

October 31, 2017

Peter Spir, Associate Planner
City of West Linn
22500 Salamo Road
West Linn, Oregon 97068

Sloop Property Annexation – Completeness Response
(ANX-17-01)

Dear Peter,

3J Consulting has received your October 2, 2017 incompleteness determination for the Sloop Property's annexation application. Per your direction, we have revised the project's narrative to provide the requested information. Our changes to the narrative are described below, in relation to the items identified within your correspondence:

1. CDC 105.050 (C) (1). Discuss the applicable Comprehensive Plan policies. (e.g. Goal 11: Public Facilities and Services. Goal 14: Urbanization. Goal 2 Land Use Planning (Section 5: Intergovernmental Coordination))

**Applicant's
response**

The Applicant has provided an updated land use narrative which addresses Goals 2, 11, and 14 of the City's Comprehensive Plan.

2. CDC 105.050 (D) (1) (a-c). Explain why the application is exempt from TPR /OAR 660-012-0060 compliance.

**Applicant's
response**

The Applicant has provided an updated land use narrative which the addresses the Transportation Planning Rule. Because the Applicant is proposing to bring the site's zoning into compliance with the City's Comprehensive Plan Designation and because the City has an acknowledge Transportation System Plan, the provisions of the Transportation Planning Rule do not apply to this project.

3. Please state in the preamble that in addition to annexing to the City, the applicant would like to annex to the Tri-City Service District and withdraw from Clackamas County Enhanced Law Enforcement District.

**Applicant's
response**

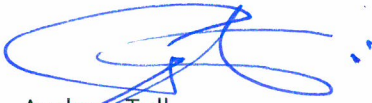
The Applicant has updated the project narrative's pre-amble to indicate that the owners would like to annex to the Tri-City Service District and to withdraw from the Clackamas County Enhanced Law Enforcement District.

Peter, we trust that the materials provided herein will allow your office to continue the review of this application. We also trust that given the project's compliance with the City's criteria for annexation, this property will be brought into the City in a timely manner.



Please feel free to give me a call if you have any questions or need any additional clarification.

