



CITY OF
West Linn
 PLANNING AND DEVELOPMENT

**STAFF REPORT
 PLANNING MANAGER DECISION**

DATE: June 27, 2017

FILE NO.: MIP-17-02

REQUEST: To replat and consolidate four lots into one lot at 2400-2450 Willamette Falls Drive. No additional lots will be created. (A self-storage facility was recently approved at this site.)

PLANNER: Peter Spir, Associate Planner

Planning Manager DB

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GENERAL INFORMATION

OWNER: VK Northwest Inc.
12700 SE McLoughlin Blvd.
Milwaukie, OR 97015
Contact: Vipul Patel

APPLICANT: Northwest Self Storage West Linn
14855 SE 82nd Drive
Clackamas, OR 97222

CONSULTANT: MacKenzie
1515 SE Water Ave. Suite 100
Portland, OR 97214
Contact: Lee Leighton

SITE LOCATION: 2400-2450 Willamette Falls Drive

LEGAL DESCRIPTION: Clackamas County Assessor's Map 2S-1E-35D, tax lots 2000, 5300, and 2S-1E-35DD tax lots 3500 and 3400

SITE SIZE: 1.58 acres

ZONING: General Commercial (GC)

COMP PLAN DESIGNATION: Commercial

120-DAY PERIOD: This application became complete on June 2, 2017. The 120-day maximum application-processing period ends on September 29, 2017.

PUBLIC NOTICE: Public notice was mailed to the all neighborhood associations and affected property owners on June 5, 2017. The property was posted with a notice sign on June 13, 2017. The notice requirements of CDC Chapter 99 have been met. In addition, the staff report was posted on the City's website June 5, 2017.

EXECUTIVE SUMMARY

On October 7, 2016, the Planning Commission approved a Conditional Use Permit (CUP), Design Review, Variances and Environmental permits (CUP-16-01, DR-16-02, VAR-16-02/03, WAP-16-06, WRG-16-02) to construct a four story self-storage facility (106,487 square feet) at this site which comprises four lots of record. Building Code provisions require that internal firewalls must be constructed along all underlying lot lines that bisect the building footprint. By consolidating the four lots of record into one lot and eliminating the associated lots lines, the self-storage building's interior walls can be constructed as initially designed.

The application is for a one-lot partition, which will consolidate four existing lots of record into one lot. The proposal uses a replat to vacate a portion of the Willamette Tracts that is depicted by current tax lots: Clackamas County Assessor's Map 2S-1E-35D, tax lots 2000, 5300, and 2S-1E-35DD tax lots 3500 and 3400. Property deeds are included in the applicant's submittal and identify the legal lots of record that are subject to the application and decision. The applicant 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.

There are significant environmental constraints at this site in the form of Bernert Creek, associated wetlands and Habitat Conservation Areas. Consideration of those constraints was undertaken at the time of the October 7, 2016 Planning Commission decision to approve the CUP, et al.

The application does not propose any changes to the approved self-storage plan or any modifications to CUP conditions of approval.

Surrounding Land Use and Zoning: The undeveloped site is zoned GC. Adjacent zoning and land uses include:

Direction From Site	Zoning	Land Use
North	R-10	Single-family residences
East	GC	Office building
West	GC	Office building
South (across Willamette Falls Drive)	R-10	Single-family residences

Public comments:

No public comments were received by the close of the comment period (June 26, 2017 at 5pm).

DECISION

The Planning Manager (designee) approves this application (MIP-17-02, 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. The final plat shall conform to the "Proposed Lot Consolidation Plat" (Sheet 1 of 1) (Figures 1 and 2 of this report).
2. Easements. The public sanitary sewer line along the south portion of the property including a manhole shall be provided with a 20 foot wide (on center) public sanitary sewer easement. Also, an 8-foot wide public utility easement (PUE) is required along the entire project frontage adjacent to the Willamette Falls Drive ROW.

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

Peter Spir

Peter Spir, Associate Planner

June 27, 2017

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 27th day of June, 2017.

Therefore, the 14-day appeal period ends at 5 p.m., on July 11, 2017.

**ADDENDUM
APPROVAL CRITERIA AND FINDINGS
MIP-17-02**

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

I. Chapter 19, CHAPTER 19, GENERAL COMMERCIAL (GC)

19.060 CONDITIONAL USES

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

(....)

11. Wholesale storage and distribution:

a. Mini-warehouse.

Staff Finding 1: The property is in the GC zone. The Planning Commission approved the Conditional Use Permit (CUP) for the self-storage building on October 7, 2016. Self-storage buildings are allowed by Conditional Use Permit in this zone. (The proposed use agrees with the definition in CDC Chapter 2: "*Wholesale, storage, and distribution, mini-warehouses. Storage and warehousing service within a building(s) primarily for individuals to store personal effects...*"). The criteria is met.

19.080 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: Development that requires a CUP is not bound by the setbacks of the underlying zone per CDC 19.080. Setbacks are instead established by the decision making body: the Planning Commission. The Planning Commission approved building setbacks of five feet from the rear property line abutting the I-205 ROW, 75 feet from the side property line to the west, 22 feet from the side property line to the east and 62 feet from the front property line to the south.

The Planning Commission also made findings that the proposed self-storage facility is properly set back on the north or rear portion of the property to maximize natural resource protection and to minimize any noise or light impacts upon the residential uses south of Willamette Falls Drive.

The Planning Commission also found that the lot size is large enough to accommodate the proposed self-storage building, access driveways and parking. This criterion is met.

19.090 OTHER APPLICABLE DEVELOPMENT STANDARDS

- A. The following standards apply to all development including permitted uses:
 - 1. Chapter 34 CDC, Accessory Structures, Accessory Dwelling Units, and Accessory Uses.
 - 2. Chapter 35 CDC, Temporary Structures and Uses.

Staff Finding 3: There are no accessory or temporary structures or uses proposed in the application therefore CDC Chapters 34 and 35 do not apply.

- 3. Chapter 38 CDC, Additional Yard Area Required; Exceptions to Yard Requirements; Storage in Yards; Projections into Yards.

Staff Finding 4: Development that requires a CUP is not bound by the setbacks of the underlying zone per CDC 19.080. See Staff Finding 2. The criteria was met by the October 7, 2016 approval decision by the Planning Commission.

- 4. Chapter 40 CDC, Building Height Limitations, Exceptions.

Staff Finding 5: The maximum height in the GC zone is 45 feet. The applicant applied for a "Special Waiver" variance to allow a height of 52.2 feet to accommodate four floors of storage. The October 7, 2016 decision of the Planning Commission approved the variance. The criteria is met.

- 5. Chapter 42 CDC, Clear Vision Areas.

Staff Finding 6: The location of the two driveways on a straight stretch of Willamette Falls Drive allows over 555 feet of unobstructed visibility along Willamette Falls Drive in each direction. (Line of sight of 450 feet is required.) The criteria is met.

- 6. Chapter 44 CDC, Fences.

Staff Finding 7: The applicant proposes no site perimeter fencing. (ODOT has an existing wire fence to delineate the I-205 ROW along the rear/north property line.) The criteria is met.

- 7. Chapter 46 CDC, Off-Street Parking, Loading and Reservoir Areas.

Staff Finding 8: Staff finds that the proposed three parking spaces meets the requirement of one space per employee plus one space/700 sq. ft. of patron serving area: the main office. One of the spaces will meet ADA standards. Two additional loading spaces are provided. Covered bicycle parking is provided near the entrance/office area. The criteria is met.

1. Chapter 48 CDC, Access, Egress and Circulation.

Staff Finding 9: Site access is provided by two driveways on a straight portion of Willamette Falls Drive which have over 555 feet of unobstructed visibility along Willamette Falls Drive in each direction. The 20 foot wide internal loop driveway meets the circulation needs of the storage facility and TVFR. The criteria was met by the October 7, 2016 approval decision of the Planning Commission.

9. Chapter 52 CDC, Signs.

Staff Finding 10: No sign permits are being applied for at this time. The criteria does not apply.

10. Chapter 54 CDC, Landscaping.

Staff Finding 11: The applicant is landscaping 29,412 square feet (42 percent) out of a total site area of 68,824 square feet which exceeds the minimum 20 percent landscaping requirement for commercial facilities. Therefore, the criteria was met by the October 7, 2016 approval decision of the Planning Commission.

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

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

Staff Finding 12: The replat proposal does not include any site or street improvements. Those improvements (ROW dedication, half street improvements, etc.) have already been conditioned by the October 7, 2016 approval decision of the Planning Commission and will be completed prior to the issuance of a building occupancy permit. This criterion is met.

B. Blocks and lots.

1. General. The length, width, and shape of blocks shall be designed with due regard for the provision of adequate building sites for the use contemplated; consideration of the need for traffic safety, convenience, access, circulation, and control; and recognition of limitations and opportunities of topography and solar access.(...)

2. Sizes. The recommended block size is 400 feet in length to encourage greater connectivity within the subdivision. (...)

Staff Finding 13: The unit of land created by the consolidation will be 1.58 acres. No blocks are created. The criteria does not apply.

3. Lot size and shape. Lot or parcel size, width, shape, and orientation shall be appropriate for the location of the subdivision or partition, for the type of use contemplated, for potential utilization of solar access, and for the protection of drainageways, trees, and other natural features. (...)

Depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to provide for the off-street parking and service facilities required by the type of use proposed.

Staff Finding 14: The proposal consolidates the four lots into a 1.58 acre parcel. The lot size and shape is appropriate to the single proposed use in that it eliminates lot lines that would otherwise necessitate fire walls in the building along the underlying lot lines. The shape of the single consolidated lot provides for reasonable development whereas the four constituent lots were irregular in size and at least two of the lots had no development value or function when considered individually. The proposed lot will be buildable and adequate to accommodate the storage building and 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 15: The proposal does not alter existing access, egress or circulation within or around the site. The proposal is a technical exercise to consolidate lots. This criterion is met.

5. *Double frontage lots and parcels.*
(...)
6. *Lot and parcel side lines*

Staff Finding 16: The four lots in this application derived initially from portions of lots 32 and 33 of the 1903 Willamette Tracts subdivision. A subsequent vacation of the platted Willamette Falls Drive ROW yielded four lots. Those lots were further adjusted to their current configuration by the establishment of the I-205 ROW in the 1960s. The replat will consolidate these four irregular shaped lots into one functional lot. Regarding lot side lines, the east lot line is generally at right angles to Willamette Falls Drive while the west lot line is at 65 degrees to Willamette Falls Drive. There is no opportunity to modify these side lot lines. 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 17: The proposal does not create a flag lot. This criterion is met.

8. *Large lots or parcels.*

Staff Finding 18: The proposal creates one 1.58 acre lot that could be not be subdivided in the future because the self-storage building consumes the allowable the lot coverage and FAR standards. The presence of wetlands and Willamette and Tualatin River Greenway HCAs also limits further partition. This criterion is met.

- C. *Pedestrian and bicycle trails.*
(...)
- D. *Transit Facilities.*
(...)

Staff Finding 19: The proposal does not include any site or street improvements. The proposal is a technical exercise to consolidate lots. The Planning Commission has already addressed these issues in their October 7, 2016 decision by requiring sidewalk and bike lanes as part of the half street improvements. No transit facilities were required by the Planning Commission. 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 20: The proposal does not include any site or street improvements, including grading. The proposal is a technical exercise to consolidate lots. A grading plan has already been approved in association with the Planning Commission decision. This criterion is met.

- 5. *Double frontage lots and parcels.*
(...)
- 6. *Lot and parcel side lines*

Staff Finding 16: The four lots in this application derived initially from portions of lots 32 and 33 of the 1903 Willamette Tracts subdivision. Those lots were adjusted by the establishment of the I-205 ROW in the 1960s. A 1995 vacation of a platted ROW that bisected this site yielded the current four lot configuration. The replat will consolidate these four irregular shaped lots into one functional lot. Regarding lot side lines, the east lot line is generally at right angles to Willamette Falls Drive while the west lot line is at 65 degrees to Willamette Falls Drive. There is no opportunity to modify these side lot lines. 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 17: The proposal does not create a flag lot. This criterion is met.

- 8. *Large lots or parcels.*

Staff Finding 18: The proposal creates one 1.58 acre lot that could not be subdivided in the future because the self-storage building consumes the allowable lot coverage and FAR standards. The presence of wetlands and Willamette and Tualatin River Greenway HCAs also limits further partition. This criterion is met.

- C. *Pedestrian and bicycle trails.*
(...)
- D. *Transit Facilities.*
(...)

Staff Finding 19: The proposal does not include any site or street improvements. The proposal is a technical exercise to consolidate lots. The Planning Commission has already addressed these issues in their October 7, 2016 decision by requiring sidewalk and bike lanes as part of the half street improvements. No transit facilities were required by the Planning Commission. 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 20: The proposal does not include any site or street improvements, including grading. The proposal is a technical exercise to consolidate lots. A grading plan has already been approved in association with the Planning Commission decision. This criterion is met.

F. Water. (...)

G. Sewer.(...)

I. Utility easements (...)

Staff Finding 21: The site is currently served by city water and sewer. The earlier approved CUP application addressed utilities. This proposal does not include any additional site or street improvements, including changes to the existing water or sewer service. However, the public sanitary sewer line along the south portion of the property including a manhole is only partially protected by an easement. A 20 foot wide “on center” (OC) sanitary sewer easement is therefore needed. Similarly, an 8-foot wide public utility easement (PUE) is required along the project frontage adjacent to the Willamette Falls Drive ROW. This criterion is met by Condition 2.

J. Supplemental provisions.

1. *Wetland and natural drainageways.*

(...)

2. *Willamette and Tualatin Greenways.*

(...)

Staff Finding 22: The Planning Commission decision addressed the presence of wetlands and Willamette and Tualatin River Greenway HCAs. Those areas were protected or, alternately, mitigated for, as part of that approval decision. 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 23: The proposal does not include any site or street improvements. The proposal is a technical exercise to consolidate lots. The Planning Commission decision required street trees as a condition. 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 24: The proposal does not include any site or street improvements. The proposal is a technical exercise to consolidate lots. The Planning Commission decision required street lights in the ROW and shielded security lights to illuminate the public areas and parking. 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 25: The proposal does not include any ROW dedication or street widening since these improvements were conditioned to be provided in the prior CUP approval. This replat application is a technical exercise to consolidate lots. 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 26: The proposal does not include any utility undergrounding since these improvements were conditioned in the prior CUP approval. This application is a technical exercise to consolidate lots. 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 27: The subject property is zoned General Commercial. There are no density requirements for that zone, therefore the criteria does not apply.

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 28: The subject property is zoned General Commercial. There are no housing "mix" requirements for that zone, therefore the criteria does not apply.

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 29: The site's one significant tree at the northeast corner of the site is protected as part of the October 7, 2016 Planning Commission approval. This proposal is a technical exercise to consolidate lots. This criterion has already been met.

