



**AFFIDAVIT OF NOTICE
PUBLIC HEARINGS OFFICER 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.: **AP-26-01**

Applicant's Name: **Ed and Roberta Schwarz on behalf of the Savannah Oaks Neighborhood Association**

Development Address: 23800 & 23834 Salamo Road

Public Hearings Officer Hearing Date: May 27, 2026

MAILED NOTICE

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

Ed and Roberta Schwarz - Savannah Oaks Neighborhood Association; Appellant	04/24/26	<i>Lynn Schroder</i>
Property owners within 500ft of the site perimeter	04/24/26	<i>Lynn Schroder</i>
Jeff Dunn, applicant representative	04/24/26	<i>Lynn Schroder</i>
Neighborhood Association, Barrington Heights	04/24/26	<i>Lynn Schroder</i>
Neighborhood Association, Savanna Oaks	04/24/26	<i>Lynn Schroder</i>
Parties of record for CUP-25-02/DR-25-02/WAP-25-01	04/24/26	<i>Lynn Schroder</i>

EMAILED NOTICE

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

Barrington Heights Neighborhood Association	04/24/26	<i>Lynn Schroder</i>
Savanna Oaks Neighborhood Association	04/24/26	<i>Lynn Schroder</i>
Ed and Roberta Schwarz, appellant	04/24/26	<i>Lynn Schroder</i>
Jeff Dunn, applicant representative	04/24/26	<i>Lynn Schroder</i>
Parties of Record for CUP-25-02/DR-25-02/WAP-25-01	04/24/26	<i>Lynn Schroder</i>

WEBSITE

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

04/24/26	<i>Lynn Schroder</i>
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TIDINGS

Notice of Upcoming Hearing was posted in the West Linn Tidings at least 10 days before the hearing, per Section 99.080 of the CDC.

04/24/26	<i>Lynn Schroder</i>
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SIGN

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

05/07/26	<i>Aaron Gudelj</i>
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AGENDA BILL

The agenda bill was posted on the website and provided to the applicant and Hearings Officer at least 10 days before the hearing, per Section 99.040 of the CDC.

05/14/2026	<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.

	<i>Lynn Schroder</i>
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CITY OF WEST LINN
PUBLIC HEARING NOTICE
FILE NO. AP-26-01

The City of West Linn will hold a hybrid public hearing on **WEDNESDAY, MAY 27, 2026 at 6:00 pm** in the Council Chambers of City Hall, 22500 Salamo Road, West Linn, to consider an appeal by Ed and Roberta Schwarz on behalf of the Savannah Oaks Neighborhood Association of the Planning Commission approval of a Conditional Use Permit, Design Review, and a Water Resource Area Permit (File Nos. CUP-25-02/DR-25-02/WAP-25-01) on property located on Salamo Road east of the intersection of Salamo Road and Greene Street. The Planning Commission approved a proposal by the City of West Linn Public Works Department 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 appellant stated grounds for appeal of non-compliance with Comprehensive Plan, Goal 7, and West Linn Community Development Code Chapter(s) 2 - Definitions, 5 - General, 32 - Water Resource Area Protection, 55 - Design Review, and 85 - Land Divisions - General Provisions.

Pursuant to Resolution 2026-03, the City Council has delegated their appeal authority to hear the appeal of File Nos. CUP-25-02/DR-25-02/WAP-25-01 to a Hearings Officer. The Hearings Officer will decide the appeal based on the applicable criteria in Community Development Code (CDC) Chapters 11, 32, 41, 42, 46, 48, 55, 60, 96, and 99. The CDC approval criteria are available for review on the City website <http://www.westlinnoregon.gov/cdc> or at City Hall and the library.

The appeal is a de novo hearing and not limited to the stated grounds for the appeal. The Hearings Officer may consider all relevant issues. All evidence previously presented to the Planning Commission shall be considered and given equal weight as evidence presented on appeal. The Hearings Officer may affirm, reverse, or modify the decision which is the subject of the appeal.

The appeal is posted on the City's website, <https://westlinnoregon.gov/projects>. The appeal application and record 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 at least 10 days before the hearing and is available for inspection at no cost, or copies may be obtained at a reasonable cost.