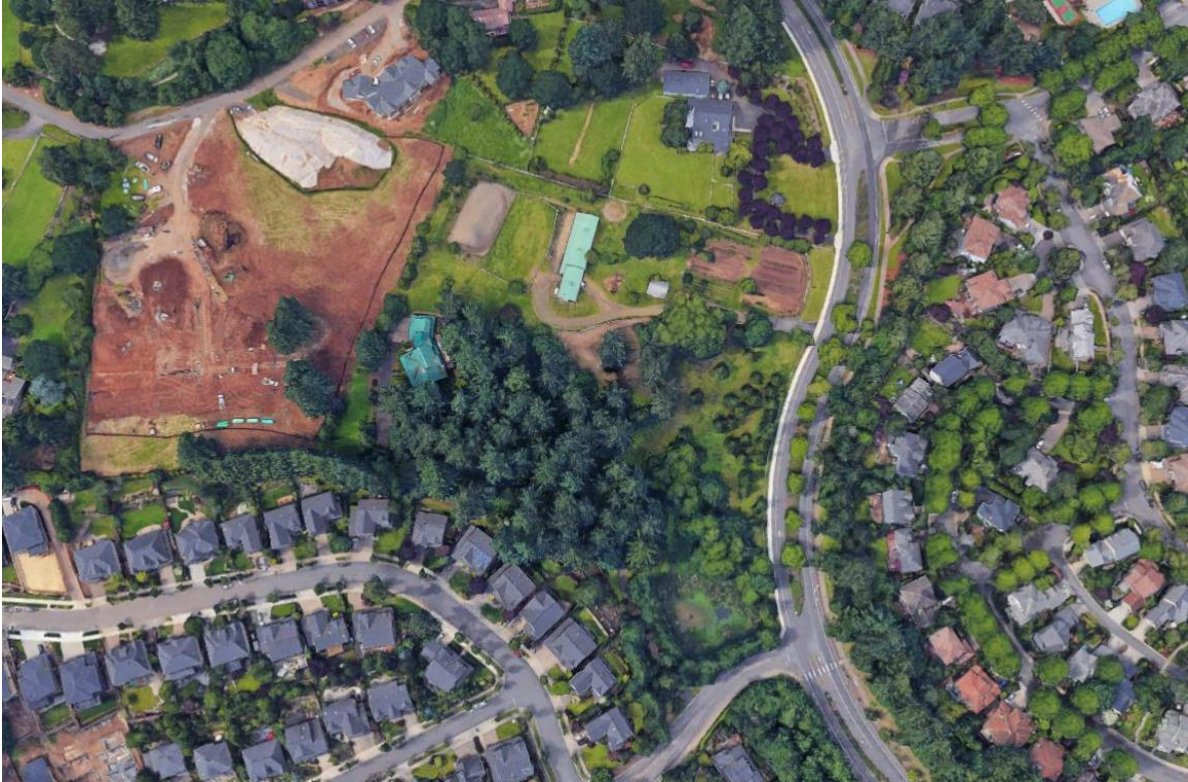
Sincerely,



Andrew Tull
Principal Planner
3J Consulting, Inc.

copy: File





SLOOP 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
Phone: 503-720-1769

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.

APPROVAL CRITERIA: CDC Chapters 81 and 105
Municipal Code, Section 2.920
City of West Linn Comprehensive Plan Policies 2, 11, and 14
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. This application details the Applicant and Owner's request to annex into the City of West Linn. Through the annexation process, the owners also would like to annex into the Tri-City Service District and withdraw from the Clackamas County Enhanced Law Enforcement District.

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 and are both inside and outside of the West Linn City limits with those outside zoned FU-10. This site and those surrounding it are within the Savanna Oaks Neighborhood Association.

REASONS WHY THIS APPLICATION SHOULD BE APPROVED

The Applicant has provided the following reasons why the City Council should approve the annexation of the Sloop property into the City of West Linn:

- The owners of this site and the registered voters on the site are 100% in favor of annexing this property into the City.
- The site represents a rural island within the City. Annexation of the property will help contribute to an orderly boundary for urban services.
- The owners of this property have participated in assisting the City with a variety of supportive easements and agreements which have assisted with the development of the City's infrastructure network.
- The addition of this site to the City's boundary will reduce demands upon Clackamas County by helping to contribute to a more orderly service boundary.

REASONS WHY THIS APPLICATION SHOULD NOT BE SUBJECT TO AN ADVISORY VOTE

The Applicant voluntarily met with members of the Savannah Oaks neighborhood Association while this application was being reviewed by the City for Completeness. During the neighborhood meeting, several neighbors expressed a desire to have the City Council place the annexation on the ballot for an advisory vote. Advisory votes regarding annexations are a provision to which the City Council is entitled, however, the information gathered from an advisory vote is probably best used to inform the Council about the potential for urban growth boundary expansions or annexations with significant cost or development implications. Advisory votes are generally not necessary for infill annexation applications and for the annexation of rural islands surrounded by the City limits. The following reasons have been provided in support of the City's Decision to annex and not to seek an advisory vote:

- This property does not require any special planning or updates to the City's master plans, tax structure, or planning boundaries. As this is an island within the City, all required infrastructure to serve the property can be easily extended at no cost to the City.
- The development potential for the 6.47 acres in question is anticipated to have only a minimal on the City's infrastructure, housing supply, or school capacity.
- There were three annexations proposed on the last round of voter approved annexations to the City. These were approved with 70.6%, 69.6%, and 68.0% voter approval.

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:

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

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 properties are zoned R-7, one of the zones intended to implement 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 the subject property 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 are developed and provided with City services on all sides. 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, eastern, and western boundaries. 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.

