

DEVELOPMENT REVIEW APPLICATION

For Office Use Only			
STAFF CONTACT JOHN FLOYD	PROJECT NO(S). MIP-21-03	PRE-APPLICATION NO. PA-21-17	
NON-REFUNDABLE FEE(S)	REFUNDABLE DEPOSIT(S)	TOTAL	\$0

Type of Review (Please check all that apply):

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

Home Occupation, Pre-Application, Sidewalk Use, Sign Review Permit, and Temporary Sign Permit applications require different or additional application forms, available on the City website or at City Hall.

Site Location/Address: S.E 1/4 SECTION 35 AND S.W. 1/4 SECTION 36, T.2S, R.1E, W.M. CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON	Assessor's Map No.: 2019-040
	Tax Lot(s):
	Total Land Area: 1,436,402'


Brief Description of Proposal:

FOR CREATION OF ONE ADDITIONAL TAXLOT AT THE ABOVE LOCATION.

Applicant Name: CASEY THOMPSON <small>(please print)</small> Address: 22500 SALAMO ROAD City State Zip: WEST LINN, OR 97068	Phone: 503-722-3435 Email: cthompson@westlinnoregon.gov
Owner Name (required): ODOT PROPERTY MANAGEMENT <small>(please print)</small> Address: 4040 FAIRVIEW INDUSTRIAL DRIVE SE, MS#2 City State Zip: SALEM, OR 97302-1142	Phone: Email:
Consultant Name: CENTERLINE CONCEPTS <small>(please print)</small> Address: 19376 MOLALLA AVE, STE. 120 City State Zip: OREGON CITY, OR 97045	Phone: 503-650-0188 Email:

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 decision may be reversed on appeal. The permit approval will not be effective until the appeal period has expired.
4. The City accepts electronic (.pdf) land use applications and project submissions from applicants. Applicants should submit this form and supporting documents through the [Submit a Land Use Application](https://westlinnoregon.gov/planning/submit-land-use-application) web page:
<https://westlinnoregon.gov/planning/submit-land-use-application>

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. All amendments to the Community Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.

 Applicant's signature	12/02/21 Date	See Attached Contract Owner's signature (required)	Date
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**ODOT Property Acquisition
Minor Partition
December 1, 2021**

APPLICATION SUMMARY

For approval of a one parcel minor partition of surplus land within the I-205 right-of-way that is owned by the Oregon Department of Transportation.

GENERAL INFORMATION

Location

S.E. ¼ SECTION 35 AND S.W. ¼ SECTION 36, T.2S, R.1E, W.M.
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON

Comprehensive Plan and Zoning Designations

The Comprehensive Plan designation is Low Density Residential.
Consistent with the Comprehensive plan, the property is zoned Single Family Residential Detached (R-10).

Property Owner

ODOT Property Management
4040 Fairview Industrial Drive SE, MS#2
Salem, OR 97302-1142

Applicant's Surveyor

Centerline Concepts
19376 Molalla Ave, Ste. 120
Oregon City, OR 97045
503-650-0188

Figure 1: City-Wide Map

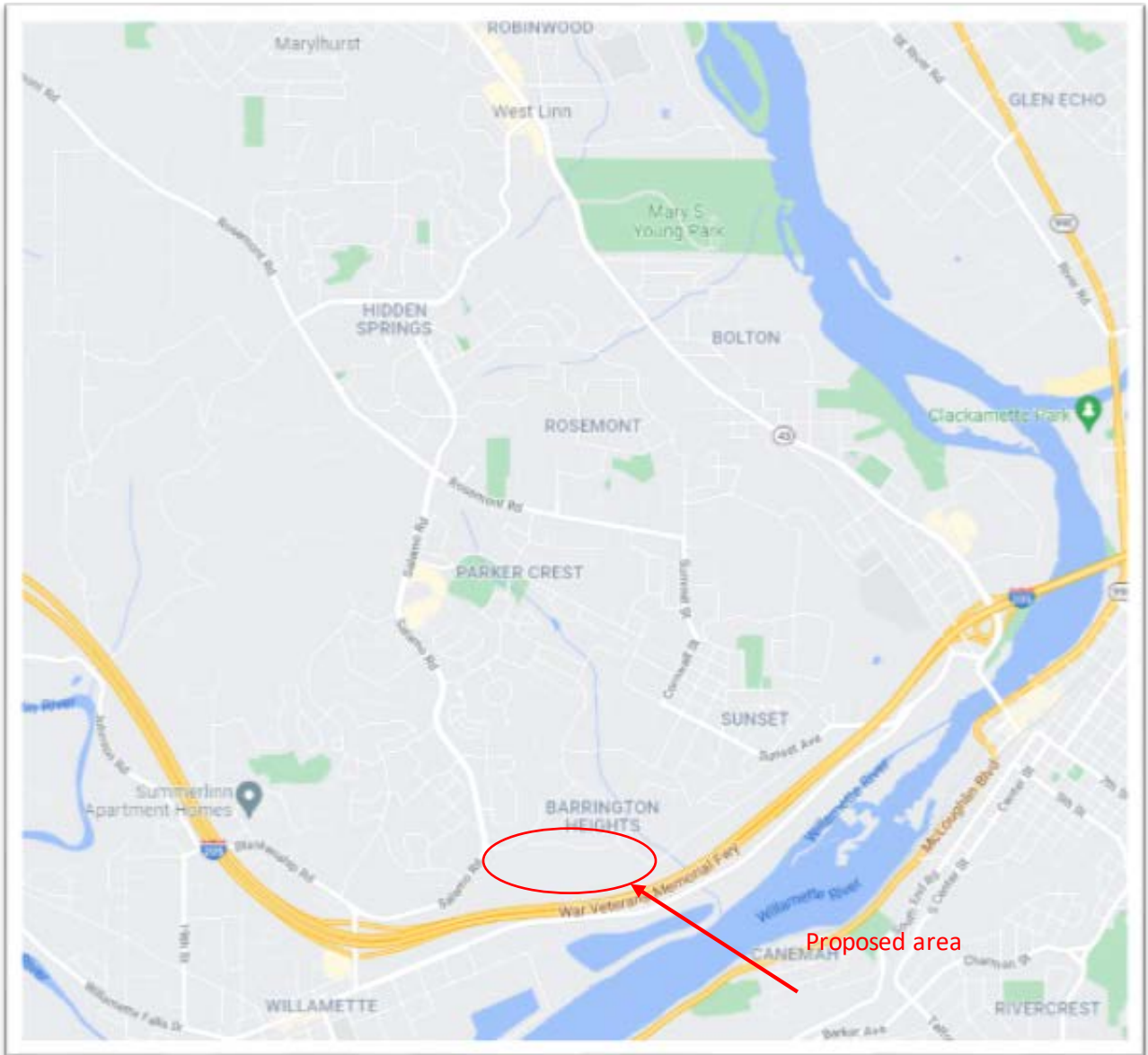


Figure 2: Vicinity Map



BACKGROUND INFORMATION

Site Description

The proposed parcel is undeveloped with the property measuring 1,436,402 square feet (32.9753 acres), with frontage on Solamo Road. The property is currently owned by the Oregon Department of Transportation. The City of West Linn is purchasing this land for the future development of a city operations facility.

Vicinity Information

The zoning designations and current land use of the surrounding area to the west, north and east is Single Family Residential, R-10. To the south is I-205.

PROPOSED MINOR PARTITION

This request to create a one-lot minor partition will enable future development by the city for uses not directly related to maintenance of the I-205 right-of-way. West Linn Community Development Code (CDC) Chapters 11, 32, 48, 85, 92, 99 allow for an application, such as this minor partition. The criteria are addressed below. This one-lot partition will not require the extension or improvement of streets, or prompt the need to supplemental utilities. The proposed partition plat is shown as Exhibit A.

Chapter 11: Single-Family Residential detached, R-10

11.060 Conditional Uses

Response: Future use of the property falls under conditional uses; however, this application does not request a conditional use approval for any specific use. Section 11.060 does not apply.

11.070 Dimensional Requirements

Except as may be otherwise provided by the provisions of this code, the following are the requirements for uses within this zone:

1. The minimum lot size shall be 10,000 square feet for a single-family detached unit.

Response: *The proposed parcel is 1,436,402 square feet, which exceeds the minimum requirement.*

2. The minimum front lot line length or the minimum lot width at the front lot line shall be 35 feet.

Response: *The survey demonstrates the proposed parcel will have 653.83 feet of frontage on Salamo Road, which exceeds the minimum requirement.*

3. The average minimum lot width shall be 50 feet.

Response: *The survey demonstrates the proposed parcel is variable in width, and will have an average width of approximately 500 feet, which exceeds the minimum requirement.*

4. Repealed by Ord. 1622.

- 5-10. Except as specified in CDC 25.070(C)(1) through (4) for the Willamette Historic District, the minimum yard dimensions or minimum building setback area from the lot line shall be:

Response: *No buildings or structures are proposed, so these standards do not apply.*

11.090 Other Applicable Development Standards

Response: *Applicant is looking to create a legal lot of record from existing surplus ODOT property, which is used as right-of-way. No changes to the site are proposed, such as "the construction of buildings or other structures, mining, dredging, paving, filling, grading or site clearing, and grubbing in amounts greater than 10 cubic yards" and therefore, the application is*

not classified as “development”. All new development and future uses of the property will require a new, future land use application.

Chapter 32: Water Resource Area Protection (For Building)

Response: This chapter is applicable as a mapped stream lies within the project boundary. Applicant is looking to create a legal lot of record from surplus ODOT property used as right-of-way. All new development and future uses of the property will require a new land use application.

Chapter 48: Access, Egress and Circulation

Response: Applicant is looking to create a legal lot of record from surplus ODOT property. All future new development and uses of the property will require a new land use application.

Chapter 85: General Provisions, Land Division

85.020 Scope – Conformity Required

B. No person shall subdivide or create a partition except in conformity with the provisions of this code and Chapter 92 ORS. Chapter 92 ORS states that all partitions and subdivisions of land require a final plat to be prepared by a registered professional land surveyor; all corners must be monumented, the partition or subdivision plat must be approved by the City and County surveyor, as appropriate, and recorded with the County recorder.

Response: This plan will conform to the code provisions in ORS Chapter 92 upon approval from the City of West Linn and recording with the county.

85.170 Supplemental Submittal Requirements for Tentative Subdivision or Partition Plan

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

A. General

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

Response: This document is the narrative that explains conformance with the applicable code provisions.

