

**DEVELOPMENT REVIEW APPLICATION**

For Office Use Only		
STAFF CONTACT: <i>Peter Spir</i>	PROJECT NO(S): <i>ANX-1701</i>	
NON-REFUNDABLE FEE(S) <i>\$ 20,000</i>	REFUNDABLE DEPOSIT(S)	TOTAL: <i>\$ 20,000</i>

**Type of Review** (Please check all that apply):

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Annexation (ANX) <i>\$ 20,000</i> | <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 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:**

23190 Bland Circle, West Linn Oregon 97068

Assessor's Map No.: 2s1e35a

Tax Lot(s): 01100

Total Land Area: 6.47 Acres +/-

**Brief Description of Proposal:**

Applicant proposes to annex 6.47 acres into the City of West Linn.

**Applicant Name:** Andrew Tull, 3J Consulting, Inc.

Phone: 503-545-1907

Address: 5075 SW Griffith Drive, Suite 150

Email: andrew.tull@3j-consulting.com

City State Zip: Beaverton, Oregon 97005

**Owner Name** (required): David and Drucilla Sloop

Phone:

Address: 23190 Bland Circle

Email: drudave@comcast.net

City State Zip: West Linn, Oregon 97068

**Consultant Name:**

Phone:

Address:

Email:

City State Zip:

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

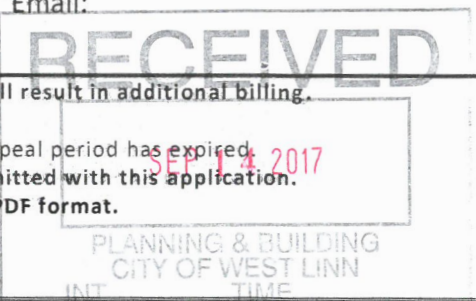
The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. All amendments to 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.

*[Signature]*  
Applicant's signature

*9/7/2017*  
Date

*[Signature]*  
Owner's signature (required)

*8/29/17*  
Date





## SLOOP BLAND CIRCLE ANNEXATION APPLICATION

**OWNER:**

DAVID AND DRUCILLA SLOOP  
23190 BLAND CIRCLE  
WEST LINN, OR 97068

**APPLICANT'S REPRESENTATIVE:**

3J CONSULTING, INC  
5075 SW GRIFFITH DRIVE, SUITE 150  
BEAVERTON, OR 97005  
CONTACT: ANDREW TULL  
PHONE: 503-545-1907



## CONTACT INFORMATION

Applicant: **David and Drucilla Sloop**  
23190 Bland Circle  
West Linn, OR 97068

Applicant's Representative: **3J Consulting, Inc**  
5075 SW Griffith Drive Suite 150  
Beaverton, OR 97005  
Contact: Andrew Tull  
Phone: 503-545-1907  
Email: andrew.tull@3j-consulting.com

## SITE DATA

**OWNERS:** David and Drucilla Sloop

**SITE LOCATION:** 23190 Bland Circle  
West Linn, OR 97068

**SITE SIZE:** 6.47 acres

**DESCRIPTION:** The site is identified as Tax Lot 2S1E35A 01100. The site is comprised of one lot of record, located just west of Salamo Road, south of Weatherhill Road and north of Bland Circle. 23

**APPROVAL CRITERIA:** CDC Chapters 81 and 105  
Municipal Code, Section 2.920  
Metro Code Chapter 3.09

**COUNTY ZONING:** FU-10 – Future Urbanizable 10 acre district (Clackamas County)

**COMPREHENSIVE PLAN DESIGNATION:** Low Density Residential (City of West Linn)

## **BACKGROUND**

### **GENERAL**

The property proposed for annexation to the City of West Linn is located just west of Salamo Road, adjacent to the West Linn City limits to the south, east and west sides of the subject property. The total area to be annexed is approximately 6.47 acres in area. A pre-application conference was held with the City to discuss the annexation of this property on July 6, 2017 by the property owners.

### **SITE CONDITIONS**

The site gently slopes downward to the southeast of the property. There is one single-family residential home on the property, one large pole barn and several smaller sheds. There are trees, planted fields and grass/dirt fields on the property.

### **SURROUNDING LAND USES**

Adjacent properties to the south, east and west are within the West Linn City Limits and are zoned R-7. These properties are developed with residential dwellings. The property immediately to the north is outside the West Linn City Limits and is zoned FU-10. This site and those surrounding it are within the Savanna Oaks Neighborhood Association.