The hearing will be conducted according to CDC Section 99.170 and 99.280 in a hybrid format with some participants attending remotely via Webex and other participants 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 shall submit all material before 12:00 pm on Wednesday, May 27, 2026. Written comments may be submitted to agudelj@westlinnoregon.gov or mailed 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 log in through a computer, mobile device, or call in.

It is important to submit all testimony in response to this notice. All comments submitted for consideration of this appeal 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 or agudelj@westlinnoregon.gov.

Scan this QR Code
to go to Project Web Page:





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The appellant stated grounds for appeal of non-compliance with Comprehensive Plan, Goal 7, and West Linn Community Development Code Chapter(s) 2 - Definitions, 5 - General, 32 – Water Resource Area Protection, 55 – Design Review, and 85 – Land Divisions – General Provisions. A complete copy of the application can be found on the City’s website here: <https://westlinnoregon.gov/planning/23800-23834-salamo-road-appeal-approval-conditional-use-permit-class-2-design-review-and>

Pursuant to Resolution 2026-03, the City Council has delegated their appeal authority to hear the appeal of File Nos. CUP-25-02/DR-25-02/WAP-25-01 to a Hearings Officer. The Hearings Officer will decide the appeal based on the applicable criteria in Community Development Code (CDC) Chapters 11, 32, 41, 42, 46, 48, 55, 60, 96, and 99. The CDC approval criteria are available for review on the City website <http://www.westlinnoregon.gov/cdc> or at City Hall and the library.

The appeal is a de novo hearing and not limited to the stated grounds for the appeal. The Hearings Officer may consider all relevant issues. All evidence previously presented to the Planning Commission shall be considered and given equal weight as evidence presented on appeal. The Hearings Officer may affirm, reverse, or modify the decision which is the subject of the appeal.

You have been notified of this appeal as required by CDC Chapter 99.140 and 99.260.

The appeal is posted on the City’s website, <https://westlinnoregon.gov/projects>. The appeal application and record 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 at least 10 days before the hearing and is available for inspection at no cost, or copies may be obtained at a reasonable cost.

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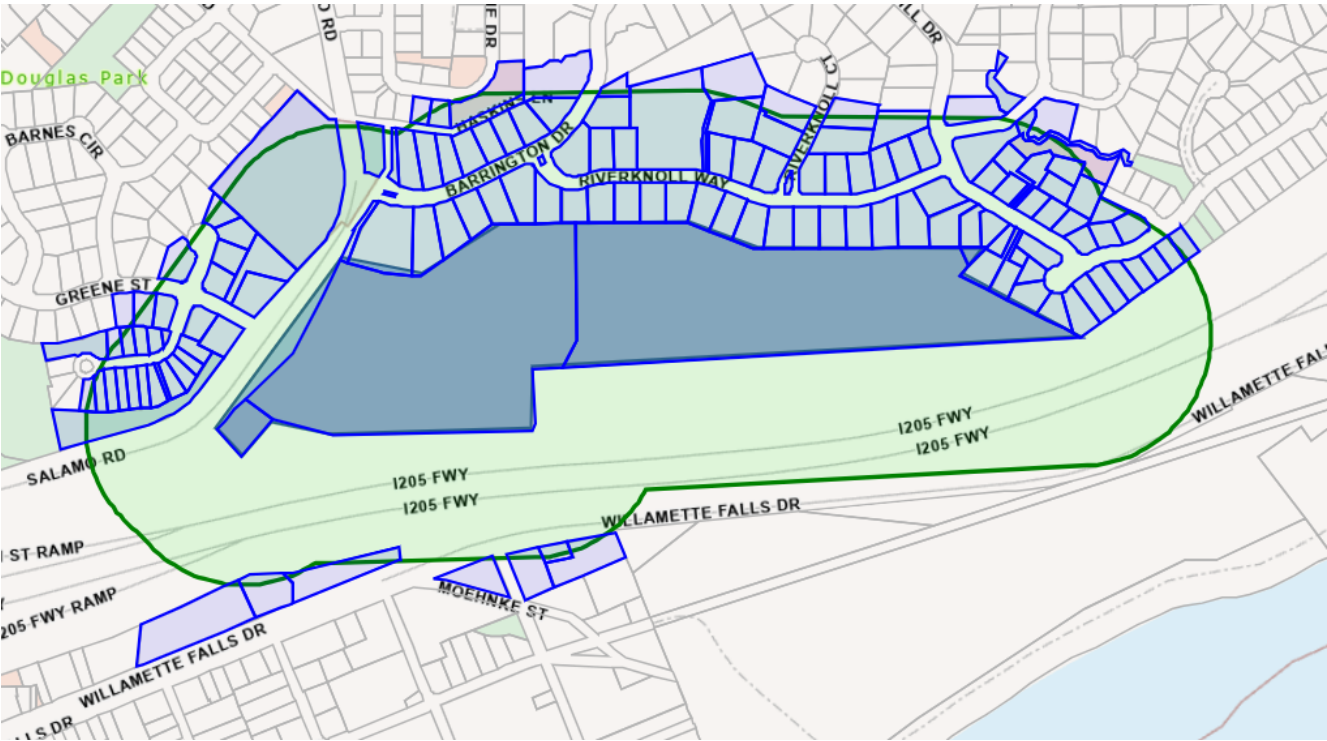
It is important to submit all testimony in response to this notice. All comments submitted for consideration of this appeal should relate specifically to the applicable criteria. Failure to raise an issue in a hearing, in person, or by letter, or failure to provide sufficient specificity to afford the 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 or agudelj@westlinnoregon.gov.

