

**DEVELOPMENT REVIEW APPLICATION**

For Office Use Only		
STAFF CONTACT	<b>PETER SPIR</b>	PROJECT NO(S)
NON-REFUNDABLE FEE(S)	<b>17000<sup>00</sup></b>	REFUNDABLE DEPOSIT(S)
		TOTAL
		<b>17000<sup>00</sup></b>

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

- |  |   |  |
|--|---|--|
| <input checked="" 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 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.

<b>Site Location/Address:</b> <b>23128 S Bland Circle</b> <b>West Linn, OR 97068</b>	<b>Assessor's Map No.:</b> <b>21E 35B</b>
	<b>Tax Lot(s):</b> <b>500</b>
	<b>Total Land Area:</b> <b>Approximately 2.126</b>

**Brief Description of Proposal:** *Proposed annexation and zone change to R7*

**Applicant Name:** *Johanny & Laurie Coppidge* Phone: *503 723-8661*  
(please print)  
**Address:** *23128 S Bland Circle* Email: *coppidge9@yahoo.com*  
**City State Zip:** *West Linn, OR 97068*

**Owner Name:** *Johanny & Laurie Coppidge* Phone: *503 723-8661*  
(please print)  
**Address:** *23128 S Bland Circle* Email: *coppidge9@yahoo.com*  
**City State Zip:** *West Linn, OR 97068*

**Consultant Name:** \_\_\_\_\_ Phone: \_\_\_\_\_  
(please print)  
**Address:** \_\_\_\_\_ Email: \_\_\_\_\_  
**City State Zip:** \_\_\_\_\_

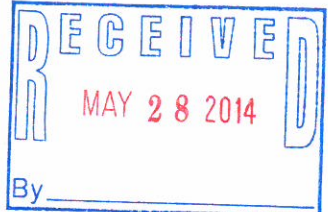
- All application fees are non-refundable (excluding deposit). Any overruns to deposit will result in additional billing.
- The owner/applicant or their representative should be present at all public hearings.
- A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
- Three (3) complete hard-copy sets (single sided) of application materials must be submitted with this application. One (1) complete set of digital application materials must also be submitted on CD in PDF format. If large sets of plans are required in application please submit only two sets.

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










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

*Laurie Coppidge* **5-22-14** *Laurie Coppidge* **5-22-14**  
 Applicant's signature Date Owner's signature (required) Date  
*[Signature]* **5-22-14** *[Signature]* **5-22-14**

Development Review Application Form (2011.07)



ANNEXATION CHECKLIST  
PER CITY OF WEST LINN

- I. Attend Pre-Application conference; \$1000.00 deposit 
- II. Submit three copies of the following responses... 
  - a. Municipal Code Section 2.920 and 2.950(2)(b)(i)
  - b. Community Development Code 81.040 ©(3) and 81.050
  - c. Metro Code 3.09.040, 3.09.050 and 3.09.045(D) and if applicable (E) 
- III. Submit Development Review Application 
- IV. Submit 11x17 1/4 section assessor maps with the subject parcel/lot noted per Oregon Department of Revenue (DOR) specifications 
- V. Legal Description of the Property to be annexed 
- VI. Verification of property ownership through Clackamas County Assessor's Office on forms provided by the City 
- VII. Verification of elector's signatures through Clackamas County Elections Department on forms provided by the City 
- VIII. The City of West Linn fee for an annexation - \$17,000.00 

I. Responses to Municipal Code Section 2.920 and 2.950:

- a) The subject site must be located within the Portland Metropolitan Urban growth boundary...
  - **YES**
- b) The subject site must have been assigned a City Comprehensive Plan Map designation...
  - **YES, Low Density Residential**
- c) The subject site must be contiguous to the existing City Limits, or separated from it only by a public right-of-way, or a stream, bay, lake or other body of water...
  - **YES, Surrounded by city**
- d) The requirements of Oregon revised Statutes for initiation of the annexation process are met...
  - **YES**
- e) The subject area has been included within each of the adopted City facility master plans and capital improvement plans and the subject area is planned for all needed City infrastructure....
  - **YES**