D. Transportation Planning Rule compliance.

1. Review of applications for effect on transportation facilities. When a development application, whether initiated by the City or by a private interest, includes a proposed comprehensive plan amendment zone change or land use regulation change, the proposal shall be reviewed to determine whether it significantly affects a transportation facility, in accordance with Oregon Administrative Rule (OAR) 660-012-0060 (the Transportation Planning Rule: "TPR"). "Significant" means the proposal would:

- a. Change the functional classification of an existing or planned transportation facility (exclusive of correction of map errors in an adopted plan);**

- b. **Change standards implementing a functional classification system; or**
- c. **As measured at the end of the planning period identified in the adopted transportation system plan:**
 - 1) **Allow land uses or levels of development that would result in types or levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;**
 - 2) **Reduce the performance of an existing or planned transportation facility below the minimum acceptable performance standard identified in the TSP or comprehensive plan; or**
 - 3) **Worsen the performance of an existing or planned transportation facility that is otherwise projected to perform below the minimum acceptable performance standard identified in the TSP or comprehensive plan.**

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. The proposed annexation of the property will not require any changes to the functional classifications of any existing or planned transportation facilities, nor will the proposed annexation require any changes to the standards which implement the functional classification system.

The proposed designation of the site as a residential R-7 zoning district is consistent with the City's Comprehensive Planning Designation for the property and the potential density associated with this property has been considered within the City's transportation planning processes through incorporation into the City's Buildable Land Inventory. The proposed site falls within an area which has been included in the City's 2008 and 2016 updates to the Transportation System Plan.

OAR 660-012-0060(9) allows local governments to make findings that an amendment to the zoning map does not significantly affect an existing or planned transportation facility. The OAR is quoted below:

(9) Notwithstanding section (1) of this rule, a local government may find that an amendment to a zoning map does not significantly affect an existing or planned transportation facility if all of the following requirements are met.

(a) The proposed zoning is consistent with the existing comprehensive plan map designation and the amendment does not change the comprehensive plan map;

(b) The local government has an acknowledged TSP and the proposed zoning is consistent with the TSP; and

(c) The area subject to the zoning map amendment was not exempted from this rule at the time of an urban growth boundary amendment as permitted in OAR 660-024-0020(1)(d), or the area was exempted from this rule but the local government has a subsequently acknowledged TSP amendment that accounted for urbanization of the area.

The property included within this application meets all three of these requirements and is not listed by ODOT as affecting a project subject to OAR chapter 731, division 15. The proposed zoning for the site (R-7) is consistent with the comprehensive plan map for the property. As described above, the City has a Transportation System plan which has been acknowledged and the proposed zoning for the site is consistent with the underlying comprehensive plan designation. Finally, the area subject to the zoning map amendment was not exempted from this rule at the time of an urban growth boundary adjustment. The City has an acknowledged TSP which accounted for the urbanization of this area.

The requirements of this section have been satisfied.

2. Amendments that affect transportation facilities. Amendments to the Comprehensive Plan and land use regulations that significantly affect a transportation facility shall ensure that allowed land uses are consistent with the function, capacity, and level of service of the facility identified in the TSP. This shall be accomplished by one or a combination of the following:

- a. Adopting measures that demonstrate allowed land uses are consistent with the planned function, capacity, and performance standards of the transportation facility.**
- b. Amending the TSP or Comprehensive Plan to provide transportation facilities, improvements or services adequate to support the proposed land uses consistent with the requirements of OAR [660-012-0060](#) of the TPR.**
- c. Altering land use designations, densities, or design requirements to reduce demand for automobile travel and meet travel needs through other modes of transportation.**
- d. Amending the TSP to modify the planned function, capacity or performance standards of the transportation facility.**

**Applicant's
Finding:**

The proposed annexation does not contemplate the any amendments which would affect any planned transportation facilities. The requirements of this section do not apply.

3. Traffic impact analysis. A traffic impact analysis shall be submitted with a plan amendment or land use district change application. (Ord. 1584, 2008)

Applicant's Finding: An analysis of the applicable local and state requirements has been provided in response to section 1 of this code provision which satisfies the need for an analysis of the transportation impacts and documents compliance with Oregon's Transportation Planning Rule. 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.

