



22500 Salamo Road
West Linn, Oregon 97068
<http://westlinnoregon.gov>

WEST LINN CITY COUNCIL MEETING MINUTES December 9, 2025

[Pre-Meeting](#)

[Call to Order and Pledge of Allegiance \[6:00 pm/5 min\]](#)

Council Present:

Mayor Rory Bialostosky, Council President Mary Baumgardner, Councilor Kevin Bonnington, Councilor Carol Bryck, and Councilor Leo Groner.

Staff Present:

City Manager John Williams, City Attorney Kaylie Klein, City Recorder Kathy Mollusky, Community Development Director Steve Koper, Associate Planner Aaron Gudelj, Finance Director Lauren Breithaupt, and Principal Planner Darren Wyss.

[Approval of Agenda \[6:05 pm/5 min\]](#)

Council President Mary Baumgardner moved to approve the agenda for the December 9, 2025, West Linn City Council Meeting with the one change of moving items 4b and c, the CAG appointments, to the end of meeting. Councilor Carol Bryck seconded the motion.

Ayes: Mayor Rory Bialostosky, Council President Mary Baumgardner, Councilor Kevin Bonnington, Councilor Carol Bryck, and Councilor Leo Groner.

Nays: None.

The motion carried 5 - 0

[Public Comment \[6:10 pm/10 min\]](#)

There were none.

[Mayor and Council Reports \[6:20 pm/15 min\]](#)

[Reports from Community Advisory Groups](#)

Mayor Bialostosky and City Manager Williams attended the Clackamas County Chair's Monthly Mayor's meeting where they discussed the houseless measure and the storm response.

Councilor Bryck attended the Planning Commission meeting where they received an update on the Vision43 plan.

Council President Baumgardner and the Mayor attended the Willamette Falls Lock Authority meeting and also an event held with partner cities and other stakeholders regarding the locks relaunch event informing the partners about our money ask of the legislature and the status of the locks.

Councilor Bonnington attended the Economic Development Committee meeting where they continued to work on the swat analysis. He attended the tree lighting on Friday and thanked the Parks Department.

Councilor Groner enjoyed the tree lighting and chorus.

[Consent Agenda \[6:50 pm/5 min\]](#)

[Agenda Bill 2025-12-09-01: Meeting Minutes for November 18, 2025 Council Meeting](#)

[Draft Minutes Information](#)

[Agenda Bill 2025-12-09-02: Amendment to City Attorney Contract](#)

[Attorney Contract Information](#)

Council President Mary Baumgardner moved to approve the Consent Agenda for the December 9, 2025, West Linn City Council Meeting which includes the November 18, 2025, meeting minutes and the amendment to the City Attorney contract. Councilor Carol Bryck seconded the motion.

Ayes: Mayor Rory Bialostosky, Council President Mary Baumgardner, Councilor Kevin Bonnington, Councilor Carol Bryck, and Councilor Leo Groner.

Nays: None.

The motion carried 5 - 0

[Business Meeting \[6:55 pm/90 min\]](#)

[Agenda Bill 2025-12-09-03: Public Hearing: ORDINANCE 1766, ADOPTING TEXT AMENDMENTS TO WEST LINN COMPREHENSIVE PLAN CHAPTER 2: LAND USE PLANNING, ADOPTING THE BOLTON AND WILLAMETTE TOWN CENTER BOUNDARIES AS REQUIRED BY OREGON ADMINISTRATIVE RULES CHAPTER 660 DIVISION 12 AND TITLE 6 OF THE METRO URBAN GROWTH MANAGEMENT FUNCTIONAL PLAN](#)

[ORD 1766 Information](#)

Mayor Bialostosky called to order the legislative public hearing on PLN-25-03, a proposal to adopt text amendments to West Linn Comprehensive Plan Chapter 2. The proposed amendments will adopt the Bolton and Willamette Town Center Boundaries as required by Oregon Administrative Rules Chapter 660 Division 12 and Metro Urban Growth Management Functional Plan Title 6. He explained how the hearing would proceed.

City Attorney Klein explained the Council's decision must be based on consideration of: 1) the statewide planning goals and administrative rules adopted under ORS Chapter 197, 2) applicable federal or state statutes or rules, 3) applicable plans and rules adopted by Metro, and 4) on the City's comprehensive plan and development code. The Council may consider any relevant testimony that received. Any party with standing may appeal the decision of the City Council to the State Land Use Board of Appeals according to the rules adopted by that Board. Persons with standing include those who submit written comments or present oral arguments.

None of the members of the Council declared a potential or actual conflict of interest.

Principle Planner Wyss gave the staff report.

[Presentation](#)

There were no public comments. Mayor Bialostosky closed the public hearing.

Council President Mary Baumgardner moved to approve First Reading for Ordinance 1766, adopting text amendments to West Linn Comprehensive Plan Chapter 2: land use planning, adopting the Bolton and Willamette town center boundaries as required by Oregon Administrative Rules Chapter 660 Division 12 and Title 6 of the Metro Urban Growth Management Functional Plan, and set the matter for Second Reading. Councilor Leo Groner seconded the motion.

Ayes: Mayor Rory Bialostosky, Council President Mary Baumgardner, Councilor Kevin Bonnington, Councilor Carol Bryck, and Councilor Leo Groner.

Nays: None.

The motion carried 5 - 0

Council President Mary Baumgardner moved to approve Second Reading for Ordinance 1766, adopting text amendments to West Linn Comprehensive Plan Chapter 2: land use planning, adopting the Bolton and Willamette town center boundaries as required by Oregon Administrative Rules Chapter 660 Division 12 and Title 6 of the Metro Urban Growth Management Functional Plan, and adopt the ordinance. Councilor Leo Groner seconded the motion.

Ayes: Mayor Rory Bialostosky, Council President Mary Baumgardner, Councilor Kevin Bonnington, Councilor Carol Bryck, and Councilor Leo Groner.

Nays: None.

The motion carried 5 - 0

[Agenda Bill 2025-12-09-04: Public Hearings: Proposed Annexation of 1.3 Acres at Tax Lot 21E25CC00300](#)

Mayor Bialostosky explained that the City has received a petition for the annexation of property at Tax Lot Number 21E25CC00300 to the City. The petition also includes annexation to the Tri-City Service District and the withdrawal from the Clackamas County Enhanced Law Enforcement District. The petition has been found to be sufficient and per Oregon Revised Statute (ORS) 221.111.

Council President Mary Baumgardner moved to Accept the petition and hold a public hearing on the annexation of property at Tax Lot Number 21E25CC00300 to the City. Councilor Leo Groner seconded the motion.

Ayes: Mayor Rory Bialostosky, Council President Mary Baumgardner, Councilor Kevin Bonnington, Councilor Carol Bryck, and Councilor Leo Groner.

Nays: None.

The motion carried 5 - 0

[ORDINANCE 1767, ESTABLISHING THE ZONING DESIGNATION AS RESIDENTIAL, R-7 UPON ANNEXATION OF TAXLOT 00300, CLACKAMAS COUNTY ASSESSOR MAP 21E25CC](#)

Mayor Bialostosky called to order a public hearing regarding application number ANX-25-01 for the annexation of property at Tax Lot Number 21E25CC00300 to the City. Annexations are a two-step process. Step one is the quasi-judicial land use decision. Quasi-judicial rulings must be grounded in the relevant code, and if the application meets the code, the Council must approve it. Step two is the legislative decision. He explained how the hearing would proceed.

City Attorney Klein explained annexations go through a two-step process. Both steps can be done at the same hearing date. Step one is a land use decision. The Council determines whether the proposed annexation is consistent with the intent of the West Linn Comprehensive Plan and CDC Chapter 81. The Council will designate a zone for the property in step one. Step two review for annexation proposals is a legislative or policy decision that applies the standards of WLMC 2.930. During step two, the policy decision, the Council, in its discretion, may: 1) decide to set a public hearing for the annexation request; 2) delay a public hearing on the requested annexation; or, 3) pass a resolution placing the annexation request on a ballot for an advisory vote. At the conclusion of step two, the 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. The applicant has the burden of proving that the application is consistent with the approval criteria of ORS 222.111, West Linn Municipal Code 2.930, Community Development Code (CDC) Chapter 81 and Metro Code section 3.09. As the City Council is sitting quasi-judicially, any testimony, argument or evidence that speakers give the Council must be directed at these criteria. Prior to the conclusion of the first public hearing on an application, the applicant, or anyone who takes part in the hearing, may request a continuance or ask that the record be left open to present additional information. If there is such a request, the Council will either continue the public hearing to a date certain, or leave the record open for at least seven days for additional written evidence, argument or testimony. Failure to raise an issue accompanied by statements or evidence sufficient to allow the Council and the parties an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals based on that issue.

No Council members declared a potential or actual conflict of interest or bias.

No Council members of the City Council wish to report any site visits or ex parte contacts.

No members of the audience wish to challenge the jurisdiction of the City Council to hear this matter.

No members of the audience wish to challenge the impartiality or ex parte disclosures of any member of the Council.

Associate Planner Gudelj gave the staff report.

[Presentation](#)

Councilor Bryck confirmed the grey color on the map are parcels that are not in the City limits, are not annexed, and that access to this property will come from Roxbury Drive.

Council President Baumgardner confirmed it meets the requirements for emergency service

access and asked how many potential homes could be on this site.

Associate Planner Gudelj stated the applicant is required to get a Tualatin Valley Fire & Rescue permit as part of the application and it is included in the staff report. The highest density for this property is about 36 units; however, the Applicant has not said this is the intention for this property. The Traffic Impact Study talks about impacts of potential development on this property. This is not a requirement; the Applicant did it to show the impacts this development could have. The maximum development could be 30 to 40 units if they were town homes; Less than 10 for single family homes.

Applicant Presentation

Rob Mathews, future owner of the property, and Jeff Bennet-Dawson, Applicant and Engineer, thanked city staff for processing the application well and expeditiously. They do have some tentative layouts of the site, the maximum amount of townhome units is 20 to 22 and the maximum number of single-family homes is 6.

Mayor Bialostosky confirmed the traffic study contemplated both studies.

Councilor Groner confirmed they want to annex into the city to develop the property and build single-family homes.

Council President Baumgardner asked if any concerns have been communicated from the neighbors and how much communication they have had with the neighbors.

Mr. Mathews stated they performed the property line adjustment prior to the application to annex because they wanted to do a land swap with one of the neighbors. Besides that individual, they have not had any contact with anyone else.

There were no public comments. Mayor Bialostosky closed the public hearing.

Council President Mary Baumgardner moved to approve First Reading for Ordinance 1767, establishing the zoning designation as Residential, R-7 upon annexation of TAXLOT 00300, Clackamas County Assessor Map 21E25CC, and set the matter for Second Reading. Councilor Leo Groner seconded the motion.

Ayes: Mayor Rory Bialostosky, Council President Mary Baumgardner, Councilor Kevin Bonnington, Councilor Carol Bryck, and Councilor Leo Groner.

Nays: None.

The motion carried 5 - 0

Council President Mary Baumgardner moved to approve Second Reading for Ordinance 1767, establishing the zoning designation as Residential, R-7 upon annexation of TAXLOT 00300,

Clackamas County Assessor Map 21E25CC, and adopt the ordinance. Councilor Leo Groner seconded the motion.

Ayes: Mayor Rory Bialostosky, Council President Mary Baumgardner, Councilor Kevin Bonnington, Councilor Carol Bryck, and Councilor Leo Groner.

Nays: None.

The motion carried 5 - 0

[ORDINANCE 1768, APPROVING THE ANNEXATION OF REAL PROPERTY LOCATED IN TAXLOT 00300, CLACKAMAS COUNTY ASSESSOR MAP 21E25CC; REMOVING THE PROPERTY FROM SPECIAL DISTRICTS](#)

Council President Mary Baumgardner moved to approve First Reading for Ordinance 1768, approving the annexation of real property located in TAXLOT 00300, Clackamas County Assessor Map 21E25CC; removing the property from special districts, and set the matter for Second Reading. Councilor Leo Groner seconded the motion.

Ayes: Mayor Rory Bialostosky, Council President Mary Baumgardner, Councilor Kevin Bonnington, Councilor Carol Bryck, and Councilor Leo Groner.

Nays: None.

The motion carried 5 - 0

Council President Mary Baumgardner moved to approve Second Reading for Ordinance 1768, approving the annexation of real property located in TAXLOT 00300, Clackamas County Assessor Map 21E25CC; removing the property from special districts, and adopt the ordinance. Councilor Leo Groner seconded the motion.

Ayes: Mayor Rory Bialostosky, Council President Mary Baumgardner, Councilor Kevin Bonnington, Councilor Carol Bryck, and Councilor Leo Groner.

Nays: None.

The motion carried 5 - 0

[ORD 1767 & 1768 Information](#)

[Agenda Bill 2025-12-09-05: RESOLUTION 2025-18, AUTHORIZING THE EXECUTION AND DELIVERY OF A FINANCING AGREEMENT, ESCROW AGREEMENT, AND RELATED SALE DOCUMENTS; PLEDGING THE CITY'S FULL FAITH AND CREDIT TO THE FINANCING PAYMENTS DUE UNDER THE FINANCING AGREEMENT; AUTHORIZING THE EXECUTION AND DELIVERY OF THE CITY OF WEST LINN, OREGON FULL FAITH AND CREDIT OBLIGATIONS, IN ONE OR MORE SERIES, IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \\$45,000,000 FOR PURPOSES](#)

OF FINANCING THE DEVELOPMENT, CONSTRUCTION AND EQUIPPING OF A CENTRALIZED OPERATIONS CENTER; DESIGNATING AUTHORIZED REPRESENTATIVES AND DELEGATING AUTHORITY; DECLARING AN INTENT TO REIMBURSE; AND RELATED MATTERS.

RES 2025-18 Information

City Manager Williams stated Council has been working on the development of the new operations facility all year long to replace the outdated facility on Norfolk Road. Council has worked on design elements, cost elements, financing elements, funding elements. Council directed staff to bring before them a Full Faith and Credit Obligation (FFCO) to finance the construction of the project. This is separate from General Obligation bonds that must be approved by taxpayers because they generate new money that must be paid by taxpayers. These are covered by existing funding streams. They will be funded through existing utility rates on all streets, storm, water, and parks. Council also directed staff to return in January with a potential \$5 increase to supplement the general fund component which is the parks fund.

Finance Director Breithaupt explained the FFCO is an issuance of debt, in this case \$45 million. It will be paid back from the general resources of the City - water or utility rates and general funds. This does not create an additional tax, it is paid for by revenue the City already receives or by increasing fees. The resolution was written by bond counsel. Once the resolution is approved, staff will go forward with our financial advisors to draft the operating statement. Then we will go through a credit review process where they will rate our municipal bonds based on our credit status. Then it will go out to the competitive market and bid on by investors. We will then select the best bid with the lowest interest cost. The City will issue the debt and will pay over the next 25 years to pay back the debt with interest. The payback is detailed in the agenda bill: \$962,000 to streets fund; \$561,000 to each of the sewer, storm, water and parks general funds. It is a significant payback each year. The City plans to issue in March. There is a reimbursement clause in here, as soon as this is approved tonight, any expenditures that happen to the project, we will be able to reimburse ourselves with debt we incurred up to 60 or 90 days previously, like design costs.

Mayor Bialostosky has been thinking a lot about this project, it is a huge financial decision. If we don't raise fees, we would have to postpone some projects and things would not be good.

Finance Director Breithaupt explained when Council approved the budget, it was balanced and everything looks decent. For the five-year forecast, the general fund does not look good. This FFCO was included in the budget at a little lower cost for parks. Some of the other funds can't as easily raise fees. The Public Works dept has gone through the schedules for capital maintenance. They can afford the debt service of this; however, it decreases their ability to do repairs, maintenance, and other capital projects.

Mayor Bialostosky doesn't want to put off critical projects. A general fund deficit means cutting

and we do not have any nonessential staff, we are already lean. Our property taxes were frozen low in the 90s at \$2.12 per thousand. We cannot change that rate so fees are one of the only ways we can pay for projects. We have to raise fees, even if it is a modest amount, we cannot just come up with \$45 million.

Councilor Groner understands the park department fee is supposed to match the parks expenses and that has not been done for several years.

Finance Director Breithaupt stated the municipal code doesn't say something direct to that effect. The Council minutes from 2007 state their intention that eventually, they would catch up to 100%. They started with one amount and over years, they hoped to cover the fees. The fees aren't covering approximately \$500,000 a year.

Mayor Bialostosky stated costs have gone up and there has been inflation. We can only raise 3% every year and the rates go up 5% that doesn't keep up with the cost of construction, labor, personnel, etc.

Councilor Bryck stated at the prior biennium, the budget committee was talking about this project and money was being maintained in reserves to help fund it when we got this close. The City just annexed some property into city which will increase tax base after development.

Finance Director Breithaupt agreed and stated the City has been planning for this for years, that is why we do 5- and 20-year forecasts. Some funds might look flush because the City is saving for things like this.

Council President Baumgardner acknowledged and appreciated all the planning and work that is being done and the transparency so the public can see it and understand the process.

City Manager Williams stated this is a huge project for us. It has taken years to get to this point and venture into a project this large. That's why we have been at the Norfolk property for 90 years. There has been work done to make sure the design and costs are good, the owner representative for the design-build was a fantastic decision. The City has done everything possible to ensure the community that we are making good decisions and making wise use of the funds they are providing to us for this purpose. It is frustrating to have less money for the infrastructure projects in the utility funds. At some point you have to make the decision to have a facility that works for the crews that do all of this work in a more convenient location. He appreciates the journey Council is taking with us. This is a defining moment in making this project happen.

Council President Mary Baumgardner moved to adopt Resolution 2025-18 authorizing the execution and delivery of a financing agreement, escrow agreement, and related sale documents; pledging the city's full faith and credit to the financing payments due under the financing agreement; authorizing the execution and delivery of the city of West Linn, Oregon

full faith and credit obligations, in one or more series, in an aggregate principal amount not to exceed \$45,000,000 for purposes of financing the development, construction and equipping of a centralized operations center; designating authorized representatives and delegating authority; declaring an intent to reimburse; and related matters. Councilor Leo Groner seconded the motion.

Ayes: Mayor Rory Bialostosky, Council President Mary Baumgardner, Councilor Kevin Bonnington, Councilor Carol Bryck, and Councilor Leo Groner.

Nays: None.

The motion carried 5 - 0

[Agenda Bill 2025-12-09-06: Oppenlander Park Opportunity Update](#)
[Oppenlander Information](#)

Staff reviewed prior Council direction to explore acquisition of a portion of the Oppenlander/Rosemont Road property for park purposes and summarized community survey results, development context, and potential park configurations. Two primary options were discussed: a smaller neighborhood park (approximately 1.2 acres) at the front of the site along Rosemont Road, and a larger park (approximately 3 acres) at the rear of the property.

Council discussed the lack of identified funding for park acquisition or development and noted that any purchase or improvements would require voter approval through a future bond measure. Staff clarified that a May election would require immediate action and finalized ballot materials by mid-February, while a November election would allow additional time for due diligence, cost estimates, and public communication.

ICON Development confirmed that no immediate decision on park acquisition is required to proceed with its land use application and that a baseline application assuming no park would preserve flexibility for future Council decisions.

Councilors expressed broad support for the smaller front-of-site park option, citing preservation of mature trees, lower long-term maintenance costs, and reduced neighborhood impacts compared to a larger, active recreation park. Concerns were raised regarding traffic, parking, and operating costs associated with ballfields. Several Councilors indicated that, if pursued, a park bond should be considered alongside other potential city priorities and projects.

Consensus emerged that pursuing a May ballot measure would be premature and that a November election would be more appropriate if Council elects to move forward.

Mayor Rory Bialostosky moved to Direct staff to work with Icon to develop cost estimates and a timeframe for the approximately 1.5 acre park in the front of the Oppenlander property and

prepare options for a ballot measure as soon as November 2026. Councilor Leo Groner seconded the motion.

Ayes: Mayor Rory Bialostosky, Council President Mary Baumgardner, Councilor Kevin Bonnington, Councilor Carol Bryck, and Councilor Leo Groner.

Nays: None.

The motion carried 5 - 0

Appoint Community Advisory Group Members

Mayor Bialostosky placed before Council appointing to the:

Arts & Culture Commission: Sheridan Corrie and Lauren Beeney

Committee for Community Involvement: Lance Weinard, Anders Young, and Susanne Greengard

Economic Development Committee: Russel Williams, Lance Weinard, and Sherie Wahlgren

Library Advisory Board: Rachael Hyde

Planning Commission: Kathryn Schulte-Hillen and Elizabeth Dietz

Police Review & Recommend: Jack Snook, Steve Kramer, Michael Harper, and Tim Dooley (alternate)

Sustainability Advisory Board: Mike Carlson

Council President Mary Baumgardner moved to approve the Mayor's appointments. Councilor Leo Groner seconded the motion.

Ayes: Mayor Rory Bialostosky, Council President Mary Baumgardner, Councilor Kevin Bonnington, Councilor Carol Bryck, and Councilor Leo Groner.

Nays: None.

The motion carried 5 - 0

Appoint Council Liaisons

Mayor Bialostosky stated if Council wants to switch or take on new roles, to send him an email. He will bring up this discussion at the January meeting to finalize liaison roles.

City Manager Report [8:25 pm/5 min]

City Manager Williams informed Council they held 60 meetings this year and went over the next couple of meetings scheduled in January. He spoke about the crazy weather and how crews were chasing floods all over town, unblocking inlets, and people in neighborhoods were raking out storm drains so staff were available to take care of emergencies. There was a tree down on Willamette Falls Dr that took out power lines. PGE had to fix them before the City could work there. The holiday parade is Saturday evening.

Adjourn [8:35 pm]

Minutes approved 1-13-26.



22500 Salamo Road
West Linn, Oregon 97068
<http://westlinnoregon.gov>

CITY COUNCIL AGENDA

Tuesday, December 9, 2025

5:30 p.m. – Pre-Meeting – Bolton Room & Virtual*

6:00 p.m. – Business Meeting – Council Chambers & Virtual*

1. Call to Order and Pledge of Allegiance [6:00 pm/5 min]
2. Approval of Agenda [6:05 pm/5 min]
3. Public Comment [6:10 pm/10 min]

The purpose of Public Comment is to allow the community to present information or raise an issue regarding items that do not include a public hearing. All remarks should be addressed to the Council as a body. This is a time for Council to listen, they will not typically engage in discussion on topics not on the agenda. Time limit for each participant is three minutes, unless the Mayor decides to allocate more or less time. Designated representatives of Neighborhood Associations and Community Advisory Groups are granted five minutes.

4. Mayor and Council Reports [6:20 pm/15 min]
 - a. Reports from Community Advisory Groups
 - b. Appoint Community Advisory Group Members
 - c. Appoint Council Liaisons

5. Consent Agenda [6:50 pm/5 min]

The Consent Agenda allows Council to consider routine items that do not require a discussion. An item may only be discussed if it is removed from the Consent Agenda. Council makes one motion covering all items included on the Consent Agenda.

- a. Agenda Bill 2025-12-09-01: Meeting Minutes for November 18, 2025 Council Meeting
- b. Agenda Bill 2025-12-09-02: Amendment to City Attorney Contract

6. Business Meeting [6:55 pm/90 min]

Persons wishing to speak on agenda items shall complete the form provided in the foyer and hand them to staff prior to the item being called for discussion. A separate slip must be turned in for each item. The time limit for each participant is three minutes, unless the Mayor decides to allocate more or less time. Designated representatives of Neighborhood Associations and Community Advisory Groups are granted five minutes.

- a. Agenda Bill 2025-12-09-03: **Public Hearing:** ORDINANCE 1766, ADOPTING TEXT AMENDMENTS TO WEST LINN COMPREHENSIVE PLAN CHAPTER 2: LAND USE PLANNING, ADOPTING THE BOLTON AND WILLAMETTE TOWN CENTER BOUNDARIES AS REQUIRED BY OREGON ADMINISTRATIVE RULES CHAPTER 660 DIVISION 12 AND TITLE 6 OF THE METRO URBAN GROWTH MANAGEMENT FUNCTIONAL PLAN
- b. Agenda Bill 2025-12-09-04: **Public Hearings:** Proposed Annexation of 1.3 Acres at Tax Lot 21E25CC00300
 - i. ORDINANCE 1767, ESTABLISHING THE ZONING DESIGNATION AS RESIDENTIAL, R-7 UPON ANNEXATION OF TAXLOT 00300, CLACKAMAS COUNTY ASSESSOR MAP 21E25CC
 - ii. ORDINANCE 1768, APPROVING THE ANNEXATION OF REAL PROPERTY LOCATED IN TAXLOT 00300, CLACKAMAS COUNTY ASSESSOR MAP 21E25CC; REMOVING THE PROPERTY FROM SPECIAL DISTRICTS
- c. Agenda Bill 2025-12-09-05: RESOLUTION 2025-18, AUTHORIZING THE EXECUTION AND DELIVERY OF A FINANCING AGREEMENT, ESCROW AGREEMENT, AND RELATED SALE DOCUMENTS; PLEDGING THE CITY'S FULL FAITH AND CREDIT TO THE FINANCING PAYMENTS DUE UNDER THE FINANCING AGREEMENT; AUTHORIZING THE EXECUTION AND DELIVERY OF THE CITY OF WEST LINN, OREGON FULL FAITH AND CREDIT OBLIGATIONS, IN ONE OR MORE SERIES, IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$45,000,000 FOR PURPOSES OF FINANCING THE DEVELOPMENT, CONSTRUCTION AND EQUIPPING OF A CENTRALIZED OPERATIONS CENTER; DESIGNATING AUTHORIZED REPRESENTATIVES AND DELEGATING AUTHORITY; DECLARING AN INTENT TO REIMBURSE; AND RELATED MATTERS.
- d. Agenda Bill 2025-12-09-06: Oppenlander Park Opportunity Update

7. City Manager Report

[8:25 pm/5 min]

8. Adjourn

[8:35 pm]

Agenda Bill 2025-12-09-01

Date: November 6, 2025

To: Rory Bialostosky, Mayor
Members, West Linn City Council

From: Kathy Mollusky, City Recorder *KM*

Through: John Williams, City Manager *JRW*

Subject: Draft Meeting Minutes

Purpose: Approval of City Council Meeting Minutes.

Question(s) for Council:

Does Council wish to approve the attached City Council Meeting Minutes?

Public Hearing Required: None required.

Background & Discussion:

The attached City Council Meeting Minutes are ready for Council approval.

Budget Impact: N/A

Sustainability Impact:

Council continues to present its meeting minutes online, reducing paper waste.

Council Options:

1. Approve the Council Meeting Minutes.
2. Revise and approve the Council Meeting Minutes.

Staff Recommendation:

Approve Council Meeting Minutes.

Potential Motions:

Approving the Consent Agenda will approve these minutes.

Attachments:

1. November 18, 2025, Council Meeting Minutes



22500 Salamo Road
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WEST LINN CITY COUNCIL MEETING MINUTES November 18, 2025

Pre-Meeting

[Call to Order and Pledge of Allegiance \[6:00 pm/5 min\]](#)

Council Present:

Mayor Rory Bialostosky, Council President Mary Baumgardner, Councilor Kevin Bonnington, Councilor Carol Bryck, and Councilor Leo Groner.

Staff Present:

City Manager John Williams, City Attorney Kaylie Klein, City Recorder Kathy Mollusky, Planning Manager Darren Wyss, Deputy City Manager Elissa Preston, Human Resources Manager Kelsey Card, Public Works Director Erich Lais, and Management Analyst Morgan Lovell.

Approval of Agenda [6:05 pm/5 min]

Council President Mary Baumgardner moved to approve the agenda for the November 18, 2025, West Linn City Council Meeting. Councilor Leo Groner seconded the motion.

Ayes: Mayor Rory Bialostosky, Council President Mary Baumgardner, Councilor Kevin Bonnington, Councilor Carol Bryck, and Councilor Leo Groner.

Nays: None.

The motion carried 5 - 0

[Public Comment \[6:10 pm/10 min\]](#)

Greg Morse re: tree permits and landslides.

[Greg Morse document](#)

Ray Inabnitt re: program supervision/offices/waste of funds.

Mayor and Council Reports [6:20 pm/15 min]

Reports from Community Advisory Groups

Councilor Groner stated the Library Advisory Group discussed the survey results. People are pleased with the library and the services they offer. The complaints received are about lack of parking. The Willamette Neighborhood Association talked about a multifamily development on Blankenship Road. At the Metro Mixer, he learned about potential grants for transportation. Something like a pedestrian bridge across the Willamette River could qualify for a transportation grant.

Councilor Bonnington stated the Economic Development Committee has started its swat analysis. The Parks and Recreation Advisory Board is working on heritage tree nominations.

Councilor Bryck stated the Water Environmental Services Advisory Committee Meeting had its final review for their 5-year Capital planning that will be going to Clackamas County Board of Commissioners for approval.

Council President Baumgardner stated the four partners: Willamette Falls Heritage Association, Willamette Falls Landings Heritage Area Coalition, Willamette Falls Locks Authority, and the Willamette Falls Trust all moved into Historic City Hall and they will all be working together for the project that will be discussed later with the Waterfront Plan. She regularly attends these meetings and was able to attend the Heritage Area Coalition meeting last week.

Mayor Bialostosky attended the Metro Mayors Consortium meeting where they discussed Tri Met's budget issues and potential service cuts. Yesterday, Council had over a three-hour follow-up meeting to discuss the City's budget needs and opportunities.

Councilor Bonnington recognized Chief Mahuna and his years of service to the City.

City Manager Goals and Merit Increase Decision

Mayor Bialostosky stated Council hires two employees, the City Manager and the City Attorney. Both have annual performance evaluations. Council discusses and votes on goals and merit increases which is provided for in their contracts. The goals were circulated at the executive session and he didn't hear from anybody with any changes. The goals are still applicable to the upcoming year. He asked Council if they had any proposed changes to the goals.

Council President Mary Baumgardner moved to approve the City Manager goals and merit increase of three percent which is \$236,306.72 retroactive to September 16, 2025. Councilor Leo Groner seconded the motion.

Mayor Bialostosky feels very lucky to have Mr. Williams as the City Manager. He appreciates all that he does to help the City and Council to accomplish all the goals. The public comments and the staff comments were very positive. We are well positioned to move forward and really accomplish these big goals that we have planned. There's a lot going on here at the City and we're lucky to have you on board with all your experience and your passion for the City.

Councilor Groner seconded.

Council President Baumgardner noted one example of an indicator of the morale of city staff is the annual picnic. It has become well attended and a very much enjoyed event. When you're there watching and walking around and participating in the activities, everyone is genuinely happy and working well and enjoying themselves. She has been to a lot of picnics and they're not always that way so it's very positive.

Councilor Bonnington stated there was a post on the West Linn community page that had 46 very positive, nice comments. He wishes they could include them in the official evaluation. They came up organically, on their own - the community appreciates you too.

Ayes: Mayor Rory Bialostosky, Council President Mary Baumgardner, Councilor Kevin Bonnington, Councilor Carol Bryck, and Councilor Leo Groner.

Nays: None.

The motion carried 5 - 0

[City Attorney Goals and Merit Increase Decision](#)

Mayor Bialostosky sent the City Attorney's goals to Council after the executive session. Council did not have any changes.

Council President Mary Baumgardner moved to approve the City Attorney Goals and merit increase of three percent for a total of \$236,199.60 retroactive to September 16, 2025. Councilor Leo Groner seconded the motion.

Councilor Baumgardner is so excited to have this City Attorney who has brought so much value to the City. She is a confidence builder so Council can do their work and know they are being supported by excellent legal advice. She welcomed Kirsten James to the legal team.

Mayor Bialostosky stated the City Attorney started a year ago and set up the legal dept. She came from a government background. It is nice for staff, Community Advisory Groups, and Council to be able to open the door and talk to two attorneys. In the past, you would call and

wait several days for a response. Some staff didn't reach out due to delays and cost. He is excited for the year ahead.

Councilor Groner stated that before, legal matters were opaque. Under this City Attorney, he understands more.

Ayes: Mayor Rory Bialostosky, Council President Mary Baumgardner, Councilor Kevin Bonnington, Councilor Carol Bryck, and Councilor Leo Groner.

Nays: None.

The motion carried 5 - 0

[Consent Agenda \[6:35 pm/5 min\]](#)

Agenda Bill 2025-11-18-01: Meeting Minutes for October 14, 2025 Council Meeting

[Draft Minutes Information](#)

Agenda Bill 2025-11-18-02: Audit Services Contract

[Audit Services Contract Information](#)

Agenda Bill 2025-11-18-03: Council Rules Changes

[Council Rules Information](#)

Council President Mary Baumgardner moved to approve the Consent Agenda for the November 18, 2025, West Linn City Council Meeting which includes the October 14, 2025, meeting minutes; the Audit Services Contract; and Council Rules Changes. Councilor Leo Groner seconded the motion.

Ayes: Mayor Rory Bialostosky, Council President Mary Baumgardner, Councilor Kevin Bonnington, Councilor Carol Bryck, and Councilor Leo Groner.

Nays: None.

The motion carried 5 - 0

[Business Meeting \[6:40 pm/90 min\]](#)

Agenda Bill 2025-11-18-04: Public Hearing: RESOLUTION 2025-13, ADOPTING THE WEST LINN WATERFRONT VISION PLAN

[RES 2025-13 Information](#)

Mayor Bialostosky opened the public hearing on PLN-25-02, a proposal to adopt the West Linn Waterfront Vision Plan. The Vision Plan outlines the community vision for the waterfront planning area. The plan will be used to inform the implementation phase of zoning and code

amendments and infrastructure investments. The Project Working Group made its recommendation in July 2025 and the Planning Commission made its recommendation in September 2025. Council considered the recommendations in two work sessions in October 2025. He explained how the hearing would proceed.

Adrian Witte and Jennifer Shuch, Consultants presentation.

[Presentation](#)

Council discussed the Pond District Map

- Public concern regarding the “Potential Development Area” shown in yellow near wetlands by 5th Avenue.
- The city removed “priority development area” earlier, but the yellow color remains controversial.

Mayor’s Suggested Compromise

- Add a text box noting:
 - “Natural resource preservation and rehabilitation”
- Consider additional adjustments in response to public feedback.

Council Discussion

- Supports including stronger wetland preservation language.
- Suggests changing the color on the map for the area adjacent to wetlands.
- Notes that showing the area as buildable may misrepresent realistic development prospects.
- Supports Mayor’s compromise.
- Warns that targeting a single property could imply bias; prefers a general preservation message.
- Staff notes that map only shows “potential,” actual zoning occurs later.

Council Consensus

- Do both:
 1. Add a textbox stating natural resource preservation/rehabilitation
 2. Remove yellow shading from the disputed area and revert to base green layer

Council agrees this honors significant and consistent public concern, while preserving neutrality on future land-use applications.

Public Comment

Jim Edwards, Willamette Falls Heritage Association, advocates adoption of the Vision Plan as

written and as amended tonight.

Terence Shumaker wants to ensure protection of the wetland.

Council discussed the significance of adopting the waterfront vision plan, noting years of community engagement, intergovernmental collaboration, and the importance of reconnecting with Indigenous communities. The vote was framed as a historic milestone for the City of West Linn. Council President Baumgardner

- Expressed strong enthusiasm for the vote and the overall vision plan.
- Highlighted extensive engagement with:
 - Community members
 - Stakeholders in waterfront areas
 - Historic districts
 - Indigenous communities
- Emphasized:
 - The obligation to partner with Indigenous peoples who were forcibly removed from the area.
 - The importance of supporting reconnection efforts and respecting traditional lifeways.
- Noted intent to collaborate with multiple tribes, including:
 - Confederated Tribes of Grand Ronde
 - Confederated Tribes of the Umatilla Indian Reservation
 - Confederated Tribes of Warm Springs
 - Confederated Tribes of Siletz Indians
- Acknowledged significant non-enrolled Native populations in the Portland metro area.
- Stressed that improved access and partnership will be central goals moving forward.

Councilor Bonnington

- Stated that while substantial work remains, the city can finally say meaningful progress is happening at the waterfront.
- Shared personal sentiment that voting yes fulfills a childhood dream.

Mayor Bialostosky

- Thanked city staff, consultants, and former staff involved in the long-term effort.
- Recounted running for office with the goal of improving the waterfront.
- Acknowledged:
 - Planning Commission
 - Working group
 - Community members who have engaged over the past decade
- Described the adoption of the plan as a historic day for West Linn.

- Envisioned a future waterfront with:
 - Shops, restaurants, parks
 - Tribal spaces
 - A potential second “main street”
 - Viewing areas for the Willamette Falls (2nd largest waterfall in the U.S. by volume)

Expressed excitement about continued dreaming and planning with the community.

Mayor Bialostosky closed the public hearing.

Council President Mary Baumgardner moved to adopt Resolution 2025-13, adopting the West Linn Waterfront Vision Plan adding a text box pointing to the wetland area on page 36 saying "natural resource preservation and rehabilitation", and removing the yellow color south of 5th Avenue to reflect the environmental habitat. Councilor Carol Bryck seconded the motion.

Ayes: Mayor Rory Bialostosky, Council President Mary Baumgardner, Councilor Kevin Bonnington, Councilor Carol Bryck, and Councilor Leo Groner.

Nays: None.

The motion carried 5 - 0

[Agenda Bill 2025-11-18-05: Clackamas County Peace Officers Association \(CCPOA\) Collective Bargaining Agreements Ratification](#)

[RESOLUTION 2025-15, AUTHORIZING THE CLACKAMAS COUNTY PEACE OFFICERS ASSOCIATION \(CCPOA\) COLLECTIVE BARGAINING AGREEMENT FOR THE RANK AND FILE OFFICERS AND NON-SWORN](#)

Human Resources Manager Card gave the staff report:

- The City management team and CCPOA (both Rank-and-File and Sergeants units) began bargaining in June 2025.
- This was the first time both contracts were bargained simultaneously.
- Negotiations were described as respectful, professional, and transparent.
- A tentative agreement was reached in early October 2025—considered a relatively short bargaining period.

Negotiation Priorities CCPOA Priorities

- Employee recognition and retention
- Longevity incentives

- Medical and retirement benefits

City Priorities

- Minimal organizational changes
- Market alignment for specific pay elements

Financial Terms (Cost of Living Adjustments – COLA)

- FY 2026: 3% increase
- FY 2027: 2%–4% increase (tied to CPI – Western Cities B & C index)
- FY 2028: 2%–4% increase (CPI-based, consistent with historical practice)

Longevity & Retirement Benefit Provisions

- City evaluated but ruled out a trust-funded retirement medical benefit (like Clackamas County Sheriff's Office) due to cost and scale.
- Instead, the City will:
 - Offer a longevity incentive.
 - Make contributions to individual HRA/Veba accounts.
 - Contributions increase with years of continuous service.

Additional Agreed-Upon Benefits

- Legal Defense Plan: Increased from \$6.50 to \$8 per member for both units.

Sergeants Unit – Specific Adjustments

- A 0.5% base salary increase for all sergeants.
- Implemented instead of increasing deferred compensation employer contributions from 4% to 4.5%.
- Intended to:
 - Address pay compression issues.
 - Strengthen internal promotion incentives.

Field Training Officer (FTO) Pay Adjustment

- Previous structure: 18.72% premium on FTO hours.
- New structure: Flat 12% rate for FTO hours.
- Still positions the City above many comparable agencies but improves market alignment.

Budget Impact

- Combined cost of both contracts is approximately \$19,188 under budget over the three-year term (assuming current budget methodology remains unchanged for the 2027–2029 biennium).

Ratification & Process Notes

- CCPOA membership ratified the agreements in late October 2025.
- Notable that many agencies are increasingly requiring mediation; this contract was reached without mediation.
- City leadership and police command staff (Chief Mahuna, Captain Rollins) were recognized for trust-building that aided timely agreement.

Council President Mary Baumgardner moved to adopt Resolution 2025-15, authorizing the Clackamas County Peace Officers Association (CCPOA) collective bargaining agreement for the rank-and-file officers and non-sworn. Councilor Leo Groner seconded the motion.

Ayes: Mayor Rory Bialostosky, Council President Mary Baumgardner, Councilor Kevin Bonnington, Councilor Carol Bryck, and Councilor Leo Groner.

Nays: None.

The motion carried 5 - 0

[RESOLUTION 2025-16, AUTHORIZING THE CLACKAMAS COUNTY PEACE OFFICERS ASSOCIATION \(CCPOA\) COLLECTIVE BARGAINING AGREEMENT FOR POLICE SERGEANTS](#)

Council President Mary Baumgardner moved to adopt Resolution 2025-16, authorizing the Clackamas County Peace Officers Association (CCPOA) collective bargaining agreement for police sergeants. Councilor Leo Groner seconded the motion.

Ayes: Mayor Rory Bialostosky, Council President Mary Baumgardner, Councilor Kevin Bonnington, Councilor Carol Bryck, and Councilor Leo Groner.

Nays: None.

The motion carried 5 - 0

[RES 2025-15 & RES 2025-16 Information](#)

[Agenda Bill 2025-11-18-06: RESOLUTION 2025-17, ADDING BENEFITS FOR POLICE MANAGEMENT AND CONFIDENTIAL STAFF](#)

[RES 2025-17 Information](#)

Human Resources Manager Card stated historically City Council has requested that staff bring forward a request for wage and benefit adjustments that's equitable as possible for the City's different employee groups, so as we've settled the contracts for CCPOA, for the two union groups under the umbrella, we're bringing forward a request to change the benefit offerings for the police management and confidential group in an attempt to avoid compression and be equitable as possible. The staff report is recommending an increase to the contributions matching the sergeant's longevity tier for police management and confidential positions.

Council President Mary Baumgardner moved to adopt Resolution 2025-17, adding benefits for police management and confidential staff. Councilor Leo Groner seconded the motion.

Ayes: Mayor Rory Bialostosky, Council President Mary Baumgardner, Councilor Kevin Bonnington, Councilor Carol Bryck, and Councilor Leo Groner.

Nays: None.

The motion carried 5 - 0

[Agenda Bill 2025-11-18-07: Operations Complex Design and Budget Approval](#)
[Operations Complex Information](#)

Consultant's Presentation
[Presentation](#)

Staff's presentation.
[Presentation](#)

Council discussed proceeding with Option 2 for the Operations Center project following prior meetings on City finances and project funding scenarios (including Monday's and yesterday's work sessions)

- Council is asked to affirm and authorize moving forward with Option 2, the \$45 million Operations Center scenario.
- This option keeps the project on schedule and maintains current scope ("status quo scenario").

Clarifications from Staff

- Funds are already budgeted for the \$45M Option 2.
- Tonight's action:
 - Authorizes staff to proceed with project work (including land use submission and keeping the construction timeline aligned for a dry-weather start).

- Does not finalize the financing instrument yet.
- A formal Full Faith and Credit financing resolution will return to Council on December 9 for adoption.

Council highlighted:

- This is an important and “monumental” step for the project.
- The existing Operations Center is outdated, non-functional, and originally built in the 1950s.
- A new facility is essential for city operations, particularly during winter weather and emergency events.
- The new center will significantly improve maintenance capacity and reliability.
- The project is expensive, but necessary; continued public engagement and transparency are important as the project advances.

Council consensus to authorize staff to proceed with Option 2 and to prepare the formal financing resolution for presentation and adoption in December.

Council President Mary Baumgardner moved to approve the recommended design recommendation referred to as “Option 2” and authorize the City’s Finance Director to secure Full Faith and Credit Obligation funding in the amount of \$45,000,000 to be paid through long-term debt service of the applicable operation funds: Streets, Storm, Sewer, Water, and Parks (General Fund). Councilor Leo Groner seconded the motion.

Ayes: Mayor Rory Bialostosky, Council President Mary Baumgardner, Councilor Kevin Bonnington, Councilor Carol Bryck, and Councilor Leo Groner.

Nays: None.

The motion carried 5 - 0

[City Manager Report \[8:10 pm/5 min\]](#)

City Manager Williams discussed Council's upcoming Meeting agenda items. He informed the audience that Council held a 3-hour financial strategic planning workshop the previous day focused on how to address key City priorities. Additional conversations and work sessions will continue over the coming months. He summarized six major themes derived from Council discussion during the workshop: 1. Maintain Critical Infrastructure & Facilities

- High priority on preserving and maintaining the city’s substantial investment in:
 - Buildings
 - Utility lines
 - Streets
 - Parks

- Ensuring ongoing funding for maintenance and lifecycle needs.

2. Maintain (and Stabilize) Existing Service Levels

- Strong emphasis on sustaining current municipal service levels.
- Stability in delivering essential services scored highly.

3. Expand or Enhance Select Services

- Interest in improving or adding services that the community has requested.
- Examples:
 - Traffic safety officers
 - Open space facilities management
 - Parks project management

4. Remain Opportunistic with Community Amenities

- Providing some capacity to act when once-in-a-lifetime opportunities arise—such as:
 - Parkland acquisitions
 - Willamette Falls-area opportunities
 - Wetlands preservation near the Willamette River
- Not aggressive expansion, but ensuring the city can “be at the table” as a partner.

5. Implement Vision Plans

- Commitment to following through on newly adopted or ongoing vision plans.
- This connects to the need for flexibility and partnership opportunities.

6. Acknowledge Residents’ Rising Costs

- Awareness that many households are facing financial pressures.
- Council expressed interest in:
 - Careful phasing of any necessary cost increases
 - Clear communication about future costs and timelines
 - Transparency and forward-looking planning so residents can prepare and provide input
- Council asked for a comprehensive package that outlines:
 - The sequence of major financial decisions (“1st, 2nd, 3rd”)
 - A general timeline
 - The rationale for each step
- Transparency, predictability, and public communication were emphasized.

- In December: Council will focus on the Operations Center financing decision.

In January: Staff will resume work on a full financial strategic plan and communications plan, using council's priorities as the foundation.

[Adjourn \[8:15 pm\]](#)

Draft Notes.

DRAFT

Agenda Bill 2025-12-09-02

Date Prepared: December 1, 2025

For Meeting Date: December 9, 2025

To: Rory Bialostosky, Mayor
West Linn City Council

From: Elissa Preston, Deputy City Manager/HR Director *EP*

Subject: City Attorney Employment Agreement Amendment Two

Purpose:

Review and approval of Amendment Two, which amends three sections of City Attorney's Employment Agreement by reducing working hours to .8 FTE, reducing pay, and reducing paid leave accrual rates.

Question(s) for Council:

Does the City Council wish to authorize the Mayor to sign Amendment Two to the City Attorney's Employment Agreement allowing the changes outlined above?

Public Hearing Required:

None Required.

Background & Discussion:

On July 15, 2024, the City Council approved an Employment Agreement for an in-house City Attorney.

Amendment One was adopted on February 10, 2025 to bring section 5 of the Agreement closer in line with the language used in the City Manager Employment Agreement that allows the employee to "set their own schedule as needed to fully discharge the duties under this Agreement," which allowed the City Attorney flexibility in remote work as needed. All other terms and conditions in the Agreement remained in full force and effect.

The City Attorney's annual review was conducted in September and a merit increase of 3% approved on November 18, 2025, bringing the annual salary to \$236,199.60.