I. Responses to Community Development Codes: 81.040 and 81.050:

1. The minimum petition requirements of Metro Code Section 3.09.040...
  - **YES**
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)...
  - **YES**
3. Vicinity, legal and other descriptive maps necessary to show compliance with Municipal Code Section 2.920 and Metro code 3.09.040...
  - **YES**
4. If an annexation, the proposal complies with the requirements of Municipal code Section 2.920(1) and for all boundary changes, the proposal complies with the criteria of Metro code Section 3.09.050(d) and if applicable (e)...
  - **YES**
5. 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:
  - **Low Density Residential – R-7, 7000 square foot lots**
6. Where the city Council has discretion to apply zoning, the Council shall consider the following factors in making its decision:
  - **Apart from trees, no unique features at this site**

7. Specific site characteristics such as topography, drainage and existing vegetation and the existing zoning and development patterns of surrounding properties...
  - **Development or pending development on all surrounding properties**
8. The capacity of the City to provide road, sanitary sewer, storm drainage, and water service to the site. (Ord 1442, 1999; Ord 1528, 2005; Ord. 1590 1, 2009)...
  - **All City facilities are available – R-7 to N, S, E and W; R-10 to SW**

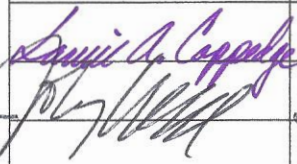
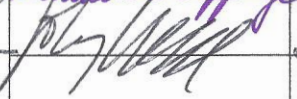
**II. Metro Code 3.09.040 –Requirements for Petitions:**

- A. A petition for a boundary change must contain the following information:
  1. The jurisdiction of the reviewing entity to act on the petition...
    - **YES**
  2. A map and a legal description of the affected territory in the form prescribed by the reviewing entity...
    - **YES**
  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...
    - **YES**
  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...
    - **YES**