92.020 IMPROVEMENTS IN PARTITIONS

The same improvements shall be installed to serve each parcel of a partition as are required of a subdivision. However, if the approval authority finds that the nature of development in the vicinity of the partition makes installation of some improvements unreasonable, at the written request of the applicant those improvements may be waived. If the street improvement requirements are waived, the applicant shall pay an in-lieu fee for off-site street improvements, pursuant to the provisions of CDC 85.200(A)(1).

In lieu of accepting an improvement, the Planning Director may recommend to the City Council that the improvement be installed in the area under special assessment financing or other facility extension policies of the City.

Staff Finding 30: The replat proposal does not include any site or street improvements. Those improvements (ROW dedication, half street improvements, etc.) have already been conditioned by the October 7, 2016 decision of the Planning Commission. This criterion is met.

FIGURE 3: Location Map

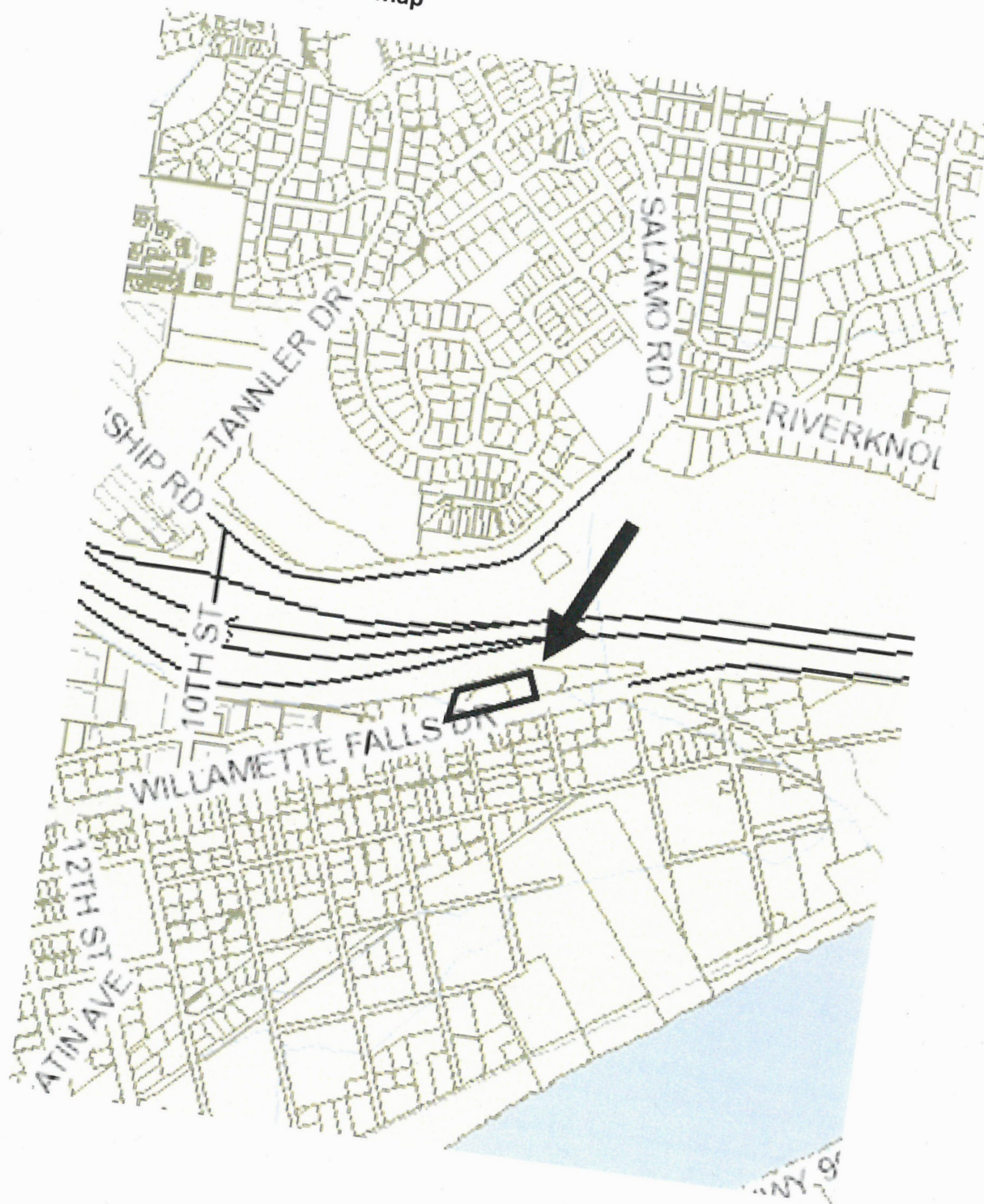


FIGURE 4: Refined location map and aerial view



FIGURE 5: Zoning Map

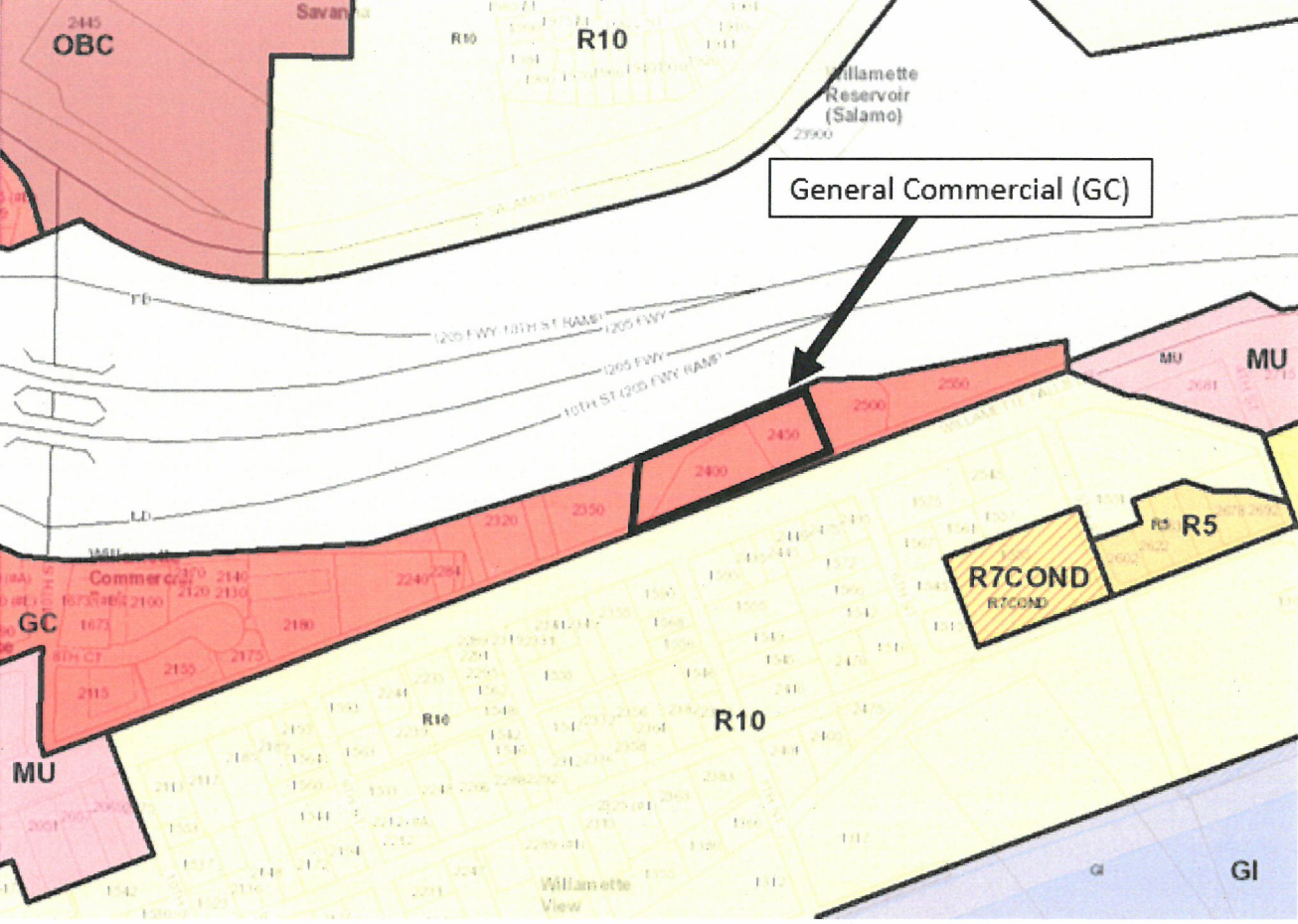


FIGURE 6: City of West Linn Natural Hazard Mitigation Plan: Potential Landslides Map

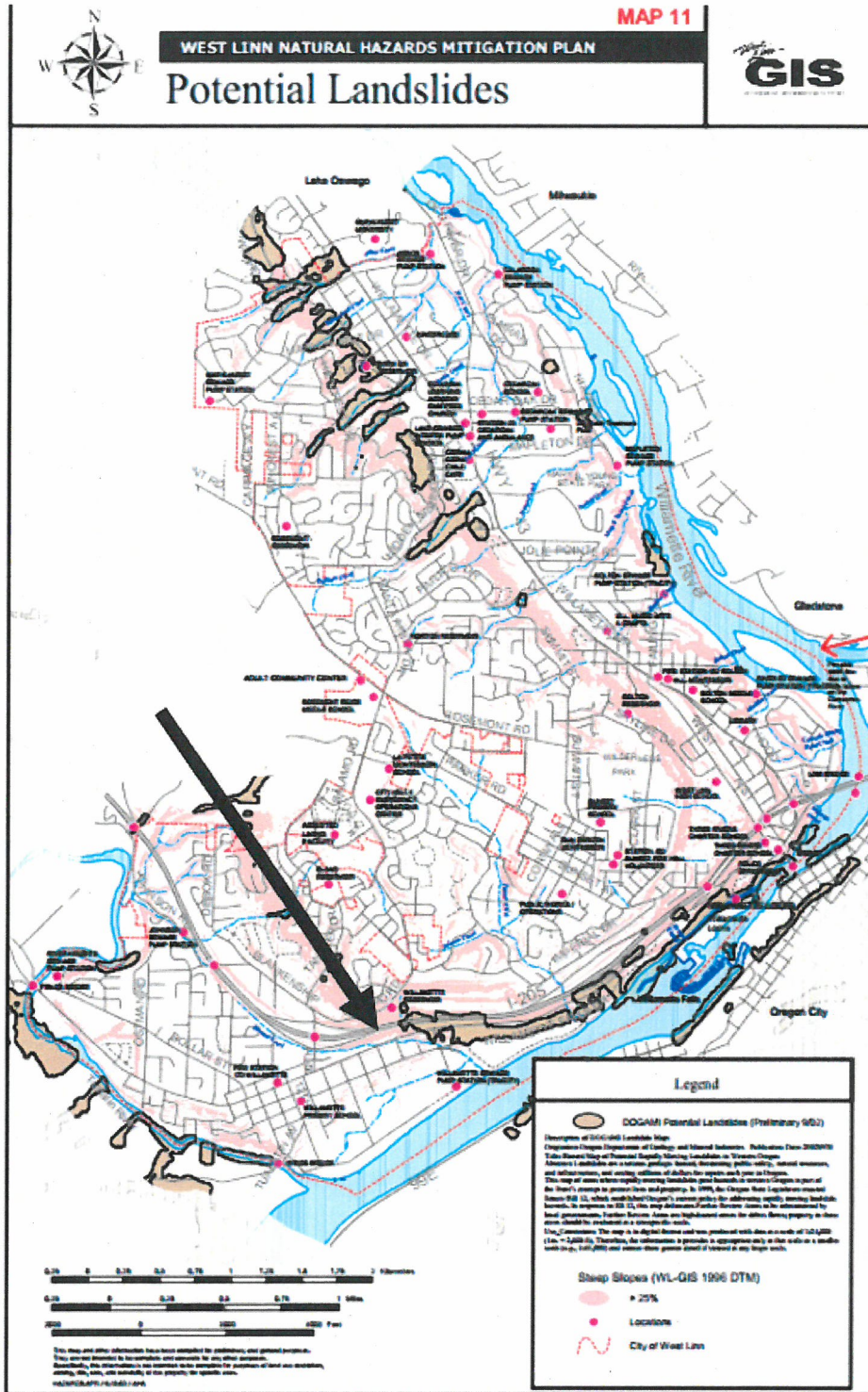


FIGURE 7: City of West Linn Natural Hazard Mitigation Plan: Potential Landslides Map (cont.)

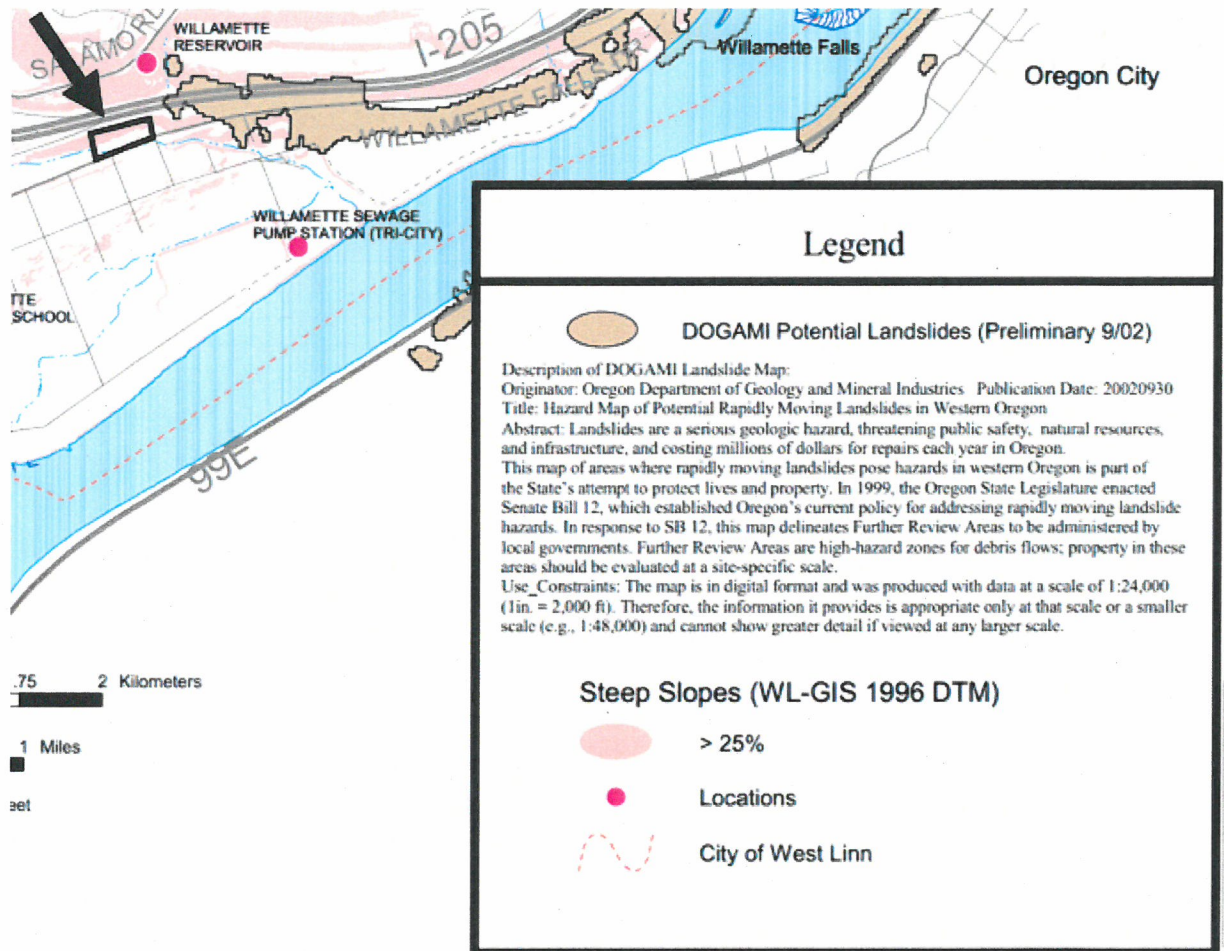


FIGURE 8: City of West Linn Natural Hazard Mitigation Plan: Landslide Vulnerability Analysis