# FINDINGS

The following sections of the Community Development Code, West Linn Municipal Code and Metro Code have been extracted as they have been deemed to be applicable to the proposal. Following each applicable criteria or design standard, the Applicant has provided a series of draft findings. The intent of providing code and detailed responses and findings is to document that the proposal has satisfied the approval criteria for inclusion to the City of West Linn.

## Community Development Code

### Chapter 81 BOUNDARY CHANGES

#### 81.040 PETITION

**A. A petition to annex to the City of West Linn may be initiated by a property owner(s) of the area to be annexed, or the City, as set forth in Section 2.950(1) of the City Code.**

**Applicant's Finding:** This petition to annex to the City of West Linn is being initiated by the property owners.

The requirements of this section have been satisfied.

**B. A prerequisite to the filing of an annexation petition is a pre-application conference at which time the Director shall explain the requirements and provide the appropriate forms as specified in CDC 99.030(B) and (C).**

**Applicant's Finding:** The owners of this property and their representatives joined City staff for a pre-application conference on July 6, 2017.

The requirements of this section have been satisfied.

**C. A petition to annex shall include the completed petition form and three copies of each of the following, except for each drawing submitted, there shall be three copies at the original scale and three copies reduced to a paper size not greater than 11 inches by 17 inches.**

- 1. The minimum petition requirements of Metro Code Section 3.09.040.**
- 2. A narrative which addresses the approval criteria set forth in Municipal Code Section 2.920 and Metro Code Sections 3.09.050(d) and, if applicable, (e).**
- 3. Vicinity, legal, and other descriptive maps necessary to show compliance with Municipal Code Section 2.920 and Metro Code 3.09.040.**

**Applicant's Finding:** The submitted application includes all of the required documentation and forms.

The requirements of this section have been satisfied.

**D. A petition of any type of boundary change, other than annexation, shall be processed as provided by State law and Metro Code Chapter 3.09.**

**Applicant's Finding:** This petition for annexation is proposed in compliance with State law and Metro Code Chapter 3.09.

The requirements of this section have been satisfied.

**E. The applicant shall pay the requisite fee. The fee for a boundary change shall be established by resolution of the City Council. (Ord. 1442, 1999)**

**Applicant's Finding:** This application includes submittal of the appropriate fee.

The requirements of this section have been satisfied.

**81.050 APPROVAL CRITERIA**

**The City Council shall approve a boundary change proposal based on findings and conclusions that the proposal complies with the criteria of Metro Code Section 3.09.050(D).**

**81.050 APPROVAL CRITERIA**

**A. The City Council shall approve a boundary change proposal based on findings and conclusions that the proposal complies with the criteria of Metro Code Section 3.09.050(D).**

**Applicant's Finding:** The applicable Metro Code sections are outlined below with responses to each criterion demonstrating the proposal's compliance.

The requirements of this section have been satisfied.

**81.055 ZONING DESIGNATION**

**A decision on annexation shall also incorporate a decision on a zoning designation. The applicant may concurrently apply for a comprehensive plan amendment if desired. Any approval of an annexation shall designate the City zone to be applied if the annexation is approved by the voters. The City zone shall be designated based upon the existing West Linn comprehensive plan/land use designation, pursuant to the following table:**

<b>COMPREHENSIVE PLAN/LAND USE DESIGNATION</b>	<b>ASSIGNED ZONING DISTRICT</b>
<b>Low Density Residential</b>	<b>R-40, R-20, R-15, R-10 or R-7</b>

**Applicant's  
Finding:**

The Comprehensive Plan/Land Use Designation of this property is Low Density Residential. The adjacent properties within the City of West Linn to the south, east and west of the subject sites are zoned R-7, one of the zones assigned to the Low Density Residential designation of the Comprehensive Plan.

Per the West Linn Community Development Code, the purpose of the R-7 zone is "to provide for urban development at levels which relate to the site development limitations, the proximity to commercial development, and to public facilities and public transportation". The R-7 zone is intended to implement the policies and locational criteria set forth in the Comprehensive Plan.

Designation of these properties as R-7 would match existing zoning in the vicinity and promote residential development in appropriate proximity to commercial development, public facilities and public transportation, in accordance with the purpose of the R-7 zone.

The requirements of this section have been satisfied.