Amendment Two proposes to amend the Agreement for a trial period from January 1, 2026-September 30, 2026 to change the minimum working hours to .8 FTE (or 32 hours per week) at the request of the City Attorney. The goal is to support the continued growth and service delivery of the in-house Legal Department, while supporting improved work-life balance. With the recent addition of an Honors Attorney, the Legal Department workload is more manageable and can support the reduction in City Attorney hours. Amendment Two proposes a salary decrease to \$200,770 to reflect the reduction to .8 FTE and add compensation for hours that are worked above the minimum. The accrual rates of paid leave for vacation, sick time, holidays, and management leave will all be reduced by .8. All other terms and conditions of the original Agreement and Amendment One remain in full force an effect.

Budget Impact:

Reduction of \$35,429.60 in Legal Department costs.

Sustainability Impact:

None

Council Options:

1. Approve Amendment Two to the City Attorney Employment Agreement.
2. Reject Amendment Two to the City Attorney Employment Agreement.

Staff Recommendation:

Review proposed Amendment Two and authorize the Mayor to sign Amendment Two to the City Attorney's Employment Agreement.

Potential Motion:

Approval of the consent agenda will approve this item and allow the Mayor to sign Amendment Two.

Attachments:

1. Amendment Two to City Attorney Employment Agreement.

**EMPLOYMENT AGREEMENT
AMENDMENT TWO**

THIS AMENDMENT TWO (“Amendment Two”) is made and entered into as of this ___ day of December, 2025, by and between the City of West Linn, an Oregon municipal corporation (“City”) and Kaylie Klein (“Attorney”), collectively the “Parties.”

RECITALS

WHEREAS, the parties duly executed that certain City Attorney Employment Agreement as of July 15, 2024 (as may be amended and restated, collectively, the “Agreement”), whereby Attorney agreed to provide for City certain legal and other professional services as set forth in that Agreement; and

WHEREAS, capitalized terms used but not defined herein have the meaning set forth in the Agreement; and

WHEREAS, the parties wish to amend the Agreement to adjust the City Attorney’s work schedule consistent with the needs of the Legal Department and the City.

NOW, THEREFORE, for other good and valuable consideration, the sufficiency of which is hereby acknowledged, the Parties agree as follows:

AGREEMENT

1. **Amendment.** The Agreement is hereby amended as follows:

SECTION 4. SALARY

City agrees to pay Attorney for services rendered as City Attorney an annual salary of ~~\$210,000.00~~ \$200,770, payable at the same intervals and on the same dates as other management personnel of City are paid. The City may deduct from pay such amounts as are required or permitted by law to be deducted from pay.

SECTION 5. HOURS OF WORK

B. Attorney may set their own schedule as needed to fully discharge the duties under this Agreement, with the understanding that Attorney shall work a minimum of ~~forty (40)~~ thirty-two (32) hours per week. Attorney shall keep the Administration Office Staff aware of Attorney’s office schedule. Attorney shall also be available to attend evening meetings as necessary subject to the reasonable needs of the City. Any additional office hour needs will be determined through collaboration between the Mayor, City Council, City Management and Attorney, with the understanding that Attorney is an exempt employee and shall be available to carry out the essential functions of the City Attorney position as needed.

SECTION 7. VACATION, MANAGEMENT AND SICK LEAVE

A. Attorney shall begin employment with a vacation leave balance of forty (40) hours, and accrue additional vacation at a rate of 7.38 hours per pay period in accordance with Tier 3 of the City’s Salary and Benefit Plan for Management and Confidential Employees. Vacation leave shall be taken consistent with City personnel policies as applied to management employees. Vacation leave may be used as earned and approved by the Mayor and Council, with no waiting period. Attorney is eligible to receive a cash payout for unused vacation leave in the event of termination of this Agreement pursuant to subsection 3(A) or contract expiration.

On January 1, 2026, Attorney’s paid time off will be adjusted to reflect .8 FTE and therefore will accrue at the following rates per pay period:

Vacation 5.90 hours

Sick 2.96 hours

Holiday 6.40 hours

On July 1, 2026, Management Leave will adjust to 38.40 hours per fiscal year.

2. **City Attorney Adjusted Hours.** The Parties agree that the reduction in hours from 1 FTE to .8 FTE is for a trial period from January 1, 2026 to September 30, 2026. The City Attorney employment contract will be up for renegotiation in September of 2026 and the City Attorney will be eligible to resume fulltime employment and be paid a base salary at a fulltime rate.
3. **Interpretation; Remaining Terms.** From and after the effective date of this Amendment Two, “Agreement” means the original Agreement as amended. Except as expressly modified by the terms and conditions of this Amendment Two, the Parties ratify and confirm each of the terms and conditions of the Agreement and Amendment One which, the Parties acknowledge and agree, remains in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this Amendment Two as of the date last written below (the “Effective Date”).

ATTORNEY

By: _____

Printed Name: _____

Title: _____

Date: _____

CITY OF WEST LINN, OREGON

By: _____

Printed Name: _____

Title: _____

Date: _____

Agenda Bill 2025-12-09-03

Date Prepared: November 21, 2025

For Meeting Date: December 9, 2025

To: Rory Bialostosky, Mayor
West Linn City Council

Through: John Williams, City Manager *JRW*

From: Steve Koper, CD Director *SK*
Darren Wyss, Principal Planner *DSW*

Subject: Metro Town Center Boundary Public Hearing

Purpose:

To hold a public hearing and consider adoption of the Willamette and Bolton Town Center Boundary Maps (Ordinance 1766) as required by Oregon Administrative Rules and Metro Urban Growth Management Functional Plan.

Question(s) for Council:

Should Council adopt Ordinance 1766 and amend West Linn Comprehensive Plan Chapter 2?

Public Hearing Required:

Yes

Background & Discussion:

At its December 9th public hearing, Council will consider adopting the Willamette and Bolton Town Center Boundary Maps (Ordinance 1766) as required by Oregon Administrative Rules and Metro Urban Growth Management Functional Plan. In preparation for the hearing, Council held a work session on November 4, 2025. Staff provided a briefing, and Council asked several clarifying questions, including the process to expand the town center boundaries and the types of funding available for projects within a town center. After discussion, Council directed staff to bring Ordinance 1766 to a public hearing.

[CC Work Session Packet](#)

[CC Work Session Video](#)

The State of Oregon adopted administrative rules in 2022 and 2023 requiring the City of West Linn to adopt the Metro 2040 Growth Concept town center boundaries by December 31, 2025. The [Land Conservation and Development Commission \(LCDC\)](#) adopted administrative rules in 2022 and 2023 requiring the City of West Linn to adopt the Metro 2040 Growth Concept town center boundaries by December 31, 2025. The rules originated from the [Climate Friendly and Equitable Communities \(CFEC\) project](#) that the City of West Linn is required to implement. The four primary areas of impact to the City of West Linn include:

1. Reforming parking mandates and amending parking lot design standards
2. Preparing for the electric vehicle future
3. Planning for future transportation options; and
4. Adopting Metro 2040 Growth Concept town center boundaries

The City completed Items 1 and 2 with the adoption of the [CFEC Parking Amendments in November 2024](#). The City must now complete Item 4 by the end of calendar year 2025. Item 3 will be addressed when the City updates its [transportation system plan](#) in the future. Staff have provided additional information about the Metro Town Center Boundary adoption requirements below.

Adopting Metro 2040 Growth Concept town center boundaries

One of the primary components of the CFEC rules ([OAR 660-012-0012\(4\)\(d\)](#)) is the requirement to create and adopt climate friendly areas with associated zoning and development code requirements. However, the Portland Metropolitan Area is exempt from the requirements since the region has already adopted the [2040 Growth Concept](#) with associated Regional Centers, Town Centers, Corridors, Station Communities, and Main Streets where urban density growth is anticipated to occur. The CFEC rules required Metro to establish requirements for adoption of Centers.

The City has two Town Center areas identified on the [2040 Growth Concept Map](#). One in the Bolton neighborhood and the second in the Willamette neighborhood. The City will need to adopt the two Town Center boundaries by end of calendar year 2025. No additional requirements were established by Metro Council (see Attachment 3).

The Planning Commission public hearing was held on October 15, 2025. The Commission voted unanimously to recommend City Council adopt the maps as presented (see Attachment 2). The Willamette Town Center Boundary is as it exists on the 2040 Growth Concept Map. Two small additions to the Bolton Town Center Boundary were recommended to align with the Vision 43 Focus Areas and West Linn Waterfront Vision Plan Historic City Hall District vision.

[Public Hearing Packet](#)

[Public Hearing Video](#)

[Public Hearing Summary Notes](#)

The Planning Commission held a work session on August 20, 2025, to review the materials proposed for adoption. The Planning Commission asked a few clarifying questions and directed staff to bring the proposal forward to the legislative public hearing.

[Work Session Packet](#)

[Work Session Video](#)

[Work Session Summary Notes](#)

Budget Impact:

None anticipated.

Sustainability Impact:

None anticipated.

Council Options:

1. Adopt Ordinance 1766; or
2. Adopt Ordinance 1766 with minor changes; or
3. Request changes and continue the hearing to a date certain to consider adoption.

Staff Recommendation:

Adopt Ordinance 1766 and bring the City of West Linn into compliance with Oregon Administrative rules and Metro Urban Growth Management Functional Plan.

Potential Motion:

1. Move to adopt Ordinance 1766 as presented.

Attachments:

1. Ordinance 1766
2. Planning Commission Recommendation Letter
3. Staff Report and Findings

Attachment 1

ORDINANCE NO. 1766

**AN ORDINANCE ADOPTING TEXT AMENDMENTS TO WEST LINN COMPREHENSIVE PLAN
CHAPTER 2: LAND USE PLANNING, ADOPTING THE BOLTON AND WILLAMETTE TOWN CENTER
BOUNDARIES AS REQUIRED BY OREGON ADMINISTRATIVE RULES CHAPTER 660 DIVISION 12
AND TITLE 6 OF THE METRO URBAN GROWTH MANAGEMENT FUNCTIONAL PLAN**

WHEREAS, Chapter II, Section 4, of the West Linn City Charter provides: Powers of the City. The City shall have all powers which the Constitution, statutes and common law of the United States and of this State now or hereafter expressly or implied grant or allow the City, as fully as though this Charter specifically enumerated each of those powers;

WHEREAS, in 2007 the Oregon Legislature adopted a goal to reduce Oregon’s climate pollution 75 percent below 1990 levels by 2050; and

WHEREAS, in 2020 the Governor issued Executive Order No. 20-04 directing state agencies to develop measures to reduce Oregon’s greenhouse gas emissions; and

WHEREAS, the Oregon Land Conservation and Development Commission launched the Climate Friendly and Equitable Communities (CFEC) program that resulted in adoption of new rules, including Oregon Administrative Rule (OAR) 660-012-0012, which requires the City to adopt the Metro 2040 Growth Concept Map town centers; and

WHEREAS, the City Council appointed the West Linn Planning Commission (PC) on September 19, 2022 to act as the working group and work with staff to propose amendments to comply with the CFEC rules; and

WHEREAS, the PC held a work session on August 20, 2025; and

WHEREAS, the PC held a public hearing, which was noticed in accordance with City standards, on October 15, 2025, and recommended approval of the proposed Bolton and Willamette Town Center Boundary Maps; and

WHEREAS, the West Linn City Council held a public hearing, which was noticed in accordance with City standards, on December 9, 2025, to consider the PC recommendation, receive public testimony, and evaluate the decision-making criteria; and

WHEREAS, the Council’s decision is based on the findings contained in these Whereas Clauses, together with findings, conclusions, and substantial evidence found in the associated land use record file PLN-25-03, which is incorporated by this reference.

NOW, THEREFORE, THE CITY OF WEST LINN ORDAINS AS FOLLOWS:

SECTION 1. Amendments. West Linn Comprehensive Plan Chapter 2: Land Use Planning is amended to include the adopted Bolton and Willamette Town Center Boundary Maps as shown in Exhibit A.

SECTION 2. Severability. The sections, subsections, paragraphs and clauses of this ordinance are severable. The invalidity of one section, subsection, paragraph, or clause shall not affect the validity of the remaining sections, subsections, paragraphs and clauses.

SECTION 3. Savings. Notwithstanding this amendment/repeal, the City ordinances in existence at the time any criminal or civil enforcement actions were commenced, shall remain valid and in full force and effect for purposes of all cases filed or commenced during the times said ordinance(s) or portions of the ordinance were operative. This section simply clarifies the existing situation that nothing in this Ordinance affects the validity of prosecutions commenced and continued under the laws in effect at the time the matters were originally filed.

SECTION 4. Codification. Provisions of this Ordinance shall be incorporated in the City Code and the word "ordinance" may be changed to "code", "article", "section", "chapter" or another word, and the sections of this Ordinance may be renumbered, or re-lettered, provided however that any Whereas clauses and boilerplate provisions (i.e. Sections 2-4) need not be codified and the City Recorder or the designee is authorized to correct any cross-references and any typographical errors.

SECTION 9. Effective Date. This ordinance shall take effect on the 30th day after its passage.

The foregoing ordinance was first read by title only in accordance with Chapter VIII, Section 33(c) of the City Charter on the ____ day of _____, 2025, and duly PASSED and ADOPTED this ____ day of _____, 2025.

RORY BIALOSTOSKY, MAYOR

ATTEST:

KATHY MOLLUSKY, CITY RECORDER

APPROVED AS TO FORM:

KAYLIE KLEIN, CITY ATTORNEY

Figure 2-3

Adopted Bolton Town Center Boundary

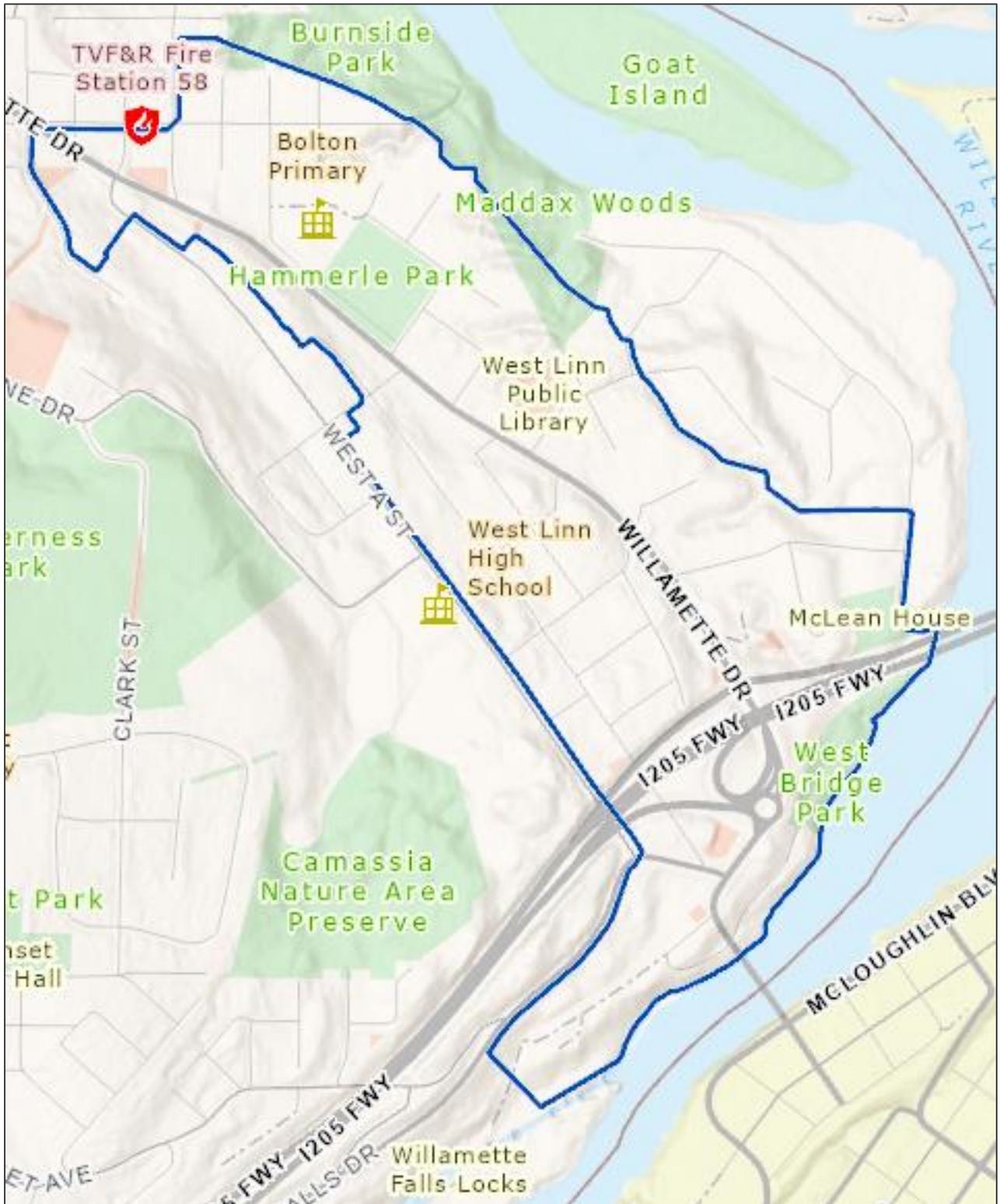
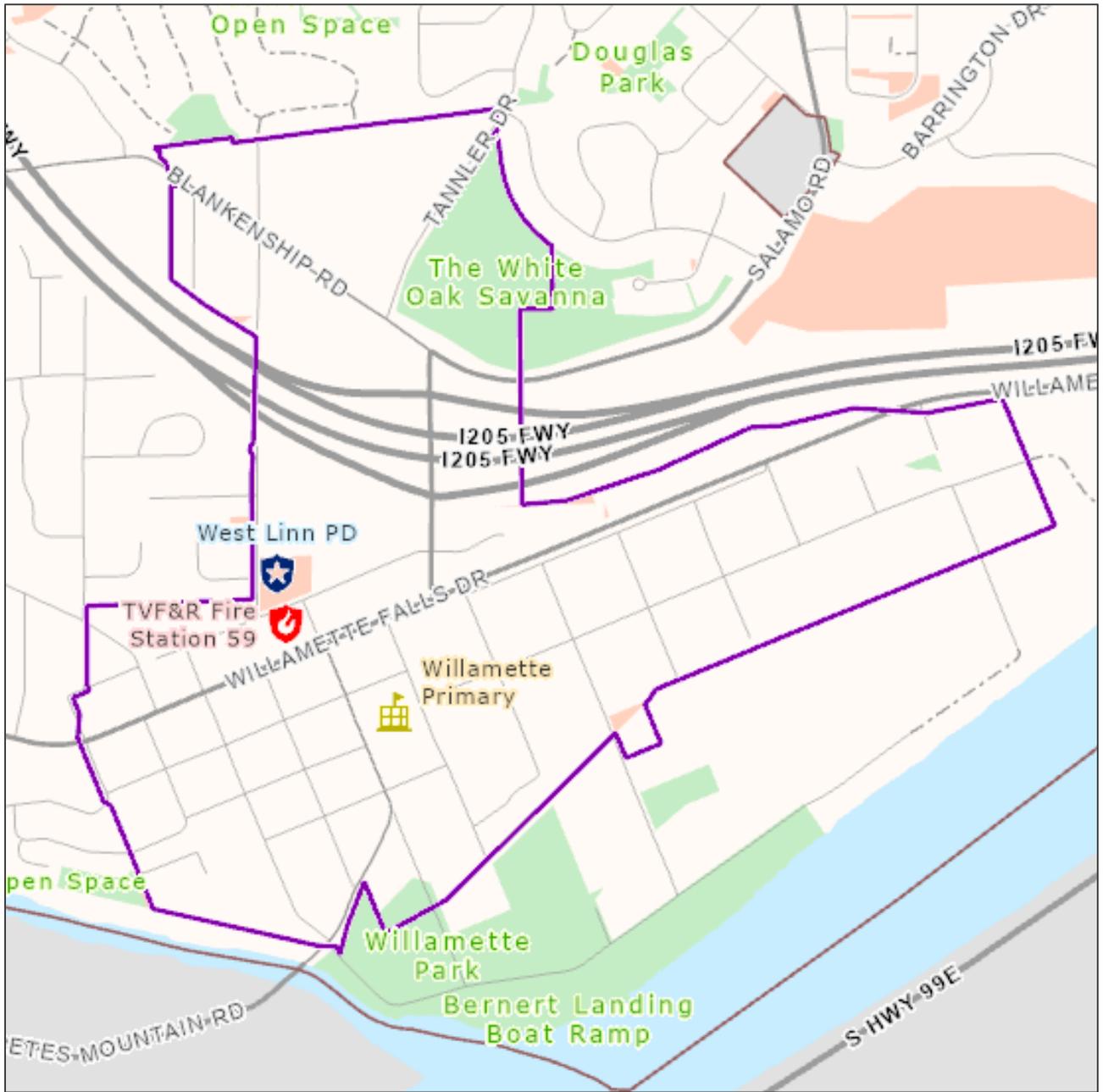


Figure 2-4

Adopted Willamette Town Center Boundary



Attachment 2



Memorandum

Date: October 16, 2025
To: West Linn City Council
From: West Linn Planning Commission
Subject: PLN-25-03 Recommendation – Bolton and Willamette Town Center Adoption

The Planning Commission held a legislative public hearing on October 15, 2025, for the purpose of making a recommendation to the City Council on adoption of proposed amendments to the West Linn Comprehensive Plan. The amendments will adopt the Bolton and Willamette Town Center Boundary Maps to implement Climate Friendly and Equitable Communities (CFEC) rules codified in Oregon Administrative Rules Chapter 660 Division 12 and the Metro Urban Growth Management Functional Plan.

In 2022, the City Council directed the Planning Commission to act as the working group for CFEC implementation and recommend necessary amendments for compliance. The Planning Commission held a work session on August 20, 2025, to review draft documents and make changes before bringing the amendments into the legislative adoption process.

After conducting the public hearing, the Commission deliberated and voted five (5) to zero (0) to recommend City Council adopt the proposal (Ordinance 1765) as presented. No oral or written testimony was submitted.

Respectfully,

Joel Metlen
Chair, West Linn Planning Commission

Attachment 3



CITY OF West Linn

STAFF REPORT FOR THE PLANNING COMMISSION

FILE NUMBER: PLN-25-01

HEARING DATE: October 15, 2025

REQUEST: To consider adoption of text amendments to West Linn Comprehensive Plan Goal 2: Land Use Planning, adopting the Bolton Town Center Boundary Map and the Willamette Town Center Boundary Map per Oregon Administrative Rule 660-012-0012(4)(d) and Metro Urban Growth Management Functional Plan Title 6.

APPROVAL CRITERIA: Community Development Code (CDC) Chapters 98 and 105

STAFF REPORT PREPARED BY: Darren Wyss, Principal Planner

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GENERAL INFORMATION

APPLICANT: City of West Linn

DESCRIPTION: The City of West Linn proposes to amend its Comprehensive Plan to comply with the State of Oregon Climate Friendly and Equitable Communities rules and the Metro Urban Growth Management Functional Plan by adopting the Bolton and Willamette Town Center Boundary Maps. The Planning Commission will review the proposal and make its recommendation to City Council, who is the final decision-maker.

**APPROVAL
CRITERIA:**

Community Development Code (CDC) Chapter 98 provides administrative procedures for legislative amendments to the Comprehensive Plan and/or the Community Development Code. Section 98.100 of the CDC lists the factors upon which a decision shall be based. These are briefly described below and addressed in greater detail in a separate Section of this report:

1. The Statewide Planning Goals and rules adopted under ORS Chapter 197 and other applicable state statutes;
2. Any federal or state statutes or rules found applicable;
3. Applicable plans and rules adopted by the Metropolitan Service District (Metro);
4. The applicable Comprehensive Plan policies and map; and,
5. The applicable provisions of implementing ordinances.

PUBLIC NOTICE: Legal notice was published in the West Linn Tidings on October 1, 2025 and provided to required public agencies, all neighborhood associations, and persons who requested notification in writing on September 26, 2025.

120-DAY RULE: Not applicable to this legislative action.

EXECUTIVE SUMMARY

The State of Oregon adopted administrative rules to implement the [Climate Friendly and Equitable Communities \(CFEC\) project](#) (CFEC). This includes a requirement for the City of West Linn to adopt the Metro 2040 Growth Concept town center boundaries. The City is proposing to adopt the Bolton and Willamette Town Center Boundary Maps into the West Linn Comprehensive Plan to comply with associated Oregon Administrative Rules and Metro Urban Growth Management Functional Plan requirements (UGMFP). The City of West Linn is required to adopt the town center boundaries by December 31, 2025.

PUBLIC COMMENT

The City received no public comment prior to the publishing of the staff report.

RECOMMENDATION

Staff recommends the Planning Commission finds the proposal to meet the necessary approval criteria. Therefore, staff recommends the Planning Commission **RECOMMEND** to the West Linn City Council that it approves Ordinance 1765, adopting amendments to West Linn Comprehensive Plan Goal 2: Land Use Planning to comply with CFEC rules as provided in Exhibit PC-1.

PROJECT BACKGROUND AND PURPOSE

The [Land Conservation and Development Commission \(LCDC\)](#) adopted administrative rules to implement the [Climate Friendly and Equitable Communities \(CFEC\) project](#). The City of West Linn is required to implement the rules. The four primary areas of impact to the City of West Linn include:

1. Reforming parking mandates and amending parking lot design standards
2. Preparing for the electric vehicle future
3. Planning for future transportation options
4. Adopting Metro 2040 Growth Concept town center boundaries

The City completed Items 1 and 2 with the adoption of the [CFEC Parking Amendments in November 2024](#). The City must now complete Item 4 by the end of calendar year 2025. Item 3 will be addressed when the City updates its [transportation system plan](#) in the future. Staff have provided additional information about the Metro Town Center Boundary adoption requirements below.

Adopting Metro 2040 Growth Concept town center boundaries

One of the primary components of the CFEC rules ([OAR 660-012-0012\(4\)\(d\)](#)) is the requirement to create and adopt climate friendly areas with associated zoning and development code requirements. However, the Portland Metropolitan Area is exempt from the requirements since the region has already adopted the [2040 Growth Concept](#) with associated Regional Centers, Town Centers, Corridors, Station Communities, and Main Streets where urban density growth is anticipated to occur. The CFEC rules required Metro to establish requirements for adoption of Centers.

The City has two Town Center areas identified on the [2040 Growth Concept Map](#). One in the Bolton neighborhood and the second in the Willamette neighborhood. The City will need to adopt the two Town Center boundaries by end of calendar year 2025. No additional requirements were established by Metro Council (see Exhibit PC-2).

The City is recommending adoption of the Willamette Town Center Boundary as it exists on the 2040 Growth Concept Map. However, the City is recommending two small additions to the Bolton Town Center Boundary to align with the Vision 43 Focus Areas and West Linn Waterfront Vision Plan Historic City Hall District vision.

The Planning Commission held a work session on August 20, 2025 to review the materials proposed for adoption. The Planning Commission asked a few clarifying questions and directed staff to bring the proposal forward to the legislative public hearing.

[Work Session Packet](#)

[Work Session Video](#)

FINDINGS
PLANNING COMMISSION STAFF REPORT
October 15, 2025

APPLICABLE CRITERIA AND COMMISSION FINDINGS

West Linn Community Development Code

Chapter 98 - Procedures for Decision Making: Legislative

CDC 98.035 Citizen Engagement in Legislative Changes

A. Purpose. The purpose of a legislative working group is to provide a forum to discuss different points of view on a proposed land use legislative change.

B. New and modified land use legislative changes to this code will be developed by a representative working group of citizens and assisted by planning staff, unless the City Council determines that a working group is not necessary.

1. After receiving direction from the City Council, the Committee for Citizen Involvement shall recommend a purpose, goals, and a list of appointees for each proposed working group to the City Council for approval.

2. The working group will contain interested stakeholders, a member of the Planning Commission, and a staff representative.

3. The working group shall comply with WLMC 2.060 regarding the selection of officers and the other generally applicable citizen advisory group provisions.

Findings: City Council determined a legislative working group was not necessary and tasked the West Linn Planning Commission to act as the working group at its September 19, 2022 meeting.

C. Conduct of working group meetings.

1. Staff will prepare a suggested draft of the proposed changes. This draft will provide a starting point for discussion and education.

2. The working group will use the draft as a starting point for discussion, but then reconcile the implications of the draft with the goals established by the Council for the working group.

3. After each working group meeting staff will incorporate approved changes and prepare an updated working draft.

4. All working group meetings will be public meetings with an opportunity for anyone in attendance to provide public comment. The meetings and minutes will be conducted in accordance with the Council Rules, West Linn Municipal Code, City Charter, and State law.

5. In the event a consensus cannot be reached on an issue, the working group will prepare alternatives. Each alternative and its rationale will be presented to the Planning Commission.

6. Prior to submission to the Planning Commission, proposed code changes will be submitted to the City Attorney for review. The review should be limited to the identification of areas where the proposed language conflicts with other parts of this code, State law or Federal law. As an alternative, legal counsel may attend and advise during the creation of the draft.

D. Presentation to the Planning Commission. When the working group reaches consensus that the code changes are ready, the proposed code changes will be presented by the Director to the Planning Commission pursuant to CDC 98.040(A)(2). If the working group fails to reach a consensus on the code changes, all proposals will be presented to the Planning Commission. Pursuant to CDC 98.110(A), the Planning Commission shall recommend approval, denial, or approval with modifications to the Council.

Findings: Planning Commission meetings were held consistent with the procedures above. Staff prepared draft changes and presented relevant technical information as a starting point for discussion. The draft changes evolved in an iterative manner, with staff revising the text as directed and presenting the revised draft for consideration and approval. All meetings were open to the public and streamed live. On August 20, 2025, after a work session, a consensus on proposed amendments was reached and the Planning Commission directed staff to bring the proposed amendments forward for a legislative public hearing. The final draft was submitted for City Attorney review.

CDC 98.040 Duties of Director

A. The Director shall:

1. If appropriate, or if directed by the City Council or Planning Commission in their motion, consolidate several legislative proposals into a single file for consideration;

Findings: The proposal is for one legislative action. Adopting West Linn Comprehensive text amendments to comply with CFEC requirements in OAR Chapter 660 Division 12 and the Metro UGMFP.

2. Upon the initiation of a legislative change, pursuant to this chapter:

a. Give notice of the Planning Commission hearing as provided by CDC [98.070](#) and [98.080](#);

Findings: The Planning Commission public hearing will be held on October 15, 2025 with the City Council public hearing scheduled for December 9, 2025. Legislative notice was provided as required and documentation can be found in Exhibit PC-4. Notice was provided to the Department of Land Conservation and Development on September 3, 2025, meeting the required 35-day notice timeline. Measure 56 Notice, per ORS 227.186, was not required as part of this proposal as no zoning changes are proposed.

b. Prepare a staff report that shall include:

1) The facts found relevant to the proposal and found by the Director to be true;

2) The Statewide planning goals and rules adopted under Chapter 197 ORS found to be applicable and the reasons why any other goal or rule is not applicable to the proposal except that goals 16 through 19 which are not applicable to the City of West Linn need not be addressed;

3) Any federal or State statutes or rules the Director found applicable;

4) Metro plans and rules the Director found to be applicable;

5) Those portions of the Comprehensive Plan found to be applicable, and if any portion of the plan appears to be reasonably related to the proposals and is not applied, the Director shall explain the reasons why such portions are not applicable;

6) Those portions of the implementing ordinances relevant to the proposal, and if the provisions are not considered, the Director shall explain the reasons why such portions of the ordinances were not considered; and

7) An analysis relating the facts found to be true by the Director to the applicable criteria and a statement of the alternatives; a recommendation for approval, denial, or approval with modifications; and at the Director's option, an alternative recommendation;

Findings: Relevant facts and associated analysis for applicable Statewide Planning Goals, federal and state statutes and rules, Metro Functional Plan requirements, West Linn Comprehensive Plan goals and policies, and West Linn Community Development Code criteria are found in the sections of the Staff Report below.

c. *Make the staff report and all case file materials available 10 days prior to the scheduled date of the public hearing under CDC [98.070](#);*

Findings: The staff report, proposed amendments, and all other associated project materials were made available on October 2, 2025, thirteen days prior to the hearing.

d. *Cause a public hearing to be held pursuant to CDC [98.070](#);*

Findings: The West Linn Planning Commission is scheduled to hold the first evidentiary public hearing on October 15, 2025, with the West Linn City Council scheduled to hold its public hearing and make a final decision on December 9, 2025.

CDC 98.100 Standards for Decision

A. *The recommendation of the Planning Commission and the decision by the City Council shall be based on consideration of the following factors:*

1. *The Statewide planning goals and rules adopted under Chapter 197 ORS and other applicable State statutes;*

Statewide Planning Goal 1 – Citizen Involvement:

This goal outlines the citizen involvement requirement for the adoption of Comprehensive Plans and changes to the Comprehensive Plan and implementing documents.

Findings: The City has a citizen involvement program, which has been acknowledged by the State. This legislative process to review the proposed amendments will require two public hearings (one before the Planning Commission on October 15, 2025 and one before City Council on December 9, 2025) pursuant to CDC Chapter 98.

In developing the comprehensive plan amendment, the City Council appointed the Planning Commission as the working group. The Planning Commission work session and public hearing were open to the public.

Information was distributed throughout the process via the project website, email, presentations, and updates to City Council and Planning Commission. All of the aforementioned venues provided the opportunity for gathering feedback and comments.

The Planning Commission held a work session on August 20, 2025. The work session was open to the public and noticed in accordance with City rules and regulations. All work session materials, including meeting recordings and summaries, were available on the City's website. All of the aforementioned venues provided the opportunity for gathering feedback and comments.

As part of the legislative process, public notice requirements for the Planning Commission and City Council public hearings were met (see Exhibit PC-4). The notice was sent to persons who requested notice, affected government agencies, and neighborhood associations, and was published in the October 1, 2025 issue of the West Linn Tidings. The notice invited public input and included the phone number of a contact person to answer questions. The notice also included the address of the City's webpage where the draft of the proposal can be viewed.

Statewide Planning Goal 2 – Land Use Planning:

This goal outlines the land use planning process and policy framework. The Comprehensive Plan was acknowledged by DLCDC as being consistent with the statewide planning goals.

Findings:

The City of West Linn has an acknowledged Comprehensive Plan and enabling ordinances. The amendments to West Linn Comprehensive Plan Goal 2: Land Use Planning are being undertaken to comply with CFEC rules found in OAR 660 Division 12, and the Metro UGMFP.

The amendments are being processed in accordance to the City's adopted procedures, which require any applicable statewide planning goals, federal or state statutes or regulations, Metro regulations or plans, comprehensive plan policies, and the City's implementing ordinances be addressed as part of the decision-making process. The amendments are being processed as a post-acknowledgement plan amendment (PAPA) and noticing requirements have been met. All applicable review criteria have been addressed within this staff report; therefore, the requirements of Goal 2 have been met.

Statewide Planning Goal 5 – Natural Resources, Scenic and Historic Areas, and Open Spaces:

This goal requires the inventory and protection of natural resources, open spaces, historic sites and areas.

Findings: The City is currently in compliance with the State's Goal 5 program and Metro's Title 13: Nature in Neighborhoods program, which implements Goal 5. The amendment does not alter the City's acknowledged Goal 5 inventories or associated land use programs. No changes will occur to current natural resource protections. As a result, the amendments are in compliance with Goal 5 process requirements.

Statewide Planning Goal 6 – Air, Water, and Land Resource Quality:

To maintain and improve the quality of air, water, and land resources of the state.

Findings: The City is currently in compliance with Metro's Title 3: Water Quality and Flood Management program, which implements Goal 6. The amendments do not alter the City's acknowledged land use programs regarding water quality. The amendments are consistent with Goal 6.

Statewide Planning Goal 7 – Areas Subject to Natural Hazards:

To protect people and property from natural hazards.

Findings: The City is currently in compliance with Goal 7 and Metro's Title 3: Water Quality and Flood Management program. No changes will occur to city programs related to flood management or other natural hazards. The amendments are consistent with Goal 7.

Statewide Planning Goal 8 – Recreational Needs:

This goal requires the satisfaction of the recreational needs of the citizens of the state and visitors.

Findings: The proposed amendments do not address or alter any City recreational programs or land use requirements related to parks and recreation. The amendments are in compliance with Goal 8.

Statewide Planning Goal 9 – Economic Development:

To provide adequate opportunities for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

Findings: The City is currently in compliance with Goal 9 and Metro’s Title 4: Industrial and Other Employment Areas. The amendments do not alter the City’s compliance with Goal 9.

Statewide Planning Goal 10 – Housing:

To provide adequate housing for the needs of the community, region and state.

Findings: The City is currently in compliance with Goal 10 and Metro’s Title 1: Housing Capacity. The amendments do not alter the City’s compliance with Goal 10.

Statewide Planning Goal 11 – Public Facilities and Services:

To plan and develop a timely, orderly, and efficient arrangement of public facilities and services to serve as framework for urban and rural development.

Findings: The City is currently in compliance with Goal 11 through its acknowledged Comprehensive Plan. This includes an adopted Public Facility Plan as required by Oregon Revised Statute 197.712 and Oregon Administrative Rule 660-011. The amendments do not alter the City’s compliance with Goal 11 and are consistent with this goal.

Statewide Planning Goal 12 – Transportation:

To provide and encourage a safe, convenient, and economic transportation system.

Findings: The Land Conservation and Development Commission adopted Oregon Administrative Rule 660-012 (Transportation Planning Rule) to implement Statewide Planning Goal 12 and “to explain how local governments and state agencies responsible for transportation planning demonstrate compliance with other statewide planning goals.” Section 10 defines transportation planning, while Section 15 describes planning role requirements under the statewide planning goals. Section 16 describes coordination with federally required regional transportation plans in metropolitan areas. The development of the West Linn Transportation System Plan (TSP) complied with the above sections through collaboration with the Oregon Department of Transportation, the Oregon Department of Land Conservation and Development (DLCD), Metro, and Clackamas County to ensure consistency with associated transportation plans required by the Transportation Planning Rule.

In addition, the Transportation Planning Rule (TPR) outlines the process to evaluate plan and land use regulation amendments for significant effect on a transportation facility in Section 60. The City is not proposing amendments that require a TPR analysis. Any future zoning or code changes within the town center boundaries will require an analysis for any significant effect on a transportation facility.

Statewide Planning Goal 13 – Energy Conservation:

Land and uses developed on the land shall be managed and controlled so as to maximize the conservation of all forms of energy, based on sound economic principles.

Findings: The City is currently in compliance with Goal 13 through its acknowledged Comprehensive Plan. The amendments do not alter the City’s compliance with Goal 13 and are consistent with this goal.

Statewide Planning Goal 14 – Urbanization:

To provide for orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.

Findings: The City is currently in compliance with Goal 14 and Metro’s Title 11: Planning for New Urban Areas through its acknowledged Comprehensive Plan and land use regulations. The City also has a signed Urban Growth Management Agreement with Clackamas County as required by ORS 195.065. The amendments do not alter the City’s compliance with Goal 14 and are consistent with this goal.

Statewide Planning Goal 15 – Willamette River Greenway:

To provide for keeping the land green along the banks of the river and providing for recreation access.

Findings: The City is currently in compliance with Goal 15 through its acknowledged Comprehensive Plan and land use regulations. The amendments do not alter the City’s compliance with Goal 15 and are consistent with this goal.

Conclusion: Based on the analysis above, the Commission finds the proposed amendments are consistent with applicable Statewide Planning Goals.

2. *Any federal or State statutes or rules found applicable;*

Oregon Administrative Rules. Chapter 660, Division 12: Transportation Planning Rule

Findings: The Transportation Planning Rule implements Statewide Planning Goal 12 to provide and encourage a safe, convenient, and economic transportation system. If an amendment to a comprehensive plan or land use regulation (including a zoning map) would significantly affect an existing or planned transportation facility, then the City must either find the changes consistent with the planned facilities or adopt measures to improve the facilities.

OAR 660-012-0012(4)(d) requires Metro to amend its UGMFP (see Exhibit PC-2) and cities within Metro to adopt town center boundaries by December 31, 2025. With the adoption of Ordinance 1763, the City will be in compliance with the administrative rule.

Conclusion: Based on the analysis above, with the adoption of Ordinance 1763 the Commission finds the proposed amendments are compliant with applicable federal or state statutes or rules.

3. *Applicable plans and rules adopted by the Metropolitan Service District;*

The Metro Urban Growth Management Functional Plan

Findings: The purpose of the Metro Urban Growth Management Functional Plan (UGMFP) is to recommend and require changes to city comprehensive plans and implementing ordinances in order to achieve regional goals and objectives. These goals and objectives include implementing the Metro 2040 Growth Concept, housing capacity and choices, water quality and flood management, industrial and employment lands, protection of natural areas, and urbanization patterns. The City of West Linn is required by UGMFP Title 6 to adopt the Willamette and Bolton Town Center Boundaries to maintain compliance with the UGMFP. Metro staff was sent notice of the proposal and provided the opportunity

to comment. The adoption of Ordinance 1763 will ensure continued compliance with requirements found in the UGMFP.

Conclusion: Based on the analysis above, with the adoption of Ordinance 1763 the Commission finds the proposed amendments are compliant with applicable plans and rules adopted by Metro.

4. *The applicable Comprehensive Plan policies and map;*

Goal 1: Citizen Involvement

Policy 2. Support neighborhood associations as a forum for discussion and advice on issues affecting the community.

Findings: Notice was sent to the president of all eleven recognized neighborhood associations for the Planning Commission work session on August 20, 2025 and the October 15, 2025 public hearing, as well as the City Council public hearing on December 9, 2025. Each president had the opportunity to relay information back to the associations for feedback and comment. Meeting agendas and materials were available for review and comment on the City's website.

Policy 3. Encourage individuals to organize and work in groups to develop recommended programs or position on various issues.

Findings: The City Council appointed the Planning Commission as the working group for this proposal. All Planning Commission meetings were open to the public for feedback and comment.

Policy 4. Provide timely and adequate notice of proposed land use matters to the public to ensure that all citizens have an opportunity to be heard on issues and actions that affect them.

Findings: As part of the legislative process, public notice of the Planning Commission and City Council public hearings was sent to persons who requested notice, affected government agencies, neighborhood associations, and was published in the October 1, 2025 issue of the West Linn Tidings. The notice invited public input and included the phone number of a contact person to answer questions. The notice also included the address of the City's webpage where the entire draft of the proposed amendment could be viewed.

The Planning Commission held a work session on August 20, 2025 that was open to the public and noticed in accordance with City rules and regulations. All work session materials, including meeting recordings and summaries, were available throughout the process on the City's website. All of the aforementioned venues provided the opportunity for gathering feedback and comments.

Policy 5. Communicate with citizens through a variety of print and broadcast media early in and throughout the decision-making process.

Findings: Information was distributed throughout the process via the project website, email, presentations, and updates to City Council and Planning Commission. All the aforementioned venues provided the opportunity for gathering feedback and comments.

Planning Commission and City Council meetings were open to the public and noticed in accordance with City rules and regulations. All work session materials, including meeting recordings and summaries,

were available throughout the process on the City's website. All the aforementioned venues provided the opportunity for gathering feedback and comments.

As part of the legislative process, public notice of the Planning Commission and City Council public hearings was sent to persons who requested notice, affected government agencies, neighborhood associations, and was published in the October 1, 2025 issue of the West Linn Tidings. The notice invited public input and included the phone number of a contact person to answer questions. The notice also included the address of the City's webpage where the entire draft of the proposed amendment could be viewed. The venues provided the opportunity for gathering feedback and comments. The same notice will be sent for the upcoming City Council public hearing.

Goal 2: Land Use Planning

Section 3: Mixed Use/Commercial Development

Policy 1. A portion of the Bolton District is currently designated in Metro's 2040 Design Map as a town center. The neighborhood plan for Bolton shall guide future changes to this area. If appropriate, the City will submit a request to Metro to remove the town center designation from Bolton, and substitute another more appropriate designation.

Findings: The proposed adoption of the Bolton and Willamette Town Center Boundaries are required by OAR 660 Division 12 and the Metro UGMFP. It is not appropriate for the City to submit a request to remove the town center designation at this time.

Section 5: Intergovernmental Coordination

Goal 1. Provide a coordinated approach to problems that transcend local government boundaries.

Findings: The CFEC rules were adopted to address Oregon's climate pollution, particularly transportation pollution. Development of compact town centers with urban level densities and access to alternative modes of transportation is a tool to achieve a reduction in transportation pollution. Adoption of the town center boundaries is required by OAR 660 Division 12 and the Metro UGMFP. This coordinated approach will help to solve problems that transcend local government boundaries.

Section 5: Intergovernmental Coordination

Policy 1. Maintain effective coordination with other local governments, special districts, state and federal agencies, Metro, the West Linn-Wilsonville School District, and other governmental and quasi-public organizations.

Findings: Notice was sent to Department of Land Conservation and Development, Metro, Clackamas County, ODOT, TriMet, Lake Oswego, Oregon City, West Linn-Wilsonville School District, and all West Linn Neighborhood Associations. They were provided with the opportunity to review and comment on the amendments proposed for adoption.

Goal 5: Open Spaces, Scenic and Historic Areas & Natural Resources

Goal 6: Air, Water & Land Resources Quality

Goal 7: Areas Subject to Natural Disasters and Hazards

Goal 8: Parks and Recreation

Goal 9: Economic Development

Goal 10: Housing

Goal 11: Public Facilities and Services

Goal 12: Transportation

Goal 13: Energy Conservation

Goal 14: Urbanization

Goal 15: Willamette River Greenway

Findings: None of the goals or policies under Goals 5-15 apply to this application.

Conclusion: Based on the analysis above, the Commission finds the proposed amendments are consistent with applicable West Linn Comprehensive Plan policies and map.

5. *The applicable provisions of the implementing ordinance.*

Chapter 105 – Amendments to the Code and Map

CDC 105.030 Legislative Amendments to this Code and Map

Legislative amendments to this code and to the map shall be in accordance with the procedures and standards set forth in Chapter 98 CDC.

Findings: The legislative process is being carried out in conformance with CDC Chapter 98 per Findings found in this Staff Report.

Conclusion: Based on the analysis above, the Commission finds the proposed amendment is consistent with applicable provisions of the implementing ordinance.

EXHIBIT PC-1 – ORDINANCE 1765

ORDINANCE NO. 1765

AN ORDINANCE ADOPTING TEXT AMENDMENTS TO WEST LINN COMPREHENSIVE PLAN CHAPTER 2: LAND USE PLANNING, ADOPTING THE BOLTON AND WILLAMETTE TOWN CENTER BOUNDARIES AS REQUIRED BY OREGON ADMINISTRATIVE RULES CHAPTER 660 DIVISION 12 AND TITLE 6 OF THE METRO URBAN GROWTH MANAGEMENT FUNCTIONAL PLAN

WHEREAS, Chapter II, Section 4, of the West Linn City Charter provides: Powers of the City. The City shall have all powers which the Constitution, statutes and common law of the United States and of this State now or hereafter expressly or implied grant or allow the City, as fully as though this Charter specifically enumerated each of those powers;

WHEREAS, in 2007 the Oregon Legislature adopted a goal to reduce Oregon's climate pollution 75 percent 2050; and

WHEREAS, in 2020 the Governor issued Executive Order No. 20-04 directing state agencies to develop measures to reduce Oregon's greenhouse gas emissions; and

WHEREAS, the Land Conservation and Development Commission launched the Climate Friendly and Equitable Communities (CFEC) rulemaking project that resulted in adoption of new rules the City must implement, including adoption of the Metro 2040 Growth Concept Map town centers; and

WHEREAS, the City Council appointed the West Linn Planning Commission (PC) on September 19, 2022 to act as the working group and work with staff to propose amendments to comply with the CFEC rules; and

WHEREAS, the PC held a work session on August 20, 2025; and

WHEREAS, the PC held a public hearing, which was noticed in accordance with City standards, on October 15, 2025, and recommended approval of the proposed Bolton and Willamette Town Center Boundary Maps; and

WHEREAS, the West Linn City Council held a public hearing, which was noticed in accordance with City standards, on December 9, 2025, to consider the Planning Commission recommendation, receive public testimony, and evaluate the decision-making criteria; and

WHEREAS, the Council's decision is based on the findings contained in these Whereas Clauses, together with findings, conclusions, and substantial evidence found in the associated land use record file CDC-25-03, which is incorporated by this reference.

