



Agenda Report 2016-12-12-09

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 3.55 acres of land at 3015 and 3001 Parker Road.

Purpose:

The owners of property at 3015 and 3001 Parker Road 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 3015 and 3001 Parker Road meet the criteria in CDC Chapter 81 for annexation of the property?

Step 2: Policy Decision

2. Does the City Council want to annex the properties at 3015 and 3001 Parker Road?

Public Hearing Required:

Yes, but a hearing is only required for Step 1, which is a land use decision.

Background and Discussion:

Step 1: Land Use Decision

The subject property, occupied by a large house, is located at 3015 and 3001 Parker Road. 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; 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 3015 and 3001 Parker Road.

Potential Motions:

Step 1: Land Use Decision

I move to approve the annexation of 3.55 acres of real property at 3015 and 3001 Parker Road (Land Use Case Number: ANX-16-02).

Step 2: Policy Decision

I move to approve the annexation of 3.55 acres of real property at 3015 and 3001 Parker Road (Lane Use Case Number: ANX-16-02) and zone the properties R-7.

Attachments:

1. Staff Report

Exhibit A

EXHIBIT "A"

Part of the Julia Ann Lewis, D.L.C. No. 54 located in the Southwest quarter of the Section 25, T. 2S, R. 1E., of the W.M., in Clackamas County, Oregon, described as follows:

BEGINNING at a stake in the Northeast boundary line of said D.L.C. 758.46 feet, South 63° East from a stone set in said Northeast boundary line, South 63° East, 26 chains from the North corner of said claim; thence South 22° West 462 feet to the center of the County Road No. 375; thence South 63° East along the center of said County Road, a distance of 1089.54 to the Southwest corner of the tract conveyed to Howard M. Colton, et ux, by Deed Book 592, Page 441, said point being the true point of beginning of the tract herein to be described; thence North 22° East, a distance of 462 feet to a stone set in the Northeasterly boundary line of said claim that is 54 chains South 63° East, from the most Northerly corner of said claim; thence North 63° West, along the Northeasterly boundary line of said D.L.C., a distance of 356.17 feet to the Northeast corner of that tract conveyed by contract to Ronald N. Milner, et ux, by Recorder's Fee No. 70-10154; thence South 22° West along the East line of the Milner Tract, a distance of 462 feet to a point in the center of the County Road No. 375; thence South 63° East, along said center line, a distance of 356.17 feet to the point of beginning.

A tract of land located in the Southwest One-Quarter of Section 25, Township 2 South, Range 1 East, Willamette Meridian, Clackamas County, Oregon and being more particularly described as follows:

Beginning at the most northerly corner of Tract 'B' of the plat "Chinook Terrace", also being the most easterly corner of Document Number 2010-065643, and the City of West Linn city limits line; thence along the northeasterly line of said Document Number and a portion of said city limits line North 63°00'00" West 356.17 feet to the most northerly corner of said Document Number; thence along the northwesterly line of said Document Number South 22°00'00" West 431.89 feet to the northeasterly right-of-way line of Parker Road (30.00 feet from centerline), and the City of West Linn city limits line; thence along said right-of-way line and said city limits line South 63°00'00" East 356.17 feet to the most westerly corner of Tract 'B' of the plat "Chinook Terrace", also being a point on the southeasterly line of said Document Number; thence leaving said right-of-way line along said southeasterly line and said city limits line North 22°00'00" East 431.89 feet to the Point of Beginning.

The above described tract of land contains 3.52 acres, more or less.

5/19/2014

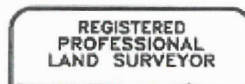


Exhibit B

