



CITY OF
West Linn
PLANNING AND DEVELOPMENT

STAFF REPORT
PLANNING MANAGER DECISION

DATE: January 29, 2015

FILE NO.: MIP-15-04

REQUEST: Approval to replat portions of Willamette Heights and West Linn Heights into one unit of land. The area is generally contained on five taxlots that comprise the Sunset Primary School.

PLANNER: Darren Wyss, Associate Planner

Planning Manager _____ *OB*
Development Review Engineer _____ *KL*

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GENERAL INFORMATION

| | |
|-----------------------------------|--|
| OWNER/ APPLICANT: | West Linn-Wilsonville School District 2755 SW Borland Rd., Tualatin, OR 97062 |
| CONSULTANT: | Keith Liden, 319 SW Washington St., Suite 914, Portland, OR 97204 |
| SITE LOCATION: | 2351 Oxford Street |
| SITE SIZE: | 6.3 acres |
| LEGAL DESCRIPTION: | Assessor's Map 2S-1E-25DC Tax Lots 3700, 5800, 6100, 6200, and 6300 |
| COMP PLAN DESIGNATION: | Low-Density Residential |
| ZONING: | R-10, Single-Family Residential Detached (10,000 sq. ft. min. lot size) |
| APPROVAL CRITERIA: | Community Development Code (CDC) Chapter 85, Land Division, General Provisions; Chapter 11, Single-Family Residential Detached, R-10. |
| 120-DAY RULE: | The application became complete on December 7, 2015. The 120-day period therefore ends on April 5, 2016. |
| PUBLIC NOTICE: | Notice was mailed to property owners within 500 feet of the subject property and the Sunset neighborhood association on December 8, 2015. A sign was placed on the property on December 18, 2015. The notice was also posted on the City's website on December 8, 2015. Therefore, public notice requirements of CDC Chapter 99 have been met. |

EXECUTIVE SUMMARY

The application is for a one-lot partition, which will generally consolidate five existing taxlots into one taxlot. The proposal uses a replat to vacate a portion of the Willamette Heights Plat and the West Linn Heights Plat that is depicted by current taxlots 3700, 5800, 6100, 6200, and 6300 on Assessor's Map 2S-1E-25DC. Property deeds are included in Exhibit A of the application packet and identify the legal lots of record/parcels that are subject to the application and decision. The West Linn-Wilsonville School District conferred with the Clackamas County Assessor and City of West Linn Community Development Department to determine the minor partition process was appropriate for this action.

The property currently contains the Sunset Primary School, totals 6.3 acres, and has street frontage on Oxford Street and Bittner Street. The application does not propose any changes to the Sunset Primary School or access to the site. The application sets the stage for the next phase of applying for a conditional use permit and design review for construction of a new Sunset Primary School by eliminating internal lot lines.

There are no environmental constraints located on the properties and the newly formed taxlot meets all of the dimensional requirements of R-10 zone.

Public comments:

No public comments were received by the close of the comment period (December 28, 2015 at 5pm).

DECISION

The Planning Manager (designee) approves this application (MIP-15-04), based on: 1) the findings submitted by the applicant, which are incorporated by this reference, 2) supplementary staff findings included in the Addendum below, and 3) the addition of a condition of approval below. With these findings, the applicable approval criteria are met. The condition is as follows:

1. Site Plan. With the exception of modifications required by these conditions, the final plat shall conform to the Tentative Plan for a One-Parcel Partition Plat, date stamped December 3, 2015.

The provisions of the Community Development Code Chapter 99 have been met.


Darren Wyss, Associate Planner

January 29, 2016
Date

Appeals to this decision must be filed with the West Linn Planning Department within 14 days of mailing date. Cost is \$400. An appeal to City Council of a decision by the Planning Director shall be heard on the record. The appeal must be filed by an individual who has established standing by submitting comments prior to the decision date. Approval will lapse 3 years from effective approval date if the final plat is not recorded.

Mailed this 29th day of January, 2016.

Therefore, the 14-day appeal period ends at 5 p.m., on February 12, 2016.

**ADDENDUM
APPROVAL CRITERIA AND FINDINGS
MIP-15-04**

This decision adopts the findings for approval contained within the applicant's submittal, with the following exceptions and additions:

I. Chapter 11, SINGLE-FAMILY RESIDENTIAL DETACHED, R-10

11.060 CONDITIONAL USES

The following are conditional uses which may be allowed in this zoning district subject to the provisions of Chapter 60 CDC, Conditional Uses.

7. Schools.

Staff Finding 1: The subject properties in the application currently contain the Sunset Primary School which is an allowed use through a conditional use permit process. No changes to the improvements located on the site are proposed. This criterion is met.

11.080 DIMENSIONAL REQUIREMENTS, CONDITIONAL USES

Except as may otherwise be established by this code, the appropriate lot or parcel size for a conditional use shall be determined by the approval authority at the time of consideration of the application based upon the criteria set forth in CDC 60.070(A) and (B)

Staff Finding 2: The proposal will consolidate five taxlots into one taxlot of 6.3 acres. The proposal does not alter any improvements that currently exist on the site. Any future development will meet dimensional standards as part of the approval process. This criterion is met.

II. CHAPTER 85, GENERAL PROVISIONS

85.200 APPROVAL CRITERIA

No tentative subdivision or partition plan shall be approved unless adequate public facilities will be available to provide service to the partition or subdivision area prior to final plat approval and the Planning Commission or Planning Director, as applicable, finds that the following standards have been satisfied, or can be satisfied by condition of approval.

A. Streets.

1. General. The location, width and grade of streets shall be considered in their relation to existing and planned streets (...)

Staff Finding 3: The proposal does not include any site or street improvements. The proposal is a technical exercise to consolidate taxlots for the construction of a future school and the

demolition of the existing school. A subsequent conditional use permit application will be required to meet street standards. This criterion is met.

2. *Right-of-way and roadway widths. In order to accommodate larger tree-lined boulevards and sidewalks, particularly in residential areas, (...)*

Staff Finding 4: The proposal does not include any site or street improvements. The proposal is a technical exercise to consolidate taxlots. A subsequent conditional use permit application will be required to meet street standards and right-of-way dedications. This criterion is met.

3. *Street widths. Street widths shall depend upon which classification of street is proposed. The classifications and required cross sections are established in Chapter 8 of the adopted TSP. (...)*

Staff Finding 5: The proposal does not include any site or street improvements. The proposal is a technical exercise to consolidate taxlots. A subsequent conditional use permit application will be required to meet street standards and right-of-way dedications. This criterion is met.

4. *The decision-making body shall consider the City Engineer's recommendations on the desired right-of-way width, pavement width and street geometry of the various street types within the subdivision after consideration by the City Engineer of the following criteria: (...)*

Staff Finding 6: The proposal does not include any site or street improvements. The proposal is a technical exercise to consolidate taxlots. A subsequent conditional use permit application will be required to meet street standards and right-of-way dedications. This criterion is met.

5. *Additionally, when determining appropriate street width, the decision-making body shall consider the following criteria: (...)*

Staff Finding 7: The proposal does not include any site or street improvements. The proposal is a technical exercise to consolidate taxlots. A subsequent conditional use permit application will be required to meet street standards and right-of-way dedications. This criterion is met.

6. *Reserve strips. Reserve strips or street plugs controlling the access to streets are not permitted unless owned by the City.*

Staff Finding 8: The proposal does not include any site or street improvements, including reserve strips or street plugs. The proposal is a technical exercise to consolidate taxlots. This criterion is met.

7. *Alignment. All streets other than local streets or cul-de-sacs, as far as practical, shall be in alignment with existing streets (...)*

Staff Finding 9: The proposal does not include any site or street improvements. The proposal is a technical exercise to consolidate taxlots. A subsequent conditional use permit application will be required to meet street standards and right-of-way dedications. This criterion is met.

8. Future extension of streets. Where necessary to give access to or permit a satisfactory future subdivision of adjoining land, streets shall be extended to the boundary of the subdivision and the resulting dead-end streets may be approved without turnarounds. (...)

Staff Finding 10: The proposal does not include any site or street improvements. The proposal is a technical exercise to consolidate taxlots. A subsequent conditional use permit application will be required to meet street standards and right-of-way dedications and address access. This criterion is met.

9. Intersection angles. Streets shall be laid out to intersect angles as near to right angles as practical, except where topography requires lesser angles, (...)

Staff Finding 11: The proposal does not include any site or street improvements. The proposal is a technical exercise to consolidate taxlots. A subsequent conditional use permit application will be required to meet street standards and right-of-way dedications. This criterion is met.

10. Additional right-of-way for existing streets. Wherever existing street rights-of-way adjacent to or within a tract are of inadequate widths based upon the standards of this chapter, additional right-of-way shall be provided at the time of subdivision or partition.

Staff Finding 12: The proposal does not include any site or street improvements. The proposal is a technical exercise to consolidate taxlots. A subsequent conditional use permit application will be required to meet street standards and right-of-way dedications. This criterion is met.

11. Cul-de-sacs.

a. New cul-de-sacs and other closed-end streets (not including stub streets intended to be connected) on sites containing less than five acres, or sites accommodating uses other than residential or mixed use development, are not allowed unless the applicant demonstrates that there is no feasible alternative due to:

(...)

Staff Finding 13: The proposal does not include any site or street improvements, including cul-de-sacs as a new school complex will consume the entire 6.3 acre site. The proposal is a technical exercise to consolidate taxlots. This criterion is met.

12. *Street names. No street names shall be used which will duplicate or be confused with the names of existing streets within the City. Street names that involve difficult or unusual spellings are discouraged.*

Staff Finding 14: The proposal does not include naming or renaming any streets. The proposal is a technical exercise to consolidate taxlots. This criterion is met.

13. *Grades and curves. Grades shall not exceed 8 percent on major or secondary arterials, 10 percent on collector streets, or 15 percent on any other street unless by variance. (...)*

Staff Finding 15: The proposal does not include any site or street improvements, including grade or curve changes. The current grades of adjacent streets are 4.5% for Oxford Street and 5.2% for Bittner Street. The proposal is a technical exercise to consolidate taxlots. This criterion is met.

14. *Access to local streets*

(...)

15. *Alleys*

(...)