NOW, THEREFORE, THE CITY OF WEST LINN ORDAINS AS FOLLOWS:

SECTION 1. Amendments. West Linn Comprehensive Plan Chapter 2: Land Use Planning is amended to include the adopted Bolton and Willamette Town Center Boundary Maps as shown in Exhibit A.

SECTION 2. Severability. The sections, subsections, paragraphs and clauses of this ordinance are severable. The invalidity of one section, subsection, paragraph, or clause shall not affect the validity of the remaining sections, subsections, paragraphs and clauses.

SECTION 3. Savings. Notwithstanding this amendment/repeal, the City ordinances in existence at the time any criminal or civil enforcement actions were commenced, shall remain valid and in full force and effect for purposes of all cases filed or commenced during the times said ordinance(s) or portions of the ordinance were operative. This section simply clarifies the existing situation that nothing in this Ordinance affects the validity of prosecutions commenced and continued under the laws in effect at the time the matters were originally filed.

SECTION 4. Codification. Provisions of this Ordinance shall be incorporated in the City Code and the word "ordinance" may be changed to "code", "article", "section", "chapter" or another word, and the sections of this Ordinance may be renumbered, or re-lettered, provided however that any Whereas clauses and boilerplate provisions (i.e. Sections 2-4) need not be codified and the City Recorder or the designee is authorized to correct any cross-references and any typographical errors.

SECTION 9. Effective Date. This ordinance shall take effect on the 30th day after its passage.

The foregoing ordinance was first read by title only in accordance with Chapter VIII, Section 33(c) of the City Charter on the ____ day of _____, 2025, and duly PASSED and ADOPTED this ____ day of _____, 2025.

RORY BIALOSTOSKY, MAYOR

ATTEST:

KATHY MOLLUSKY, CITY RECORDER

APPROVED AS TO FORM:

KAYLIE KLEIN, CITY ATTORNEY

Figure 2-3

Adopted Bolton Town Center Boundary

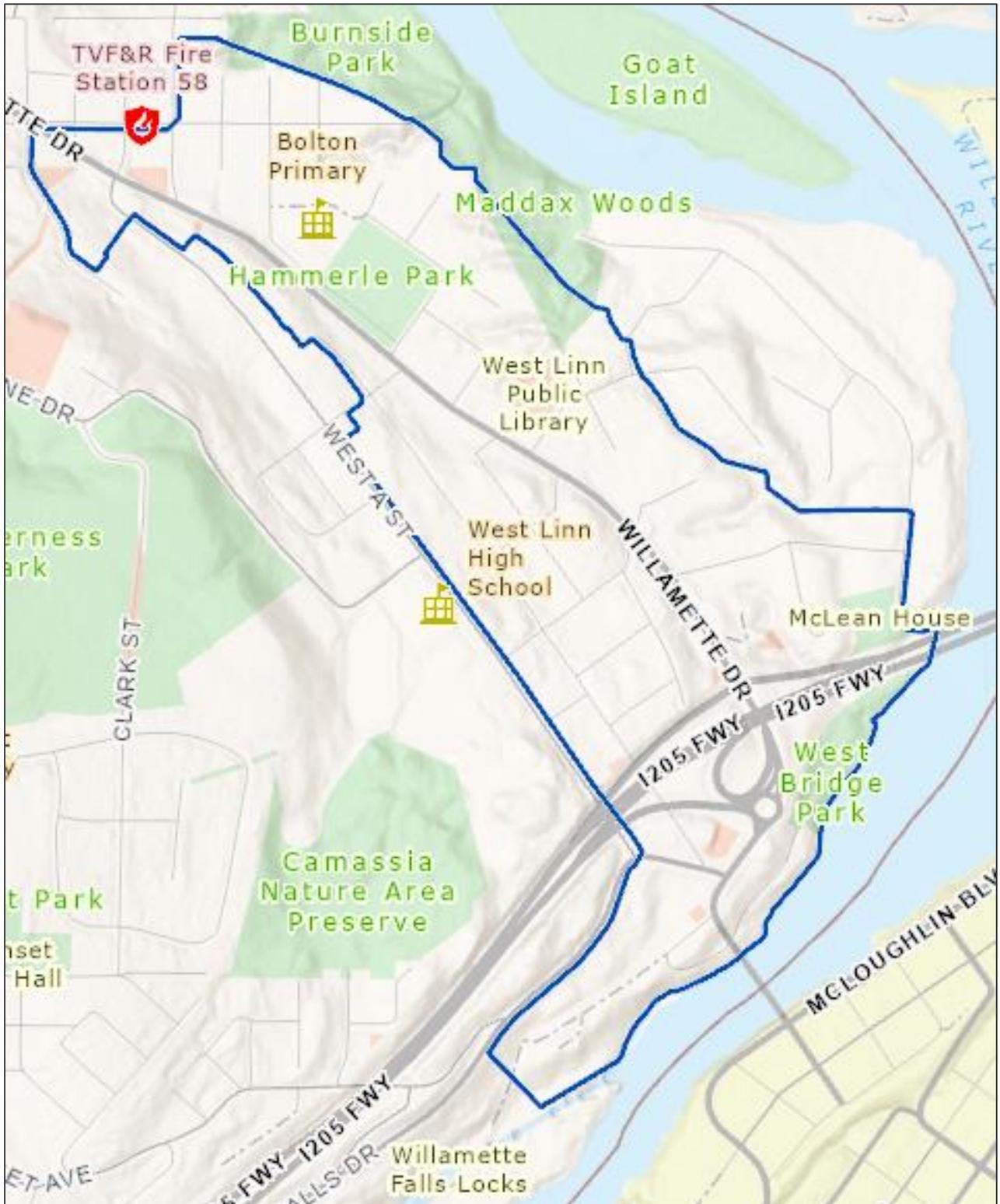


Figure 2-4

Adopted Willamette Town Center Boundary

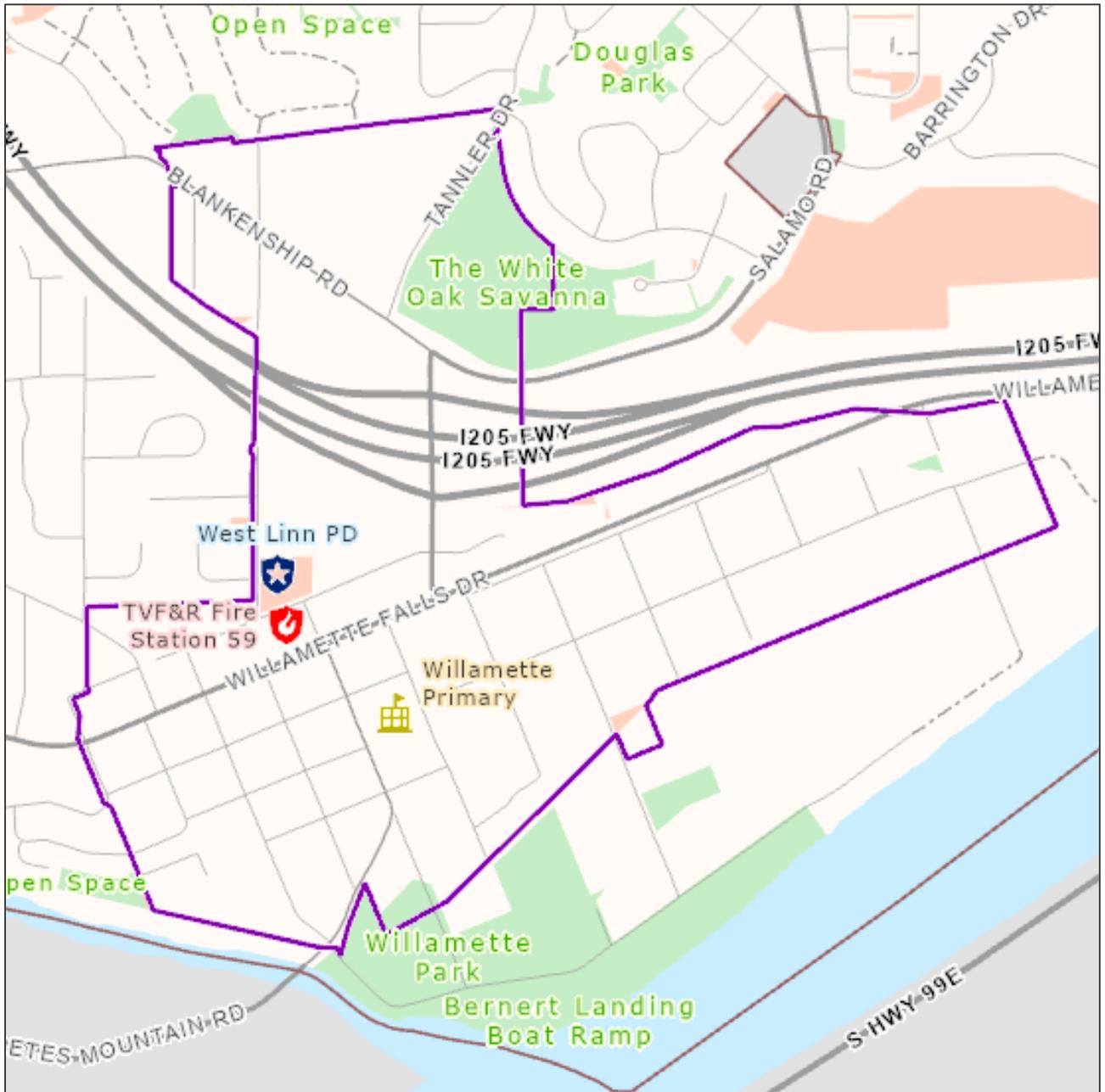


EXHIBIT PC-2 – METRO MEMO AND ORDINANCE



600 NE Grand Ave.
Portland, OR 97232-2736

Date: February 11, 2025
To: All cities and counties in Metro
From: Glen Hamburg, Senior Regional Planner, on behalf of Metro's Chief Operating Officer
Subject: New requirements for adoption and reporting of 2040 center boundaries

Notice of amendment to the Urban Growth Management Functional Plan (UGMFP)

The Metro Council adopted Ordinance No. 24-1523 on December 19, 2024. In accordance with Oregon Administrative Rules (OAR) 660-012-0012(4)(d), and following the recommendations of the Metro Technical Advisory Committee and the Metro Policy Advisory Committee, the ordinance amends UGMFP Title 6, *Centers, Corridors, Station Communities and Main Streets*, as shown in Exhibit A to the ordinance (attached), to require local adoption of boundaries for the Central City and for regional and town centers depicted on the 2040 Growth Concept Map (also attached). The amendments further require reporting of those adopted boundaries to Metro. The amendments were acknowledged by the Department of Land Conservation and Development (DLCD) January 29, 2025, and are effective March 19, 2025.

Key dates and requirements

When effective, the amendments will require each city and county to do the following:

1. By December 31, 2025, adopt, by local ordinance, boundaries for all 2040 Growth Concept Map centers for which the city/county has adopted urban land use designations in their comprehensive plan, with those boundaries being in the general area of the center as identified on the map; and
2. By February 1, 2026, identify to Metro the locally adopted center boundaries.

FAQs

1. *Will the amendments to UGMFP Title 6 require anything other than adoption and reporting of center boundaries (e.g., changes to zoning within centers)?*

No, the UGMFP amendments will not themselves include new requirements for local jurisdictions to make other planning or regulatory changes within/near those boundaries. Metro nonetheless continues to recommend that centers be higher in density and include a mix of uses in order to promote vibrancy, walkability, and other goals for centers as listed the Regional Framework Plan. UGMFP Subsection 3.07.640(a) identifies a recommended average number of residents and workers per acre for centers.

State requirements, such as those in OAR chapter 660, division 12, may require cities/counties to take certain actions with regard to centers (e.g., during the next major update to the jurisdiction's transportation system plan). Metro advises communicating with DLCD to understand state requirements for planning and land use regulation within or near adopted center boundaries.

Additionally, a jurisdiction voluntarily seeking a "regional investment" in a center (i.e., an investment in a new high-capacity transit line) will still need to comply with the requirements in UGMFP Section 3.07.620. Eligibility to use the higher volume-to-capacity standards in Table 7

of the 1999 Oregon Highway Plan will also continue to require compliance with UGMFP Section 3.07.630.

2. *Is there a required minimum area for each center?*

No. The city/county with planning jurisdiction for each center will determine the exact size of the center's bounded area. However, the center must be in the "general area" of the center as identified on the 2040 Growth Concept Map; this implies that the center should be roughly the size of the center as conceptually depicted on the 2040 Growth Concept Map.

3. *The 2040 Growth Concept Map conceptually depicts some centers as crossing city/county lines. In these cases, are multiple jurisdictions required to adopt boundaries for all or part of the same center?*

No, only one jurisdiction must adopt boundaries for each center identified on the 2040 Growth Concept Map. If one jurisdiction has adopted boundaries for a center, another jurisdiction does not also need to adopt boundaries for the same center, even if the 2040 Growth Concept Map conceptually depicts the center as crossing city/county lines. Metro recommends that local jurisdictions coordinate with their neighboring jurisdictions on adoption of boundaries for centers that are near to city/county lines.

4. *Our jurisdiction has already adopted boundaries for our center(s). Do we need to do anything further?*

Yes. Your jurisdiction will need to identify the adopted boundaries to Metro by February 1, 2026, so that Metro can update its maps to reflect those boundaries. Please provide Metro (glen.hamburg@oregonmetro.gov) with resources such as a Metro-compatible GIS file or a detailed map of tax lots that shows the adopted boundaries. When providing these resources, please also affirm that the boundaries were formally adopted by ordinance of your jurisdiction's governing body.

5. *Once adopted, can center boundaries be changed?*

Yes, so long as the center continues to be in the "general area" of the center as identified on the 2040 Growth Concept Map. By February 1, 2026, cities and counties must identify to Metro the boundaries of each center adopted as of December 31, 2025. After December 31, 2025, cities and counties must notify Metro of any new or revised center boundaries within 31 days of adopting those new or revised center boundaries.

6. *What if our jurisdiction has concerns about meeting the requirements of Ordinance No. 24-1523, needs technical assistance, or has questions?*

Metro's Planning, Development and Research Department is available to help. Please contact Glen Hamburg, Senior Regional Planner at Metro (glen.hamburg@oregonmetro.gov), with any concerns, assistance needs, or questions.

Title 6 of Chapter 3.07 of the Metro Code (Urban Growth Management Functional Plan) is amended as follows, with underlined text representing inserted text and ~~strikethrough~~ representing deleted text:

CHAPTER 3.07
URBAN GROWTH MANAGEMENT FUNCTIONAL PLAN

Title 6: Centers, Corridors, Station Communities and Main Streets

3.07.610 Purpose

The Regional Framework Plan (RFP) identifies three types of Centers – the Central City, Regional Centers and Town Centers, ~~–~~ Corridors, Main Streets and Station Communities throughout the region on the 2040 Growth Concept Map and recognizes them as the principal centers of urban life in the region. Pursuant to Oregon Administrative Rules (OAR) 660-012-0012(4)(d), Title 6 requires cities and counties to define the boundaries of Centers for which they have adopted urban land use plan designations in their comprehensive plans. To enhance the intended role of the Centers, Corridors, Main Streets and Station Communities in the region, Title 6 also calls for voluntary actions and investments by cities and counties, complemented by regional investments, ~~to enhance this role.~~ A “regional investment” is: an investment in a new high-capacity transit line; or a designated a-regional investment in a grant or funding program that is either administered by Metro or subject to Metro’s approval. [Ord. 97-715B, Sec. 1. Ord. 98-721A, Sec. 1. Ord. 02-969B, Sec. 7. Ord. 10-1244B, Sec. 5.]

3.07.615 Adoption of Boundaries for Centers

- (a) By December 31, 2025, each city and county must adopt boundaries for all Centers identified on the 2040 Growth Concept Map for which the city or county has adopted urban land use designations in their comprehensive plan, unless portions of the Center have boundaries already adopted by another city or county with planning jurisdiction for the Center.
- (b) Each city and county must adopt boundaries for any other Center identified on Metro’s 2040 Growth Concept Map when the city or county designates the area of that Center for urban land uses in their comprehensive plan, unless portions of the Center have boundaries already adopted by another city or county with planning jurisdiction for the Center.
- (c) Identified boundaries for Centers that are adopted pursuant to Section 3.07.615 must be located in the general area of the Center as identified on the 2040 Growth Concept Map.

- (d) By February 1, 2026, cities and counties must identify to Metro the boundaries of each Center that they have adopted pursuant to Section 3.07.615 as of December 31, 2025. After December 31, 2025, cities and counties must notify Metro of any new or revised Center boundaries within 31 days of adopting those new or revised Center boundaries.
- (e) Cities and counties must comply with the requirements of this section notwithstanding the generally applicable two-year functional plan compliance deadline in Subsection 3.07.810(b).

3.07.620 Actions and Investments in Centers, Corridors, Station Communities and Main Streets

- (a) In order to be eligible for a regional investment in a Center, Corridor, Station Community or Main Street, or a portion thereof, a city or county ~~shall~~ must take the following actions:
 - (1) Establish a boundary for the Center, Corridor, Station Community or Main Street, or portion thereof, pursuant to ~~subsection~~ Subsection 3.07.620(b);
 - (2) Perform an assessment of the Center, Corridor, Station Community or Main Street, or portion thereof, pursuant to ~~subsection~~ Subsection 3.07.620(c); and
 - (3) Adopt a plan of actions and investments to enhance the Center, Corridor, Station Community or Main Street, or portion thereof, pursuant to ~~sub~~ Subsection 3.07.620(d).
- (b) The boundary of a Center, Corridor, Station Community or Main Street, or portion thereof, ~~shall~~ must:
 - (1) Be consistent with the general location shown in the RFP 2040 Growth Concept Map except, for a proposed new Station Community, be consistent with Metro's land use final order for a light rail transit project;
 - (2) For a Corridor with existing high-capacity transit service, include at least those segments of the Corridor that pass through a Regional Center or Town Center;
 - (3) For a Corridor designated for future high-capacity transit in the RTP, include the area identified during the system expansion planning process in the RTP; and
 - (4) Be adopted and may be revised by the city council or county board following notice of the proposed boundary action to the Oregon Department of Transportation and to Metro in the manner set forth in ~~subsection~~ Subsection 3.07.820(a) ~~of section 3.07.820~~ of this chapter.
- (c) An assessment of a Center, Corridor, Station Community or Main Street, or portion thereof, ~~shall~~ must analyze the following:
 - (1) Physical and market conditions in the area;

- (2) Physical and regulatory barriers to mixed-use, pedestrian-friendly and transit-supportive development in the area;
 - (3) The city or county development code that applies to the area to determine how the code might be revised to encourage mixed-use, pedestrian-friendly and transit-supportive development;
 - (4) Existing and potential incentives to encourage mixed-use pedestrian-friendly and transit-supportive development in the area; and
 - (5) For Corridors and Station Communities in areas shown as Industrial Area or Regionally Significant Industrial Area under Title 4 of this chapter, barriers to a mix and intensity of uses sufficient to support public transportation at the level prescribed in the RTP.
- (d) A plan of actions and investments to enhance the Center, Corridor, Station Community or Main Street ~~shall~~must consider the assessment completed under ~~subsection~~Subsection 3.07.620(c) and include at least the following elements:
- (1) Actions to eliminate, overcome or reduce regulatory and other barriers to mixed-use, pedestrian-friendly and transit-supportive development;
 - (2) Revisions to its comprehensive plan and land use regulations, if necessary, to allow:
 - (A) In Regional Centers, Town Centers, Station Communities and Main Streets, the mix and intensity of uses specified in ~~section~~Section 3.07.640; and
 - (B) In Corridors and those Station Communities in areas shown as Industrial Area or Regionally Significant Industrial Area in Title 4 of this chapter, a mix and intensity of uses sufficient to support public transportation at the level prescribed in the RTP;
 - (3) Public investments and incentives to support mixed-use pedestrian-friendly and transit-supportive development; and
 - (4) A plan to achieve the non-SOV mode share targets, adopted by the city or county pursuant to ~~subsections~~Subsections 3.08.230(a) and (b) of the RTFP, that includes:
 - (A) The transportation system designs for streets, transit, bicycles and pedestrians consistent with Title 1 of the RTFP;
 - (B) A transportation system or demand management plan consistent with ~~section~~Section 3.08.160 of the RTFP; and
 - (C) A parking management program for the Center, Corridor, Station Community or Main Street, or portion thereof, consistent with ~~section~~Section 3.08.410 of the RTFP.
- (e) A city or county that has completed all or some of the requirements of ~~subsections~~Subsections 3.07.620(b), (c), and (d) may seek recognition of that compliance from Metro by written request to the COO.

- (f) Compliance with the requirements of this section is not a prerequisite to:
 - (1) Investments in Centers, Corridors, Station Communities or Main Streets that are not regional investments; or
 - (2) Investments in areas other than Centers, Corridors, Station Communities and Main Streets. [Ord. 97-715B, Sec. 1. Ord. 98-721A, Sec. 1. Ord. 02-969B, Sec. 7. Ord. 10-1244B, Sec. 5.]

3.07.630 Eligibility Actions for Lower Mobility Standards and Trip Generation Rates

- (a) A city or county is eligible to use the higher volume-to-capacity standards in Table 7 of the 1999 Oregon Highway Plan when considering an amendment to its comprehensive plan or land use regulations in a Center, Corridor, Station Community or Main Street, or portion thereof, if it has taken the following actions:
 - (1) Established a boundary pursuant to ~~subsection (b) of~~ Subsection 3.07.620(b); and
 - (2) Adopted land use regulations to allow the mix and intensity of uses specified in ~~section~~ Section 3.07.640.
- (b) A city or county is eligible for an automatic reduction of 30 percent below the vehicular trip generation rates reported by the Institute of Traffic Engineers when analyzing the traffic impacts, pursuant to OAR 660-012-0060, of a plan amendment in a Center, Corridor, Main Street or Station Community, or portion thereof, if it has taken the following actions:
 - (1) Established a boundary pursuant to ~~subsection (b) of~~ Subsection 3.07.620(b);
 - (2) Revised its comprehensive plan and land use regulations, if necessary, to allow the mix and intensity of uses specified in ~~section~~ Section 3.07.640 and to prohibit new auto-dependent uses that rely principally on auto trips, such as gas stations, car washes and auto sales lots; and
 - (3) Adopted a plan to achieve the non-SOV mode share targets adopted by the city or county pursuant to ~~subsections~~ Subsections 3.08.230 (a) and (b) of the RTFP, that includes:
 - (A) Transportation system designs for streets, transit, bicycles and pedestrians consistent with Title 1 of the RTFP;
 - (B) A transportation system or demand management plan consistent with ~~section~~ Section 3.08.160 of the RTFP; and
 - (C) A parking management program for the Center, Corridor, Station Community or Main Street, or portion thereof, consistent with section 3.08.410 of the RTFP. [Ord. 97-715B, Sec. 1. Ord. 98-721A, Sec. 1. Ord. 02-969B, Sec. 7. Ord. 10-1244B, Sec. 5.]
- (c) (C)

3.07.640 Activity Levels for Centers, Corridors, Station Communities and Main Streets

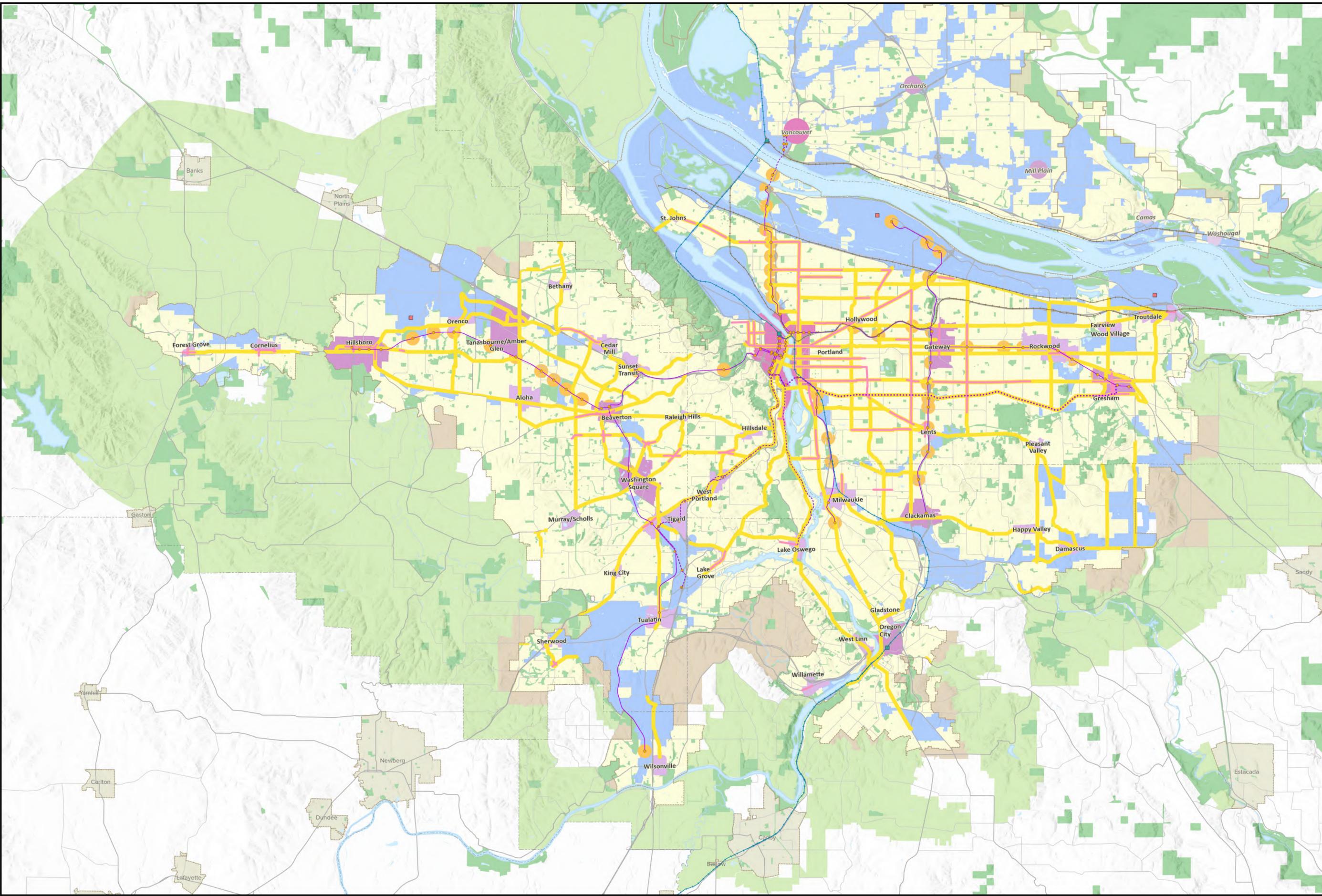
- (a) A-Centers, Corridors, Station Communities and Main Streets need a critical number of residents and workers to be vibrant and successful. The following average number of residents and workers per acre is recommended for each:
 - (1) Central City - 250 persons
 - (2) Regional Centers - 60 persons
 - (3) Station Communities - 45 persons
 - (4) Corridors - 45 persons
 - (5) Town Centers - 40 persons
 - (6) Main Streets - 39 persons
- (b) Centers, Corridors, Station Communities and Main Streets need a mix of uses to be vibrant and walkable. The following mix of uses is recommended for each:
 - (1) The amenities identified in the most current version of the *State of the Centers: Investing in Our Communities*, such as grocery stores and restaurants;
 - (2) Institutional uses, including schools, colleges, universities, hospitals, medical offices and facilities;
 - (3) Civic uses, including government offices open to and serving the general public, libraries, city halls and public spaces.
- (c) Centers, Corridors, Station Communities and Main Streets need a mix of housing types to be vibrant and successful. The following mix of housing types is recommended for each:
 - (1) The types of housing ~~listed in the~~ identified as “needed housing” statute, in ORS 197.303(1)(a)-(e);
 - (2) The types of housing identified in the city’s or county’s housing need analysis ~~done completed~~ pursuant to ORS 197.296 or ~~statewide~~ Statewide planning Planning Goal 10 (Housing); and
 - (3) Accessory dwellings pursuant to ~~section~~ Section 3.07.120 of this chapter. [Ord. 97-715B, Sec. 1. Ord. 98-721A, Sec. 1. Ord. 02-969B, Sec. 7. Ord. 10-1244B, Sec. 5. Ord. 15-1357.]

3.07.650 Centers, Corridors, Station Communities and Main Streets Map

- (a) The 2040 Growth Concept Map’s depiction of Centers, Corridors, Station Communities and Main Streets Map is incorporated in this title as the “Title 6 Centers, Corridors, Station Communities and Main Streets Map” and is Metro’s ~~official depiction~~ representation of their boundaries. The map shows the boundaries established pursuant to this title.

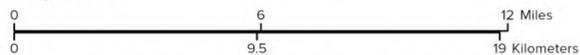
- (b) A city or county may revise the boundary of a Center, Corridor, Station Community or Main Street so long as the boundary is consistent with the general location on the 2040 Growth Concept Map in the RFP and the revision is made consistent with all other requirements of this title. The city or county ~~shall~~ must provide notice of its proposed revision as prescribed in ~~subsection~~ Subsection (b) of section 3.07.620(b).
- (c) The COO ~~shall~~ must revise the Title 6 Centers, Corridors, Station Communities and Main Streets Map, as well as the 2040 Growth Concept Map and any other relevant maps, by order to conform ~~the~~ such maps to establishment or revision of a boundary under this title. [Ord. 02-969B, Sec. 7; Ord. 10-1244B, Sec. 5; Ord. 11-1264B, Sec. 1.]

Title 6 Centers, Corridors, Station Communities and Main Streets Map as of April 1, 2021 [COO Order 12-073. Ord. 14-1336. COO Order 21-001.]



2040 Growth Concept Map

May 2023



Metro cannot accept any responsibility for errors, omissions, or positional accuracy. There are no warranties, expressed or implied, including the warranty of merchantability or fitness for a particular purpose, accompanying this product.

The Metro 2040 Growth Concept defines the form of regional growth and development for the Portland metropolitan region. The Growth Concept was adopted in December 1995 through the Region 2040 planning and public involvement process. This concept is intended to provide long-term growth management of the region.

The map highlights elements of parallel planning efforts including: the 2018 Regional Transportation Plan that outlines investments in multiple modes of transportation, and a commitment to local policies and investments that will help the region better accommodate growth within its centers, corridors and employment areas.

- Central city
- Regional center
- Town center
- Station communities
- Main streets
- Corridors
- Employment land
- Parks and natural areas
- Neighborhood
- Rural reserve
- Urban reserve
- Urban growth boundaries
- Existing high capacity transit
- - - Planned high capacity transit
- · · Proposed high capacity transit tier 1
- Mainline freight
- High speed rail (proposed)
- - - County boundaries
- Neighboring cities
- Airports
- Intercity rail terminal

For more information on these initiatives, visit <http://www.oregonmetro.gov/2040>



EXHIBIT PC-3 – DRAFT PC TRANSMITTAL LETTER TO CITY COUNCIL

Memorandum

Date: October 16, 2025
To: West Linn City Council
From: West Linn Planning Commission
Subject: PLN-25-03 Recommendation – Bolton and Willamette Town Center Adoption

The Planning Commission held a legislative public hearing on October 15, 2025, for the purpose of making a recommendation to the City Council on adoption of proposed amendments to the West Linn Comprehensive Plan. The amendments will adopt the Bolton and Willamette Town Center Boundary Maps in order to implement Climate Friendly and Equitable Communities (CFEC) rules codified in Oregon Administrative Rules Chapter 660 Division 12 and the Metro Urban Growth Management Functional Plan.

In 2022, the City Council directed the Planning Commission to act as the working group for CFEC implementation and recommend necessary amendments for compliance. The Planning Commission held a work session on August 20, 2025 to review draft documents and make changes before bringing the amendments into the legislative adoption process.

After conducting the public hearing, the Commission deliberated and voted # to # to recommend City Council adopt (or adopt with changes or not adopt) the proposal as presented (with the following changes or explain not adopt recommendation). Written testimony was submitted by # community members and # community members provided oral testimony at the public hearing.

The primary topics of the testimony included:

- Topic 1
- Topic 2
- Topic 3
- Etc.

Respectfully,

Joel Metlen
Chair, West Linn Planning Commission

EXHIBIT PC-4 – AFFIDAVIT AND NOTICE PACKET

**AFFIDAVIT OF NOTICE
LEGISLATIVE DECISION**

We, the undersigned, certify that, in the interest of the party (parties) initiating a proposed legislative change, the following took place on the dates indicated below:

PROJECT

File No.: **PLN-25-03**
 Project: **Metro Town Center Boundaries**
 Planning Commission Hearing: **October 15, 2025**
 City Council Hearing: **December 9, 2025**

MAILED NOTICE

Notice of Upcoming Planning Commission and City Council Hearings was mailed at least 10 days before the Planning Commission and City Council hearings, per Section 98.070 and 98.080 of the Community Development Code to:

ODOT	09/26/25	<i>Lynn Schroder</i>
METRO	By email	<i>Lynn Schroder</i>
TRIMET	09/26/25	<i>Lynn Schroder</i>
Clackamas County Planning Department	09/26/25	<i>Lynn Schroder</i>
City of Oregon City	09/26/25	<i>Lynn Schroder</i>
City of Lake Oswego	09/26/25	<i>Lynn Schroder</i>
All Neighborhood Associations	09/26/25	<i>Lynn Schroder</i>
Stafford-Tualatin CPO	By email	<i>Lynn Schroder</i>
West Linn-Wilsonville SD	09/26/25	<i>Lynn Schroder</i>
West Linn Chamber of Commerce	09/26/25	<i>Lynn Schroder</i>
Director, Dept. of Land Conservation and Development	09/26/25	<i>Lynn Schroder</i>

EMAILED NOTICE

Notice of Upcoming Planning Commission and Council hearings was emailed at least 10 days before the decision date to:

All Neighborhood Association	09/25/25	<i>Lynn Schroder</i>
Persons Requesting Notification -PC agenda distribution list	09/25/25	<i>Lynn Schroder</i>
Metro land use notification	09/25/25	<i>Lynn Schroder</i>
Stafford-Tualatin CPO	09/26/25	<i>Lynn Schroder</i>

WEBSITE

Notice of upcoming Planning Commission and City Council hearings posted on City's website 20 days before the hearings, per CDC Section 98.070.C.6.

09/26/25	<i>Lynn Schroder</i>
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TIDINGS

Notice of the Planning Commission and City Council hearings was posted in the West Linn Tidings at least 10 days before the Planning Commission hearing, per Section 98.070 and 98.080 of the CDC.

10/1/25	<i>Lynn Schroder</i>
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PLANNING COMMISSION STAFF REPORT

The proposed amendments and staff report were posted on the website and provided to Planning Commissioners at least 10 days before the hearing, per Section 98.040 of the CDC.

10/2/2025	<i>Darren Wyss</i>
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**CITY OF WEST LINN
PUBLIC HEARING NOTICE
PLN-25-03**

**TO ADOPT THE METRO 2040 GROWTH CONCEPT MAP TOWN CENTER BOUNDARIES AS TEXT
AMENDMENTS TO WEST LINN COMPREHENSIVE PLAN GOAL 2: LAND USE PLANNING TO COMPLY
WITH THE CLIMATE FRIENDLY AND EQUITABLE COMMUNITIES REQUIREMENTS FOUND IN OREGON
ADMINISTRATIVE RULES CHAPTER 660 DIVISION 12**

The West Linn Planning Commission will hold a hybrid public hearing on **Wednesday, October 15, 2025 at 6:00pm** in the Council Chambers of City Hall, 22500 Salamo Road, West Linn, to consider adopting text amendments to West Linn Comprehensive Plan Goal 2: Land Use Planning. The purpose of the proposal is to comply with the Climate Friendly and Equitable Communities program and the associated state statutes and administrative rules.

Following the Planning Commission hearing, the Commission will make a recommendation to the City Council. The Council will decide on the proposal following a hybrid public hearing on **Tuesday, December 9, 2025 at 6:00pm** in the Council Chambers of City Hall.

At least 10 days before the hearings, a copy of the proposed amendments and associated staff report will be available for inspection at no cost at City Hall and on the City website <https://westlinnoregon.gov/projects>. Alternately, copies may be obtained for a minimal charge per page.

The hybrid hearings will be conducted in accordance with the rules of CDC Chapters 98 and 105. The public can attend in person or watch the meeting online at <https://westlinnoregon.gov/meetings> or Cable Channel 30.

The Commission and Council will receive a staff presentation and invite oral and written testimony at public hearings. The Body may continue the public hearing to another meeting to obtain additional information, leave the record open, or close the public hearing and take action on the proposed amendments as provided by state law.

Anyone wishing to present written testimony for consideration should submit all materials before 12:00 pm on the meeting day or in-person at the hearing. Persons interested in party status must establish standing by submitting oral or written testimony before or at the public hearings. Written comments may be submitted to dwyss@westlinnoregon.gov. Failure to raise an issue in person or by letter before the close of the hearing, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes an appeal to the Land Use Board of Appeals (LUBA) based on that issue.

To participate remotely during the meeting, please complete the form at: <https://westlinnoregon.gov/citycouncil/meeting-request-speak-signup> by 4:00 pm on the meeting day. Staff will email a Webex invitation before the meeting. If you do not have email access, please call 503-742-6061 for assistance 24 hours before the meeting. If you require special assistance under the Americans with Disabilities Act, please call City Hall 48 hours before the meeting date 503-657-0331.

For further information, please contact Darren Wyss, Principal Planner, at City Hall, 22500 Salamo Road, West Linn, OR 97068, (503)742-6064 or dwyss@westlinnoregon.gov.

Agenda Bill 2025-12-09-04

Date Prepared: November 24, 2025

For Meeting Date: December 9, 2025

To: Rory Bialostosky, Mayor
West Linn City Council

Through: John Williams, City Manager *JRW*

From: Steve Koper, CD Director *SK*
Aaron Gudelj, Associate Planner

Subject: Proposed Annexation of 1.3 Acres at Tax Lot Number 21E25CC00300 (Adjacent to 3945 S. Parker Road)

Purpose:

The owners of the property at Tax lot 00300, Clackamas County Assessor Map 21E25CC have petitioned for annexation to the City of West Linn.

Question(s) for Council:

Step 1: Land Use Decision

1. Does the petition for annexation meet the criteria in CDC Chapter 81 for approval of the land use decision to assign a zoning designation of Residential, R-7?

Step 2: Policy Decision

1. Does the City Council wish to annex the properties (Tax lot 00300, Clackamas County Assessor Map 21E25CC00300)?
2. Does the City Council wish to hold an advisory vote prior to annexation?

Public Hearing Required:

Yes

Background & Discussion:

The applicant has petitioned for the annexation of the property at Tax Lot Number 21E25CC00300 into the West Linn city limits. The property is 1.3 acres and is surrounded by properties already annexed into the city limits. The properties are located within the Metro Urban Growth Boundary.

The applicant has requested a City zoning designation of Residential, R-7, which is consistent with the surrounding neighborhood of single-family homes. The property is currently vacant excluding a single-story shed-like structure on the property. All necessary utilities are available to serve the property via Roxbury Drive. In addition, all adopted long-range utility and transportation plans account for the existing and potential development on the property.

1.

Annexations require a two-step process. Both steps can occur at the same public hearing date. Step 1 is a land use decision where City Council applies a City zoning designation to the properties. Step 2

is a policy decision where the City Council has discretion to approve/deny the petition for annexation, either with or without sending the request to an advisory vote.

Budget Impact:

The annexation would bring the property onto the City tax roll and make it subject to City fees and assessments.

Sustainability Impact:

The annexed property would contribute to the City tax base and would begin paying for services they may already be using (streets, parks, etc.).

Council Options:

Step 1: Land Use Decision

1. Approve the land use application for annexation with a Residential, R-7 zoning designation.
2. Deny the land use application and end consideration of annexation of the properties.

Step 2: Policy Decision

1. Approve the petition for annexation of Tax Lot Number 21E25CC00300.
2. Decline the petition for annexation of Tax Lot Number 21E25CC00300.
3. Consider a resolution placing the annexation petition on a ballot for an advisory vote.

Staff Recommendation:

Step 1: Land Use Decision

Staff recommends the Council approve the land use application for annexation with a Residential, R-7 zoning designation.

Step 2: Policy Decision

Staff recommends the Council approve the annexation petition, without an advisory vote, consistent with recent Council decisions on small island annexations, and bring the property into both the West Linn City Limits and the Tri-City Service District and withdraw the property from the Clackamas County Enhanced Law Enforcement District.

Potential Motion:

Step 1: Land Use Decision

“I move to approve First Reading for Ordinance 1767, “An Ordinance Establishing the Zoning Designation as Residential, R-7 Upon Annexation of Tax Lot 00300, Clackamas County Assessor Map 21E25CC”, and set the matter for Second Reading.

If approved unanimously, please complete the Second Reading.

“I move to approve Second Reading for Ordinance 1767, “An Ordinance Establishing the Zoning Designation as Residential, R-7 Upon Annexation of Tax Lot 00300, Clackamas County Assessor Map 21E25CC”, and adopt the ordinance.

Step 2: Policy Decision

“I move to approve First Reading for Ordinance 1768, “An Ordinance Approving the Annexation of Real Property Located in Tax lot 00300, Clackamas County Assessor Map 21E25CC; Removing the Property from Special Districts; and Adding the Property to Special Districts” and set the matter for Second Reading.

If approved unanimously, please complete the Second Reading.

“I move to approve Second Reading for Ordinance 1768, “An Ordinance Approving the Annexation of Real Property Located in Tax Lot 00300, Clackamas County Assessor Map 21E25CC; Removing the Property from Special Districts; and Adding the Property to Special Districts” and adopt the ordinance.

Attachments:

1. Ordinance 1767 – Establishing a Zoning Designation of Residential, R-7
2. Ordinance 1768 – Approving Annexation of Real Property
3. Staff Report and Findings (ANX-25-01)

ORDINANCE NO. 1767

**AN ORDINANCE ESTABLISHING THE ZONING DESIGNATION AS RESIDENTIAL, R-7
UPON ANNEXATION OF TAXLOT 00300, CLACKAMAS COUNTY ASSESSOR MAP 21E25CC**

WHEREAS, the 1.3 acres of real property in Tax lot 00300, Clackamas County Assessor Map 21E25CC ("Property"), and further described in Exhibit A, which is attached and incorporated by this reference, is located within the Metro Urban Growth Boundary and is eligible for annexation into the City of West Linn; and

WHEREAS, the Applicants sought annexation of the Property into West Linn, Oregon, with a designation of Residential, R-7; and

WHEREAS, the West Linn Comprehensive Plan contemplates the annexation of the Property and designates it as low density residential; and

WHEREAS, notice was given and the West Linn City Council conducted a public hearing on December 9, 2025, to consider Step 1 and establish a Property zoning designation of Residential, R-7; and

WHEREAS, the addition of property to the City requires modifying the Zoning Map, which must be done by ordinance; and

WHEREAS, the City Council may choose not to annex the Property during Step 2, the policy decision regarding the proposed annexation, negating the need for this Ordinance to become effective.

NOW, THEREFORE, THE CITY OF WEST LINN ORDAINS AS FOLLOWS:

SECTION 1. Zoning designation and map amendment. The Property shall be zoned Residential, R-7. The Zoning Map shall be amended to include the Property within the City limits and depict the Property with an R-7 zoning designation, as shown on Exhibit B, which is attached and incorporated by this reference.

SECTION 2. Effective Date. This ordinance shall only take effect on the 30th day after the passage of Ordinance 1701 (step 2) approving the annexation of the Property.

The foregoing ordinance was first read by title only in accordance with Chapter VIII, Section 33(c) of the City Charter on the 9th day of December, 2025, and duly PASSED and ADOPTED this _____ day of _____, 2025.

RORY BIALOSTOSKY, MAYOR

ATTEST:

KATHY MOLLUSKY, CITY RECORDER

APPROVED AS TO FORM:

KAYLIE KLEIN, CITY ATTORNEY

EXHIBIT A
ORDINANCE NO. 1767



ANDY PARIS & ASSOCIATES, INC
REGISTERED PROFESSIONAL LAND SURVEYORS

June 8, 2025
Project No. 25076

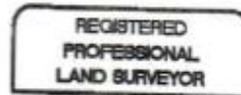
Page 1 of 1

EXHIBIT ' C '
LEGAL DESCRIPTION: TRACT 1

Being portions of those tracts of lands as described in Fee Numbers. 2019-072494 & 2023-006464, Clackamas County deed records, situated in the Julia Ann Lewis Donation Land Claim No. 54, in the Southwest One-Quarter of Section 25, Township 2 South, Range 1 East, of the Willamette Meridian, Clackamas County, Oregon, being more particularly described as follows:

BEGINNING AT a point on the northeasterly line of said Julia Ann Lewis Donation Land Claim (DLC) No. 54, being 3206.44 feet southeasterly of the northerly corner thereof, which point is the northeast corner of said Fee No. 2019-072494, and the northwest corner of "KNOLLCREST" (Plat No. 4627), Clackamas County plat records, which point bears S23°39'45"W 0.16 feet from a found 5/8-inch iron rod with a yellow plastic cap marked "AKS ENGR"; thence along said northeasterly DLC line, N61°15'53"W a distance of 188.71 feet to the northwest corner of said Fee No. 2019-072494, being also the northeast corner of Fee No. 2023-006357, a found 5/8-inch iron rod with a yellow plastic cap marked "LOVE LS747" bears N23°42'49"E 0.22 feet; then leaving said DLC-line, and running along the common line of said Fee Numbers 2019-072494, 2023-006464, & 2023-006357, S23°42'49"W a distance of 256.67 feet to a set 5/8-inch iron rod with a yellow plastic cap marked "ANDY PARIS & ASSOC INC" on the westerly line of said Fee No. 2023-006464; thence leaving westerly line, S61°16'29"E a distance of 69.37 feet to a set 5/8-inch iron rod with a yellow plastic cap marked "ANDY PARIS & ASSOC INC"; thence N23°42'39"E a distance of 3.26 feet to a set 5/8-inch iron rod with a yellow plastic cap marked "ANDY PARIS & ASSOC INC"; thence S61°16'29"E a distance of 25.03 feet to a set 5/8-inch iron rod with a yellow plastic cap marked "ANDY PARIS & ASSOC INC" on the easterly line of said Fee No. 2023-006464; thence along the easterly line thereof, S23°42'49"W a distance of 85.39 feet to a set 5/8-inch iron rod with a yellow plastic cap marked "ANDY PARIS & ASSOC INC"; thence leaving said easterly line, S61°16'29"E a distance of 94.62 feet to the easterly line of said Fee No. 2019-072494, being coincident with the westerly line of said "KNOLLCREST", said point being marked with a set 5/8-inch iron rod with a yellow plastic cap marked "ANDY PARIS & ASSOC INC"; thence along said westerly line, N23°39'45"E a distance of 338.78 feet to the POINT OF BEGINNING.