**Where the City Council has discretion to apply zoning, the Council shall consider the following factors in making its decision:**

**A. Specific site characteristics such as topography, drainage, and existing vegetation.**

**Applicant's  
Finding:**

The specific site characteristics are well suited for development of the parcels under R-7 zoning. The site is generally flat, the drainage can be easily accommodated as the property shares an easement with the City for an existing regional drainage facility. Vegetation consists of several mature stands of trees, all of which will eventually be evaluated for retention by the City's arborist if the property were to develop.

The requirements of this section have been satisfied.

**B. The existing zoning and development patterns of surrounding properties.**

**Applicant's  
Finding:**

The subject property is adjacent to many developed R-7 zoned properties to the south, east and west. All recent development has occurred in the R-7 zone. Therefore, the proposed R-7 zoning fits within the existing zoning and development pattern and what is permitted by the Comprehensive Plan.

The requirements of this section have been satisfied.

**C. The capacity of the City to provide road, sanitary sewer, storm drainage, and water service to the site. (Ord. 1442, 1999; Ord. 1528, 2005; Ord. 1590 § 1, 2009; Ord. 1635 § 30, 2014)**

**Applicant's Finding:** Properties adjacent to this site, both on this side and the other side of Salamo Road, are developed and provided with city services. Public sanitary sewer, storm and water lines are located east of and adjacent to the property in Salamo Road and a regional drainage system is located near the southeastern corner of the property. Sanitary and storm lines are also located along the property's southern boundary, in the rear of the homes that front Crestview Drive. There is a public water line that follows a portion of the southern property line in the southwestern corner of the site. Utilities in this area are adequate in capacity to serve the property proposed for annexation.

The requirements of this section have been satisfied.

**105.050 QUASI-JUDICIAL AMENDMENTS AND STANDARDS FOR MAKING DECISION**

**A decision to approve, approve with conditions, or to deny an application for a quasi-judicial amendment shall be based on all of the following standards:**

**A. The standards set forth in CDC 99.110(A), which provide that the decision shall be based on consideration of the following factors:**

- 1. The applicable Comprehensive Plan policies as identified in subsection C of this section and map designation.**
- 2. The applicable standards of any provision of this code or other applicable implementing ordinance.**

**Applicant's Finding:** The Comprehensive Plan Designation of this property is Low Density Residential. The proposed R-7 zoning designation is one of the identified zoning designations within the Comprehensive Plan Designation of Low Density Residential. This request for zone assignment to R-7 is consistent with all applicable Comprehensive Plan policies and standards of any provision of the Development Code or other applicable implementing ordinances.

The requirements of this section have been satisfied.

**B. The standards set forth in CDC 99.110(B), which provide that, in making the decision, consideration may also be given to the following:**

- 1. Proof of change in the neighborhood or community or a mistake or inconsistency in the Comprehensive Plan or Zoning Map as it relates to the property which is the subject of the development application.**
- 2. Factual oral testimony or written statements from the parties, other persons and other governmental agencies relevant to the existing conditions, other applicable standards and**



**criteria, possible negative or positive attributes of the proposal or factors in sub-section A or (B)(1) of this section.**

**Applicant's Finding:** This annexation is proposed for consistency with the Comprehensive Plan and the surrounding land uses. There have been no identified mistakes on the Comprehensive Plan or Zoning Map in this area. Annexation of this property and application of the R-7 zoning district is supported by the City's Comprehensive Plan and development patterns in the area.

The requirements of this section have been satisfied.

**C. The Comprehensive Plan, Plan and Ordinance Revision Process, and Specific Policy No. 4, which provides that the decision shall be based on consideration of the following criteria:**

- 1. Conformance with the Comprehensive Plan policies and criteria.**
- 2. There is a public need for the change or the change can be demonstrated to be in the interest of the present and future community.**
- 3. The changes will not adversely affect the health, safety and welfare of the community.**

**Applicant's Finding:** The proposed annexation and application of the R-7 zoning district conforms completely with the Comprehensive Plan policies and criteria, which designate this property as Low Density Residential. This property was brought into the Urban Growth Boundary with the intent of development as residential housing to accommodate part of the housing need identified in the City's Comprehensive Plan. Development of this property as residential provides more opportunities for housing and is therefore in the interest of the present and future community. As a residential site, there are no proposed or anticipated changes that will adversely affect the health, safety and welfare of the community.

The requirements of this section have been satisfied.