Staff Finding 16: The proposal does not include any site or street improvements, including site access changes. The proposal is a technical exercise to consolidate taxlots. This criterion is met.

16. *Sidewalks. Sidewalks shall be installed per CDC [92.010\(H\)](#), Sidewalks. The residential sidewalk width is six feet plus planter strip...or to match existing sidewalks or right-of-way limitations.*

Staff Finding 17: The proposal does not include any site or street improvements. The proposal is a technical exercise to consolidate taxlots. The site currently has sidewalk along Oxford Street, but not Bittner Street. A subsequent conditional use permit application will be required to meet street standards, including sidewalks requirements, and right-of-way dedications. This criterion is met.

17. *Planter strip. The planter strip is between the curb and sidewalk providing space for a grassed or landscaped area and street trees. The planter strip shall be at least 6 feet wide...or in response to right-of-way limitations.*

Staff Finding 18: The proposal does not include any site or street improvements. The proposal is a technical exercise to consolidate taxlots. A subsequent conditional use permit application will be required to meet street standards and right-of-way dedications. This criterion is met.

18. *Streets and roads shall be dedicated without any reservations or restrictions.*

Staff Finding 19: The proposal does not include any site or street improvements. The proposal is a technical exercise to consolidate taxlots. A subsequent conditional use permit application will be required to meet street standards and right-of-way dedications. This criterion is met.

19. *All lots in a subdivision shall have access to a public street. Lots created by partition may have access to a public street via an access easement pursuant to the standards and limitations set forth for such accessways in Chapter 48 CDC.*

Staff Finding 20: The proposal is a technical exercise to consolidate five taxlots into one taxlot. The site currently takes access from Oxford Street. A subsequent conditional use permit application will be required to take access from Oxford and/or Bittner Streets. This criterion is met.

20. *Gated Streets*

(...)

21. *Entryway treatments and street isle design*

(...)

Staff Finding 21: The proposal does not include any site or street improvements, including gated streets or entryway treatments. The proposal is a technical exercise to consolidate taxlots. A subsequent conditional use permit application will be required to meet street standards and right-of-way dedications. This criterion is met.

22. *Based upon the determination of the City Manager or the Manager's designee, the applicant shall construct or cause to be constructed, or contribute a proportionate share of the costs, for all necessary off-site improvements identified by the transportation analysis (...)*

Staff Finding 22: The proposal does not include any site or street improvements, nor does it require off-site improvements identified through a transportation analysis. The proposal is a technical exercise to consolidate taxlots. A subsequent conditional use permit application will be required to meet street standards and any needed off-site improvements. This criterion is met.

B. Blocks and lots.

1. *General*

(...)

2. *Sizes*

(...)

3. *Lot size and shape*

Staff Finding 23: The unit of land created will be a 6.3 acre primary school site. The proposal does not alter existing block dimensions nor does the proposed consolidated taxlot contain any street right-of-way. The proposed taxlot will be buildable and adequate to accommodate off-street parking requirements. This criterion is met.

4. Access. Access to subdivisions, partitions, and lots shall conform to the provisions of Chapter 48 CDC, Access, Egress and Circulation.

Staff Finding 24: The proposal does not alter existing access, egress or circulation within or around the site. The proposal is a technical exercise to consolidate taxlots. A subsequent conditional use permit application will be required to meet access, egress, and circulation standards. This criterion is met.

5. Double frontage lots and parcels.

(...)

6. Lot and parcel side lines

Staff Finding 25: The proposal does not create a double frontage lot and create lot lines that run at right angles to the street upon which they face. This criterion is met.

7. Flag lots. Flag lots can be created where it can be shown that no other reasonable street access is possible to achieve the requested land division. (...)

Staff Finding 26: The proposal does not create a flag lot. This criterion is met.

8. Large lots or parcels.

Staff Finding 27: The proposal creates one 6.3 acre taxlot that could be subdivided in the future. Existing development patterns adjacent to the site do not allow for additional street connections. This criterion is met.

C. Pedestrian and bicycle trails.

(...)

D. Transit Facilities.

(...)

Staff Finding 28: The proposal does not include any site or street improvements. The proposal is a technical exercise to consolidate taxlots. A subsequent conditional use permit application will be required to meet applicable pedestrian, bicycle and transit requirements. This criterion is met.

E. Grading. Grading of building sites shall conform to the following standards unless physical conditions demonstrate the propriety of other standards: (...)

Staff Finding 29: The proposal does not include any site or street improvements, including grading. The proposal is a technical exercise to consolidate taxlots. A subsequent conditional use permit application will be required to meet applicable grading requirements. This criterion is met.

F. Water.

Staff Finding 30: The site is currently served by city water. The proposal does not include any site or street improvements, including changes to the existing water service. The proposal is a technical exercise to consolidate taxlots. A subsequent conditional use permit application will be required to meet applicable water infrastructure requirements. This criterion is met.

G. Sewer.

Staff Finding 31: The site is currently served by city sewer. The proposal does not include any site or street improvements, including changes to the existing sewer service. The proposal is a technical exercise to consolidate taxlots. A subsequent conditional use permit application will be required to meet applicable sewer infrastructure requirements. This criterion is met.

I. Utility easements.

Staff Finding 32: The proposal does not include any site or street improvements, including vacation or creation of easements. The proposal is a technical exercise to consolidate taxlots. A subsequent conditional use permit application will be required to dedicate appropriate utility easements. This criterion is met.

J. Supplemental provisions.

1. Wetland and natural drainageways.

(...)

2. Willamette and Tualatin Greenways.

(...)

Staff Finding 33: The site does not contain wetlands or natural drainageways, nor is it located with the Willamette or Tualatin Greenways. This criterion is met.

3. Street trees.

Street trees are required as identified in the appropriate section of the municipal code and Chapter 54 CDC.

Staff Finding 34: The proposal does not include any site or street improvements. The proposal is a technical exercise to consolidate taxlots. A subsequent conditional use permit application will be required to meet applicable street tree standards in CDC Chapter 54. This criterion is met.

4. Lighting.

To reduce ambient light and glare, high or low pressure sodium light bulbs shall be required for all subdivision street or alley lights. The light shall be shielded so that the light is directed downwards rather than omni-directional.

Staff Finding 35: The proposal does not include any site or street improvements. The proposal is a technical exercise to consolidate taxlots. A subsequent conditional use permit application will be required to meet applicable lighting standards. This criterion is met.

5. Dedications and exactions.

The City may require an applicant to dedicate land and/or construct a public improvement that provides a benefit to property or persons outside the property that is the subject of the application when the exaction is roughly proportional. No exaction shall be imposed unless supported by a determination that the exaction is roughly proportional to the impact of development.

Staff Finding 36: The proposal does not include any site or street improvements, nor does it require off-site improvements identified through a rough proportionality analysis. The proposal is a technical exercise to consolidate taxlots. A subsequent conditional use permit application will be required to meet street standards and any needed off-site improvements. This criterion is met.

6. Underground utilities.

All utilities, such as electrical, telephone, and television cable, that may at times be above ground or overhead shall be buried underground in the case of new development.

Staff Finding 37: The proposal does not include any site or street improvements. The proposal is a technical exercise to consolidate taxlots. A subsequent conditional use permit application will be required to underground utilities city standards. This criterion is met.

7. Density requirement.

Density shall occur at 70 percent or more of the maximum density allowed by the underlying zoning. These provisions would not apply when density is transferred from Type I and II lands as defined in CDC [02.030](#). Development of Type I or II lands are exempt from these provisions. Land divisions of three lots or less would also be exempt.

Staff Finding 38: The subject property is 6.3 acres and taxlots are being consolidated to accommodate the new Sunset Primary School, which will be reviewed by the city through a conditional use and design review process. Taxlot consolidation will eliminate internal lot lines and ease confusion about lot line setbacks. This proposal would not interfere with a future division of this property for residential development, which would need to meet this requirement at that time. This criterion is met.

8. Mix requirement.

The “mix” rule means that developers shall have no more than 15 percent of the R-2.1 and R-3 development as single-family residential. The intent is that the majority of the site shall be developed as medium high density multi-family housing.

Staff Finding 39: The application involves property that is zoned R-10. This criterion is met.

9. Heritage trees/significant tree and tree cluster protection.

All heritage trees, as defined in the Municipal Code, shall be saved. Diseased heritage trees, as determined by the City Arborist, may be removed at his/her direction. All non-heritage trees and clusters of trees (three or more trees with overlapping dripline; however, native oaks need not have an overlapping dripline) that are considered significant by virtue of their size, type, location, health, or numbers shall be saved pursuant to CDC 55.100(B)(2). Trees are defined per the municipal code as having a trunk six inches in diameter or 19 inches in circumference at a point five feet above the mean ground level at the base of the trunk.

Staff Finding 40: The proposal does not include any site or street improvements, nor does it propose any tree removal. The proposal is a technical exercise to consolidate taxlots. A subsequent conditional use permit application will be required to meet city tree standards. This criterion is met.

PD-1 AFFADAVIT AND NOTICE PACKET

AFFIDAVIT OF NOTICE

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

GENERAL

File No. MIP-15-04 Applicant's Name TIM WOODLEY - WLWV SCHOOL DIST
Development Name _____
Scheduled Meeting/Decision Date 12-28-15

NOTICE: Notices were sent at least 20 days prior to the scheduled hearing, meeting, or decision date per Section 99.080 of the Community Development Code. (check below)

TYPE A ☒

A. The applicant (date) 12-8-15 (signed) G. Shroyer
B. Affected property owners (date) 12-8-15 (signed) G. Shroyer
C. School District/ Board (date) _____ (signed) _____
D. Other affected gov't. agencies (date) 12-8-15 (signed) G. Shroyer
E. Affected neighborhood assns. (date) 12-8-15 (signed) G. Shroyer
F. All parties to an appeal or review (date) Sunset: AU (signed) _____

At least 10 days prior to the scheduled hearing or meeting, notice was published/posted:

Tidings (published date) N/A (signed) G. Shroyer
City's website (posted date) 12-8-15 (signed) G. Shroyer

SIGN

At least 10 days prior to the scheduled hearing, meeting or decision date, a sign was posted on the property per Section 99.080 of the Community Development Code.