Containing 55,934 square feet. (1.284 acres more or less)



RENEWS 12/31/2026

15450 BOONES FERRY RD, SUITE 7, LAKE OSWEGO, OR 97031
PHONE: 503-636-3341 • WWW.ANDYPARIS.COM

RECEIVED
CLACKAMAS
SEP - 9 2025
COUNTY
ASSESSOR

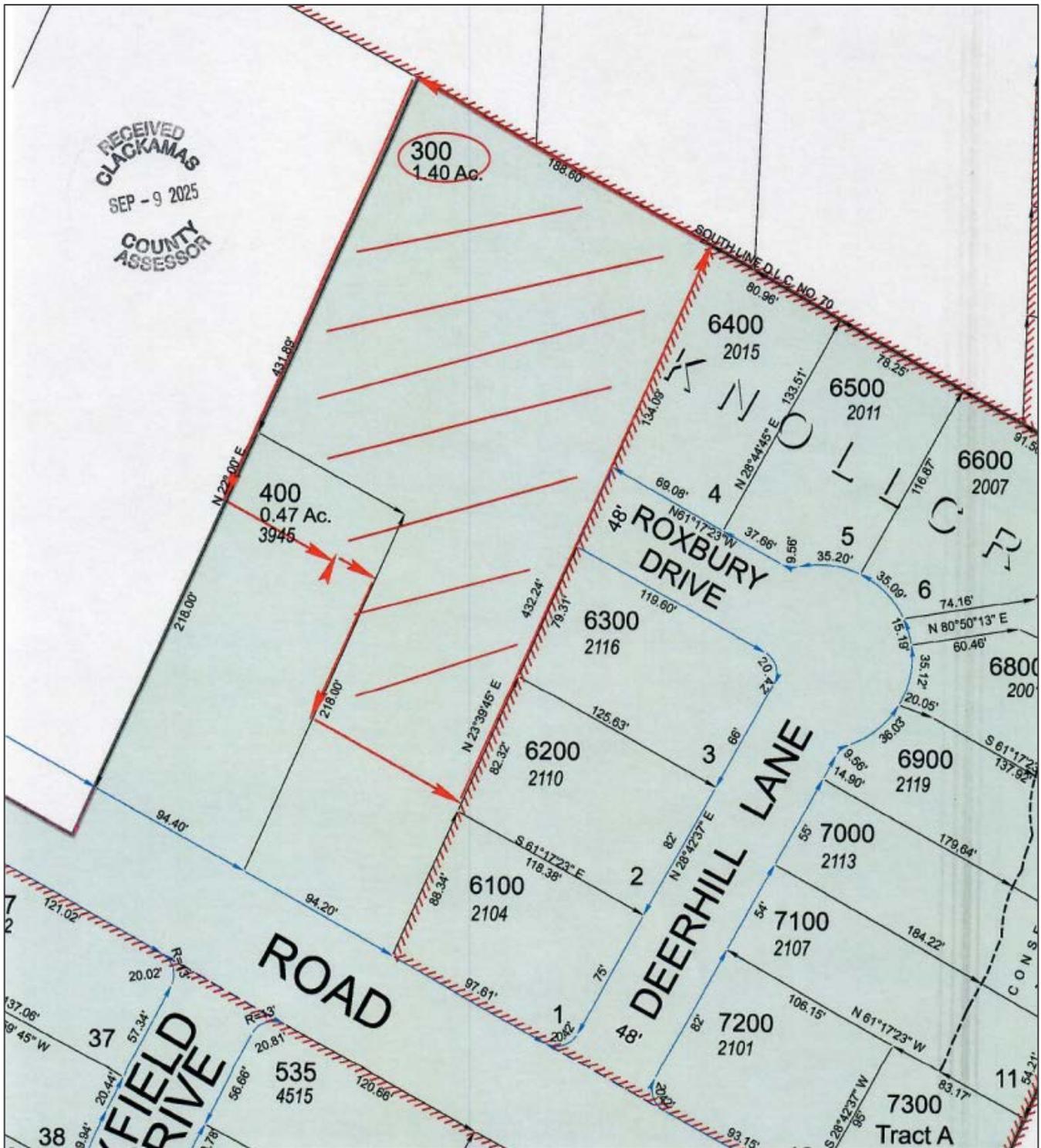


EXHIBIT B
ZONING MAP: ORDINANCE 1767



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

Addresses

dissolved 0-5K

Points of Interest

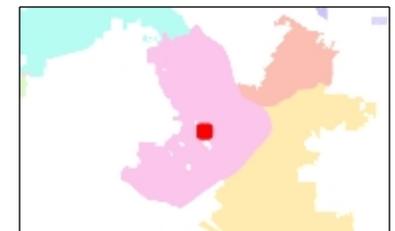
- Fire Station
- City Hall
- Police Station
- Public School

Named Parks and OS

0 0.03 0.06 Miles



1: 2,257



Notes

This map was automatically generated using Geocortex Essentials.



ORDINANCE NO. 1768

AN ORDINANCE APPROVING THE ANNEXATION OF REAL PROPERTY LOCATED IN TAXLOT 00300, CLACKAMAS COUNTY ASSESSOR MAP 21E25CC; REMOVING THE PROPERTY FROM SPECIAL DISTRICTS

WHEREAS, the 1.3 acres of real property in Tax lot 00300, Clackamas County Assessor Map 21E25CC ("Property") is located within the Metro Urban Growth Boundary and are eligible for annexation into the City of West Linn; and

WHEREAS, the Applicants sought annexation of the Property into West Linn, Oregon, with a zoning designation of Residential, R-7; and

WHEREAS, notice was given and the West Linn City Council held a public hearing on December 9, 2025, to consider Ordinance 1767 establishing a Property zoning designation of Residential, R-7 and Ordinance 1768; and

WHEREAS, the City of West Linn public facility plans anticipate annexation of this area and can accommodate serving the Property; and

WHEREAS, the West Linn City Council approved Ordinance 1767, the land use decision establishing a Residential, R-7 zoning designation for the Property; and

WHEREAS, the City of West Linn is authorized by Oregon Revised Statute 222.120(5) and 222.520 to withdraw property which currently lies within the boundary of the Clackamas County Enhanced Law Enforcement District; and

WHEREAS, pursuant to Oregon Revised Statute 222.524, the City of West Linn must declare withdrawal of the Property from the Clackamas County Enhanced Law Enforcement District to serve the Property; and

WHEREAS, the annexation has been processed in accordance with the requirements of Metro Code 3.09, the West Linn Municipal Code, and the West Linn Community Development Code; and

WHEREAS, upon passage of this ordinance, the property owner will request annexation of the Property into the Tri-City Service District, which provides sewer service to all properties connected to the public sewer system in the City.

NOW, THEREFORE, THE CITY OF WEST LINN ORDAINS AS FOLLOWS:

SECTION 1. Annexation. The West Linn City Council approves the annexation of Taxlot 00300, Clackamas County Assessor Map 21E25CC ("Property") and further described in Exhibit A, and withdraws the Property from the Clackamas County Enhanced Law Enforcement District.

SECTION 2. Findings of Fact. The West Linn City Council adopts the Staff Report to the City Council (ANX-25-01) and any supplemental findings, incorporated herein by this reference..

SECTION 3. Implementation. The West Linn City Council directs staff to take all necessary measures to implement the annexation, including filing with utilities, Metro, County, and State agencies as required

by law.

SECTION 4. Severability. The sections, subsections, paragraphs and clauses of this ordinance are severable. The invalidity of one section, subsection, paragraph, or clause shall not affect the validity of the remaining sections, subsections, paragraphs and clauses.

SECTION 5. Effective Date. This ordinance shall take effect on the 30th day after its passage.

The foregoing ordinance was first read by title only in accordance with Chapter VIII, Section 33(c) of the City Charter on the 9th day of December, 2025, and duly PASSED and ADOPTED this _____ day of _____, 2025.

RORY BIALOSTOSKY, MAYOR

ATTEST:

KATHY MOLLUSKY, CITY RECORDER

APPROVED AS TO FORM:

KAYLIE KLEIN, CITY ATTORNEY

EXHIBIT A
ORDINANCE NO. 1768

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ASSESSOR

ANDY PARIS & ASSOCIATES, INC.
REGISTERED PROFESSIONAL LAND SURVEYORS

June 8, 2025
Project No. 25076

Page 1 of 1

EXHIBIT ' C '
LEGAL DESCRIPTION: TRACT 1

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Containing 55,934 square feet. (1.284 acres more or less)

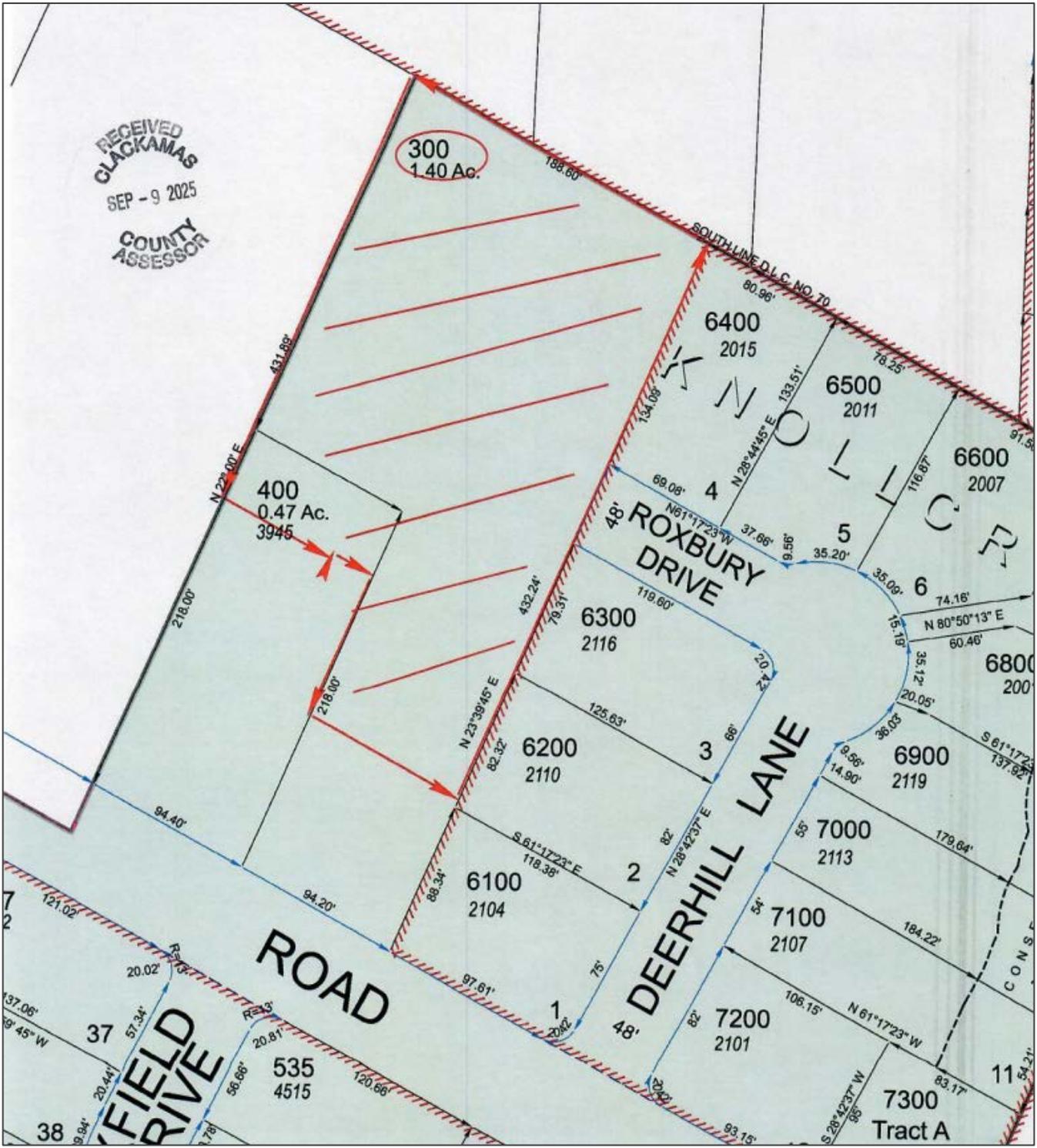
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Brian Leggs
OREGON
SEPTEMBER 10, 2019
BRIAN LEGGS
77667PLS

RENEWS 12/31/2026

15450 BOONES FERRY RD, SUITE 7, LAKE OSWEGO, OR, 97031
PHONE: 503-636-3341 • WWW.ANDYPARIS.COM

RECEIVED
CLACKAMAS
SEP - 9 2025
COUNTY
ASSESSOR





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

Addresses

dissolved 0-5K

Points of Interest

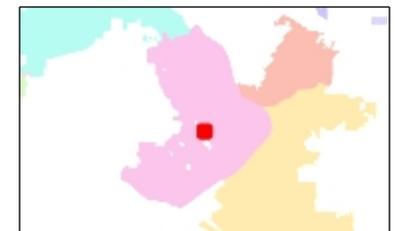
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- City Hall
- Police Station
- Public School

Named Parks and OS

0 0.03 0.06 Miles

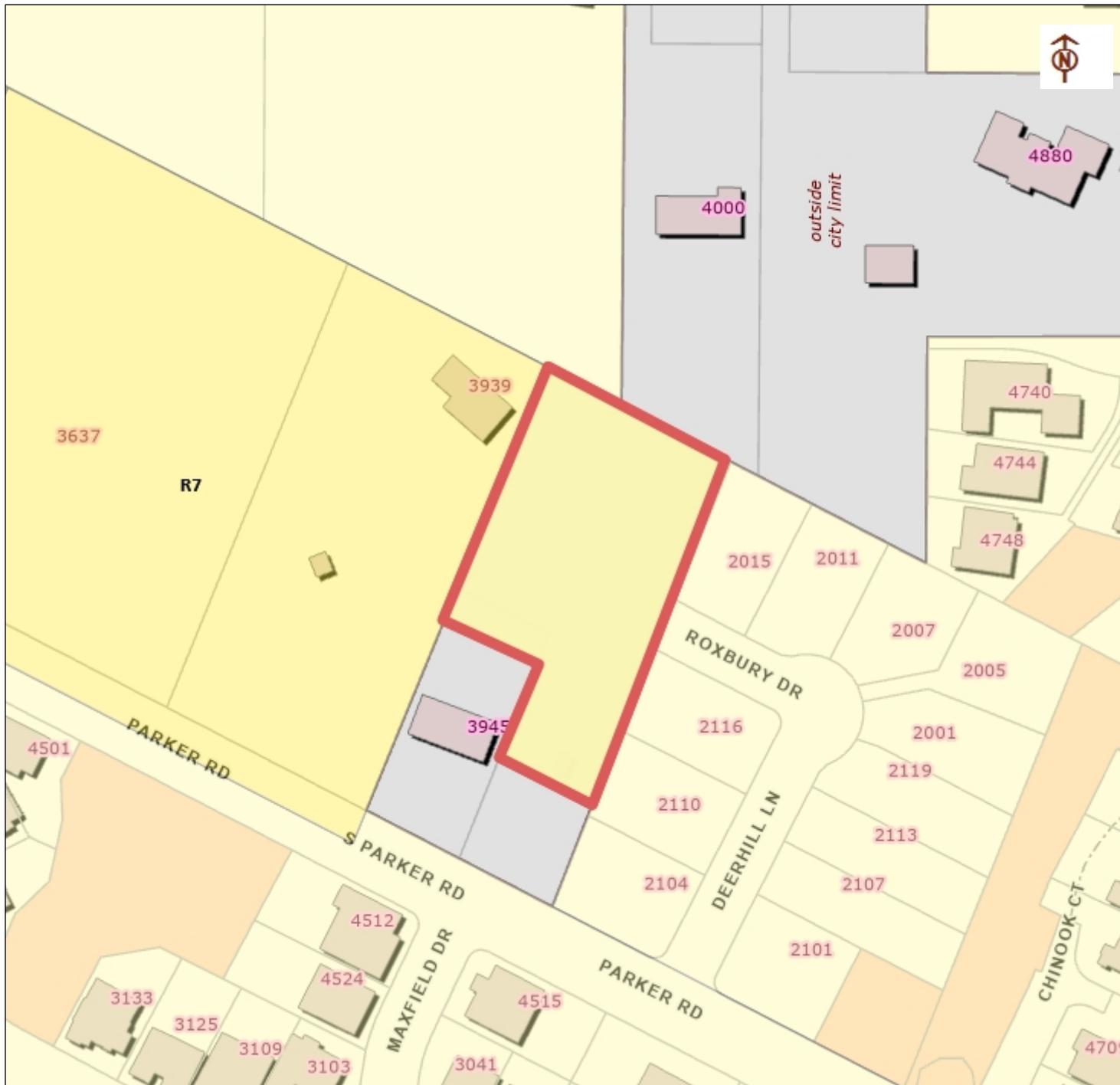


1: 2,257



Notes

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CITY OF West Linn

STAFF REPORT FOR THE CITY COUNCIL

FILE NUMBER: ANX-25-01

HEARING DATE: December 9, 2025

REQUEST: Annexation of 1.3 acres at Tax Lot Number 21E25CC00300

APPROVAL CRITERIA: Community Development Code (CDC) Chapter 81, West Linn Municipal Code (WLMC) 2.920-2.930, Metro Code 3.09, and Oregon Revised Statute 22.050 and 222.750.

STAFF REPORT PREPARED BY: Aaron Gudelj, Associate Planner

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GENERAL INFORMATION

- APPLICANT:** Blue Palouse Properties
333 S. State Street, Suite V452
Lake Oswego, OR 97034
- OWNER:** Gary Randall
4201 W Bolton Road
Eagle, ID 83616
- SITE LOCATION:** Tax Lot Number 21E25CC00300 (no address)
- DESCRIPTION:** Clackamas County Assessor Map
2S 1E 25CC tax lot 00300
- SITE SIZE:** 55,934 square feet
- COUNTY ZONING:** FU-10: Future Urban 10 Acre (Clackamas County)
- COMPREHENSIVE PLAN DESIGNATION:** Low Density Residential
- PROPOSED ZONING DESIGNATION:** R-7 (Single-Family Residential Detached and Attached: 7,000 square foot minimum lot size)
- PUBLIC NOTICE:** Per ORS 197.763.2.a(A), notice was mailed on November 19, 2025, to satisfy the 20-day notice to all property owners within 500 feet (ORS only requires 100 feet), all West Linn Neighborhood Associations, and all “Necessary Parties” as defined by Metro Code 3.09.020(J). The property was posted with a sign on November 19, 2025. Notice was published in the West Linn Tidings on November 19, 2025, and December 3, 2025.

The affidavit of notice (Exhibit CC-4) validates the notice requirements of Metro Code, CDC, WLMC, and Oregon State statutes have been met.

- PROCESS:** Annexations go through a two-step process. At Council discretion, both steps can be completed on the same hearing date. Step One is a land use decision, as outlined in WLMC 2.920, and determines whether the proposed annexation is consistent with the intent of the West Linn Comprehensive Plan, CDC Chapter 81 and Metro Code 3.09. Step One includes Council assignment of a zoning designation for the property.

Step Two is a legislative or policy decision that applies the standards of WLMC 2.930. During Step Two, the Council, in its discretion may: 1) decide to set a public hearing for the annexation request; 2) delay a public hearing on the requested annexation; or, 3) pass a resolution placing the annexation request on a ballot for an advisory vote.

At the conclusion of Step Two, the Council may approve the 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.

The Council may deny an annexation acting in its legislative capacity even after it has approved the annexation application through the Step One process.

PUBLIC COMMENT: As of November 21, 2025, the City has not received any public comments related to the proposed annexation.

BACKGROUND

The property at Tax Lot Number 21E25CC00300 is approximately 59,934 square feet and is owned by Gary Randall. The subject lot is currently vacant excluding a small shed and is located within the Urban Growth Boundary (UGB) and is primarily surrounded by properties already annexed into West Linn City Limits. Staff notes the 20,333 square foot property at 3945 S. Parker Road is directly adjacent to the subject lot and is not annexed into the City of West Linn at the time of this application. The adjacent property at 3945 S. Parker Road would not be altered by the subject annexation application and would remain within the boundaries of Clackamas County.

Staff also notes that the subject property (Tax Lot 21E25CC00300) and the adjacent property at 3945 S. Parker Road were part of a Lot Line Adjustment with Clackamas County (File No. Z0153-25) which is included as Exhibit CC-2 in this report. The Lot Line Adjustment filed with Clackamas County was an exchange of land between the two lots of approximately 5,666 square feet.

The Step One process will be evaluated at the December 9th, 2025, public hearing. The applicant has requested a West Linn zoning designation of R-7, which is consistent with the Comprehensive Plan designation (Low-Density Residential) and the surrounding neighborhood. The property has access to City utilities – sanitary sewer, water, and stormwater are all available at Roxbury Road in front of the subject lot. The current County zoning designation of Future Urban (FU-10) signifies both the City and County have anticipated the annexation and urban use of this property.

Council has the option to also complete Step Two at the December 9th, 2025, hearing. If Council chooses to delay the Step Two hearing, a date must be selected for that action.

Approval of the annexation will remove them from the Clackamas County Enhanced Law Enforcement District.

RECOMMENDATION

Staff recommends approval of both the Step One “Land Use Decision” (Ordinance 1767) and the Step Two “Policy Decision” (Ordinance 1768) to annex approximately 59,934 square feet at Tax Lot Number 21E25CC00300 into the West Linn City Limits, establish a West Linn zoning designation of R-7, and remove the property from the Clackamas County Enhanced Law Enforcement District.

APPLICABLE CRITERIA AND ASSOCIATED FINDINGS

*West Linn Community Development Code
Chapter 81, Boundary Changes
81.030 Administration and Approval Process*

A. Boundary change proposals shall be considered by the City Council. The Council decision on the proposal shall be considered the final decision for purposes of compliance with Metro Code Chapter 3.09.

Finding 1: The West Linn City Council held a public hearing on December 9th, 2025, to consider annexation of the subject property at Tax Lot Number 21E25CC00300. The City Council decision is the final decision for purposes of compliance with Metro Code Chapter 3.09 (see Findings 16 to 24). The criteria are met.

B. Notice of the Council hearing to consider the boundary change proposal shall follow the procedures of CDC 99.080(D) (quasi-judicial amendments), as well as the uniform notice requirements provided in Metro Code Section 3.09.030.

Finding 2: A public hearing notice was mailed on November 21, 2025, to all property owners within 500-feet of the property to be annexed, to all West Linn Neighborhood Associations, to the West Linn-Wilsonville School District, Metro, Clackamas County, NW Natural, CenturyLink, Comcast, and the Oregon Dept. of Transportation. Notice was posted on the property on November 21, 2025. Notice was published in the West Linn Tidings on November 21, 2025, and December 3, 2025. The West Linn City Council held a public hearing on December 9th, 2025. The criteria are met.

C. A staff report shall be issued prior to the hearing pursuant to the requirements of CDC 99.040 and Metro Code 3.09.050(b).

Finding 3: The Staff Report to the City Council for ANX-25-01 was posted to the City's website on November 28, 2025, 11 days before the public hearing date. The criteria are met.

D. The final decision shall be made by the Council after a public hearing. The decision shall be reduced to writing and shall follow the requirements of CDC 99.110 and uniform hearing requirements of Metro Code Section 3.09.050.

Finding 4: The West Linn City Council held a public hearing on December 9, 2025, to consider annexation of the subject property at Tax Lot Number 21E25CC00300. The City Council decision was reduced in writing and included in Ordinances 1767 and 1768. Please see Findings 16 to 23 for compliance with Metro Code Section 3.09.050. The criteria are met.

E. Should a proposal for annexation of property to the City obtain final approval through this step one process, the proposal will be set on the agenda of a Council meeting for consideration under the step two process as set forth in Section 2.950(2)(b) through (d) of the Municipal Code.

A proposal for any other boundary change shall be considered pursuant to the provisions of State law.

Finding 5: The West Linn City Council held a public hearing on December 9, 2025, for the purpose of considering annexation of the subject property at Tax Lot Number 21E25CC00300. Annexation is a two-step process in the City of West Linn. The City Council decided on Step One by adopting Ordinance 1767 and Step Two by adopting Ordinance 1768. The boundary change was considered pursuant to ORS 222.111. The criteria are 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:

Finding 6: Please see Findings 16 to 24 for compliance with Metro Code Section 3.09.050(D).

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

Finding 7: Please see Findings 10 to 15 for compliance with West Linn Municipal Code Section 2.920 and 2.930 and Finding 8 for compliance with CDC 81.055.

81.055 Zoning Designation

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

COMPREHENSIVE PLAN/LAND USE DESIGNATION	ASSIGNED ZONING DISTRICT
Low Density Residential	R-40, R-20, R-15, R-10 or R-7
Medium Density Residential	R-5 or R-4.5
Medium High Density Residential	R-3 or R-2.1
Mixed Use	MU
Commercial	NC, GC, or OBC
Industrial	GI or CI
Other	FU-10

Finding 8: The West Linn Comprehensive Plan designation for the subject property, and all adjacent properties, is Low Density Residential. Ordinance 1767 recommends West Linn Zoning of R-7; Residential to be applied to the subject property, which is consistent with the Low-Density Residential designation and no comprehensive plan amendment is required. The criteria are met.

Where the 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.*
- B. The existing zoning and development patterns of surrounding properties.*
- C. The capacity of the City to provide road, sanitary sewer, storm drainage, and water service to the site.*

Finding 9: The property has a moderate downward slope (60 feet difference in grade in approximately 300 linear feet) from North → South. The subject lot is mostly vacant with minimal vegetation consistent of large grassy areas, approximately 15 pine trees and deciduous trees in the middle of the parcel. Stormwater drainage and collection will be routed to an existing stormwater facility located at the Roxbury Drive frontage of the property directly east of the subject lot.

The property is currently zoned FU-10 (Future Urbanizable 10-Acre District). The adjacent properties to the west along Parker Road are within the City of West Linn and are zoned R-7 Residential. The two nearest lots to the west are 148,009 square feet and 87,353 square feet respectively, and are zoned R-7; Residential. The properties to the east of the subject lot are within the City of West Linn, zoned R-10 Residential, have an average lot sizes of 10,000 square feet, and contain a single-family residence on each lot. The lots to the south across Parker Road are zoned R-10; Residential, have an average lot size of 10,000 square feet, and contain a single-family residence.

The development patterns of surrounding properties consist of low-density residential development with newer developments along Parker Road being developed with single-family residences within the past 15-20 years and having lot sizes on average of 7,000 or 10,000 square feet. The lots to the west and north of the subject lot are a mixture of Clackamas County FU-10 zoned lots and City West Linn R-10 zoned lots that have not been developed as recent as other nearby lots, thereby lot sizes are substantially larger at 87,000 square feet up to 149,000 square feet, and residential density is substantially lower than surrounding properties that have been developed within the past 15-20 years. Despite the varying lot sizes of these surrounding properties and the varying residential density, the proposed R-7 zoning for the subject lot is consistent with the surrounding properties residential zoning and residential development patterns of the surrounding area.

The subject property has direct access to a public road via Roxbury Drive and direct access to sanitary sewer, stormwater drainage, and water service via Roxbury Drive. The criteria are met.

West Linn Municipal Code

Chapter 2, Government and Administration

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.

Finding 10: The Oregon Revised Statutes (ORS) allow property-owner initiation of annexation of property under the rules set forth in ORS 222.111. The property being considered for annexation proceedings meets the applicable criteria (See Findings 16 to 33). Therefore, the annexation application was properly initiated by the applicant/owner, Gary Randall. Please see Findings 1 to 9 for review of the land use aspect pursuant to CDC Chapter 81. The criteria are met.

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;

Finding 11: The property proposed for annexation is approximately 55,934 square feet and is primarily surrounded by property already annexed into the City, with a few lots directly to the north and an adjacent lot directly to the south still being under Clackamas County jurisdiction. The subject lot and other surrounding lots within Clackamas County jurisdiction are almost entirely surrounded by properties within the City of West Linn, thereby creating a cluster of “island” properties anticipated to be annexed in the future. The subject property is located within the adopted Urban Growth Boundary (UGB), which is acknowledged and approved by Metro and the State of Oregon. There are no protected resource areas - drainage channels, wetlands, floodplain - onsite. The surrounding properties are zoned R-10, Residential and R-7, Residential with adjacent lots to the north being with Clackamas County and zoned FU-10 (Future Urbanizable 10-Acre District). Residential Development on a majority of the R-7 and R-10 zoned properties has occurred with the past 15-20 years leading to primarily single-family residences in the surrounding neighborhood with average lot sizes of 7,000 square feet and 10,000 square feet. The subject lot has direct access to a public road,

sanitary sewer, stormwater drainage, and water services via Roxbury Drive. The criteria are met.

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

Finding 12: The property proposed for annexation is located within the catchment boundaries of Sunset Primary School, Rosemont Middle School, and West Linn High School. The proposed R-7, Residential zoning would allow for a minimum 6 residential units on the subject lot with the potential for up to 36 residential units if the subject lot was developed with townhomes when adjusted for required Roxbury Drive extension and Ridge Lane half-street (43,700 square foot lot). It is anticipated that 6 residential units would add 1.71 primary school students, 0.666 middle school students, and 0.75 high school student; and 36 townhomes would add 10.26 primary school students, 4.0 middle school students, and 4.5 high school students (CC-4 - WLWV 2019 Long Range Facility Plan; Pg. 53).

West Linn-Wilsonville School District provided this statement in regard to the impact on school district taxes. *“The school district is not bounded by city limits and we serve all children in the district regardless of location or address. There are nearly 10,000 students enrolled in 16 schools; a few more, or less, has minimal impact. Financial impact is also negligible because funding for education is collected at the state level and then evenly distributed to all districts in the state based enrollment. Capital bonds and the local option levy are voted on by the patrons of the district with each property taxpayer paying their share regardless of where they live. Thus, annexation of property from county to city is only a function of density from the school district perspective. If population is increased by annexation and more children are enrolled in schools, state funding for education is provided for each; and each property owner pays their county-calculated share of the local option and capital bond”.*

In addition to annual school district taxes of approximately \$4,200 per single-family home (\$500,000 assessed value), the construction of 6 new homes on would generate a one-time school district Construction Excise Tax of approximately \$3,360 per home (3,200 sq. ft. home).

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

Finding 13: As noted at Finding 9, and Metro 3.09 Finding(s) 22 & 23, City infrastructure is available to serve the subject property. Although not part of the annexation application, should the property redevelop, SDCs would be assessed upon future development at the time of building permit submittal, which would fund any needed extension of City infrastructure.

(d) Tax implications for the City.

Finding 14: The permanent property tax rate for the City of West Linn is currently \$2.12 per \$1,000 of taxable assessed value. Bonds currently require \$0.42 per \$1,000 of assessed value.

According to the City of West Linn Finance department website, that tax rate is “*the lowest property tax rate for cities in the surrounding area*”.

For a house and land with an assessed valuation of \$500,000, the City tax and bond share would be \$1,270. Any new homes would yield taxes annually towards needed City infrastructure, operations, maintenance, and programs, as well as retirement of the bonds, which would fractionally reduce existing City of West Linn property owner costs.

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.

Finding 15: Staff recommends City Council proceed with the public hearing on Step 2 at December 9, 2025 for the proposed annexation, and not send it to an election for an advisory vote. Staff recommends City Council approval, at the December 9, 2025 public hearing, of both the Step One “Land Use Decision” (Ordinance 1767) and the Step Two “Policy Decision” (Ordinance 1768) to annex 59,934 square feet at Tax Lot Number 21E25CC00300, establish a West Linn zoning designation of R-7, Residential and remove the property from the Clackamas County Enhanced Law Enforcement District. The public hearing has been noticed in accordance with West Linn standards, the Oregon Revised Statutes, and Metro Code. The criteria are met.

*Metro Code Chapter 3.09 Local Government Boundary Changes
Section 3.09.030 Notice Requirements*

A. The notice requirements in this section apply to all boundary change decisions by a reviewing entity except expedited decisions made pursuant to section 3.09.045. These requirements apply

in addition to, and do not supersede, applicable requirements of ORS Chapters 197, 198, 221 and 222 and any city or county charter provision on boundary changes.

B. Within 45 days after a reviewing entity determines that a petition is complete, the entity shall set a time for deliberations on a boundary change. The reviewing entity shall give notice of its proposed deliberations by mailing notice to all necessary parties, by weatherproof posting of the notice in the general vicinity of the affected territory, and by publishing notice in a newspaper of general circulation in the affected territory. Notice shall be mailed and posted at least 20 days prior to the date of deliberations. Notice shall be published as required by state law.

Finding 16: The City of West Linn deemed the annexation application complete on October 2, 2025 and set a public hearing within 120 days on December 9, 2025. A public hearing notice was mailed on November 19, 2025 to all property owners within 500-feet of the property to be annexed, to all West Linn Neighborhood Associations, to the West Linn-Wilsonville School District, Metro, Clackamas County, City of Lake Oswego, NW Natural, CenturyLink, Comcast, and the Oregon Dept. of Transportation. Notice was posted on the property on November 19, 2021. Notice was published in the West Linn Tidings on November 19, 2021, and December 3, 2025. The West Linn City Council held a public hearing on December 9, 2025. The criteria are met.

C. The notice required by subsection (B) shall:

- 1. Describe the affected territory in a manner that allows certainty;*
- 2. State the date, time and place where the reviewing entity will consider the boundary change;*
and
- 3. State the means by which any person may obtain a copy of the reviewing entity's report on the proposal.*

Finding 17: A public hearing notice was mailed on November 19, 2025, to all property owners within 500-feet of the property to be annexed, to all West Linn Neighborhood Associations, to the West Linn-Wilsonville School District, Metro, Clackamas County, City of Lake Oswego, NW Natural, CenturyLink, Comcast, and the Oregon Dept. of Transportation. Notice was posted on the property on November 19, 2025. Notice was published in the West Linn Tidings on November 19, 2025. The notice included a description of the property to be annexed, stated the date, time, and place for the City Council public hearing, and stated how to obtain a copy of the Staff Report to City Council. The criteria are met.

D. A reviewing entity may adjourn or continue its final deliberations on a proposed boundary change to another time. For a continuance later than 28 days after the time stated in the original notice, notice shall be reissued in the form required by subsection (B) of this section at least five days prior to the continued date of decision.

Finding 18: If the public hearing is continued for a period of more than 28 days, the notice will be issued a minimum of five days prior to the continued hearing date. The criteria are met.

E. A reviewing entity's final decision shall be written and authenticated as its official act within 30 days following the decision and mailed or delivered to Metro and to all necessary parties. The mailing or delivery to Metro shall include payment to Metro of the filing fee required pursuant to section 3.09.060.

Finding 19: The final decision by the City Council will be signed and issued within 30 days of the decision and mailed to Metro and all necessary parties. The City will pay the Metro filing fee pursuant to section 3.09.060. The criteria are met.

Section 3.09.050 Hearing and Decision Requirements for Decisions Other Than Expedited Decisions.

A. The following requirements for hearings on petitions operate in addition to requirements for boundary changes in ORS Chapters 198, 221 and 222 and the reviewing entity's charter, ordinances or resolutions.

B. Not later than 15 days prior to the date set for a hearing the reviewing entity shall make available to the public a report that addresses the criteria identified in subsection (D) and includes the following information:

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

Finding 20: A public hearing notice was mailed on November 19, 2025, to all property owners within 500-feet of the property to be annexed, to all West Linn Neighborhood Associations, to the West Linn-Wilsonville School District, Metro, Clackamas County, City of Lake Oswego, NW Natural, CenturyLink, Comcast, and the Oregon Dept. of Transportation. Notice was posted on the property on November 19, 2025. Notice was published in the West Linn Tidings on November 19, 2025, and December 3, 2025. The Staff Report to City Council and proposed Ordinances 1767 and 1768 were available 11 days in advance on November 28, 2025. The staff report addresses availability of urban services and Ordinance 1768 addresses the withdrawal of the property from the Clackamas County Enhanced Law Enforcement District and the effective date of the boundary change. The criteria are met.

C. The person or entity proposing the boundary change has the burden to demonstrate that the proposed boundary change meets the applicable criteria.

Finding 21: The City of West Linn deemed the application complete as allowed by rules set forth in Oregon Revised Statutes (ORS) 222.111. The Staff Report to the City Council provides substantial evidence the proposal meets the applicable criteria. The criteria are met.

D. To approve a boundary change, the reviewing entity shall apply the criteria and consider the factors set forth in subsections (D) and (E) of section 3.09.045.

Metro Code Section 3.09.045(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;*
 - e. Any applicable comprehensive plan;*
 - f. Any applicable concept plan; and*

Finding 22: The property is located within the adopted Urban Growth Boundary (UGB), which is acknowledged and approved by Metro and the State of Oregon. The UGB is recognized as the means of identifying lands that are appropriate and serviceable for annexation and urban level development.

The City of West Linn and Clackamas County have a signed Urban Growth Management Agreement (UGMA). The UGMA establishes a cooperative planning agreement outlining the responsibility for comprehensive planning activities, public facility planning, annexation proposals, and noticing and coordination requirements.

The City of West Linn is responsible for public facility planning, per the UGMA, and has adopted master plans for water, sanitary sewer, surface water management, and transportation. The master plans anticipate the future annexation and development of unincorporated lands within the UGB, including the property subject to this proposal. The annexation proposal is consistent with the public facility plans and the UGMA.

The proposal includes a West Linn zoning designation of R-7, Residential which is consistent with the West Linn Comprehensive Plan designation of Low Density Residential. The criteria are met.

- 2. Consider whether the boundary change would:*
 - a. Promote the timely, orderly and economic provision of public facilities and services;*
 - b. Affect the quality and quantity of urban services; and*
 - c. Eliminate or avoid unnecessary duplication of facilities or services.*

Finding 23: The City of West Linn and Clackamas County have a signed Urban Growth Management Agreement (UGMA). The UGMA establishes a cooperative planning agreement that identifies the City as responsible for public facility planning. The City has adopted master plans for water, sanitary sewer, surface water management, and transportation. The master plans anticipate the future annexation and development of unincorporated lands within the UGB, including the property subject to this proposal. No upgrades in capacity are needed.

Annexation of the properties will eliminate the need for Clackamas County Sheriff's officers to respond to calls at the property, which is within the city limits. West Linn Police are better positioned to provide coverage and eliminate duplication of services, thus promoting a more efficient economic provision of public safety services. The criteria are met.

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.

Finding 24: The property under proposal for annexation is located within the adopted Urban Growth Boundary (UGB). The criteria are met.

Oregon Revised Statute Chapter 222 – City Boundary Changes; Mergers; Consolidations; Withdrawals

22.050 Annexation of Contiguous Territory

Sec. 6. An area of land within the urban growth boundary of the metropolitan service district established in the Portland metropolitan area may not be annexed under ORS 222.750 if:

- (1) The area of land is larger than seven acres and is zoned for industrial use;*
- (2) The land is owned by an Oregon-based business entity that has been in continuous operation, either directly or through a predecessor, for at least 60 years; and*
- (3) The business entity employs more than 500 individuals on the land.*

Finding 25: The property is located within the urban growth boundary of the metropolitan service district and proposed for annexation under ORS 222.750. The property under proposal is 55,934 square feet, zoned for residential use, and no individuals are employed on the land. The criteria are met.

Sec. 7. An area of land within the urban growth boundary of the metropolitan service district established in the Portland metropolitan area may not be annexed under ORS 222.750 if:

- (1) The area of land is larger than 14 acres and is zoned for industrial use;*
- (2) The land is owned by an Oregon-based business entity that has been in continuous operation on a portion of the land for at least 40 years; and*
- (3) The business entity employs more than 300 individuals on the land.*

Finding 26: The property is located within the urban growth boundary of the metropolitan service district and proposed for annexation under ORS 222.750. The property under proposal is 55,934 square feet, zoned for residential use, and no individuals are employed on the land. The criteria are met.

Sec. 9. (2) Sections 5, 6 and 7 of this 2005 Act apply to an annexation of territory approved on or after March 1, 2005, and to an annexation of territory proposed on or after the effective date of this 2005 Act.

Sec. 11. (1) Sections 5, 6 and 7 of this 2005 Act are repealed on June 30, 2035.

Finding 27: The proposed annexation could be approved as early as December 24, 2025, effective upon subsequent filing of the appropriate paperwork with Clackamas County, Metro, and State agencies. The criteria are met.

222.750 Annexation of unincorporated territory surrounded by city; delayed annexation for certain property.

(1) As used in this section:

(a) "Creek" means a natural course of water that is smaller than, and often tributary to, a river, but is not shallow or intermittent.

(b) "River" means a large, continuous and natural stream of water that is fed along its course by converging tributaries and empties into an ocean, lake or other body of water.

(2) When territory not within a city is surrounded by the corporate boundaries of the city, or by the corporate boundaries of the city and the corporate boundaries of another city, the ocean shore, a river, a creek, a bay, a lake or Interstate Highway 5, the city may annex the territory pursuant to this section after holding at least one public hearing on the question for which notice has been mailed to each record owner of real property in the territory proposed to be annexed.

Finding 28: The property proposed for annexation is almost surrounded by the West Linn City Limits excluding two lots to the north and an adjacent parcel to the south (3945 S. Parker Road). The surrounding lots to the north and adjacent parcel to the south have created a cluster of 'island' properties within the jurisdiction of Clackamas County that are surrounded by properties within the City of West Linn boundaries. A public hearing has been properly noticed and scheduled for December 9, 2025. The notice was mailed to the owner of real property in the territory proposed to be annexed, Gary Randall. The criteria are met.

(3) This section does not apply if the territory not within a city:

(a) Is surrounded entirely by water; or

(b) Is surrounded as provided in subsection (2) of this section, but a portion of the corporate boundaries of the city that consists only of a public right of way, other than Interstate Highway 5, constitutes more than 25 percent of the perimeter of the territory.

Finding 29: No water touches the subject property. The property boundary is a total of lineal feet of 830. A 50-foot section of the Roxbury Drive right-of-way touches the perimeter of the east property boundary, which constitutes approximately 16 percent of the perimeter of the territory to be annexed. The criteria are met.

(4) Unless otherwise required by the city charter, annexation by a city under this section must be by ordinance or resolution subject to referendum, with or without the consent of any owner of real property within the territory or resident in the territory.

Finding 30: The City received an annexation application from the owner of property to be annexed. The criteria are met.

(5) For property that is zoned to allow residential use as a permitted use in the zone and is in residential use when annexation is initiated by the city under this section, the city shall specify an effective date for the annexation that is at least three years and not more than 10 years after the date the city proclaims the annexation approved. The city recorder or other officer performing the duties of the city recorder shall:

(a) Cause notice of the delayed annexation to be recorded by the county clerk of the county in which any part of the territory subject to delayed annexation is located within 60 days after the city proclaims the annexation approved; and

(b) Notify the county clerk of each county in which any part of the territory subject to delayed annexation is located not sooner than 120 days and not later than 90 days before the annexation takes effect.

Finding 31: The property is zoned to permit residential use and is relatively vacant excluding a single-story shed near the southeast corner of the property. No delayed annexation is required. The criteria are met.

(6) Notwithstanding subsection (5) of this section:

(a) Property that is subject to delayed annexation becomes part of the city immediately upon transfer of ownership.

(b) The record owner of real property described in subsection (5) of this section that is located in the territory to be annexed may waive the delay of the effective date of the annexation provided under subsection (5) of this section. The property becomes part of the city immediately upon the waiver.

Finding 32: The City is not required to approve a delayed annexation and City Council did not subject to approval to a delayed annexation. The criteria are met.

(7) This section does not limit provisions of a city charter, ordinance or resolution that are more restrictive than the provisions of this section for creating or annexing territory that is surrounded as described in subsection (2) of this section.

(8) If a city charter, ordinance or resolution requires the city to conduct an election in the city, the city shall allow electors, if any, in the territory proposed to be annexed to vote in the election on the question of annexation. If the governing body of the city finds that a majority of the votes cast in the city and the territory combined favor annexation, the governing body, by ordinance or resolution, shall proclaim the annexation approved. The proclamation shall contain a legal description of each territory annexed.

Finding 33: The City of West Linn does not have provisions to annex the property that are more restrictive than the provisions of this section. The City Council has the authority, under the West Linn Municipal Code, to send an annexation proposal for an advisory vote. The West Linn City Council did not require an advisory vote for the proposal since there have not been any objections to the annexation of the property. The criteria are met.

EXHIBIT CC-1: APPLICANT SUBMITTAL

DEVELOPMENT REVIEW APPLICATION

For Office Use Only

STAFF CONTACT	PROJECT NO(S). ANX-25-01	PRE-APPLICATION NO. PA-25-11
NON-REFUNDABLE FEE(S) \$8,000	REFUNDABLE DEPOSIT(S)	TOTAL \$8,000

Type of Review (Please check all that apply):

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

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

Site Location/Address: No address assigned. Easterly terminus of Roxbury Drive	Assessor's Map No.: 21E25CC
	Tax Lot(s): 300
	Total Land Area: 1.29

Brief Description of Proposal:
Annex property into West Linn

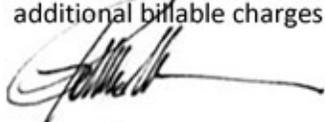
Applicant Name*: Blue Palouse Properties Address: 333 S. State Street, Suite V452 City State Zip: Lake Oswego, OR 97034	Phone: 503-936-3212 Email: robm@bluepalouse.com
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Owner Name (required): Gary Randall Address: 4201 W Bolton Road City State Zip: Eagle, ID 83616	Phone: Email:
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Consultant Name: Jeff Vanderdasson Address: Vando Development, LLC 915 SW Rimrock Way, Ste 201-230 City State Zip: Redmond, OR 97756	Phone: 503-407-2228 Email: vandodevelopment@gmail.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 ANX-25-01 Staff Report

9-15-25

Date

18 of 73

Owner's signature (required)

Date

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT	PROJECT NO(S)	PRE-APPLICATION NO.
NON-REFUNDABLE FEE(S)	REFUNDABLE DEPOSIT(S)	TOTAL

Type of Review (Please check all that apply):

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

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

Site Location/Address: No address assigned. Easterly terminus of Roxbury Drive	Assessor's Map No.: 21E25CC
	Tax Lot(s): 300
	Total Land Area: 1.29

Brief Description of Proposal:
Annex property into West Linn

Applicant Name*: Blue Palouse Properties Address: 333 S. State Street, Suite V452 City State Zip: Lake Oswego, OR 97034	Phone: 503-936-3212 Email: robm@bluepalouse.com
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Owner Name (required): Gary Randall Address: 4201 W Bolton Road City State Zip: Eagle, ID 83616	Phone: 503-504-0479 Email: gtoddrandall@gmail.com
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Consultant Name: Jeff Vanderdasson Address: Vando Development, LLC 915 SW Rimrock Way, Ste 201-230 Redmond, OR 97756 City State Zip:	Phone: 503-407-2228 Email: vandodevelopment@gmail.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.