Submitted by: Johnny and Laurie Coppedge - Applicants

**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.

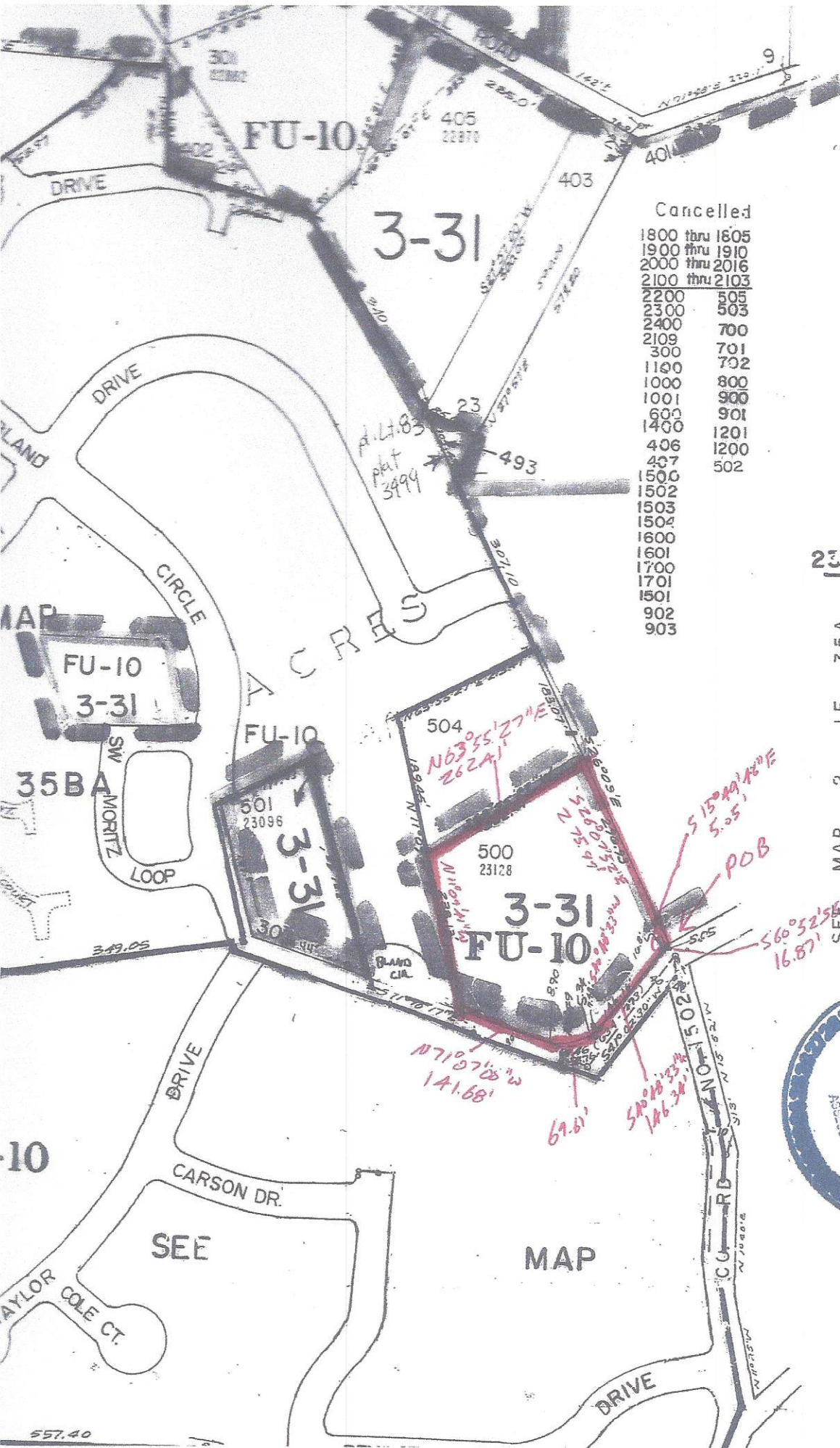
Signature	Printed Name	I am a			Address	Property Description				Date
		PO	RV	OV		Township/ Section	Map	Tax Lot	Precinct	
	Laurie A. Coppedge	X	X		23128 S. BLAND Cir	21E35	B	500		5-5-14
	Johnny N. Coppedge	X	X		23128 S. Bland Cir	21E35	B	500		5-18-14



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

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

Initial LC JC

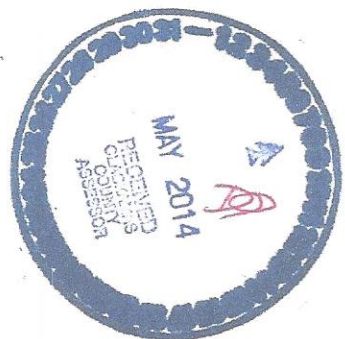


Cancelled

1800 thru 1805	
1900 thru 1910	
2000 thru 2016	
2100 thru 2103	
2200	505
2300	503
2400	700
2109	701
300	702
1100	800
1000	800
1001	900
600	901
1400	1201
406	1200
407	502
1500	
1502	
1503	
1504	
1600	
1601	
1700	
1701	
1501	
902	
903	

