Savanna Oaks and Willamette
- Project No. PA-25-10
- Planner: TBA

Meeting Notes

**At the applicant's request, the pre-application conference will be conducted virtually via Webex. To participate remotely during the meeting, please complete the form at: <https://westlinnoregon.gov/citycouncil/meeting-requestspeak-signup> by 4:00 pm the day before the conference. Staff will email a Webex invitation before the meeting. If you do not have email access, please call 503-742-6061 for assistance 24 hours before the meeting. If you require special assistance under the Americans with Disabilities Act, please call City Hall 48 hours before the meeting date, 503-657-0331.*

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