DEVELOPMENT REVIEW CHECKLIST

The application form and supporting materials should be submitted electronically through <https://westlinnoregon.gov/planning/submit-land-use-application> as one (1) .pdf file. To create a single PDF file, go to [Adobe Acrobat Free Merge PDF](#) online tool. [Other free Acrobat PDF tools](#) like converting a file to PDF or reducing the file size are available on the Adobe website.

Supporting reports may be uploaded separately through this web form *if* the file size is too large. The separate submissions should be numbered (i.e., Submittal 1 of 2) and noted under transmittal contents. All plan set files **MUST** be flattened and reduced.

Submission requirement to upload through the web form:

- .pdf format.
- Individual file size no larger than 128 MB.
- Do not attach 'zip' files. Our server will reject all 'zip' files.
- Reduce and flatten all plan sets BEFORE uploading plan sets. The raster/vector settings should be optimized for printing.

A complete application must include the following:

- Development Review Application. Original signatures from all owners must be on the application form. **Do NOT use DocuSign.**
- A **project narrative** outlining the project's scope in detail, including the changes to the site, structure, landscaping, parking, land use, and lot consolidations.
- Complete written responses to identified approval criteria in the [Community Development Code \(CDC\)](#).
- A Service Provider Letter from Tualatin Valley Fire and Rescue - <https://www.tvfr.com/399/Service-Provider-Permit> Please contact Jason Arn at jason.arn@tvfr.com with any questions about TVF&R requirements.
- Vicinity Map showing the site within the City.
- Site Plan drawn to scale showing the:
 - Taxlot and address of the project,
 - Area of the site (acres or square feet),
 - Zoning and Neighborhood Association,
 - Location and dimensions of existing and proposed buildings, structures,
 - Location of existing and proposed on-site driveways and off-street parking,
 - Configuration and dimensions of all existing and proposed lots and tracts, including a proposed park, open space, and or drainage tracts or easements,
 - Location and width of existing and proposed easement for access, drainage, etc., and
 - Location of existing and proposed trees and other proposed landscaping.
 - Location of existing public and private utilities, easements, and 100-year floodplain,
 - Sensitive areas, including the location of on-site wetlands and riparian areas,
 - Location of existing off-site driveways across the street,
 - If applicable, internal circulation system, name, and location of existing and proposed roadways and roadway easements (private and public), and
 - Location and width of existing and proposed on-site pedestrian and bicycle facilities on-site.
- If applicable, a Utility Plan and Landscape plan, drawn to scale.
- If applicable, Building elevation drawings with exterior elevations for every side of each structure, height including building materials and floor levels, drawn to scale.
- If required, documentation of any required meeting with the respective City-recognized neighborhood association per CDC [99.038](#).
- Any other materials identified by city staff at the pre-application meeting.

For applications that the Planning Commission decides, the applicant or applicant's representative should present their proposal to the PC at the public hearing.

PARKER ROAD WEST LINN, OREGON

An Application for:
Annexation and Zone Change

September 15, 2025

Applicant:

Blue Palouse Properties
333 S. State Street, Suite V452
Lake Oswego OR 97034

Prepared by:

Vando Development, LLC
915 SW Rimrock Way, Ste 201-
230
Redmond, OR 97756



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- A. Application Form & Annexation Petition
- B. Certification of Property Ownership
- C. Certification of Legal Description and Exhibit Map
- D. Vicinity Map
- E. Traffic Impact Analysis Memo

GENERAL INFORMATION

Property Owner: **Gary Randall**
4201 W Bolton Road
Eagle, ID 83616

Applicant: **Blue Palouse Properties**
333 S. State Street, Suite V452
Lake Oswego, OR 97034

Applicant’s Representative **Vando Development, LLC**
915 SW Rimrock Way, Ste 201-230
Redmond, OR 97756
(503) 407-2228
Contact: Jeff Vanderdasson
vandodevelopment@gmail.com

Tax Lot Information:	Map	Tax Lot
	21E25CC	300

Location: No address assigned

Property Size: 1.29 ac

Comprehensive Plan Designation: Low-Density Residential

Requested Zoning Upon Annexation: R-7 (Single Family Residential Detached and Attached)

General Proposal: Gary Randall is submitting this application to annex approximately 1.29 acres of land into the city of West Linn. The subject site is located immediately north of Parker Road, and west of the current terminus of Roxbury Drive. Additionally, the application seeks to replace the Clackamas County FU-10 Zoning designation with the City’s R-7 Single-Family Residential Zoning District on the subject property, which is consistent with the City’s Low Density Residential Comprehensive Plan Land Use designation that currently governs this property.

Site Conditions: The existing parcel slopes from north to south with slopes between 5% -15%. The area is mostly clear with large grassy areas approximately 15 pine trees and deciduous trees grouped in the middle of parcel.

Surrounding Land Uses: The properties to the north and south are in unincorporated Clackamas County and have single-family residential homes on them. The property to the west is in the West Linn city limits and is a large lot with a single-family residential home on it. Property to the east is a single-family residential subdivision with existing single family residential homes.

Why you believe the application should be approved as you propose it: We believe that project as proposed is consistent with the City’s Comprehensive Plan designation, meets all Metro code criteria and satisfies all criteria from the City’s Community Development Code, as outlined in the project narrative. The property to the west is zoned R-7 as well as properties further to the east but in close proximity to the site. The request for R-7 zoning, in our opinion, maximizes density and is consistent with the neighborhood. It would meet state, local and Metro goals for maximizing density within the urban growth boundary.

Description Of Surrounding Area

Area	Jurisdiction	Zoning	Land Uses
North	City of West Linn/Clackamas County	R-10/FU-10	Single-Family Residential
South	City of West Linn	R-10	Single-Family Residential
East	City of West Linn	R-10	Single-Family Residential
West	City of West Linn	R-7	Single-Family Residential

Public Utilities

Service	Provider	Size	Location	Distance from Site
Water	City of West Linn	8”	Roxbury Drive	Adjacent (E)
Sanitary Sewer	City of West Linn	8”	Roxbury Drive	Adjacent (E)
Storm Sewer	City of West Linn	Storm Facility	Roxbury Drive	Adjacent (E)

Community Development Code Findings:

81.040 PETITION

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

Applicant's Finding: This annexation is being initiated by the owner of the subject property. The criterion 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).

Applicant's Finding: A pre-application conference regarding this application was held with City of West Linn staff and other interested parties on May 1, 2025. The criterion 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.*

Applicant's Finding: This application package includes all relevant documents and responses to all applicable Sections of Metro Code Title 3.09 as well as a Vicinity Map (Exhibit D), Legal Description (Exhibit C), and a Map of the Affected Territory (Exhibit C). Additionally, this narrative includes responses to all applicable Municipal Code criteria. The criteria 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.

Applicant's Finding: This application includes an annexation and zone change. Responses to applicable sections of Metro Title 3.09 are included below.

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

Applicant's Finding: The City of West Linn Master Fees and Charges Schedule includes an annexation fee (Section 9.1) of \$8,000 plus \$1,000 per acre above 1.0 acres. Zone change fees are included in the cost of the annexation (see Staff's pre-application meeting summary dated May 1, 2025). The annexation fee for this 1.29-acre site totals \$9,000. A check made payable to the City of West Linn for the abovementioned sum is included with this application. This criterion 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:

Applicant's Finding: The applicable Metro Code criteria are responded to below. The criterion is met.

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](#).*

Applicant's Finding: The findings provided by the applicant within this narrative satisfies all criteria from Chapter 81 of the City's Community Development Code. The criteria in Step One are met.

B. West Linn Municipal Code Section 2.930, Step 2: Policy Decision. (Ord. 1442, 1999; Ord. 1635 § 29, 2014; Ord. 1675 § 52, 2018)

Applicant's Finding: The findings provided by the applicant within this narrative satisfies all criteria from West Linn Municipal Code Section 2.930. The criteria in Step One are met.

81.055 ZONING DESIGNATION

A decision on annexation shall also incorporate a decision on a zoning designation. The applicant may concurrently apply for a comprehensive plan amendment if desired. Any approval of an annexation shall designate the City zone to be applied if the annexation is approved by the voters.

The City zone shall be designated based upon the existing West Linn comprehensive plan/land use designation, pursuant to the following table:

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

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

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

Applicant’s Finding: The existing parcel slopes from north to south with slopes between 5% -15%. The area is mostly clear with large grassy areas approximately 15 pine trees and deciduous trees grouped in the middle of parcel. Most of the trees lie within the future right of way extension of Roxbury Drive. Stormwater will be collected and routed to an existing stormwater facility to the east of the site.

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

Applicant’s Finding: The City of West Linn Comprehensive Plan designates the subject site as Low Density Residential. As shown in the table above, this land use designation corresponds with residential zoning from R-7 (7,000-square foot minimum lot size) to R-40 (40,000-square foot minimum lot size). The application requests that the R-7 Single-Family District be assigned to the property. R-7 zoning is consistent with the existing pattern of development in this area as the median lot size of all properties within one-quarter mile of the subject site is approximately 8,500 square feet.

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

Applicant’s Finding: During the preapplication conference Engineering staff confirmed that adequate road, sanitary sewer, storm drainage, and water service exist to accommodate development on this site at R-7 density.

Future development of this site would include new sidewalks along both sides of Roxbury Drive and provide street stubs to provide access to homes on site and on abutting properties to the north and west. Potential future development on the site would also include the construction of new water, sanitary sewer, and stormwater facilities to serve future homes in the area. Future residential development of the site would contribute system development charge revenue to the City’s water, sanitary sewer, stormwater, transportation, parks, and bicycle and pedestrian funds as a direct payment to offset long-term and ongoing impacts to City infrastructure. The criteria are met.

105.050 QUASI-JUDICIAL AMENDMENTS AND STANDARDS FOR MAKING DECISION

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

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

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

Applicant’s Finding: All applicable zone change criteria, including all applicable Comprehensive Plan policies identified in 105.050.C. below, are responded to within this narrative. The criteria 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.

Applicant's Finding: The property that is the subject of this Annexation application is one of the remaining pockets in this area of West Linn that is under the jurisdiction of Clackamas County. As the remaining land within the urban growth boundary continues to slowly be developed, these types of pockets in this area have been incorporated into the City of West Linn's corporate boundary.

Today, this small island of County-zoned land relies on City transportation facilities and other services provided by the City of West Linn and Tualatin Valley Fire and Rescue. Additionally, the proximity of urbanized land makes farming and forestry uses inconsistent with surrounding residential development. Clackamas County and West Linn continue to experience residential development, creating much needed affordable housing within the urban growth boundary. Annexation and rezoning of this property will bring one of the remaining unincorporated areas into the city.

It is important to remember that the City has been actively planning for the inclusion of this land into its corporate boundary for some time. As discussed above, West Linn's adopted Comprehensive Plan designates the subject site as appropriate for Low Density Residential development. This land use designation allows for residential development at R-7 density (7,000-square foot minimum lot size). The application provides for the establishment of R-7 zoning on this site and is therefore wholly consistent with the City's Comprehensive Plan. The criteria 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.

Applicant's Finding: Responses to the applicable policies of the West Linn Comprehensive Plan are included below. The criteria 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.

Applicant’s Finding: The Comprehensive Plan currently designates the subject property as Low Density Residential, which corresponds to the R-7 zoning designation. This application does not request an amendment to this Comprehensive Plan land use designation, or any other regulation. These criterion do not apply.

- 2. Amendments that affect transportation facilities. Amendments to the Comprehensive Plan and land use regulations that significantly affect a transportation facility shall ensure that allowed land uses are consistent with the function, capacity, and level of service of the facility identified in the TSP. This shall be accomplished by one or a combination of the following:
 - a. Adopting measures that demonstrate allowed land uses are consistent with the planned function, capacity, and performance standards of the transportation facility.
 - b. Amending the TSP or Comprehensive Plan to provide transportation facilities, improvements or services adequate to support the proposed land uses consistent with the requirements of OAR [660-012-0060](#) of the TPR.
 - c. Altering land use designations, densities, or design requirements to reduce demand for automobile travel and meet travel needs through other modes of transportation.
 - d. Amending the TSP to modify the planned function, capacity or performance standards of the transportation facility.

Applicant’s Finding: The Comprehensive Plan currently designates the subject property as Low Density Residential, which corresponds to the R-7 zoning designation. This application does not request an amendment to this Comprehensive Plan land use designation, or any other regulation. These criterion do not apply.

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

Applicant’s Finding: A Traffic Impact Analysis Memo dated August 18, 2025 was prepared by Ard Engineering and is included in Exhibit F.

Municipal Code Findings:

The Municipal Code can be found at: <https://www.codepublishing.com/OR/WestLinn/index.html>
Chapter 2 GOVERNMENT AND ADMINISTRATION
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.

Applicant’s Finding: The applicant acknowledges that an annexation to the City shall not be effective unless it is approved by the City Council at its discretion and by Metro pursuant to its authority regarding annexations within its boundaries.

- (2) The procedures and standards established in this chapter are required for review of proposed annexations in order to:
 - (a) Provide adequate public notice, information and sufficient time for public review before annexation hearings and elections;
 - (b) Maximize citizen involvement in the annexation review process; and
 - (c) Provide information to the public concerning the physical, environmental, financial and related social effects of annexation.

Applicant's Finding: The applicant acknowledges the above requirements and provides this narrative and accompanying exhibits to demonstrate the annexation satisfies the required criteria.

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.

Applicant's Finding: As detailed throughout this narrative, the application satisfies all criteria from Chapter 81 of the City's Community Development Code. The criteria in Step One are met.

2.930 Step 2: Policy Decision.

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

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

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

(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.

Applicant's Finding: The applicant acknowledges step 2 of the approval process. No response is necessary.

West Linn's Comprehensive Plan Findings:

(Comprehensive Plan can be found:

https://westlinnoregon.gov/sites/default/files/fileattachments/planning/page/6526/west_linn_co_mp_plan_-_updated_07-31-2017.pdf)

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

Goal 2: Land Use Planning

Applicant's Finding: The proposed development meets the land use criterion outlined in the comprehensive plan. The proposed future development is consistent with surrounding living

environments and densities and is compatible with the residential character of the existing surrounding neighborhood and adopted neighborhood plans. As documented in other portions of this narrative, services and infrastructure are available with adequate capacity to serve the project.

Goal 11: Public Facilities and Services

Applicant's Finding: The City requires a pre-application conference prior to accepting an application for annexation. Affected public service agencies are invited to attend and/or submit feedback during the pre-application meeting. Additionally, the City provides notice to potentially affected public service agencies of the application and notice of public hearings before the Planning Commission and City Council. These opportunities for outreach encourage cooperation and coordination between the City and potentially affected public service agencies and facilitate orderly development and service provision. The Policy is met.

Goal 14: Urbanization

Applicant's Finding: The adopted Comprehensive Plan (and the public outreach and coordination between affected stakeholders and interested parties which occurs as part of that process) and the procedural requirements for an annexation and zone change application (i.e., pre-application conference, public notices, and public hearings) ensures that opportunities for input and cooperation as expressed in Goal 14 are honored. Potential future development of this property requires the full range of infrastructure improvements necessary to serve new homes. At the time of new home construction, the City will also assess SDC fees to offset impacts to facilities and services City-wide.

Metro Code Findings:

Metro Code can be found at:

<https://www.oregonmetro.gov/sites/default/files/2017/09/20/complete-Metro-Code-updated-20170920.pdf>

3.09.040 Requirements for Petitions

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

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

Applicant's Finding: The Applicant seeks annexation into the incorporated limits of the City of West Linn. The City of West Linn has jurisdiction over amendments/annexations into its corporate boundary. A map and legal description of the affected territory are included in Exhibit C. The names and mailing addresses of all persons owning property and all electors within the affected territory are included in Exhibit A. Signed statements of consent to the annexation are included in Exhibit A. These criterion 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.

Applicant's Finding: The Applicant has enclosed a check made payable to Metro in the amount of \$250 for the annexation review fee and a check to the City of West Linn in the amount of \$9,000. The criterion is met.

3.09.045 Expedited Decisions

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

Applicant's Finding: The proposed minor boundary change consists of one parcel. The petition is accompanied by the written consent of one hundred percent of property owners of that property.

B. The expedited process must provide for a minimum of 20 days' notice prior to the date set for decision to all necessary parties and other persons entitled to notice by the laws of the city or Metro. The notice shall state that the petition is subject to the expedited process unless a necessary party gives written notice of its objection to the boundary change.

Applicant's Finding: The applicant acknowledges this requirement. No response necessary.

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

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

Applicant's Finding: The applicant acknowledges this requirement. No response necessary.

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;*
 - e. Any applicable comprehensive plan;*
 - f. Any applicable concept plan; and*

Applicant's Finding: The City of West Linn and Clackamas County do not maintain an urban services agreement, annexation plan, or cooperative planning agreement. The City's Transportation Systems Plan shows a new east-west connection through this area, originating at Roxbury Drive. The annexation is consistent with the City of West Linn's Comprehensive Plan, which establishes a Low Density Residential Land Use designation on the subject property. Potential future development of this property will be in accordance with all applicable standards. The criteria are met.

2. Consider whether the boundary change would:

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

Applicant's Finding: The proposed boundary change will promote the timely, orderly and economic provision of public facilities and services. Once the change is adopted the property owner will immediately submit a land use application to subdivide the property.

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

Applicant's Finding: As confirmed by staff at the May 1, 2025 pre-application conference, adequate urban services are currently available to serve future development on this property.

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

Applicant's Finding: An 8-inch PVC sanitary sewer main and an 8-inch ductile iron water main are located in Roxbury Drive. Both will be extended thru the property to a point where they can serve future development to the west of the site. Stormwater runoff generated by future development on the site will be directed to an existing stormwater management facility east of the site.

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

Applicant's Finding: The property is inside the UGB.

Summary/Conclusion

All submittal requirements have been met and the required responses have been provided for all applicable approval criteria. The provided findings serve as the basis for the City of West Linn to approve this application and are supported by substantial evidence in the application materials. Therefore, the City can rely upon this information in its approval of the application.

APPENDIX A - APPLICATION FORM & ANNEXATION PETITION



APPENDIX B – CERIFICATION OF PROPERTY OWNERSHIP



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 TERRY DOWNAN
TITLE GIS CARTOGRAPHER 3
DEPARTMENT A&T
CLACKAMAS COUNTY ASSESSOR'S OFFICE
DATE 9/9/25

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

* * * * *

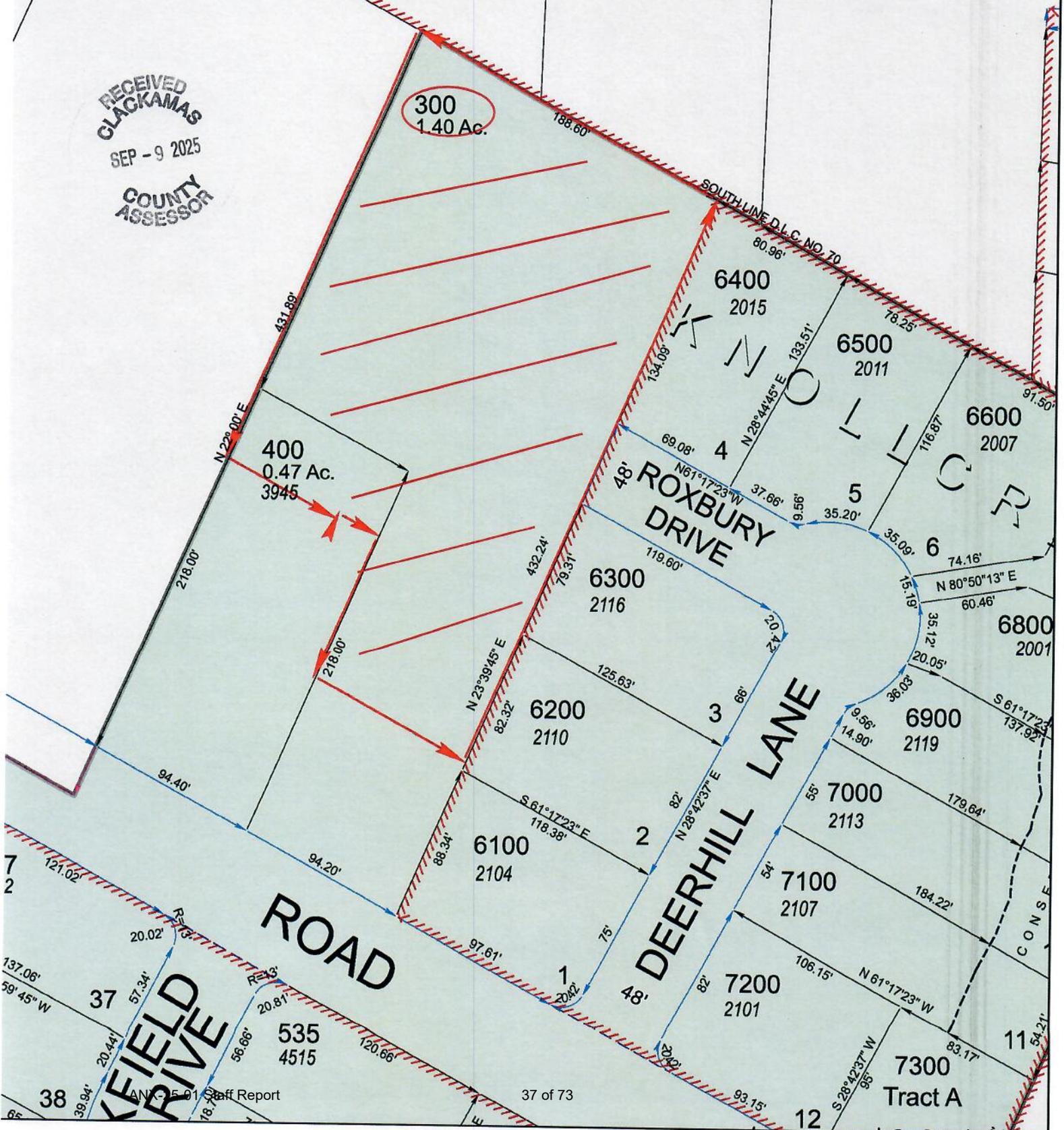
CERTIFICATION OF REGISTERED VOTERS

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
DATE _____

The lot line adjustment has not been done because it was recorded after July 1 and taxes need to be paid Nov 15, 2025 in order for it to be completed. This is what it will look like when it is done. Tax lot 300 will gain part of tl 400.

RECEIVED
GLACKAMAS
SEP - 9 2025
COUNTY
ASSESSOR



APPENDIX C – CERTIFICATION OF LEGAL DESCRIPTION AND EXHIBIT MAP



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 251E25CC) 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 Terri Donovan
TITLE GIS CARTOGRAPHER 3
DEPARTMENT A-T
CLACKAMAS COUNTY ASSESSOR'S OFFICE
DATE 9/9/25

AFTER RECORDING RETURN TO:

Raymond Richard Hill
3945 S Parker Rd
West Linn, OR 97068

Clackamas County Official Records
Catherine McMullen, County Clerk

2025-032739

08/22/2025 03:11:04 PM

D-D Cnt=1 Stn=76 ALICIA
\$30.00 \$16.00 \$10.00 \$62.00

\$118.00

TAX STATEMENTS TO:

Same as above

Bargain and Sale DEED for PROPERTY LINE ADJUSTMENT

Raymond Richard Hill, Grantor, conveys to, Gary T. Randall, Grantee, the following described real property shown as Exhibit "B" in the County of Clackamas and State of Oregon:

- See Exhibit "A" Conveyance to Tract 2
- See Exhibit "B" Conveyance to Tract 1
- See Exhibit "C" Legal Description Tract 1
- See Exhibit "D" Legal Description Tract 2

THIS DEED IS BEING RECORDED TO COMPLETE A PROPERTY LINE ADJUSTMENT IN
Clackamas County CASEFILE NUMBER: Z0153-25.

Subject to all encumbrances of record.

The true consideration for this conveyance is \$ 0 However the actual consideration consists of other value or property give which is the whole consideration.

The information required by ORS 92.190(4) is as follows:

1. The names of the parties to this deed are as set forth above.
2. The description of the adjusted parcels is as follows: see exhibit A.
3. The deed where Grantor acquired title to the transferred property was recorded as 2023-006464 on February 28th, 2023 of Clackamas County Deed records.
4. The deed where Grantee acquired title to the transferred property was recorded as 2019-072494 on November 15th, 2019 of Clackamas County Deed records.

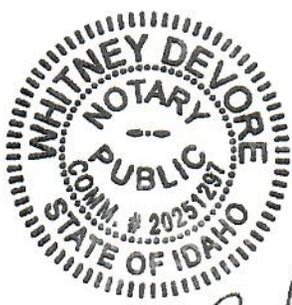
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES 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 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 DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, 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 20

G. T. Randall
By: Gary T. Randall

Idaho Ada
STATE OF OREGON, County of Clackamas) ss.
WD WD

This instrument was acknowledged before me on ^{August} ~~July~~ 20, 2025 by Gary T. Randall.

Whitney DeVore
Notary Public for ~~Oregon~~ ^{WD} Idaho
My Commission Expires: 4/4/2031

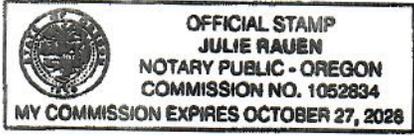


Raymond Richard Hill
By: Raymond Richard Hill

STATE OF OREGON, County of Clackamas) ss.

This instrument was acknowledged before me on ^{August JR} ~~July~~ 18, 2025 by Raymond Richard Hill.

Julie Rauen
Notary Public for Oregon
My Commission Expires: 10-27-28



RECEIVED
CLACKAMAS
SEP - 9 2025
COUNTY
ASSESSOR

ANDY PARIS & ASSOCIATES, INC.
REGISTERED PROFESSIONAL LAND SURVEYORS

June 8, 2025
Project No. 25076

Page 1 of 1

EXHIBIT ' C '
LEGAL DESCRIPTION: TRACT 1

Being portions of those tracts of lands as described in Fee Numbers. 2019-072494 & 2023-006464, Clackamas County deed records, situated in the Julia Ann Lewis Donation Land Claim No. 54, in the Southwest One-Quarter of Section 25, Township 2 South, Range 1 East, of the Willamette Meridian, Clackamas County, Oregon, being more particularly described as follows:

BEGINNING AT a point on the northeasterly line of said Julia Ann Lewis Donation Land Claim (DLC) No. 54, being 3206.44 feet southeasterly of the northerly corner thereof, which point is the northeast corner of said Fee No. 2019-072494, and the northwest corner of "KNOLLCREST" (Plat No. 4627), Clackamas County plat records, which point bears S23°39'45"W 0.16 feet from a found 5/8-inch iron rod with a yellow plastic cap marked "AKS ENGR"; thence along said northeasterly DLC line, N61°15'53"W a distance of 188.71 feet to the northwest corner of said Fee No. 2019-072494, being also the northeast corner of Fee No. 2023-006357, a found 5/8-inch iron rod with a yellow plastic cap marked "LOVE LS747" bears N23°42'49"E 0.22 feet; then leaving said DLC line, and running along the common line of said Fee Numbers 2019-072494, 2023-006464, & 2023-006357, S23°42'49"W a distance of 256.67 feet to a set 5/8-inch iron rod with a yellow plastic cap marked "ANDY PARIS & ASSOC INC" on the westerly line of said Fee No. 2023-006464; thence leaving westerly line, S61°16'29"E a distance of 69.37 feet to a set 5/8-inch iron rod with a yellow plastic cap marked "ANDY PARIS & ASSOC INC"; thence N23°42'39"E a distance of 3.26 feet to a set 5/8-inch iron rod with a yellow plastic cap marked "ANDY PARIS & ASSOC INC"; thence S61°16'29"E a distance of 25.03 feet to a set 5/8-inch iron rod with a yellow plastic cap marked "ANDY PARIS & ASSOC INC" on the easterly line of said Fee No. 2023-006464; thence along the easterly line thereof, S23°42'49"W a distance of 85.39 feet to a set 5/8-inch iron rod with a yellow plastic cap marked "ANDY PARIS & ASSOC INC"; thence leaving said easterly line, S61°16'29"E a distance of 94.62 feet to the easterly line of said Fee No. 2019-072494, being coincident with the westerly line of said "KNOLLCREST", said point being marked with a set 5/8-inch iron rod with a yellow plastic cap marked "ANDY PARIS & ASSOC INC"; thence along said westerly line, N23°39'45"E a distance of 338.78 feet to the **POINT OF BEGINNING**.

Containing 55,934 square feet. (1.284 acres more or less)



RENEWS 12/31/2026

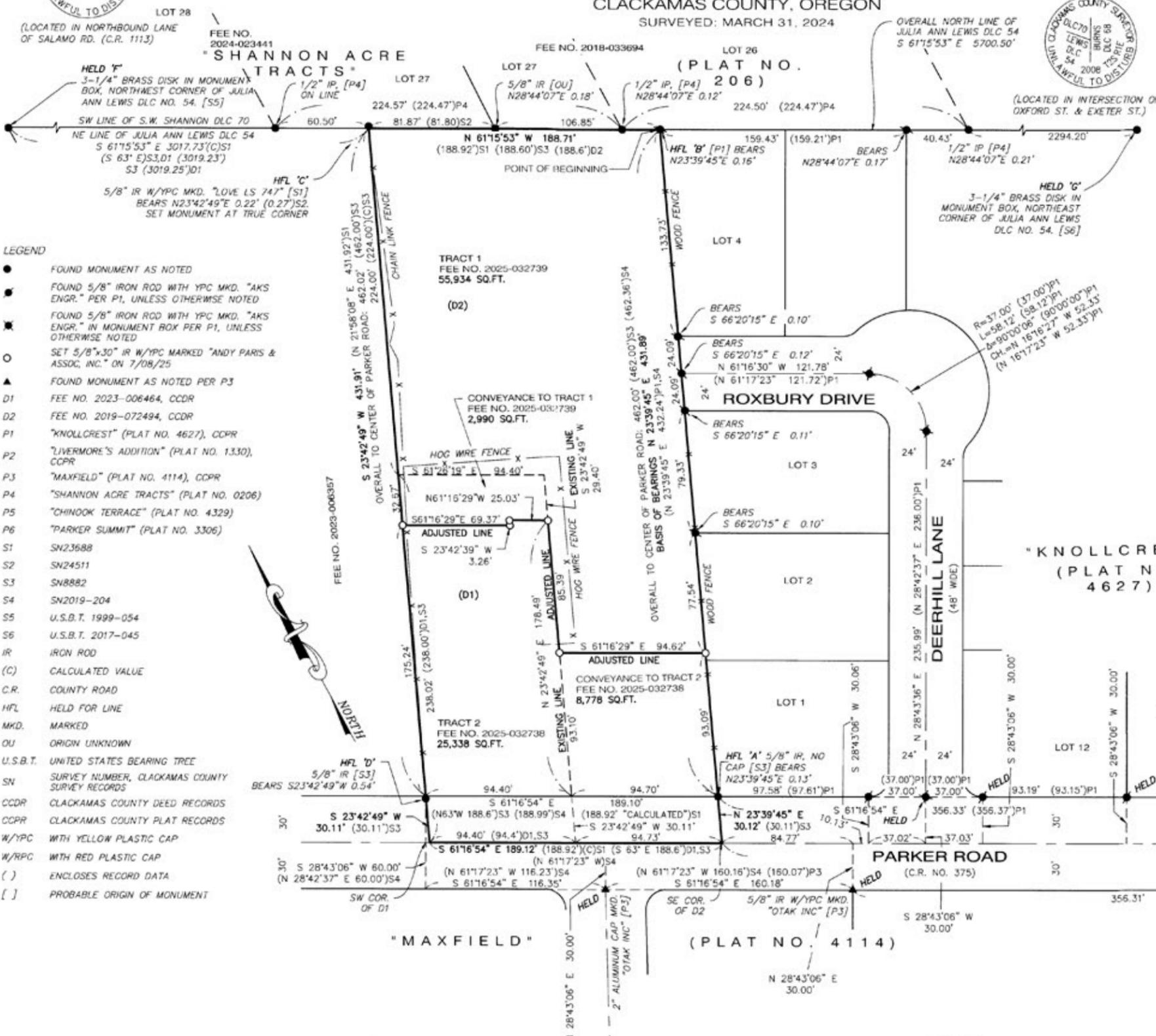
15450 BOONES FERRY RD , SUITE 7, LAKE OSWEGO, OR 97035
PHONE: 503-636-3341 • WWW.ANDYPARIS.COM



PROPERTY LINE ADJUSTMENT SURVEY

FOR: BLUE PALOUSE PROPERTIES
SITUATED IN THE JULIA ANN LEWIS DLC NO. 54
IN THE SW 1/4 SECTION 25, T.2S, R.1E, W.M.
CLACKAMAS COUNTY, OREGON

CLACKAMAS COUNTY SURVEYOR
DATE RECEIVED: 06/11/2025
DATE ACCEPTED/FILED: 08/28/2025
SURVEY NUMBER: SN 2025-199



PURPOSE
THE PURPOSE OF THIS SURVEY IS TO LOCATE AND ADJUST THE COMMON LINES BETWEEN TRACTS OF LANDS DESCRIBED IN FEE NUMBERS 2023-006464 AND 2019-072494, CLACKAMAS COUNTY DEED RECORDS, PER CLACKAMAS COUNTY LAND USE FILE NO. 20153-25, FOR THE PURPOSES OF A FUTURE SUBDIVISION (NO SUBDIVISION NAME RESERVED AT THIS TIME).

BASIS OF BEARINGS
HELD N23°39'45"E PER S4 & P1, THROUGH MONUMENTS 'A' & 'B', SET IN S3 & P1 AS SHOWN.

NARRATIVE
THE SOUTHERLY LINE OF D1 & D2 SUBJECT PROPERTIES, WAS HELD ALONG THE CENTERLINE OF PARKER ROAD PER D1, D2, S3 AND PLATS P1 & P5. THE CENTERLINE OF PARKER ROAD (COUNTY ROAD 375, 60' WDE) WAS HELD BY HOLDING A LINE FROM MONUMENT 'E' (P5), THROUGH SEVERAL RECORD PLAT AND SURVEY OFFSETS OF 30.00' TO MONUMENTS ALONG RIGHT OF WAY LINES PARALLEL WITH AND 30.00 FEET NORTHERLY AND SOUTHERLY OF CENTERLINE THEREOF.

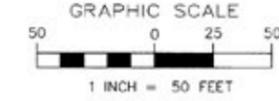
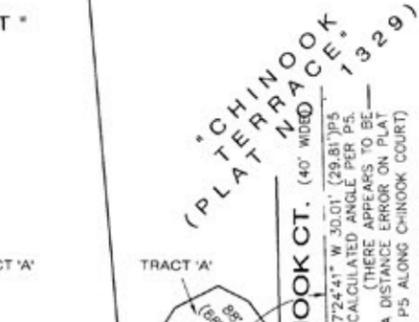
THE EASTERLY LINE OF D2 WAS HELD PER S3 & P1, RUNNING THROUGH MONUMENT 'A' SET IN S3 TO MONUMENT 'B' SET IN P1, EXTENDING SAID TO THE CENTERLINE OF PARKER ROAD PER D1, D2, & S3.

THE NORTHERLY LINE OF D2, BEING THE NORTHEASTERLY LINE OF DLC NO. 54 WAS HELD BETWEEN THE LOCATED DLC MONUMENTS 'F' & 'G' AS SHOWN.

THE WESTERLY LINE OF D1 & D2 WAS HELD PER S1 & S3 BY RUNNING A LINE THROUGH MONUMENTS 'C' SET IN S1 AND 'F' SET IN S3, EXTENDING SAID TO THE CENTERLINE OF PARKER ROAD PER D1, D2, & S3.

THE ADJUSTED LINES WERE DETERMINED BY PROPERTY OWNERS AND CLIENTS.

- LEGEND**
- FOUND MONUMENT AS NOTED
 - FOUND 5/8" IRON ROD WITH YPC MKD. "AKS ENGR." PER P1, UNLESS OTHERWISE NOTED
 - FOUND 5/8" IRON ROD WITH YPC MKD. "AKS ENGR." IN MONUMENT BOX PER P1, UNLESS OTHERWISE NOTED
 - SET 5/8"x30" IR W/YPC MARKED "ANDY PARIS & ASSOC, INC." ON 7/08/25
 - ▲ FOUND MONUMENT AS NOTED PER P3
 - D1 FEE NO. 2023-006464, CDDR
 - D2 FEE NO. 2019-072494, CDDR
 - P1 "KNOLLCREST" (PLAT NO. 4627), CCPR
 - P2 "LIVERMORE'S ADDITION" (PLAT NO. 1330), CCPR
 - P3 "MAXFIELD" (PLAT NO. 4114), CCPR
 - P4 "SHANNON ACRE TRACTS" (PLAT NO. 0206)
 - P5 "CHINOOK TERRACE" (PLAT NO. 4329)
 - P6 "PARKER SUMMIT" (PLAT NO. 3306)
 - S1 SN23688
 - S2 SN24511
 - S3 SN8882
 - S4 SN2019-204
 - S5 U.S.B.T. 1999-054
 - S6 U.S.B.T. 2017-045
 - IR IRON ROD
 - (C) CALCULATED VALUE
 - C.R. COUNTY ROAD
 - HFL HELD FOR LINE
 - MKD. MARKED
 - OU ORIGIN UNKNOWN
 - U.S.B.T. UNITED STATES BEARING TREE
 - SN SURVEY NUMBER, CLACKAMAS COUNTY SURVEY RECORDS
 - CDDR CLACKAMAS COUNTY DEED RECORDS
 - CCPR CLACKAMAS COUNTY PLAT RECORDS
 - W/YPC WITH RED PLASTIC CAP
 - () ENCLOSURES RECORD DATA
 - [] PROBABLE ORIGIN OF MONUMENT



APPROVED BY: Roman Sierra 9/3/2025
BY: CLACKAMAS COUNTY PLANNING DEPARTMENT
CLACKAMAS COUNTY LAND USE FILE NO. 20153-25

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
SEPTEMBER 10, 2019
BRIAN LEGGS
27667PLS
RENEWS: DEC. 31, 2026

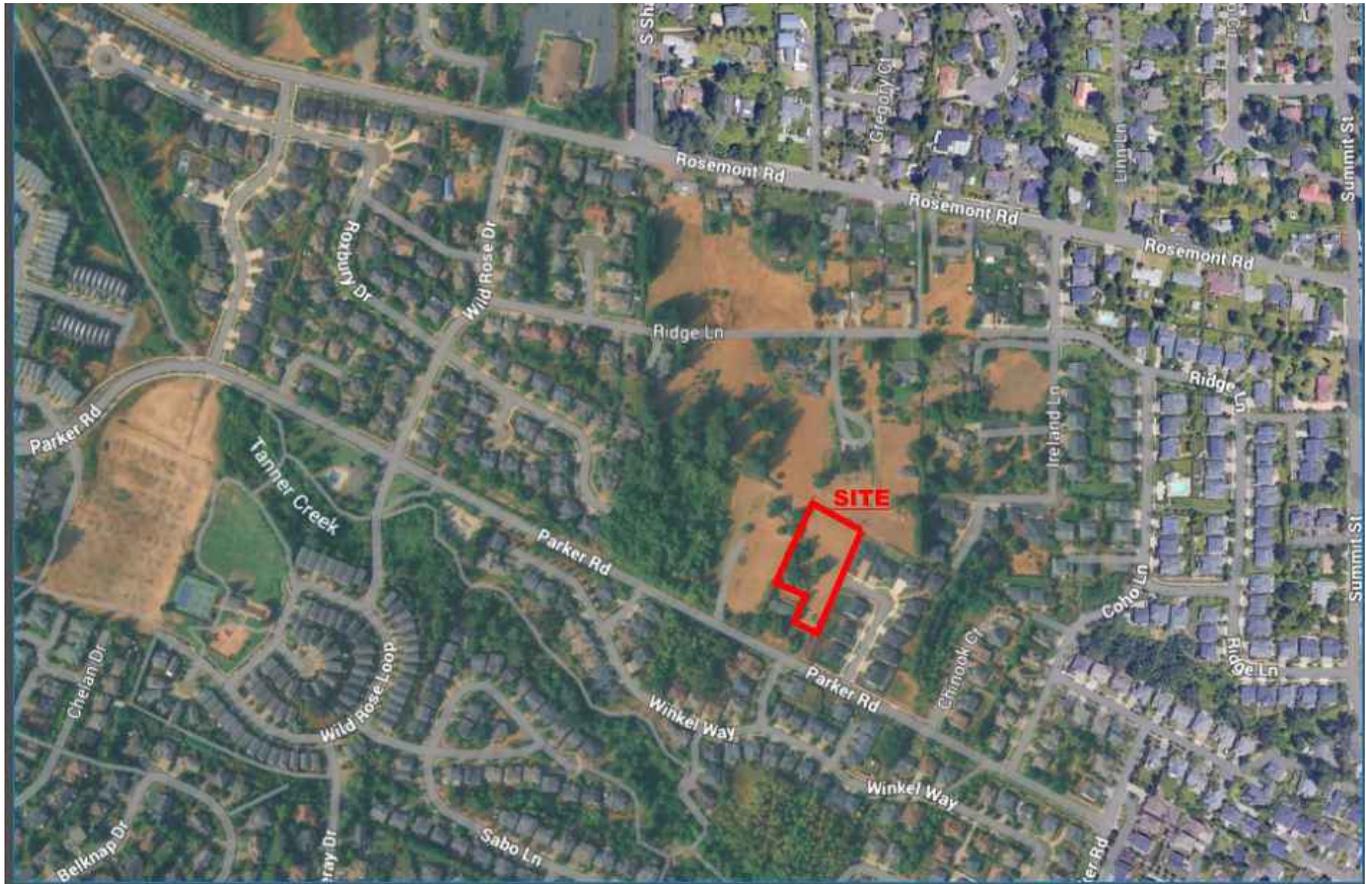
ANDY PARIS & ASSOCIATES
LAND SURVEYORS, SINCE 1952
15450 BOONES FERRY ROAD, SUITE 7, LAKE OSWEGO, OR 97035
PH. 503.638.3341 | WWW.ANDYPARIS.COM
PROJECT: 25076 | DRAWING: 25076PLA | DRAFTED: BL 6/08/2025

APPENDIX D – VICINITY MAP





NTS



Vando Development LLC
915 SW Rimrock Way, Ste 201-230
Redmond, OR 97756

VICINITY MAP

DATE

FIGURE

APPENDIX E – TRAFFIC IMPACT ANALYSIS MEMO





21370 SW Langer Farms Pkwy
Suite 142, Sherwood, OR 97140



Technical Memorandum

To: Rob Matthews,
Blue Palouse Properties

From: Michael Ard, PE

Date: August 18, 2025

Re: Parker Road Annexation Traffic Impact Analysis Memo

This memorandum is written to provide information regarding the potential traffic impacts associated with a proposed annexation of tax lot 21E25CC00300 into the City of West Linn and an accompanying zone change from Clackamas County FU-10 zoning to City of West Linn R7 zoning.

Property Description

The subject property is located on the north side of Parker Road west of Deerhill Lane and has a gross area of approximately 1.39 acres. Although Parker Road abuts the south side of the subject property, it is anticipated that future site access will be via Deerhill Lane and an extension of Roxbury Drive, which currently stubs to the east side of the property.

To assess the potential transportation impacts of the proposed change in zoning, estimates of the trips that could be generated under the “reasonable worst case” development scenarios were prepared for both the current Clackamas County FU-10 zoning and the proposed City of West Linn R7 zoning. The resulting change in trips between the two scenarios represents the change in traffic which could result from the proposed zone change.

Background Clackamas County FU-10 Zoning Description

Currently, the property is outside the city limits of the City of West Linn and is zoned FU-10 (Future Urban 10-acre) by Clackamas County. Uses permitted in the FU-10 zone include farming- and forestry-related uses as well as government owned parks and places of worship. However, the most likely reasonable, permitted use of the property under the FU-10 zoning would be construction of a single-family home or duplex on the property.

Proposed City of West Linn R7 Zoning Description

Upon annexation into the City of West Linn, it is proposed that R7 residential zoning be applied to the subject property. This zoning allows development with single-family homes, duplex, triplex and quadplex units, cottage clusters, townhomes, and community recreation. Family day care facilities are also permitted; however, certified child-care centers require a conditional use permit in this zone.



The minimum lot sizes in the R7 zone are 7,000 square feet for single-family detached housing, 5,500 square feet per unit for single-family attached housing, and 1,500 square feet per townhouse unit.

Based on the size of the property plus the expectation that Roxbury Drive will be extended through the site and sufficient right-of-way for the eastern half of a new north/south roadway will need to be dedicated along the west side of the property consistent with the city's Transportation System Plan, the net developable area of the site is expected to be approximately 43,700 square feet or less.

When preparing a transportation analysis for a zone change, Oregon's Transportation Planning Rule requires that we analyze not just the proposed site use, but the highest intensity use which can reasonably be permitted within the zone. The City of West Linn allows development of townhomes with a minimum average lot size of 1,500 square feet. Accordingly, the 43,700 square feet of developable land area could accommodate a maximum of 29 townhome dwelling units on the subject property.

It should be noted that the actual development proposed on the subject property will consist of 6 lots, accommodating 6 single-family dwellings. To provide meaningful projections of future traffic and comply with the requirements of Oregon's Transportation Planning Rule, analysis of both the worst-case development scenario (31-townhomes) and the actual proposed development scenario (6 single-family homes) is provided herein.

Trip Generation

To determine the potential increase in traffic attributable to the change from FU-10 to R7 zoning, a trip generation analysis was prepared using data from the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition. The data used was for land use code 215, *Single Family Attached Housing*, and is based on the number of dwelling units.

Based on the analysis, the proposed annexation and zone change could result in a maximum increase of 13 trips during the morning peak hour, 16 trips during the evening peak hour, and 194 daily trips. A summary of the trip generation calculations is provided in Table 1 below. Detailed trip generation worksheets are also provided in the attached technical appendix.

Table 1 - "Reasonable Worst Case" Trip Generation Calculation Summary

	Morning Peak Hour			Evening Peak Hour			Daily Trips		
	In	Out	Total	In	Out	Total	In	Out	Total
29 Townhome Dwellings	4	10	14	10	7	17	104	104	208
- 2 Duplex Dwelling Units	0	-1	-1	-1	0	-1	-7	-7	-14
Net Increase in Site Trips	4	9	13	9	7	16	97	97	194

Based on the trip generation analysis for the "reasonable worst case" development scenario, even if the site is developed with the most intense use permitted in the R7 zone the site will generate just 194 daily site trips (an increase of 201 daily trips when compared to the allowed uses in the existing Clackamas County



FU-10 zoning.) The City of West Linn requires a full traffic impact analysis when a development would generate 250 or more daily trips. As such, the transportation impacts of even the worst-case development fall below the threshold at which a detailed operational analysis is required.

It should be further noted that the actual development proposed on the subject property consists of six single-family homes. This likely development scenario was also compared to the allowed uses under the existing FU-10 zoning to determine the actual expected transportation impact of the proposed annexation, zone change, and subsequent site development.

Again, the trip generation analysis was prepared using data from the Institute of Transportation Engineer's Trip Generation Manual, 10th Edition. The data used was for land use codes 210, *Single Family Detached Housing*, and 215, *Single Family Attached Housing*. For both land use categories the trip generation estimates are based on the number of dwelling units.

Based on the analysis, the actual proposed development within the site would result in an increase of 3 trips during the morning peak hour, 5 trips during the evening peak hour, and 42 daily trips. A summary of the trip generation calculations is provided in Table 2 below. Detailed trip generation worksheets are again provided in the attached technical appendix.

Table 2 - Proposed Development Trip Generation Calculation Summary

	Morning Peak Hour			Evening Peak Hour			Daily Trips		
	In	Out	Total	In	Out	Total	In	Out	Total
6 Single-Family Homes	1	3	4	4	2	6	28	28	56
- 2 Duplex Dwelling Units	0	-1	-1	-1	0	-1	-7	-7	-14
Net Increase in Site Trips	1	2	3	3	2	5	21	21	42

Safety

To evaluate motor vehicle safety, crash data was obtained from the Oregon Department of Transportation's Crash Analysis and Reporting Unit for the intersection of Parker Road at Deerhill Lane as well as the full lengths of Deerhill Lane and Roxbury Drive. The data obtained was for the most recent five years available, from January 2019 through December 2023.

There were no reported crashes at the intersection of Parker Road and Deerhill Lane or along Deerhill Lane or Roxbury Drive during the five-year analysis period. Based on the analysis, the transportation system is currently operating safely in the site vicinity. No safety mitigations are necessary or recommended in conjunction with the proposed annexation and zone change.



Transportation Planning Rule Analysis

To approve the requested zone change on the subject property, the City of West Linn must find that the requirements of Oregon's Transportation Planning Rule (OAR 660-012-0060) are met. This rule provides guidance regarding whether and how the transportation impacts of a plan amendment must be mitigated. The relevant portions of the Transportation Planning Rule are quoted below, along with responses specific to the proposed zone change.

660-012-0060

Plan and Land Use Regulation Amendments

(1) If an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation (including a zoning map) would significantly affect an existing or planned transportation facility, then the local government must put in place measures as provided in section (2) of this rule, unless the amendment is allowed under section (3), (9) or (10) of this rule. A plan or land use regulation amendment significantly affects a transportation facility if it would:

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

No changes are proposed to the functional classification of existing or planned transportation facilities as part of this project.

(b) Change standards implementing a functional classification system; or

No changes are proposed to the standards implementing the functional classification system as part of this project.

(c) Result in any of the effects listed in paragraphs (A) through (C) of this subsection based on projected conditions measured at the end of the planning period identified in the adopted TSP. As part of evaluating projected conditions, the amount of traffic projected to be generated within the area of the amendment may be reduced if the amendment includes an enforceable, ongoing requirement that would demonstrably limit traffic generation, including, but not limited to, transportation demand management. This reduction may diminish or completely eliminate the significant effect of the amendment.

(A) Types or levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;

(B) Degrade the performance of an existing or planned transportation facility such that it would not meet the performance standards identified in the TSP or comprehensive plan; or

(C) Degrade the performance of an existing or planned transportation facility that is otherwise projected to not meet the performance standards identified in the TSP or comprehensive plan.

Under the reasonable worst case development scenario, the proposed annexation and zone change from FU-10 to R7 zoning would result in a net increase of just 194 daily trips, and 16 or fewer trips during the



morning and evening peak hours. Such increases fall below the level at which the City of West Linn requires a full traffic study, since the net increase will have a de minimis impact on operation of area roadways and intersections. Additionally, since the R7 zoning is for residential development, the types of vehicles that will be added are consistent with those currently traveling on Roxbury Drive, Deerhill Lane, and the surrounding street network. Accordingly, the proposed annexation and zone change will not result in any of the effects listed.

Again, it should be noted that the actual anticipated development within the site will generate fewer trips than the worst-case development scenario. As such, the requirements of the Transportation Planning Rule are met for both development scenarios. The proposed zone change will not result in a significant effect on the transportation system, and no mitigation is necessary or recommended in conjunction with the proposed change from FU-10 to R7 zoning.

Conclusions

Based on the analysis, the proposed annexation and zone change would have no significant negative safety or operational impacts on the surrounding street network and would help facilitate future local street connections anticipated in the City's Transportation System Plan. No mitigations are recommended in conjunction with the proposed annexation and zone change, and the proposal complies with the requirements of Oregon's Transportation Planning Rule.

If you have any questions regarding this analysis, please feel free to contact me at (503)537-8511 or at mike.ard@gmail.com.

Trip Generation Calculation Worksheet



Land Use Description: Single-Family Attached Housing
ITE Land Use Code: 215
Independent Variable: Dwelling Units
Quantity: 29 Dwelling Units
Setting: General Urban/Suburban and Rural

Summary of ITE Trip Generation Data

AM Peak Hour of Adjacent Street Traffic

Trip Rate: 0.48 trips per dwelling unit
Directional Distribution: 31% Entering 69% Exiting

PM Peak Hour of Adjacent Street Traffic

Trip Rate: 0.57 trips per dwelling unit
Directional Distribution: 57% Entering 43% Exiting

Total Weekday Traffic

Trip Rate: 7.2 trips per dwelling unit
Directional Distribution: 50% Entering 50% Exiting

Site Trip Generation Calculations

29 Dwelling Units

	Entering	Exiting	Total
AM Peak Hour	4	10	14
PM Peak Hour	10	7	17
Weekday	104	104	208

Data Source: *Trip Generation Manual, 11th Edition*, Institute of Transportation Engineers, 2021

Trip Generation Calculation Worksheet



Land Use Description: Single-Family Attached Housing
 ITE Land Use Code: 215
 Independent Variable: Dwelling Units
 Quantity: 2 Dwelling Units
 Setting: General Urban/Suburban and Rural

Summary of ITE Trip Generation Data

AM Peak Hour of Adjacent Street Traffic

Trip Rate: 0.48 trips per dwelling unit
 Directional Distribution: 31% Entering 69% Exiting

PM Peak Hour of Adjacent Street Traffic

Trip Rate: 0.57 trips per dwelling unit
 Directional Distribution: 57% Entering 43% Exiting

Total Weekday Traffic

Trip Rate: 7.2 trips per dwelling unit
 Directional Distribution: 50% Entering 50% Exiting

Site Trip Generation Calculations

2 Dwelling Units

	Entering	Exiting	Total
AM Peak Hour	0	1	1
PM Peak Hour	1	0	1
Weekday	7	7	14

Data Source: *Trip Generation Manual, 11th Edition*, Institute of Transportation Engineers, 2021

Trip Generation Calculation Worksheet



Land Use Description: Single-Family Detached Housing
 ITE Land Use Code: 210
 Independent Variable: Dwelling Units
 Quantity: 6 Dwelling Units
 Setting: General Urban/Suburban and Rural

Summary of ITE Trip Generation Data

AM Peak Hour of Adjacent Street Traffic

Trip Rate: 0.70 trips per dwelling unit
 Directional Distribution: 26% Entering 74% Exiting

PM Peak Hour of Adjacent Street Traffic

Trip Rate: 0.94 trips per dwelling unit
 Directional Distribution: 63% Entering 37% Exiting

Total Weekday Traffic

Trip Rate: 9.43 trips per dwelling unit
 Directional Distribution: 50% Entering 50% Exiting

Site Trip Generation Calculations

6 Dwelling Units

	Entering	Exiting	Total
AM Peak Hour	1	3	4
PM Peak Hour	4	2	6
Weekday	28	28	56

Data Source: *Trip Generation Manual, 11th Edition*, Institute of Transportation Engineers, 2021

EXHIBIT CC-2: CLACKAMAS COUNTY LOT LINE ADJUSTMENT – FILE NO Z0153-25



NOTICE OF DECISION ON A TYPE I LAND USE PERMIT

Decision: Approved with Conditions

Permit Type: Property Line Adjustment

File No.: Z0153-25

Proposal: The applicant proposes to adjust 5,666 square feet from the property identified as Assessor's map and tax lot T2S R5E Section 25CC Tax Lot 300 to the property identified as Assessor's map and tax lot T2S R5E Section 25CC, Tax Lot 400.

Decision Date: May 12, 2025

Issued By: Mya Ganzer, Planner I, MGanzer@clackamas.us

Assessor's Map & Tax Lot(s): T2S R5E Section 25CC Tax Lot 300 and 400

Site Address(es): 3945 S PARKER Rd.

Applicant: Blue Palouse Properties

Owner of Property: Gary Randall and Raymond Hill

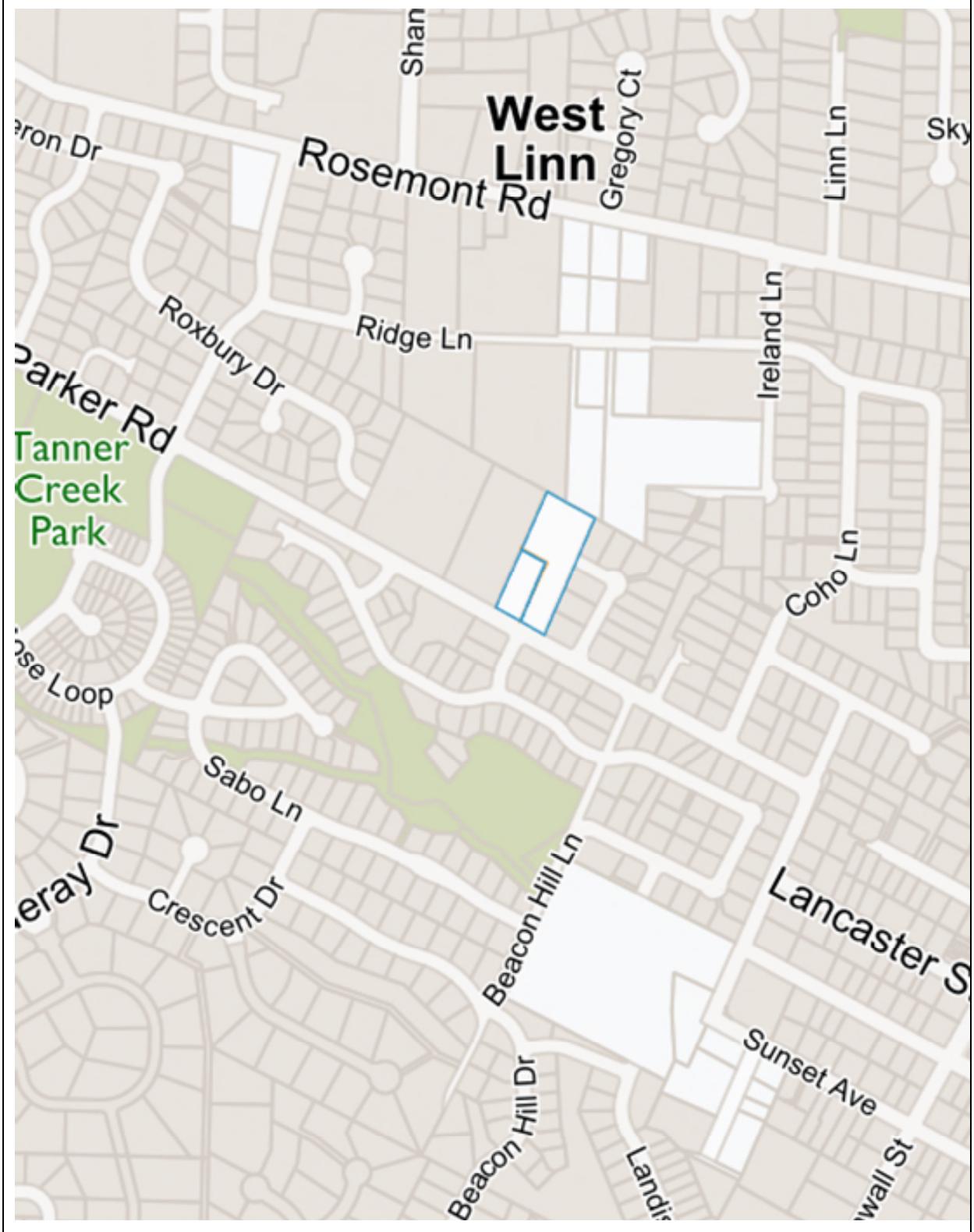
Zoning: FU10

APPLICABLE APPROVAL CRITERIA: This application is subject to Clackamas County Zoning and Development Ordinance (ZDO) Section(s) 202, 316, 1107, and 1307.

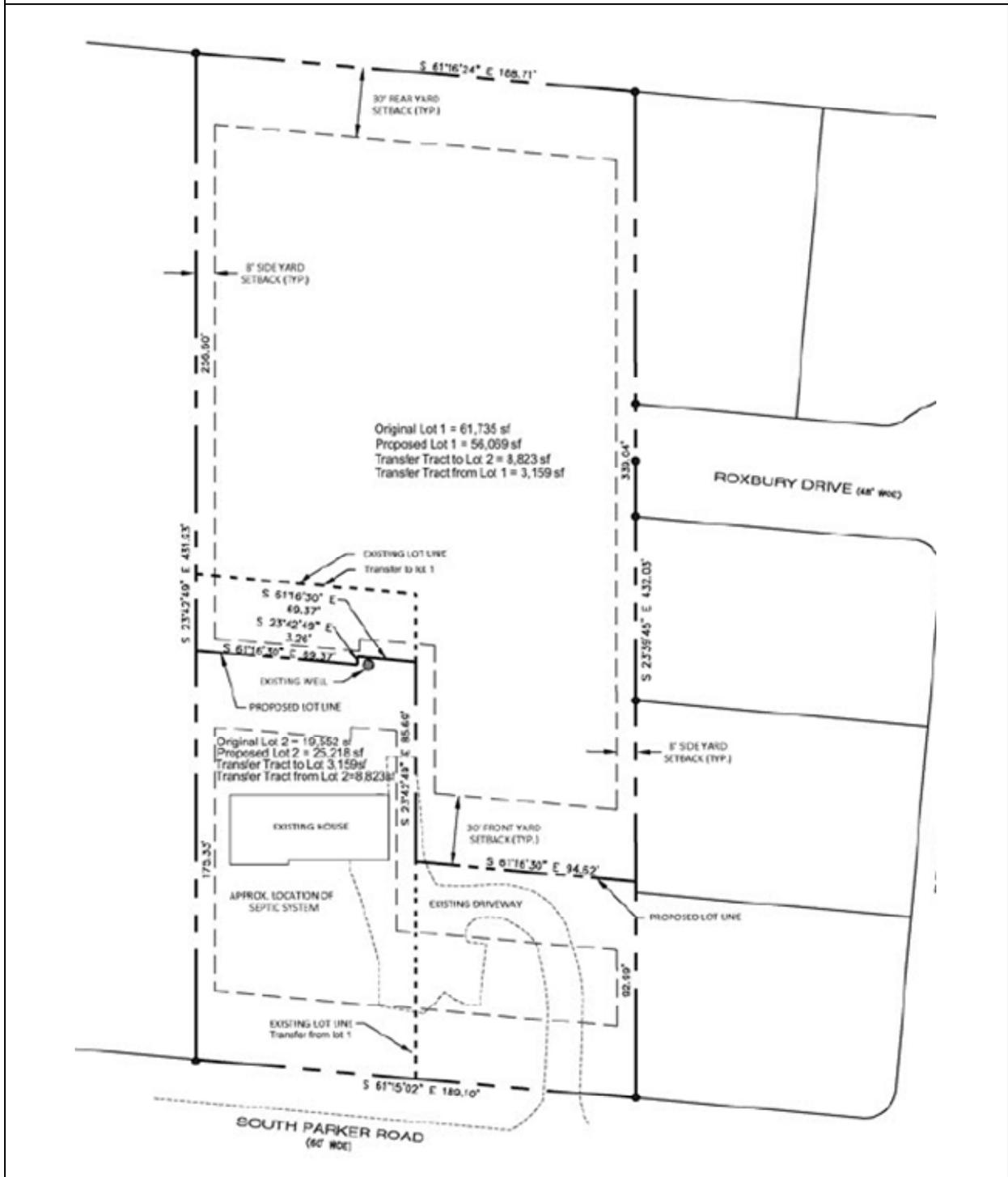
Clackamas County is committed to providing meaningful access and will make reasonable accommodations, modifications, or provide translation, interpretation or other services upon request. Please contact us at 503-742-4545 or email DRenhard@clackamas.us.

503-742-4545: ¿Traducción e interpretación? | Требуется ли вам устный или письменный перевод? | 翻译或口译? | Cán Biên dịch hoặc Phiên dịch? | 번역 또는 통역?

Location Map



Site Plan



PERMIT EXPIRATION

Pursuant to ZDO Subsection 1107.05, approval of a property line adjustment is valid for two years from the date of the final decision. Unless an appeal is filed, the date of the final decision is the “decision date” listed above. **During this two-year period, the requirements of Chapter 11.01.040 of the Clackamas County Code and Subsection 1107.06 or 1107.07 (whichever is applicable) of the Zoning and Development Ordinance shall be satisfied, or the approval will become void.** The requirements are summarized in the conditions of approval below.

This is the only notice you will receive of this deadline.

CONDITIONS OF APPROVAL

The conditions listed are necessary to ensure that approval criteria for this land use permit are satisfied. Where a condition relates to a specific approval criterion, the code citation for that criterion follows in parentheses.

1. Approval of this land use permit is based on the submitted written narrative and plan(s) filed with the County on 4/17/2025 and additional documents submitted on 4/28/25. No work shall occur under this permit other than that which is specified within these documents, unless otherwise required or specified in the conditions below. It shall be the responsibility of the property owner(s) to comply with these document(s) and the limitation of any approval resulting from the decision described herein.
2. Prior to Planning Director approval of the final property line adjustment record of survey map or final plat required pursuant to ZDO Subsection 1107.06 or 1107.07, respectively, setbacks from the proposed relocated property line for all existing structures on the subject property shall be verified by a site plan prepared and stamped by an Oregon registered professional land surveyor. If no structures exist, the surveyor shall submit a stamped letter so stating. (ZDO Subsection 1107.03(C))
3. To finalize the property line adjustment, a record of survey map shall be filed unless the County Surveyor waives this requirement or unless the adjustment constitutes a replat under ORS Chapter 92. (ZDO Subsection 1107.06)
 - a. The form and content of the record of survey map shall comply with the County’s final decision approving the tentative plan and applicable provisions of Chapter 11.01 of the Clackamas County Code and Oregon Revised Statutes Chapters 92 and 209.

- b. As required by Section 11.01.040 of the Clackamas County Code, revised legal descriptions of the properties affected by the adjustment (for new deeds) shall be prepared by a registered professional land surveyor, refer to the record of survey map that is filed with the County, and be recorded with the County Clerk. A property line adjustment deed shall contain the names of the parties, the description of the adjusted line, references to original recorded documents, and signatures of all parties with proper acknowledgement.
4. If the property line adjustment constitutes a replat under ORS chapter 92, finalizing the adjustment requires the filing of a final plat, except that a final plat is not required for a replat in which all parcels are larger than 80 acres. (ZDO Subsection 1107.07)
 - a. The form and content of the final plat shall comply with the County's final decision approving the adjustment and applicable provisions of Chapters 11.01 and 11.02 of the Clackamas County Code and ORS chapters 92, 94, 100, and 209.

FINDINGS

The findings below identify the standards and criteria that are relevant to this decision, state the facts relied upon in rendering the decision, and explain the justification for the decision based on the standards, criteria and facts set forth.

1. **Background/Overview of Applicant's Proposal:** The applicant proposes to adjust 5,666 square feet from the property identified as Assessor's map and tax lot T2S R5E Section 25CC Tax Lot 300 to the property identified as Assessor's map and tax lot T2S R5E Section 25CC, Tax Lot 400.

2. **ZDO Section 202, Definitions**

Section 202 defines a property line adjustment as:

A relocation or elimination of all or a portion of the common property line between two abutting lots of record that does not create an additional lot of record. As used in this definition, a property line is the division line between two abutting lots of record.

Section 202 defines a lot of record as:

1. *A lot or parcel created by a subdivision or partition plat, as defined in ORS chapter 92, filed with the Clackamas County Surveyor and recorded with the Clackamas County Clerk;*
2. *A unit of land created by a recorded deed or recorded land sales contract and in compliance with all applicable planning, zoning, and subdivision or partition ordinances and regulations, if any, in effect on the date the deed or land sales contract was signed by the parties to the deed or contract; or*

3. *A unit of land created solely to establish a separate tax account or for mortgage purposes; that did not conform to all planning, zoning, or subdivision or partition ordinances or regulations in effect on the date it was created; and that was sold prior to September 5, 2023, under the foreclosure provisions of ORS chapter 88.*

Finding The property identified at on Assessors Map 21E25CC as tax lot 300 is a lot of record. This unit of land was created by deed on May 21, 1970, by document 70-10154. The property was zoned R-20 which had a minimum square footage requirement of 20,000 square feet, which was met, in addition to other dimensional standards. In the same year tax lot 400 was excluded, which is discussed below. This was also prior to the 1974 Partitioning Ordinance. **Tax lot 300 will be referred to as Lot of Record 1 throughout this decision.**

The property identified at on Assessors Map 21E25CC as tax lot 300 is a lot of record. This unit of land was created by deed on July 9, 1970, by document 70-13419. The property was zoned R-20 which had a minimum square footage requirement of 20,000 square feet, which was met, in addition to other dimensional standards. This was also prior to the 1974 Partitioning Ordinance. **Tax lot 400 will be referred to as Lot of Record 2 throughout this decision.**

This criterion is met

3. **ZDO Section 316, Future Urban 10-acres**

Section 316 applies to the FU-10 zoning district where the subject property is located. Table 316-2 establishes applicable dimensional standards.

Finding: Findings of compliance with lot size and setback standards are included below.

Maximum lot coverage: There is no maximum lot coverage standards in the FU-10 zoning district.

Minimum lot size: The minimum lot size in the FU-10 zoning district is 10-acres, both lots are undersized lots of record, which is addressed later in the Land Use Decision.

Setback standards: Compliance with the FU-10 setback standards are addressed below.

This criterion is met.

4. **ZDO Section 1107, Property Line Adjustments**

1107.03 General Provisions

Property line adjustments shall be subject to the following standards and criteria:

- A. *A property line adjustment is subject to the minimum and maximum lot size standards of the applicable zoning district, except as follows:*

1. *If a lot of record is smaller than the minimum lot size standard, its size may be reduced, provided that it is not in an AG/F, EFU, or TBR District.*
2. *If a lot of record is larger than the maximum lot size standard, its size may be reduced even if the reduction is not sufficient to comply with the maximum lot size standard.*
3. *If a lot of record in an AG/F, EFU, or TBR District is smaller than the minimum lot size standard, its size may be reduced subject to Subsection 1107.04.*

Finding: The minimum lot size standard in the FU-10 District is 10 acres. As demonstrated by the submitted site plan, Lot of Record 1 and 2 are both below the minimum lot size. Reductions in size of undersized Lot of Records is permitted pursuant to 1107.03(a). There is no maximum lot size in the FU-10 District. **This criterion is met.**

B. Subsequent subdivision or partition (or development of dwelling units subject to Section 1012, Lot Size and Density) of a lot of record that was the subject of a property line adjustment shall be limited as follows:

1. *A property line adjustment shall not be used to later permit development that exceeds the maximum density established by Section 1012. In calculating density, all lots or parcels (or dwelling units subject to 1012) within both lots of record that were the subject of the property line adjustment shall be included.*

Finding: Section 1012 does not establish a maximum density standard in the FU-10 District; therefore, this criterion is not applicable.

2. *In the RA-1, RRFF-5 and FF-10 Districts, where averaging of lot sizes may be permitted pursuant to table 316-2, Dimensional Standards in the Rural Residential and Future Urban Residential Zoning Districts, a property line adjustment shall not be used to later permit a subdivision or partition that reduces the minimum average lot size below the minimum average lot size standard. In calculating the minimum average lot size, all lots or parcels within both lots of record that were the subject of the property line adjustment shall be included.*

Finding: The subject property is not zoned RA-1, RRFF-5 or FF-10; therefore, this criterion is not applicable.

C. A property line adjustment is subject to the minimum setback standards of the applicable zoning district, except that if a lawfully established nonconforming setback exists, the property line adjustment may be approved if it does not reduce that depth. Prior to Planning Director approval of the final property line adjustment record of survey map or final plat required pursuant to Subsection 1107.06 or 1107.07, respectively, setbacks from the proposed relocated property

line for all existing structures on the subject property shall be verified by a site plan prepared and stamped by an Oregon registered professional land surveyor. If no structures exist, the surveyor may submit a stamped letter so stating.

Finding: The proposed PLA will reduce the south front setback for Lot of Record 1, which is currently undeveloped. The minimum front yard setback in the FU-10 District is 30 feet. A condition of approval is included requiring that setbacks from the relocated property line for existing structures are verified by a site plan prepared and stamped by an Oregon registered professional land surveyor, or if no structures exist, by a stamped letter from the surveyor stating that no structures exist. **As conditioned, this criterion is met.**

- D. A property line adjustment shall be prohibited between lots of record separated by a Comprehensive Plan land use designation boundary, as identified on Comprehensive Plan Map IV-3, Lake Oswego Land Use Plan Map, IV-4, West Linn Land Use Plan Map, IV-5, Oregon City Land Use Plan Map, IV-6, North Urban Area Land Use Plan Map, or IV-7, Non-Urban Area Land Use Plan, and Mt. Hood Corridor Land Use Plan, if the boundary separates an Urban, Unincorporated Community, or Rural Plan designation from an Agriculture or Forest Plan designation, except an adjustment may be granted when it results in an increase in size of the lot of record with the Agriculture or Forest plan designation. However, approval of such an adjustment shall not be used to reconfigure a lot of record, the result of which is to qualify the lot of record for a land division pursuant to Subsection 1012.02(D).*

Finding: Neither Lot of Record 1 nor Lot of Record 2 have a Plan designation of Agriculture or Forest. **This criterion is met.**

- E. A property line adjustment is prohibited between lots of record separated by the Portland Metropolitan Urban Growth Boundary (UGB) or the unincorporated community boundary of Government Camp, Rhododendron, Wemme/Welches, Wildwood/Timberline or Zigzag Village.*

Finding: The proposed PLA does not involve lots of record that are separated by the Portland Metropolitan UGB or the unincorporated community boundary of Government Camp, Rhododendron, Wemme/Welches, Wildwood/Timberline or Zigzag Village. **This criterion is met.**

- F. A property line adjustment shall not result in the adjustment of a dwelling from one lot of record to the other unless the lot of record receiving the dwelling otherwise complies with all applicable standards of this Ordinance for the siting of a dwelling.*

Finding: As demonstrated by the submitted site plan and a review of aerial photography and Department of Assessment and Taxation records, the proposed PLA will not result in the adjustment of a dwelling from one lot of record to the other. **This criterion is met.**

1107.06 Record of Survey Map Review

If a property line adjustment application is approved, finalizing the adjustment requires the filing of a record of survey map unless the County Surveyor waives this requirement or unless the adjustment constitutes a replat under ORS Chapter 92. The applicant shall comply with the following:

- A. The form and content of the record of survey map shall comply with the County's final decision approving the tentative plan and applicable provisions of Chapter 11.01 of the Clackamas County Code and Oregon Revised Statutes Chapters 92 and 209.*
- B. Final Planning Director Approval of the Record of Survey Map: The final record of survey map shall be submitted to the County for review. If it is consistent with the approved tentative plan and the conditions of approval included in the County's final decision on the application have been satisfied, the Planning Director shall sign the record of survey map.*

Finding: Conditions of approval have been included requiring compliance with either Subsection 1107.06 or 1107.07. **As conditioned, this criterion is met.**

1107.07 Final Plat Review for Replats

If an application is approved for a property line adjustment that constitutes a replat under ORS chapter 92, finalizing the adjustment requires the filing of a final plat, except that a final plat is not required for a replat in which all parcels are larger than 80 acres. The applicant shall comply with the following:

- B. The form and content of the final plat shall comply with the County's final decision approving the adjustment and applicable provisions of Chapters 11.01 and 11.02 of the Clackamas County Code and ORS chapters 92, 94, 100, and 209.*
- C. The final plat shall be submitted to the County for review. If a homeowners association is required, the declaration for a planned community, articles of incorporation, and bylaws shall be submitted to the County with the final plat. If the final plat and, if a homeowners association is required, the declaration for a planned community, articles of incorporation, and bylaws are consistent with the approved adjustment and the conditions of approval included in the County's final decision on the application have either been satisfied or guaranteed pursuant to Section 1311, Completion of Improvements, Sureties, and Maintenance, the Planning Director shall sign the plat.*

Finding: Conditions of approval have been included requiring compliance with either Subsection 1107.06 or 1107.07. **As conditioned, this criterion is met.**

EXHIBIT CC-3: AFFIDAVIT OF NOTICE AND MAILING PACKET



**NOTICE OF CITY COUNCIL PUBLIC HEARING
ANNEXATION OF 59,934 SQUARE FEET AT ROXBURY DRIVE/PARKER ROAD
TAX LOT NUMBER 21E25CC00300
FILE NO. ANX-25-01**

The West Linn City Council will hold a public hearing on **Tuesday, December 9, 2025, starting at 6:00 p.m.** in the Council Chambers of City Hall, 22500 Salamo Road, West Linn, to consider an annexation request for 59,934 square feet at Roxbury Drive - Tax Lot Number 21E25CC00300. The applicants are requesting an R-7 zone designation. The area is identified by Clackamas County as assessor's map 21 E25 CC00 tax lot 300.

The City Council will decide based on the criteria of Community Development Code (CDC), Chapter 81, West Linn Municipal Code 2.920-2.930, Metro Code 3.09.045 and 3.09.050(D), and Oregon Revised Statute 222.050 and 222.750. The CDC approval criteria are available for review on the City website <http://www.westlinnoregon.gov/cdc> or at City Hall and the City Library.

Metro Code LOCAL GOVERNMENT BOUNDARY CHANGES may be found at https://www.oregonmetro.gov/sites/default/files/2014/06/05/309_eff_071112_final.pdf.

Annexations go through a two-step hearing process. Step one is a land use decision. The Council determines whether the proposed annexation is consistent with the intent of the West Linn Comprehensive Plan and CDC Chapter 81. The Council will assign a zone for the property. At the conclusion of step one, the Council may, in its discretion: 1) decide to set a public hearing for the annexation request (step two), 2) delay a public hearing on the requested annexation or 3) pass a resolution placing the annexation request on a ballot for an advisory vote. Step two review for annexation proposals is a decision that applies the standards of WLMC 2.930. Both Step 1 and Step 2 can occur on the same night.

The annexation application is posted on the City's website <https://westlinnoregon.gov/planning/3945-parker-rdroxbury-drive-annexation-129-acres>. The application, all documents or evidence relied upon by the applicant, and applicable criteria are available for inspection at City Hall at no cost. Copies may be obtained at a reasonable cost. The staff report will be posted on the website and available for inspection at no cost, or copies may be obtained at a reasonable cost, at least 15 days before the hearing.

The hearing will be conducted in a hybrid format with some Councilors, staff, presenters, and members of the public attending remotely via Webex and others attending in-person at City Hall. The public can watch the meeting online at <https://westlinnoregon.gov/meetings> or on Cable Channel 30.

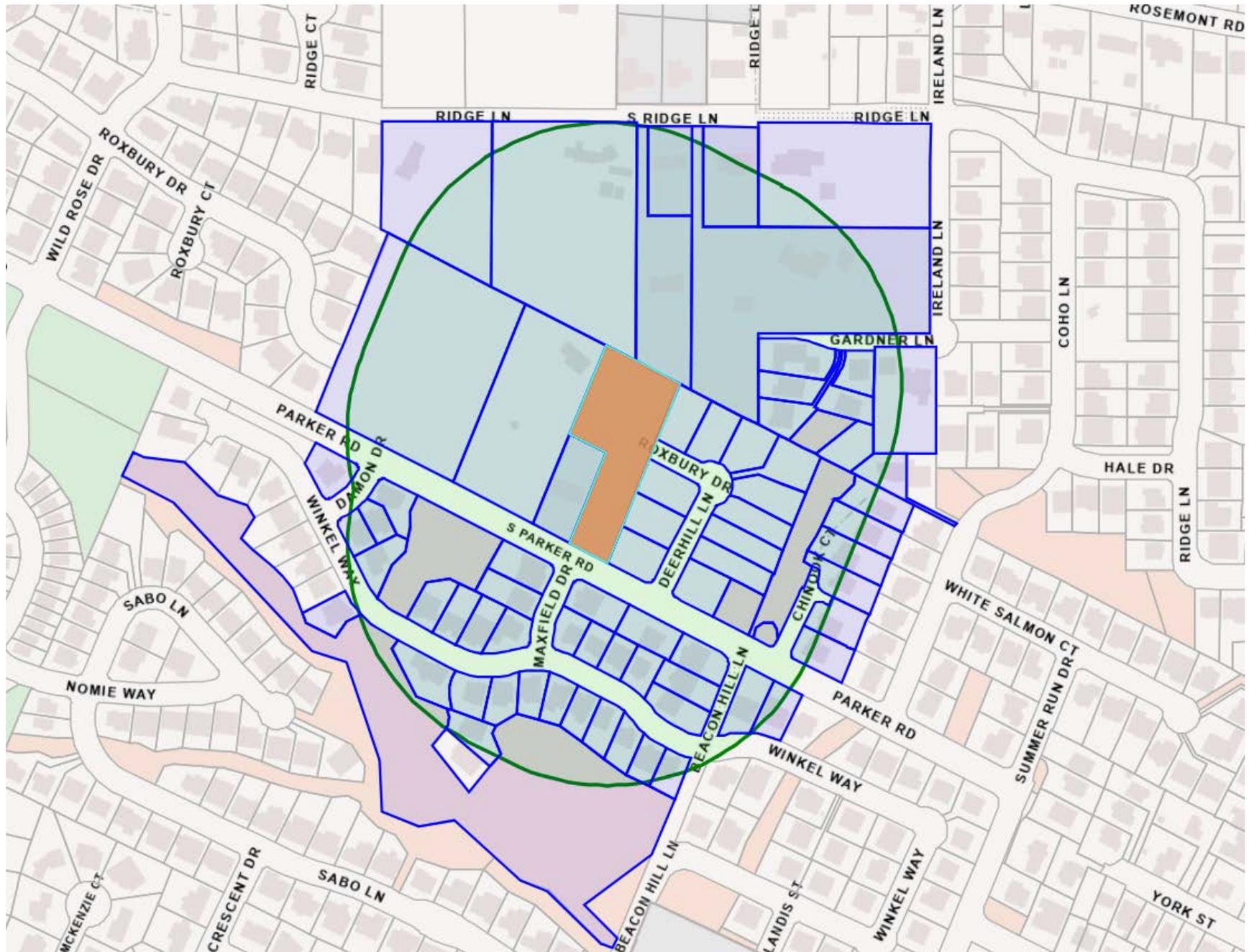
Anyone wishing to present written testimony for consideration shall submit all material before 12:00 pm on December 9, 2025. Persons interested in party status should submit a letter outlining all concerns about the proposal by the comment deadline. Written comments may be submitted to agudelj@westlinnoregon.gov or mailed to City Hall.

Those who wish to participate remotely should complete the speaker form at <https://westlinnoregon.gov/citycouncil/meeting-request-speak-signup> **before 4:00 pm on the meeting day** to receive an invitation to join the meeting. Virtual participants can join online or dial in by phone.

It is important to submit all testimony in response to this notice. All comments submitted for consideration of this application should relate specifically to the applicable criteria. Failure to raise an issue in a hearing, in person, or by letter, or failure to provide sufficient specificity to afford the decision-maker an opportunity to respond to the issue, precludes an appeal to the appellant body with jurisdiction based on that issue.

For additional information, please contact Aaron Gudelj, Associate Planner, City Hall, 22500 Salamo Rd., West Linn, OR 97068, 503-742-6057.

ANN-25-01 - Properties within 500 feet of Tax Lot Number 21E25CC00300





**NOTICE OF UPCOMING
CITY COUNCIL DECISION**

PROJECT # ANX-25-01

MAIL: 11/19/2025 TIDINGS: 11/19/2025 and 12/3/2025

CITIZEN CONTACT INFORMATION

To lessen the bulk of agenda packets and land use application notice, and to address the concerns of some City residents about testimony contact information and online application packets containing their names and addresses as a reflection of the mailing notice area, this sheet substitutes for the photocopy of the testimony forms and/or mailing labels. A copy is available upon request.

AFFIDAVIT OF NOTICE
Type A

We, the undersigned do hereby certify that, in the interest of the party (parties) initiating a proposed land use, the following took place on the dates indicated below:

PROJECT

File No.: ANX-25-01

Applicant's Name: Blue Palouse Properties

Development Name: Tax Lot Number 21E25CC00300

Scheduled Decision Date: City Council Hearing on 12/9/25

MAILED NOTICE

Notices were mailed at least 20 days prior to the decision date per Section 99.080 of the Community Development Code to:

1	WLWLSD and School Board	11/19/25	<i>Lynn Schroder</i>
2	Metro	11/19/25	<i>Lynn Schroder</i>
3	Clackamas County	11/19/25	<i>Lynn Schroder</i>
4	City of Lake Oswego	11/19/25	<i>Lynn Schroder</i>
5	ODOT	11/19/25	<i>Lynn Schroder</i>
6	Century Link	11/19/25	<i>Lynn Schroder</i>
7	NW Natural Account Services	11/19/25	<i>Lynn Schroder</i>
8	Comcast	11/19/25	<i>Lynn Schroder</i>
6	Property Owners within 500 feet	11/19/25	<i>Lynn Schroder</i>
7	All Neighborhood Associations	11/19/25	<i>Lynn Schroder</i>

TIDINGS

Notice was posted in the West Linn Tidings twice prior to the decision date.

11/19/25 & 12/3/25	<i>Lynn Schroder</i>
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WEBSITE

Notice was posted on the City's website at least 20 days prior to the decision date.

11/19/25	<i>Lynn Schroder</i>
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SIGN

At least 20 days prior to the decision date, a sign was posted on the property per Metro Code.

11/19/25	<i>Aaron Gudely</i>
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STAFF REPORT was available at least 15 days prior to the decision date.

11/25/2025	<i>Aaron Gudely</i>
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FINAL DECISION notice mailed to applicant, all other parties with standing, and, if zone change, the County surveyor's office.

11/25/25	<i>Lynn Schroder</i>
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Agenda Bill 2025-12-09-05

Date Prepared: December 2, 2025
For Meeting Date: December 9, 2025
To: Mayor Rory Bialostosky and West Linn City Council
From: John Williams, City Manager *JRW*
Lauren Breithaupt, Finance Director *LB*
Subject: Authorization to sell bonds to fund the development, construction and equipping of a centralized Operations Center

Purpose:

To pay for the development, construction and equipping of a centralized Operations Center.

Question(s) for Council:

Should the City Council authorize issuing \$45 million of Full Faith and Credit Obligation (FFCO) bonds?

Public Hearing Required:

None Required.

Background & Discussion:

Council has discussed design, cost, and funding options for the new facility many times over the past several years. On November 18 Council voted 5-0 to “approve the recommended design recommendation referred to as ‘Option 2’ and authorize the City’s Finance Director to secure Full Faith and Credit Obligation funding in the amount of \$45 Million to be paid through long-term debt service of the applicable operation funds: Streets, Storm, Sewer, Water, and Parks (General Fund).” Council directed staff to return in December with a work session discussion on funding mix and formal decisions.

The [November 18 packet](#) and [meeting video](#) contains valuable background on these elements, as does the Council’s [November 17 meeting information](#).

On November 18 Council reviewed a staff recommendation that divided responsibility of the \$45 Million among the five main departments that will be housed in the facility. The City’s plan has been to fund this project with Utility Rates and existing General Fund revenue, but the final cost makes this challenging. From the 11/18 packet, here are the projected FFCO annual debt payments from each fund at this project cost:

- Streets - \$962,000
- Sewer - \$561,000
- Storm - \$561,000
- Water - \$561,000
- Parks (General Fund) - \$561,000

During [December 2 work session](#), the Council further discussed the funding of the Operations Center project. In January the Council will consider a \$5/month Parks Utility Fee increase to cover the General Fund portion of debt service.

Budget Impact:

\$45 million in Full Faith and Credit Obligation Bonds. Impacts to various city funds as described above. The payments will reduce the City's ability to provide infrastructure projects in the various utility funds, but these have been planned for and previously described to Council.

Sustainability Impact:

NA

Council Options:

1. Pass Resolution 2025-18, authorizing the issuance of \$45,000,000 in Full Faith and Credit Obligation bonds.
2. Do not pass the resolution leaving \$45 million unfunded for the Operation Center.

Staff Recommendation:

Based on previous Council decisions and direction, and the importance of this project for the long-term viability of our public services, staff recommends authorizing the issuance of the FFCO bonds.

Potential Motion:

Move to adopt Resolution 2025-18, authorizing up to \$45,000,000 of Full Faith and Credit Obligation bonds to finance cost of development, construction, and equipping of a Centralized Operations Center.

Attachments:

1. Resolution 2025-18

RESOLUTION 2025 - 18
West Linn, Oregon

A RESOLUTION OF THE CITY OF WEST LINN, OREGON, AUTHORIZING THE EXECUTION AND DELIVERY OF A FINANCING AGREEMENT, ESCROW AGREEMENT, AND RELATED SALE DOCUMENTS; PLEDGING THE CITY'S FULL FAITH AND CREDIT TO THE FINANCING PAYMENTS DUE UNDER THE FINANCING AGREEMENT; AUTHORIZING THE EXECUTION AND DELIVERY OF THE CITY OF WEST LINN, OREGON FULL FAITH AND CREDIT OBLIGATIONS, IN ONE OR MORE SERIES, IN AN AGGREGATE PRINCIPAL AMOUNT NOT TO EXCEED \$45,000,000 FOR PURPOSES OF FINANCING THE DEVELOPMENT, CONSTRUCTION AND EQUIPPING OF A CENTRALIZED OPERATIONS CENTER; DESIGNATING AUTHORIZED REPRESENTATIVES AND DELEGATING AUTHORITY; DECLARING AN INTENT TO REIMBURSE; AND RELATED MATTERS.

WHEREAS, the City of West Linn (the "City") is authorized pursuant to Oregon Revised Statutes ("ORS") Section 271.390 (i) to enter into financing agreements, lease-purchase agreements or other contracts of purchase for any real or personal property that the City Council of the City (the "City Council") determines is needed and to provide for the issuance of certificates of participation in the payment obligations of the City under such financing agreements, lease-purchase agreements or other contracts of purchase and (ii) to pledge lawfully available funds to payment of such financing agreements, lease-purchase agreements or other contracts of purchase; and

WHEREAS, after consultation with its municipal advisor, the City finds it is in the best interests of the City to authorize the execution and delivery of one or more tax-exempt or taxable Financing Agreements (the "Financing Agreement") between the City and an escrow agent appointed pursuant to Section 9 hereof (the "Escrow Agent") and one or more Escrow Agreements (the "Escrow Agreement") between the City and the Escrow Agent, to provide the terms for the execution, delivery and sale of certificates of participation in the principal and interest components payable under the Financing Agreement in the form of one or more series of full faith and credit obligations (the "Obligations"); and

WHEREAS, the City intends to use the proceeds of the Obligations, together with other lawfully available funds of the City, to (i) finance and refinance costs related to the development, construction and equipping of a centralized Operations Center and related improvements, and (ii) to pay costs of issuance of the Obligations (collectively, the "Project"); and

WHEREAS, the City anticipates paying certain expenditures of the Project (including through payments to the Oregon Department of Transportation) prior to issuance of the Obligations (such expenditures, "Reimbursement Expenditures") and wishes to declare its official intent to reimburse itself with the proceeds of the Obligations for qualifying

Reimbursement Expenditures in conformity with the requirements of the Internal Revenue Code and United States Treasury Regulations Section 1.150-2; and

WHEREAS, the City adopts this Resolution (i) to authorize the execution and delivery of the Financing Agreement, and the Escrow Agreement, (ii) to provide the terms under which the City may sell the Obligations through a public competitive sale or a negotiated sale and enter into the Financing Agreement and the Escrow Agreement, (iii) to provide the terms of execution, delivery and sale of the Obligations, in one or more series, evidencing and representing the payment obligations of the City under the Financing Agreement and (iv) to designate certain officials and employees of the City as authorized representatives to take action on the City's behalf.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of West Linn, Oregon, as follows:

Section 1. Authorization of the Obligations and Related Agreements. The City hereby authorizes the execution and delivery of the Financing Agreement and the Escrow Agreement, and related documents, and the execution and delivery of the Obligations, in one or more series, by the Escrow Agent, in an aggregate principal amount not to exceed \$45,000,000. The proceeds of the Obligations received by the City pursuant to the terms of the Financing Agreement and the Escrow Agreement shall be used to pay all or a portion of the costs of the Project. The true interest cost of each series of Obligations shall not exceed 6.00% per annum.

The Obligations shall be subject to a book-entry only system of ownership and transfer as provided in Section 6 hereof.

The remaining terms of the Obligations, the Financing Agreement, the Escrow Agreement and such other documents necessary or relating to the sale, execution and delivery of the Obligations shall be established as provided in Section 9 hereof.

The City hereby authorizes the Obligations to be sold by negotiated sale or by a public competitive sale and delegates to the Authorized Representative (as defined in Section 2 hereof) the authority to establish the terms for the sale as set forth in Section 9 hereof.

Section 2. Authorized Representative. The City authorizes and directs each of the City Manager, the Finance Director, or their designee (each acting individually or collectively, an "Authorized Representative") to act on behalf of the City and execute and deliver the Financing Agreement, the Escrow Agreement and such other agreements, certificates and documents necessary or related to the sale, execution, delivery and administration of the Obligations and to determine the remaining terms of the Obligations to be established as set forth in Section 9 hereof.

Section 3. Security. The Financing Payments under the Financing Agreement shall be secured by and payable from the City's general non-restricted revenues and other funds that

are lawfully available for that purpose, including the proceeds of the Financing Agreement and revenues from an ad valorem tax authorized to be levied under the City's permanent rate limit under sections 11 and 11b, Article XI of the Oregon Constitution, and revenues derived from other taxes, if any, levied by the City in accordance with and subject to limitations and restrictions imposed under applicable law or contract, that are not dedicated, restricted or obligated by law or contract to an inconsistent expenditure or use. The City pledges its full faith and credit and taxing powers to the payment of the Financing Payments as contemplated by ORS 287A.315, or any successor statute. The registered owners of the Obligations will not have a lien or security interest on the Project financed or refinanced with the proceeds of the Financing Agreement.

Section 4. Form of Obligations. The Obligations shall be prepared in book-entry only form by Special Counsel in substantially the form approved by the Authorized Representative and the Escrow Agent. The Obligations may be printed or typewritten.

Section 5. Authentication, Registration, Payment, Exchange and Transfer.

(a) None of the Obligations shall be entitled to any right or benefit under this Resolution unless an authorized officer of the registrar appointed pursuant to Section 9 hereof (the "Registrar") shall have authenticated it. The date of authentication shall be the date the Registered Owner's name is listed on the register for the Obligations (the "Register").

(b) All Obligations shall be in registered form. The Registrar shall authenticate all Obligations to be delivered on the closing date of the transaction and shall additionally authenticate all Obligations properly surrendered for exchange or transfer pursuant to this Resolution.

(c) The ownership of all Obligations shall be entered in the Register maintained by the Registrar, and the City and the Registrar may treat the person listed as owner in the Register as the owner of the Obligations for all purposes.

(d) The Registrar shall mail or cause to be delivered the amount due under each Obligations to the registered owner at the address appearing on the Register on the fifteenth (15th) day of the month preceding the payment date (the "Record Date"). If payment is so mailed, neither the City nor the Registrar shall have any further liability to any party for such payment.

(e) The Obligations may be exchanged for obligations representing the same aggregate principal component payment amounts with the same principal payment date in different authorized denominations, and the Obligations may be transferred to other owners if the Registered Owners submit the following to the Registrar:

(1) written instructions for exchange or transfer satisfactory to the Registrar, signed by the Registered Owner or his attorney in fact and guaranteed or witnessed in a manner satisfactory to the Registrar; and

(2) the Obligations to be exchanged or transferred.

(f) The Registrar shall not be required to exchange or transfer any Obligations submitted to it during any period beginning with a Record Date and ending on the next following payment date; however, such Obligations shall be exchanged or transferred promptly following that payment date.

(g) The Registrar shall not be required to exchange or transfer any Obligations that have been designated for prepayment if such Obligations are submitted to the Registrar during the 15-day period preceding the designated prepayment date.

(h) For purposes of this section, Obligations shall be considered submitted to the Registrar on the date the Registrar actually receives the materials described in subsection (e) of this Section 5.

(i) In the event any Obligation is mutilated, lost, stolen or destroyed, the Registrar may issue a new Obligation of like principal payment date, interest component and denomination if the asserted owner of such Obligation provides to the Registrar and the City an affidavit, certificate or other reliable proof that the Registrar or the City reasonably finds protects the City from conflicting claims for payment under the Obligations.

(j) The City may alter these provisions regarding registration, exchange and transfer by mailing notification of the altered provisions to all Registered Owners and the Registrar. The altered provisions shall take effect on the date stated in the notice, which shall not be earlier than 45 days after notice is mailed.

Section 6. Book-Entry System. During any time that the Obligations are held in a book-entry-only system (the "Book-Entry System"), the registered owner of all of the Obligations shall be The Depository Trust Company, New York, New York ("DTC"), and the Obligations shall be registered in the name of Cede & Co., as nominee for DTC. The City has entered into a Blanket Issuer Letter of Representations (the "Issuer Letter") wherein the City represents that it will comply with the requirements stated in DTC's Operational Arrangements as they may be amended from time to time.

Under the Book-Entry System, the Obligations shall be initially executed and delivered in the form of a single fully registered obligation certificate, one for each Series and maturity of the Obligations. Upon initial execution and delivery, the ownership of such Obligations shall be registered by the Registrar on the registration books in the name of Cede & Co., as nominee of DTC. The City and the Registrar may treat DTC (or its nominee) as the sole and exclusive registered owner (the "Registered Owner") of the Obligations registered in its name for the purposes of: (i) payment of the principal component evidenced and represented by such Obligations; (ii) prepayment price of, and premium, if any, or interest component evidenced and represented by the Obligations; (iii) selecting the Obligations or portions thereof to be redeemed, if any; (iii) giving notice as required under this Resolution; (v) registering the transfer of Obligations; and (vi) obtaining any consent or other action to be taken by the owners and for

all other purposes whatsoever; and neither the Registrar nor the City shall be affected by any notice to the contrary.

The Registrar shall not have any responsibility or obligation to any person claiming a beneficial ownership interest in the Obligations under or through DTC or any DTC Participant ("Participant"), or any other person that is not shown on the registration books of the Registrar as being a registered owner, with respect to: (i) the accuracy of any records maintained by DTC or any Participant; (ii) the payment by DTC or any Participant of any amount in respect of the principal component evidenced and represented by or prepayment price of or interest component evidenced and represented by the Obligations; (iii) any notice or direction which is permitted or required to be given to or received from owners under this Resolution or the Obligations; (iv) the selection by DTC or any DTC Participant of any person to receive payment in the event of a partial prepayment of the Obligations; or (v) any consent given or other action taken by DTC as owner; nor shall any DTC Participant or any such person be deemed to be a third party beneficiary of any owners' rights under this Resolution or the Obligations. The Registrar shall pay from moneys available under the Escrow Agreement all principal components evidenced and represented by and premium, if any, and interest components evidenced and represented by the Obligations only to or upon the order of DTC, and all such payments shall be valid and effective to fully satisfy and discharge the City's obligations under the Financing Agreement and the Registrar's obligations under the Escrow Agreement and the Obligations with respect to the principal components evidenced and represented by and premium, if any, and interest evidenced and represented by the Obligations to the extent of the sum or sums so paid. So long as the Obligations are held in the Book-Entry System, no person other than DTC shall receive an authenticated Obligation for each separately stated principal component payment date evidencing the obligation of the Registrar to make payments of principal components evidenced and represented by the Obligations and premium, if any, and interest components evidenced and represented by the Obligations pursuant to this Resolution. Upon delivery by DTC to the Registrar of DTC's written notice to the effect that DTC has determined to substitute a new nominee in place of Cede & Co., and subject to the provisions of this Resolution with respect to transfers of Obligations, the term "Cede & Co.," in this Resolution shall refer to such new nominee of DTC.

At any time it determines that it is in the best interests of the owners, the City may notify the Registrar, and the Registrar will subsequently notify DTC, whereupon DTC will notify the DTC Participants, of the availability through DTC of Obligation certificates. In such event, the Registrar shall issue, transfer and exchange, at the City's expense, Obligation certificates as requested in writing by DTC in appropriate amounts. DTC may determine to discontinue providing its services with respect to the Obligations at any time by giving written notice to the Registrar and discharging its responsibilities with respect thereto under applicable law. If DTC resigns as securities depository for the Obligations, such Obligation certificates shall be delivered pursuant to this section. Under such circumstances (if there is no successor securities depository), the Registrar shall be obligated to deliver Obligation certificates as described in this Resolution, provided that the expense in connection therewith shall be paid by the City. In the event Obligation certificates are executed and delivered, the provisions of this Resolution shall

apply to, among other things, the transfer and exchange of such Obligation certificates and the method of payment of principal components evidenced and represented by the Obligations, premium, if any, and interest components evidenced and represented by such Obligations. Whenever DTC requests the Registrar to do so, the Registrar will cooperate with DTC in taking appropriate action after written notice (a) to make available one or more separate Obligation certificates evidencing the Obligations to any DTC Participant having Obligations credited to its DTC account, or (b) to arrange for another securities depository to maintain custody of certificates evidencing the Obligations.

Section 7. Prepayment. Amounts payable by the City under the Financing Agreement and amounts payable under the Obligations may be subject to optional, mandatory, extraordinary and/or conditional prepayment prior to stated principal component payment dates as determined by the Authorized Representative pursuant to Section 9 hereof.

Section 8. Tax-Exempt Status and Covenant as to Arbitrage; Reimbursement.

(a) The City covenants to comply with the instructions and requirements of the Tax Certificate to be executed upon delivery of the Obligations to ensure that interest on the tax-exempt Obligations is excluded from gross income for federal income tax purposes. This covenant shall survive payment in full or defeasance of the Obligations.

(b) The City hereby declares its official intent to use proceeds of the tax-exempt Obligations to reimburse Reimbursement Expenditures. This declaration is made solely for purposes of establishing compliance with the requirements of Section 1.150-2 of the Treasury Regulations. This declaration does not obligate the City to make any expenditure, incur any indebtedness, or proceed with the Project.

Section 9. Delegation for Establishment of Terms and Sale of the Obligations. Each Authorized Representative is hereby authorized and directed, on behalf of the City without further approval of the City Council to:

(a) appoint an Escrow Agent and Registrar for the Obligations;

(b) establish the series designations, the principal and interest component payment dates, principal component amounts, prepayment provisions, if any, interest component amounts, premium and/or discount, if any, denominations and all other terms for the Financing Agreement and the Obligations;

(c) establish the method of sale of the Obligations as authorized in Section 1 hereof, and if the Obligations are sold on a negotiated basis, negotiate, execute and deliver a bond purchase contract in the form approved by the Authorized Representative and such other agreements, certificates or sale documents as are necessary in connection therewith, or if the Obligations are sold on in a public competitive sale, approve the final form of and cause an Official Notice of Obligation Sale (the "Notice") for a competitive sale, substantially in the form

approved by the Authorized Representative to be published electronically and award the successful bid or reject the bids for the Obligations, as directed by this Section 9;

(d) make any covenants or agreements necessary or desirable to obtain favorable financing terms for the Obligations, including without limitation, a pledge of the City's full faith and credit and, if desirable, a pledge of other amounts available to the City;

(e) negotiate the terms of, and execute and deliver the Financing Agreement and the Escrow Agreement;

(f) approve and authorize the preparation and distribution of preliminary and final official statements relating to the Obligations;

(g) obtain ratings on the Obligations if determined by the Authorized Representative to be in the best interest of the City and expend Obligation proceeds to pay for such ratings;

(h) obtain credit enhancement for the Obligations and execute and deliver any related agreements or other documents;

(i) approve the form of the Obligations and take such actions as are necessary to qualify the Obligations for the book-entry system of DTC;

(j) approve, execute and deliver a Continuing Disclosure Certificate pursuant to the Securities and Exchange Commission Rule 15c2-12, as amended;

(k) enter into covenants regarding the use of the proceeds of the Obligations received by the City pursuant to the Financing Agreement;

(l) approve, execute and deliver closing documents and certificates relating to the sale of the Obligations and the execution and delivery of the Financing Agreement, the Escrow Agreement and the Obligations;

(m) execute and deliver a certificate specifying the actions taken pursuant to this Section 9, and any other certificates, documents or agreements that an Authorized Representative determines are desirable to execute, deliver and administer the Financing Agreement and the Escrow Agreement and otherwise to sell, deliver and administer the Obligations in accordance with this Resolution.

Section 10. Procedures for Sale of the Obligations. Pursuant to Sections 1 and 9 hereof, the Authorized Representative shall establish the method of sale of the Obligations. If the Obligations are sold pursuant to a public competitive sale, the Authorized Representative shall cause the Notice, or a summary thereof, to be published electronically on the Internet prior to the sale date stated in the Notice. For a competitive sale, bids to purchase the Obligations shall be received and reviewed on the date specified by the Authorized Representative in the Notice or upon such later date determined by the Authorized Representative if the sale is postponed based on market or other conditions. The Authorized

Representative is authorized, on behalf of the City, to accept or reject the bids for the Obligations. The Authorized Representative may postpone the sale of the Obligations to a later date, cancel the sale based upon market conditions or, alternatively, enter into a negotiated sale of the Obligations pursuant to terms determined and approved by the Authorized Representative and as authorized by this Resolution.

Section 11. Defeasance. The City may defease its Obligations under the Financing Agreement by setting aside, with a duly appointed escrow agent, in a special escrow account irrevocably pledged to the payment of the principal and interest components of the Financing Agreement to be defeased, cash or direct obligations of the United States of America, including obligations of any federal agencies to the extent they are unconditionally guaranteed by the United States of America, in an amount which, in the opinion of a nationally recognized expert in the field of mathematical calculations relating to tax-exempt obligations, is sufficient without reinvestment to pay all principal components and interest components of the defeased Financing Agreement until the principal payment date or any earlier prepayment date. The obligations of the City under the Financing Agreement that have been defeased pursuant to this Section shall be deemed paid and no longer outstanding, and shall cease to be entitled to any lien, benefit or security under this Resolution, the Financing Agreement or the Escrow Agreement except the right to receive payment from such special escrow account.

Section 12. Appointment of Special Counsel and Municipal Advisor. The City hereby appoints Orrick, Herrington & Sutcliffe LLP of Portland, Oregon, as special counsel to the City with respect to the Obligations and Piper Sandler & Co., as Municipal Advisor to the City with respect to the Obligations.

Section 13. Resolution to Constitute Contract. In consideration of the purchase and acceptance of any or all of the Obligations by those who shall own the same from time to time (the "Obligation Owners"), the provisions of this Resolution shall be part of the contract of the City with the Obligation Owners and shall be deemed to constitute a contract between the City and the Obligation Owners pursuant to ORS 287A.315 and ORS 287A.325, or any successor statute. The covenants, pledges, representations and warranties contained in this Resolution, or in the closing documents executed in connection with the Obligations, including without limitation the City's covenants and pledges contained in Section 3 hereof, and the other covenants and agreements herein set forth to be performed by or on behalf of the City shall be contracts for the equal benefit, protection and security of the Obligation Owners, all of which shall be of equal rank without preference, priority or distinction of any of such Obligations over any other thereof, except as expressly provided in or pursuant to this Resolution.

Section 14. Effective Date. This Resolution shall take effect immediately upon its adoption by the City Council.

This Resolution adopted by the City Council of the City of West Linn, Oregon, this 18th day of November 2025.

Rory Bialostosky, Mayor

ATTEST:

Kathy Mollusky, City Recorder

Approved as to Form:

City Attorney

Agenda Bill 2025-12-09-06

Date Prepared: December 3, 2025
For Meeting Date: December 9, 2025
To: Mayor Rory Bialostosky and West Linn City Council
From: John Williams, City Manager *JRW*
Subject: Oppenlander park opportunity update

Purpose:

Council discussion of potential park on Oppenlander property.

Question(s) for Council:

Would Council like to continue consideration of a park on this property? If so, which option is preferred and how would funding for purchase, construction, and maintenance be secured?

Public Hearing Required:

None Required.

Background & Discussion:

On September 8 Council provided direction to continue exploring options to preserve a portion of the 10-acre Oppenlander property at 1275 Rosemont Road as a park. Council requested community input on this idea. In late September and early October over 1,000 community members responded to a non-scientific poll on the topic, including what amenities might be most valuable in a park on this site and whether it merited spending taxpayer funds. Results are provided in Attachment 1. Notable results include:

- Respondents rated “open natural spaces,” “walking/jogging paths,” and “multi-use sports field” as the highest priority amenities for this location.
- When asked to choose one aspect of the current lot for preservation, 45.8% selected the grove of trees. Sports use was the second highest item at 29.7%.
- 59.2% of respondents said that the City should move forward even if it involved a cost to taxpayers, and another 25.6% needed more information before deciding. 15.2% did not support the project.
- 438 respondents provided comments on the free response question, representing a wide variety of comments on many topics.

In July, the West Linn-Wilsonville School Board selected a \$7.875 Million bid from Icon Construction & Development to purchase the Oppenlander property for development. Icon is conducting due diligence on the site and has approached the City Council with an offer to preserve part of the property as a park. Icon’s November 20, 2025 pre-application conference with the City of West Linn showed three possible layouts (Attachment 2) that are possible with the required road alignments:

- 26 divisible lots with a 1.2 acre park on the south side of the property, potentially allowing preservation of some of the large trees (page 5 of application);
- The same layout with no park included, providing 30 divisible lots (page 6 of the application);

- 20 divisible lots with a 3.0 acre park at the north end of the property with possible sports field space (page 7 of the application).

Notes: no price has been discussed at this time for any of the options. The phrase “divisible lots” refers to the option Icon has under state law to divide each lot in half to build middle housing – detached duplex homes. There is not yet an arborist report to provide further information on the health of the large trees or an opinion on their long-term viability given the required road alignment.

The City Council has held several meetings in recent months on financial priority-setting and has expressed interest in pursuing public financing (likely a general obligation bond, requiring voter approval) for the Oppenlander opportunity and potentially several other projects. If a general obligation bond is required, there are mandatory timelines to keep in mind. The City would have to submit a ballot title to Clackamas County by February 27, 2026 for the May 2026 election, or August 14, 2026 for the November 2026 election. Council would need to adopt a resolution sending the question to the ballot by February 9 at the very latest (preferably earlier) to make the May ballot. Therefore, if Council wishes to place a measure before voters in May 2026 staff would need to begin work immediately on the financial, legal, and communications work elements required.

Council has discussed combining this project with other priority community needs into a single bond measure. Mayor and Council ideas for this measure included traffic safety projects, road or water system improvements, City facility deferred maintenance projects, or upgrades to the community concert venue on Parker Road. Only very basic work on scoping and communication about these projects could be done by the timelines noted above.

Budget Impact:

TBD. Cost of property purchase is not known, nor is park construction or maintenance costs (these will depend on park size and amenities). No funds are available in the City’s budget so new funding would need to be identified for both elements. The bond approved by voters in May 2022 cannot be used now since the project scope is so different. That bond was never issued and West Linn taxpayers do not pay taxes for it.

Sustainability Impact:

Preservation of green space and tree canopy is a positive for the West Linn community and for reducing our climate change impacts.

Council Options:

The options provided in the Icon pre-application materials summarize the choices: secure a neighborhood park with tree preservation, open space, and potentially a small playground; secure a larger parcel with possible multi-use sports field space and on-site parking; or have no park and allow housing development of the full 10-acre site.

Staff Recommendation/Potential Motion:

As appealing as parkland preservation is, the present decision must be grounded in financial realities (as the Oppenlander opportunity has been for years). Council has spent many hours this fall working through financial priorities and knows that the City’s budget for parks maintenance and acquisition is extremely limited. The new Operations Center, while desperately needed, will further deplete our General Fund resources for parks maintenance. Council is considering increasing the Parks Utility Fee in 2026 to address this problem and will review further increases to catch the fee up with actual maintenance costs beyond that. Adding additional developed park land will only add to the problem.

Therefore, staff recommends that any park acquisition and development be accompanied by a discussion of not only acquisition funding, but also maintenance staff and materials funding.

With that understanding, should Council wish to move forward, staff recommends targeting the 1.22-acre parcel on the south side, and direct staff to begin work with Icon to understand costs and timelines. This option would address community desires for preservation of open space and the large trees (as expressed in this fall's community survey), provide a neighborhood park to complement new housing, and lower costs. Definition of specific park amenities could come later with further community and PRAB outreach.

The 3-acre option on the north side of the property is not large enough to accommodate a senior baseball field, which is apparently the most needed size of field. In addition, the location is not ideal due to lack of visibility, has potential soil issues, would bring traffic through a new neighborhood, and would generate higher costs for both purchase and maintenance. Community comments were less supportive of sports fields than of tree preservation, and the baseball community has not provided strong comments in support of a junior baseball field. For these various reasons staff does not recommend this option.

Regarding timeline, the May 2026 ballot is technically achievable but is extremely tight considering we do not have cost estimates for this project or others potentially being considered. The timeline may not provide Council with enough opportunity to communicate with the West Linn community about the projects and the needs.

Given this, a motion to direct staff to work with Icon to develop cost estimates and a timeframe for this project would be appropriate. Should Council wish to prepare a bond measure, direction to prepare options on various elements should be included would be appropriate.

The Parks and Recreation Advisory Board (PRAB) has previously discussed the Oppenlander property and has expressed concerns to Council, grounded largely in the City's limited financial abilities to provide improvement and maintenance. PRAB will discuss the current opportunity at their upcoming meeting on December 11 and will be a valuable advisory body as this process moves forward.

Attachments:

1. September/October 2025 community survey results – overview and detailed results.
2. November 2025 Icon pre-application packet with layout options.

Survey 1: Park Land at Oppenlander

SURVEY RESPONSE REPORT

13 February 2024 - 14 October 2025

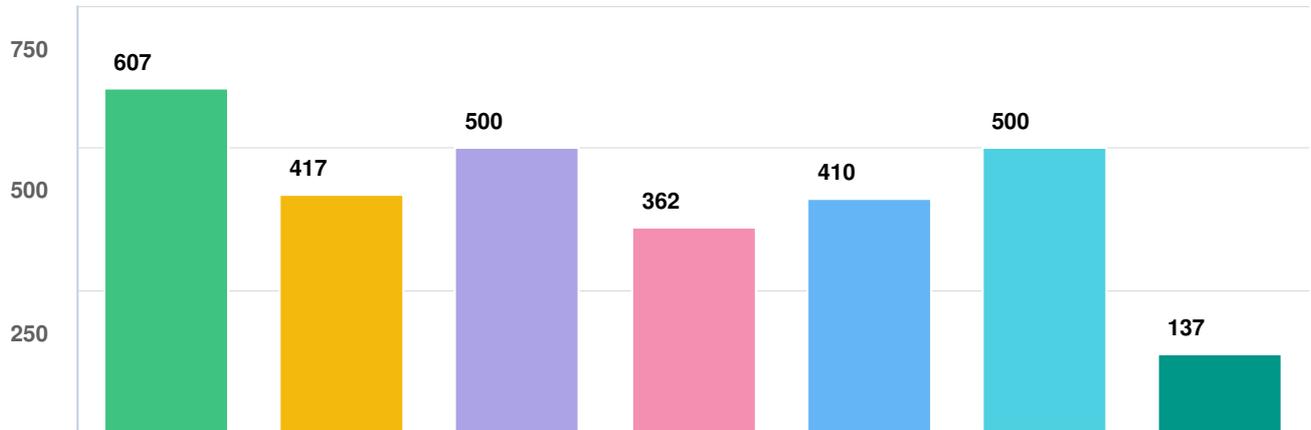
PROJECT NAME:

Park Land at Oppenlander Property



SURVEY QUESTIONS

Q1 How would you most likely use a new neighborhood park? (Select all that apply)



Question options

- Walking / Jogging
- Playground for children
- Playing organized sports
- Picnicking or relaxing
- Walking dogs
- Nature observation / enjoying open space
- Other (please specify)

Optional question (1103 response(s), 40 skipped)

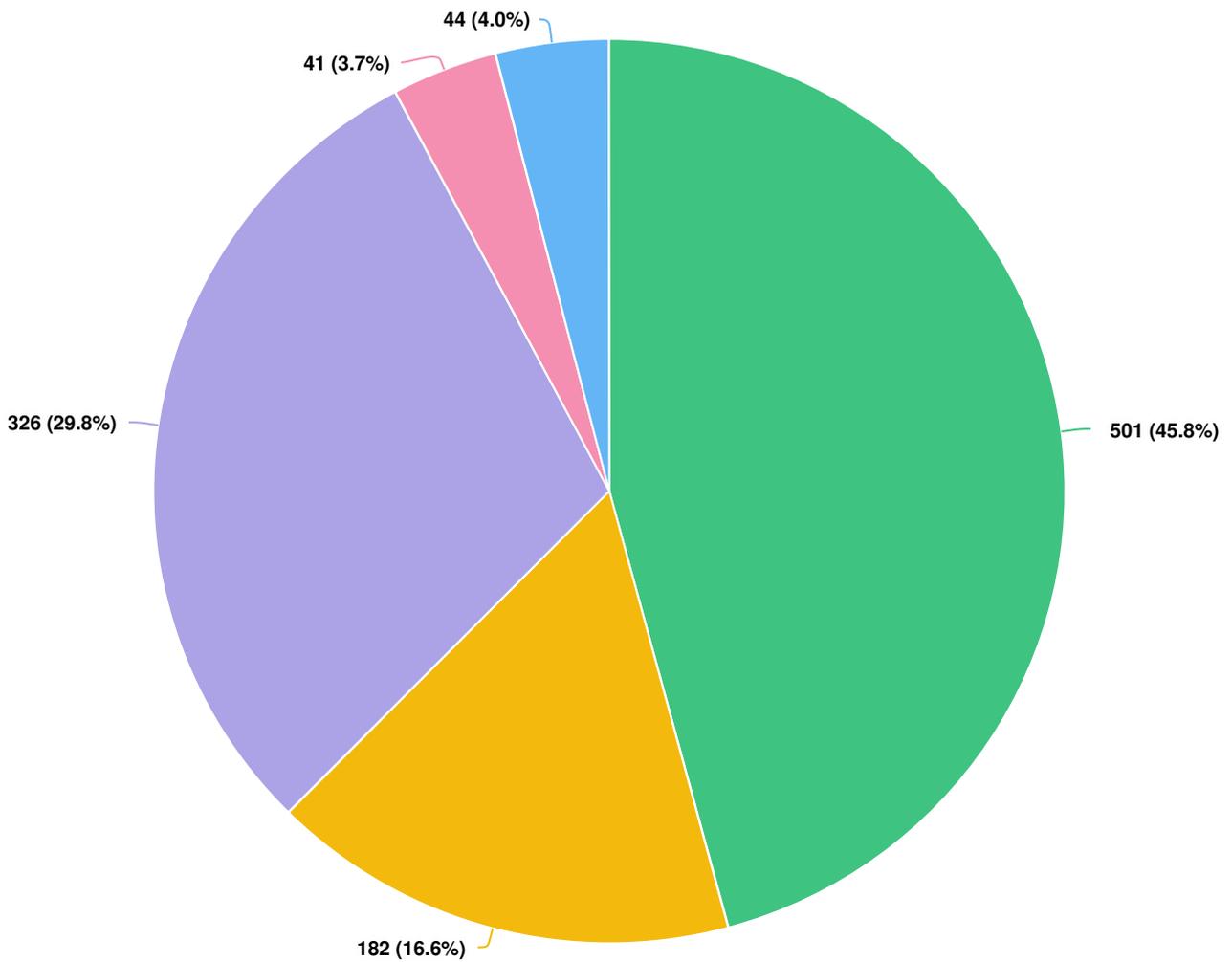
Question type: Checkbox Question

Q2 | What park amenities are most important to you? (Rank in order of priority, 1 being most important)

OPTIONS	AVG. RANK
Open natural spaces	3.03
Walking / jogging paths	3.25
Multi-use sports field (e.g., soccer, frisbee)	3.71
Playground	4.07
Public restrooms	4.40
Youth baseball field	4.50
Dog park	5.04
Other (please specify in question 11 comment box)	5.06
Parking lot	5.30

*Optional question (1088 response(s), 55 skipped)
Question type: Ranking Question*

Q3 | If you could preserve one aspect of the current lot, what would it be? (Select one)

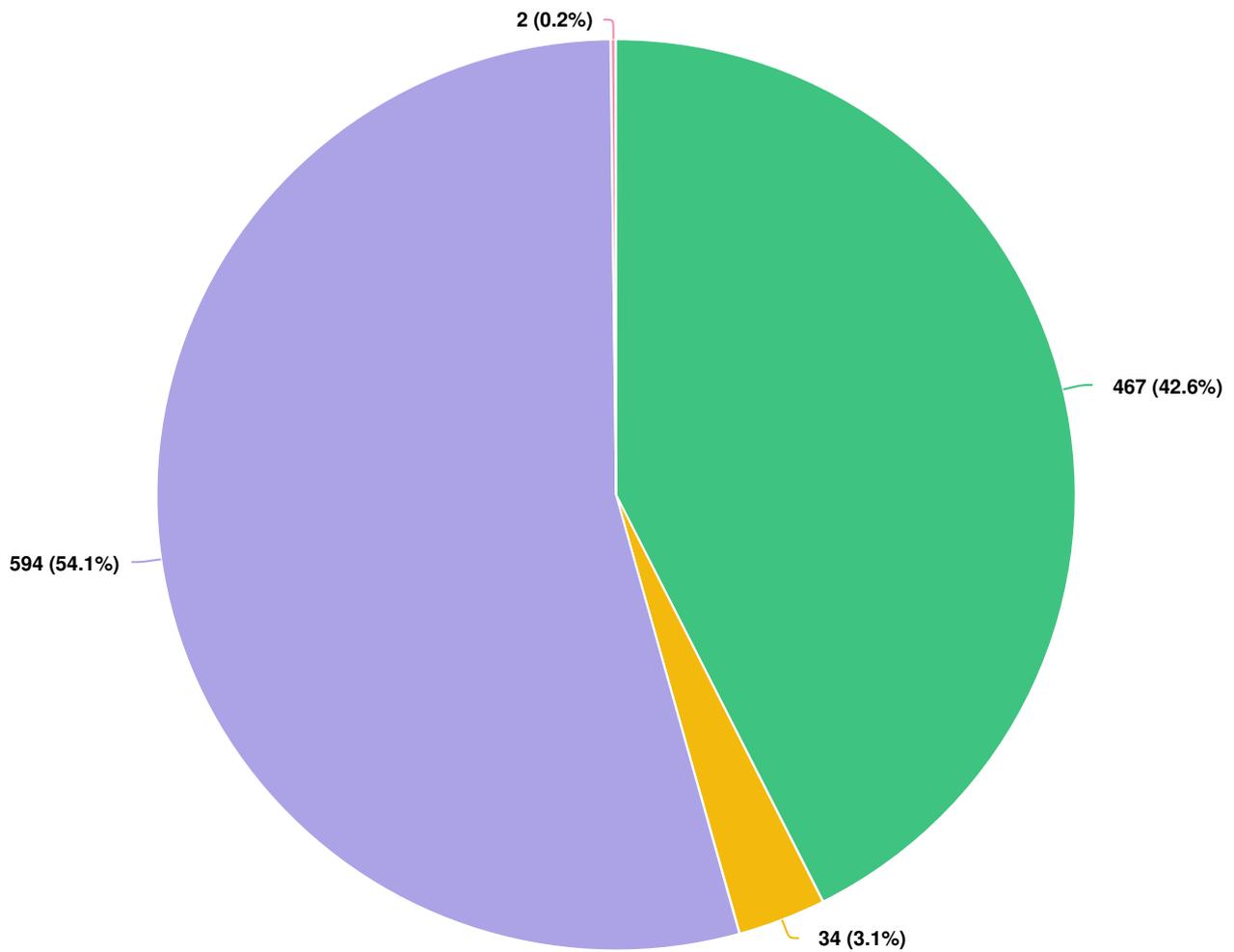


Question options

- Grove of trees
- Open space
- Sports use
- Parking area
- Other (please specify)

Optional question (1094 response(s), 49 skipped)
Question type: Radio Button Question

Q4 How would you most often travel to this site? (Select one)

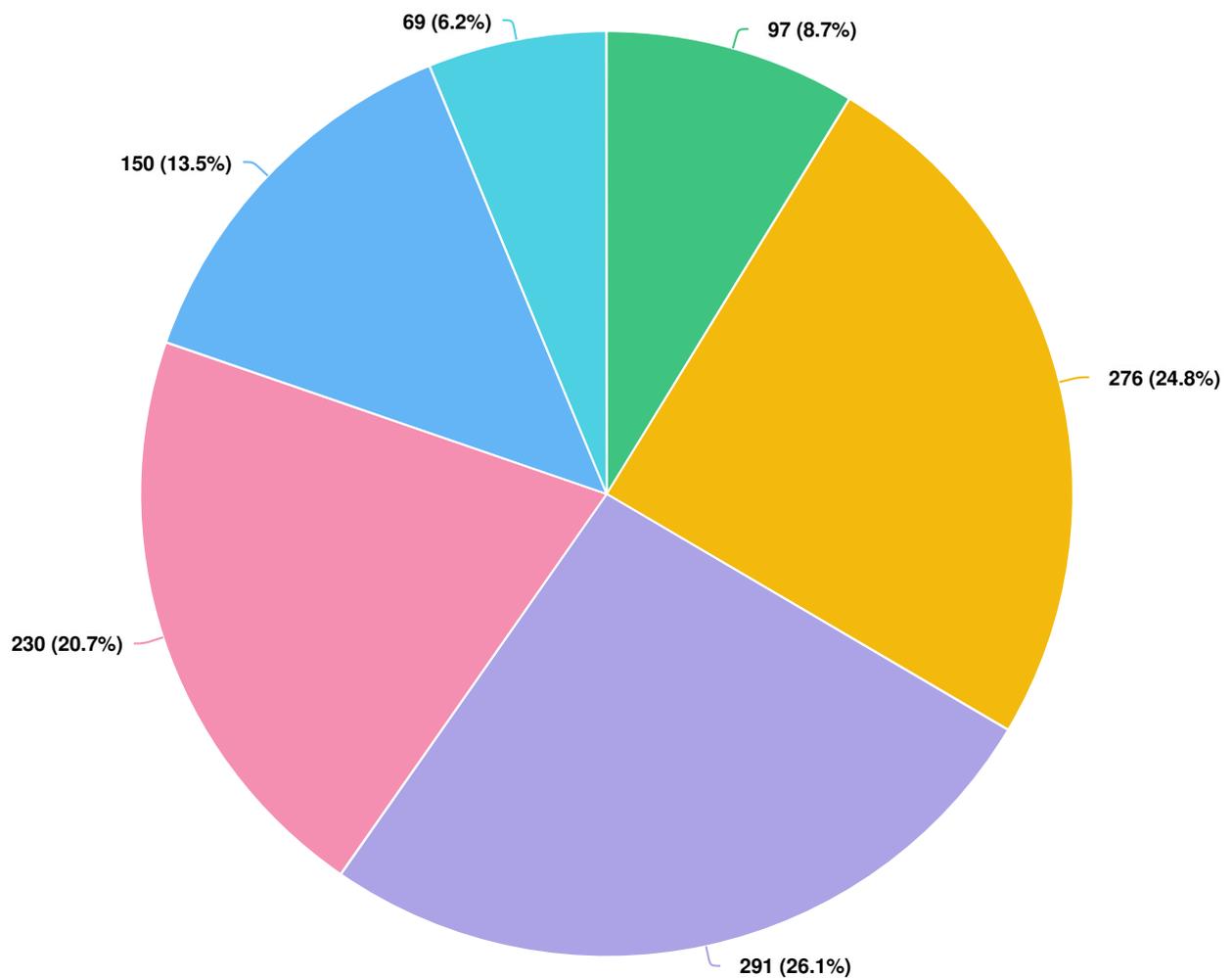


Question options

- Walk
- Bike
- Drive
- Public transit

Optional question (1097 response(s), 46 skipped)
Question type: Radio Button Question

Q5 How frequently do you think you would visit this park? (Select one)

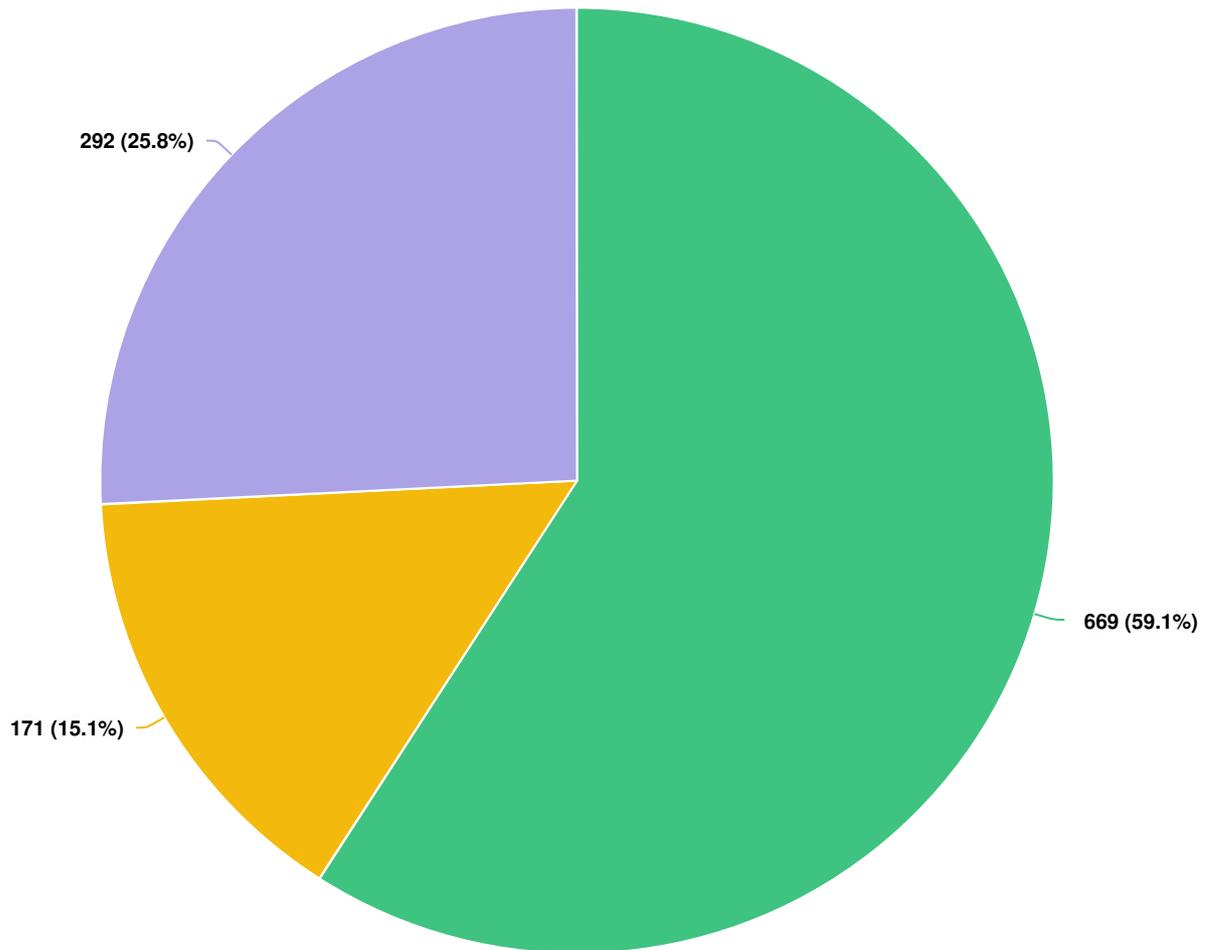


Question options

- Daily
- A few times per week
- Weekly
- Monthly
- Rarely
- Unsure

Optional question (1113 response(s), 30 skipped)
Question type: Radio Button Question

Q6 | The City Council will use the results of this survey along with other input to decide on next steps, which would include developing cost estimates. At this early stage, knowing that purchasing and developing a park would involve a cost to taxpayers...

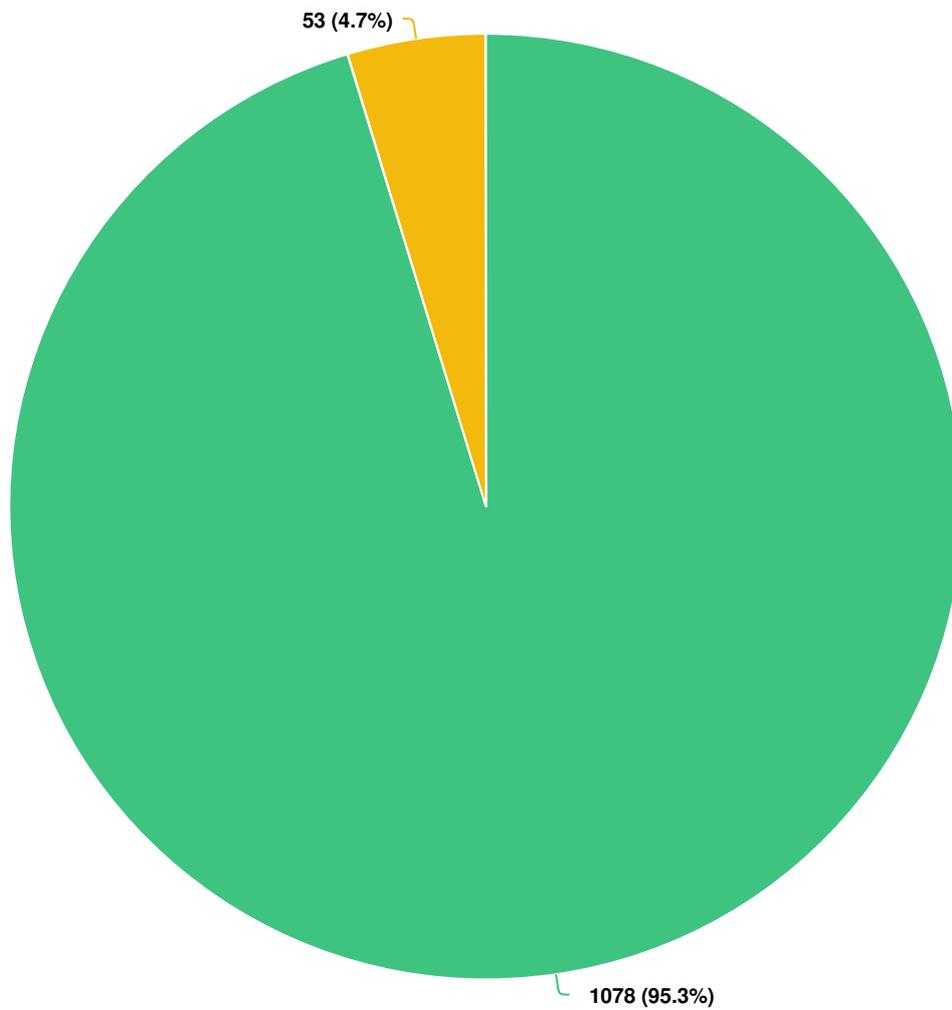


Question options

- Yes, I support the City moving forward, even if it may require a bond measure or other public funding.
- No, I do not support moving forward if it requires taxpayer funding.
- I need more information on costs and amenities before deciding.

Optional question (1132 response(s), 11 skipped)
Question type: Radio Button Question

Q7 Are you a City of West Linn resident?

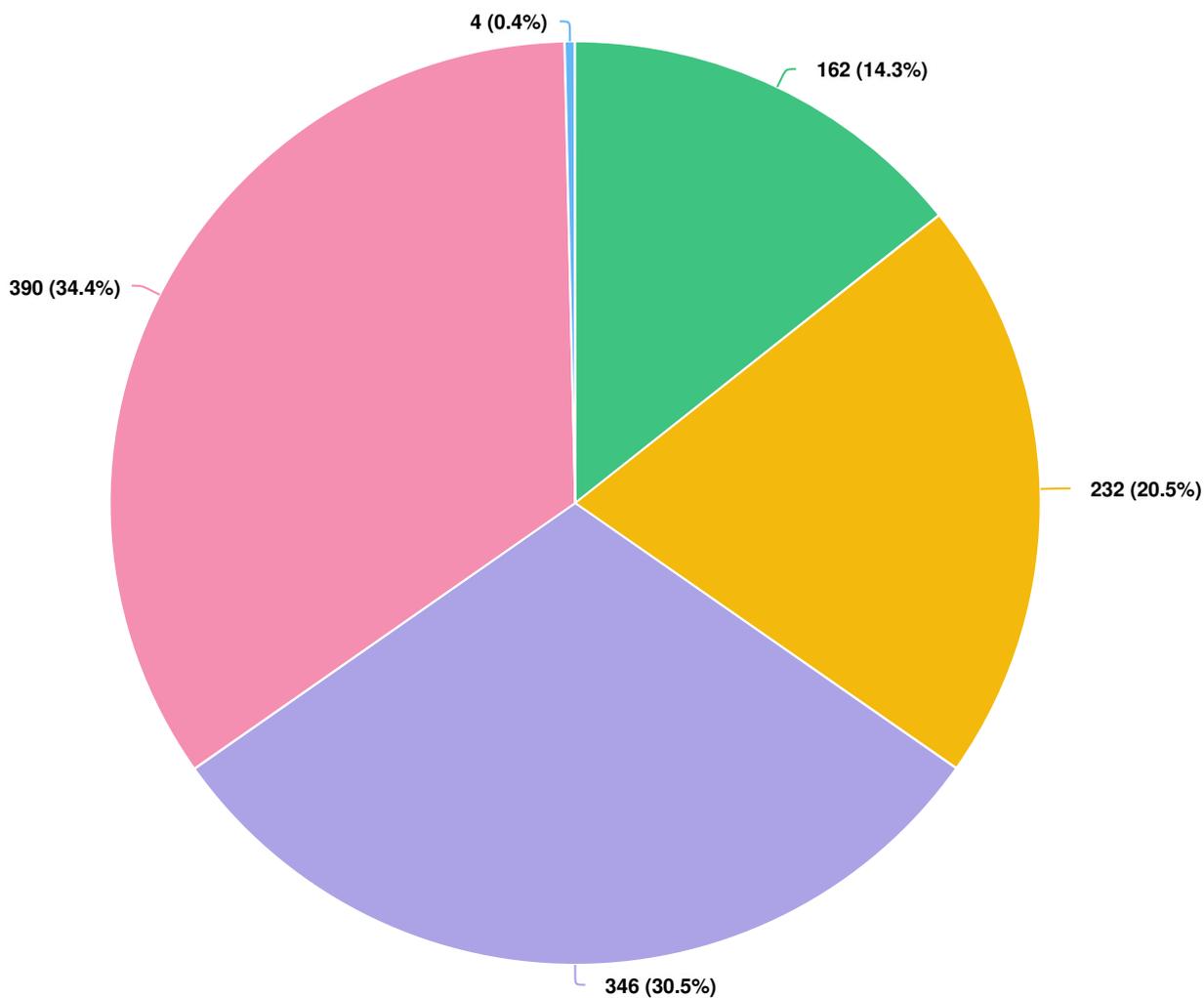


Question options

- Yes
- No

*Optional question (1131 response(s), 12 skipped)
Question type: Radio Button Question*

Q8 How far do you live from the Oppenlander property (1275 Rosemont Road)?

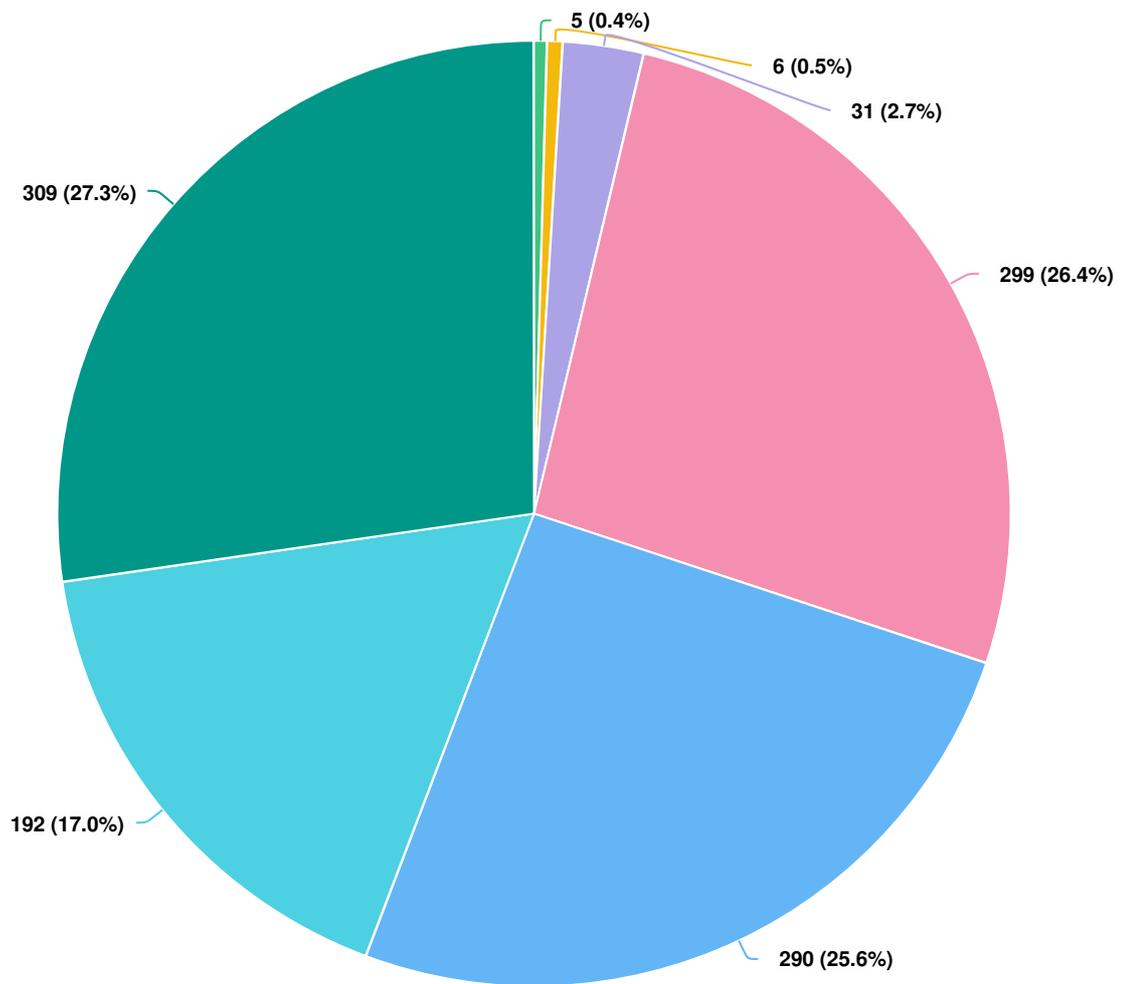


Question options

- Less than 1/4 mile (5 minute walk)
- 1/4 - 1/2 mile (5 - 10 minute walk)
- 1/2 - 1 mile (10 - 20 minute walk)
- More than 1 mile
- I don't know

Optional question (1134 response(s), 9 skipped)
Question type: Radio Button Question

Q9 What is your age range?