23200

MAP 2 IE 35A



*N71°07'05\"/>*

*69.61'*

*S40°18'23\"/>*

*S60°52'55\"/>*

*S150°49'42\"/>*

*POB*

MAP

SEE

10

35BA

FU-10  
3-31

FU-10

3-31

FU-10

DRIVE

DRIVE

CIRCLE

ACRES

LAND

MAP

SW

MORTZ LOOP

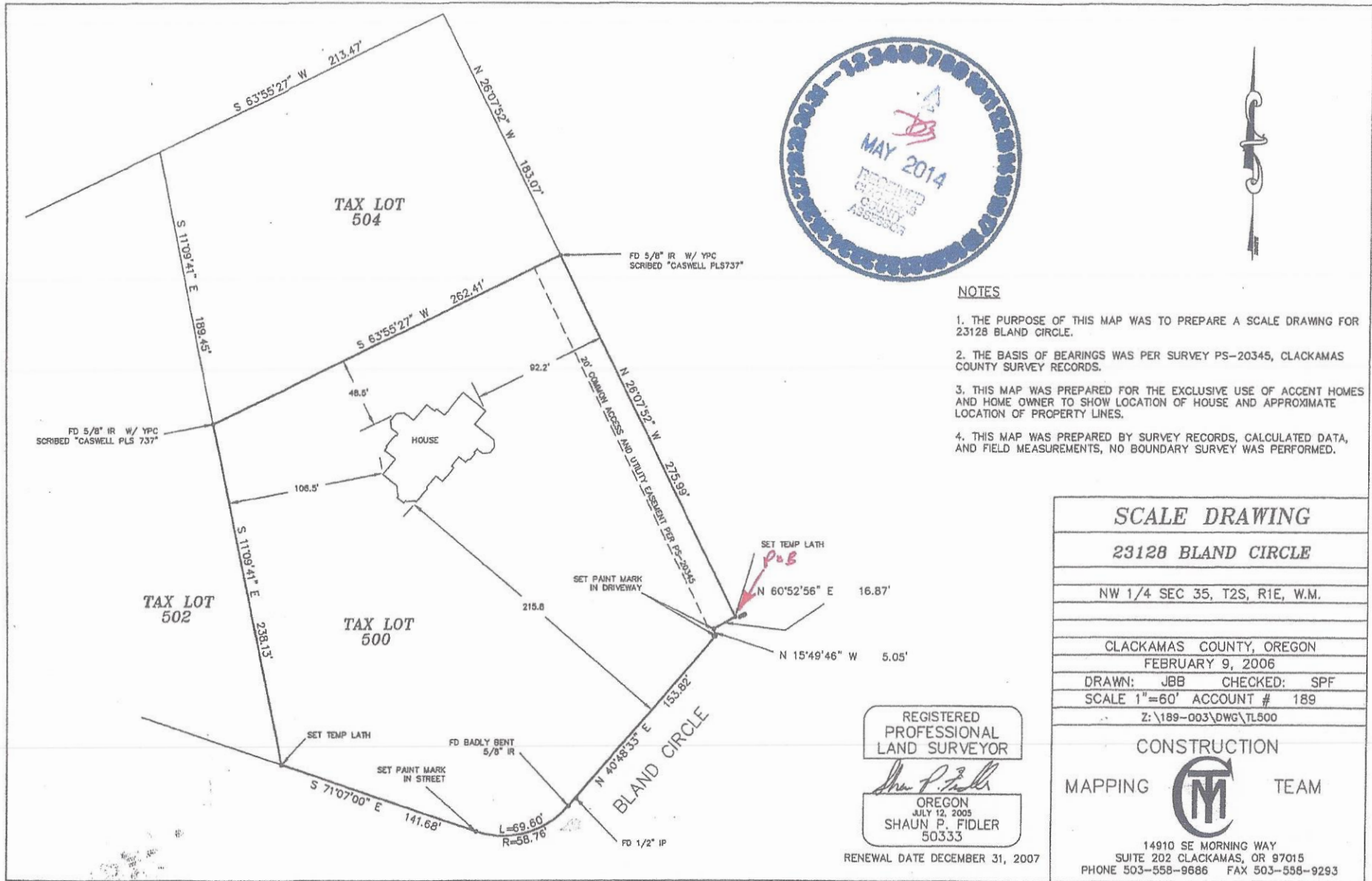
DRIVE

CARSON DR.

TAYLOR COLE CT.


DRIVE

557.40



**NOTES**

1. THE PURPOSE OF THIS MAP WAS TO PREPARE A SCALE DRAWING FOR 23128 BLAND CIRCLE.
2. THE BASIS OF BEARINGS WAS PER SURVEY PS-20345, CLACKAMAS COUNTY SURVEY RECORDS.
3. THIS MAP WAS PREPARED FOR THE EXCLUSIVE USE OF ACCENT HOMES AND HOME OWNER TO SHOW LOCATION OF HOUSE AND APPROXIMATE LOCATION OF PROPERTY LINES.
4. THIS MAP WAS PREPARED BY SURVEY RECORDS, CALCULATED DATA, AND FIELD MEASUREMENTS, NO BOUNDARY SURVEY WAS PERFORMED.

<b>SCALE DRAWING</b>	
<b>23128 BLAND CIRCLE</b>	
NW 1/4 SEC 35, T2S, R1E, W.M.	
CLACKAMAS COUNTY, OREGON	
FEBRUARY 9, 2006	
DRAWN: JBB	CHECKED: SPF
SCALE 1"=60' ACCOUNT # 189	
Z:\189-003\DWG\TL500	
<b>CONSTRUCTION</b>	
MAPPING	TEAM
	
14910 SE MORNING WAY SUITE 202 CLACKAMAS, OR 97015 PHONE 503-558-9686 FAX 503-558-9293	

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Shaun P. Fidler*  
OREGON  
JULY 12, 2005  
SHAUN P. FIDLER  
50333

RENEWAL DATE DECEMBER 31, 2007

nd Cir.  
77068

*Laurie Coppedge*  
503-248-2984

*Coppedge*  
004105458

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 251E35B 00500) 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 Alice Tarachow

TITLE Cartographer 2

DEPARTMENT Assessment and Taxation  
CLACKAMAS COUNTY ASSESSOR'S OFFICE

DATE 5/5/2014





Exhibit No. 03-3110559-DKO-28  
Title Deed No. 00110569

**EXHIBIT ONE**

A portion of Lot 30, BLAND ACRES, in the Northwest one-quarter of Section 35, Township 2 South, Range 1 East of the Willamette Meridian, Clackamas County, Oregon, being more particularly described as follows:

Beginning at the intersection of the lot line between Lots 28 and 30 with the North right of way line of road, as dedicated on said plat; thence South 80°52'56" West 16.87 feet to a point, which is a 2 inch galvanized iron pipe set 6 inches deep at the angle point in right of way lines of said road; thence South 15°49'46" East 5.05 feet to a one-half inch iron pipe called for in Deed Book 634, Page 773, Alfred L. Joy, et ux, to Clackamas County; thence South 40°48'33" West 148.34 feet to a one-half inch iron pipe called for in said deed; thence continuing South 40°48'33" West 7.48 feet to the point of curve of a non-tangent curve (the radius point bears North 49°26'38" West 58.78 feet); thence, on the arc of said curve to the right, 69.81 feet (the chord bears South 74°28'44" West 65.61 feet) to a point on the North right of way line of a 30 foot wide road between Lots 30 and 31 of said plat, from which point said radius point bears North 18°26'07" East 58.78 feet; thence, on last said right of way line, North 71°07'00" West 141.68 feet to the East line of contract between Marcella M. Joy and John T. Allieon, et ux, recorded January 11, 1974, Recorder's Fee No. 74 847; thence North 11°09'41" West 238.13 feet, on said East line, to the Southwest corner of the tract as conveyed to the City of West Linn, by deed recorded May 18, 1979, as Recorder's Fee No. 79 20837; thence North 63°55'27" East 262.41 feet to the Southeast corner of said City of West Linn tract, said point being on the Easterly line of said Lot 30; thence South 26°07'52" East, along the East line of said Lot 30, a distance of 276.99 feet to the point of beginning.

Excepting therefrom that portion deeded to the City of West Linn, by deed recorded February 20, 2001, as Recorder's Fee No. 2001-011129, Clackamas County Deed Records.

