

DEVELOPMENT REVIEW APPLICATION

For Office Use Only			
STAFF CONTACT	Aaron Gudelj	PROJECT NO(S)	ANN-26-01
			PRE-APPLICATION NO.
			PA-25-10
NON-REFUNDABLE FEE(S)	\$18,000	REFUNDABLE DEPOSIT(S)	TOTAL \$18,000

Type of Review (Please check all that apply):

- | | | |
|---|---|---|
| ☒ Annexation (ANX)
☐ Appeal (AP)
☐ CDC Amendment (CDC)
☐ Code Interpretation (MISC)
☐ Conditional Use (CUP)
☐ Design Review (DR)
☐ Tree Easement Vacation (MISC)
☐ Expediated Land Division (ELD)
☐ Extension of Approval (EXT) | ☐ Final Plat (FP) <i>Related File</i>
☐ Flood Management Area (FMA)
☐ Historic Review (HDR)
☐ Lot Line Adjustment (LLA)
☐ Minor Partition (MIP)
☐ Modification of Approval (MOD)
☐ Non-Conforming Lots, Uses & Structures
☐ Planned Unit Development (PUD)
☐ Street Vacation | ☐ Subdivision (SUB)
☐ Temporary Uses (MISC)
☐ Time Extension (EXT)
☐ Right of Way Vacation (VAC)
☐ Variance (VAR)
☐ Water Resource Area Protection/Single Lot (WAP)
☐ Water Resource Area Protection/Wetland (WAP)
☐ Willamette & Tualatin River Greenway (WRG)
☐ Zone Change (ZC) |
|---|---|---|

Pre-Application, Home Occupation, Sidewalk Use, Addressing, and Sign applications require different forms, available on the website.

Site Location/Address: Unaddressed parcel with frontage on Killarney Drive	Assessor's Map No.: 2-1e-26C Tax Lot(s): 901 Total Land Area: 11.33 acres
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Brief Description of Proposal:
 Proposal to annex the 11.33-acre parcel into the City of West Linn.

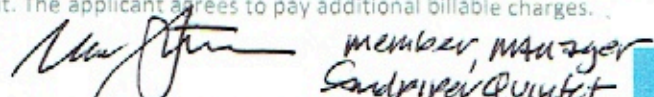
Applicant Name*: Del Boca Vista, LLC Address: P.O. Box 3189 City State Zip: Newberg, Oregon 97132	Phone: 503-550-4800 Email: mikew@dbvcorp.com
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Owner Name (required): Sandpiper Quintet, LLC Address: 19155 NE Herring Lane City State Zip: Newberg, Oregon 97132	Phone: 503-444-176 Email: markstevensarchitect@gmail.com
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Consultant Name: Emerio Design Address: 1500 Valley River Drive, Suite 100 City State Zip: Eugene, Oregon 97401	Phone: 503-746-8812 Email: hwooton@emeriodesign.com
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1. Application fees are non-refundable (excluding deposit). Applications with deposits will be billed monthly for time and materials above the initial deposit. ***The applicant is financially responsible for all application costs.**
2. All information provided with the application is considered a public record and subject to disclosure.
3. The owner/applicant or their representative should attend all public hearings related to the application.
4. A decision may be reversed on appeal. The decision will become effective once the appeal period has expired.
5. Submit this form, application narrative, and all supporting documents as a single PDF through the web page:
<https://westlinnoregon.gov/planning/submit-land-use-application>

The undersigned property owner authorizes the application and grants city staff the **right of entry** onto the property to review the application. The applicant and owner affirm that the information provided in this application is true and correct. Applications with deposits will be billed monthly for time and materials incurred above the initial deposit. The applicant agrees to pay additional billable charges.