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

Response: *The property is part of the I-205 right-of-way, which is owned by ODOT in fee simple.*

3. A legal description of the tract.

Response: *The metes and bounds legal description of the proposed new parcel is provided as Exhibit A.*

4. If the project is intended to be phased, then such a proposal shall be submitted at this time with drawing and explanation as to when each phase will occur and which lots will be in each phase.

Response: *This is not a phased project, so this provision is not applicable.*

5. Where the land to be subdivided or partitioned contains only a part of the contiguous land owned by the developer, the Commission or Planning Director, as applicable, shall require a master plan of the remaining portion illustrating how the remainder of the property may suitably be subdivided.

Response: *The remainder of the property is the I-205 right-of-way, which is not zoned and therefore not suitable for future subdivision, so this provision is not applicable.*

6. Where the proposed subdivision site includes hillsides, as defined in CDC 02.030 Type I and II lands, or any lands identified as a hazard site in the West Linn Comprehensive Inventory Plan Report, the requirements for erosion control as described in CDC 85.160(F)(2) shall be addressed in a narrative.

Response: *No construction is proposed for the property, and therefore the erosion control provisions are not applicable.*

7. Table and calculations showing the allowable number of lots under the zone and how many lots are proposed.

Response: *The property will remain in public ownership, and not be subdivided for residential purposes, and therefore this provision is not applicable.*

8. Map and table showing square footage of site comprising slopes by various classifications as identified in CDC 55.110(B)(3).

Response: *Applicant is looking to create a legal lot of record from surplus ODOT property. All future new development and uses of the property will require a new land use application.*

B. Transportation

Response: A traffic impact analysis is required when there is a change in the existing traffic conditions, such as an increase of 250 or more daily trips. This application is only for creation of a new parcel and does not include any new access driveways, or development that will generate new vehicle trips. Therefore, a traffic impact analysis is not required.

C. Grading

Response: Grading is not proposed with this application, and therefore this provision is not applicable.

D. Water

Response: There is an existing 10" ductile iron water main in Salamo Road with adequate capacity to serve the proposed parcel and future development thereof. The engineer's memo on this topic is attached as Exhibit C.

E. Sewer

Response: There is an existing 8" sanitary sewer main in Salamo Road with adequate capacity to serve the proposed parcel and future development thereof. The engineer's memo on this topic is attached as Exhibit C.

F. Stormwater

Response: This application is for creation of a new parcel, but does not include any construction or development on the site. Stormwater plans will be provided when new development is proposed.

85.180 Redivision Plan Requirement

Response: The proposed new parcel will remain in public ownership and is not intended for residential development. Therefore, this provision is not applicable.

85.190 Additional Information Required and Waiver of Requirements

Response: The applicant proposes to create a new parcel, and does not propose any construction or development of that parcel. It therefore requests a waiver of any requirements that are not directly related to the new parcel creation and boundary. The other requirements can be applied at a later stage when an application proposes any development of, or construction on the new parcel.

85.200 Approval Criteria

A. Streets

1. General

Response: This application is for creation of a new parcel, but does not include any construction or development on the site. The proposed new parcel will remain in public ownership and is not intended for residential development. Therefore, new streets will not be developed, and the subsections of this provision regarding new streets are not applicable. Access to the property in the future from Salamo Road will be via a driveway approach near the intersection of Greene Street. With the future development plans, when funding is available, the City will be required to comply with this section, as to street improvements to the minor arterial standards (WL-RD0010).

16. Sidewalks

Response: Upon future development, the City will be required comply with this section, as to street improvements on Salamo Road to the minor arterial standards, which include a 5.5-foot wide sidewalk.

17. Planter Strip

Response: Upon future development, the City will be required to comply with this section, as to street improvements on Salamo Road to the minor arterial standards, which include a 5-foot wide landscape buffer strip.

18. Dedications

Response: Upon future development, the City will be required to comply with this section, as to street improvements on Salamo Road to the minor arterial standards, which include a 60-foot wide right-of-way. The Salamo Road right-of-way currently varies in width, and any necessary dedications to provide the minimum 30-foot half street width will be provided upon development of the new parcel.

19. Public Road Access

Response: The proposed new parcel has frontage on Salamo Road, and a driveway to Salamo Road will be constructed upon development of the parcel as noted above. In the interim, access to Salamo Road will be across tax lot 5200, also owned by the city. No easement is required (nor would an easement be valid) because the properties will be under common, city, ownership.

B. Blocks and Lots

Response: This application is for creation of a new parcel, but does not include any construction or development on the site. The proposed new parcel will remain in public ownership and is not intended for residential development. Therefore, new blocks with lots are not proposed and will not be developed, and the subsections of this provision regarding new blocks and lots are not applicable.

C. Pedestrian and Bicycle Trails

Response: The proposed new parcel is adjacent to I-205, which prohibits a direct connection with any pedestrian or bicycle trails. Therefore, no new trails will be created on the proposed parcel, and this provision is not applicable.

D. Transit facilities

Response: There is no existing transit service, or proposed within two years, along or near Salamo Road. Therefore, this provision is not applicable.

E. Grading

Response: This application does not include any new buildings or other development, and therefore no grading of the site is proposed. Therefore, this provision is not applicable.

F. Water

Response: There is an existing 10" ductile iron water main in Salamo Road with adequate capacity and fire flow to serve the proposed future development. The written statement of the City Engineer is attached as Exhibit C.

G. Sewer

Response: There is an existing 8" sanitary sewer main in Salamo Road with adequate capacity to serve the proposed future development. The written statement of the City Engineer is attached as Exhibit C.

H. Storm detention and treatment

Response: Stormwater quality and quantity controls will be installed upon future development to offset the impacts of all impervious areas from the proposed future development. Sizing of those facilities will be part of future facility planning efforts.

I. Utility easements

Response: The proposed new parcel is adjacent to I-205, which precludes extension of most utilities across the site. Therefore, no new utility easements will be created on the proposed parcel, and this provision is not applicable. Due to city ownership, any easements in favor of the city are not needed.

J. Supplemental Provisions

1. Wetland and natural Drainage Ways

Response: There are no identified wetlands or natural drainageways on the proposed new parcel, so this provision is not applicable.

2. Willamette and Tualatin Greenways

Response: The site is not within a greenway and this provision is not applicable.

3. Street Trees

Response: Street trees will be provided along the Salamo road frontage consistent with the standard requirements for a minor arterial upon development of the new parcel.

4. Lighting

Response: Street lights will be provided along the Salamo road frontage consistent with the standard requirements for a minor arterial upon development of the new parcel.

5. Dedications and Exactions

Response: Upon future development, the City will be required to comply with this section as to street improvements on Salamo Road to the minor arterial standards, which include a 60-foot wide right-of-way. The Salamo Road right-of-way currently varies in width, and any necessary dedications to provide the minimum 30-foot half street width will be provided upon development of the new parcel.

6. Underground Utilities

Response: Upon future development, the utilities required to serve the development will be buried underground.

7. Density Requirement

Response: Land divisions of three lots or less are exempt from this provision, which therefore does not apply to this partition to create one new parcel.

8. Mix Requirement

Response: This provision applies to residential development, which is not proposed. Therefore the provision is not applicable.

9. Heritage Trees/Significant Tree and Tree Cluster Protection

Response: There are no heritage trees on the proposed new parcel, although there are clusters of trees, including trees that are larger than 6 inches DBH that are considered significant. The majority of these trees are located on steep slopes in areas that will not be developed.

CDC 5.100(B)(2)(e) and (f) recognize that arterial street improvements and grading for streets may require tree removal. In the event of tree removal, mitigation will be provided consistent with CDC 5.100(B)(2)(f).

Chapter 92: Required Improvements

Response: Applicant is looking to create a legal lot of record from existing ODOT right-of-way. All future uses of the property will require a new land use application.

Chapter 99: Procedures for Decision Making: Quasi-Judicial

99.030 Application Process: Who May Apply, Pre-Application Conference, Requirements, Refusal of Application, Fees

A. Who May Apply

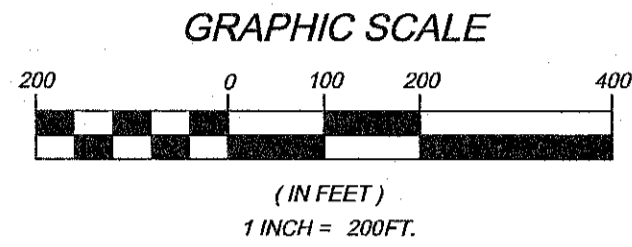
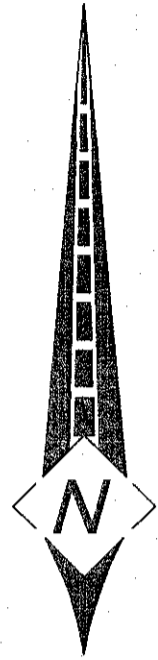
Response: This application is submitted by the purchaser, who will submit a duly executed agreement with ODOT, the property owner, authorizing purchaser to submit the application.

EXHIBIT A
MINOR PARTITION SURVEY

RECORD OF SURVEY

A TRACT OF LAND LOCATED IN THE
S.E. 1/4 SECTION 35 AND S.W. 1/4 SECTION 36,
T.2S., R.1E., W.M.
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON
MAY 19, 2020 SCALE 1"=200'
SHEET 1 OF 2

SURVEY PERFORMED FOR: O.D.O.T.