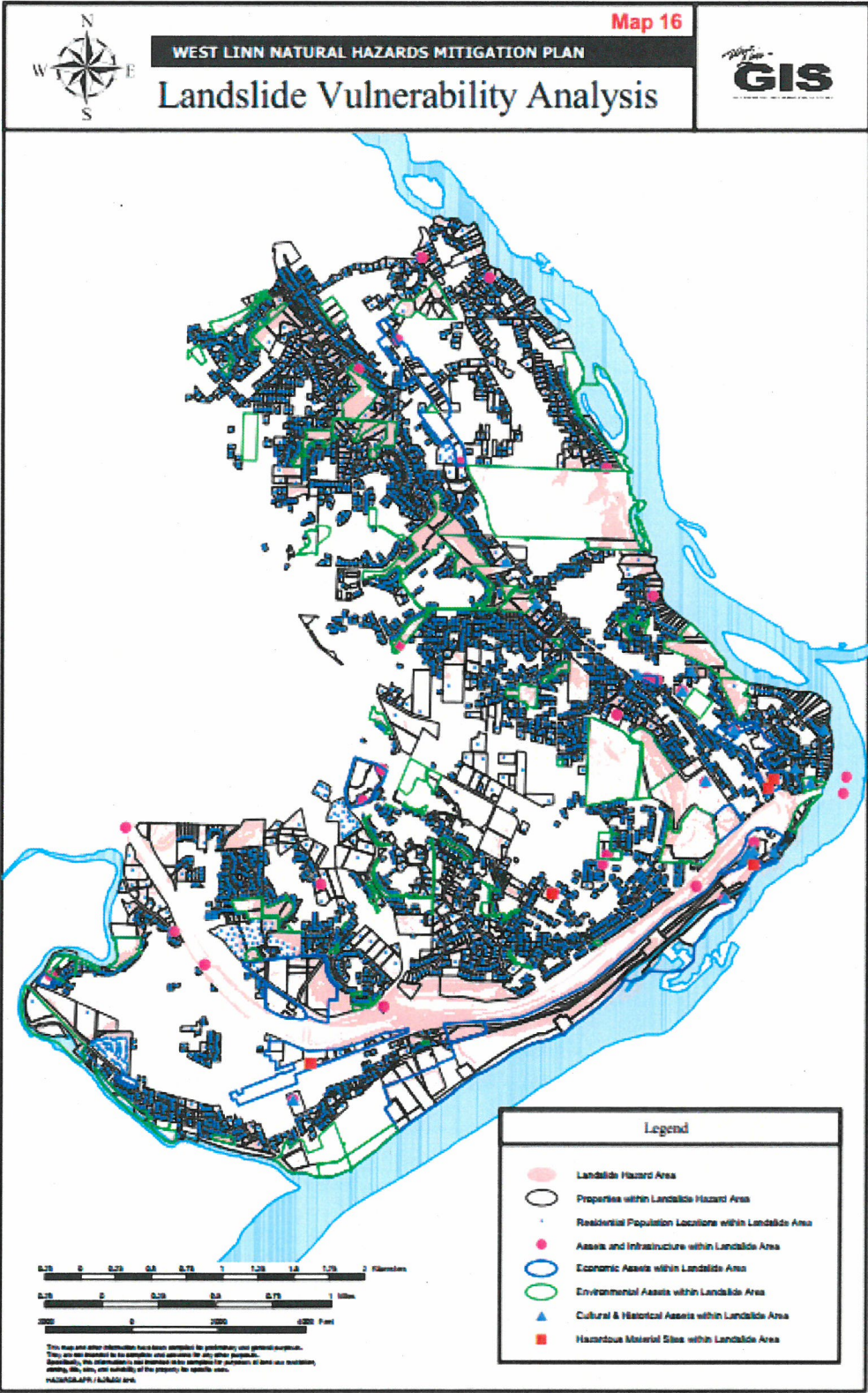


FIGURE 9: City of West Linn Natural Hazard Mitigation Plan: Landslide Vulnerability Analysis (cont.)

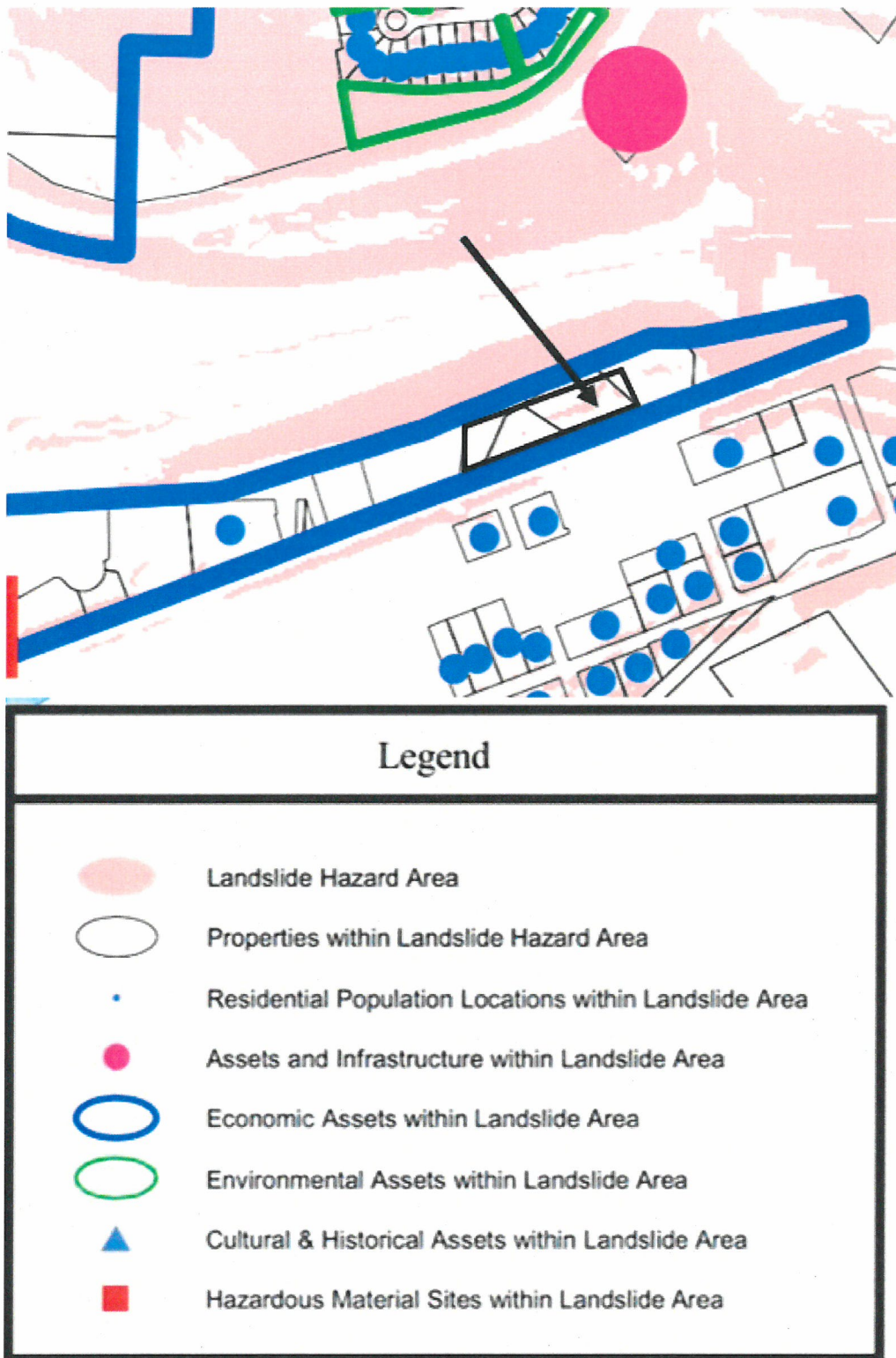


FIGURE 10: City of West Linn Natural Hazard Mitigation Plan: (Relative) Earthquake Hazards Map

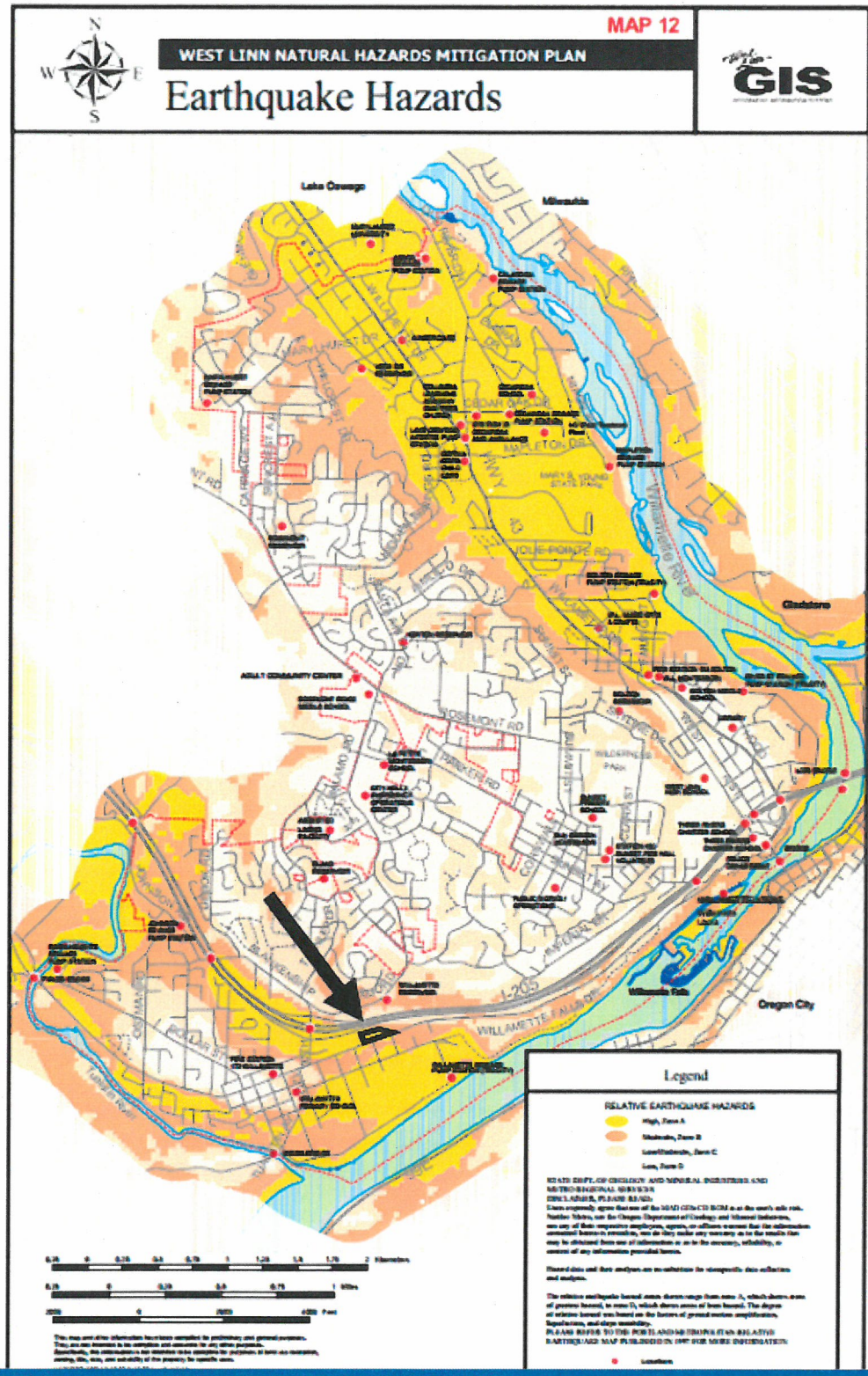


FIGURE 11: City of West Linn Natural Hazard Mitigation Plan: (Relative) Earthquake Hazards Map (cont.)

