



## Agenda Report 2016-12-12-08

Date: November 30, 2016

To: Russ Axelrod, Mayor  
Members, West Linn City Council

From: Jennifer Arnold, Planning Department

Through: John Boyd, Interim Community Development Director Initials  
Eileen Stein, City Manager ES

Subject: Annexation of 3.38 acres of land at 3800 Ridge Lane.

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### **Purpose:**

The owners of property at 3800 Ridge Lane are requesting annexation to the City of West Linn.

The City of West Linn has a concurrent two-step process for consideration of annexation requests. Step 1 will include a hearing to consider the land use aspects of the annexation request. Step 2 is a policy decision. The Council may, in its discretion, pass a resolution placing an annexation request on a ballot before the voters for an advisory vote.

### **Question(s) for Council:**

#### Step 1: Land Use Decision

1. Does the application for 3800 Ridge Lane meet the criteria in CDC Chapter 81 for annexation of the property?

#### Step 2: Policy Decision

2. Does the City Council want annex the property at 3800 Ridge Lane?

### **Public Hearing Required:**

Yes, but a hearing is only required for the Step 1: Land Use Decision.

### **Background and Discussion:**

#### Step 1: Land Use Decision

The subject property, occupied by a large house, is located at 3800 Ridge Lane. The property is located about one mile within the Urban Growth Boundary (UGB) and City limits. The neighborhood is substantially built out with single family homes. If annexed, the property is proposed to have a zoning designation of R-7 consistent with nearby zoning. The property has been included in all of the City's adopted long-range facility and capital improvement plans. All

necessary utilities are available to serve the property. The approval criteria for annexations are contained in CDC Chapter 81, Boundary Changes. The Staff Report for this project is attached discussing all of the land use criteria. In summary, staff finds that the application meets all of the criteria.

**Step 2: Policy Decision**

This property is an “island” not annexed to the City, as such; annexation to the City would promote the timely, orderly, and economic provision of public facilities and services. The City’s water, sewer, surface water, transportation system plans anticipate annexation of this area and can accommodate serving this property.

In 2006, the City Council adopted Policies Discouraging Destruction of Natural Resources and Significant Trees. The applicant has confirmed that there have not been modifications to the trees or other natural resources on the site. The property owner, staff site visits, and aerial photographs all confirm that no trees have been removed since the application was submitted. No other modifications to natural resources are noted.

**Budget Impact:**

Annexation would bring this property, which has utilized many City facilities for years, onto the City’s tax rolls and make it subject to all fees and assessments.

**Council Options:**

**Step 1: Land Use Decision**

1. Approve the land use application for annexation.
2. Deny the land use application for annexation and end consideration of annexing this property.

**Step 2: Policy Decision**

1. Approve the annexation of 3015 and 3001 Parker Road.
2. Consider a resolution placing the annexation of 3015 and 3001 Parker Road on a ballot for an advisory vote.
3. Decline to annex this property.

**Staff Recommendation:**

**Step 1: Land Use Decision**

Staff recommends the City Council approve the annexation application at the R-7 Zoning request.

**Step 2: Policy Decision**

Staff recommends the City Council approve annexation of 3800 Ridge Lane.

**Potential Motions:**

**Step 1: Land Use Decision**

I move to approve the annexation of 3.38 acres of real property at 3800 Ridge Lane (Land Use Case Number: ANX-16-01).

**Step 2: Policy Decision**

I move to approve the annexation of 3.38 acres of real property at 3800 Ridge Lane (Lane Use Case Number: ANX-16-01) and zone the property R-7.

**Attachments:**

1. Staff Report

## EXHIBIT A


A tract of land being a part of Tracts 27, 28 and 29, SHANNON ACRE TRACTS, in the County of Clackamas and State of Oregon, more particularly described as follows:

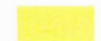
Beginning at a one-half inch iron pipe at the northwest corner of said Tract 29, which iron pipe is at the intersection of the westerly boundary of said plat with the southerly right of way line of a 30.00 foot roadway. thence East along the northerly boundary of said Tracts 29, 28 and part of the southerly right of way line of said 30.0 foot roadway, 575.00 feet; thence leaving said southerly right of way line South 00° 08' West 536.63 feet to the southwesterly line of said Tract 27; thence North 63° 00' 30" West along the southwesterly boundary of said SHANNON ACRE TRACTS, 644.66 feet to the southwest corner of said plat; thence North along the westerly boundary of said plat, 244.03 feet to the place of beginning; From said place of beginning;

EXCEPTING THEREFROM Tract 29 thereof.

# Exhibit B

**Proposed Zoning  
ANX-16-01  
City of West Linn**

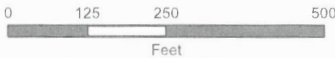
 Subject Property

 R7

 R3

 R10

 Unincorporated



**3800  
Ridge Lane**

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.

Data Sources: City of West Linn, Clackamas County, Metro  
Cartography: West Linn Planning - November 2016