LEGEND:

○ SET MONUMENT AS NOTED IN SET MONUMENT TABLE ON SHEET 2, SET ON _____ 2020

● FOUND MONUMENT AS NOTED

() = RECORD DISTANCES & BEARINGS
IR = IRON ROD IP = IRON PIPE
FD = FOUND W/ = WITH
YPC = YELLOW PLASTIC CAP
RPC = RED PLASTIC CAP
RWP = RIGHT OF WAY PADDLE
TAB = TIED AT BASE
[C] = CALCULATED DISTANCES
OU = ORIGIN UNKNOWN
R/W = RIGHT OF WAY
DOCUMENT NO. = DEED DOCUMENT NUMBER, CLACKAMAS COUNTY DEED RECORDS
SN = SURVEY NUMBER, CLACKAMAS COUNTY SURVEYOR'S OFFICE
S1 = SN 1971-024
S2 = SN 17289
S3 = SN 27477
S4 = SN 2003-346
S5 = SN 2019-040
S6 = SN 22282
S7 = SN 1979-015
D1 = DOCUMENT NO. 72-25131
D2 = DOCUMENT NO. 78-51018
P1 = "BARRINGTON HEIGHTS PHASE I" PLAT NO. 2694
P2 = "BARRINGTON HEIGHTS PHASE II" PLAT NO. 2751
P3 = "BARRINGTON HEIGHTS 8" PLAT NO. 3055

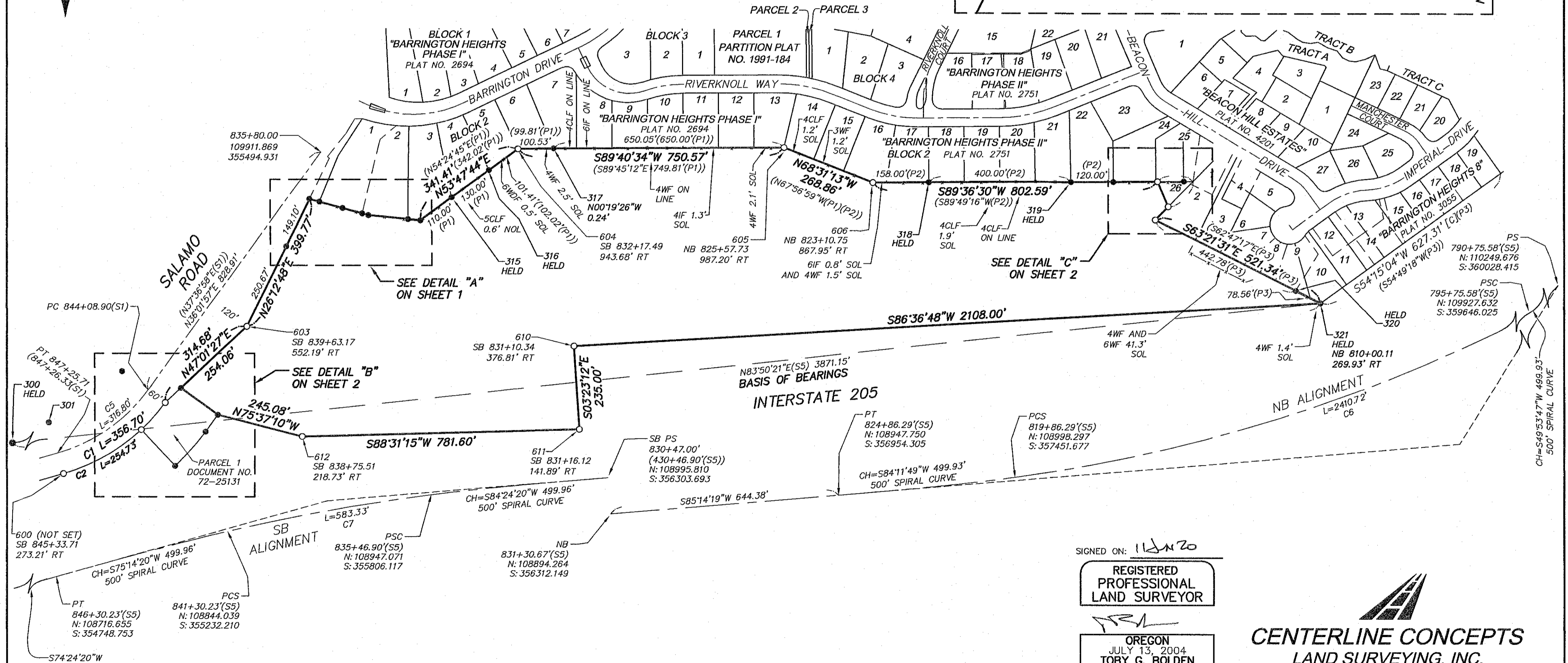
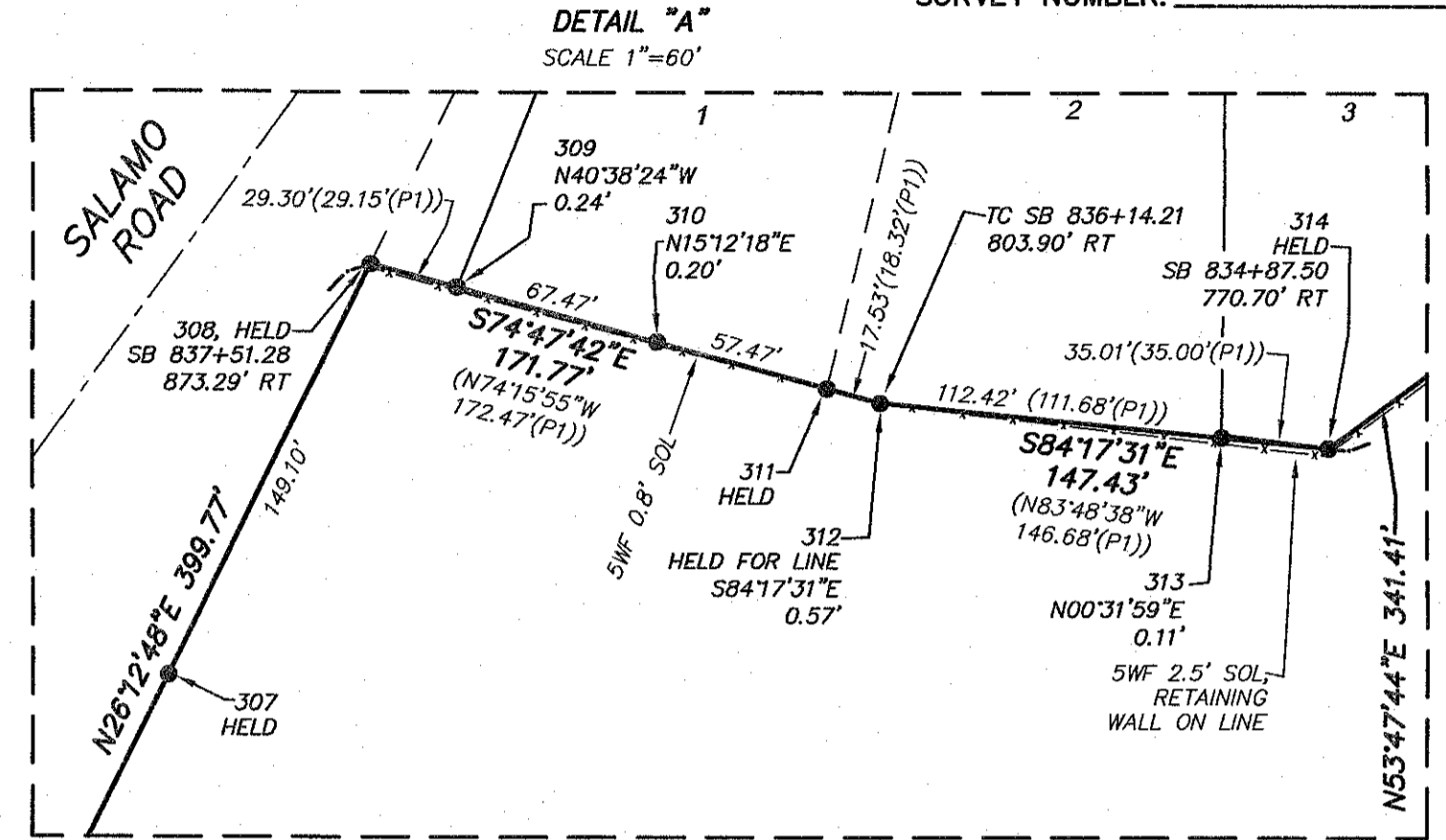
3WF = 3' WIRE FENCE
4WF = 4' WIRE FENCE
5WF = 5' WIRE FENCE
6WDF = 6' WOOD FENCE
4CLF = 4' CHAINLINK FENCE
5CLF = 5' CHAINLINK FENCE
4IF = 4' IRON FENCE
6IF = 6' IRON FENCE
SOL = SOUTH OF LINE
NOL = NORTH OF LINE
NB = NORTHBOUND
SB = SOUTHBOUND
TC = TRUE CORNER STATION/OFFSET

CLACKAMAS COUNTY SURVEYOR

RECEIVED: _____

ACCEPTED FOR FILING: _____

SURVEY NUMBER: _____



SIGNED ON: 11/20/20

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 13, 2004
TOBY G. BOLDEN
60377LS

RENEWS: DECEMBER 31, 2021

CENTERLINE CONCEPTS
LAND SURVEYING, INC.
19376 MOLALLA AVE., SUITE 120
OREGON CITY, OREGON 97045
PHONE 503.650.0188 FAX 503.650.0189

RECORD OF SURVEY

A TRACT OF LAND LOCATED IN THE
S.E. 1/4 SECTION 35 AND S.W. 1/4 SECTION 36,,
T.2S., R.1E., W.M.
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON
MAY 19, 2020
SHEET 2 OF 2

SURVEY PERFORMED FOR: O.D.O.T.

CLACKAMAS COUNTY SURVEYOR

RECEIVED: _____

ACCEPTED FOR FILING: _____

SURVEY NUMBER: _____

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE NORTHERN MOST BOUNDARY OF ODOT PROPERTY ALONG THE NORTHERLY SIDE OF I-205, BETWEEN THE SOUTHERN MOST CORNER OF THE PLAT OF BARRINGTON HEIGHTS 8, PLAT NO. 2751, TO THE EAST, AND THE SOUTHERLY RIGHT OF WAY OF SALAMO ROAD TO THE WEST.

FOR MY BASIS OF BEARINGS, I HELD NORTH 83°50'21" EAST BETWEEN FOUND MONUMENTS 300 AND 321, PER SURVEY NO. 2019-040. SAID SURVEY WAS PERFORMED ON BEHALF OF ODOT FOR THE PURPOSE OF RETRACING THE RIGHT OF WAY AND ALIGNMENT OF I-205 IN THIS AREA. I HELD FOUND MONUMENTS 300, 321, AND 302, AND RECORD ALIGNMENT, STATION AND OFFSET DATA, AND COORDINATE DATA PER SAID SURVEY TO RETRACE THE SOUTHBOUND AND NORTHBOUND ALIGNMENTS OF I-205, AS WELL AS THE CENTERLINE ALIGNMENT OF SALAMO ROAD. I HELD RECORD STATION AND OFFSET DATA ALONG THE ALIGNMENT OF SALAMO ROAD TO ESTABLISH THE SOUTHEASTERLY RIGHT OF WAY THEREOF, PER SURVEY NO. 1971-024, BEING ODOT DRAWING NO. 9B-1-6, DATED DECEMBER 1967.

THE NORTHERLY LINE OF THE ODOT PROPERTY IN THIS AREA IS DEFINED BY THE SOUTHERLY LINES OF THE PLATS OF "BARRINGTON HEIGHTS 1", PLAT NO. 2694, "BARRINGTON HEIGHTS 2", PLAT NO. 2751, AND SAID PLAT OF "BARRINGTON HEIGHTS 8".

