

**WEST LINN CITY COUNCIL
FINAL DECISION NOTICE
ANX-16-01**

**IN THE MATTER OF AN ANNEXATION OF 3.38 ACRES OF REAL PROPERTY AT
3800 Ridge Lane**

At their meeting of December 12, 2016, the West Linn City Council opened a public hearing to consider the request by Chris Koback to annex 3.38 acres of real property at 3800 Ridge Lane. A motion was made, seconded, and passed to expand the notice radius from 100 feet to 500 feet and reconvene the public hearing January 9, 2017. At their meeting of January 9, 2017, the West Linn City Council continued to hold the public hearing to consider the request by Chris Koback to annex 3.38 acres of real property at 3800 Ridge Lane. A motion was made, seconded, and passed to ANX-16-01, the annexation of 3.38 acres of real property at 3800 Ridge Lane, and designate a zone of R-10. The Council found as follows:

1. The application for the Step 1: Land Use Decision met the approval criteria of Community Development Code, Chapter 81, which refers to the Metro Code, West Linn Municipal Code, and Oregon Revised Statutes.
2. The property was appropriate for annexation since it was within the Metro Urban Growth Boundary and adjacent to incorporated properties and right-of-way.
3. The application met the owner consent and expedited decision requirements given that all owners and electors consented to the annexation.
4. The proposal complies with the criteria of Metro Code, Section 3.09.050(d) and (e), where applicable.
5. The Comprehensive Plan designates the site as Low Density Residential, which provides for zoning districts between R-40 and R-7. The site will be zoned R-10, which is single family residential with a minimum lot size of 10,000 square feet, because the site is designated low density residential and adjacent to existing properties that are zoned R-10.
6. The property is well suited for development. The City's public facility master plans contemplate service to the area and there is sufficient capacity to serve the property.

This decision is final upon the date of this notice. Those parties with standing may appeal this decision to the Oregon Land Use Board of Appeals (LUBA) according to the rules adopted by LUBA.

MAILED THIS 25th DAY OF JANUARY 2017