## **West Linn Municipal Code**

### **Chapter 2 GOVERNMENT AND ADMINISTRATION**

#### **ANNEXATIONS**

##### **2.915 Annexation Purpose Statement.**

**(1) The purpose of Sections 2.915 to 2.940 is to establish a two-step process for annexation applications. The first step is a land use decision. The second step is a policy decision by the City Council to determine if the annexation should be approved. The Step 1 and Step 2 decisions can occur at the same meeting. An annexation to the City shall not be effective unless it is**

approved by the City Council at its discretion and by Metro pursuant to its authority regarding annexations within its boundaries.

(2) The procedures and standards established in this chapter are required for review of proposed annexations in order to:

- (a) Provide adequate public notice, information and sufficient time for public review before annexation hearings and elections;
- (b) Maximize citizen involvement in the annexation review process; and
- (c) Provide information to the public concerning the physical, environmental, financial and related social effects of annexation.

**Applicant's Finding:** The Applicant acknowledges the City's Annexation Review Procedure as a two-step process.

The requirements of this section have been satisfied.

#### **2.920 Conditions for Annexation -Step 1: Land Use Decision.**

**When an annexation application has been properly initiated pursuant to ORS [222.111](#), [222.125](#), [222.170](#), or [222.840](#), Step 1 shall include review of the land use aspect of the petition pursuant to Community Development Code Chapter 81. If the application receives Council approval through the Step 1 process, the Council shall proceed to Step 2. A determination that the application meets the land use requirements does not obligate the City to approve the annexation application.**

**Applicant's Finding:** Oregon Revised Statutes (ORS) Section 222.111(2) allows initiation of an annexation proposal "by the legislative body of the city, on its own motion, or by a petition to the legislative body of the city by owners of real property in the territory to be annexed.". This annexation is proposed by the owners of real property. Further, the requirements of the ORS for initiation of the annexation process have been adopted into the City of West Linn Municipal Code and have been followed in this application.

Review of the annexation pursuant to Community Development Code Section 81 is included in this narrative. The subject site is located within the Urban Growth Boundary (UGB). The subject site has been assigned the City Comprehensive Plan Map designation of Low Density Residential. The subject site is contiguous to the existing City limits both directly and separated only by a public right-of-way.

The requirements of this section have been satisfied.

#### **2.930 Step 2: Policy Decision.**

(1) Step 2 of the annexation process is a policy decision and shall follow the steps in the subsections below.

(2) If the annexation is approved in the Step 1 process, the Planning Director shall prepare a report which includes the following information:

- (a) General information on the property or properties, including but not limited to location, size, access to infrastructure, recommended zone, protected resource areas and infrastructure status;
- (b) Impact on the school district, including but not limited to impacted schools, taxes, and anticipated number of additional students;
- (c) Cost to City of infrastructure that is not funded by SDCs; and
- (d) Tax implications for the City.

As part of the Step 1 process, the applicant shall provide to the Planning Director the information required above at the applicant's cost.

**Applicant's Finding:**

This narrative and the supporting documents submitted with the annexation request include general information on the property, as identified above.

The West Linn-Wilsonville School District Long Range Plan of 2014 identifies student yield factors for single-family detached housing units of 0.31 for K-5, 0.12 for 6-8 and 0.14 for 9-12. This means that development of this property with approximately 20-30 homes could yield approximately 8 elementary students, 3 middle school students and 4 high school students. The anticipated 15 students that may enter the school district from these homes will have a negligible effect on the existing schools. The enrollment forecasts for all schools in the district includes build-out of properties in the Urban Growth Boundary, such as this one.

Implementation of new capital facilities is funded through municipal bonds. Bonds are prepared based upon estimates of the build-out needs for facilities using the potential for development within the City's Urban Growth Boundary. As new homes are added to the tax base through the conversion of rural lands to urban developments, and the larger debt service associated with school bonds is spread across a larger tax base and the tax rates associated with voter-approved debt may drop as a result of the introduction of new homes within the service area. As such, the additional students are anticipated will not cause significant impact to the school district and the annexation may have a positive effect on the tax roles for existing debt service associated with current school bonds.

All infrastructure needed to support development of this site as a residential subdivision will be installed with future construction as paid for the by the developer. Any off-site infrastructure needs (parks, etc) will be funded through

SDCs. There is no anticipated additional cost to the City for infrastructure that is not funded by SDCs.

The City will collect property taxes from the owners of the site once annexed to the City and from the subsequent owners of any new homes built on the property if the property is further developed. The annexation of this lot closes a gap in the City's boundary and provides for an orderly and well-considered City planning, maintenance, and jurisdictional boundary.

The requirements of this section have been satisfied.