The implementation of new capital facilities for schools 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, the larger debt service associated with school bonds is spread across a larger tax base. 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, additional students are anticipated will not cause significant impact to the school district. 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 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 the subject property 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.

West Linn's Comprehensive Plan

The Following Goals and Policies within the City of West Linn's Comprehensive Plan are applicable and provide guidance regarding the annexation of properties into the City. The City's Comprehensive Plan provides a series of over-arching guidance for growth and development within the City. Structured as a goal setting and policy document, the guidance provided by the Comprehensive plan is meant to inform decisions and create a framework for the Community Development Code, which implements the visions, goals, and policies of the Plan.

GOAL 2 LAND USE PLANNING

Applicant's Finding: The City's Comprehensive Plan addresses the need for new lands to be annexed into the City in order to accommodate growth within the City and within the overall region.

The Plan calls for low density residential lands to be located in areas with access to appropriate public facilities including, sewer, water, and drainage. The Plan also calls for the placement of low density residential in areas less suited for higher intensity uses and which may have development limitations such as topography or natural resources. The Plan calls for the implementation of measures to ensure connectivity, limitations on residential

densities, a coordinated approach to development review and transportation management, and the preservation of environmentally sensitive open spaces.

Within Section five, the Plan also calls for intergovernmental coordination and cooperation to ensure a mutually beneficial relationship with adjoining and regional partners in governance.

As part of this goal, the site falls within an area which has been zoned by Clackamas County as a Future Urban residential property, preventing any intensification within the County until the property is annexed into the City. Services to the site are also restricted through the City's Community Development and Municipal codes, which only allow access to services following annexation.

The proposed annexation of this property into the City is consistent with the goals and policies of the City's Land Use Planning components of the plans because, annexation for the provision of urban services has been coordinated with Clackamas County, Metro and the applicable utility and service providers within the site's vicinity. Further, the Comprehensive plan has contemplated the most appropriate land use designation for this area and recommends a low density residential designation. The City's Transportation plans and master utility service plans have been designed to allow for this property to either connect to the existing system with ease or to allow for future development which will not affect the provider's ability to provide service within the City.

The proposed annexation is consistent with the Comprehensive Plans Goals and Policies.

GOAL 11 PUBLIC FACILITIES AND SERVICES

Applicant's Finding: The City's Comprehensive Plan requires that essential public facilities be in place before new development occurs and that development encourages the provision of other public facilities and services. The Plan states that the City's first priority is to maintain existing services and infrastructure in all areas within the City's existing limits.

The Plan prioritizes the cooperation and coordination between public service agencies to maximize the orderly and efficient provision of services and system development. The Plan also indicates that the City must provide for the conversion of land within the City limits to urban uses by providing urban levels of public facilities and services.

The subject property is a rural island within the City of West Linn and therefore, each of the City's master plans for transportation, water, stormwater, and sewer have considered the development potential of this property as these plans have been established. A portion of the City's existing stormwater master plan system also utilizes an easement near the southern end of this property for a regional stormwater system which treats and detains water from other developments within the same drainage basin.

As this property has been considered in the City's long range planning efforts for the provision of utilities and urban services, annexation of the property and the eventual connection to the City's urban service lines maximizes the efficiency and effect of the City's long range planning efforts.

The proposed annexation is consistent with the Comprehensive Plans Goals and Policies.

GOAL 14 URBANIZATION

**Applicant's
Finding:**

The Urbanization Goals of the City's Comprehensive Plan prioritize development within the City's Existing Urban Growth Boundary (UGB). The UGB is administered by the Metropolitan Regional Government and is part of a Statewide land use planning program used to manage growth, control sprawl, and protect resource lands.

The subject property is located within the City's UGB and has been accounted for within the City's acknowledged buildable lands inventory and utility master plans. The Comprehensive Plan identifies several policies which are implemented by the City's codes which assure compliance with Metro's Functional Plan while requiring the annexations into the City are well considered and do not detract from the City's ability to provide services to existing residents.