 Applicant's signature	 Owner's signature (required)
Date 6-8-26	Date 6/8/26

Sandpiper Annexation

Prepared for:

Del Boca Vista
P.O. Box 3189
Newberg, Oregon 97132

Prepared by:



1500 Valley River Drive, Suite 100
Eugene, OR 97401
503.746.8812
emeriodesign.com

June 10, 2026

Project Summary

Request:	Application to annex an 11.33-acre property into West Linn city limits.	
Location and Map Number:	Unaddressed Clackamas County Assessor's Map No. 2-1e-26C, Tax Lot 901	
Applicant:	C/O Mike Willcuts Del Boca Vista, LLC P.O. Box 3189 Newberg, Oregon 97132 Phone: 503-550-4800 Email: MikeW@@dbvcorp.com	
Owner:	C/O Mark Stevens Sandpiper Quintet, LLC 19155 NE Herring Lane Newberg, Oregon 97132 Phone: 503-444-0176 Email: markstevensarchitect@gmail.com	
Engineer/Planner:	Emerio Design, LLC 1500 Valley River Drive Suite 100 Eugene, OR 97401 503-746-8812 Engineer: Scott Zelenka, PE szelenka@emeriodesign.com	Planner: Hayden Wooton hwooton@emeriodesign.com

I. Project Description

Del Boca Vista, the applicant, is proposing to annex an 11.33-acre parcel identified as Clackamas County Assessor's Map No. 2-1e-26C, Tax Lot 901. The property is presently zoned FU-10 by Clackamas County and is designated Low-Density Residential by the City of West Linn's Comprehensive Plan. Through the annexation process, the applicant proposes to apply the R-10 zoning district to the subject property. The subject property is not currently affected by any zoning overlays applied by Clackamas County or the City of West Linn.

The proposed development conforms to all applicable sections of the West Linn Municipal Code, West Linn Community Development Code, and Metro Code. This application provides findings of fact that demonstrate conformance with all applicable standards of the previously mentioned governing regulations. Applicable criteria of the various codes will appear in *italics* followed by the applicant's responses in **bold** font.

II. Existing Conditions

The subject property has frontage on Killarney Drive, a neighborhood route under the City of West Linn's jurisdiction. Generally, Killarney Drive is fully improved but lacks frontage improvements along the subject property. It also has frontage on Wisteria Road, a dedicated right-of-way with no street improvements under Clackamas County's jurisdiction.

Elevations on the subject property range from approximately 238 feet near the southwest corner to 504 feet above mean sea level near the northeast corner. Slopes steeper than 10 percent and steeper than 25 percent exist within the boundaries of the subject property. The site is heavily vegetated and Fritchie Creek flows through property, although these features are not covered by significant natural feature overlay zones. Adjacent zones and land uses:

North: Undeveloped property located outside of West Linn's Urban Growth Boundary zoned RRFF-5 by Clackamas County.

South: Green Hill Estates residential subdivision zoned R-10 by the City of West Linn.

East: Bland Acres residential subdivision zoned R-10 by the City of West Linn.

West: Canyon Crest residential subdivision zoned R-10 by the City of West Linn.

III. West Linn Municipal Code

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.*

Response: The applicant understands and acknowledges that annexations are approved through a two-step process and will not be formally adopted unless approved by the City Council and Metro. The

application materials have been prepared to demonstrate compliance with Section 2.915 through 2.940 and other relevant standards when applicable.

- (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.*

Response: Completion of the review process outlined in Section 2.915 through 2.940 will ensure the proposed annexation complies with the objectives detailed in this subsection.

2.920 *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.

Response: The appropriate forms and materials have been included in this application package to ensure the proposed annexation was properly initiated pursuant to the relevant statutes. The applicant has also provided detailed responses to the standards outlined in CDC Chapter 81 in this application narrative.

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;*

Response: The subject property is 11.33 acres (or approximately 493,535 square feet) and abuts properties in West Linn city limits on its east, west, and south boundaries; it is located within West Linn's adopted Urban Growth Boundary. The adjacent property north is located in Clackamas County and is not in West Linn's Urban Growth Boundary. The surrounding properties within city limits are predominantly zoned R-10, although further away there are neighborhoods zoned R-7. While new developments are underway east of the subject property, the neighborhoods west and south are built out with single-unit dwellings. Generally, the surrounding urban subdivisions are comprised of larger-lot, lower-density construction.

The subject property is not located within an identified floodplain and does not contain any mapped Habitat Conservation Areas. Fitchie Creek flows across the subject property near its northern boundary but there are no accompanying identified natural features or overlay zones associated with the creek. The site is moderately forested because no tree removal has been performed.

The subject property has frontage on Killarney Drive, a local road under West Linn's jurisdiction. Public water, sanitary sewer, and storm drainage lines are located in that right-of-way and available to serve future development of this property.

- (b) *Impact on the school district, including but not limited to impacted schools, taxes, and anticipated number of additional students;*

Response: West Linn-Wilsonville School District has not alerted the applicant to any inability to serve an additional 16 households in this area of West Linn. Therefore, this standard is met.