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AP-26-01 - Notified Properties within 500 feet of the proposed City Operations Center



Mailed 04/24/26

Notified Party	Street	CityState Zip
Rob Cozzi	4151 Norfolk St	West Linn, OR 97068
Teri Cummings	2190 Valley Ct	West Linn, OR 97068
Cary Cummings	2190 Vallet Ct	West Linn, OR 97068
Ed Schwarz	2206 Tannler Drive	West Linn, OR 97068
David Dodds	18931 Old River Dr	West Linn, OR 97068
Michael Kapigian	19500 View Dr	West Linn, OR 97068
Jim Edwards	19890 Bellevue Way	West Linn, OR 97068
Jeannie Thompson	2616 SW Missy Brae Rd	West Linn, OR 97068
Charles Matthews	robarmat@aol.com	
Jeff Dunn, Architect	2525 E. Burnside St	Portland, OR 97214
Alex Simpson, PE	205 SE Spokane St, Suite 200	Portland, OR 97202
Robert Jester	3475 Riverknoll Way	West Linn, OR 97068
Roberta Schwarz	2206 Tannler Drive	West Linn, OR 97068
Kathie Halicki	2307 Falcon Drive	West Linn, OR 97068
HUNSAKER BRANT C & SHONA R	3802 WELLINGTON CT	WEST LINN, OR 97068
JOHNSTON JEFFREY G & KELLI L	2936 BEACON HILL DR	WEST LINN, OR 97068
VANACKER TYLER	4071 IMPERIAL DR	WEST LINN, OR 97068
HOBERG BRANDI JO	3465 RIVERKNOLL WAY	WEST LINN, OR 97068
HINES PAULINE E	3365 BARRINGTON DR	WEST LINN, OR 97068
BRADY BRITTANY N & CHRISTOPHER Q	3525 RIVERKNOLL WAY	WEST LINN, OR 97068
POCOL SIMONA & DANUT M BABALAI	1837 MANCHESTER CT	WEST LINN, OR 97068
LUO WEN	3340 BARRINGTON DR	WEST LINN, OR 97068
YU HONGGANG	3580 RIVERKNOLL WAY	WEST LINN, OR 97068
FOX JUSTIN & ALLISON	2304 GREENE ST	WEST LINN, OR 97068
BAERTSCHI SVEN	2961 BEACON HILL DR	WEST LINN, OR 97068
JOHNSON JOSEPH F TRUSTEE	1818 MANCHESTER CT	WEST LINN, OR 97068
MAIURO ANTHONY J & SUSAN D MEADOWS	2964 BEACON HILL DR	WEST LINN, OR 97068
ARSANJANI ERFAN CO-TRUSTEE	3480 RIVERKNOLL WAY	WEST LINN, OR 97068
UNDERWOOD FRED L TRUSTEE	4011 IMPERIAL DR	WEST LINN, OR 97068
HOFFMAN JEFFREY	11909 E SAND HILLS RD	SCOTTSDALE , AZ 85255
GLAUNERT PAUL CO-TRUSTEE	3455 RIVERKNOLL WAY	WEST LINN, OR 97068
QUINN LINDA L TRUSTEE	3545 RIVERKNOLL WAY	WEST LINN, OR 97068
JOHNSON BRETT L TRUSTEE	1834 MANCHESTER CT	WEST LINN, OR 97068
ZADAN ZENA	1901 HALL ST	WEST LINN, OR 97068
IZADIAN MAJDODDIN CO-TRUSTEE	24622 CRESTA CT	LAGUNA HILLS , CA 92653
NEUMANN RICHARD JOHN	25 SHERIDAN ST	HAVERHILL , MA 01830
EMAMI DAVID TRUSTEE	18840 SW BOONES FERRY RD STE :	TUALATIN , OR 97062
KOSHTI SUSHIM & SONIA RAJPUT	123 SW 12TH AVE APT 930	PORTLAND , OR 97209
STICKNEY JANE M TRUSTEE	3425 RIVERKNOLL WAY	WEST LINN, OR 97068
ACRE SCOTT T TRUSTEE	2306 GREENE ST	WEST LINN, OR 97068
CARGNI GIANNCARLO	3450 RIVERKNOLL WAY	WEST LINN, OR 97068
YANG TAO	3375 BARRINGTON DR	WEST LINN, OR 97068
VONLEH NOAH	4041 IMPERIAL DR	WEST LINN, OR 97068
CHANG TABON	24850 SW STAFFORD SUMMIT CT	WEST LINN , OR 97068
DAVIS CHANDLER L	4023 IMPERIAL DR	WEST LINN, OR 97068
BRENNER LESLIE D CO-TRUSTEE	2715 WILLAMETTE FALLS DR	WEST LINN, OR 97068
ANDERSON BRAD A & MARIE SOPIE KOUAME	3335 BARRINGTON DR	WEST LINN, OR 97068
ENG SIU L	3490 RIVERKNOLL WAY	WEST LINN, OR 97068
MEYER DANIEL W TRUSTEE	3463 RIVERKNOLL WAY	WEST LINN, OR 97068