21E35B 00500



55  
33  
C-17945aw  
42-15075w  
TRANSACTION  
TITLE INSURANCE

After recording, return to:  
Engineering Division  
City of West Linn  
22500 Salamo Road  
West Linn, OR 97068

RECORDED IN CLACKAMAS COUNTY  
JOHN KAUFFMAN, COUNTY CLERK

2001-11129



\$36.00

D-DED Cnt=1 Stn=3 BEVERLY  
\$15.00 \$11.00 \$10.00

02/20/2001 02:42:51 PM

**DEDICATION DEED**

KNOW ALL MEN BY THESE PRESENT, that BROOKS D. KILEY and LINDA S. KILEY, as tenants by the entirety, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto the City of West Linn, Oregon, hereinafter called grantee and grantee's successor's and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Clackamas, State of Oregon, described as follows:

SEE LEGAL DESCRIPTION ATTACHED IN EXHIBIT "A"

To have and to hold the same unto the said grantee and grantee's successors and assigns forever.

And said grantor hereby covenants to and with said grantee and grantee's successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$1,800.

In construing this deed and where the context so requires, the singular includes the plural.

This instrument does not guarantee that any particular use may be made of the property described in this instrument. A buyer should check with the appropriate City or County Planning Department to verify approved uses.

Done by order of the Grantor on January 11, 2001.

2001-11129

11-10-20

RECORDING REQUESTED BY  
FIDELITY NATIONAL TITLE COMPANY OF OREGON

GRANTOR'S NAME  
Cory Huot and Jodi Huot

GRANTEE'S NAME  
Johnny N Coppedge and Laurie A Coppedge

SEND TAX STATEMENTS TO:  
Mr. and Mrs. Johnny N Coppedge  
23128 S Blend Circle  
West Linn, OR 97068

AFTER RECORDING RETURN TO:  
Mr. and Mrs. Johnny N Coppedge  
23128 S Blend Circle  
West Linn, OR 97068

Clackamas County Official Records 2004-108672  
Sherry Hall, County Clerk  
\$31.00  
007545T1200401086720020028 11/24/2004 03:07:48 PM  
D-D Cntrol Sherry WELSSA  
\$10.00 \$11.00 \$10.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Cory Huot and Jodi Huot, Grantor, conveys and warrants to

Johnny N Coppedge and Laurie A Coppedge, husband and wife, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Clackamas, State of Oregon,

SEE EXHIBIT ONE ATTACHED HERETO AND MADE A PART HEREOF

Subject to and excepting:

Rights of the public and governmental agencies in and to any portion of said land lying within the boundaries of streets, roads and highways. Easement recorded 5/16/1978 in Fee No. 79 20638.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS 4920,000.00 (See ORS 93.030)

DATED: November 16, 2004

*Cory Huot*  
Cory Huot  
*Jodi Huot*  
Jodi Huot

OFFICIAL SEAL  
DEBBIE K. OWENS  
NOTARY PUBLIC-OREGON  
COMMISSION NO. 372364  
MY COMMISSION EXPIRES OCTOBER 12, 2007

STATE OF OREGON  
COUNTY OF Multnomah

This instrument was acknowledged before me on  
November 23, 2004

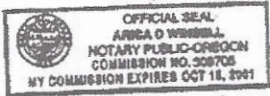
by Cory Huot and Jodi Huot  
*Debbie Owens*  
NOTARY PUBLIC FOR OREGON  
MY COMMISSION EXPIRES: 10/12/2007

FIDELITY NATIONAL TITLE CO. 03-3110559

Name: Brooks D. Kiley  
By: Brooks D. Kiley  
BROOKS D. KILEY

By: Linda S. Kiley  
LINDA S. KILEY

STATE OF OREGON )  
COUNTY OF Clackamas ) ss



The foregoing instrument was acknowledged before me on this 2nd day of February, Year 2001, by BROOKS D. KILEY AND LINDA S. KILEY OF WEST LINN, OR.

Arisa D. Wainall  
Notary Public for Oregon  
My Commission Expires: \_\_\_\_\_

STATE OF OREGON )  
COUNTY OF \_\_\_\_\_ ) ss

The foregoing instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, Year \_\_\_\_\_, by \_\_\_\_\_ of \_\_\_\_\_.

\_\_\_\_\_  
Notary Public for Oregon  
My Commission Expires: \_\_\_\_\_

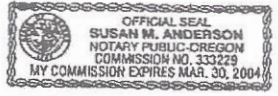
The foregoing deed is hereby approved by the City of WEST LINN, Oregon, and the property described therein is accepted for dedication.

Dennis E. Wright 2/12/2001  
City of West Linn - Grantee

STATE OF OREGON )  
COUNTY OF Clackamas ) ss

The foregoing instrument was acknowledged before me on this 12th day of February, Year 2001, by Dennis E. Wright of West Linn, OR

Susan M. Anderson  
Notary Public for Oregon  
My Commission Expires: 2/20/04



Dedication Deed - Page 2

2

Order No. C287945AE

EXHIBIT "A"  
Legal Description

Part of that tract of land as conveyed to Brooks D. Kiley and Linda S. Kiley by deed recorded as fee no. 95-060758, Clackamas County Deed Records, being a part of Lot 30, BLAND ACRES, in the Northwest one-quarter of Section 35, Township 2 South, Range 1 East, Willamette Meridian, City of West Linn, Clackamas County, Oregon, more particularly described as follows:

Beginning at the intersection of the lot line between Lots 28 and 30 with the North right of way line of the road as dedicated on the said plat, thence South  $60^{\circ}52'56''$  West 16.87 feet to a point which is a 2 inch galvanized iron pipe set 6 inches deep at the angle point in the right of way lines of the said road; thence South  $15^{\circ}49'45''$  East 5.05 feet to a one-half inch iron pipe; thence South  $40^{\circ}48'33''$  West 146.34 feet to a one-half inch iron pipe; thence continuing South  $40^{\circ}48'33''$  West 7.48 feet to the point of curve of a non-tangent curve to the right; thence around the said curve (central angle  $-05^{\circ}12'37''$ , Radius - 58.76 feet, long chord bears South  $43^{\circ}19'49''$  West 5.34 feet) 5.34 feet to the true point of beginning of the tract herein described. From the true point of beginning thence continuing around the curve right (central angle -  $62^{\circ}35'33''$ , Radius - 58.76 feet, long chord bears South  $77^{\circ}13'54''$  West 61.05 feet) 64.19 feet to a point; thence North  $71^{\circ}28'20''$  West 8.90 feet to a point on a non-tangent curve to the left; thence around the said non-tangent curve (central angle -  $26^{\circ}42'01''$ , Radius - 149.00 feet, long chord bears North  $81^{\circ}05'04''$  East 68.81 feet) 69.44 feet to the true point of beginning of the tract herein described.

2 IE 35B 00505  
Div out of Pt. out of 00500  
505 then cancel into Road.

(3)

CITY OF WEST LINN

CERTIFICATION OF PROPERTY OWNERSHIP

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



NAME Alice Tarachow  
TITLE Cartographer 2  
DEPARTMENT Assessment and Taxation  
CLACKAMAS COUNTY ASSESSOR'S OFFICE  
DATE 5/5/2014

\* "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 FLOYD THOMAS  
TITLE DEPUTY CLERK  
DEPARTMENT ELECTIONS  
CLACKAMAS COUNTY ~~ASSESSOR'S OFFICE~~  
ELECTIONS  
DATE 5-5-14

Floyd Thomas

CLACKAMAS COUNTY ELECTIONS  
SHERRY HALL, COUNTY CLERK  
1710 RED SOILS CT, SUITE 100  
OREGON CITY, OR 97045