- (c) *Cost to City of infrastructure that is not funded by SDCs; and*

Response: All infrastructure needed to support future development will be paid for and installed by the developer. If significant off-site improvements are required that would also provide a community benefit, those could potentially be partially or fully funded through SDCs. It is unlikely that there are additional costs to West Linn for public infrastructure not already funded through SDCs.

- (d) *Tax implications for the City.*

Response: Once annexed into city limits, West Linn will collect property taxes from the owners of the site. Later on, if subdivided and developed, West Linn would collect property taxes from any future owners of newly created lots and structures.

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

- (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.*
- (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.*

Response: The applicant understands and acknowledges that this annexation request will be processed by the City in accordance with state law.

IV. West Linn Community Development Code Chapter 81

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.*

Response: Attached to this application narrative is a petition to annex signed by the property owner. Therefore, this standard is met.

- 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).*

Response: A pre-application conference was held on April 3rd, 2025. Therefore, this standard is met.

- 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.*

Response: This application package includes all of the requested information, and the applicant will coordinate with city staff to ensure an adequate number of copies of these documents are provided in an acceptable format. Therefore, these standards are met.

- 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.*

Response: The proposed annexation will be processed in accordance with state law, applicable Metro regulations, and West Linn code. Therefore, this standard is met.

- 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)*

Response: The applicant shall pay the requisite fee. Therefore, this standard is met.

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) and:

A. *West Linn Municipal Code Section 2.920, Step 1: Land Use Decision.*

1. *The application of the zoning designation shall follow the criteria in CDC 81.055.*

Response: Responses to the criteria in CDC 81.055 are provided later in this application narrative.

B. *West Linn Municipal Code Section 2.930, Step 2: Policy Decision.*

Response: Responses to West Linn Municipal Code Section 2.930, Step 2: Policy Decision, are provided later in this application narrative.

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
<i>Low Density Residential</i>	<i>R-40, R-20, R-15, R-10 or R-7</i>
<i>Medium Density Residential</i>	<i>R-5 or R-4.5</i>
<i>Medium High Density Residential</i>	<i>R-3 or R-2.1</i>
<i>Mixed Use</i>	<i>MU</i>
<i>Commercial</i>	<i>NC, GC, or OBC</i>
<i>Industrial</i>	<i>GI or CI</i>
<i>Other</i>	<i>FU-10</i>

Response: The subject property is designated Low Density Residential by West Linn's Comprehensive Plan. Surrounding properties are predominantly zoned R-10, so the applicant proposes that the R-10 zone is applied to the subject property through the annexation process. The proposed R-10 zoning district is reflective of the surrounding areas and is consistent with the Comprehensive Plan designation.

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.*

Response: As outlined in Section II, Existing Conditions, of this narrative the subject property's topographic, drainage, and vegetation features are as follows:

“Elevations on the subject property range from approximately 238 feet near the southwest corner to 504 feet above mean sea level near the northeast corner. Slopes steeper than 10 percent and steeper than 25 percent exist within the boundaries of the subject property. The site is heavily vegetated and Fritch Creek flows through property...”

The proposed R-10 zoning district, which will require larger lot sizes and lower densities than other urban zones, is well suited to operating within the environmental limitations of the subject property. The attached shadow plat demonstrates that the subject property could be reasonably developed in a code-compliant manner, consistent with the proposed zoning, and avoid the topographic constraints. Therefore, this standard is met.

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

Response: The adjacent residential neighborhoods are zoned R-10; there are neighborhoods zoned R-7 east of the proposed annexation. The density and style of construction in these neighborhoods reflects the low-density residential zoning district, consisting primarily of detached single-unit dwellings on larger lots. Therefore, the proposed R-10 zoning is compatible, comparable, and in some cases identical to the surrounding neighborhoods. This standard is met.

C. *The capacity of the City to provide road, sanitary sewer, storm drainage, and water service to the site.*

Response: The nearby developed properties located in West Linn’s boundaries have access to public facilities. The subject property has frontage on Killarney Drive, which contains public water, sanitary sewer, and storm drainage lines. There are no anticipated issues with the capacity of these facilities. If any arise, they will be addressed during future land use planning and civil engineering review processes. Therefore, to the extent reasonable at this time, this standard is met.