(date) 12-18-2015 (signed) Tim Woodley

NOTICE: Notices were sent at least 14 days prior to the scheduled hearing, meeting, or decision date per Section 99.080 of the Community Development Code. (check below)

TYPE B ☐

A. The applicant (date) _____ (signed) _____
B. Affected property owners (date) _____ (signed) _____
C. School District/ Board (date) _____ (signed) _____
D. Other affected gov't. agencies (date) _____ (signed) _____
E. Affected neighborhood assns. (date) _____ (signed) _____

Notice was posted on the City's website at least 10 days prior to the scheduled hearing or meeting.
Date: _____ (signed) _____

STAFF REPORT mailed to applicant, City Council/Planning Commission and any other applicable parties 10 days prior to the scheduled hearing.

(date) _____ (signed) _____

FINAL DECISION notice mailed to applicant, all other parties with standing, and, if zone change, the County surveyor's office.

(date) _____ (signed) _____

**CITY OF WEST LINN
NOTICE OF UPCOMING
PLANNING MANAGER DECISION
FILE NO. MIP-15-04**

The West Linn Planning Manager is considering a request for a one-lot minor partition to consolidate lots on the Sunset Elementary School property at 2351 Oxford Street.

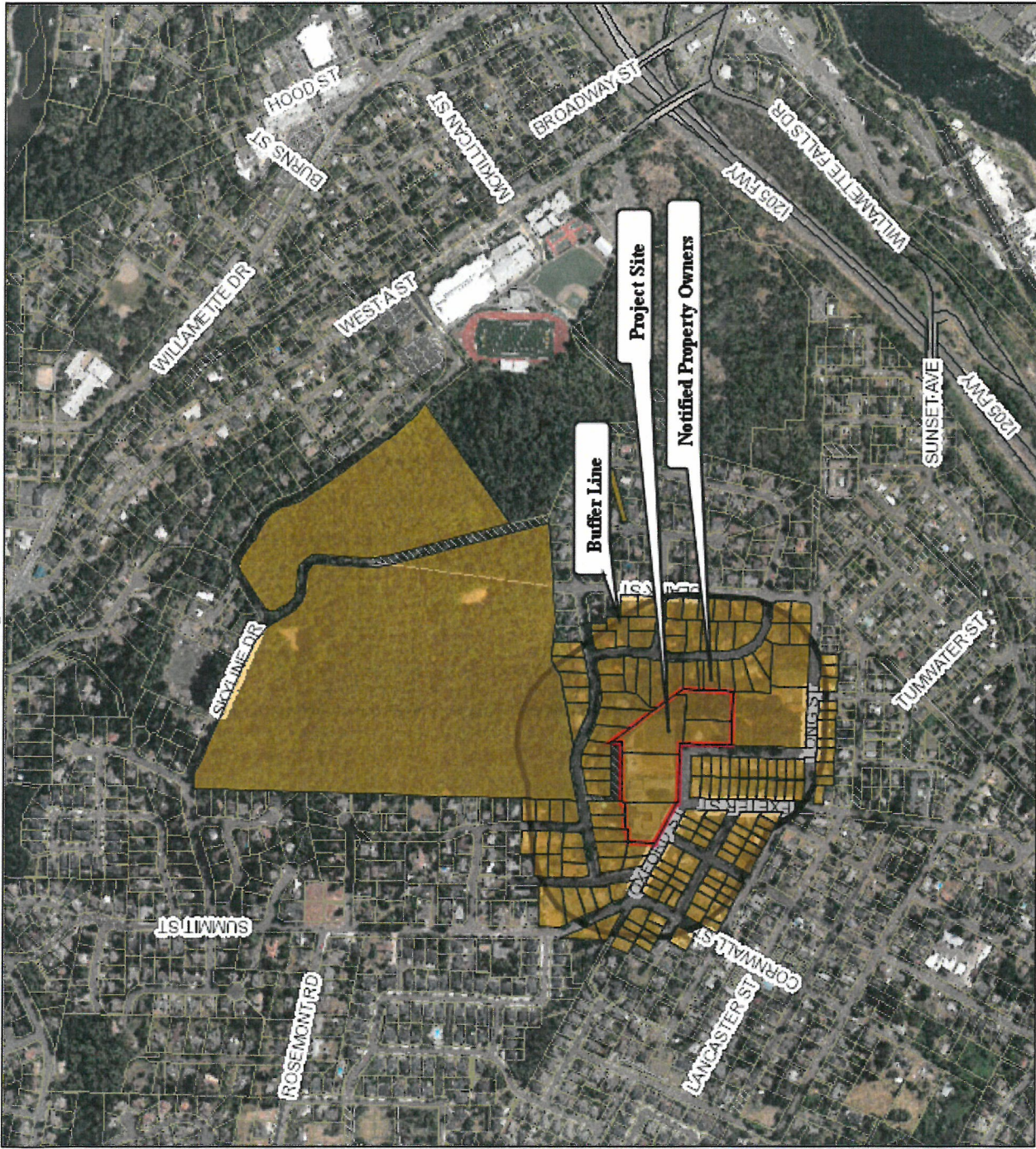
The decision will be based on the approval criteria in chapters 11 and 85 of the Community Development Code (CDC). The approval criteria from the CDC are available for review at City Hall, at the City Library, and at <http://www.westlinnoregon.gov/cdc>.

You have received this notice because County records indicate that you own property within 500 feet of this property (Tax Lots 3700, 5800, 6100, 6200, and 6300 of Clackamas County Assessor's Map 21E 25DC) or as otherwise required by Chapter 99 of the CDC.

All relevant materials in the above noted file are available for inspection at no cost at City Hall, and on the city web site <http://westlinnoregon.gov/planning/2351-oxford-street-minor-partition> or copies may be obtained for a minimal charge per page. A public hearing will not be held on this decision. **Anyone wishing to present written testimony for consideration on this matter shall submit all material before 4:00 p.m. on December 28, 2015. Persons interested in party status should submit their letter along with any concerns related to the proposal by the comment deadline.** For further information, please contact Darren Wyss, Associate Planner, City Hall, 22500 Salamo Rd., West Linn, OR 97068, (503) 722-5512, dwyss@westlinnoregon.gov.

Any appeals to this decision must be filed within 14 days of the final decision date with the Planning Department. **It is important to submit all testimony in response to this notice. City Council will not accept additional evidence if there is an appeal of this proposal.** Failure to raise an issue in person or by letter, or failure to provide sufficient specificity to afford the decision-maker an opportunity to respond to the issue, precludes the raising of the issue at a subsequent time on appeal or before the Land Use Board of Appeals.

2351 Oxford Street Notification Map



Scale 1:9,600 - 1 in = 800 ft
Scale is based on 8-1/2 x 11 paper size



Map created by: SSHROYER
Date Created: 06-Nov-15 01:29 PM

WEST LINN GIS

DISCLAIMER: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. Source: West Linn GIS (Geographic Information System) MapOpix.



CITY OF West Linn

PLANNING MANAGER DECISION

PROJECT # MIP-15-04
MAIL: 12/8/15 TIDINGS: N/A

CITIZEN CONTACT INFORMATION

To lessen the bulk of agenda packets, land use application notice, and to address the worries 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.

PD-2 COMPLETENESS LETTER



CITY OF West Linn

December 7, 2015

Tim Woodley
WLWV School District
2755 SW Borland Rd.
Tualatin, OR 97062

SUBJECT: MIP-15-04 application for 1-Lot Minor Partition to consolidate lots on the Sunset Elementary School property at 2351 Oxford Street

Dear Tim:

You submitted this application on October 26, 2015. The Planning and Engineering Departments found that this application was incomplete on November 24, 2015. Additional information was subsequently provided on December 3, 2015 and the application has now been deemed **complete**. The city has 120 days to exhaust all local review; that period ends April 5, 2016.

Please be aware that a determination of a complete application does not guarantee a recommendation of approval from staff for your proposal as submitted – it signals that staff believes you have provided the necessary information for the Planning Director to render a decision on your proposal.

A 20-day public notice will be prepared and mailed. This notice will identify the earliest potential decision date.

Please contact me at 503-722-5512, or by email at dwyss@westlinnoregon.gov if you have any questions or comments.

Sincerely,

Darren Wyss

Associate Planner

PD-3 APPLICANT'S SUBMITTAL

DEVELOPMENT REVIEW APPLICATION

| For Office Use Only | | |
|--|--|-------------------|
| STAFF CONTACT <i>Darren Wyss</i> | PROJECT No(s). <i>MP-15-04</i> | |
| NON-REFUNDABLE FEE(S) <i>2500 500</i> | REFUNDABLE DEPOSIT(S) <i>2800</i> | TOTAL <i>3300</i> |

Type of Review (Please check all that apply):

- | | | |
|--|--|--|
| <input type="checkbox"/> Annexation (ANX) | <input type="checkbox"/> Historic Review | <input type="checkbox"/> Subdivision (SUB) |
| <input type="checkbox"/> Appeal and Review (AP) * | <input type="checkbox"/> Legislative Plan or Change | <input type="checkbox"/> Temporary Uses * |
| <input type="checkbox"/> Conditional Use (CUP) | <input type="checkbox"/> Lot Line Adjustment (LLA) */** | <input type="checkbox"/> Time Extension * |
| <input type="checkbox"/> Design Review (DR) | <input checked="" type="checkbox"/> Minor Partition (MIP) (Preliminary Plat or Plan) | <input type="checkbox"/> Variance (VAR) |
| <input type="checkbox"/> Easement Vacation | <input type="checkbox"/> Non-Conforming Lots, Uses & Structures | <input type="checkbox"/> Water Resource Area Protection/Single Lot (WAP) |
| <input type="checkbox"/> Extraterritorial Ext. of Utilities | <input type="checkbox"/> Planned Unit Development (PUD) | <input type="checkbox"/> Water Resource Area Protection/Wetland (WAP) |
| <input type="checkbox"/> Final Plat or Plan (FP) | <input type="checkbox"/> Pre-Application Conference (PA) */** | <input type="checkbox"/> Willamette & Tualatin River Greenway (WRG) |
| <input type="checkbox"/> Flood Management Area | <input type="checkbox"/> Street Vacation | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Hillside Protection & Erosion Control | | |

Home Occupation, Pre-Application, Sidewalk Use, Sign Review Permit, and Temporary Sign Permit applications require different or additional application forms, available on the City website or at City Hall.