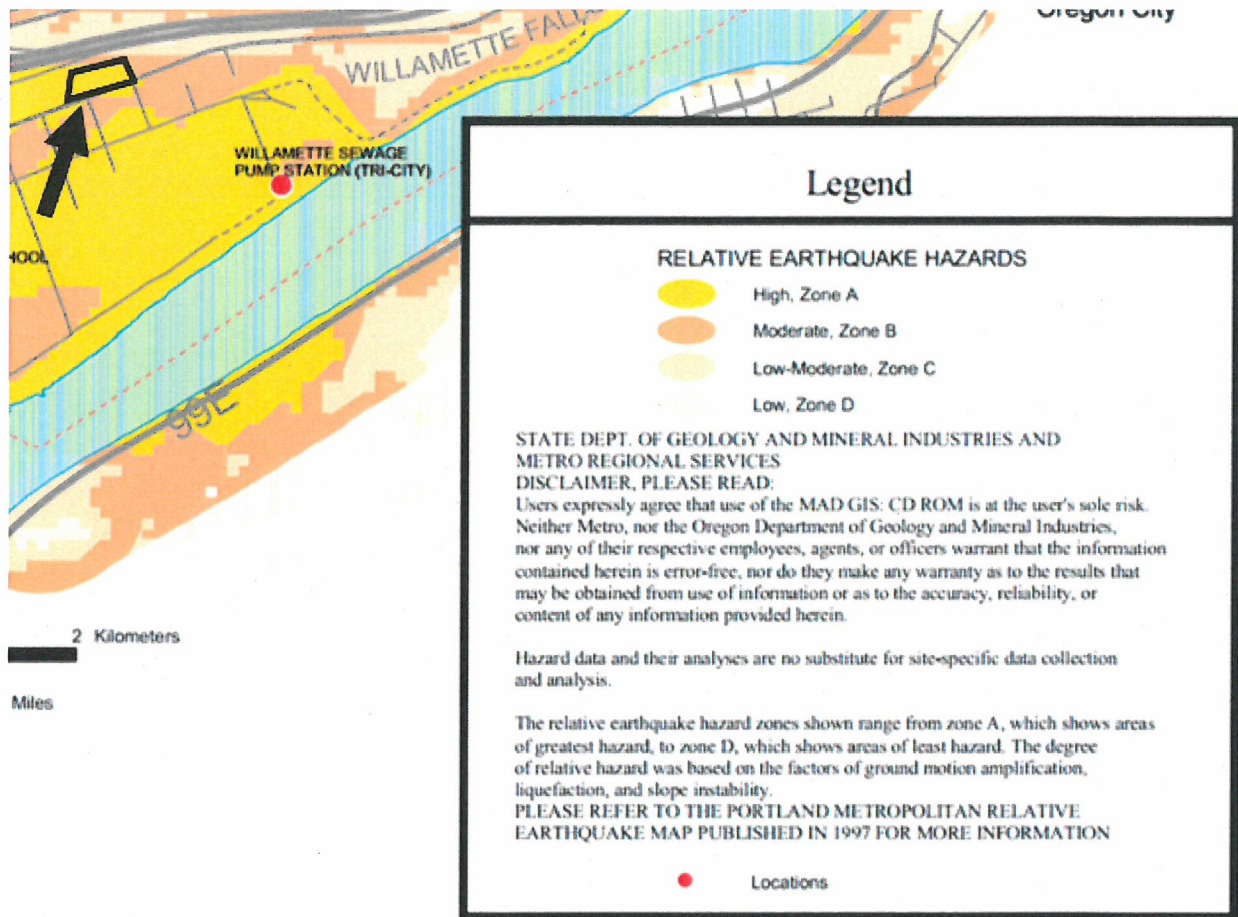


FIGURE 12: City of West Linn Natural Hazard Mitigation Plan: Earthquake Vulnerability Analysis Map

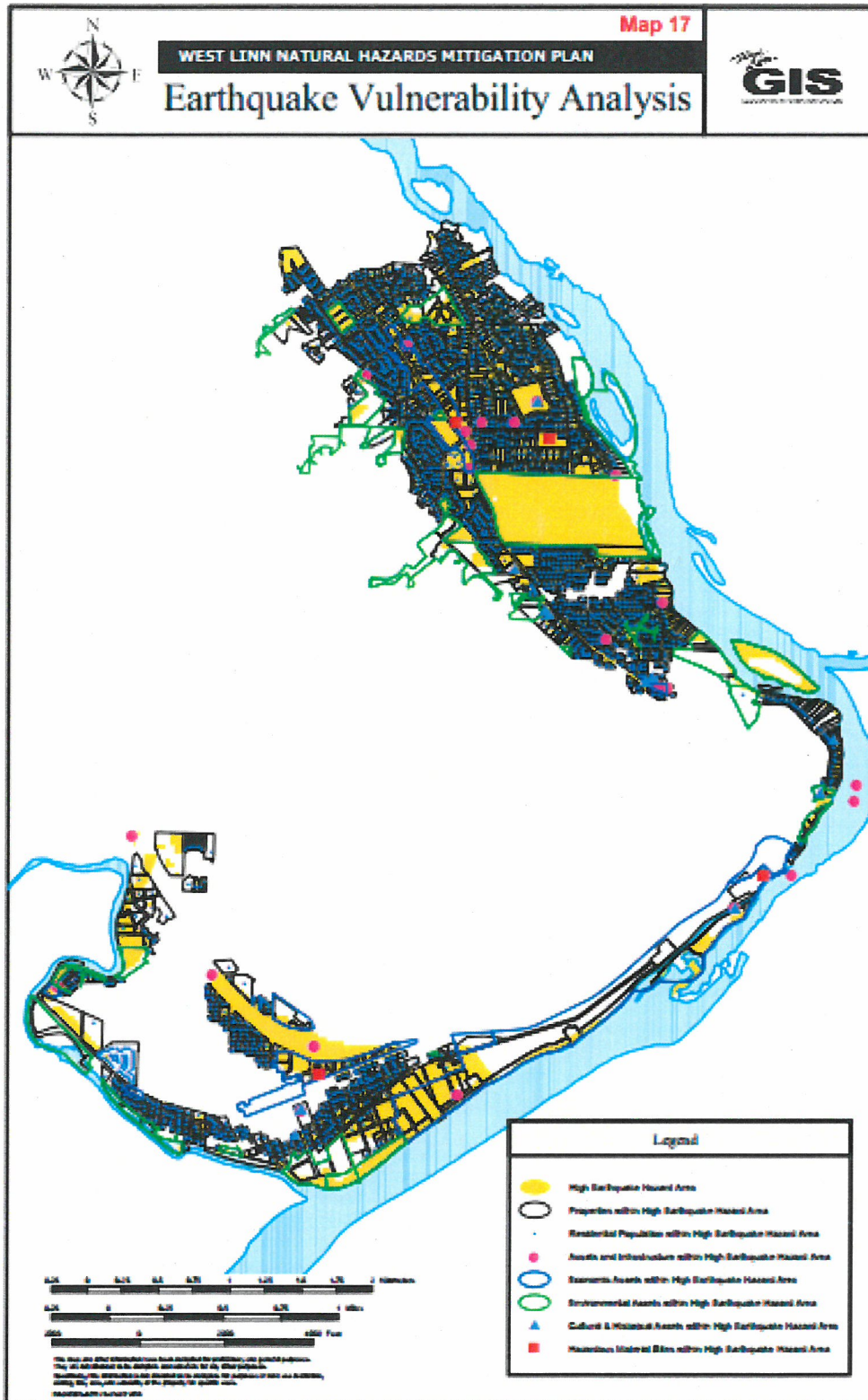


FIGURE 13: City of West Linn Natural Hazard Mitigation Plan: Earthquake Vulnerability Analysis Map (cont.)

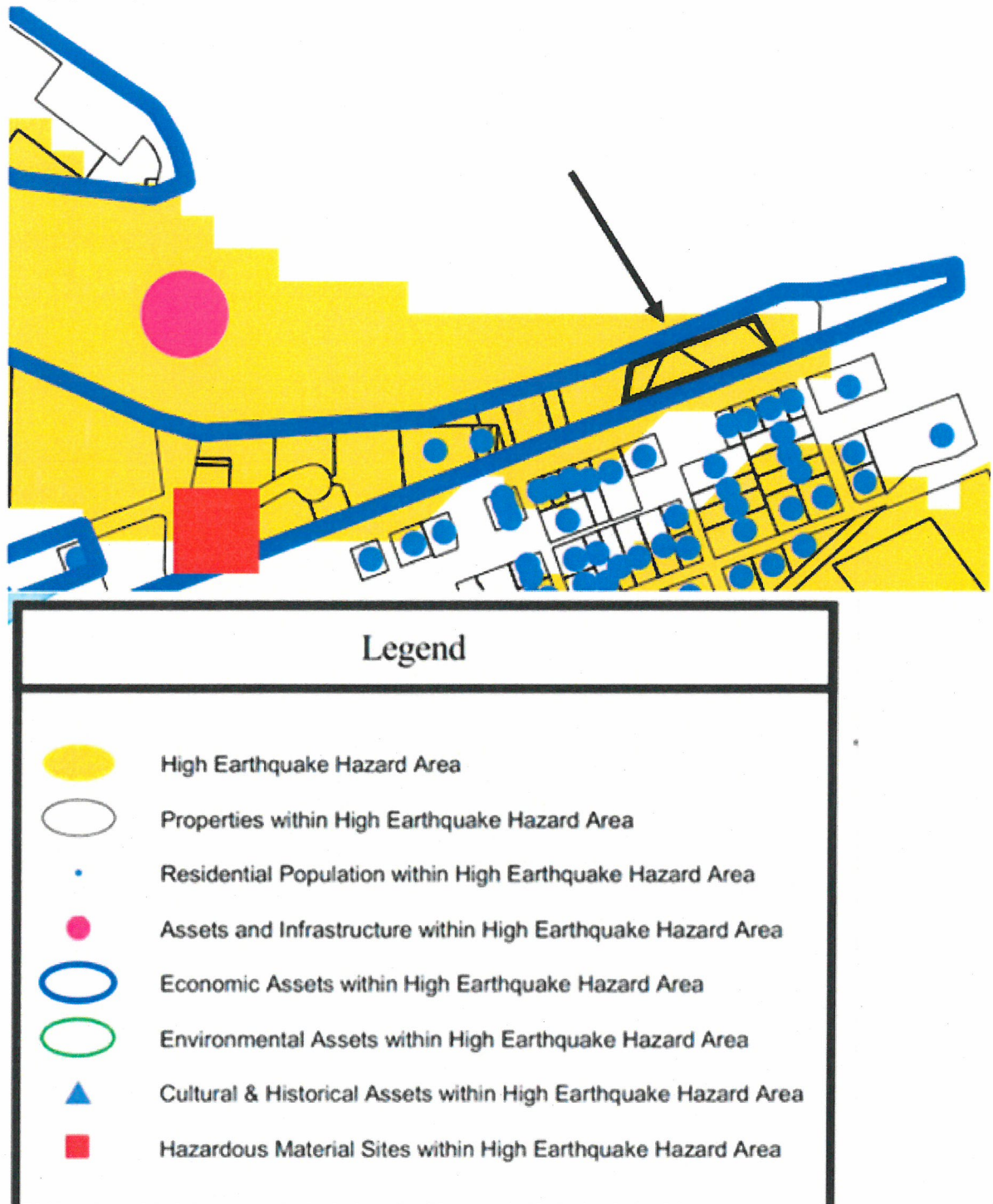


FIGURE 14: Metro's Habitat Conservation Area (HCA) Map

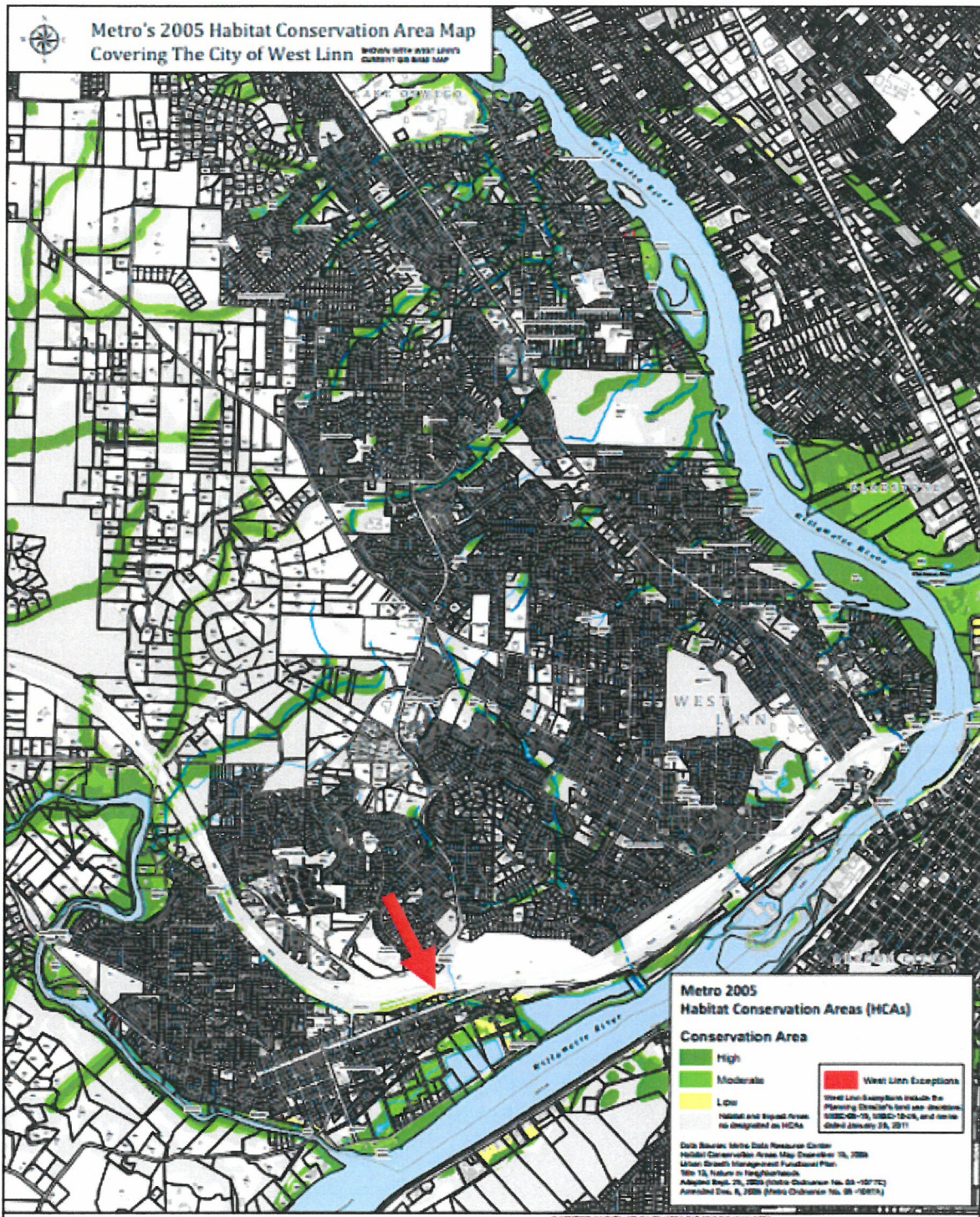
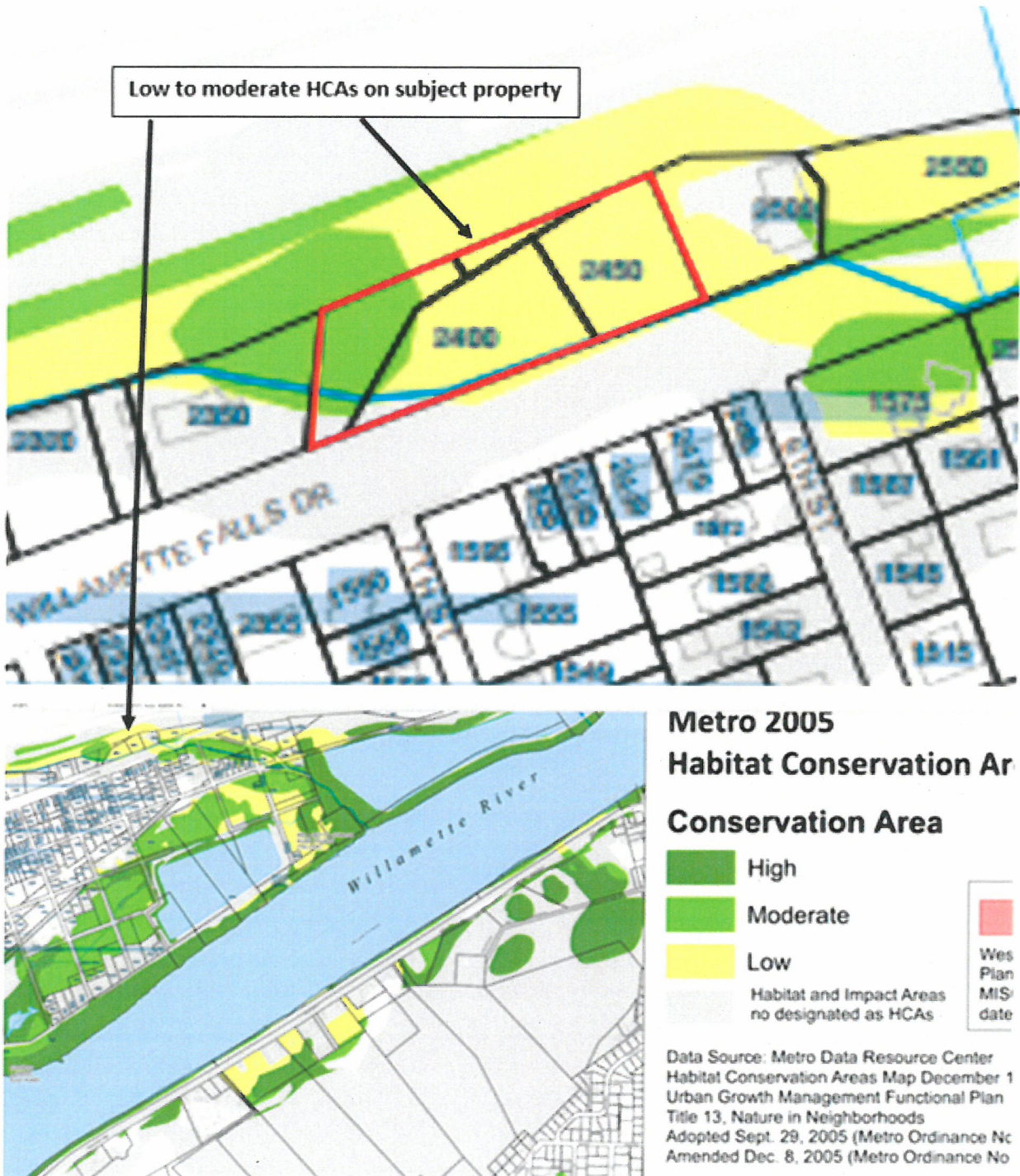


FIGURE 15: Metro's Habitat Conservation Area (HCA) Map (cont.)