**(3) Following delivery of the report and consideration of the report by the City Council at a public meeting, the Council may, in its discretion, decide to set a public hearing for the annexation request, delay a public hearing on the requested annexation or pass a resolution placing the annexation request on a ballot for an advisory vote, at any election. At the public meeting, any person may appear and be heard on the questions of whether the annexation should proceed and whether the request should be placed on the ballot for an advisory vote.**

**(4) If City Council decides to proceed to a public hearing on the requested annexation without an advisory vote, a public hearing will be scheduled. Notice of the Step 2 public hearing shall be published in accordance with State law and the Metro Code.**

**Applicant's Finding:** The Applicant understands the annexation request will be processed by the City in accordance with State law.

The requirements of this section have been satisfied.

**(5) The City Council may approve an annexation request if it finds that the annexation is in the best interest of the City based on the report prepared by the Planning Director; testimony and evidence presented at the public hearing; and any other information, evidence, or analysis the City or the Council deems relevant to the application.**

**(6) The City Council may deny an annexation acting in its legislative capacity even after it has approved the annexation application through the Step 1 process. A decision to deny an annexation in Step 2 shall be specifically stated in the record and noted as a legislative act separate and apart from the land use decision in Step 1.**

**Applicant's Finding:** The Applicant acknowledges the City Council's decision-making process regarding annexation requests.

The requirements of this section have been satisfied.

## Metro Code

### 3.09.040 Requirements for Petitions

#### A. A petition for a boundary change must contain the following information:

1. The jurisdiction of the reviewing entity to act on the petition;
2. A map and a legal description of the affected territory in the form prescribed by the reviewing entity;
3. For minor boundary changes, the names and mailing addresses of all persons owning property and all electors within the affected territory as shown in the records of the tax assessor and county clerk; and
4. For boundary changes under ORS 198.855(3), 198.857, 222.125 or 222.170, statements of consent to the annexation signed by the requisite number of owners or electors.

**Applicant's Finding:** The submittal for annexation includes all required information and documentation.

The requirements of this section have been satisfied.

#### B. A city, county and Metro may charge a fee to recover its reasonable costs to carry out its duties and responsibilities under this chapter.

**Applicant's Finding:** The Applicant acknowledges the right of the City, County and Metro to charge fees to recover reasonable costs to review the annexation application.

The requirements of this section have been satisfied.

### 3.09.045 Expedited Decisions

#### A. The governing body of a city or Metro may use the process set forth in this section for minor boundary changes for which the petition is accompanied by the written consents of one hundred percent of property owners and at least fifty percent of the electors, if any, within the affected territory. No public hearing is required.

**Applicant's Finding:** This proposal includes consent of one hundred percent of property owners and electors within the affected territory.

The requirements of this section have been satisfied.

#### B. The expedited process must provide for a minimum of 20 days' notice prior to the date set for decision to all necessary parties and other persons entitled to notice by the laws of the city

or Metro. The notice shall state that the petition is subject to the expedited process unless a necessary party gives written notice of its objection to the boundary change.

**Applicant's Finding:** The Applicant acknowledges the 20-day notice period.

The requirements of this section have been satisfied.

**C. At least seven days prior to the date of decision the city or Metro shall make available to the public a report that includes the following information:**

- 1. The extent to which urban services are available to serve the affected territory, including any extra-territorial extensions of service;**
- 2. Whether the proposed boundary change will result in the withdrawal of the affected territory from the legal boundary of any necessary party; and**
- 3. The proposed effective date of the boundary change.**

**Applicant's Finding:** The Applicant acknowledges the City or Metro staff report requirements.

The requirements of this section have been satisfied.

**D. To approve a boundary change through an expedited process, the city shall:**

**1. Find that the change is consistent with expressly applicable provisions in:**

**a. Any applicable urban service agreement adopted pursuant to ORS 195.065;**

**Applicant's Finding:** The City does not have any urban service provider agreements on this property and, therefore, this standard does not apply.

The requirements of this section have been satisfied.

**b. Any applicable annexation plan adopted pursuant to ORS 195.205;**

**Applicant's Finding:** There is no applicable annexation plan adopted pursuant to the ORS and, therefore, this standard does not apply.

The requirements of this section have been satisfied.

**c. Any applicable cooperative planning agreement adopted pursuant to ORS 195.020(2) between the affected entity and a necessary party;**

**Applicant's Finding:** There are no applicable cooperative planning agreements affecting this property and, therefore, this standard is not applicable.

The requirements of this section have been satisfied.