V. West Linn Community Development Code Chapter 105

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.*

Response: The subject property is designated Low-Density Residential by the Comprehensive Plan, and the proposed R-10 zoning district is considered representative of this designation. The proposed zoning district is consistent with all applicable policies of the Comprehensive Plan and all relevant standards of the development code. Therefore, these standards are met.

- 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.*

Response: The applicant does not contend that there is a mistake in the Comprehensive Plan or Zoning Map. The Comprehensive Plan has designated the property Low-Density Residential, which indicates the Comprehensive Plan anticipates residential development, so the annexation of the property and implementation of the R-10 district is supported by the plan and development code. Therefore, these standards are met.

- 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.*

Response: This application narrative demonstrates that the proposed annexation and implantation of the R-10 zoning district is consistent with the relevant goals and policies of the Comprehensive Plan. Direct responses to the key Comprehensive Plan sections are provided later in this application narrative.

The subject property is included in the Urban Growth Boundary and designated Low-Density Residential, so there is an expectation that it will eventual be annexed and contribute to West Linn's housing supply. Future development of this property will provide for additional housing, increasing both supply and variety, so the annexation addresses a public need.

There are no anticipated impacts from this annexation that will adversely affect the health, safety, and welfare of the community. Therefore, these standards are met.

- 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.*

Response: The proposed annexation and R-10 zoning district is consistent with the Comprehensive Plan, which designates 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 R-10 zoning district is consistent with the city’s designation of low-density residential 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 subject property is located within the boundaries of 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 (3) 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-10) is consistent with the Comprehensive Plan Map for the property. As described above, the City has a Transportation System Plan (TSP) 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.*

Response: This annexation application is not accompanied by any amendments which would affect planned transportation facilities. Therefore, these standards are not applicable.

3. *Traffic impact analysis. A traffic impact analysis shall be submitted with a plan amendment or land use district change application.*

Response: Detailed responses to the applicable local and state requirements have been provided throughout this application narrative, and these responses include a general analysis of the transportation impacts and relevance of Oregon Transportation Planning Rule. Therefore, this standard is met.

VI. Metro Chapter 3.09

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.*

Response: This application package includes all of the requested information. Therefore, these standards are met.

- 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.*

Response: The applicant understands and acknowledges this standard.

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.*

Response: The owners of all properties included in this application have signed the petition. Therefore, this standard is met.

- 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.*

Response: The applicant understands and acknowledges this standard.

- 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 extraterritorial 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.*

Response: The applicant understands and acknowledges this standard.

- 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;*
 - b. *Any applicable annexation plan adopted pursuant to ORS 195.205;*
 - c. *Any applicable cooperative planning agreement adopted pursuant to ORS 195.020(2) between the affected entity and a necessary party;*
 - d. *Any applicable public facility plan adopted pursuant to a statewide planning goal on public facilities and services;*

Response: West Linn does not have any urban service agreements on this property, and the subject property is not subject to any adopted annexation plan. Additionally, there are not any active cooperative planning agreements that would prevent, hinder, or affect the proposed annexation. West Linn has public facilities plans that govern utilities inside the Urban Growth Boundary. These provisions will not be implemented until the extension of utilities occurs with future development. Therefore, to the extent reasonable at this time, these standards are met.

- e. *Any applicable comprehensive plan;*

Response: This application narrative demonstrates the proposed annexation is consistent with the West Linn Comprehensive Plan. Therefore, this standard is met.

- f. *Any applicable concept plan; and*

Response: The subject property is not within the boundaries of an adopted concept plan. Therefore, this standard is not applicable.

2. *Consider whether the boundary change would:*
 - a. *Promote the timely, orderly and economic provision of public facilities and services;*

Response: The proposed annexation promotes the requirements of this criterion. The City's facilities master plan includes the subject parcel and provides 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.

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

Response: 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.*

Response: No duplication of facilities or service 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.*

Response: The subject property is located within the West Linn Urban Growth Boundary. Therefore, this standard is met.

VII. West Linn Comprehensive Plan

Goal 2: Land Use Planning

Response: The City's Comprehensive Plan addresses the need for new lands to be annexed into the City in order to accommodate growth within West Linn.

The Comprehensive Plan calls for low density residential lands to be located in areas with access to appropriate public facilities including sewer, water, and drainage. It 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, and coordinated approach to development review and transportation management, and the preservation of environmentally sensitive open spaces.