PC-1 AFFIDAVIT 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-17-02 Applicant's Name West Linn Self Storage
Development Name _____
Scheduled Meeting/Decision Date 6-26-17

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) 6-5-17 (signed) [Signature] w/TZ
- B. Affected property owners (date) 6-5-17 (signed) [Signature] w/TZ
- C. School District/Board (date) _____ (signed) _____
- D. Other affected gov't. agencies (date) _____ (signed) _____
- E. Affected neighborhood assns. (date) 6-5-17 AUL (signed) [Signature] w/TZ
- F. All parties to an appeal or review (date) _____ (signed) _____

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

Tidings (published date) N/A (signed) S. Skroyer
City's website (posted date) 6-5-17 (signed) S. Skroyer

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) 6-13-17 (signed) [Signature]

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) 6-27-17 (signed) S. Skroyer

**CITY OF WEST LINN
NOTICE OF UPCOMING
PLANNING MANAGER DECISION
FILE NO. MIP-17-02**

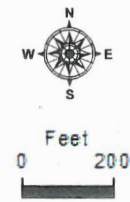
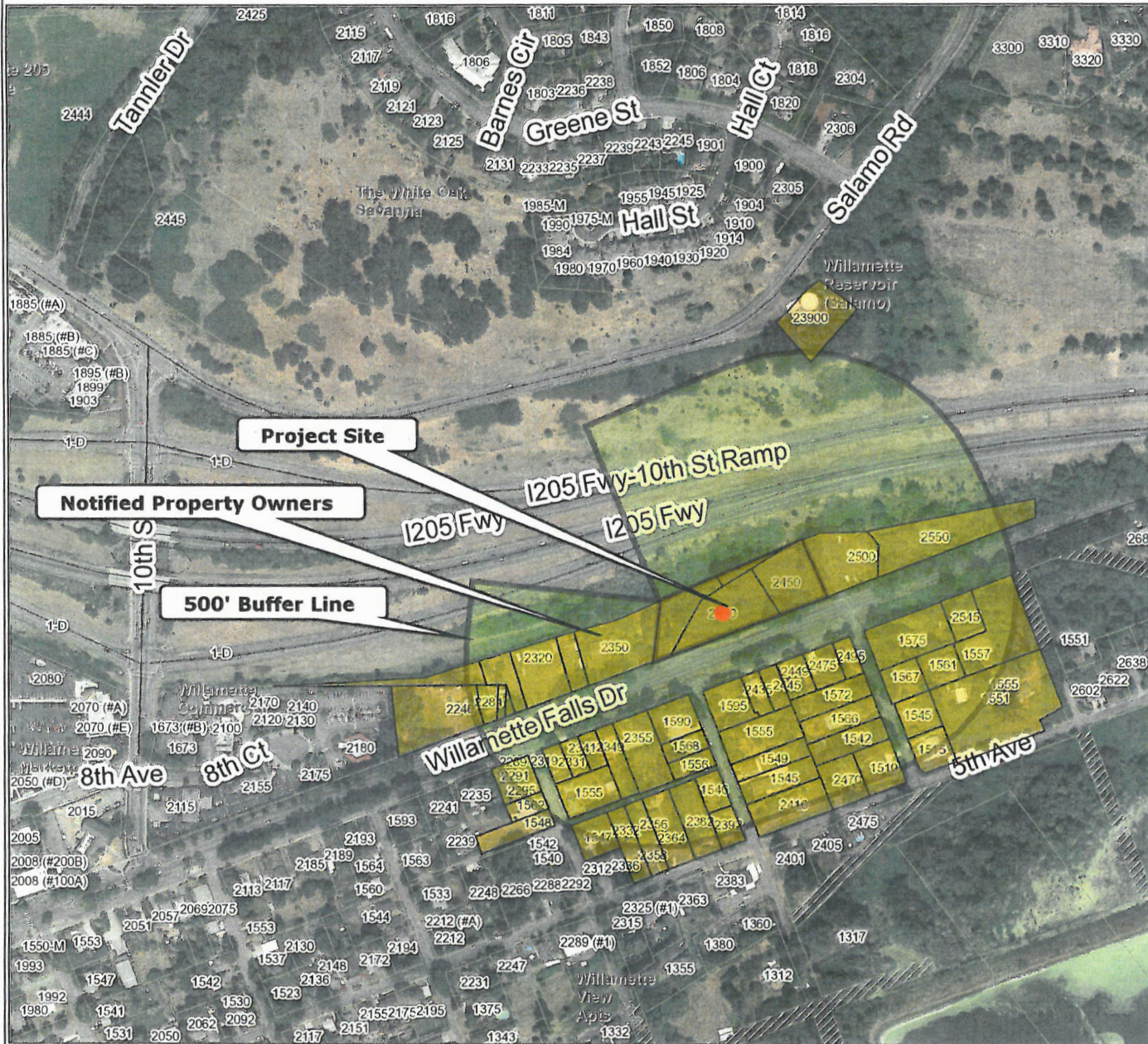
The West Linn Planning Manager is considering a request for a minor partition to consolidate four lots into one lot at 2400-2450 Willamette Falls Drive. No additional lots will be created. (A self-storage facility was recently approved at this site.)

The decision will be based on the approval criteria in Chapters 19, 85 and 92 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 (Clackamas County Assessor's Map 2S-1E-35D, tax lots 2000, 5300, and 2S-1E-35DD tax lots 3500 and 3400) 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/2400-2450-willamette-falls-drive-minor-partition-consolidate-four-lots-record-one> 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 June 26, 2017. 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 Peter Spir, Associate Planner, City Hall, 22500 Salamo Rd., West Linn, OR 97068, (503) 722-5512, pspir@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.



Scale 1:4,800 - 1 in = 400 ft
 Scale is based on 8-1/2 x 11 paper size



Map created by: JARNOLD
 Date Created: 05-Jun-17 12:28 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. Map scale is approximate. Source: West Linn GIS (Geographic Information System) MapOptix.



CITY OF West Linn

CITY OF WEST LINN NOTICE OF UPCOMING PLANNING MANAGER DECISION

**PROJECT # MIP-17-02
MAIL: 6/5/17 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

June 2, 2017

Lee Leighton
Mackenzie
1515 SE Water Avenue, Suite 100
Portland, OR 97214

SUBJECT: Lot Consolidation Plat for Self-Storage Facility Site (MIP-17-02) at 2400-2450
Willamette Falls Drive

Dear Lee:

On May 17, 2017, the Planning Department received your application. With the resubmittal of the plat map on June 2, 2017, the application is now **complete**. The City now has 120 days to exhaust all local review. That period ends on Friday, September 29, 2017.

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 503-723-2539, or by email at pspir@westlinnoregon.gov if you have any questions or comments.

Sincerely,

A handwritten signature in cursive script that reads "Peter Spir".

Peter Spir
Associate Planner

PD-3 APPLICANT'S SUBMITTAL

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT PETER SPIR	PROJECT No(s). MP-17-02	
NON-REFUNDABLE FEE(S) 0	REFUNDABLE DEPOSIT(S) 2800-	TOTAL 2800-

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:

2400-2450 Willamette Falls Drive

Assessor's Map No.: 21E35D

Tax Lot(s): 2000, 3400, 3500, & 5300

Total Land Area: 1.58 acres

Brief Description of Proposal:

CONSOLIDATION OF FOUR PARCELS INTO ONE AT SITE OF APPROVED SELF-STORAGE BUILDING

Applicant Name: WEST LINN SELF STORAGE LLC
(please print)

Phone: 503-804-5545

Address: 29030 SW TOWN CENTER LOOP EAST STE 202 #186

Email: capitalman@onlinenw.com

City State Zip: WILSONVILLE, OR 97070

Owner Name (required): WEST LINN SELF STORAGE LLC
(please print)

Phone: 503-804-5545

Address: 29030 SW TOWN CENTER LOOP EAST STE 202 #186

Email: capitalman@onlinenw.com

City State Zip: WILSONVILLE, OR 97070

Consultant Name: LEE LEIGHTON
(please print)

Phone: 503-224-9560

Address: C/O MACKENZIE, 1515 SE WATER AVE., STE 100


Email: lleighton@mcknze.com

City State Zip: PORTLAND, OR 97214

- All application fees are non-refundable (excluding deposit). Any overruns to deposit will result in additional billing.
- The owner/applicant or their representative should be present at all public hearings.
- A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
- 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

05/15/17
Date


Owner's signature (required)

05/15/17
Date

MACKENZIE.

DESIGN DRIVEN | CLIENT FOCUSED

**LOT CONSOLIDATION
(PRELIMINARY
PARTITION PLAT
REVIEW)**

To
City of West Linn

For
Northwest Self Storage
Willamette Falls Drive

Submitted
May 17, 2017

Project Number
2150120.03



MACKENZIE
Since 1960

RiverEast Center | 1515 SE Water Ave, Suite 100, Portland, OR 97214
PO Box 14310, Portland, OR 97293 | T 503.224.9560 | www.mcknze.com

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ATTACHMENTS

1. Application Form
2. Notice of Decision approving development of the Subject Property
(CUP-16-01, DR-16-02, VAR-16-02/03, WAP-16-06, and WRG-16-02)
3. Proposed Consolidation Plat Drawing
4. Vesting Statutory Warranty Deed
5. City of West Linn Ordinance No. 1384 (vacating Willamette Falls Drive right-of-way)
6. GIS Aerial Photo Vicinity Map

I. PROJECT SUMMARY

Applicant/Owner: West Linn Self Storage LLC
29030 SW Town Center Loop East Ste 202 #186
Wilsonville, OR 97070
(503) 804-5545
capitalman@onlinenw.com

Site Address: 2400-2450 Willamette Falls Drive
West Linn, OR 97068

Site Acreage: 1.58 Acres combined area

Zoning: General Commercial (GC)

Comprehensive Plan: Commercial

Adjacent Zoning: I-205 to the north, R10 residential (single-family residential detached) to the south, and GC to the east and west

Existing Structures: None

Request: Minor Land Partition (to consolidate four lots of record into one)

Project Contact: Lee Leighton, AICP
Mackenzie
1515 SE Water Avenue, Suite 100
Portland, OR 97214
503-224-9560
lleighton@mcknze.com

II. INTRODUCTION

Description of Request

In 2016, following public hearings on August 17, 2016 and October 5, 2016, the West Linn Planning Commission approved a Conditional Use Permit to construct a four-story self-storage facility (106,487 square feet) at 2400-2450 Willamette Falls Drive, together with approvals for two variances (including a Special Waiver), Class II Design Review, Water Resource Area (WRA) permit, and a Willamette and Tualatin River Protection Area permit (CUP-16-01, DR-16-02, VAR-16-02/03, WAP-16-06, WRG-16-02). A copy of the Notice of Decision, findings, and approval conditions for that set of approvals is attached as Attachment 2.

The Subject Property for that set of approvals consists of four lots of record, consisting of portions of Tracts 32 and 33 of the Willamette Falls subdivision plat, together with vacated rights-of-way. Because the footprint of the proposed building crosses existing property lines, potentially conflicting with Building Code requirements, the Applicant is proposing to replat the Subject Property to consolidate the four existing lots of record into a single parcel. The result will be a net decrease of 3 lots of record, as the four lots are consolidated into one.

The West Linn Planning Director has determined the Partition Procedure to be appropriate for this action.

Existing Site and Surrounding Land Use

The site consists of four vacant parcels at 2400-2450 Willamette Falls Drive - tax lots 2000 and 5300 of Clackamas County Assessor’s Map 2 1E3 5D, and tax lots 3400 and 3500 of Clackamas County Assessor’s Map 2 1E 35DD. The site is located in the Willamette Neighborhood Association. The site is bounded to the north by the on-ramp to I-205, to the east and west by multi-tenant office buildings, and to the south by Willamette Falls Drive and beyond that by single-family detached residences. The site is located in the GC General Commercial zone.

A portion of the site used to be the historic alignment of Willamette Falls Drive, prior to the construction of the I-205 freeway). The street alignment was subsequently vacated by the City and reverted to private ownership.

Description of Proposed Development

The applicant is proposing to replat the Subject Property to consolidate the four existing lots into a single parcel. The result will be a net decrease of three lots of record, as the four lots are consolidated into one.

2 1E 35D 05300	0.06 Acres
2 1E 35D 02000	0.36 Acres
2 1E 35DD 03400	0.51 Acres
<u>2 1E 35DD 03500</u>	<u>0.65 Acres</u>
Consolidated Area	1.58 Acres



Figure 1. Site Aerial Photo

III. NARRATIVE AND COMPLIANCE

85.150 Application – Tentative Plan

A. *The applicant shall submit a completed application which shall include:*

1. *The completed application form(s).*

Response: Attachment 1 contains a copy of the application form.

2. *Copies of the tentative plan and supplemental drawings shall include one copy at the original scale plus one copy reduced in paper size not greater than 11 inches by 17 inches. The applicant shall also submit one copy of the complete application in a digital format acceptable to the City. When the application submittal is determined to be complete, additional copies may be required as determined by the Community Development Department.*

Response: The Applicant submitted a plat drawing prepared by Northwest Surveying (see Attachment 3).

3. *A narrative explaining all aspects of land division per CDC 85.200.*

Response: The Applicant's statement responding to all aspects of CDC 85.200 is included below.

B. *The applicant shall pay the requisite fee. (Ord. 1401, 1997; Ord. 1408, 1998; Ord. 1442, 1999; Ord. 1613 § 19, 2013; Ord. 1621 § 25, 2014; Ord. 1622 § 19, 2014)*

Response: The Applicant paid the appropriate application review fee.

85.160 Submittal Requirements for Tentative Plan

A. *A City-wide map shall identify the site. A vicinity map covering one-quarter-mile radius from the development site shall be provided in the application showing existing subdivisions, streets, and unsubdivided land ownerships adjacent to the proposed subdivision and showing how proposed streets and utilities may be extended to connect to existing streets and utilities.*

Response: The Applicant provided a vicinity map/aerial photo in Attachment 6. The subject property is located in a narrow commercially-zoned area between the Interstate 205 right-of-way and Willamette Falls Drive. The shallow strip of land between the two rights-of-way, and existing office buildings to the east and west of the subject property, provide no need or opportunity to extend public streets through the property to achieve local connectivity. Development plans for the site, which were approved by the City of West Linn, do not require extensions of streets and utilities through the subject property. (See Attachment 4.)

B. *The tentative subdivision plan shall be prepared by a registered civil engineer and/or a licensed land surveyor. A stamp and signature of the engineer or surveyor shall be included on the tentative subdivision plan. A tentative minor partition plan (three lots or less) is only required to be drawn to scale and does not have to be prepared by an engineer or surveyor.*

Response: The Applicant provided a proposed plat drawing prepared by Professional Land Surveyor Clint Stubbs of Northwest Surveying. (See Attachment 3.)

C. *The tentative plan of a subdivision or partition shall be drawn at a scale not smaller than one inch equals 100 feet, or, for areas over 100 acres, one inch equals 200 feet.*

Response: The proposed plat drawing complies with this requirement. (See Attachment 3.)

- D. *The following general information shall be shown on the tentative plan of subdivision or partition:*
1. *Proposed name of the subdivision and streets; these names shall not duplicate nor resemble the name of any other subdivision or street in the City and shall be determined by the City Manager or designee. Street names should be easily spelled, pronounced, and of limited length. All new street names must, to the greatest extent possible, respect and be representative of the surrounding geography and existing street names. Street names should consider any prominent historical City figures or neighborhood themes that exist. Subdivision street names may not reference names of the builder or developer.*
 2. *Date, north arrow, scale of drawing, and graphic bar scale.*
 3. *Appropriate identification clearly stating the drawing as a tentative plan.*
 4. *Location of the proposed division of land, with a tie to the City coordinate system, where established, and a description sufficient to define its location and boundaries, and a legal description of the tract boundaries.*
 5. *Names and addresses of the owner, developer, and engineer or surveyor.*

Response: The proposed plat drawing complies with these requirements. (See Attachment 3.)

- E. *The following existing conditions shall be shown on the tentative plan of a subdivision or partition:*
1. *The location, widths, and names of all existing or platted streets and rights-of-way within or adjacent to the tract (within 50 feet), together with easements and other important features such as section lines, donation land claim corners, section corners, City boundary lines, and monuments.*

Response: The proposed plat drawing complies with this requirement. (See Attachment 3.)

85.170 Supplemental Submittal Requirements for Tentative Subdivision or Partition Plan

The following information shall be submitted to supplement the tentative subdivision plan:

- A. *General.*
1. *Narrative stating how the plan meets each of the applicable approval criteria and each subsection below.*

Response: This document responds to and satisfies this requirement.

2. *Statement or affidavit of ownership of the tract (County Assessor's map and tax lot number).*

Response: The Applicant submitted a copy of the vesting deed, Statutory Warranty Deed recorded as Clackamas County Record No. 2016-074713. (See Attachment 4.) Exhibit A to that deed identifies the four lots of record as Parcels I, II, III, and IV, corresponding to the following Clackamas County tax map/lot numbers:

Parcel I:	2 1E 35DD 03500
Parcel II:	2 1E 35DD 03400
Parcel III:	2 1E 35D 02000
Parcel IV:	2 1E 35D 05300

3. *A legal description of the tract.*

Response: Because this plat will consolidate properties into one parcel of record, the plat drawing itself provides a legal description of the subject property. (See Attachment 3.) Currently, the subject property is legally described as Parcels I through IV as described in the Statutory Warranty Deed recorded as document #2016-074713, Clackamas County Official Records. (See Attachment 4.)

85.190 Additional Information Required and Waiver of Requirements

- A. *The Planning Director may require additional information as part of the application subject to the provisions of CDC 99.035(A).*
- B. *The applicant may request a waiver of any requirements for the application subject to the provisions of CDC 99.035(B) and (C).*

Response: This application was prepared based on guidance from planning staff. The Applicant understands that no supplementary information is required.

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.*

Response: No new streets are proposed as part of the partition. The subject site is currently served by Willamette Falls Drive. The Applicant is responsible for making street improvements pursuant to Section IV.3 of the Notice of Decision (CUP-16-01, DR-16-02, VAR-16-02/03, WAP-16-06, WRG-16-02). (See Attachment 2.)

- B. *Blocks and lots.*

- 1. *General. The length, width, and shape of blocks shall be designed with due regard for the provision of adequate building sites for the use contemplated; consideration of the need for traffic safety, convenience, access, circulation, and control; and recognition of limitations and opportunities of topography and solar access.*

Response: No new blocks are proposed or required as part of the partition. These provisions are not applicable.

- 2. *Sizes. The recommended block size is 400 feet in length to encourage greater connectivity within the subdivision. Blocks shall not exceed 800 feet in length between street lines, except for blocks adjacent to arterial streets or unless topographical conditions or the layout of adjacent streets justifies a variation. Designs of proposed intersections shall demonstrate adequate sight distances to the City Engineer's specifications. Block sizes and proposed accesses must be consistent with the adopted TSP. Subdivisions of five or more acres that involve construction of a new street shall have block lengths of no more than 530 feet. If block lengths are greater than 530 feet, accessways on public easements or right-of-way for pedestrians and cyclists shall be provided not more than 330 feet apart. Exceptions can be granted when prevented by barriers such as topography, rail lines, freeways, pre-existing development, leases, easements or covenants that existed prior to May 1, 1995, or by requirements of Titles 3 and 13 of the UGMFP. If streets must cross water features protected pursuant to Title 3 UGMFP, provide a crossing every 800 to 1,200 feet unless habitat quality or the length of the crossing prevents a full street connection.*

Response: No new blocks are proposed or required as part of the partition. These provisions are not applicable.

3. *Lot size and shape. Lot or parcel size, width, shape, and orientation shall be appropriate for the location of the subdivision or partition, for the type of use contemplated, for potential utilization of solar access, and for the protection of drainageways, trees, and other natural features. No lot or parcel shall be dimensioned to contain part of an existing or proposed street. All lots or parcels shall be buildable. "Buildable" describes lots that are free of constraints such as wetlands, drainageways, etc., that would make home construction impossible. Lot or parcel sizes shall not be less than the size required by the zoning code unless as allowed by planned unit development (PUD).*

Depth and width of properties reserved or laid out for commercial and industrial purposes shall be adequate to provide for the off-street parking and service facilities required by the type of use proposed.

Response: The proposed lot does not contain any part of an existing or proposed street. City of West Linn Ordinance No. 1384, effective January 11, 1996, vacated the Willamette Falls Drive public right-of-way. That ordinance includes a statement that no public utilities are contained within the right-of-way to be vacated, indicating no intent to retain a public works easement within the vacated right-of-way corridor. (See Attachment 5.)

The proposed consolidated lot is buildable, as approved by the Notice of Decision from the August 17, 2016 and October 5, 2016 West Linn Planning Commission meetings (CUP-16-01, DR-16-02, VAR-16-02/03, WAP-16-06, WRG-16-02). (See Attachment 2.)

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

Response: Access to the proposed lot was approved in the Notice of Decision approving development of the Subject Property (CUP-16-01, DR-16-02, VAR-16-02/03, WAP-16-06, and WRG-16-02). (See Attachment 2.)

5. *Double frontage lots and parcels. Double frontage lots and parcels have frontage on a street at the front and rear property lines. Double frontage lots and parcels shall be avoided except where they are essential to provide separation of residential development from arterial streets or adjacent non-residential activities, or to overcome specific disadvantages of topography and orientation. A planting screen or impact mitigation easement at least 10 feet wide, and across which there shall be no right of access, may be required along the line of building sites abutting such a traffic artery or other incompatible use.*

Response: Not applicable; the proposed lot is not a double frontage lot.

6. *Lot and parcel side lines. The lines of lots and parcels, as far as is practicable, should run at right angles to the street upon which they face, except that on curved streets they should be radial to the curve.*

Response: The partition combines previously existing lots; new lot lines are not being drawn. These provisions are not applicable.

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. A single flag lot shall have a minimum street frontage of 15 feet for its accessway. Where two to four flag lots share a common accessway, the minimum street frontage and accessway shall be eight feet in width per lot. Common accessways shall have mutual maintenance agreements and*

reciprocal access and utility easements. The following dimensional requirements shall apply to flag lots:

Response: Not applicable, no flag lot is proposed as part of the site development.

C. Pedestrian and bicycle trails.

Response: Not applicable, no new pedestrian or bicycle trails are proposed as part of the site development.

D. Transit facilities.

Response: Not applicable, transit facilities are not required or proposed as part of the site development.

E. Grading.

Response: The preliminary grading plan was approved as part of prior land use approvals for development (CUP-16-01, DR-16-02, VAR-16-02/03, WAP-16-06, WRG-16-02). (See Attachment 2.)

F. Water.

G. Sewer.

I. Utility easements.

Response: Water, sewer, and utility facilities to serve the proposed site development were approved by prior development approvals (CUP-16-01, DR-16-02, VAR-16-02/03, WAP-16-06, WRG-16-02). The proposed consolidation partition supports implementation of the approved development plans. (See Attachment 2.)

J. Supplemental provisions.

1. *Wetland and natural drainageways. Wetlands and natural drainageways shall be protected as required by Chapter 32 CDC, Water Resource Area Protection. Utilities may be routed through the protected corridor as a last resort, but impact mitigation is required.*

Response: Wetland and natural drainage protection standards were met through prior development approvals (CUP-16-01, DR-16-02, VAR-16-02/03, WAP-16-06, WRG-16-02). The proposed consolidation partition supports implementation of the approved development plans. (See Attachment 2.)

2. *Willamette and Tualatin Greenways. The Willamette and Tualatin River Greenways shall be protected as required by Chapter 28 CDC, Willamette and Tualatin River Protection.*

Response: Willamette and Tualatin Greenway standards were met through prior development approvals (CUP-16-01, DR-16-02, VAR-16-02/03, WAP-16-06, WRG-16-02). The proposed consolidation partition supports implementation of the approved development plans. (See Attachment 2.)

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

Response: Street tree standards were met through prior development approvals (CUP-16-01, DR-16-02, VAR-16-02/03, WAP-16-06, WRG-16-02). The proposed consolidation partition supports implementation of the approved development plans. (See Attachment 2.)

4. *Lighting. All subdivision street or alley lights shall meet West Linn Public Works Design Standards.*

Response: Lighting standards were met through prior development approvals (CUP-16-01, DR-16-02, VAR-16-02/03, WAP-16-06, WRG-16-02). The proposed consolidation partition supports implementation of the approved development plans. (See Attachment 2.)

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.*

Response: Construction of public street improvements within the Willamette Falls Drive public right-of-way is required through prior development approvals (CUP-16-01, DR-16-02, VAR-16-02/03, WAP-16-06, WRG-16-02). No additional dedication of right-of-way is needed to meet standards. The proposed consolidation partition supports implementation of the approved development plans. (See Attachment 2.)

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. The exception would be in those cases where the area is substantially built out and adjacent properties have above-ground utilities and where the development site's frontage is under 200 feet and the site is less than one acre. High voltage transmission lines, as classified by Portland General Electric or electric service provider, would also be exempted. Where adjacent future development is expected or imminent, conduits may be required at the direction of the City Engineer. All services shall be underground with the exception of standard above-grade equipment such as some meters, etc.*

Response: All utilities are conditioned to meet applicable standards through prior development approvals (CUP-16-01, DR-16-02, VAR-16-02/03, WAP-16-06, WRG-16-02). The proposed consolidation partition supports implementation of the approved development plans. (See Attachment 2.)

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.*

Response: This provision is not applicable because the subject property is located in the General Commercial (GC) zone and is not subject to residential density requirements.

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.*

Response: This provision is not applicable because the subject property is located in the General Commercial (GC) zone and is not subject to residential density requirements.

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. (Ord. 1377, 1995; Ord. 1382, 1995; Ord. 1401, 1997; Ord. 1403, 1997; Ord. 1408, 1998; Ord. 1425, 1998; Ord. 1442, 1999; Ord. 1463, 2000; Ord. 1526, 2005; Ord. 1544, 2007; Ord. 1584, 2008; Ord. 1590 § 1, 2009; Ord. 1604 § 64, 2011; Ord. 1613 § 20, 2013; amended during July*

2014 supplement; Ord. 1635 § 34, 2014; Ord. 1636 § 56, 2014; Ord. 1647 § 8, 2016; Ord. 1650 § 1 (Exh. A), 2016)

Response: All tree standards, including heritage tree considerations, were met through prior development approvals (CUP-16-01, DR-16-02, VAR-16-02/03, WAP-16-06, WRG-16-02). The proposed consolidation partition supports implementation of the approved development plans. (See Attachment 2.)

IV. CONCLUSION

This application to consolidate four parcels through the partition review/approval process was prepared based on guidance from planning staff. The information included in this report, combined with the West Linn Planning Commission Notice of Decision for proposed development (CUP-16-01, DR-16-02, VAR-16-02/03, WAP-16-06, WRG-16-02), demonstrates all applicable standards necessary for the requested partition approval are met.