**d. Any applicable public facility plan adopted pursuant to a statewide planning goal on public facilities and services;**

**Applicant's Finding:** All current public facility plans include UGB areas. This property has been within the UGB for a length of time adequate to be addressed on the plans.

The requirements of this section have been satisfied.

**e. Any applicable comprehensive plan;**

**Applicant's Finding:** The City of West Linn Comprehensive Plan indicates a Low Density designation for this property. The proposed zoning fits within this designation.

The requirements of this section have been satisfied.

**f. Any applicable concept plan; and**

**Applicant's Finding:** There is no applicable concept plan that includes this area and, therefore, this standard is not applicable.

The requirements of this section have been satisfied.

**2. Consider whether the boundary change would:**

**a. Promote the timely, orderly and economic provision of public facilities and services;**

**Applicant's Finding:** The proposed annexation promotes the requirements of this criterion. The City's facilities master plans include the subject parcel and provide all services to this site; thus the boundary change will allow development in a timely, orderly and economic manner. The development of this parcel will accompany other residential development in the area and provide more living opportunities for residents in the City of West Linn.

The requirements of this section have been satisfied.

**b. Affect the quality and quantity of urban services; and**

**Applicant's Finding:** The urban services that will serve this property are of adequate quality and contain adequate quantity to serve the site with no detrimental effects.

The requirements of this section have been satisfied.

**c. Eliminate or avoid unnecessary duplication of facilities or services.**

**Applicant's Finding:** No duplication of facilities of services is proposed or anticipated.

The requirements of this section have been satisfied.

**E. A city may not annex territory that lies outside the UGB, except it may annex a lot or parcel that lies partially within and partially outside the UGB.**

**Applicant's Finding:** This territory proposed for annexation lies entirely within the UGB.

The requirements of this section have been satisfied.

**SUMMARY AND CONCLUSION**

Based upon the materials submitted herein, the Applicant respectfully requests that the City Council approve the Annexation proposal.



CITY OF WEST LINN

CERTIFICATION OF PROPERTY OWNERSHIP

I hereby certify that the attached petition for annexation of the territory described herein to the City of West Linn contains the names of the owners\* of a majority of the land area of the territory to be annexed, as shown on the last available complete assessment roll.



NAME\_ DS STORM  
TITLE\_ GIS CARTOGRAPHER 2  
DEPARTMENT\_ A&T  
CLACKAMAS COUNTY ASSESSOR'S OFFICE  
DATE\_ 9-12-17

\* "Owner" means the owner of the title to real property or the contract purchaser of real property.

\* \* \* \* \*

CERTIFICATION OF REGISTERED VOTERS

I hereby certify that the attached petition for annexation of territory described herein to the City of West Linn contains the names of at least a majority of the electors registered in the territory to be annexed.

NAME\_ PAUL HAVES *anti*  
TITLE\_ DEPT-1 CLERK  
DEPARTMENT\_ CLERK/ELECTIONS  
CLACKAMAS COUNTY ASSESSOR'S OFFICE  
DATE\_ 9/12/17

FOR 23190 BLAND CIRCLE  
WEST LINN

CITY OF WEST LINN

CERTIFICATION OF LEGAL DESCRIPTION AND MAP

I hereby certify that the description of the property included within the attached petition (located on Assessor's Map ZS1E351B) has been checked by me and it is a true and exact description of the property under consideration, and the description corresponds to the attached map indicating the property under consideration.

NAME DS STORM

TITLE GIS CARTOGRAPHER Z

DEPARTMENT AET

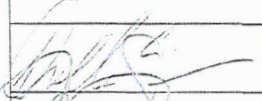

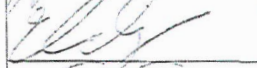

CLACKAMAS COUNTY ASSESSOR'S OFFICE

DATE 9-12-17



To the Council of the City of West Linn, Oregon

We, the undersigned owner(s) of the property described below and/or elector(s) residing at the referenced location and give consent to, annexation of said property to the City of West Linn. We understand that the City will review this request in accordance with ORS Chapter 222, and applicable regional and local policies prior to approving or denying the request for annexation.