As part of this goal, the site falls within an area which has been zoned by Clackamas County as 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 ability to provide service within the City.

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

Goal 11: Public Facilities and Services

Response: The City's Comprehensive Plan requires that essential public facilities be in place before new development occurs and that development encourages the provisions of other public facilities and

services. The Plan states that the City's first priority is to maintain existing services and infrastructure in all area 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 rural 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. 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 Plan.

Goal 14: Urbanization

Response: The Urbanization Goals of the City's Comprehensive Plan prioritize development within the City's Existing Urban Growth Boundary. The Urban Growth Boundary 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 Urban Growth Boundary 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 consistent with the urbanization goals listed within the City's Comprehensive Plan. The sites 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 that 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 Goals and Policies.

VIII. Conclusion

This application narrative demonstrates that all applicable provisions of the West Linn Municipal Code, West Linn Community Development Code, and Metro Code are satisfied.

DATE 6/8/26

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 251E26C)
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 TERRY DONOVAN

TITLE GIS CARTOGRAPHER 3

DEPARTMENT A & T

CLACKAMAS COUNTY ASSESSOR'S OFFICE

DATE 6/8/26

Received
Clackamas
JUN 08 2026
County
Assessor

Attachment 2: Certification of Property Ownership Form

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.

Received
Clackamas
JUN 08 2026
County
Assessor

NAME TERY DONOVAN
TITLE GIS CARTOGRAPHER 3
DEPARTMENT A&T
CLACKAMAS COUNTY ASSESSOR'S OFFICE
DATE 6/8/26

* "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 _____
TITLE _____
DEPARTMENT _____
CLACKAMAS COUNTY ASSESSOR'S OFFICE



Oregon ❖ Beaverton • Portland • Eugene • Albany
Florida ❖ Jacksonville

June 9, 2026

EMERIO DESIGN
JOB NO. 0416-005
ANNEXATION

PARCEL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 26, AND THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, CITY OF WEST LINN, CLACKAMAS COUNTY, STATE OF OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 66, OF THE PLAT OF "ROSEMONT ACRES," PLAT NO. 568, CLACKAMAS COUNTY PLAT RECORDS, IN THE COUNTY OF CLACKAMAS AND STATE OF OREGON.

TOGETHER WITH THAT PORTION OF VACATED WISTERIA ROAD NO. 1625 WHICH INURED THERETO BY REASON OF VACATION BOARD ORDER NO. 80-252.

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS THE OREGON COORDINATE REFERENCE SYSTEM, PORTLAND ZONE, NAD83 (2011).

CONTAINING 11.656 ACRES, MORE OR LESS.

