

## Memorandum

Date: January 9, 2017

To: West Linn City Council

From: Jennifer Arnold, Associate Planner

Subject: Public Testimony for West Linn City Council Public Hearing on ANX-16-01

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On January 8, 2017 Staff received written testimony from Kristen O'Sullivan expressing concerns about the proposed R-7 zoning designation. Kristen O'Sullivan is concerned that the proposed R-7 zoning designation is not consistent with the neighboring R-10 zoning designations.

On January 5, 2017 Staff received written testimony from William and Carol Koran expressing support for the proposed annexations and at the R-7 zoning designation. The Korans stated the proposed R-7 zoning would "fit with the character of existing homes nearby."

## Arnold, Jennifer

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**From:** Thornton, Megan  
**Sent:** Monday, January 09, 2017 7:53 AM  
**To:** Arnold, Jennifer  
**Subject:** FW: Annexation of 3.38 Acres at 3800 Ridge Lane File No. ANX-16-01

**From:** Axelrod, Russell  
**Sent:** Sunday, January 08, 2017 7:22 PM  
**To:** Kristen O'Sullivan <osullivan1410@gmail.com>; Sakelik, Richard <RSakelik@westlinnoregon.gov>; Cummings, Teri <TCummings@westlinnoregon.gov>; Martin, Bob <BMartin@westlinnoregon.gov>; Perry, Brenda <BPerry@westlinnoregon.gov>  
**Cc:** Thornton, Megan <mthornton@westlinnoregon.gov>; Boyd, John <jboyd@westlinnoregon.gov>  
**Subject:** Re: Annexation of 3.38 Acres at 3800 Ridge Lane File No. ANX-16-01

Ms. Sullivan,

Thank you for your comments. I am copying city staff to ensure your comments are incorporated in the official record of the annexation proposal.

Thank you for participating in this land use decision.

Russ

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**From:** Kristen O'Sullivan <osullivan1410@gmail.com>  
**Sent:** Sunday, January 8, 2017 7:04 PM  
**To:** Axelrod, Russell; Sakelik, Richard; Cummings, Teri; Martin, Bob; Perry, Brenda  
**Subject:** Re: Annexation of 3.38 Acres at 3800 Ridge Lane File No. ANX-16-01

To: West Linn City Council Members

Re: Annexation of 3.38 Acres at 3800 Ridge Lane  
File No. ANX-16-01

Please accept this as testimony for the Monday, January 9th 2017 meeting re: Annexation of 3.38 Acres at 3800 Ridge Lane File No. ANX-16-01

The designation of the annexation of 3800 Ridge Lane for R-7 is not consistent with the surrounding properties. Nearby newer developments such as Renaissance Ridge, Gregory Court Estates and Maxfield are R-10. Small lot sizes of 7,000 square feet would not fit the existing neighborhood pattern.

In addition, in July 2014, File No. ANX-14-01 for 2.95 Acres at 1430 Rosemont Rd was submitted to the City Council. They applied for R-7 and the West Linn City Council voted and designated it to be zoned for R-10. This property at 1430 Rosemont Rd is across the street from 3800 Ridge Lane.

From the staff report the Comp Plan designation is "low density residential." Also from the staff report the "requested R-7 is the most dense of the low density residential "options. There is no evidence to support this conclusion. In addition, per the staff report "the property proposed to have a zoning designation of R-7 consistent with nearby zoning." However, in the Staff Report the staff writes in fact "there is R-10 to the north and west."

We request you keep this property at 3800 Ridge Lane consistent with recent development of R-10 zoning.

Regards,  
Kristen O'Sullivan  
West Linn Resident  
1410 Rosemont Rd.

**Megan Thornton**

*Assistant City Attorney*  
Administration

22500 Salamo Rd  
West Linn, OR 97068  
mthornton@westlinnoregon.gov  
westlinnoregon.gov  
503-742-8663



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January 5, 2017

West Linn City Council  
City of West Linn  
22500 Salamo Road  
West Linn, OR 97068

Dear West Linn City Council Members:

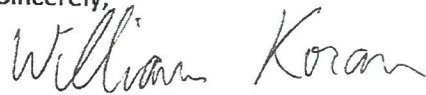
We are writing regarding our neighbors, Noell & Carol Price and Christopher & Janet Morgan, who are currently in the process of annexing their properties on Parker Road (Price) and Ridge Lane (Morgan) into the City of West Linn. We wanted to take this opportunity to express our support for these annexations. Similar to our property, these properties are island properties in West Linn, but on the Clackamas County books because they have not yet been annexed into the City of West Linn. We have always thought it a matter of time before all of these island county properties were brought into the City. Doing so was part of the original master plan for growth in West Linn, and it makes sense to absorb the island properties into the City. We, too, might apply for annexation at some future date.

Likely most people in the area think these island properties are already a part of the City of West Linn, and that we are already residents. Certainly, we consider ourselves to be part of the West Linn community. From a City budget standpoint, annexing these properties also makes good fiscal sense since the island properties currently are paying taxes collected by Clackamas County instead of the City of West Linn. Additional taxes collected by the City would result in more funds available for community events and public services. It also endows city voting rights to the owners of these island properties, and brings more unity among the residents.

Finally, we're aware that there is currently some discussion over the specific zoning to apply to these properties. The Price and Morgan requests for R7 zoning for 7,000 square foot residential lots seems to fit with the character of existing homes nearby. It is also consistent with West Linn's longstanding opposition to expansion into the Stafford Basin – accommodating more housing inside the boundary of the city will relieve pressure to expand into the Stafford Basin.

Thank you for your time.

Sincerely,



William and Carol Koran  
3945 Parker Road  
West Linn, OR 97068