The proposed annexation of this site is consistent with the urbanization goals listed within the City's Comprehensive Plan. The site's annexation will not require the expansion of the Urban Growth Boundary and it will not require any significant planning for the extension of utilities. The City's master utility service plans have all contemplated the potential impacts associated with any future development on this site at the levels anticipated within the City's buildable lands inventory. Any upgrades to the surrounding infrastructure network which are required to allow for the future development of this

property can be adjusted and paid for by future applicants, creating no burden on existing residents within the City's Service districts and urban service area.

The proposed annexation is consistent with the Comprehensive Plans Goals and Policies.

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 and assign an R-7 zoning designation for the property.

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 checked="" 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 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: 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. <small>(please print)</small>	Phone: 503-545-1907
Address: 5075 SW Griffith Drive, Suite 150	Email: andrew.tull@3j-consulting.com
City State Zip: Beaverton, Oregon 97005	


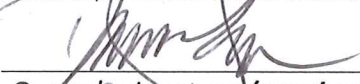
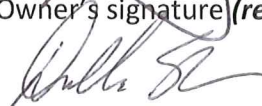
Owner Name (required): David and Drucilla Sloop <small>(please print)</small>	Phone:
Address: 23190 Bland Circle	Email: drudave@comcast.net
City State Zip: West Linn, Oregon 97068	

Consultant Name: <small>(please print)</small>	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.

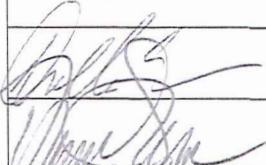
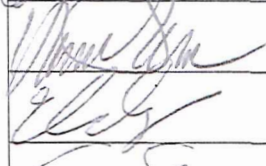
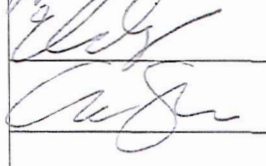
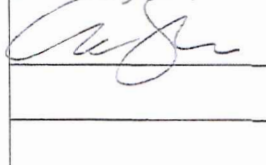
* No CD required / ** Only one hard-copy set needed

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.

	9/7/2017		8/29/17
Applicant's signature	Date	Owner's signature (required)	Date
			8/29/17

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	01900 09100	320	8/29/17
	David Sloop	X	X	X	23190 Bland Circle West Linn, OR 97068	2s1e	35ab	01900 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:

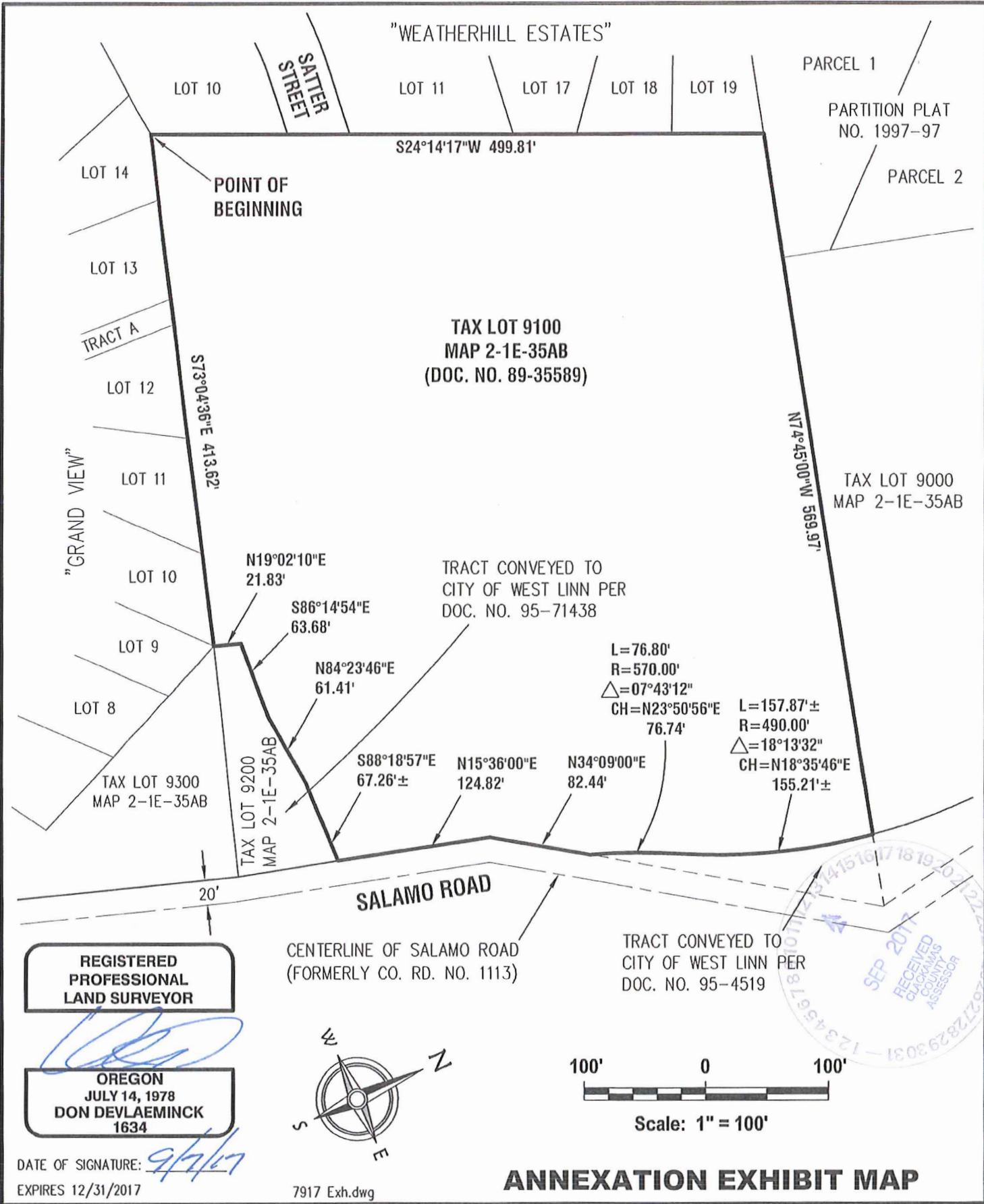
BEGINNING AT THE SOUTHEASTERLY CORNER OF "WEATHERHILL ESTATES" A PLAT OF RECORD IN CLACKAMAS COUNTY, OREGON; THENCE ALONG THE NORTHEASTERLY LINE OF "GRAND VIEW", A PLAT OF RECORD IN CLACKAMAS COUNTY, OREGON SOUTH 73°04'36" EAST 413.62 FEET TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO THE 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

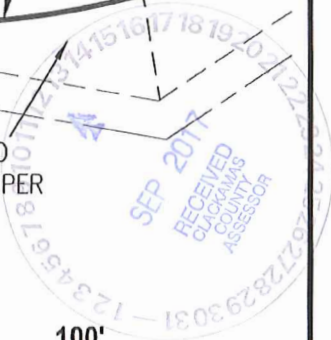
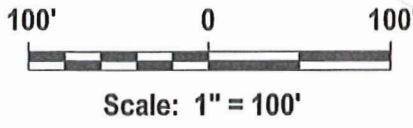
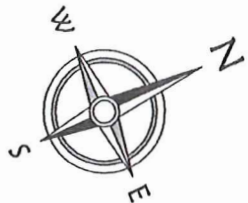




**REGISTERED
PROFESSIONAL
LAND SURVEYOR**

[Signature]
**OREGON
JULY 14, 1978
DON DEVLAMINCK
1634**

DATE OF SIGNATURE: *9/27/17*
EXPIRES 12/31/2017



ANNEXATION EXHIBIT MAP

CMPASS 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

7917 Exh.dwg

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 HANES *and*
TITLE DEPUTY 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 Z S1E351B) 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 A & T

CLACKAMAS COUNTY ASSESSOR'S OFFICE

DATE 9-12-17