Signature	Printed Name	I am a			Address	Property Description				Date
		PO	RV	OV		Township/ Section	Map	Tax Lot	Precinct	
	Drucilla Sloop			X	23190 Bland Circle West Linn, OR 97068	2s1e	35ab	<del>01900</del> 09100	320	8/29/17
	David Sloop	X	X	X	23190 Bland Circle West Linn, OR 97068	2s1e	35ab	<del>01900</del> 09100	320	8/29/17
	Elizabeth Lanz		X		23190 Bland Circle West Linn, OR 97068	2s1e	35ab	01900	320	8/29/17
	Anne Sloop		X		23190 Bland Circle West Linn, OR 97068	2s1e	35ab	01900	320	8/29/17

- PO Property Owner
- RV Registered Voter
- OV Property Owner & Registered Voter

A legal description of the property must be submitted with this petition

Initial DS



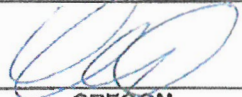


**SECTION 1: LEGAL DESCRIPTION OF PROPERTY TO BE ANNEXED**

A TRACT OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON AND BEING A PORTION OF LOT 21, "BLAND ACRES", A PLAT OF RECORD IN CLACKAMAS COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

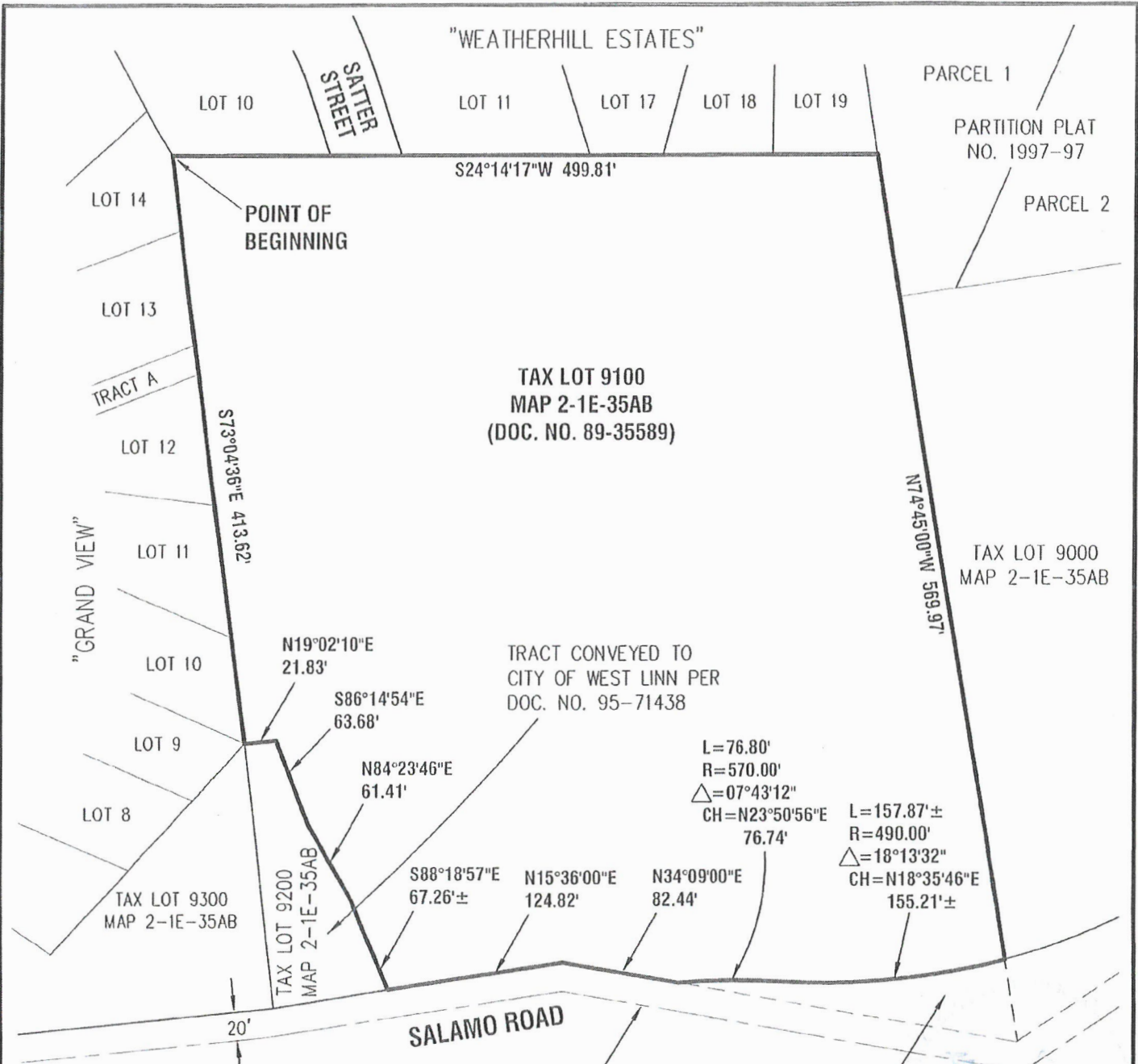
BEGINNING AT THE SOUTHEASTERLY CORNER OF "WEATHERHILL ESTATES" A PLAT OF RECORD IN CLACKAMAS COUNTY, OREGON; THENCE ALONG THE NORTHEASTERLY LINE OF "GRAND VIEW", A PLAT OF RECORD IN CLACKAMAS COUNTY, OREGON SOUTH 73°04'36" EAST 413.62 FEET TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO THE CITY OF WEST LINN BY WARRANTY DEED RECORDED AS DOCUMENT NUMBER 95-071438, CLACKAMAS COUNTY DEED RECORDS; THENCE ALONG THE WEST LINE OF SAID CITY OF WEST LINN TRACT NORTH 19°02'10" EAST 21.83 FEET TO THE NORTHWESTERLY CORNER THEREOF; THENCE ALONG THE NORTH LINE OF SAID CITY OF WEST LINN TRACT SOUTH 86°14'54" EAST 63.68 FEET; THENCE CONTINUING ALONG SAID NORTH LINE NORTH 84°23'46" EAST 61.41 FEET; THENCE CONTINUING ALONG SAID NORTH LINE SOUTH 88°18'57" EAST 67.26 FEET, MORE OR LESS, TO THE WEST RIGHT OF WAY LINE OF SALAMO ROAD; THENCE ALONG SAID WEST RIGHT OF WAY LINE NORTH 15°36'00" EAST 124.82 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY LINE; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE NORTH 34°09'00" EAST 82.44 FEET TO THE MOST SOUTHERLY CORNER OF THAT TRACT OF LAND CONVEYED TO THE CITY OF WEST LINN BY DEED RECORDED AS DOCUMENT NUMBER 95-004519, CLACKAMAS COUNTY DEED RECORDS; THENCE ALONG THE WESTERLY LINE OF SAID CITY OF WEST LINN TRACT (WHICH IS DESCRIBED IN DEED RECORDED AS DOCUMENT NUMBER 95-004519) 76.80 FEET ALONG A NON-TANGENT 570.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST THROUGH A CENTRAL ANGLE OF 07°43'12" (LONG CHORD BEARS NORTH 23°50'56" EAST 76.74 FEET); THENCE CONTINUING ALONG SAID WESTERLY LINE 155.87 FEET, MORE OR LESS, ALONG A 490.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST THROUGH A CENTRAL ANGLE OF 18°13'32" (LONG CHORD BEARS NORTH 18°35'46" EAST 155.21 FEET, MORE OR LESS) TO THE NORTH LINE OF LOT 21, "BLAND ACRES"; THENCE ALONG SAID NORTH LINE NORTH 74°45'00" WEST 569.97 FEET TO THE MOST EASTERLY CORNER OF LOT 22, "BLAND ACRES"; THENCE ALONG THE EASTERLY LINE OF THE AFOREMENTIONED "WEATHERHILL ESTATES" SOUTH 24°14'17" WEST 499.81 FEET TO THE POINT OF BEGINNING.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

  
OREGON  
JULY 14, 1978  
DON DEVLAEINCK  
1634

DATE OF SIGNATURE: 7/27/17  
EXPIRES 12/31/2017

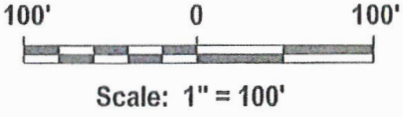
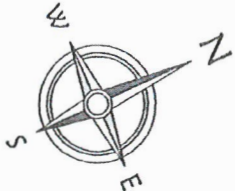




**REGISTERED PROFESSIONAL LAND SURVEYOR**

*[Signature]*

OREGON  
JULY 14, 1978  
DON DEVLAEINCK  
1634



DATE OF SIGNATURE: *9/7/17*  
EXPIRES 12/31/2017

7917 Exh.dwg

**ANNEXATION EXHIBIT MAP**

**COMPASS** Land Surveyors  
4107 SE International Way, Suite 705  
Milwaukie, Oregon 97222 503-653-9093

NE 1/4 OF SECTION 35, T.2S., R.1E., W.M.  
CLACKAMAS COUNTY, OREGON