FOR THE WESTERLY SEGMENT OF THE SOUTHERLY LINE OF SAID PLAT OF "BARRINGTON HEIGHTS 1", I HELD FOUND MONUMENTS 308, 311, 312, 314, 315, AND 316.

FOR THE SOUTHERLY LINE OF SAID PLAT OF "BARRINGTON HEIGHTS 2", I HELD FOUND MONUMENTS 324, 319, AND 318, AND RECORD PLAT BEARINGS AND DISTANCES PER SAID PLAT. I THEN HELD FOUND MONUMENTS 321 AND 320 AND RECORD PLAT BEARINGS AND DISTANCES FOR THE SOUTHWESTERLY LINE OF SAID PLAT OF "BARRINGTON HEIGHTS 8", PER SAID PLAT.

FOR THE BOUNDARIES OF THAT TRACT OF LAND CONVEYED TO THE CITY OF WEST LINN AND DESCRIBED AS PARCEL 1 IN DEED RECORDED AS DOCUMENT NO. 72-25131, I HELD FOUND MONUMENTS 306, 305, 304, AND 303, AND RECORD DEED DATA PER SAID DEED AND SURVEY NO. 1971-024, BEING ODOT DRAWING NO. 9B-1-6.

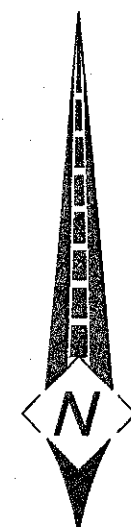
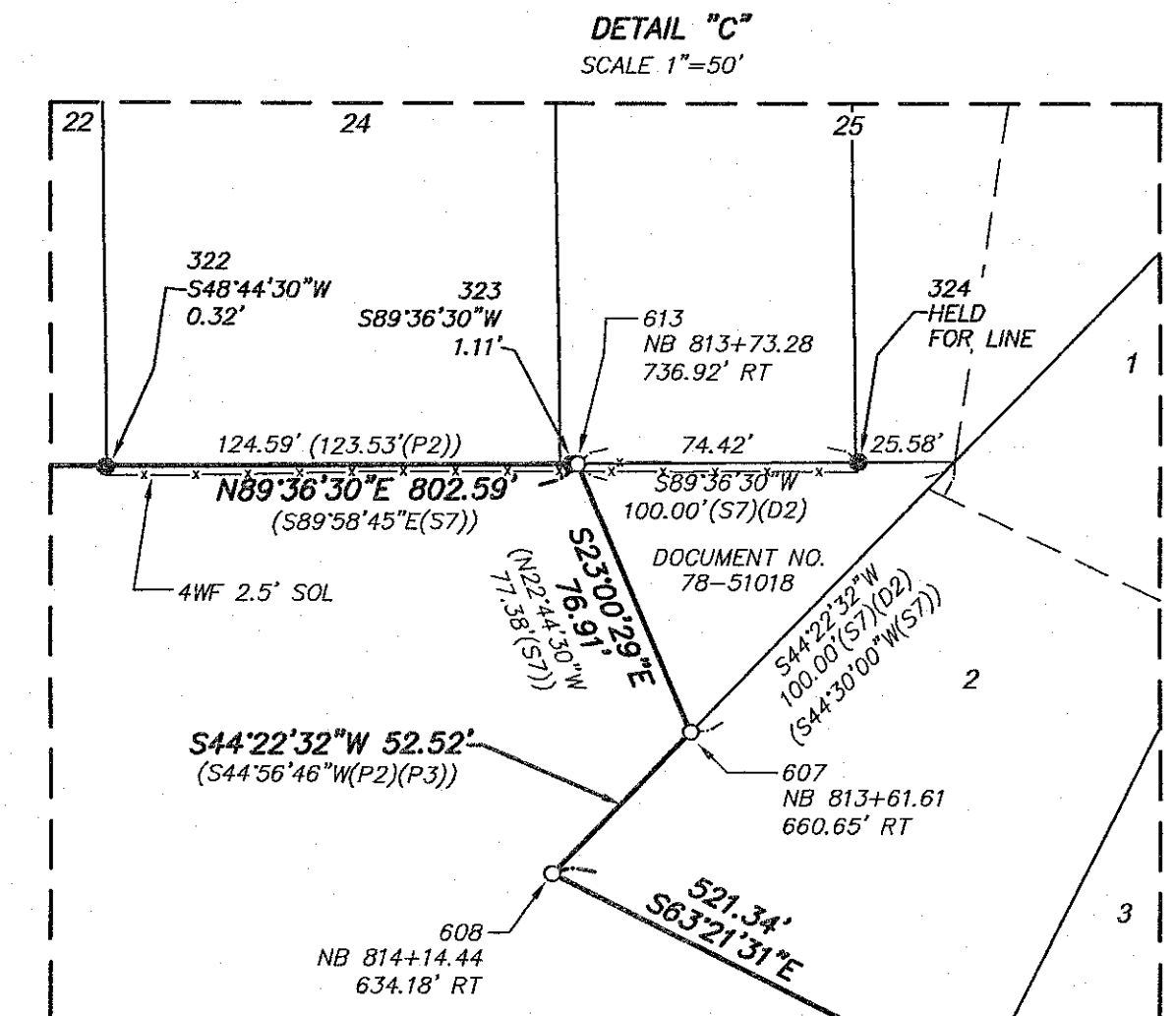
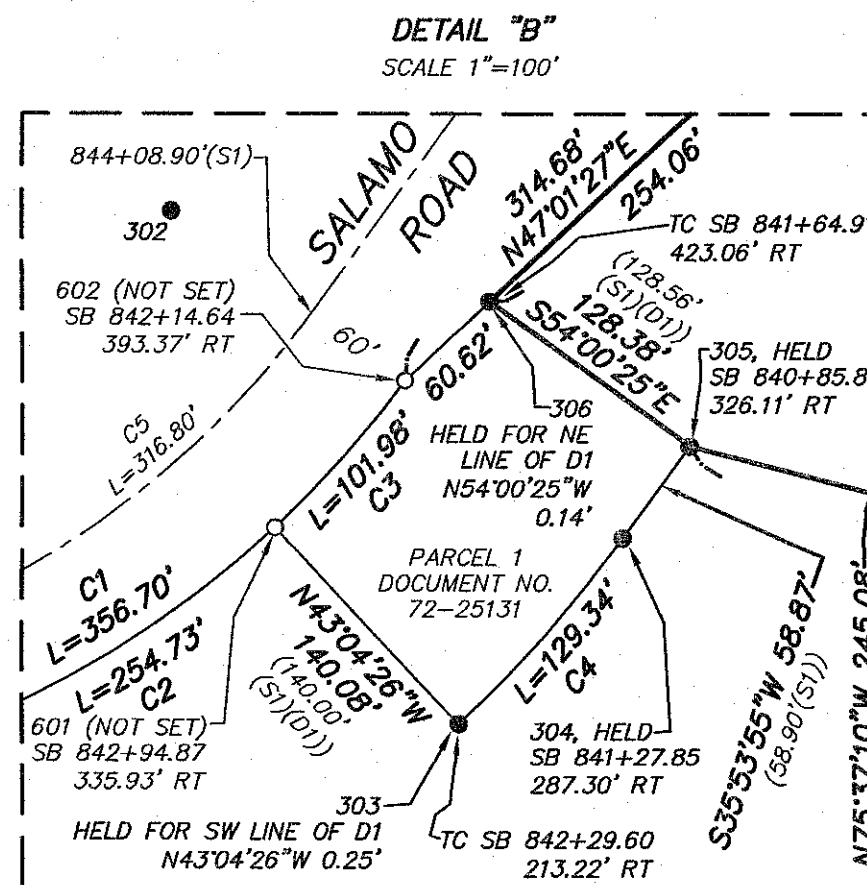
FOR THE BOUNDARIES OF THAT TRACT OF LAND CONVEYED BY DEED RECORDED IN DOCUMENT NO. 78-51018, I HELD RECORD DEED DISTANCES FROM THE SOUTHERLY AND WESTERLY BOUNDARIES OF SAID PLATS OF "BARRINGTON HEIGHTS 2" AND "BARRINGTON HEIGHTS 8", PER SAID DEED AND SURVEY NO. 1979-015.

SET MONUMENT POINT TABLE - COORDINATES ARE LOCAL DATUM PLANE

POINT#	NORTHING	EASTING	DESCRIPTION
600	109005.822	354768.715	NO MONUMENT SET, COORDINATE FOR REFERENCE ONLY
601	109129.960	354988.406	NO MONUMENT SET, COORDINATE FOR REFERENCE ONLY
602	109206.247	355055.850	NO MONUMENT SET, COORDINATE FOR REFERENCE ONLY
603	109420.764	355286.086	SET 5/8"X30" IRON ROD WITH RED PLASTIC CAP MARKED "CENTERLINE CONCEPTS"
604	109921.373	356050.608	SET 5/8"X30" IRON ROD WITH RED PLASTIC CAP MARKED "CENTERLINE CONCEPTS"
605	109925.616	356801.170	SET 5/8"X30" IRON ROD WITH RED PLASTIC CAP MARKED "CENTERLINE CONCEPTS"
606	109827.168	357051.357	SET 5/8"X30" IRON ROD WITH RED PLASTIC CAP MARKED "CENTERLINE CONCEPTS"
607	109761.862	357883.990	SET 5/8"X30" IRON ROD WITH RED PLASTIC CAP MARKED "CENTERLINE CONCEPTS"
608	109724.322	357847.260	SET 5/8"X30" IRON ROD WITH RED PLASTIC CAP MARKED "CENTERLINE CONCEPTS"
609			INTENTIONALLY DELETED
610	109366.021	356208.931	SET 5/8"X30" IRON ROD WITH RED PLASTIC CAP MARKED "CENTERLINE CONCEPTS"
611	109131.432	356222.814	SET 5/8"X30" IRON ROD WITH RED PLASTIC CAP MARKED "CENTERLINE CONCEPTS"
612	109111.254	355441.473	SET 5/8"X30" IRON ROD WITH RED PLASTIC CAP MARKED "CENTERLINE CONCEPTS"
613	109832.655	357853.928	SET 5/8"X30" IRON ROD WITH RED PLASTIC CAP MARKED "CENTERLINE CONCEPTS"

FOUND MONUMENT POINT TABLE - COORDINATES ARE LOCAL DATUM PLANE

POINT#	NORTHING	EASTING	DESCRIPTION	SOURCE
300	109075.100	354464.440	FD 5/8" IR, NO CAP, UP 0.40', W/ RWP	S1
301	109150.296	354727.657	FD 5/8" IR, NO CAP, UP 0.60', LEANING, TAB, W/ RWP	S1
302	109294.482	354934.302	FD 5/8" IR, NO CAP, UP 0.50', W/ RWP	S1
303	109027.819	355083.901	FD 5/8" IR, NO CAP, UP 0.10', W/ RWP	S1
304	109124.438	355169.557	FD 5/8" IR, NO CAP, UP 0.10', LEANING, TAB, W/ RWP	S1
305	109172.123	355204.073	FD 5/8" IR, NO CAP, UP 0.20', W/ RWP	S1
306	109247.653	355100.089	FD 5/8" IR, NO CAP, UP 0.20', W/ RWP	S1
307	109645.655	355396.810	FD 5/8" IR W/ YPC "REPPETO PLS 657"	S6
308	109779.425	355462.672	FD 5/8" IR, NO CAP, UP 0.20'	S1
309	109771.922	355490.785	FD 5/8" IR W/ YPC "W.B. WELLS & ASSOC INC"	P1
310	109754.236	355556.101	FD 3/4" IP, UP 0.10'	OU, FD IN S2
311	109738.975	355611.503	FD 5/8" IR, NO CAP	P1
312	109734.319	355628.993	FD 3/4" IP, UP 1.20', TAB	OU, FD IN S2
313	109723.306	355740.289	FD 5/8" IR W/ RPC, UNREADABLE	S4
314	109719.712	355775.120	FD 5/8" IR W/ RPC "THURSTON & ASSOC. INC."	S4
315	109784.687	355863.882	FD 5/8" IR, NO CAP, DOWN 0.20'	P1
316	109861.474	355968.780	FD 5/8" IR W/ YPC "W.B. WELLS & ASSOC. INC"	P1
317	109922.176	356151.131	FD 5/8" IR W/ YPC "W.B. WELLS & ASSOC. INC"	P1
318	109828.248	357209.353	FD 5/8" IR W/ YPC, UNREADABLE, DOWN 0.70'	P2
319	109830.983	357609.344	FD 5/8" IR W/ YPC, UNREADABLE, DOWN 0.80'	P2
320	109525.777	358243.030	FD 5/8" IR W/ YPC, "LS 1976"	P3
321	109490.557	358313.237	FD 5/8" IR, NO CAP, W/ RWP	S1
322	109831.595	357729.103	FD 5/8" IR, NO CAP, DOWN 0.80'	P2
323	109832.647	357852.817	FD 5/8" IR, NO CAP, DOWN 0.50'	OU, FD IN P2
324	109833.164	357928.349	FD 5/8" IR W/ YPC, UNREADABLE	S3



SIGNED ON: *11 Jun 20*

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 13, 2004
TOBY G. BOLDEN
60377LS

RENEWS: DECEMBER 31, 2021

CENTERLINE CONCEPTS
LAND SURVEYING, INC.
19376 MOLALLA AVE., SUITE 120
OREGON CITY, OREGON 97045
PHONE 503.650.0188 FAX 503.650.0189

RECORD OF SURVEY

SUPPLEMENTAL SURVEY
 A TRACT OF LAND LOCATED IN THE
 S.E. 1/4 SECTION 35, T.2S., R.1E., W.M.
 CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON
 MAY 19, 2020 SCALE 1"=200'
 SHEET 1 OF 1

CLACKAMAS COUNTY SURVEYOR

RECEIVED: _____

ACCEPTED FOR FILING: _____

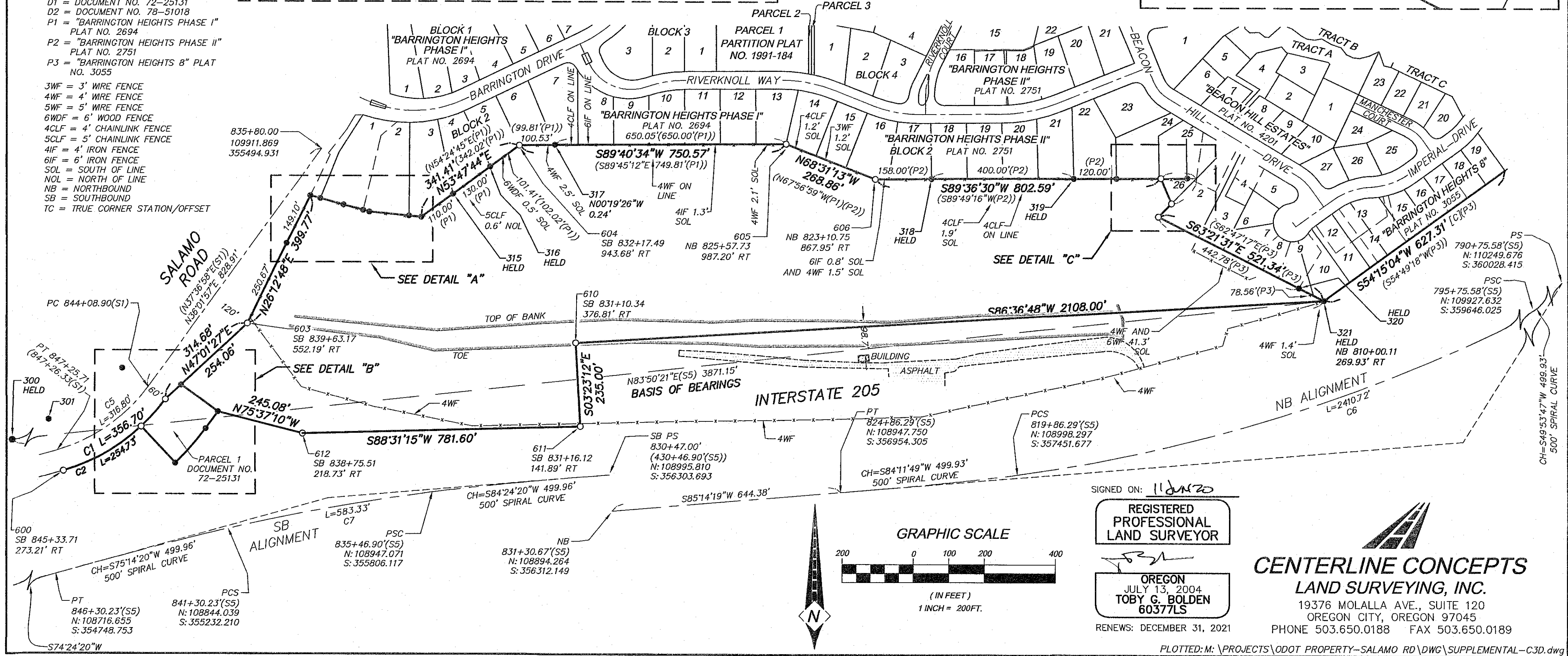
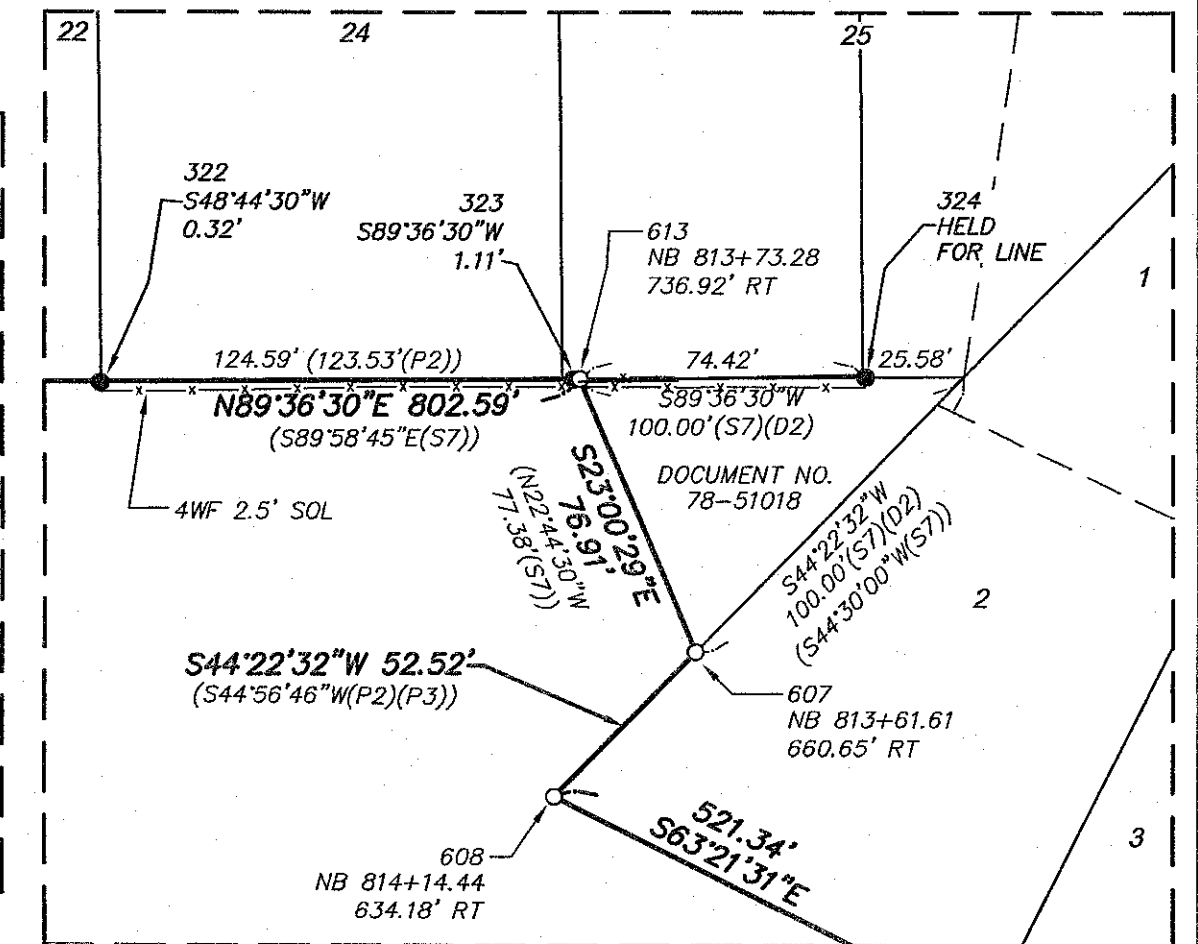
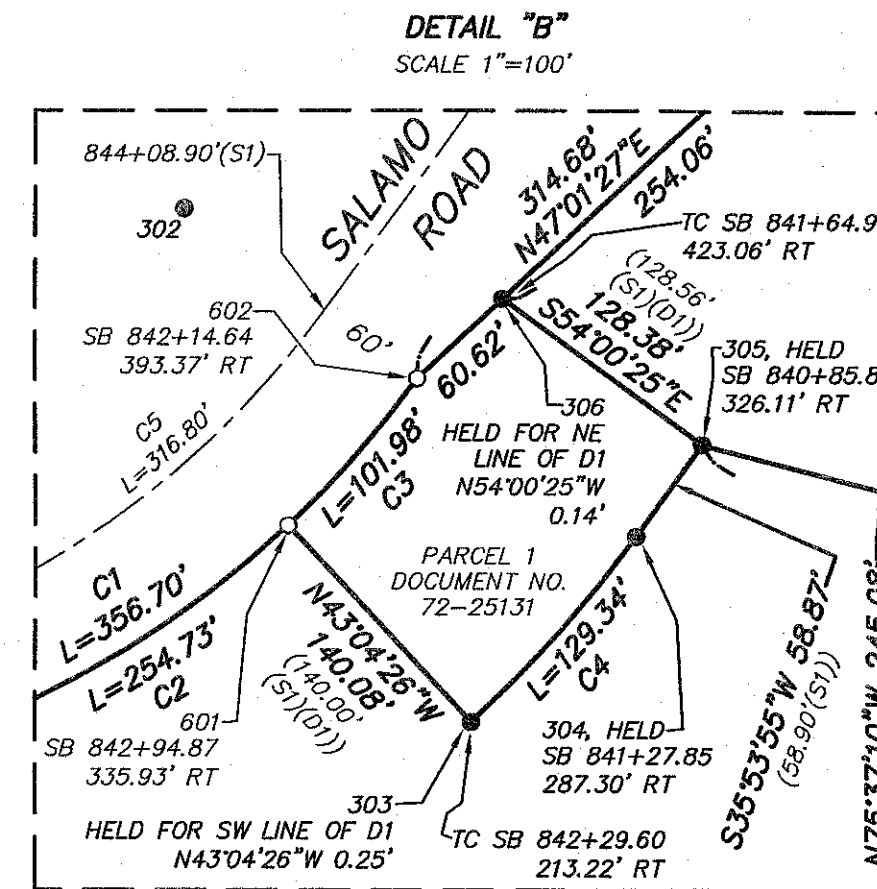
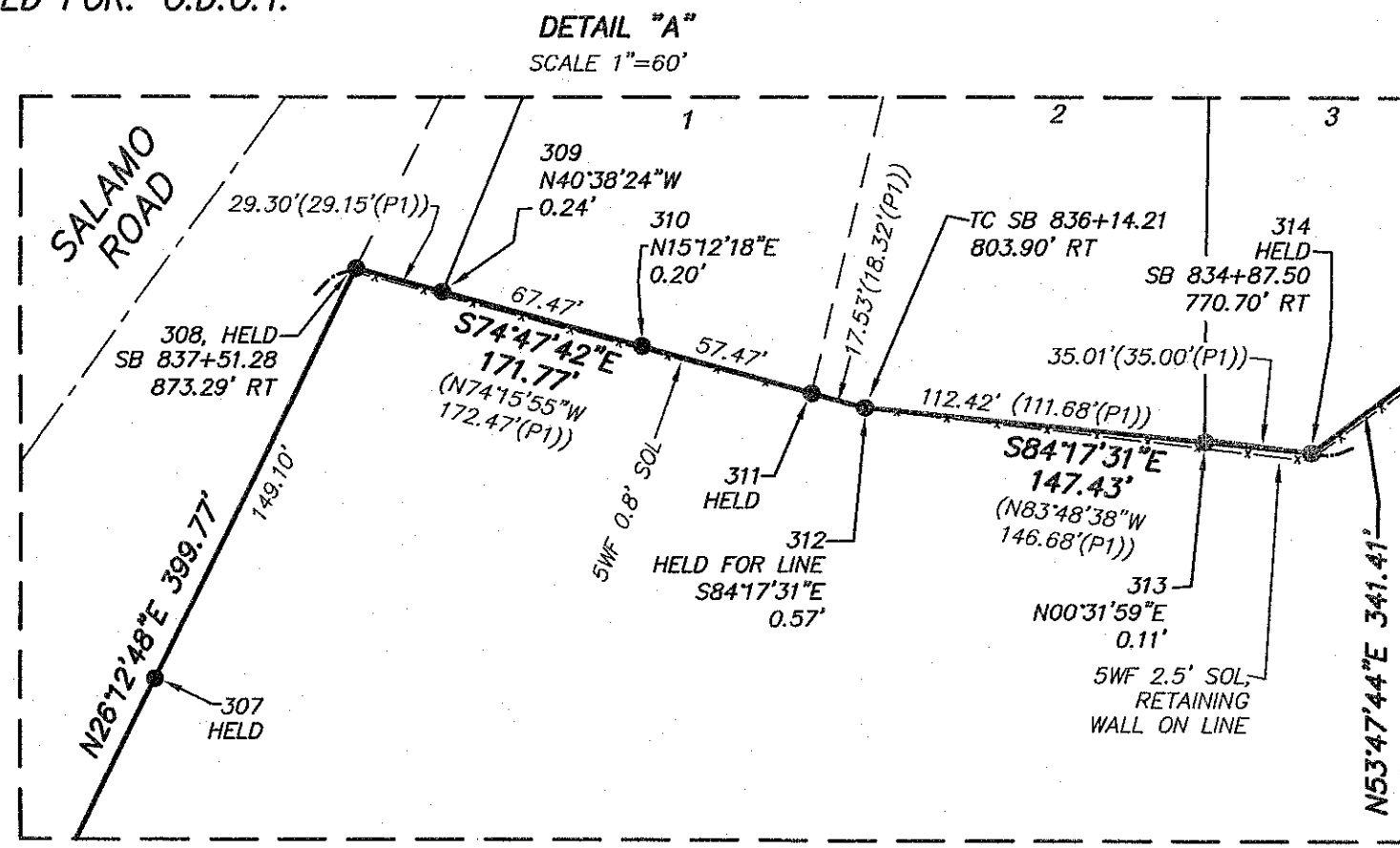
SURVEY NUMBER: _____

DETAIL "C"
 SCALE 1"=50'

SURVEY PERFORMED FOR: O.D.O.T.

LEGEND:

- SET MONUMENT AS NOTED IN SET MONUMENT TABLE ON SHEET 2. SET ON 2020
- FOUND MONUMENT AS NOTED
- () = RECORD DISTANCES & BEARINGS
- IR = IRON ROD IP = IRON PIPE
- FD = FOUND W/ = WITH
- YPC = YELLOW PLASTIC CAP
- RPC = RED PLASTIC CAP
- RWP = RIGHT OF WAY PADDLE
- TAB = TIED AT BASE
- [C] = CALCULATED DISTANCES
- OU = ORIGIN UNKNOWN
- R/W = RIGHT OF WAY
- DOCUMENT NO. = DEED DOCUMENT NUMBER, CLACKAMAS COUNTY DEED RECORDS
- SN = SURVEY NUMBER, CLACKAMAS COUNTY SURVEYOR'S OFFICE
- S1 = SN 1971-024
- S2 = SN 17289
- S3 = SN 27477
- S4 = SN 2003-346
- S5 = SN 2019-040
- S6 = SN 22282
- S7 = SN 1979-015
- D1 = DOCUMENT NO. 72-25131
- D2 = DOCUMENT NO. 78-51018
- P1 = "BARRINGTON HEIGHTS PHASE I" PLAT NO. 2694
- P2 = "BARRINGTON HEIGHTS PHASE II" PLAT NO. 2751
- P3 = "BARRINGTON HEIGHTS B" PLAT NO. 3055
- 3WF = 3' WIRE FENCE
- 4WF = 4' WIRE FENCE
- 5WF = 5' WIRE FENCE
- 6WDF = 6' WOOD FENCE
- 4CLF = 4' CHAINLINK FENCE
- 5CLF = 5' CHAINLINK FENCE
- 4IF = 4' IRON FENCE
- 6IF = 6' IRON FENCE
- SOL = SOUTH OF LINE
- NOL = NORTH OF LINE
- NB = NORTHBOUND
- SB = SOUTHBOUND
- TC = TRUE CORNER STATION/OFFSET



SIGNED ON: 11/20/20
 REGISTERED PROFESSIONAL LAND SURVEYOR
 OREGON
 JULY 13, 2004
 TOBY G. BOLDEN
 60377LS
 RENEWS: DECEMBER 31, 2021

CENTERLINE CONCEPTS
 LAND SURVEYING, INC.
 19376 MOLALLA AVE., SUITE 120
 OREGON CITY, OREGON 97045
 PHONE 503.650.0188 FAX 503.650.0189

EXHIBIT B
SALES AGREEMENT

Oregon Department of Transportation

BID FORM AND SALES AGREEMENT

Property Location/Address:
as described on Exhibit A (the "Property")

PUBLIC AUCTION

OPEN BID

DIRECT SALE

PM FILE:	PM203A-014
ACQ FILES:	H2539-41611; H2539-41609; H2539-41739; H2539-42417; H2539-43703; H2539-43737; H2539-43906; H2539-44078; H2539-44127; H2539-44267; H2539-45230
SECTION:	West Linn - Pacific Hwy Section (Part 1 of 2)
HIGHWAY:	064 - EAST PORTLAND FREEWAY
COUNTY:	Clackamas
MAP NO(s):	9B-1-6
MILEPOINT:	6.75 - 7.40
EA:	R41b11/002/L31

SALE PRICE: \$396,000

CASH

CONTRACT

BID TO PURCHASE

BID AMOUNT		\$396,000
EARNEST MONEY DEPOSIT	—	\$ 39,600
(include check for this amount)		
TOTAL BALANCE DUE FOR		
PURCHASE PRICE	=	\$356,400

The Bid Amount indicated above is hereby submitted for the purchase of the Property. Upon written acceptance of this Bid Form and Sales Agreement by the STATE OF OREGON, by and through its Department of Transportation, hereinafter referred to as "State," the undersigned as bidder, hereinafter referred to as "Purchaser," agrees to purchase the Property on the terms and conditions in the "Terms of Sale" set forth below, with the Bid Amount being the Purchase Price for the Property.

Accompanying this Bid Form and Sales Agreement is an Earnest Money Deposit in the form of a check payable to the Oregon Department of Transportation, in the amount of the Earnest Money Deposit set forth above.

THE STATE RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS AT ANY TIME PRIOR TO ITS WRITTEN ACCEPTANCE OF THIS BID. If the State rejects this bid, it will return the Earnest Money Deposit to Purchaser, without any accrued interest.

Oregon Department of Transportation

TERMS OF SALE

Purchaser agrees to purchase the Property from the State on the following terms and conditions:

1. The Purchase Price for the Property is:

\$396,000.00 (Bid Amount)

2. Purchasers are submitting an Earnest Money Deposit with this Agreement in the amount of \$39,600. IN THE EVENT THE STATE WITHDRAWS SALE OF THE PROPERTY AFTER A BID IS ACCEPTED, THE EARNEST MONEY DEPOSIT SHALL BE RETURNED TO PURCHASER WITHOUT ANY ACCRUED INTEREST.

3. Purchaser will purchase the Property on a Cash Contract basis.

CASH PURCHASE

Purchaser will pay the State the balance of the Purchase Price (the Purchase Price less the Earnest Money Deposit) in the form of a cashier's check payable to the Oregon Department of Transportation, to be paid no later than 60 days after acceptance by State.

The Property will be conveyed by Bargain and Sale Deed. The State will record the Deed only after the full Purchase Price has been paid and all other conditions of sale have been satisfied.

In the event Purchaser fails to pay the balance of the Purchase Price due in the time specified, all rights of Purchaser in the Property shall cease and all right, title and interest in said real property shall continue to remain vested in the State, free of any claim or equity in the undersigned Purchaser or those claiming through Purchaser, and the State shall retain the Earnest Money Deposit and any interest thereon.

GC (Purchaser's Initials)

Unless and until the Bargain and Sale Deed is executed, Purchaser acquires no right, title, interest or equity in or to the Property and may not take possession of the Property.

CONTRACT PURCHASE

~~State and Purchaser shall enter into a Land Sale Contract in the State's standard form for the purchase of the Property. The State may record the executed Land Sale Contract or a memorandum thereof.~~

~~Interest under the Land Sale Contract shall be _____% per year. Monthly payment will calculated based on a _____ year amortization, with the entire unpaid balance due within _____year(s).~~

~~Unless and until the Land Sale Contract is executed, Purchaser acquires no right, title, interest or equity in or to the Property and may not take possession of the Property.~~

Oregon Department of Transportation

4. THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2010. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

5. The state will convey and Purchaser will acquire the Property AS IS, with all defects, if any. The State will convey only such right, title and interest in the Property as is now vested in the State. Conveyance will be by Bargain and Sale Deed in the State's standard form and will be subject to (a) all standard conditions, restrictions and reservations contained therein, (b) all conditions, restrictions and reservations contained within the Land Sale Contract, if applicable; and (c) the following conditions:

- Property is to be sold "AS IS."
- The Oregon Transportation Commission's use restrictions on signboards.
- The Oregon Transportation Commission's use restrictions on all types of junkyards.
- Noise and Air Pollution clause.
- Special Assessments, existing restrictions, reservations, and easements, if any.
- Subject to the rights of any utilities located within said property and further subject to the rights of said existing facilities, if any there be, to operate, reconstruct, and maintain their utility facilities presently located within said property.
- Property shall not be used for the operation of any garbage dump or landfill.
- Access to EAST PORTLAND FREEWAY Highway is completely restricted.
- At the purchaser's sole expense, within 180 days of ODOT's acceptance of purchaser's bid, the purchaser is to apply for and obtain a lot line adjustment or any other land use action that may be required of the local authority. The deed will not be recorded or delivered to the purchaser until ODOT receives written notification from the local authority that the lot line adjustment process or other required land use action has been completed.

6. Unless specifically provided for herein, **the State will not provide title insurance**. If Purchaser wishes to obtain title insurance or use an escrow agent in connection with the purchase of the Property, Purchaser may do so at Purchaser's sole expense.

7. Any real property taxes shall be prorated to the date of recording or other date agreed upon by the State and Purchaser.

[remainder of this page intentionally left blank]

Oregon Department of Transportation

PURCHASER'S BID SUBMISSION (if applicable) AND ACCEPTANCE OF TERMS OF SALE

City of West Linn
(PRINT NAME OF PURCHASER)

By: [Signature]
(Signature of Purchaser)

Name: Jerry Gabrielatos
(Print Name of Person Signing)

Title: City Manager
(Print Title, if any, of Person Signing)

Date: 6.23.21
(Print Date)

PURCHASER CONTACT INFORMATION

22500 Salamo Rd.
Mailing Address

West Linn, OR 97068
City, State, ZIP

503-742-6025
Phone Number

jjgabrielatos@
Email Address

westlinnoregon.gov

DEED INFORMATION

CITY OF WEST LINN
Please print name(s) exactly as it should be printed on Deed

22500 SALAMO RD.
Mailing Address for Tax Statements

WEST LINN, OR 97068
City, State, ZIP

STATE'S ACCEPTANCE OR REJECTION OF BID FORM AND SALES AGREEMENT

- STATE Accepts
- STATE rejects and submits Counter Offer
- STATE rejects

By: [Signature]
STATE RIGHT OF WAY MANAGER

7/29/21
DATE



CENTERLINE CONCEPTS
LAND SURVEYING, INC.

19376 Molalla Avenue, Ste. 120, Oregon City, OR 97045
P. 503-650-0188 F. 503-650-0189

Exhibit "A"
Tract 1
Legal Description

A Tract of land located in the Southeast one-quarter of Section 35 and the Southwest one-quarter of Section 36, Township 2 South, Range 1 East of the Willamette Meridian, City of West Linn, County of Clackamas, State of Oregon, being more particularly described as follows:

BEGINNING at a 5/8" iron rod with a red plastic cap marked "CENTERLINE CONCEPTS" set at the southwest corner of Lot 14, Block 2, "BARRINGTON HEIGHTS PHASE I", Clackamas County Plat Records, being at I-205 NB station 825+57.73, 987.20 feet Right; thence along south line of said Block 2, and continuing along the south line of Block 2, "BARRINGTON HEIGHTS PHASE II", Clackamas County Plat Records, South 68°31'13" East, 268.86 feet to a 5/8" iron rod with a red plastic cap marked "CENTERLINE CONCEPTS" set at the most southerly corner of Lot 16, being at NB station 823+10.75, 867.95 feet Right; thence continuing along the south line of said Block 2, "BARRINGTON HEIGHTS PHASE II", North 89°36'30" East, 802.59 feet to a 5/8" iron rod with a red plastic cap marked "CENTERLINE CONCEPTS" set at the northwest corner of that Tract of land described in Deed recorded as Document No. 78-51018, Clackamas County Deed Records, being at NB station 813+73.28, 736.92 feet Right; thence along the southwest line of said Tract of land described in Deed recorded as Document No. 78-51018, South 23°00'29" East, 76.91 feet to a 5/8" iron rod with a red plastic cap marked "CENTERLINE CONCEPTS" set at the most southerly corner thereof, being at NB station 813+61.61, 660.65, feet Right; thence along the northwest line of Lot 2, "BARRINGTON HEIGHTS 8", Clackamas County Plat Records, South 44°22'32" West, 52.52 feet to a 5/8" iron rod with a red plastic cap marked "CENTERLINE CONCEPTS" set at the most westerly corner thereof, being at NB station 814+14.44 634.18 feet Right; thence along the southwest line of said "BARRINGTON HEIGHTS 8", South 63°21'31" East, 521.34 feet to a 5/8" iron rod with no cap with a right of way paddle at the most southerly corner thereof, being at NB station 810+00.11 269.93 feet Right; thence leaving said most southerly corner of "BARRINGTON HEIGHTS 8", South 86°36'48" West, 2108.00 feet to a 5/8" iron rod with a red plastic cap marked "CENTERLINE CONCEPTS", being at I-205 SB station 831+10.34 376.81 feet Right; thence South 03°23'12" East, 235.00 feet to a 5/8" iron rod with a red plastic cap marked "CENTERLINE CONCEPTS", being at SB station 831+16.12 141.89 feet Right; thence South 88°31'15" West, 781.60 feet to a 5/8" iron rod with a red plastic cap marked "CENTERLINE CONCEPTS", being at SB station 838+75.51 218.73 feet Right; thence North 75°37'10" West, 245.08 feet to a

5/8" iron rod with no cap found at the most easterly corner of that Tract of land described as Parcel 1 in Deed recorded as Document No. 72-25131, Clackamas County Deed Records, being at SB station 840+85.83 326.11 feet Right; thence along the northeast line of said Tract of land described as Parcel 1, North 54°00'25" West, 128.38 feet to the southeast right of way line of Salamo Road, a variable width right of way, being at SB station 841+64.91 423.06 feet Right; thence along said southeast right of way, North 47°01'27" East, 254.06 feet to a 5/8" iron rod with a red plastic cap marked "CENTERLINE CONCEPTS" set at an angle point thereon, at SB station 839+63.17, 552.19 feet Right; thence continuing along said right of way line, North 26°12'48" East, 399.77 feet to a 5/8" iron rod with no cap, being at SB station 837+51.28 873.29 feet Right; thence along the south line of said Block 2, "BARRINGTON HEIGHTS PHASE I", South 74°47'42" East, 171.77 feet to a 3/4" iron pipe at an angle point thereon, being at SB station 836+14.21 803.90 feet Right; thence along said south line, South 84°17'31" East, 147.43 feet to a 5/8" iron rod with a red plastic cap marked "THURSTON & ASSOC. INC." found at the most southerly corner of Lot 3 of said Block 2, "BARRINGTON HEIGHTS PHASE I", being at SB station 834+87.50 770.70 feet Right; thence along said south line, North 53°47'44" East, 341.41 feet to a 5/8" iron rod with a red plastic cap marked "CENTERLINE CONCEPTS" set at the southeast corner of Lot 5 of said Block 2, "BARRINGTON HEIGHTS PHASE I", being at SB station 832+17.49 943.68 feet Right; thence along said south line, North 89°40'34" East, 750.57 feet to the **POINT OF BEGINNING**.

Contains 1,436,402 square feet, more or less.

The Basis of Bearings and the source of the I-205 Alignment, Stationing, and Offsets is per Survey No. 2019-040, Clackamas County Survey Records.

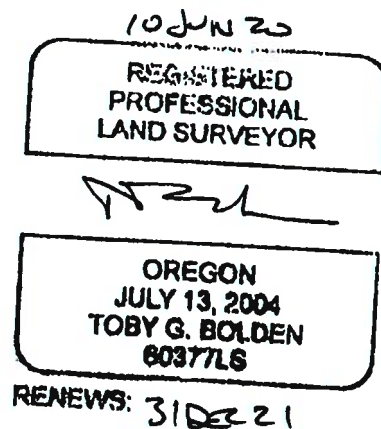


EXHIBIT C
CITY ENGINEER WRITTEN STATEMENT

Memorandum

To: John Floyd, Associate Planner

From: Amy Pepper, P.E., Senior Project Engineer

Re: Creation of legal lot of record from existing ODOT right-of-way

At their June 12, 2021 meeting, the West Linn City Council voted to approval to acquire surplus property owned by the Oregon Department of Transportation (ODOT), to be used for future construction of a new Operations Facility. At this time, the City is interested in only creating a legal lot of record to allow for the final real estate transaction to be completed. When funding is available, the City will pursue a land use application for the actual construction of the future facility/use of the property.

The property is 32.98 acres of ODOT owned property located north of the I-205/10th Street exit and east of Riverknoll Way. While the parcel is large, a majority of the parcel is not useable due to steep slopes. The development potential and specific details for the future operations facility will be decided when funding is available.

Access to the property in the future will from Salamo Road will be via a driveway approach near the intersection of Greene Street. With the future development plans, when funding is available, the City will be required to install street improvements to the minor arterial standards (WL-RD0010).

There is an existing 10" ductile iron water main in Salamo Road with adequate capacity to serve the proposed future development.

There is an existing 8" sanitary sewer main in Salamo Road with adequate capacity to serve the proposed future development.

Stormwater quality and quantity controls will be installed to offset the impacts of all impervious areas from the proposed future development. Sizing of those facilities will be part of future facility planning efforts.

EXHIBIT D
EXISTING CONDITIONS MAPS



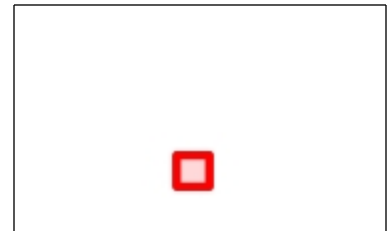
Legend

 Unofficial Tax Lots

0 0.11 0.23 Miles



1: 9,028



Notes

This map was automatically generated using Geocortex Essentials.

Legend

Zoning

- Single and Multi Family R-2.1
- Single and Multi Family R-3
- Single-Family R-4.5
- Single-Family R-5
- Single-Family R-7
- Single-Family R-10
- Single-Family R-15
- Single-Family R-20
- Single-Family R-40
- Mixed Use
- Neighborhood Commercial
- General Commercial
- Office Business Center
- Campus Industrial
- General Industrial

Unofficial Tax Lots

City Limit

Parks and Open Space

City Owned Property

0 0.11 0.23 Miles

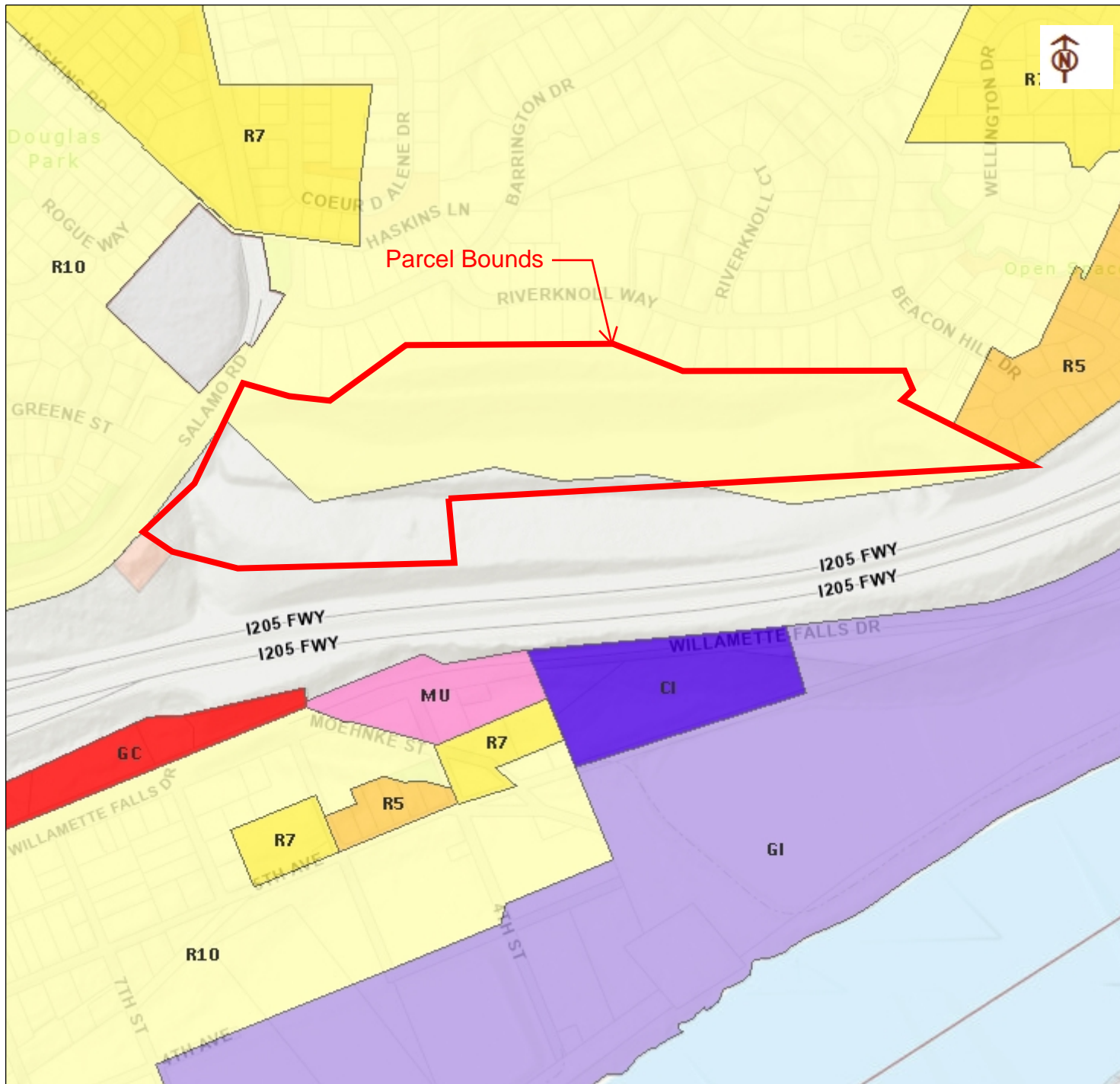


1: 9,028



Notes

This map was automatically generated using Geocortex Essentials.



Legend

- Stormwater Main**
 - Pipe
 - Open Ditch
- Stormwater Facility
- Water Main Labels
- Water Reservoir
- Sewer Pump Station
- Sewer Main**
 - Pressure
 - Gravity
- Unofficial Tax Lots
- City Limit
- Parks and Open Space
- City Owned Property

0 0.11 0.23 Miles



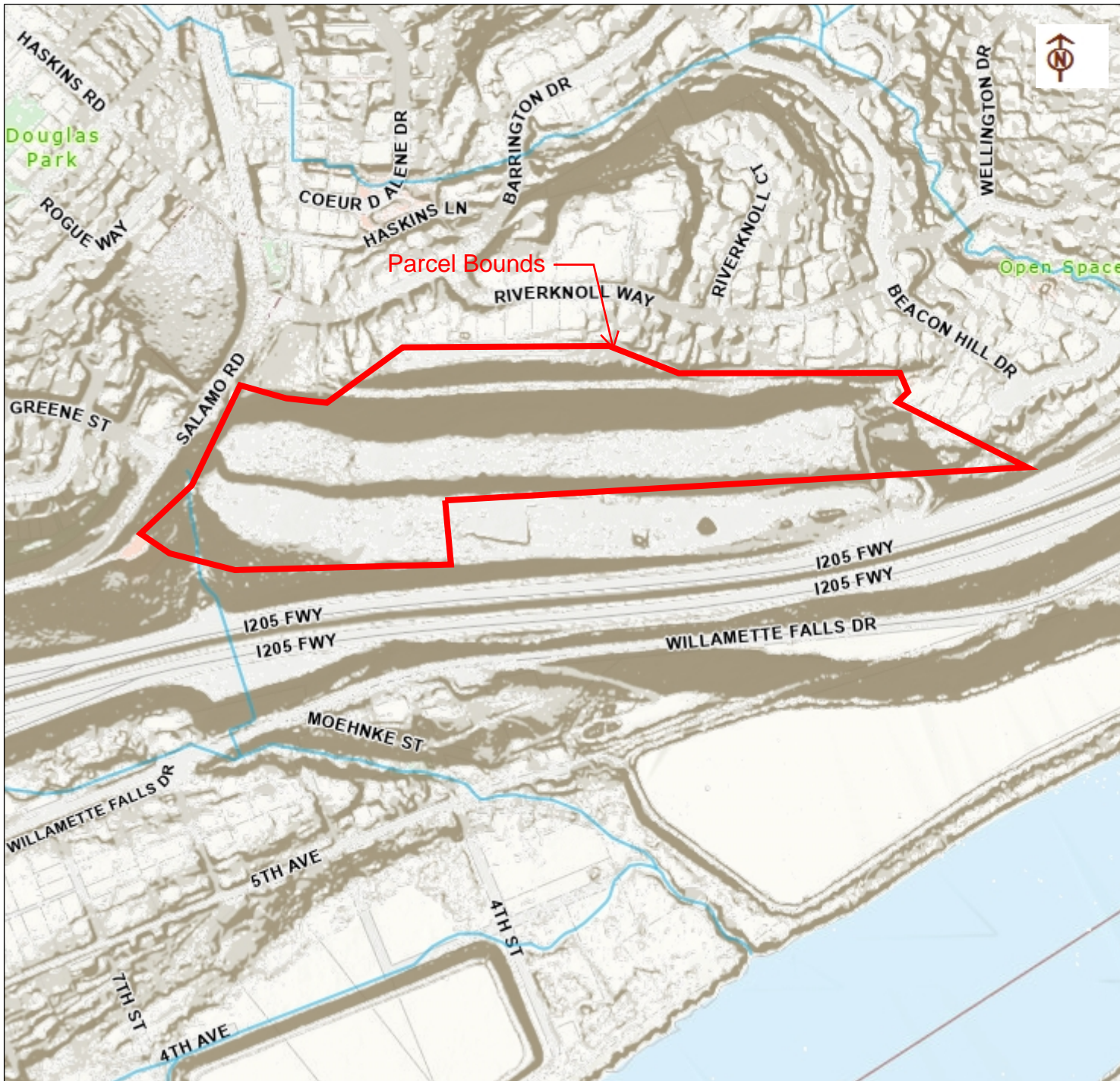
1: 9,028








Notes

This map was automatically generated using Geocortex Essentials.





Legend

-  Unofficial Tax Lots
-  City Limit
-  Parks and Open Space
-  City Owned Property
-  Approximate Stream Locations

0 0.11 0.23 Miles



1: 9,028



Notes

This map was automatically generated using Geocortex Essentials.