PHILLIPPAY TYLER PATRICK TRUSTEE	2900 BEACON HILL DR	WEST LINN, OR 97068
SHEARER ERIKA & SCOTT	3500 RIVERKNOLL WAY	WEST LINN, OR 97068
CASPER CARRIE L & MATTHEW D HANSELL	2952 BEACON HILL DR	WEST LINN, OR 97068
FOGG ZACHARY J	4013 IMPERIAL DR	WEST LINN, OR 97068
FULCHER CLINTON D & NANCY J	1848 MANCHESTER CT	WEST LINN, OR 97068
ENGS FAMILY LONE PINE LLC	3490 RIVERKNOLL WAY	WEST LINN, OR 97068
JUAREZ FRANCISCO J & HELEN BOLTZ	3345 BARRINGTON DR	WEST LINN, OR 97068
CARGNI DAVID C TRUSTEE	3565 RIVERKNOLL WAY	WEST LINN, OR 97068
SCHOEN BRYAN N	1900 HALL ST	WEST LINN, OR 97068
ESNOZ MARK A TRUSTEE	3585 RIVERKNOLL WAY	WEST LINN, OR 97068
ALLSUP JOYCE	1940 HALL ST	WEST LINN, OR 97068
RODRIGUEZ ANTHONY R & CARLY F	3590 RIVERKNOLL WAY	WEST LINN, OR 97068
FERGUSON TIFFANY SCHERER & GREGORY WAYNE	2880 BEACON HILL DR	WEST LINN, OR 97068
PLUNKETT DEAN E	3420 RIVERKNOLL WAY	WEST LINN, OR 97068
SMITH JEREMY B TRUSTEE	1920 HALL ST	WEST LINN, OR 97068
EMAMI DAVID	18840 SW BOONES FERRY RD STE	TUALATIN , OR 97062
DUNCAN DOUGLAS SCOTT TRUSTEE	912 RUSTIC ELM CT	ROCKLIN , CA 95765
BANASKY STEPHEN & JAY DEE	1960 HALL ST	WEST LINN, OR 97068
ENG FAMILY LLC	3490 RIVERKNOLL WAY	WEST LINN, OR 97068
BOLIN KENNETH W & JENNIFER LYNN	2680 COEUR D ALENE DR	WEST LINN, OR 97068
BARRINGTON HEIGHTS HOMEOWNERS ASSN	NO MAILING ADDRESS	AVAILABLE ,
THORN CHRISTOPHER NEAL & NATALIE	4486 INNSBRUCK RIDGE	MEDFORD , OR 97504
WILLIAMS KRISTIN L	2912 BEACON HILL DR	WEST LINN, OR 97068
TOLAN MARGARET CHILTON TRUSTEE	3410 RIVERKNOLL WAY	WEST LINN, OR 97068
SKAFI MIKE A TRUSTEE	3415 RIVERKNOLL WAY	WEST LINN, OR 97068
HANSON JONATHAN G TRUSTEE	1955 HALL ST	WEST LINN, OR 97068
KING SHERRIN	PO BOX 277	WELCHES, OR 97067
CLAUSEN THOMAS B TRUSTEE	3330 BARRINGTON DR	WEST LINN, OR 97068
COVERSTONE SEAN P & AMANDA K	1820 HALL CT	WEST LINN, OR 97068
PASHLEY CHRISTINE M & GREGORY R	1816 HALL CT	WEST LINN, OR 97068
STEINKAMP TIM A	2901 WILLAMETTE FALLS DR	WEST LINN , OR 97068
ZARO RENEE M	3315 BARRINGTON DR	WEST LINN, OR 97068
LIN CHENG-YEE & WOAN-RU CHEN	3440 RIVERKNOLL WAY	WEST LINN, OR 97068
SMITH CODY M & ANGELA	4040 IMPERIAL DR	WEST LINN, OR 97068
STRIPE SANDRA L	1814 HALL CT	WEST LINN, OR 97068
STEIN GARY D TRUSTEE	1935 HALL ST	WEST LINN, OR 97068
AINSLIE DOUGLAS S & R J MONTPLAISIR	2951 BEACON HILL DR	WEST LINN, OR 97068
MCGEE JOHN	4047 IMPERIAL DR	WEST LINN, OR 97068
MERRICK CHAYSE A	14611 SE LONE PINE DR	CLACKAMAS , OR 97015
HERMAN LINDA A TRUSTEE	3460 RIVERKNOLL WAY	WEST LINN, OR 97068
BRENNER LESLIE D CO-TRUSTEE	2715 WILLAMETTE FALLS DR	WEST LINN, OR 97068
STATE OF OREGON	417 TRANSPORTATION BLDG	SALEM, OR 97310
HUTTULA DORIS A	3325 BARRINGTON DR	WEST LINN, OR 97068
BENDA CAROL L TRUSTEE	3320 BARRINGTON DR	WEST LINN, OR 97068
CARTER JEFF T TRUSTEE	15010 S BRADLEY RD	OREGON CITY, OR 97045
WANTTAJA RONALD J CO-TRUSTEE	3405 RIVERKNOLL WAY	WEST LINN, OR 97068
SOLHEIM JEFFREY A	1804 HALL CT	WEST LINN, OR 97068
SCHIELE SCOTT W & JENNIFER A	2981 BEACON HILL DR	WEST LINN, OR 97068
DODSON JOSHUA A TRUSTEE	3350 BARRINGTON DR	WEST LINN, OR 97068
TONEY TYLER C	2931 BEACON HILL DR	WEST LINN, OR 97068

FREDRICKSON KNUTE A CO-TRUSTEE	3360 BARRINGTON DR	WEST LINN, OR 97068
LAWRENCE DAVID J	PO BOX 555	WEST LINN , OR 97068
BUNCE BRANDON J TRUSTEE	2924 BEACON HILL DR	WEST LINN, OR 97068
SMITH AARON D & CHARLENE C M	2020 RIVERKNOLL CT	WEST LINN, OR 97068
LIKENS DOUGLAS B TRUSTEE	815 OLD COUNTRY RD APT 206	BELMONT , CA 94002
JONES JEFFRY A TRUSTEE	2027 RIVERKNOLL CT	WEST LINN, OR 97068
GASPAR IVAN SIMOES	1925 HALL ST	WEST LINN, OR 97068
ENGLERT RODNEY D & PENNY S	3461 RIVERKNOLL WAY	WEST LINN, OR 97068
BEALE MATTHEW	2881 BEACON HILL DR	WEST LINN, OR 97068
RUBERG MELAINE FAYE TRUSTEE	3540 RIVERKNOLL WAY	WEST LINN, OR 97068
HENDERSON RICHARD & MICHELLE	3560 RIVERKNOLL WAY	WEST LINN, OR 97068
SORENSEN DAVID & HOLLY	2245 GREENE ST	WEST LINN, OR 97068
NOURI INVESTMENTS LLC	0841 SW GAINES ST UNIT 1908	PORTLAND , OR 97239
DREW STEPHEN L	2690 COEUR D ALENE DR	WEST LINN, OR 97068
WEILER CLINTON B TRUSTEE	2010 RIVERKNOLL CT	WEST LINN, OR 97068
CHRISTENSEN STEVEN J CO-TRUSTEE	3383 BARRINGTON DR	WEST LINN, OR 97068
JAHANGIRI ESMAEIL & MASOOMEH	4063 IMPERIAL DR	WEST LINN, OR 97068
MOSS PAUL J & MICHELLE R	2940 BEACON HILL DR	WEST LINN, OR 97068
CHAI XUEFENG	1964 HALL ST	WEST LINN, OR 97068
JESTER ROBERT S & JAN T	3475 RIVERKNOLL WAY	WEST LINN, OR 97068
QIU WENWEN	2305 GREENE ST	WEST LINN, OR 97068
SHETTLER CHRISTOPHER W CO-TRUSTEE	1930 HALL ST	WEST LINN, OR 97068
AINSLIE DOUGLAS S & R J MONTPLAISIR	2951 BEACON HILL DR	WEST LINN, OR 97068
MCGLASSON BRUCE E TRUSTEE	2988 BEACON HILL DR	WEST LINN, OR 97068
PICKETT ED & LINDA	1945 HALL ST	WEST LINN, OR 97068
RUTTEN MICHAEL J & LAYNE M LINDQUIST	1818 HALL CT	WEST LINN, OR 97068
ENG FAMILY LLC	3490 RIVERKNOLL WAY	WEST LINN, OR 97068
BAERTSCHI SVEN	2961 BEACON HILL DR	WEST LINN, OR 97068
SHOKOHIAN SAROOSH	3520 RIVERKNOLL WAY	WEST LINN, OR 97068
BEUCKENS JOHN K TRUSTEE	3470 RIVERKNOLL WAY	WEST LINN, OR 97068
ENGS FAMILY	3490 RIVERKNOLL WAY	WEST LINN, OR 97068
WOOD JEREMY & ROBIN	3595 RIVERKNOLL WAY	WEST LINN, OR 97068
MCVICKER BRENDAN J & GLORIA	2990 BEACON HILL DR	WEST LINN, OR 97068
CHANG TABON	24850 SW STAFFORD SUMMIT CT	WEST LINN , OR 97068
CARNAHAN DAVID A TRUSTEE	3430 RIVERKNOLL WAY	WEST LINN, OR 97068
HUMPHREY DAVID K & KULANI MAHIKOA	6400 ROSEWOOD ST	LAKE OSWEGO, OR 97035
LASH MICHAEL EUGENE	3355 BARRINGTON DR	WEST LINN, OR 97068
NGUYEN TUYEN	3305 BARRINGTON DR	WEST LINN, OR 97068
BARRINGTON HEIGHTS HOMEOWNERS ASSN	NO MAILING ADDRESS	AVAILABLE ,