Received
Clackamas
JUN 09 2026
County
Assessor

REGISTERED
PROFESSIONAL
LAND SURVEYOR

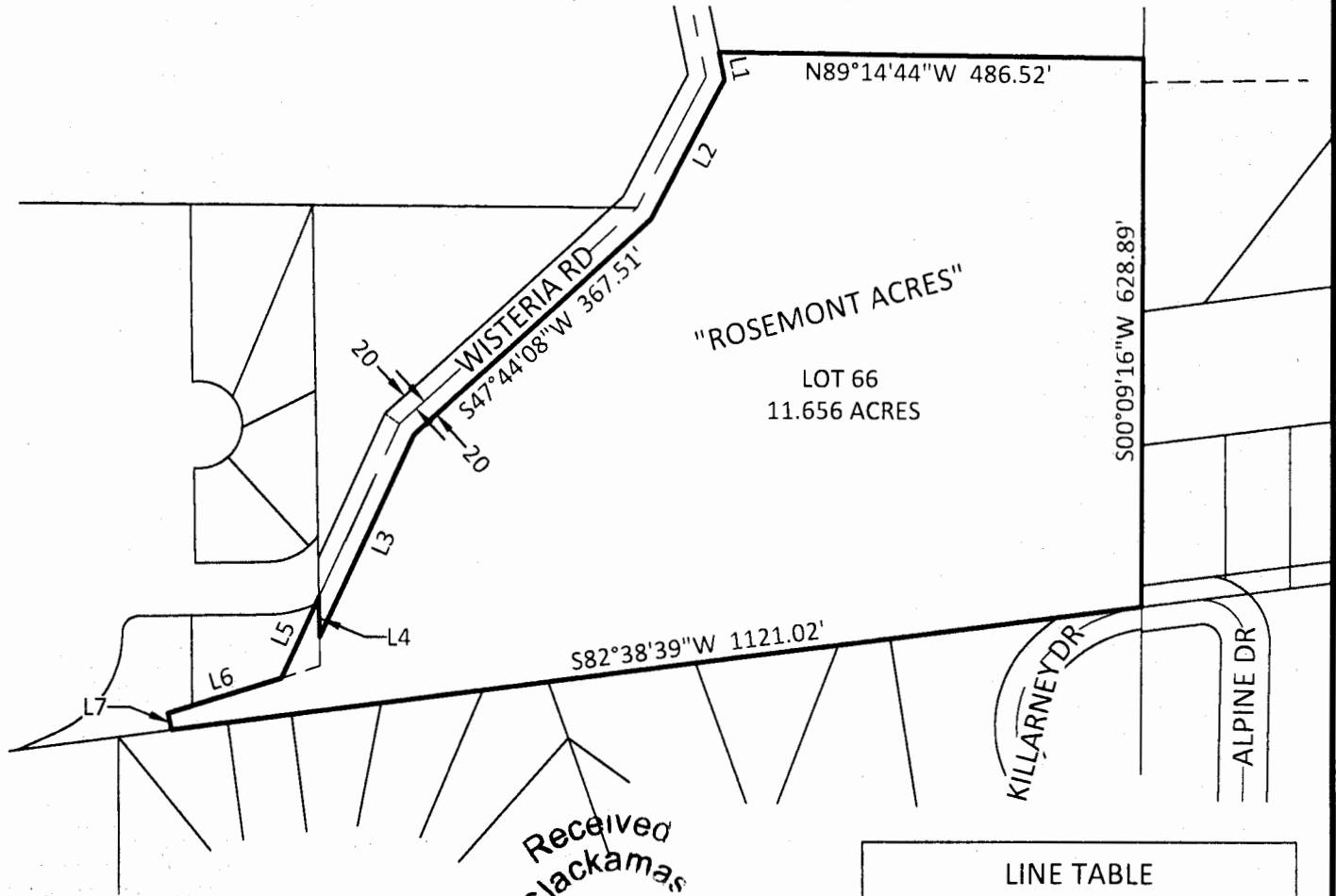
Scott M. Grubbs

OREGON
JULY 13, 2004
SCOTT M. GRUBBS
54728

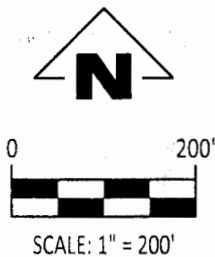
EXPIRES: 6-30-27

EXHIBIT "B"

LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 26,
AND THE NORTHWEST ONE-QUARTER OF SECTION 35
TOWNSHIP 2 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN,
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON



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Clackamas
JUN 08 2026
County
Assessor



BASIS OF BEARINGS: OREGON
COORDINATE REFERENCE SYSTEM,
PORTLAND ZONE, NAD 83 (2011).

ANNEXATION AREA
11.656 ACRES ±

LINE TABLE		
LINE NO.	LENGTH	DIRECTION
L1	32.79'	N11°18'09"W
L2	180.11'	S27°42'33"W
L3	255.68'	S24°50'25"W
L4	45.85'	S01°01'18"E
L5	103.57'	N24°50'24"E
L6	136.45'	N72°32'39"E
L7	19.40'	N12°26'44"W

EMERIO DESIGN | 6445 SW FALLBROOK PLACE, SUITE 100 | BEAVERTON, OREGON 97008

PROJECT NO. 0416-005

DATE: 6/4/2026

DRAWN BY: TSB

SHEET No. 1 OF 1

21E26C00901
LOT 66 - "ROSEMONT ACRES"
ANNEXATION DESCRIPTION
WEST LINN, OR 97068



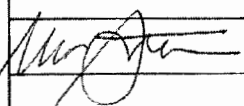
TEL: (503) 746-8812

FAX: (503) 639-9592

www.emeriodesign.com

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	
	Mark Stevens*						901		6.3.26	