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT	PROJECT No(s).	
NON-REFUNDABLE FEE(S)	REFUNDABLE DEPOSIT(S)	TOTAL

Type of Review (Please check all that apply):

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

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: 2400-2450 Willamette Falls Drive	Assessor's Map No.: 21E35D
	Tax Lot(s): 2000, 3400, 3500, & 5300
	Total Land Area: 1.58 acres

Brief Description of Proposal:

CONSOLIDATION OF FOUR PARCELS INTO ONE AT SITE OF APPROVED SELF-STORAGE BUILDING

Applicant Name: WEST LINN SELF STORAGE LLC <small>(please print)</small>	Phone: 503-804-5545
Address: 29030 SW TOWN CENTER LOOP EAST STE 202 #186	Email: capitalman@onlinenw.com
City State Zip: WILSONVILLE, OR 97070	

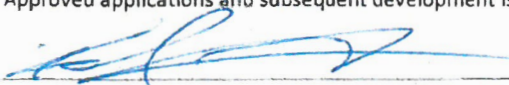
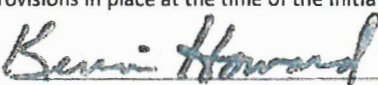
Owner Name (required): WEST LINN SELF STORAGE LLC <small>(please print)</small>	Phone: 503-804-5545
Address: 29030 SW TOWN CENTER LOOP EAST STE 202 #186	Email: capitalman@onlinenw.com
City State Zip: WILSONVILLE, OR 97070	

Consultant Name: LEE LEIGHTON <small>(please print)</small>	Phone: 503-224-9560
Address: C/O MACKENZIE, 1515 SE WATER AVE., STE 100	Email: lleighton@mcknze.com
City State Zip: PORTLAND, OR 97214	

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	05/15/17 Date	 Owner's signature (required)	05/15/17 Date
--	------------------	--	------------------

WEST LINN PLANNING COMMISSION

FINAL DECISION AND ORDER

CUP-16-01, DR-16-02, VAR-16-02/03, WAP-16-06, WRG-16-02

IN THE MATTER OF A PROPOSAL TO DEVELOP A FOUR STORY SELF-STORAGE FACILITY AT 2400-2450 WILLAMETTE FALLS DRIVE REQUIRING A CONDITIONAL USE PERMIT, CLASS II DESIGN REVIEW, WATER RESOURCE AREA PERMIT, WILLAMETTE AND TUALATIN RIVER PROTECTION PERMIT, TWO CLASS II VARIANCES.

I. Overview

At their meetings of August 17, 2016 and October 5, 2016, the West Linn Planning Commission ("Commission") held a public hearing to consider the request by Northwest Self Storage West Linn, to approve a Conditional Use Permit to construct a four story self-storage facility (106,487 square feet) at 2400-2450 Willamette Falls Drive, also requiring two variances (including a Special Waiver), Class II Design Review, Water Resource Area (WRA) permit and a Willamette and Tualatin River Protection Area permit. The approval criteria include Community Development Code (CDC) Chapter 60; Chapter 55; Chapter 75; Chapter 28; Chapter 32; and Chapter 19. The hearing was conducted pursuant to the provisions of CDC Chapter 99.

The hearing commenced with a staff report presented by Peter Spir, Associate Planner. Planning Consultant Lee Leighton, presented for the applicant. There was no public testimony. The hearing was closed and a motion was made by Commissioner Mathews and seconded by Commissioner Walvatne to approve the application with eight conditions of approval. The motion passed unanimously.

II. The Record

The record was finalized at the October 5, 2016, hearing. The record includes the entire file from CUP-16-01, DR-16-02, VAR-16-02/03, WAP-16-06, and WRG-16-02

III. Findings of Fact

- 1) The Overview set forth above is true and correct.
- 2) The applicant is Northwest Self Storage West Linn.
- 3) The Commission finds that it has received all information necessary to make a decision based on the Staff Report and attached findings; and the evidence in the whole record, including any exhibits received at the hearing.

IV. Findings

The Commission adopts the Staff Report dated August 17, 2016, and Addendums for October 5, 2016, as its findings, which are incorporated by this reference. The Commission concludes that all of the required approval criteria are met subject to the following conditions of approval:

1. Site Plans. With the exception of modifications required by these conditions, the project shall substantially conform to all submitted drawings dated 5/11/16 (T1.0), Topographical Survey (page 1), C1.0, C1.2, C1.3, C2.0, C3.0, C4.0, SL1.0, A1.0, A2.1, A3.1, and A4.1 as amended by the Mackenzie August 9, 2016 submittal including the revised Sheet C3 (stormwater facility, grading) and the Schott and Associates Mitigation plan dated August 9, 2016 and revised Appendix C: "Willamette Falls Site Development and Mitigation Planting Plan".

2. Engineering Standards. All public improvements and associated facilities including street improvements, utilities, grading, onsite stormwater design, street lighting, easements, and easements locations are subject to the City Engineer's review, modification, and approval. These improvements must be designed, constructed, and completed prior to issuance of the Building Certificate of Occupancy or secured by instruments acceptable to the City Engineer.

(b). An ODOT Miscellaneous Permit must be obtained for all work in the highway right of way.

3. Street Improvements. The applicant shall complete half street improvements, including pavement improvements, curbs, planter strips, street trees, street lights, sidewalks, pedestrian crossings, and street storm drainage for those portions of Willamette Falls Drive abutting the subject properties.

4. Onsite Stormwater Improvements. The applicant shall provide aboveground onsite stormwater facilities per the Mackenzie August 9, 2016 submittal including the revised Sheet C3.0. The design of the onsite stormwater facilities shall be subject to the City Engineer's review and approval. The onsite stormwater facilities shall be constructed and completed prior to issuance of the Building Certificate of Occupancy.

5. Tree Protection. The applicant shall provide appropriate root zone protections, at the direction of the City Arborist, for the significant on-site oak tree at the northeast corner of the site and a nearby off-site madrone.

6. East Driveway. The applicant shall prepare, sign and record an access consolidation and cross-over easement document including an agreement to the abandonment of the east driveway and construction of a driveway connection (consistent with the dimensional standards of CDC Chapter 48), to the existing driveway on the adjacent tax lot 3600 if, at such time, that access is made available by the adjacent property owner, through that tax lot to Willamette Falls Drive. The access consolidation and cross-over easement shall be reviewed and approved by the City Engineer. The abandoned east driveway corridor shall be subsequently restored and revegetated with native vegetation. The removal of the east driveway approach, associated infrastructures and restoration in the public right of way shall be reviewed and approved by the City Engineer.


7. Fire Flow. The applicant shall perform a fire flow test and submit a letter from Tualatin Valley Fire and Rescue showing adequate fire flow is present prior to the issuance of the final building certificate of occupancy.

8. Mitigation/ Re-Vegetation. Prior to occupancy the applicant shall complete mitigation/re-vegetation per CDC 32.090 and CDC 32.100 and must be consistent with the applicant's

mitigation plan. See Schott and Associates Mitigation plan dated August 9, 2016 and revised Appendix C: "Willamette Falls Site Development and Mitigation Planting Plan".

V. Order

The Commission concludes that CUP-16-01, DR-16-02, VAR-16-02/03, WAP-16-06, WRG-16-02 is approved based on the Record, Findings of Fact and Findings above.



MICHAEL BABBITT, CHAIR
WEST LINN PLANNING COMMISSION

10-7-16

DATE

This decision may be appealed to the City Council pursuant to the provisions of Chapter 99 of the Community Development Code and any other applicable rules and statutes. This decision will become effective 14 days from the date of mailing of this final decision as identified below.

Mailed this 7th day of OCTOBER, 2016.

Therefore, this decision becomes effective at 5 p.m., OCTOBER 21, 2016.

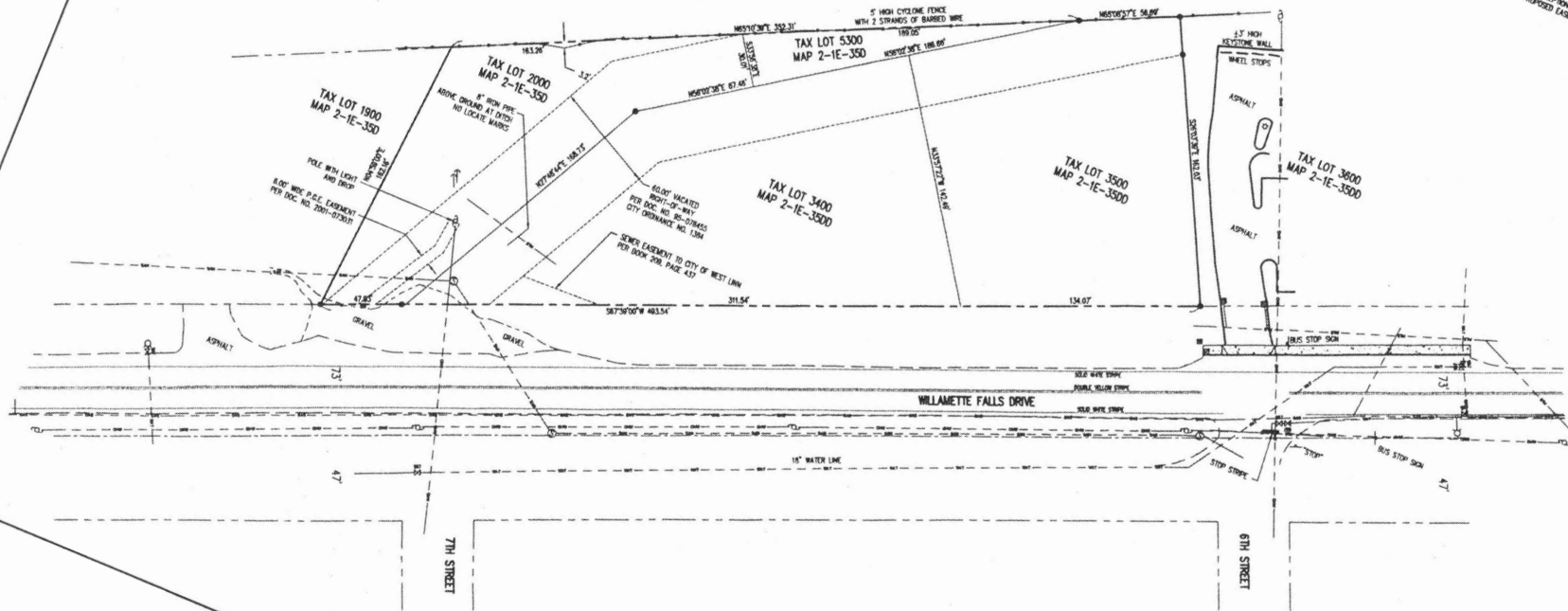
SCALE 1" = 20 FEET

PROPOSED LOT CONSOLIDATION PLAT

LOCATED IN THE SE 1/4, SECTION 35,
TOWNSHIP 2 SOUTH, RANGE 1 EAST, W.M.,
CITY OF WEST Linn,
CLATSOP COUNTY, OREGON
MAY 2, 2017

INTERSTATE HIGHWAY 205

- NOTES
- 1) THE SURVEYED PROPERTY HAS MULTIPLE ADDRESSES AS FOLLOWS:
TAX LOT 2000 - 2400 WILLAMETTE FALLS DRIVE
TAX LOT 3000 - 2400 WILLAMETTE FALLS DRIVE
 - 2) THE AREA OF THE CONSOLIDATED PROPERTIES IS 1.576 ACRES
 - 3) THERE ARE NO EXISTING EASEMENTS ON THE PROPERTIES
 - 4) THE EASEMENTS ARE BASED ON TITLE EXCEPTING SHOWN IN THE DEED FOR THE PROPERTY. THERE ARE NO PROPOSED EASEMENTS AT THIS TIME.



NORTHWEST SURVEYING, INC.
1815 SEAN BERRY LANE, SUITE 2000
WEST Linn, OREGON 97146
PHONE: (503) 864-2177 FAX: (503) 864-2178
EMAIL: info@westwestsurveying.com

OREGON

WEST Linn

PREPARED FOR:
NORTHWEST SEV. STORAGE
16005 SE 20th DR
CLATSOP, OR 97105

REVISIONS:
ORIGINAL RELEASE: MAY 15, 2017

REGISTERED
PROFESSIONAL
LAND SURVEYOR
CLATSOP COUNTY, OREGON
CLAYTON W. THOMAS, JR.
RENEWAL DATE: 08/2014

JOB NUMBER
1392
SHEET
1 OF 1

Clackamas County Official Records **2016-074713**
Sherry Hall, County Clerk 10/31/2016 11:28:27 AM
D-D Cnt=1 Str=0 CINDY
\$16.00 \$25.00 \$10.00 \$22.00 **\$73.00**

GRANTOR:
VK Northwest, Inc., an Oregon corporation and
VK Northwest, Inc.
5665 Meadows Road, Suite 140
Lake Oswego, OR 97035

GRANTEE:
West Linn Self Storage LLC, an Oregon limited
liability company
29030 SW Town Center Loop East Ste 202 #186
Wilsonville, OR 97070

SEND TAX STATEMENTS TO:
West Linn Self Storage LLC, an Oregon limited
liability company
29030 SW Town Center Loop East, Suite 202
#188
Wilsonville, OR 97070

AFTER RECORDING RETURN TO:
West Linn Self Storage LLC, an Oregon limited
liability company
29030 SW Town Center Loop East, Suite 202
#188
Wilsonville, OR 97070

Escrow No: 3626074031TLW-TTPOR50

CODE 003-002
00409329, 21E35D 02000
2400-2450 Willamette Falls Drive
West Linn, OR 97068

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

VK Northwest, Inc., an Oregon corporation and VK Northwest, Inc., Grantor, conveys and warrants to

West Linn Self Storage LLC, an Oregon limited liability company, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Clackamas, State of Oregon:

See Exhibit A attached hereto and made a part hereof.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$1,095,000.00.
(See ORS 93.030)

Subject to and excepting:

See Exhibit B attached hereto and made a part hereof.

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, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

3626074031TLW-TTPOR50
Deed (Warranty-Statutory)

3626074031
Recorded by TICOR TITLE

DATED: 10/31/16

VK Northwest, Inc., an Oregon corporation

BY: Katen Patel
Katen Patel, President, Director and Shareholder

BY: Vipul Patel
Vipul Patel, Secretary, Director and Shareholder

BY: Manish Patel
Manish Patel, Director and Shareholder

BY: Jayanti Patel
Jayanti Patel, Director and Shareholder

State of OREGON

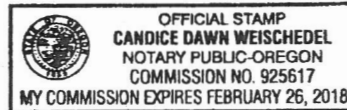
COUNTY of Multnomah

This instrument was acknowledged before me on October 31, 2016

by Katen Patel, President, Director and Shareholder of VK Northwest, Inc., an Oregon corporation.

Candice Dawn Weischedel
Notary Public - State of Oregon

My commission expires: 2/26/18



State of OREGON

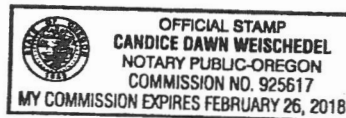
COUNTY of Multnomah

This instrument was acknowledged before me on October 31, 2016

by Vipul Patel, Secretary, Director and Shareholder of VK Northwest, Inc., an Oregon corporation.

Candice Dawn Weischedel
Notary Public - State of Oregon

My commission expires: 2/26/18



State of OREGON

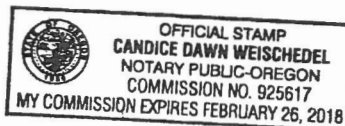
COUNTY of Multnomah

This instrument was acknowledged before me on October 31, 2016

by Manish Patel, Director and Shareholder of VK Northwest, Inc., an Oregon corporation.

Candice Dawn Weischedel
Notary Public - State of Oregon

My commission expires: 2/26/18



State of OREGON

COUNTY of Multnomah

This instrument was acknowledged before me on October 31, 2016

by Jayanti Patel, Director and Shareholder of VK Northwest, Inc., an Oregon corporation.

Candice Dawn Weischedel
Notary Public - State of Oregon

My commission expires: 2/26/18

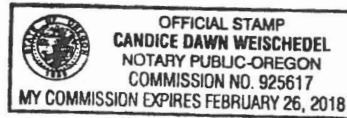


Exhibit A

PARCEL I:

Part of Tract 32, WILLAMETTE TRACTS, in the City of West Linn, County of Clackamas and State of Oregon, described as follows:

Beginning at the Southeast corner of said Tract 32; thence South $67^{\circ} 39'$ along the South line of said tract 108.00 feet to the Southwest corner of the A.R. Taggart tract as described in Deed recorded July 16, 1965 in Book 660, Page 154, Deed Records, and true point of beginning of the tract herein to be described; thence Northerly 150.00 feet to the Northwest corner thereof and a point on the Northwesterly boundary of said Tract 32; thence Southwesterly along said Northwesterly boundary 202.00 feet to the Northwest corner of the Jesse J. Shannon et ux, tract as described in Book 217, Page 627, Deed Records; thence at right angles, Southerly boundary of said Tract 32; thence North $67^{\circ} 39'$ along said Southerly boundary 192.00 feet, more or less, to the true point of beginning.

TOGETHER WITH that portion of Willamette Falls Drive which inured thereto by City of West Linn Vacation Order No. 1384, in the County of Clackamas and State of Oregon.

PARCEL II:

The Westerly one acre of Tract 32, WILLAMETTE TRACTS, in the City of West Linn, County of Clackamas and State of Oregon, EXCEPT the Easterly portion thereof, described in Deed recorded December 31, 1932 in Deed Book 217, Page 627, described as follows:

Beginning at the most Northerly corner of the Westerly 1 acre of Tract 32; thence along county road, Southerly 202 feet; thence at right angles Southerly to a street along the right-of-way of Portland Railway, Light and Power Company car line; thence along the car line Easterly about 130 feet to the Southerly corner of John Robinson tract and the Easterly corner of said tract "belonging to parties of the first part (Wilkinson)"; thence Northerly along the line of said Wilkinson tract to the point of beginning.

TOGETHER WITH that portion of Tract 32, WILLAMETTE TRACT, in the City of West Linn, County of Clackamas and State of Oregon, lying Westerly of the Westerly line of that certain tract conveyed to C. Ray Means and Margaret C. Means, husband and wife, by Deed recorded July 20, 1975, as Recorder's Fee No. 76-24397.

TOGETHER WITH that portion of Willamette Falls Drive which inured thereto by City of West Linn Vacation Ordinance No. 1394, in the County of Clackamas and State of Oregon.

PARCEL III:

The Easterly half of Tract 33, WILLAMETTE TRACTS, in the City of West Linn, County of Clackamas and State of Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Tract 33 in said Willamette Tracts, which is an iron bolt; thence North $86^{\circ}40'$ West along the North line of said Tract 33, a distance of 209.4 feet to an iron bolt; thence South $03^{\circ} 20'$ West a distance of 273.3 feet to the Southeasterly line of said tract; thence North 66° East a distance of 21.4 feet; thence North $17^{\circ}10'$ East a distance of 137.3 feet; thence North $53^{\circ}45'$ East a distance of 204.4 feet to the place of beginning.

TOGETHER WITH that portion of vacated Willamette Falls Drive which inured thereto by reason of Vacation Ordinance No. 1384, recorded December 19, 1995 as Fee No. 95-078455,

EXCEPT that part conveyed to the State of Oregon by and through its State Highway Commission by Recorder's Fee No. 67-617.

PARCEL IV:

A portion of the vacated portion of Willamette Falls Drive in the Plat of Willamette Tracts, and in the Southeast one-quarter of Section 35, Township 2 South, Range 1 East, of the Willamette Meridian, in the City of West Linn, Clackamas County, Oregon, said parcel being more particularly described as follows:

Commencing at an angle point on the southerly line of Interstate Highway No. 205 (centerline station 848 + 80.72 PS); thence North $65^{\circ} 10' 59''$ East along said southerly line, 281.18 feet to the point of beginning of the herein described parcel, said point of beginning being the point of intersections of said southerly line with the northerly line of Willamette Falls Drive (vacated by Order. 1384 FJ:95-78455); thence continuing along said southerly line of Interstate Highway 205, North $65^{\circ} 10' 59''$ East, 189.13 feet to the point of intersection of said southerly line and the centerline of said Willamette Falls Drive (vacated); thence leaving said southerly line along said centerline of Willamette Falls Drive (vacated) South $56^{\circ}03' 22''$ West 186.74 feet; thence leaving said centerline North $33^{\circ} 58' 38''$ West, 30.00 feet to the point of beginning.

Exhibit B

1. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Entitled: Easement, including the terms and provisions thereof
In favor of: City of West Linn
Purpose: Sewer
Recording Date: January 22, 1931
Recording No: Book 209, Page 437
Affects: Parcel II

2. The ownership of said Land does not include rights of access to or from the street, highway, or freeway abutting said Land, such rights having been relinquished by deed to State of Oregon

Recorded: November 6, 1967
Recorders No.: 67-000917
Affects: Access to I-205

3. The ownership of said Land does not include rights of access to or from the street, highway, or freeway abutting said Land, such rights having been relinquished by deed to State of Oregon

Recorded: January 12, 1968
Recorders No.: 68-000716
Affects: Access to I-205

4. The ownership of said Land does not include rights of access to or from the street, highway, or freeway abutting said Land, such rights having been relinquished by deed to State of Oregon

Recorded: August 25, 1971
Recorders No.: 71-020927
Affects: Access to I-205

5. Any irregularities, reservations, easements or other matters in the proceedings occasioning the abandonment or vacation of the street/road shown below:

Name: Portion of vacated Willamette Falls Drive
Recorded: December 11, 1995
Recorders No.: 95-078455

6. The ownership of said Land does not include rights of access to or from the street, highway, or freeway abutting said Land, such rights having been relinquished by deed to State of Oregon

Recorded: April 24, 1998
Recorders No.: 98-034964
Affects: Access to I-205

7. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: April 24, 1998
Recording No: 98-034964

8. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Entitled: Easement, including the terms and provisions thereof
In favor of: Portland General Electric Company
Purpose: Underground distribution line
Recording Date: September 7, 2001
Recording No: 2001-073031
Affects: 6 foot strip in Parcel III (see map attachment)

9. Maintenance Agreement, including the terms and provisions thereof

Between: City of West Linn and The West Linn Law Center
For Private stormwater treatment facilities
Recording Date: October 2, 2002
Recording No.: 2002-093963
Affects: Parcel III and other property

Return to: C.R. Means
3696 SW Trail Rd.
Tualatin, OR 97062

ORDINANCE NO. 1384

AN ORDINANCE VACATING PORTIONS OF THE PUBLIC RIGHT-OF-WAY OF WILLAMETTE FALLS DRIVE IN THE CITY OF WEST LINN, OREGON.

WHEREAS, the City Council of the City of West Linn, Oregon, on November 27, 1995, passed a motion to hold a public hearing to consider adoption of an ordinance for the vacation of portions of the right-of-way of Willamette Falls Drive, West Linn, Oregon; more particularly described herein; and

WHEREAS, after proper publication and posting of notice, a public hearing was held on December 11, 1995; and

WHEREAS, the vacation of this public right-of-way will facilitate the reconfiguring of adjoining tax lots to allow development of said lots; and

WHEREAS, there are no public utilities located in this public right-of-way; and

WHEREAS, City Council finds that the owners of a majority of the property affected by the vacation have not objected in writing that the vacation will not substantially affect the market value of the property abutting the vacated portion, and that the public interest would not be prejudiced by the proposed vacation: now therefore,

THE CITY OF WEST LINN ORDAINS AS FOLLOWS:

Section 1. The following described portion of a public street right-of-way in the City of West Linn, Clackamas County, Oregon, is hereby declared to be vacated, to wit:

A portion of "Willamette Falls Drive" southeast one-quarter of Section 35, T2S, R1E, W.M., City of West Linn, Clackamas County, Oregon, said portion being more particularly described as follows:

The portion of "Willamette Falls Drive" lying between the northerly line of 7th Avenue and the southerly line of Interstate Highway Number 205 and adjoining on the westerly side by Tract 33 and on the easterly side of Tract 32 per the plat of "Willamette Tracts," a plat of record, filed as "Plat 147" in the Clackamas County Surveyor's office.

Section 2. This ordinance shall take effect on the 11th day of January, 1996.

Section 3. Upon vacation, title to the vacated area shall pass to abutting properties pursuant to ORS 271.140.

Page 1 - ORDINANCE

I CERTIFY THIS TO BE A TRUE AND
CORRECT COPY OF THE ORIGINAL ON
FILE IN MY OFFICE.

CITY OF WEST LINN, OREGON

Mary Walsh
RECORDER

95-078455

THIS ORDINANCE ADOPTED BY THE CITY COUNCIL THIS 11th DAY OF
December, 1995.

Jill Thorn
JILL THORN, MAYOR

ATTEST:

Mark Walsh
MARK WALSH, CITY RECORDER

rs
p:\user1\...Ordinances

Page 2 - ORDINANCE

STATE OF OREGON 95-078455
CLACKAMAS COUNTY
received and placed in the public
records of Clackamas County
RECEIPT# AND FEE: 28212 \$10.00
DATE AND TIME: 12/19/95 10:00 AM
JOHN KAUFFMAN, COUNTY CLERK

2.

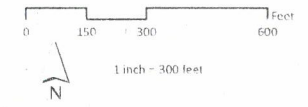


**WEST LINN
SELF STORAGE
VICINITY MAP 1/4 MILE
West Linn, Oregon**

LEGEND

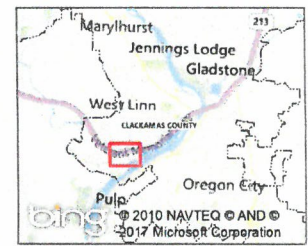
- Subject Site
- Tax Lots

ATTACHMENT 6



SOURCE DATA: Metro RLIS Lite Base Data, Feb 2017
GEOGRAPHIC PROJECTION: NAD 83 HARN Oregon North Lambert Conformal Conic

Date: 1/12/2017 Map Created By: CNR
File: Vicinity Map Project No: 2150120-00



MACKENZIE.

503.224.9560 • 503.228.1285 • MCKNZE.COM
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Rent and Own • Warehouse • Workspaces • Self-Storage

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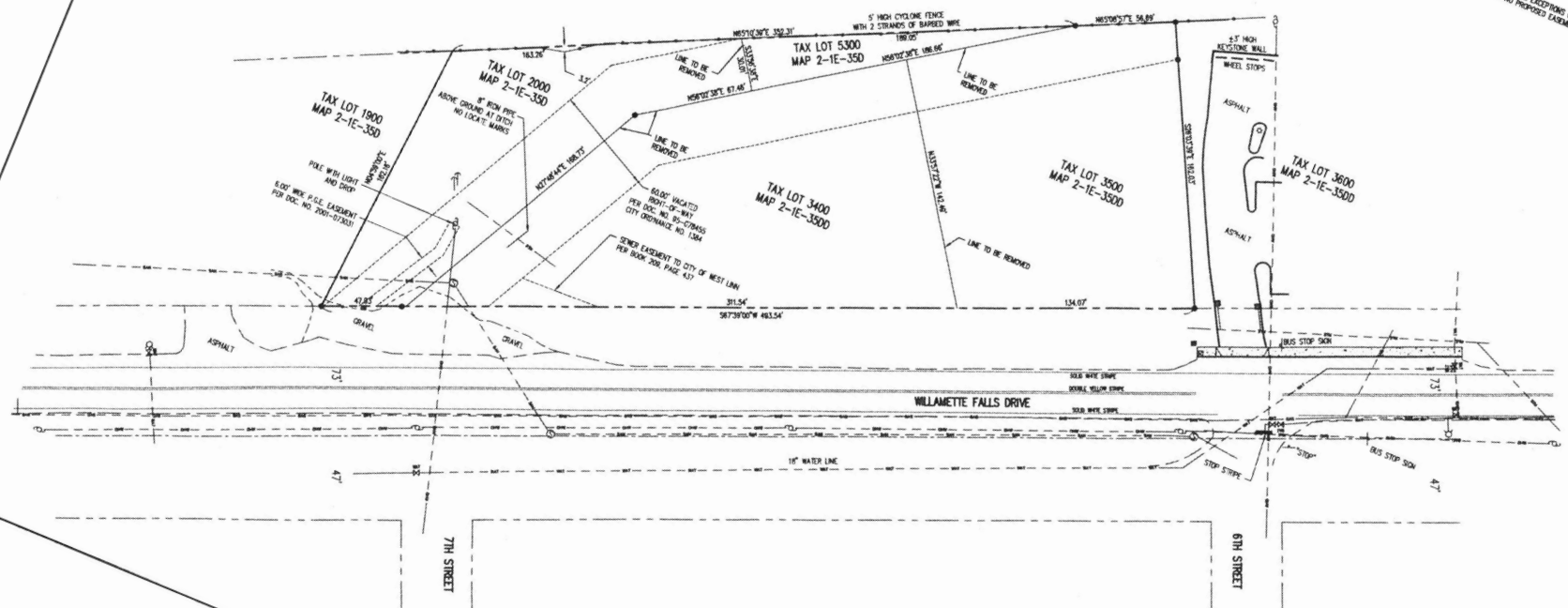
SCALE 1" = 50 FEET

PROPOSED LOT CONSOLIDATION PLAT

LOCATED IN THE SE 1/4, SECTION 35,
TOWNSHIP 2 SOUTH, RANGE 1 EAST, W.M.,
CITY OF WEST LINN,
CLATSOP COUNTY, OREGON
JUNE 2, 2017

INTERSTATE HIGHWAY 205

- NOTES**
- 1) THE SUBJECT PROPERTY HAS MULTIPLE ADDRESSES AS FOLLOWS:
TAX LOT 2000 - 2400 WILLAMETTE FALLS DRIVE
TAX LOT 3000 - 2400 WILLAMETTE FALLS DRIVE
 - 2) THE AREA OF THE CONSOLIDATED PROPERTIES IS 1.578 ACRES.
 - 3) THERE ARE NO EXISTING BUILDINGS ON THE PROPERTIES.
 - 4) THE EASEMENTS ARE BASED ON TITLE EXCEPTIONS CONTAINED IN THE DEED FOR THE PROPERTY. THERE ARE NO PROPOSED EASEMENTS AT THIS TIME.



OREGON

WEST LINN

PROJECT NO.	1392
DATE	JUN 2, 2017
SCALE	AS NOTED
PREPARED BY	CLAYTON K. FURBER, JR.
FOR	WEST Linn SELF STORAGE
PREPARED FOR	PARIS SELF STORAGE
CLATSOP COUNTY, OREGON	
REVISIONS:	
DATE	DESCRIPTION
MAY 10, 2017	
REGISTERED PROFESSIONAL LAND SURVEYOR	
CLAYTON K. FURBER, JR.	
RENEWAL DATE: 06/26/18	
JOB NUMBER	1392
SHEET	1 OF 1