Site Location/Address:
2351 OXFORD STREET

Assessor's Map No.: **2S1 25DC**

Tax Lot(s): 600, 3700, 5800, 6200 & 6300

Total Land Area: **6.3 ac**

Brief Description of Proposal: MINOR PARTITION APPROVAL TO CONSOLIDATE THE PARCELS, WHICH CONSTITUTE THE EXISTING SUNSET PS SITE, INTO ONE LEGAL PARCEL. THE DISTRICT HAS BEEN ADVISED BY THE CLACKAMAS CO. SURVEYOR/CITY STAFF THIS IS THE APPROPRIATE REQUEST.

Applicant Name: **TIM WOODLEY**
 (please print)

Phone: **503.673.7976**

Address: West Linn-Wilsonville Sch. Dist., 2755 SW Borland Rd.

Email: woodleyt@wlwv.k12.or.us

City State Zip: **TUALATIN, OR 97062**

Owner Name (required): **SAME**
 (please print)

Phone:

Address:

Email:

City State Zip:

Consultant Name: **KEITH LIDEN**
 (please print)

Phone: **503.757.5501**

Address: 319 SW Washington St., Suite 914

Email: keith.liden@gmail.com

City State Zip: **PORTLAND, OR 97204**

1. All application fees are non-refundable (excluding deposit). Any overruns to deposit will result in additional billing.

2. The owner/applicant or their representative should be present at all public hearings.

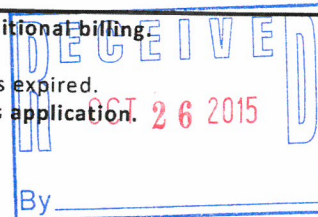
3. A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.

4. **Three (3) complete hard-copy sets (single sided) of application materials must be submitted with this application.**

One (1) complete set of digital application materials must also be submitted on CD in PDF format.

If large sets of plans are required in application please submit only two sets.

* No CD required / ** Only one hard-copy set needed



The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. All amendments to the Community Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.

Applicant's signature

Date

Owner's signature (required)

Date

Transmittal

Project: Sunset Primary School Property – Minor Partition Application
Date: December 3, 2015
To: Darren Wyss
West Linn Planning Department
22500 Salamo Road
West Linn, OR 97068
From: Keith Liden
cc: Tim Woodley, Remo Douglas, Bill Conboy, Mike Rademacher, and Amy Berger
Via: Messenger
Phone: 503.757.5501
Email: keith.liden@gmail.com

Contents:

- Application narrative (1 copy)
 - Minor Partition Plat – full size (1 copy)
 - Minor Partition Plat – 11"X17" (1 copy)
 - CD of application materials (1 CD)
-

Remarks:

In response to the incomplete letter dated November 24, 2015, the attached application materials address the three deficiencies noted in the letter:

- CDC 85.160 E. 1. by including relevant easements within or adjacent to the property on the minor partition plat.
- CDC 85.170 A. 2. by providing the deeds for proof of ownership in Exhibit A of the narrative.
- CDC 85.170 A. 3. by providing legal descriptions for the 5 tax lots proposed for consolidation in Exhibit A of the narrative..

Please contact me if you need further information.

SUNSET PRIMARY SCHOOL PROPERTY

Minor Partition

December 3, 2015

APPLICATION SUMMARY

For approval of a one-lot minor partition to consolidate the existing Sunset Primary School property into one legal lot.

GENERAL INFORMATION

Location

Sunset Primary School property - 2351 Oxford Street (2S 1E Section 25 DC, Tax Lots 600, 3700, 5800, 6200, and 6300). Its location is shown in Figure 1.

Comprehensive Plan and Zoning Designations

The Comprehensive Plan designation is Low Density Residential.

Consistent with the Comprehensive Plan, the property is zoned Single Family Residential Detached (R-10).

Property Owner

West Linn-Wilsonville School District
Tim Woodley, Director of Operations
2755 SW Borland Road
Tualatin, OR 97062
Phone: 503.673.7976
E-mail: woodleyt@wlwv.k12.or.us

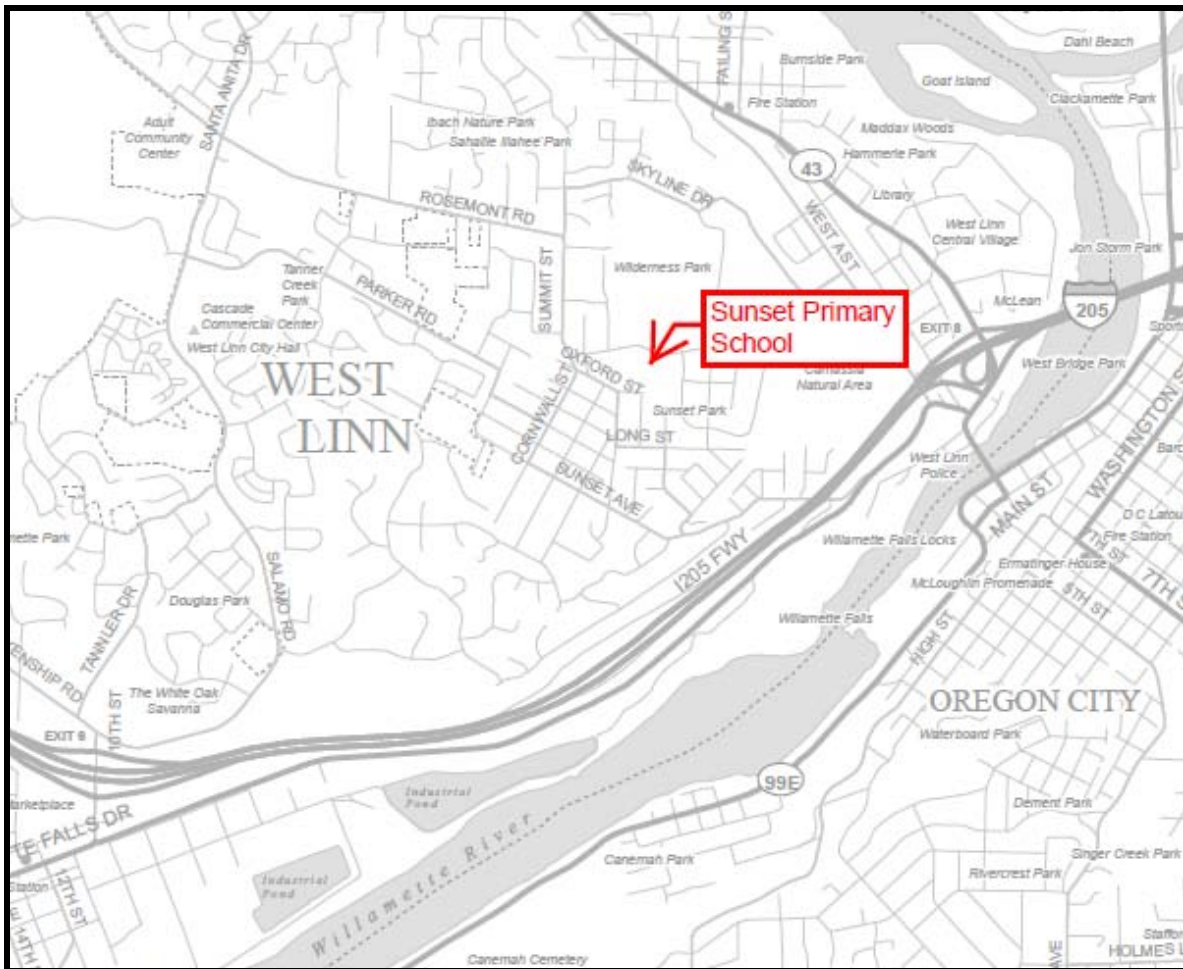
Applicant's Representative

Keith Liden, AICP
Bainbridge
319 SW Washington Street, Suite 914
Portland, OR 97204
Phone: 503.757.5501
E-mail: keith.liden@gmail.com

Applicant's Surveyor

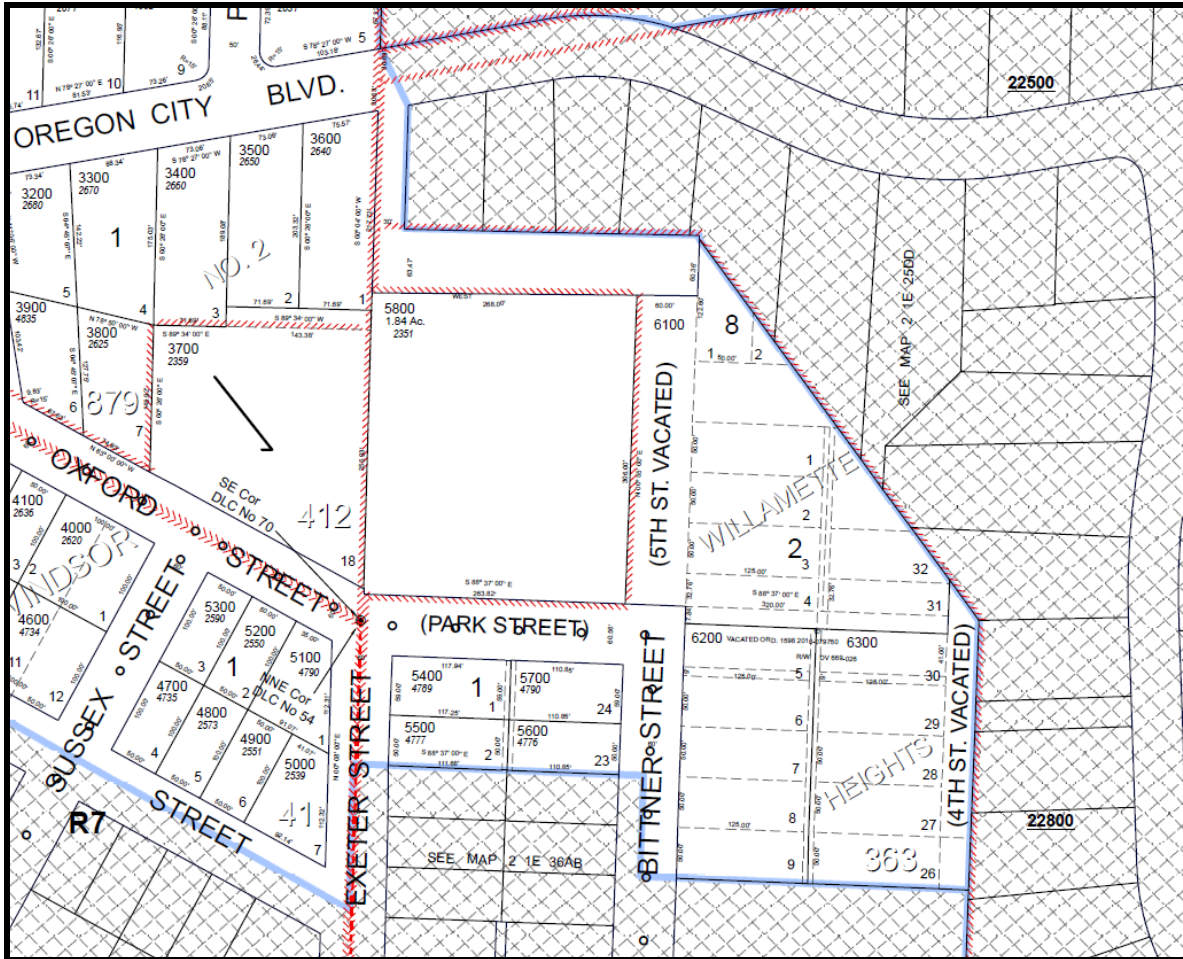
Mike Rademacher, PLS
Compass Engineering
4107 SE International Way, Suite 705
Milwaukie, OR 97222
Phone: 503.653.9093
E-mail: miker@compass-engineering.com

Figure 1: Vicinity Map



Source: City of West Linn

Figure 2: Property Map



Source: Clackamas County Assessor's Map 21E 25DC

BACKGROUND INFORMATION

Site Description

The site is developed with Sunset Primary School, one of the older facilities in the District. The property includes a 54,000 square-foot building, driveways, parking, and play areas. The entire "L"-shaped site is approximately 6.3 acres (see Exhibit A – Property Deeds). The property was recently expanded to the southeast through the acquisition of approximately 1.6 acres from the city of West Linn. As shown in Figure 2, it includes Tax Lots 600, 3700, 5800, 6200, and 6300. The property was subject to earlier land divisions including Willamette Heights Subdivision on the east side of Bittner Street. A vacated street right-of-way for 5th Street, which is a northerly extension of Bittner Street, is also on the site (Figure 2).

Vicinity Information

The zoning designations and current land use of the surrounding area are summarized in Table 1.

Table 1
Zoning and Land Use Summary

| PARCELS | ZONE DESIGNATION | LAND USE |
|------------------|------------------|--|
| Subject Property | R-10 | Primary school building, ancillary facilities, and parking |
| North/Northwest | R-10 | Single family residences |
| East | R-10 | Single family residences |
| South/Southwest | R-10/R-7/R-5 | Single family residences and Sunset Park |

PROPOSED MINOR PARTITION

The District has consulted with the Clackamas County Surveyor and the West Linn city staff regarding the best method to consolidate the different parcel boundaries into one legal lot of record for the entire Sunset Primary School property. This request to create a one-lot minor partition is viewed as technical step necessary to enable the site to accommodate the proposed new primary school building and to remove any potential issues related to property lines running through the site. The development application for the new primary school will be submitted at a later date. West Linn Community Development Code (CDC) Sections 85.130 and 99.070 allow for an application, such as this minor partition, to be considered separately. The proposed partition plat is shown as Exhibit B.

APPLICABLE CRITERIA - PARTITION

The relevant approval criteria are found in CDC Sections 85.200, 99.060 A. and 99.110. The criteria are addressed below. Before addressing the criteria, it is appropriate to emphasize that this application is not a “normal” partition because it is proposing to consolidate existing parcels into one parcel rather than creating new parcels. The partition plat simply happens to be the legal vehicle preferred by the Clackamas County Surveyor to accomplish this end. This one-lot partition will not create additional development potential, enlarge the existing district property, require the extension or improvement of streets, or prompt the need for supplemental utilities.

Division 8 Land Division, Chapter 85 General Provisions

Section 85.200 Approval Criteria

A. Streets

This section covers the standards for new streets with the assumption that access will need to be provided for new parcels. As noted above, this will not be the case with this application. The school site is appropriately served by the existing local street system, and no improvements are needed to support this proposal to consolidate existing parcels into one parcel.

B. Blocks and Lots

This is not relevant because new blocks or lots are not proposed.

C. Pedestrian and Bicycle Trails

This is not relevant because new trails are not proposed.

D. Transit Facilities

This is not relevant because transit service is not available or anticipated.

E. Grading

This is not relevant because no grading or public/private improvements of any kind are necessary or associated with the one-lot partition.

F. Water

This is not relevant because water service is already provided to the property, and no additional changes are necessary.

G. Sewer

This is not relevant because sanitary sewer service is already provided to the property, and no additional changes are necessary.

H. (Deleted)

I. Utility Easements

Existing utilities are currently accommodated, and no changes are proposed.

J. Supplemental Provisions

These provisions are not relevant because no development potential is being created and no development is proposed as a part of this minor partition application.

Chapter 99 Procedures for Decision Making: Quasi-Judicial

Section 99.060 Approval Authority

This section provides the Planning Director with the authority to review and approve minor partitions. This proposal is a minor partition, and therefore, this application to the Planning Director is appropriate.

Section 99.110 Decision-Making Process of Approval Authority

Subsection A. states that a decision shall be based upon proof provided by the applicant that the application is in full compliance with the CDC. The information and findings provided in this application satisfy this requirement. The remainder of this section describes how the approval authority shall make a decision. These provisions do not apply to the contents of this application.

CONCLUSION

The proposed minor partition application satisfies the relevant criteria and should be approved.

EXHIBIT A
Property Deeds

Clackamas County Official Records
Sherry Hall, County Clerk

2011-023503



01489467201100235030030037

\$57.00

04/18/2011 02:53:27 PM

D-D Cnt=1 Stn=8 LESLIE
\$15.00 \$10.00 \$16.00 \$16.00



After recording return to:
Jordan Scharder Ramis PC
Two Centerpoint Drive Suite 600
Lake Oswego, OR 97035
(50015-38880-AMJ)
Until a change is requested all tax statements
shall be sent to the following address:
West Linn-Wilsonville School District
PO Box 35
West Linn, OR 97068

File No.: 06-1122250 (RMN)
Date: March 30, 2011

ORIGINAL

STATUTORY BARGAIN AND SALE DEED

City of West Linn, a municipal corporation of the State of Oregon, Grantor, conveys to West Linn-Wilsonville School District NO. 3JT, a municipal corporation of the State of Oregon, Grantee, the following described real property:

LEGAL DESCRIPTION: Real property in the County of Clackamas, State of Oregon, described as follows:

THE SOUTHERLY 9 FEET OF LOTS 5 AND 30 AND ALL OF LOTS 6, 7, 8, 9, 26, 27, 28 AND 29 OF BLOCK 2 AS SURVEYED AND LAID OUT ON THE PLAT OF WILLAMETTE HEIGHTS, OREGON, WHICH PLAT WAS RECORDED ON APRIL 21, 1913 IN BOOK 12 AT PAGE 20, RECORDS OF TOWN PLATS OF CLACKAMAS COUNTY, OREGON.

TOGETHER WITH THAT PORTION WHICH INURED THERETO DUE TO ORDINANCE NO. 1007, VACATION OF A PORTION OF FIRST STREET, SECOND STREET, FOURTH STREET, WILLAMETTE AVENUE AND OREGON CITY BOULEVARD, RECORDED JUNE 27, 1979 AS DOCUMENT NO. 79027202, CLACKAMAS COUNTY DEED RECORDS.

TOGETHER WITH THAT PORTION WHICH INURED THERETO DUE TO ORDINANCE NO. 1598, VACATION OF A PORTION OF OXFORD STREET RIGHT-OF-WAY AND ABUTTING ALLEY, RECORDED DECEMBER 13, 2010 AS DOCUMENT NO. 2010 079750, CLACKAMAS COUNTY DEED RECORDS.

NOTE: This legal description was created prior to January 1, 2008.

The true consideration for this conveyance is **\$483,000.00**. (Here comply with requirements of ORS 93.030)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 14th day of April, 2011.

City of West Linn



By: Chris Jordan, City Manager

STATE OF Oregon)
)ss.
County of Clackamas)

This instrument was acknowledged before me on this 14th day of April, 2011
by Chris Jordan as City Manager of City of West Linn, on behalf of the .



Notary Public for Oregon
My commission expires: 04/11/15

ACCEPTED:

GRANTEE

WEST LINN-WILSONVILLE SCHOOL DISTRICT NO. 3JT, an Oregon municipal corporation

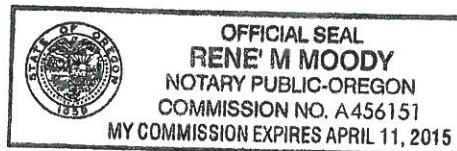
By: Roger L. Woehl
Name: ROGER L. WOELH
Its: Superintendent

STATE OF OREGON)
) ss.
County of Clackamas)

This instrument was acknowledged before me on April 15, 2011, by
Roger Woehl as Superintendent of the West Linn-Wilsonville
School District No. 3JT, an Oregon municipal corporation.

[Signature]
NOTARY PUBLIC FOR OREGON
My Commission

Expires: 04.11.15



Sunset
11.18.10

Tax Lot 3700 (21E25DC03700)

Grantors: Franklin Hess and Gene Hess, husband and wife
Grantee: School District No. 3, Clackamas County, Oregon
Recorded July 14, 1955, Book 498, Page 284

All the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Clackamas and State of Oregon, bounded and described as follows, to-wit:

Lot Eighteen (18), West Linn Heights, according to the duly recorded plat thereof.

Tax Lot 5800 (21E25DC05800)

Grantor: Willamette Pulp and Paper Company
Grantee: School District Number Thirty-four (34) of Clackamas County, Oregon
Recorded: January 8, 1913, Book 129, Page 420

The following described real estate situated in the County of Clackamas, State of Oregon, to-wit:

Commencing at the Southeast corner of the Samuel W. Shannon Donation Land Claim Number Seventy (70), Notification Number 652, Section 25, Township 2, South Range 1, East of the Willamette Meridian, said corner being North 671.41 feet from the Southwest corner of the Daniel Burns Donation Land Claim; thence North 0° 8' East, 26.72 feet to an iron pipe, the place of beginning and from said pipe as the point of beginning, thence North 0° 8' East 298.60 feet to a one inch iron pipe; thence East 268 feet to a one inch iron pipe, thence South 0° 55' West, 305 feet to a one inch iron pipe, thence North 88° 37' West, 263.82 feet to the place of beginning, containing 1.842 acres, more or less.

Tax Lot 6100 (21E25DC06100)

Grantor: Crown Zellerbach Corporation
Grantee: Consolidated School District No. 3 of Clackamas County, Oregon
Recorded: January 16, 1946, Book 358, Page 559

All of the following described real property situate in the County of Clackamas, State of Oregon, to-wit:

The following described property in Section 25, Township 2 South, Range 1 East of the Willamette Meridian, Clackamas County, Oregon, as surveyed and laid out on the Plat of Willamette Heights, Oregon, which plat was recorded on April 21, 1913, in Book 12 at Page 20, Records of Town Plats of Clackamas County, Oregon, to wit:

All of Lots 1, 2, 3 and 4, Block 2, Willamette Heights; Also the North 41 feet of Lot 5, Block 2, Willamette Heights; also the South 17.24 feet of Lot 31, Block 2, Willamette Heights; Also a part of Lots 1, 2, 3, 4, 5 and 6, Block 8, Willamette Heights, described as: Beginning at the Southwest corner of Lot 1 of said Block 8 a distance of 300 feet to the Southeast corner of Lot 6 of said Block 8; thence North 66° 56' West a distance of 324.1 feet to the West boundary of Lot 1 of said Block 8; thence South along the West boundary of said Lot 1, Block 8 a distance of 122.6 feet to the point of beginning.

09059 005 (legal), permanent file



**METROSCAN
PROPERTY PROFILE**
Clackamas County

Compliments Of Customer Service
9020 SW Washington Square Road, Suite 220
Tigard, Oregon 97223
Phone: 503.671.0525 Fax: 503.671.0535
Email: customerservice@pnwtor.com
Website: www.pnwtor.com

OWNERSHIP INFORMATION

| | | | |
|--------------|--------------------------------|----------------------------------|----------------|
| Owner | : West Linn-Wils Sch Dist #3J | Parcel Number | : 00386772 |
| CoOwner | : | Ref Parcel # | : 21E25DC03700 |
| Site Address | : *no Site Address* | T: 02S R: 01E S: 25 Q: SE QQ: SW | |
| Mail Address | : PO Box 35 West Linn Or 97068 | | |
| Telephone | : | | |

SALES AND LOAN INFORMATION

| | | | |
|---------------|-----------|-----------------|---|
| Transferred : | | Loan Amount : | |
| Document # | : 498-284 | Lender | : |
| Sale Price : | | Loan Type : | |
| Deed Type : | | Interest Rate : | |
| % Owned : | | Vesting Type : | |

PROPERTY DESCRIPTION

Map Page Grid :
Census Tract : 206.00 Block: 2
Neighborhood : West Linn Newer
Subdivision/Plat : West Linn Heights
Improvement : 900 Contiguous Property
Land Use : 101 Res, Residential Land, Improved
Legal : 412 WEST LINN HGTS LT 18 PT LTS 1&2
 : BLK 1
 :

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$81,639
Mkt Structure :
Mkt Total : \$81,639
%Improved :
AssdTotal : \$48,802
Mill Rate : 18.5220
Levy Code : 003002
09-10 Taxes :

PROPERTY CHARACTERISTICS

| | | |
|--------------|-------------------|-------------------|
| Bedrooms : | BldgLivingSqFt : | BldgSqFt : |
| Bathrooms : | 1st Floor SqFt : | Lot Acres : 1.05 |
| Full Baths : | UpperFinSqFt : | Lot SqFt : 45,955 |
| Half Baths : | Finished SqFt : | Year Built : |
| Fireplace : | AbvGrdSqFt : | Foundation : |
| Heat Type : | UpperTotSqFt : | Roof Type : |
| Floor : | UnFinUpStySqFt : | Roof Shape: |
| Stories : | Bsmt Fin SqFt : | Exterior Fin : |
| Garage SF : | Bsmt Unfin SqFt : | |
| | Bsmt Total SqFt : | |

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report. Information is deemed reliable but not guaranteed.

(Revised 1944)

A08 284

KNOW ALL MEN BY THESE PRESENTS, That FRANKLIN H. HESS and GENE HESS,
husband and wife,in consideration of Ten and no/100 Dollars,
to them paid by SCHOOL DISTRICT NO. 3, CLACKAMAS COUNTY, OREGONdo hereby grant, bargain, sell and convey unto the said grantees, its successors and assigns, all
the following real property, with the tenements, hereditaments and appurtenances, situated in the County
of Clackamas and State of Oregon, bounded and described as follows, to-wit:Lot Eighteen (18), WEST LINN HEIGHTS, according to
the duly recorded plat thereof.To Have and to Hold the above described and granted premises unto the said grantees, its
successors and assigns forever.And the grantor do covenant that they shall lawfully seise in fee simple of the above
granted premises free from all encumbrances, except subject to rights of public
in and to that portion lying within the boundaries of public roads,and that they will and their heirs, executors and administrators, shall warrant and forever
defend the above granted premises, and every part and parcel thereof, against the lawful claims and
demands of all persons whatsoever.Witness their hand and seal this 14th day of July, 1955Franklin H. Hess (SEAL)Gene Hess (SEAL)

STATE OF OREGON,

County of ClackamasOn this 14th day of July, 1955before me, the undersigned, a Notary Public in and for said County and State, personally appeared the
within named Franklin H. Hess and Gene Hess, husband and wife,

who are

known to me to be the identical individual(s) described in and who executed the within
instrument, and acknowledged to me that they executed the same freely and voluntarily.IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official
seal the day and year last above written.Robert R. Hess
Notary Public for Oregon,
My Commission expires 12/15/58

WARRANTY DEED

FRANKLIN H. HESS and wife

TO

SCHOOL DISTRICT NO. 3,
Clackamas County, Oregon.

After recording return to

STATE OF OREGON
County of Clackamas
I, Guy H. Hess, Clerk of the County of Clackamas, do hereby certify that the within instrument was duly executed and recorded in the presence of me and the undersigned, a Notary Public in and for said County and State, and that the same is a true and correct copy of the original as the same appears from the records of the County of Clackamas, Oregon.

1955 JUL 14 PM 4 21

In Book 108 284

Witness my hand and seal this 14th day of July, 1955.

Guy H. Hess, Clerk of the County of Clackamas, Oregon.

Recording Certificate



**METROSCAN
PROPERTY PROFILE**
Clackamas County

Compliments Of Customer Service
9020 SW Washington Square Road, Suite 220
Tigard, Oregon 97223
Phone: 503.671.0525 Fax: 503.671.0535
Email: customerservice@pnwtor.com
Website: www.pnwtor.com

OWNERSHIP INFORMATION

| | | | |
|--------------|----------------------------------|----------------------------------|----------------|
| Owner | : West Linn-Wils Sch Dist #3J | Parcel Number | : 00386987 |
| CoOwner | : | Ref Parcel # | : 21E25DC05800 |
| Site Address | : 2351 Oxford St West Linn 97068 | T: 02S R: 01E S: 25 Q: SE QQ: SW | |
| Mail Address | : PO Box 35 West Linn Or 97068 | | |
| Telephone | : | | |

SALES AND LOAN INFORMATION

| | | | |
|---------------|-----------|-----------------|---|
| Transferred : | | Loan Amount : | |
| Document # | : 129-420 | Lender | : |
| Sale Price : | | Loan Type : | |
| Deed Type : | | Interest Rate : | |
| % Owned : | | Vesting Type : | |

PROPERTY DESCRIPTION

Map Page Grid : 687 A7
Census Tract : 206.00 Block: 2
Neighborhood : West Linn/Willamette Old Town
Subdivision/Plat :
Improvement : 601 Schools
Land Use : 101 Res, Residential Land, Improved
Legal : SECTION 25 TOWNSHIP 2S RANGE 1E
: QUARTER DC TAX LOT 05800
:

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$382,032
Mkt Structure : \$6,916,220
Mkt Total : \$7,298,252
%Improved : 95
AssdTotal : \$5,773,904
Mill Rate : 18.5220
Levy Code : 003002
09-10 Taxes :

PROPERTY CHARACTERISTICS

| | | |
|--------------|-------------------|-------------------|
| Bedrooms : | BldgLivingSqFt : | BldgSqFt : |
| Bathrooms : | 1st Floor SqFt : | Lot Acres : 1.84 |
| Full Baths : | UpperFinSqFt : | Lot SqFt : 80,150 |
| Half Baths : | Finished SqFt : | Year Built : |
| Fireplace : | AbvGrdSqFt : | Foundation : |
| Heat Type : | UpperTotSqFt : | Roof Type : |
| Floor : | UnFinUpStySqFt : | Roof Shape : |
| Stories : | Bsmt Fin SqFt : | Exterior Fin : |
| Garage SF : | Bsmt Unfin SqFt : | |
| | Bsmt Total SqFt : | |

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report. Information is deemed reliable but not guaranteed.

120

VOL. 129

This instrument witnesses that William Fain and Robert Company, a corporation, organized under the laws of the State of Oregon having an office at San Francisco, California, for and in consideration of the sum of One (\$1.00) Dollar to it paid by School District Number Thirty-four (34) of Clatsop County, Oregon, does hereby receive, release and quitclaim unto said School District Number Thirty-four (34), Clatsop County, Oregon, the following eas-

cribed real estate situated in Clackamas County, State of Oregon, to-wit:

Commencing at the Southeast corner of the Samuel W. Shannon Donation Land Claim Number Seventy (70), Notification Number 652, Section 25, Township 2, South Range 1, East of the Willamette Meridian, said corner being North 671.41 feet from the Southwest corner of the Daniel Burns Donation Land Claim; thence North 0° 3' East, 23.72 feet to an iron pipe, the place of beginning; and from said pipe as the point of beginning, thence North 0° 3' East 298.50 feet to a one inch iron pipe; thence East 263 feet to a one inch iron pipe; thence South 0° 55' West, 305 feet to a one inch iron pipe; thence North 0° 57' East, 263.42 feet to the place of beginning, containing 1.842 acres, more or less.

To Have and To Hold the same unto said School District Number Thirty-Four (34), of Clackamas County, Oregon, its successors and assigns, forever.

In Witness Whereof, said Willamette Pulp and Paper Company has caused its corporate name to be hereunto subscribed by its First Vice President, and its corporate seal to be hereunto affixed, attested by the signature of its Secretary, pursuant to authority of its Board of Directors, this 19th day of February, A. D. Nineteen Hundred and Thirteen.

In the presence of:

John L. Seely,
H. T. Eaton,

Willamette Pulp and Paper Company,
By Ira Pierce,

First Vice President,

Attest

F. G. Wight,

Secretary.

(Seal of W. P. & P. Co.)

State of California,)
City and County of San Francisco,) ss

On this nineteenth day of February, Nineteen Hundred and Thirteen, before me, appeared Ira Pierce and F. G. Wight, to me personally known, who being duly sworn, do say that the said Ira Pierce is the First Vice President, and the said F. G. Wight is the Secretary of the Willamette Pulp and Paper Company, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said Ira Pierce and F. G. Wight acknowledged said instrument to be the free act and deed of said corporation.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal, this, the day and year first above written:

(Seal of Notary.)

Thomas A. Barnes,

Notary Public for California,

Notary Public in and for the City and County of San Francisco, State of California.

My term of office expires January 4th,

A. D. 1916.

Filed and recorded March 5, 1913, at 2:45 P. M.

E. P. Dedman, County Recorder,

By

Deputy.



**METROSCAN
PROPERTY PROFILE**
Clackamas County

Compliments Of Customer Service
9020 SW Washington Square Road, Suite 220
Tigard, Oregon 97223
Phone: 503.671.0525 Fax: 503.671.0535
Email: customerservice@pnwtor.com
Website: www.pnwtor.com

OWNERSHIP INFORMATION

Owner : West Linn-Wils Sch Dist #3J
CoOwner :
Site Address : *no Site Address*
Mail Address : PO Box 35 West Linn Or 97068
Telephone :

Parcel Number : 00386996
Ref Parcel # : 21E25DC06100
T: 02S R: 01E S: 25 Q: SE QQ: SW

SALES AND LOAN INFORMATION

Transferred :
Document # : 358-559
Sale Price :
Deed Type :
% Owned :

Loan Amount :
Lender :
Loan Type :
Interest Rate :
Vesting Type :

PROPERTY DESCRIPTION

Map Page Grid :
Census Tract : 206.00 Block: 2
Neighborhood : West Linn/Willamette Old Town
Subdivision/Plat : Willamette Heights
Improvement : 900 Contiguous Property
Land Use : 101 Res, Residential Land, Improved
Legal : 363 WILLAMETTE HEIGHTS ALSO VAC ST
: & ALLEY LTS 1 THRU 3 BLK 2 PT LTS 4
: 31-34 BLK 2 PT LTS 1-3 BLK 8

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$66,201
Mkt Structure :
Mkt Total : \$66,201
%Improved :
AssdTotal : \$36,099
Mill Rate : 18.5220
Levy Code : 003002
09-10 Taxes :

PROPERTY CHARACTERISTICS

| | | |
|--------------|-------------------|-------------------|
| Bedrooms : | BldgLivingSqFt : | BldgSqFt : |
| Bathrooms : | 1st Floor SqFt : | Lot Acres : 1.61 |
| Full Baths : | UpperFinSqFt : | Lot SqFt : 70,219 |
| Half Baths : | Finished SqFt : | Year Built : |
| Fireplace : | AbvGrdSqFt : | Foundation : |
| Heat Type : | UpperTotSqFt : | Roof Type : |
| Floor : | UnFinUpStySqFt : | Roof Shape : |
| Stories : | Bsmt Fin SqFt : | Exterior Fin : |
| Garage SF : | Bsmt Unfin SqFt : | |
| | Bsmt Total SqFt : | |

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report. Information is deemed reliable but not guaranteed.

STATE OF CALIFORNIA

City and County of } SS:
San Francisco

358 561

On this 23rd day of November, 1946, before
Geraldine D. Cohen, Commissioner of Deeds for the State
of Oregon, in the State of California, residing at
San Francisco, personally appeared LOUIS BLOCH

and D. J. GALEN, both to me personally

known, who, being duly sworn, did say that he, the said LOUIS BLOCH

is the Chairman of the Board

and he, the said D. J. GALEN is the

Secretary

of CROWN ZELLERBACH CORPORATION,

the within named corporation, and that the seal affixed
to said instrument is the corporate seal of said corpora-
tion and that the said instrument was signed and sealed
in behalf of said corporation by authority of its Board
of Directors and said LOUIS BLOCH and

D. J. GALEN acknowledged said instrument to
be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my
hand and affixed my official seal, this the day and year
in this, my certificate, written.



Geraldine D. Cohen
Commissioner of Deeds for Oregon,
residing at San Francisco, Calif

My Commission expires: Feb 15, 1946

REAL DOCUMENT 652 RECORDED JAN 16 1946 12:17 P M-GUY H. PACE, COUNTY CLERK

SPECIAL WARRANTY DEED

BOOK 358 PAGE 559

KNOW ALL MEN BY THESE PRESENTS, That CROWN
ZELLERBACH CORPORATION, a corporation of the State of Nevada,
in consideration of Ten (\$10.00) Dollars and other good and
valuable considerations to it in hand paid by CONSOLIDATED
SCHOOL DISTRICT NO. 3 of Clackamas County, Oregon, does hereby
grant, bargain, sell and convey unto the said Consolidated
School District No. 3, its successors and assigns, all the
following described real property situate in the County of
Clackamas, State of Oregon, to-wit:

The following described property in Section 25,
Township 2 South, Range 1 East of the Willamette
Meridian, Clackamas County, Oregon, as surveyed
and laid out on the Plat of Willamette Heights,
Oregon, which plat was recorded on April 21,
1913, in Book 12 at Page 20, Records of Town
Plats of Clackamas County, Oregon, to-wit:

All of Lots 1, 2, 3 and 4, Block 2, Willamette
Heights; Also the North 41 feet of Lot 5, Block
2, Willamette Heights; also the North 41 feet
of Lot 30, Block 2, Willamette Heights; also the
South 17.24 feet of Lot 31, Block 2, Willamette
Heights; Also a part of Lots 1, 2, 3, 4, 5 and 6,
Block 8, Willamette Heights, described as: Be-
ginning at the Southwest corner of Lot 1 of
Block 8; thence East along the South boundary
of said Block 8 a distance of 300 feet to the
Southeast corner of Lot 6 of said Block 8; thence
North 86° 56' West a distance of 324.1 feet to
the West boundary of Lot 1 of said Block 8;
thence South along the West boundary of said
Lot 1, Block 8 a distance of 122.6 feet to the
point of beginning.

TO HAVE AND TO HOLD the above described premises
unto the Grantee, its successors and assigns forever. Provided,
however, that this conveyance is made upon the express con-
dition that the property hereby conveyed shall be used only
for constructing and maintaining thereon school buildings
and such other improvements as may be required for public
purposes in connection therewith, and that no part of said
premises shall be used for conducting, operating or in con-

358-2560

section with any business, mercantile or manufacturing institution or establishment, or business or enterprise conducted for gain or profit, or for any purpose or use whatsoever except for school and/or other public purposes. Provided, however, that the said Grantee, its successors and assigns, shall have the right to dedicate any portion of said property to the public for street and road purposes. In the event the Grantee, its successors and assigns, shall violate or fail to comply with the above provisions, the Grantor, its successors and assigns, or any person or persons who may be injured or damaged by such violation or failure to comply with such conditions, shall have the right to, and may institute and prosecute a suit in any court having jurisdiction in the premises to enjoin the violation of said conditions and/or may institute action to recover damages for and on account of the violation of said conditions.

The said Grantor, for itself, its successors and assigns, does covenant to and with the said Grantee, its successors and assigns, that it is seized with fee simple, unencumbered title to the above described property, and that it will defend the same against the lawful claims of all persons whomsoever claiming by, through or under the Grantor.

IN WITNESS WHEREOF, the Grantor has caused this deed to be executed this 23rd day of November, 1945, by its officers as below subscribed.

Witnesses:

Viola Chalmers
A. H. Group

CROWN ZELLERBACH CORPORATION

By

Attest:

Approved as to form:
GRIFFITH, PECK, PHILLIPS & NELSON
By James P. Phillips



Filed and recorded March 8, 1913, at 10:55 A. M.

E. P. Dedman, County Recorder,

By

Deputy.

This Indenture Witnesseth, That George M. Kirk, a single man for and in consideration of Ten (\$10.00) Dollars to me paid, has bargained and sold, and by these presents do bargain, sell and convey unto Myrtle M. Kirk, the following described real estate, situate in Clackamas County, State of Oregon, to-wit:

A part of Sec. 34, T. 2 S., R. 2 E., of Willamette Meridian, beginning at a point 3.21 chains South and 5.17 chains W. of the N. E. Corner of the N. W. $\frac{1}{4}$ of the N. W. $\frac{1}{4}$ of the said Sec. 34, running thence South 18.67 chains to the center of the Abernathy County Road, thence along the center of said road, S. 70° W. 5.95 chains, thence North 17.26 chains, thence N. 58° 12' E. 6.55 chains to the place of beginning, containing ten (10) acres.

To Have and To Hold the said premises, with their appurtenances, unto the said Myrtle M. Kirk, her heirs and assigns forever; and I, the said George M. Kirk do hereby covenant to and with the said Myrtle M. Kirk, her heirs and assigns, that I am the owner in fee simple of said premises; that they are free from all incumbrances, and I will warrant and defend the same from lawful claims whatsoever.

In witness whereof, I have set my hand and seal this 3d day of March, A. D. 1913.

Signed, sealed and delivered in the presence:

W. W. Myers,

George M. Kirk,

W. W. K. Samson,

State of Oregon, }
County of Clackamas, }

On This, the 3d day of March, A. D. 1913, personally came before me, Notary Public for Oregon, and for said County and State, the within named George M. Kirk, a single person, to me personally known to be the identical person described in and who executed the foregoing conveyance and acknowledged to me that he executed the same freely and voluntarily for the uses and purposes therein named.

Witness my hand and official seal, this, the day and year in the Certificate first above written.

(Seal of Notary.)

W. W. K. Samson,

Notary Public for Or.

Filed and recorded March 8, 1913, at 1:50 P. M.

E. P. Dedman, County Recorder,

By

Deputy.

This Indenture Witnesseth that Willamette Pulp and Paper Company, a corporation, organized under the laws of the State of Maine, having an office at San Francisco, California, for and in consideration of the sum of One (\$1.00) Dollar to it paid by School District Number Thirty-four (34) of Clackamas County, Oregon, does hereby remise, release and quitclaim unto said School District Number Thirty-four (34), Clackamas County, Oregon, the following des-

drilled well and is situated in Clackamas County, State of Oregon, to-wit:

Commencing at the Southeast corner of the Samuel W. Shannon Donation Land Claim Number Seventy (70), Notification Number 652, Section 25, Township 2, South Range 1, East of the Willamette Meridian, said corner being North 671.41 feet from the Southwest corner of the Daniel Burns Donation Land Claim; thence North 0° 0' East, 28.72 feet to an iron pipe, the place of beginning; and from said pipe as the point of beginning, thence North 0° 0' East 294.60 feet to a one inch iron pipe; thence East 268 feet to a one inch iron pipe; thence South 0° 55' West, 305 feet to a one inch iron pipe; thence North 88° 27' East, 263.82 feet to the place of beginning, containing 1.842 acres, more or less.

To Have and To Hold the same unto said School District Number Thirty-Four (34), of Clackamas County, Oregon, its successors and assigns, forever.

In Witness Whereof, said Willamette Pulp and Paper Company has caused its corporate name to be hereunto subscribed by its First Vice President, and its corporate seal to be hereunto affixed, attested by the signature of its Secretary, pursuant to authority of its Board of Directors, this 19th day of February, A. D. Nineteen Hundred and Thirteen.

In the presence of:

John L. Seely,
H. T. Eaton.

Willamette Pulp and Paper Company,
By Ira Pierce.

First Vice President.

Attest

F. G. Wight,

Secretary.

(Seal of W. P. & P. Co.)

State of California,) ss
City and County of San Francisco,)

On this nineteenth day of February, Nineteen Hundred and Thirteen, before me, appeared Ira Pierce and F. G. Wight, to me personally known, who being duly sworn, do say that the said Ira Pierce is the First Vice President, and the said F. G. Wight is the Secretary of the Willamette Pulp and Paper Company, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said Ira Pierce and F. G. Wight acknowledged said instrument to be the free act and deed of said corporation.

In Testimony Whereof, I have hereunto set my hand and affixed my notarial seal, this, the day and year first above written.

(Seal of Notary.)

Thomas S. Burns,

Notary Public for California,

Notary Public in and for the City and County of
San Francisco, State of California.

My term of office expires January 4th,

A. D. 1916.

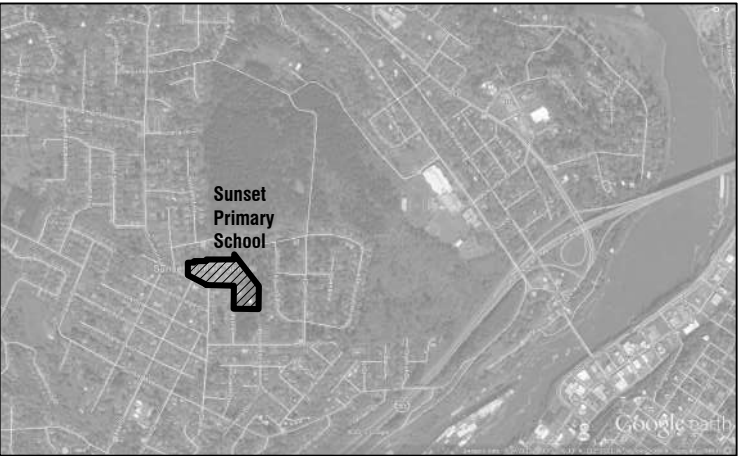
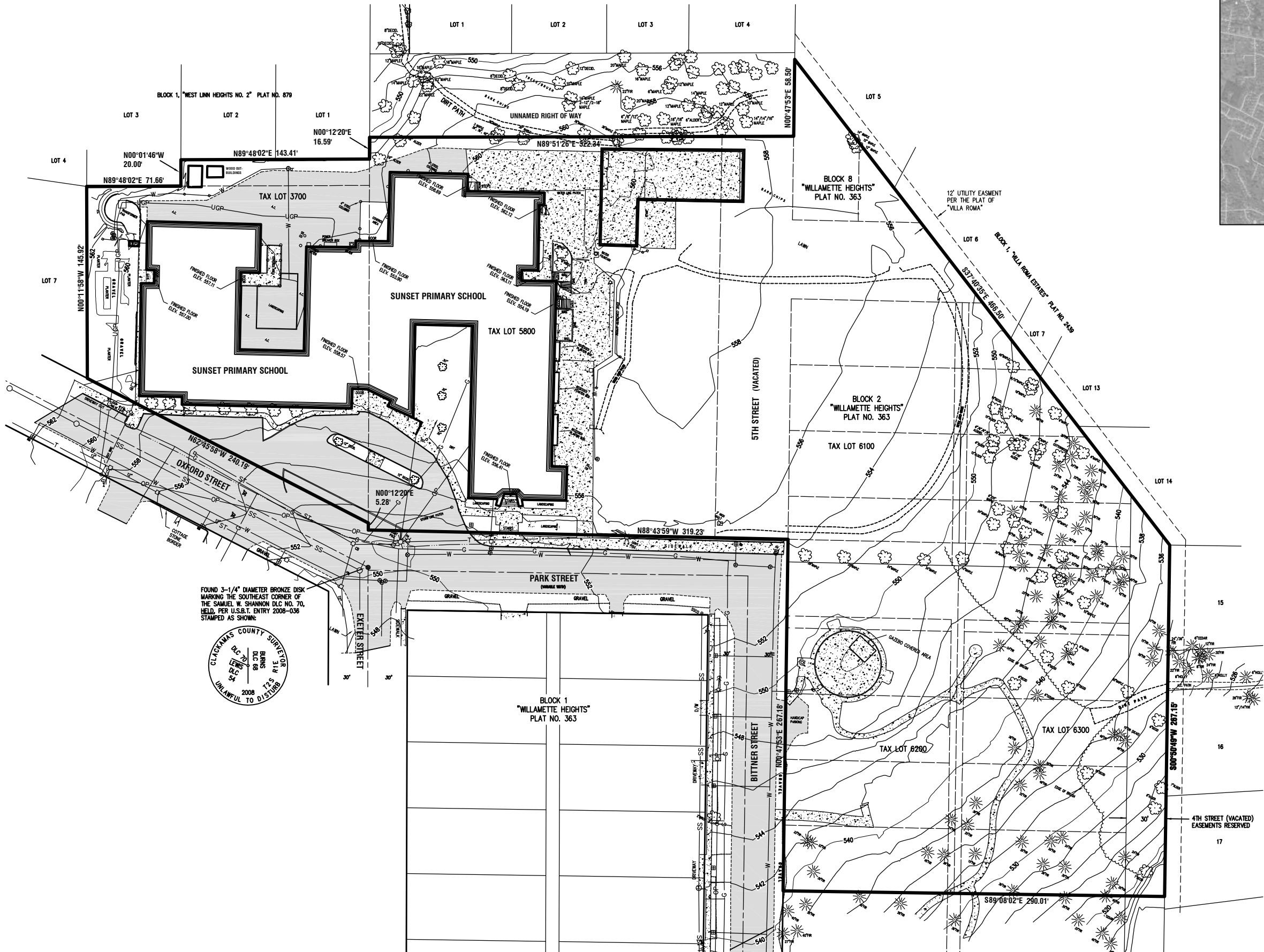
Filed and recorded March 5, 1913, at 2:45 P. M.

E. F. Dedman, County Recorder.

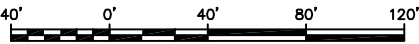
By

Deputy

EXHIBIT B
Minor Partition Plat



Vicinity Map



Scale: 1" = 40'

Notes:

1. BASIS OF ELEVATIONS IS NAVD '88 UTILIZING GPS OBSERVATIONS ON HARN STATION "TERM" IN OREGON CITY, UPDATED 2-25-09.
2. CONTOUR INTERVALS ARE TWO FEET.
3. SITE AREA = 273,468 SQUARE FEET (6.28 ACRES).

Legend:

- G — GAS LINE
- T — OVERHEAD PHONE LINE
- OP — OVERHEAD POWER LINE
- SS — SANITARY SEWER LINE
- ST — STORM SEWER LINE
- W — WATER LINE
- - - - - EDGE OF PAVEMENT

TENTATIVE PLAN
FOR A ONE-PARCEL PARTITION PLAT

| | | | | | | |
|------|-----|----------|-------|---------------------------|-------|------------|
| | | | DRAWN | MMM | CHECK | MAR |
| | | | SCALE | 1" = 40' | DATE | OCT., 2015 |
| DATE | NO. | REVISION | PLAN | 5367 Prelim Partition.dwg | | |



COMPASS Land Surveyors
4107 SE International Way, Suite 705
Milwaukie, Oregon 97222 503-653-9093

WEST LINN - WILSONVILLE SCHOOL DISTRICT
PO BOX 35
WEST LINN, OREGON 97068

SUNSET PRIMARY SCHOOL
2351 OXFORD STREET
WEST LINN, OREGON 97068