Received
Clackamas
JUN 08 7/17/15
County
Assessor

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

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

Initial MS  Member-Manager

* Mark Stevens Manager of Sandpiper Quintet LLC

SOUTHWEST QUARTER OF THE SECTION 26,
TOWNSHIP 2 SOUTH, RANGE 1 EAST OF THE
WILLAMETTE MERIDIAN

CLACKAMAS COUNTY
1 inch is equal to 200 feet

DONATION LAND CLAIM(S)
WILLIAM BLAND 55
SAMUEL MILLER 58
JAS. D. MILLER 56

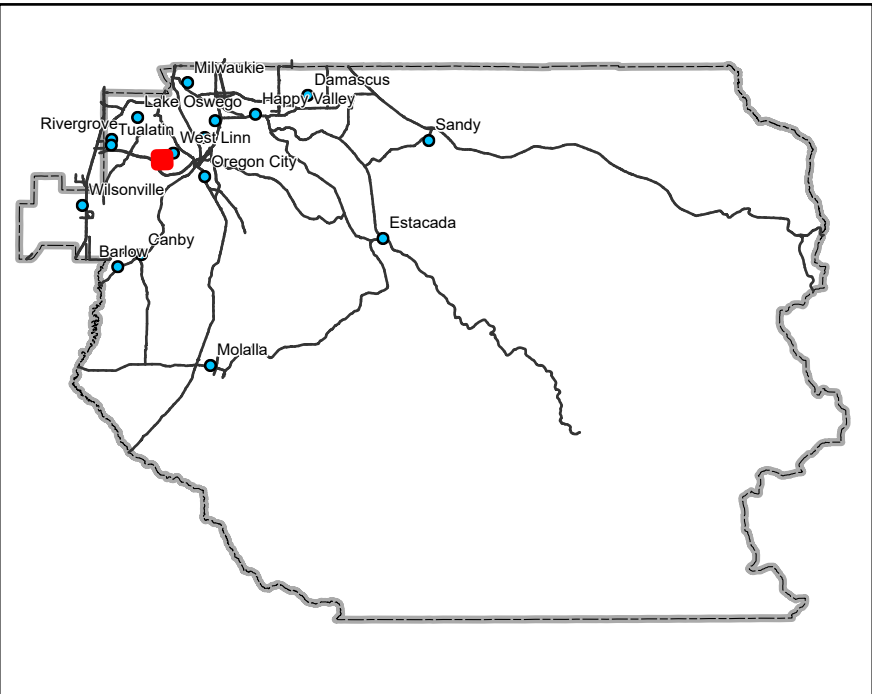
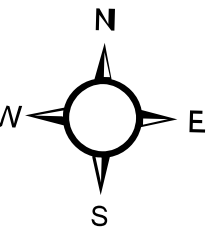
- Cancelled Numbers
- 1501
 - 1502
 - 1100
 - 1000
 - 1503
 - 1504
 - 1505
 - 801
 - 1201
 - 1400
 - 1401
 - 1402

Common Map Abbreviations

AVE = AVENUE	BLVD = BOULEVARD
CO. RD. = COUNTY ROAD	CT = COURT
D. L. C. = DONATION LAND CLAIM	I. P. = INITIAL POINT
NO. = NUMBER	N. E. = NORTHEAST
N.W. = NORTHWEST	PCL = PARCEL
P. P. = PARTITION PLAT	P. S. = PRIVATE SURVEY
PWY = PARKWAY	RD = ROAD
ST = STREET	S.E. = SOUTHEAST
S.W. = SOUTHWEST	

Map Key

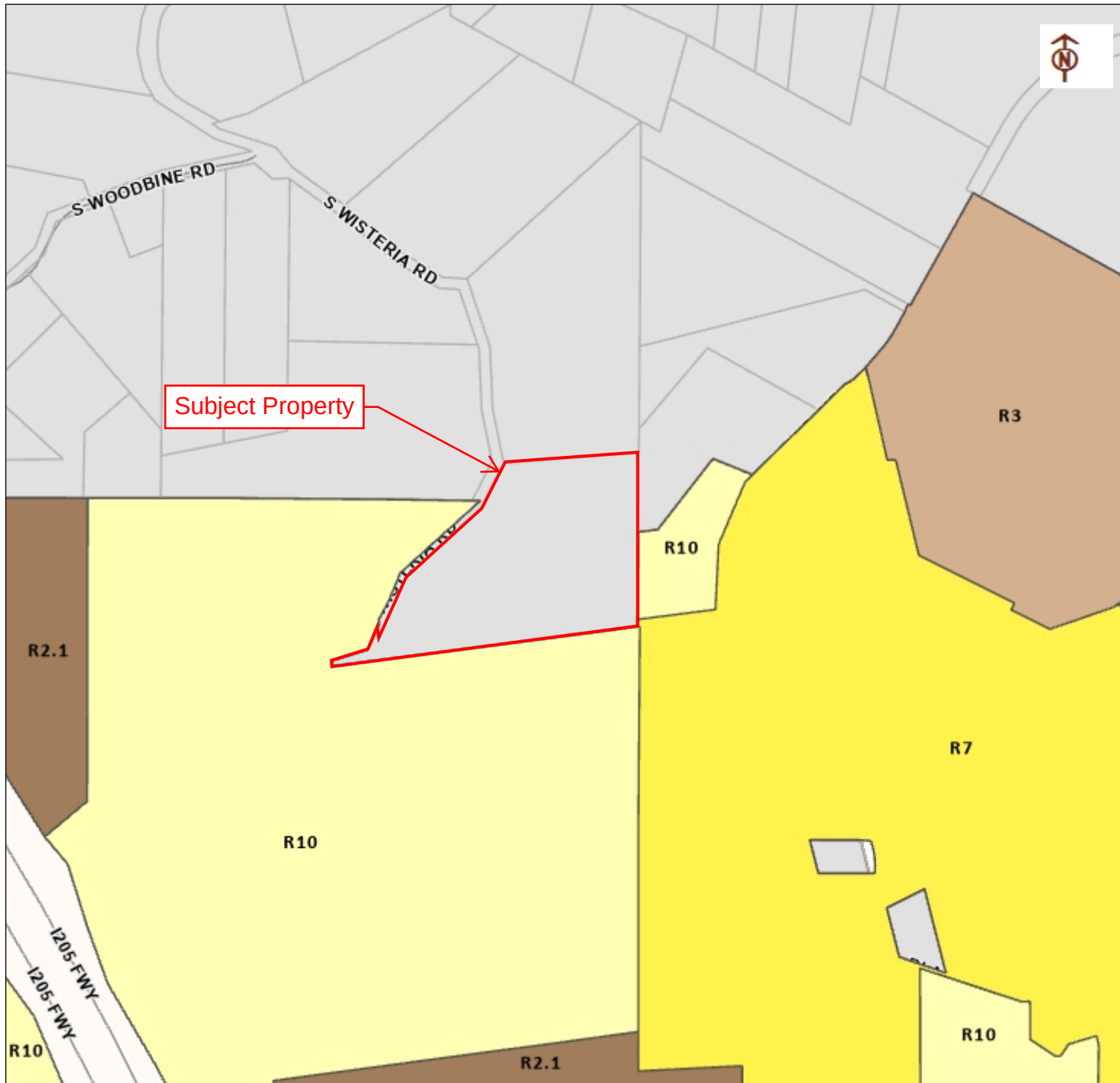
- | | |
|----------------------------------|--------------------------------|
| — PARCEL BOUNDARY | ○ CORNER |
| - - - INGRESS OR EGRESS EASEMENT | — SECTION CORNER |
| - - - HISTORICAL BOUNDARY | - - - 1/16TH LINE |
| — RAILROAD CENTERLINE | - - - GOVERNMENT LOT LINE |
| ■ TAX DISTRICT BOUNDARY | - - - DONATION LAND CLAIM LINE |
| ■ MAP INDEX | - - - MEANDER LINE |
| — STREAMS | — SECTION LINE |
| ○ LAND USE ZONING | ⊗ HISTORIC CORRIDOR 40' |
| - - - SUBDIVISION BOUNDARY | ⊗ HISTORIC CORRIDOR 20' |
| — RIVERS AND LARGE WATER BODIES | |



THIS MAP IS FOR ASSESSMENT
PURPOSES ONLY

This is map 21E26C.
This map is a product of the Clackamas County Assessor's Office.
For assistance with this map, please call 503-655-8671.

Print Date: 2/24/2026



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

0 0.11 0.23 Miles



1: 9,028



Notes

This map was automatically generated using Geocortex Essentials.

ANNEXATION

TAX LOT 0901
S.W. 1/4 SECTION 26 T.2S. R.1E. W.M.
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON