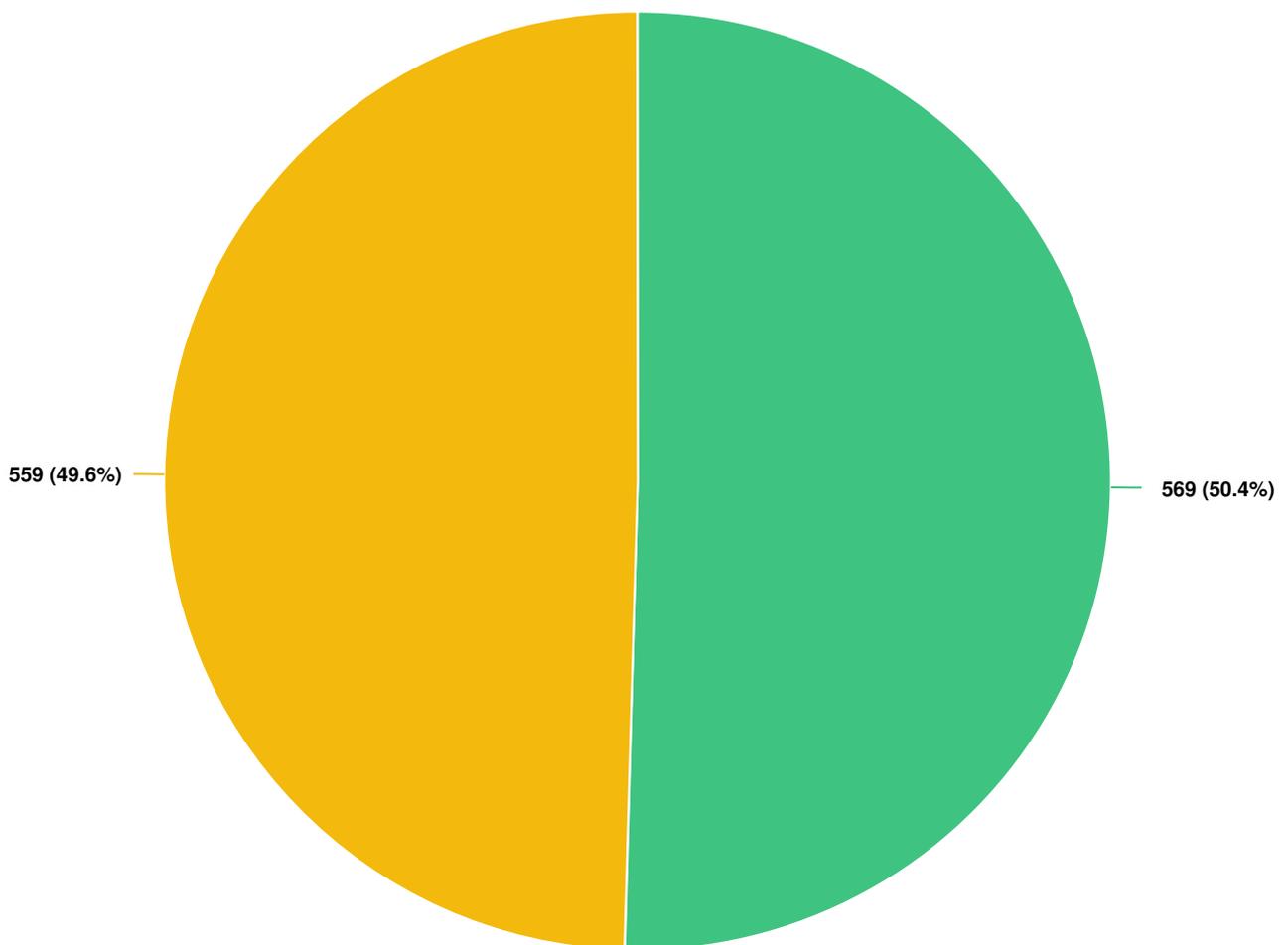


Question options

- Under 18
- 18 - 24
- 25 - 34
- 35 - 44
- 45 - 54
- 55 - 64
- 65 and older

Optional question (1132 response(s), 11 skipped)
Question type: Radio Button Question

Q10 | Do you have children under 18 in your household?



Question options

- Yes
- No

*Optional question (1128 response(s), 15 skipped)
Question type: Radio Button Question*

**Q11 | Any other ideas or comments for the City Council at this stage about this opportunity?
(Open comment box)**

Anonymous

9/18/2025 04:15 PM

The city should not move forward with this before determining the cost of the property, whether it could obligate the developer to commit a portion of its land based on city ordinances about parks/greenspace in new developments, and how much the city would pay for infrastructure and for upkeep of another new park. And then ask residents if they want to pay for it.

Anonymous

9/18/2025 06:50 PM

I love our parks, and frequent at least one every day. However, with looming city budget issues on the horizon, I know we can expect cuts to services unless we approve more local taxes. State budget issues and ODOT are another concern, and I expect higher taxes and fees for this. We have so many beautiful parks in WL, and I fear we can barely maintain them. It is NOT a secret that we have a bare bones budget. I do not support any new taxation for a new park because we already have many that we can barely maintain. A new park sounds amazing, but we cannot afford it. I also feel that the community wants more sports fields, and the small Oppenlander land will not provide them due to space. Even if the space was larger, how could we possibly pay to build them and maintain them? We cannot.

Anonymous

9/18/2025 07:05 PM

There are so many parks nearby. We don't need another one. We need affordable housing.

Anonymous

9/18/2025 07:25 PM

Community gardens

Anonymous

9/18/2025 07:26 PM

Ideally something covered for rainy days-I like keeping the trees for many reasons but especially that!

Anonymous

9/18/2025 07:29 PM

We need sports fields not tied to the school district. A turf multi sport field is very much needed

Anonymous

9/18/2025 07:32 PM

How about not purchasing? How blood do you think you and the school district can bleed from us?

Anonymous

Put any available money into building out fields at Riverside High

9/18/2025 07:37 PM

School for sports team use. No additional taxes/bonds for this. The area already has Tanner Park with it's plentiful resources and space.

Anonymous

9/18/2025 08:09 PM

I'm not very interested in the purchase and development of another park at this time. I feel there's more important improvements and repairs this city needs funding for over this purchase. IF another park gets developed, it should have a focus on ADA accessibility.

Anonymous

9/18/2025 08:11 PM

We don't have enough funds to be taxed anymore than we are currently. Schools and parks and sidewalks and so forth. I would love for this to be preserved and left BEAUTIFUL for West Linnians.

Anonymous

9/18/2025 08:14 PM

Pursuing a park here stretches our already overstrained parks department further and Council has already spent millions fruitlessly. It is time to cut our losses and focus on the wonderful parks we already have. City funds shouldn't be used to subsidize a private baseball organization or be given to ICON to try and buy public goodwill. If ICON cares about preserving the grove of trees they should do it out of their own pockets, not tax money.

Anonymous

9/18/2025 08:28 PM

Please, please, please save this space! It is loved and used by many daily, including my family. Thank you!

Anonymous

9/18/2025 08:32 PM

It needs to be very apparent that the last bond measure that passed was never collected. People don't understand this and are unlikely to vote for a second one. PLEASE SAVE THE OLD GROWTH TREES!!!

Anonymous

9/18/2025 08:37 PM

I'm a little annoyed that the mayor gave an endorsement to the school bond that is pushing the debt per student wayyyy higher than \$40,000/student. That means less people will want to fund projects like this. I'm a parent and I want strong schools, but not \$200 Million every five years.

Anonymous

9/18/2025 08:43 PM

No more taxes! With property taxes going up every Year and retirement cola hardly at all people and fixed income are being pushed out of our homes. That's what I feel West Linn is about. The hell with senior citizens.. just keep helping the entitled.

Anonymous

9/18/2025 08:43 PM

open space, not a dog park or baseball

Anonymous

9/18/2025 08:53 PM

The voters voted to keep this land a park and the school district and city used the tax payers money on attorney fees. I want this a park

Anonymous

9/18/2025 09:58 PM

If the city misses the opportunity to save an open space for a park, it is gone forever. It is time to get away from higher density development and return to a more peaceful way of life. Safe parks in low density neighborhoods

Anonymous

9/18/2025 10:09 PM

no more housing wanted in this area/space

Anonymous

9/18/2025 10:29 PM

Recent first hoke purchase in west linn at younger age, love the park for it open natural area with dog friendly environment and youth events coexisting (future father). Sad to see it leave already but hope for the best. Do what's best for residents please, we all deserve some space to roam, including the animals and wildlife

Anonymous

9/19/2025 06:43 AM

Please use this space for youth sports. There is a field shortage in our community.

Anonymous

9/19/2025 07:00 AM

We have so many lovely parks in WL. We need more fields for sports activities for children. We have one of the most intense sports (all) programs in the state. We don't have enough areas to practice year round. If it can't happen at Oppenlander I think other parks in the area need to be considered for changing into sports like fields. Most of the time playground parks sit empty most days. If Oppenlander can stay a sports like open space it needs a better parking situation and restrooms. Thx

Anonymous

9/19/2025 08:56 AM

This space is so important to the community. I think to garner the support that you need from this community, you will need to be nimble. With the big lack of dog parks in West Linn, having one here will be huge. It would attract the community from all liver WL. Keeping the fields would be important for sports. And a small, adaptive playground would be great for the community. Thank you!!!

Anonymous

9/19/2025 09:52 AM

This property should also be lit for sports programs to use all year. Much like the multi-use field at Lusher Farms adjacent to the new aquatics center and Lakeridge High School. Any use that doesn't prioritize youth sports will be heavily lobbied against.

Anonymous

9/19/2025 10:25 AM

Make the developers build the park for the mcmansions to enjoy

Anonymous

9/19/2025 11:41 AM

The off leash dogs in the neighborhoods and parks are out of control. My children are afraid of dogs and are constantly being harassed by off leash dogs. If the council goes forth with a dog park, it must be fenced and leash laws outside of the perimeter need to be enforced.

Anonymous

9/19/2025 05:02 PM

Stop residential development. The school district does not care about the west linn citizens. They sued the city because they did not like the agreed upon price. We will never support the school district. We need more open space.

Anonymous

9/19/2025 05:43 PM

Swimming/soaking option

Anonymous

9/19/2025 09:21 PM

Start small. If a youth playground then make ADA, but when funds allow. Purchase as dog park and open space for now.

Anonymous

9/19/2025 11:18 PM

Anything is better than putting more homes in that space. We need more free range space. Not homes.

Anonymous

9/20/2025 07:06 AM

Please keep the baseball fields and access for our baseball players in our youth programs

Anonymous

9/20/2025 01:52 PM

Save trees, open space sports fields. Parking not really necessary if there are streets to park on!! No public restrooms as they will attract homeless people. Outhouse is fine.

Anonymous

9/20/2025 07:53 PM

West Linn needs sports fields. Preserving a part of Oppenlander is very important.

Anonymous

9/20/2025 11:45 PM

Figure out a way to keep the field space.

Anonymous

9/21/2025 08:55 PM

In some way shape or form, part of the park really needs to remain, preferably the side with the trees that is closer to Rosemont as it would be more accessible (and removing those trees would be abhorrent).

Anonymous

9/22/2025 02:15 PM

Tax payers have already approved funding to keep this a park, where did those funds go?

Anonymous

9/22/2025 03:14 PM

Turf it, or line it, for other sports. Baseball has their own site with Field's Bridge. Football, soccer, lacrosse, multi-use. Keep it green as if you put in more houses, where are the kids that come with those places going to have recreation????? Where do the kids now? I am tired of practice ending at 9pm due to "field space", when I rarely see Oppenlander used for things other than baseball or tiny kiddo soccer, where there is so much potential!

Anonymous

9/22/2025 03:19 PM

The sports families were really loud last time. I think their desire was over represented.

Anonymous

9/22/2025 03:28 PM

Competitive sports teams are always in desperate need of practice fields.

Anonymous

9/22/2025 03:30 PM

Put in pickle ball before the houses are purchased so the new residents understand what they are buying and don't have any right to complain

Anonymous

9/22/2025 04:43 PM

Preserve the trees please

Anonymous

9/22/2025 05:20 PM

Don't let them build MCmansions with tiny lots! Shamr that Oppenlander is sold for more homes people cannot afford.

Anonymous

9/22/2025 05:33 PM

We do need housing in the community. I'd let this one go to the developers.

Anonymous

9/22/2025 05:35 PM

No one wants it to be more houses

Anonymous

9/22/2025 10:02 PM

No new taxing or levies. We are maxed out.

Anonymous

9/22/2025 10:14 PM

Could incorporate the adult community center into space?

Anonymous

9/23/2025 08:41 AM

Tennis/pickleball courts

Anonymous

9/23/2025 10:54 AM

Please include softball fields as an option. The girls sports often are secondary to boys in priority and quality of fields.

Anonymous

9/23/2025 10:56 AM

We have great playgrounds and trails near here. What we don't have are enough NICE fields for youth sports...

Anonymous

9/23/2025 12:28 PM

Save the trees for nature viewing and picnicing!

Anonymous

9/23/2025 05:19 PM

Improve maintenance of existing parks & trails before adding new ones.

Anonymous

9/23/2025 10:21 PM

The City is already facing a large deficit which needs to be figured out before we take on new expenses.

Anonymous

9/23/2025 10:53 PM

Picnic area that has tables to sit and chat with people. Animal free area for people that have allergies or are scared of animals or don't wanna sit or step on dog shit.

Anonymous

9/24/2025 12:04 AM

There's a park across the street already. Why not use this particular plot of land and join forces with habitat for humanity and make a real difference in West Linn? Your neighboring cities are far outshining you in this endeavor.

Anonymous

9/24/2025 12:10 AM

More flat spaces to jog/ run would be appreciated. Thank you!

Anonymous

9/24/2025 10:26 AM

I am still highly frustrated with how the city council has handled this issue and disappointed at their conduct in negotiating with the school district. How dare they try to cheat that district that educates our children.

Anonymous

9/24/2025 10:35 AM

We don't want WL looking like Beaverton so it is imperative to preserve as much 'park' space as possible.

Anonymous

9/24/2025 11:51 AM

No new houses

Anonymous

9/24/2025 02:05 PM

make WLWV School district pay the attorney fees and agree to the very original agreement

Anonymous

9/24/2025 03:36 PM

We need more than 3 acres.

Anonymous

9/24/2025 04:25 PM

Please just keep as many trees as possible. With all the over development of the area, it's nice to have just a plain open green space with trees

Anonymous

9/24/2025 04:27 PM

West Linn doesn't need another park. You don't even maintain the parks already in town. Stop wasting taxpayer money.

Anonymous

9/24/2025 04:32 PM

Please preserve the remaining natural spaces in West Linn!

Anonymous

9/24/2025 04:48 PM

There is Tannler Park right across the street. It has all the amenities you listed. Another park seems lowest on the priorities list for West Linn given our current budget since I'm assuming Park and Rec would have maintenance. Property taxes are high enough in West Linn. In our opinion, we have enough parks in West Linn to love and care for. We would rather see that land go for affordable housing for families, which would also serve to add students to our under enrolled Schools.

Anonymous

9/24/2025 05:48 PM

My kids grew up playing sports there. Now my grandkids. It has to stay without raising my taxes

Anonymous

9/24/2025 06:03 PM

Splash pad! Playground would be amazing

Anonymous

9/24/2025 06:13 PM

Sports fields.

Anonymous

9/24/2025 06:16 PM

I think it is imperative to keep somewhat of a park/baseball field as there really isn't anywhere else for baseball practice/games! Unfortunate at the school district can't see beyond their own needs and greed!

Anonymous

9/24/2025 06:28 PM

I think the community would greatly benefit from any additional park space. Thank you for considering this!

Anonymous

9/24/2025 07:16 PM

Focus tax money on existing parks for development

Anonymous

9/24/2025 09:29 PM

Already spent too much on this land.

Anonymous

9/24/2025 10:06 PM

I'm not aware of any covered playgrounds in west linn. I would love to have a covered playground so we have a place to go outside during the winter and not be in the elements.

Anonymous

9/24/2025 10:11 PM

I do not want any bonds for this park. We have many lovely parks in the sunset/cascade heights neighborhoods and we do not need another one

Anonymous

9/24/2025 11:00 PM

We used to live near the park—it was fun to walk to! The youth really need a place to hang out. It's fairly close to Rosemont. My child will be at Rosemont next year and would love a space to spend more time with friends.

Anonymous

9/24/2025 11:23 PM

I just feel that we have horrible road conditions off of Blankenship and Ostman are where walking is in the street and no curbs with very torn up road conditions. We also could clean up the space we have by the freeway underpass on by the 10th Street exit. We have high taxes and it's very difficult to not see them being used to beautify what we already have.

Anonymous

9/25/2025 12:10 AM

I would like a community pool, every city seems to have one or be building one except for us.

Anonymous

9/25/2025 05:09 AM

Tanner creek park is very close and has a huge playground/splash pad/open space. With kids sports fields(especially baseball) in short supply we need to preserve these spaces that are already built. I think that they are talking about upgrading/adding fields at riverside hs with the proceeds from the oppenlander sale but if we are adding more and more houses we need more fields in different parts of the city

Anonymous

9/25/2025 08:34 AM

This is a bad idea, as it always has been, move on.

Anonymous

9/25/2025 09:05 AM

I strongly support a bond measure to purchase it. If it passed before, it could pass again. West Linn is special because of its open spaces, parks, and schools. All residents benefit from these special features that improve quality of life and health for everyone. They also bring value to the community businesses through increase in visitors to our parks and spaces. And property owners benefit from the value of increasingly rare living spaces near open spaces and natural beauty (not another new development that brings traffic, congestion, risk). Once developed, these rare spaces are gone forever. Let's get together and protect them for future generations.

Anonymous

9/25/2025 09:25 AM

I would support buying the whole 10 acres. I don't want to spend millions to buy the land from the developer with a small park on it. I'd rather save that money for a larger land acquisition in the future.

Anonymous

9/25/2025 11:11 AM

A large playground with multi purpose fields would be my top choice.

Anonymous

9/25/2025 04:53 PM

Let's save the park. Once it's gone, it's gone and West Linn will never have it back.

Anonymous

9/25/2025 04:54 PM

We pay enough already for parks.

Anonymous

9/25/2025 05:12 PM

I'm really disappointed that you didn't get the whole property

Anonymous

9/25/2025 05:12 PM

Tanner Creek is close by, I live a block from Oppenlander and never even been there once in the last 10 years. Please put an end to this.

Anonymous

9/25/2025 05:14 PM

Most of this was a push poll. The \$3 million bond that approved was only passed because it was supposed to buy the entire Oppenlander Field not just a small part of it. Now you have wasted another 1 million plus on legal fess and the West Linn taxpayers must pay for both the City's and the WLWV School District's legal fees. What a mess you have gotten us into. Get us out of this now.

Anonymous

9/25/2025 05:15 PM

Get Icon out of West Linn!!!!!!!

twtor

9/25/2025 05:18 PM

Please truly be open to ideas other than baseball fields

Anonymous

9/25/2025 05:22 PM

Owls nest in the tall pines. They should be protected.

Anonymous

9/25/2025 05:27 PM

I do not believe a park is warranted at this location and will hurt the livability of the homes in the neighborhoods around it unless there is adequate parking provided.

Anonymous

9/25/2025 05:35 PM

I would only support a swimming pool and sports fields!

Anonymous

9/25/2025 05:38 PM

If a bond measure is proposed I would like to see it fund not only Oppenlander Park but other needs (to be determined thru public engagement) that the city may have. The Community Center is one that comes to my mind. The Council needs to take a more comprehensive approach to long range infrastructure planning that a "hit or miss" strategy of oiling the squeaky wheel. I am willing to pay more. Our taxes are comparatively low and there is no reason we can't have nice things.

Anonymous

9/25/2025 05:41 PM

I raised my children in this community and there was a shortage then of sports fields. Please do not develop this park for home use. We need our kids to continue to be kids and develop good wholesome activities for them so that we can continue to have healthy active children/adults.

Anonymous

9/25/2025 05:43 PM

Let this project go, it has been nothing but a nuisance for the taxpayers.

Anonymous

9/25/2025 05:43 PM

Oppenlander fields were needed when my children were young and taking away the resource for sports will crowd other fields

Anonymous

9/25/2025 05:51 PM

Tanner Park is a huge park with many amenities that are in this same vicinity. I can see where the immediate neighbors would like to retain open space (Wouldn't we all!), but this is not an economically lush time. The city has many projects on-going and between city services

and the upcoming school bond, these two residents are wanting the city to put funds towards maintaining what we have and not implementing another (redundant neighborhood wise) park that will incur additional future costs.

Anonymous

9/25/2025 05:53 PM

Would be nice to have a covered dog walk or pickleball court area for the 8-9 months when it is cold and/or raining.

Anonymous

9/25/2025 06:07 PM

Parks are very important as they give people access to nature close to where they live!

Anonymous

9/25/2025 06:07 PM

Thank you for gathering community input. Note that is is input, not a majority rules vote. As with many things online, there can be a tendency for the fringe 5%'ers on either side of an issue to be most vocal. Please apply good civic and common sense as you incorporate this feedback.

Anonymous

9/25/2025 06:08 PM

Dog park would be wonderful!!

Anonymous

9/25/2025 06:22 PM

Do NOT buy this land. Let a developer buy it and add to property tax roll and collect tax money not spend tax money..

Anonymous

9/25/2025 06:29 PM

Thanks for asking.

Anonymous

9/25/2025 06:49 PM

What happened to Icon Construction and Development stating that it intended to develop most of the land into housing while keeping some as a park with baseball fields? Is the city now being offered to buy and develop that part?

Anonymous

9/25/2025 06:55 PM

Take care of our streets & trim old trees overhanging the streets

Anonymous

9/25/2025 06:56 PM

Please prioritize native trees/ plants and habitat restoration

Anonymous

9/25/2025 07:05 PM

My current priorities (playground, open space, sports fields) may certainly change as my 2 year old grows up. If what we need are baseball fields to serve the community then so be it.

Anonymous

9/25/2025 07:33 PM

Saving as many of the trees possible should be priority number one!

Anonymous

9/25/2025 07:35 PM

Although I would rarely use the park, I think it is important to have adequate sports fields for the youth in our community.

Anonymous

9/25/2025 07:43 PM

West Linn wastes money on soooo many useless projects. i.e. back-in downtown parking which was reversed within 6 months because it made zero sense, the incredibly steep walkway down Salamo Rd that is rarely utilized (I drive there 2-4x/week, I have seen maybe 5-10 people utilize that path over the last 2+ years), etc. Stop wasting our tax money on useless, little used, not well thought out projects.

Anonymous

9/25/2025 07:48 PM

No more housing.....our water pressure is already affected and Rosemont road is now a race track.....

Anonymous

9/25/2025 07:59 PM

This area will be adding a lot more houses/families to the area. Kids need places to play and hang out, dogs need to be walked somewhere, and trees/greenery are conducive to health and to improving the desirability of the area. I hope we can preserve this fraction as a basic park.

Anonymous

9/25/2025 07:59 PM

What happened to the \$3 million bond from several Years ago, that was supposedly to be used for that park. Where is the money for that?

Anonymous

9/25/2025 08:31 PM

Ban smoking in public parks

Anonymous

9/25/2025 08:34 PM

Yes. Don't spend time or Monday allowing the development of the huge open space at Tannler and Blankenship with 300 plus homes. It is sacred land and would terribly congest that whole area and make I - 205 even worse, if that's possible.

Anonymous

9/25/2025 08:41 PM

Please save what you can of this green space!

Anonymous

9/25/2025 08:52 PM

Voters already approved a bond for this property at about \$3M. What are the plans for spending those funds? Why would additional funds

be requested? Please explain.

Anonymous

9/25/2025 09:08 PM

As a 40 year WL resident, my children and now my grandchildren live here and use this park for sports and play. I'd love to keep as much of it for this purpose as possible

Anonymous

9/25/2025 09:39 PM

It should include a mountain bike park. My mom does not like driving me places to mountain bike so this would be a super fun active thing to do with friends after school or during the weekend. I have friends who mountain bike or are wanting to get into it. Thank you for your consideration of this idea.

Anonymous

9/25/2025 09:45 PM

My wife and I just walked past Oppenlander yesterday and we were wondering what was its current status. I'd like to know which 3 acres of the property are available and what will happen to the other 7 acres.

Anonymous

9/25/2025 09:58 PM

Without question, a significant majority of citizens of West Linn have supported a bond measure in the past to purchase and improve the entire property. Certainly, that significant sentiment remains, particularly in light of the disappointing result of negotiations between the school board and city regarding the entire property.

Anonymous

9/25/2025 10:08 PM

We don't have enough sports fields to accommodate kids during soccer and baseball seasons.

Anonymous

9/25/2025 11:03 PM

Keep the big trees please!!

Anonymous

9/25/2025 11:54 PM

Purchasing the three acres will impose a substantial tax burden upon residents of the City, and extensive conversion of the land will require ongoing maintenance paid for by intensification of the Parks Maintenance Fee assessed on monthly utility bills and frequent bond measures as well as an expansion of the Parks & Recreation Department in the form of personnel and equipment. The Parks & Rec Dept. and Public Works is already over-burdened with maintaining properties owned by the City. There are 31 parks in West Linn, totaling over 600 acres of land and range from active-orientated parks with opportunities for sports , picnicking, and playing on play structures or in spray parks, to passive-orientated parks with opportunities for walking, biking and watching wildlife. 17 of the 31 parks are active-orientated with amenities like open turf areas, play

structures, spray parks, athletic fields, shelters, and stages. The city also offers other recreational areas, including skate park & skate areas, basketball, tennis, and volleyball courts. The City of West Linn also has a total of 25.6 miles of trails throughout the City. The existing trails system consists of 18.2 miles of trails through parks or opens spaces and 7.4 miles of trails along easements, city property, residential linkages and unimproved public right of ways. Before the City pursues this matter, it must take into consideration the number of parks that are rarely utilized, neglected, and minimally maintained. Can residents of West Linn assume an additional financial burden to purchase land for yet another park that will gain favor and attention over existing community resources that are dilapidated and forsaken ?

Anonymous

9/26/2025 04:10 AM

The city has other priorities then another park. Do not pursue purchasing Oppenlander.

Anonymous

9/26/2025 05:42 AM

Use our limited funds for infrastructure upgrades like water and electricity

Anonymous

9/26/2025 05:54 AM

This area is pretty close to Tanner creek which is an awesome park. I would love to see more walking trails/nature space with perhaps just a small play structure to help entice the kids.

Anonymous

9/26/2025 06:24 AM

Community garden spaces would be great too.

Anonymous

9/26/2025 06:52 AM

West Linn needs more pickleball courts, that is the only thing that I would support a bond for.

Anonymous

9/26/2025 06:54 AM

I feel even with the sale and if there is no other development of space by the city some sort of perimeter or walking path should be maintained. All central areas of West Linn have these connecting paths and kids use these to easily walk to schools on flatter surfaces. Maintaining at least a walking path people could use themselves or with dogs at least maintains some usage. Optimally a space for sports or coming together for outdoor activities would be optimal.

Anonymous

9/26/2025 06:55 AM

Any possibility to get corporate sponsorship? Our taxes are already way too high. I would rather have street cleaning if I am going to be taxed. Maybe the city needs to look at improving it's own efficiencies to save money for other expenses.

Anonymous

9/26/2025 06:55 AM

Up in Lander should remain as is with baseball fields and upgraded restroom facilities. We don't need more houses. We don't need more playgrounds.

Anonymous

9/26/2025 07:12 AM

No new taxes.

Anonymous

9/26/2025 08:08 AM

We feel that the youth baseball program should feel the least amount of impact as possible. The loss of all Oppenlander fields would be devastating. The city already has ample park space for other interests.

Anonymous

9/26/2025 08:20 AM

Asphalt Pump Track for bicycles, skateboards, etc. - <https://velosolutions.com/> Pump tracks are more user friendly than skate parks and accommodate a wider range of skill levels for bicyclist, skateboards, roller blades & roller skates. Communities like the Dalles, Hood River, Bend, and Redmond all have these and I feel it would be a great addition to West Linn.

Anonymous

9/26/2025 08:22 AM

The prominence of this property is fueled by a small subset of West Linn residents. Their interests need to be considered in balance with the whole. What West Linn needs is better future oriented planning with affordable housing for families and our aging population- park amenities are good but should not be prioritized just because one group can draw more attention to their concerns than the others- it seems like this area already has ample amenities- funding should go to making the others more accessible and usable for the long run

Anonymous

9/26/2025 08:23 AM

only one park in West Linn allows off leash dog play. Need is there for more and city should maintain better than they do at MSY Park

Anonymous

9/26/2025 09:15 AM

The city as many infrastructure needs which are more important at this time than more parks and an aquatic center.

Anonymous

9/26/2025 09:15 AM

I am 30+ year resident of West Linn who raised two sons in the community. I coached many baseball games at Oppenlander and find it an extremely important, if not irreplaceable resource for youth sports. Although my personal use may be limited in the future maintaining Oppenlander for future generations is well worth the financial investment.

Anonymous

9/26/2025 09:17 AM

I thought the Oppenlander park opportunity was something that Icon Construction and Development was contributing to this 10 acre lot, assuming Icon is still the entity purchasing Oppenlander from the school district. If I remember, Icon was willing to keep one ball field and some playground area, and I saw 2 different engineering designs that incorporated this site plan into the new housing development. So I am now surprised to see that the City would require a bond measure to purchase 3 acres of the site and spend tax payer money to develop everything on those 3 acres. It feels like Icon is backing out of the deal they promised to tax-payers as a partnership here and that is discouraging to hear. I would hold Icon responsible for following through on their public commitment to develop a park in conjunction with housing - the cost of this should be on Icon, not the taxpayers. That was the whole point of the partnership with them, or so I thought.

Anonymous

9/26/2025 09:20 AM

Because of the current condition of our country and state and city I would recommend we put on hold the project and take care of the parks and areas we already have. I would say the future would dictate WHEN we should take on more. If we lose the opportunity to buy the land then so be it. Rather than apologize for raising our taxes during a downturn for non-essential things take into account that not all our citizens can afford the cost of just living now. While I could afford it many are having issues just getting by, keep them in mind while you create something they may never use because of things not related to the issue. Keep in mind 5 percent of our residents already live below the poverty level.

Anonymous

9/26/2025 09:25 AM

It is not just the development of another park, but the ongoing maintenance. There are so many wonderful parks available now, I think another one, along with the ongoing funding, is excessive.

Anonymous

9/26/2025 10:05 AM

I wish the City and/or School District would have issue bonds to keep the property whole. I'm sad the school district and city could not reach agreement. Tearing down our natural spaces for quick cash to benefit housing developers is not a long-term good outcome for our children or community.

Anonymous

9/26/2025 10:07 AM

Just say no

Anonymous

9/26/2025 10:29 AM

Great place for grandchildren.

Anonymous

9/26/2025 10:32 AM

No more dog parks. They do not serve the entire tax paying public.

Anonymous

9/26/2025 11:00 AM

Thank you for asking and keep up the good work!

Anonymous

9/26/2025 11:12 AM

If any park is developed Handris needs to pay for it. His developments around the city already cost the WL taxpayers maintenance cost in perpetuity.

Anonymous

9/26/2025 11:15 AM

I love living in West Linn and its family orientation. That said I expect the City council and School board to be good stewards of our taxpayer dollars. Wanting to keep everything "like it was" is not the best strategy for this. Thank you

Anonymous

9/26/2025 11:31 AM

We, the tax payers, already bought the park years ago. Now that it's sold we. the tax payer should get our money back.

Anonymous

9/26/2025 11:46 AM

Didn't our tax payer money already buy this from school funds? Sounds like double dipping on tax payers. Since our taxes paid for it for the school district they should sell it back to the city for the same cost it was originally purchased for. On another note, I would like to see a freesby golf course installed. At least 9 holes.

Anonymous

9/26/2025 12:13 PM

I have not seen any reports of the City apologizing to the WLWV school district for the City's actions regarding Oppenlander. An apology is due. I have also not seen any reports of holding the former City attorney and his firm responsible for their actions that the court found to be in bad faith. Let's clear the air regarding Oppenlander before asking taxpayers for money.

Anonymous

9/26/2025 12:18 PM

The city failed. The school district failed. The Oppenlander family never intended for this space to be developed. Icon is awful and greedy.

Anonymous

9/26/2025 12:56 PM

No houses

Anonymous

Basketball court please no house

9/26/2025 12:59 PM

Anonymous

Open space is important as well as sport fields

9/26/2025 01:51 PM

Anonymous

Sports fields are very limited in our city. Keeping the baseball fields and adding a multi-use field would see the most use of that area.

9/26/2025 02:00 PM

Anonymous

Pickle Ball

9/26/2025 02:15 PM

Anonymous

Fund places for kids to hang out and play and socialize together especially teens.

9/26/2025 02:18 PM

Anonymous

open fields, nature

9/26/2025 02:48 PM

Anonymous

Please keep a public open space at oppenlander it is so valuable to our community and used by everyone who lives around it. We treasure that space and need it in the future

9/26/2025 03:50 PM

Anonymous

Please keep the available acreage as green and natural as possible, those old trees are beautiful and a major reason people want to live in West Linn. So many people use this park. It's so sad it's being sold to housing developers.

9/26/2025 04:38 PM

Anonymous

Thank you for doing right where the school board failed West Linn's children and residents.

9/26/2025 04:41 PM

Anonymous

This survey does not note that purchase of those 3 acres would cost the city approx. 3/4 million dollars. That money would be much more useful to help maintain the current parks we already have. The city has spent many years and lots of money arguing over this property. It is time to stop this foolishness.

9/26/2025 05:05 PM

Anonymous

By when will the decision be made? When does ICON start building and what are their plans on development of the land?

9/26/2025 07:05 PM

Anonymous

I don't have kids but when I walk by the park I see it is used mostly for organized sports. It seems logical to keep it active like that if this a

9/27/2025 06:46 AM

large enough space.

Anonymous

9/27/2025 09:25 AM

Do the right thing by the community

Anonymous

9/27/2025 11:42 AM

Save the city residents from more taxes.

Anonymous

9/27/2025 11:49 AM

Save money, use and maintain the many current parks. Thanks for listening.

Anonymous

9/27/2025 12:21 PM

Please remember that SENIORS are being priced out of their homes. West Linn doesn't need another park, some people instead want another park. Please have private citizens fundraise for this and deal with the developer and have the city stay out of it. Your legacy will show if you care for seniors who have been here many years and do not want a park across from a park. Baseball field? Used by a few? They can fundraise. The original intent was thrown out for this land and much money has gone to lawyers. Stop the money pit. The city should not pursue this at all.

Anonymous

9/27/2025 03:09 PM

Open space or trails would be more beneficial for most city residents vs sports field or dog park.

Anonymous

9/27/2025 06:05 PM

Taxes and economy are taking the toll on people. Let's please stop with the special bonds, special taxes, new fees and increased rates. No more! Thank you.

Anonymous

9/27/2025 10:17 PM

I would love to preserve what we can in open space/trees and make it ADA accessible for everyone to visit.

Anonymous

9/27/2025 10:49 PM

A sheltered area with picnic tables since it rains so much.

Anonymous

9/27/2025 11:12 PM

I take my grandkids there often ... they have grown up playing base ball at this park and I want others in our area to enjoy the park. We need to save our areas. We sure do need more houses or cars on our roads.

Anonymous

9/28/2025 12:29 AM

No more taxes!!! We are being taxed to death!!! The citizens are not your personal cash cows!!! We are worried about staying warm this winter because electricity costs a fortune! We pay \$7,000 a year in property taxes!! Oregon has the 3rd highest gasoline prices in the nation!! We must be paying the politicians way too big of salaries if they are so out of touch with the struggle to keep up with the cost of living!!! Give us a break already!!! Sincerely, A disgruntled taxpayer

Anonymous

9/28/2025 11:30 AM

I'm happy to see this being asked in the community. It would be a great tragedy to lose all of this land to home development

Anonymous

9/28/2025 03:00 PM

No park we have enough parks as it is

Anonymous

9/28/2025 04:32 PM

I'm still very upset that the city did not make it a priority to save this open space and fields for West Linn, especially since we voted to provide funds. Very short sighted.

Anonymous

9/28/2025 10:53 PM

Sports fields please for the youth. Mine are older than youth sports now but I know how important those fields are for the families! So sad it's being developed

Anonymous

9/29/2025 10:39 AM

The city needs more full size (90 ft base path) baseball fields to accommodate practices

Anonymous

9/29/2025 10:40 AM

A multi-use field that has the capability for at least 2 baseball fields but also could host multiple other sports like football, lacrosse etc. with proper portable fencing you can make enough space for multiple smaller fields. Please make sure you consider the main 2 baseball "backstops and stands and fencing.

Anonymous

9/29/2025 10:40 AM

It would be lovely to have a walking path and some picnic areas, along with a playground. Given the proximity of Tanner Creek, a playground is probably less critical in that space, but as someone with young kids, it's always nice to have more modern play spaces in the area. I have a dog, but am not a fan of off-leash dog parks, so I wouldn't prioritize that.

Anonymous

9/29/2025 10:41 AM

We need sidewalks more than we need another park full of dog poop. West Linn should focus on the safety and bare minimums that should be provided with tax payer funding- sidewalks, street lights, stop

signs. To collect and spend tax payer funding on another park when there are already numerous parks that children can't safely access due to lack of sidewalks is financially irresponsible.

Anonymous

9/29/2025 10:41 AM

Soccer fields

Anonymous

9/29/2025 10:41 AM

bike park

Anonymous

9/29/2025 10:42 AM

We have too many other things to fix in the city (like taking much better care of the parks we already have) for the city to consider purchasing another plot to develop a new park at a huge cost to residents.

Anonymous

9/29/2025 10:45 AM

This park seems redundant, since Tanner Creek park is just a few blocks away, and playing fields at Rosemont Ridge school are less than 1/4 mile away. Though I like the city parks, taking this property out of taxable land seems unnecessary and costly.

Anonymous

9/29/2025 10:46 AM

West Linn needs more pickleball courts and soccer fields.

Anonymous

9/29/2025 10:48 AM

Yes. We need a concrete or wooden wall for kids to practice against at the park for both soccer and lacrosse. Dimensions would be 12' high x 16' wide.

Anonymous

9/29/2025 10:48 AM

This property should be designated for highest and best use, development.

Anonymous

9/29/2025 10:48 AM

West Linn lacks a park with a good still water feature. It would be nice to have a park with a pond

Anonymous

9/29/2025 10:50 AM

West Linn is lacking facilities for sports and recreation within the city boundaries. Lake Oswego and neighboring areas have much better facilities and our kids often have to go to these places to find open fields/spaces.

Anonymous

9/29/2025 10:50 AM

Stop freely adding more tax to (US) we are being taxed to death and can hardly stay afloat. Yet the city keeps spending money. Keep the

homeless out of our town!!!! That is a great start.

Anonymous

9/29/2025 10:51 AM

I'd like to see pickleball courts built here.

Anonymous

9/29/2025 10:53 AM

Go big on the kids playground and swing sets. Enough of the 1 slide and 2 swings setup... kids want something epic!

Anonymous

9/29/2025 10:54 AM

Try to keep tree groves and create/keep nice ball fields. With Tanner Creek park in very close proximity- more kids play structure/toys is it a good use of this area. Ball fields and open space should remain a priority.

Anonymous

9/29/2025 10:54 AM

Please please please make this into an all inclusive park like Tigard did with Cook Park! What a wonderful job they did!

Anonymous

9/29/2025 10:55 AM

Sell it to the people of west linn, not a builder

Anonymous

9/29/2025 10:55 AM

Dog park please

Anonymous

9/29/2025 10:56 AM

We need soccer fields for kids

Anonymous

9/29/2025 10:56 AM

If we could turn it into an indoor community pool that would rock.

Anonymous

9/29/2025 10:56 AM

Bee pollinator garden with sitting area walking paths

Anonymous

9/29/2025 10:57 AM

Preserve at least one nice baseball field, side grass area for dogs and parking. Should have developed the whole area into a really nice complex similar to Heritage High School in Vancouver

Anonymous

9/29/2025 10:57 AM

It would be so fun to have a small nature trail, or a small part of a larger nature trail, that was a sky walk in the grove of trees! Most people rarely have an opportunity to observe and learn about nature from a vantage point other than the ground.

Anonymous

9/29/2025 10:58 AM

Disc Golf Course. Nature Walk.

Anonymous

9/29/2025 11:01 AM

Baseball and softball fields for youth sports!

Anonymous

9/29/2025 11:02 AM

Waste of time, \$'s and effort. I'm surprised the City has been on a crusade on this topic for so long. Too many other infrastructure maintenance issues go unresolved (eg street maintenance).

Anonymous

9/29/2025 11:05 AM

I'd love a facility to support competitive swimming for our community. We are a family friendly and sports focused community and swimming is neglected (much to our daughters pain as we have to drive out of town for practices).

Anonymous

9/29/2025 11:06 AM

The city should develop existing parks, like Tanner Creek into a 3-4 field baseball/softball sports complex. It is a waste of space as it is right now and could be rented year round if it were turf fields.

Anonymous

9/29/2025 11:09 AM

Covered play areas- playground or sport courts.

Anonymous

9/29/2025 11:17 AM

As the site previously was R10, this means 40-50 houses. There are no waterways to deal with so there will probably be 100 houses if Icon really shoves them in. I feel as part of a development this size, the builder has the responsibility to include features which benefit the city as a whole. I would like to see a dog park, this would take the pressure off Tanner as that field is often used as illegal dog park. The closest other option is all the way down Rosemont. Walking paths and a well thought out connection to Rosemont is a must. No more absurd walking path with bike path on each shoulder. Build the path on one side, dont double the work. But please, dont sink another \$2m into something we dont need.

Anonymous

9/29/2025 11:17 AM

The thing that sets West Linn apart from other cities is its green space / trees and parks. It's one of the things that makes West Linn so great.

Anonymous

9/29/2025 11:19 AM

The city council should focus on securing the Willamette Wetlands site. It's much more ecologically significant and the damage that will be done by allowing it to be developed is MUCH greater.

Anonymous

9/29/2025 11:21 AM

We need to keep more open space. Otherwise, it will become more high density housing.

Anonymous

9/29/2025 11:22 AM

If a low cost option for preserving natural space is available, I would prefer that to adding many amenities. We have plenty of sports options (I have three kids in sports)! It would be nice to have a small slice of nature at the top of the hill.

Anonymous

9/29/2025 11:23 AM

The current field (Parker) used at Tanner Creek is no longer suitable as a year round sports like lacrosse, football and soccer. I would love to see a portion of the Oppenlander project to have multiuse field surfaces in addition to the existing baseball use. The Tanner Creek park is lovely but that field is a mess.

Anonymous

9/29/2025 11:30 AM

Would love to have a community pool/swim facility

Anonymous

9/29/2025 11:32 AM

WL residents already pay enough in park fees, we don't need to pay any more. Most residents have a park or school near by and don't need anymore parks built.

Anonymous

9/29/2025 11:36 AM

As a regular park walker I think the City should go back to the 10 acre bond sale. A small park is of no use to me. Joe Beelart long-time resident of WL.

Anonymous

9/29/2025 11:40 AM

Quit giving John Williams rashes. It's fiscally irresponsible to our community and co-workers alike.

Anonymous

9/29/2025 11:43 AM

Make a large playground with soft squishy turf as seen in other cities- wd have nothing like that nearby

Anonymous

9/29/2025 11:44 AM

The park needs to be at the front by the road and mature trees. Not inside an icon development. It is for all West Linn residents. Most West Linn residents despise Icon.

Anonymous

9/29/2025 11:47 AM

You've voted to raise costs of nearly everything. Get us out of metro since we receive nearly no benefits from paying them taxes- this will help offset the increased costs we are enduring.

Anonymous

9/29/2025 11:54 AM

Please, please keep a baseball field. Oppenlander is used weekly for youth baseball games.

Anonymous

9/29/2025 11:55 AM

Covered Playground, teen lounge areas

Anonymous

9/29/2025 11:57 AM

Would love for the city to spend money on a recreational facility that can be used during the winter months. There are lots of rainy days with kids. A covered playground or covered recreation area is much needed. Thanks

Anonymous

9/29/2025 11:59 AM

I'd love a great fenced-in dog park in West Linn. So many dogs in this part of town but nowhere to let them safely off-leash. Hazalia has nailed it with their dog park area — integrated with nature and great walking paths that are safe for all ages of people.

Anonymous

9/29/2025 12:03 PM

Perhaps add a picnic shelter. Very opposed to perpetuating toxic parent behavior with another baseball field.

Anonymous

9/29/2025 12:05 PM

Playground/play equipment for kids

Anonymous

9/29/2025 12:05 PM

I do not currently support any additional bonds for additional parks/purchase of this property. Hopefully development of the property includes whatever funding is needed for managing additional traffic that will result.

Anonymous

9/29/2025 12:05 PM

What will the other 7 acres be used for?

Anonymous

9/29/2025 12:11 PM

West Linn has a lot of great parks with playgrounds and open spaces all over including within easy walking distance (Tanner Park). What I think would be ideal and should fit easily in the 3 acres would be to do a public turf field very similar to hazelia field in lake O and name it Oppenlander. If the 3 acres is where I suspect it is it should fit pretty perfectly there and a lot of the trees should be able to remain on the fields border. There should be enough room for parking as well. Have it open to the public but also reserve able which would probably be a decent money maker for the city. I think this might be a easier sell to the taxpayers for a bond measures as it's not just another park or

playground of which there are many and adds a truly new amenity to the cities portfolio of parks.

Anonymous

9/29/2025 12:12 PM

I hope the decision is made not based on profit, but on what will truly enhance the value of West Linn.

Anonymous

9/29/2025 12:19 PM

How can you be seriously considering this after what previously happened between the taxpayer funded city and the taxpayer funded PUBLIC SCHOOL DISTRICT? You already cost taxpayers a bunch of money on attorney's fees fighting about this deal that should have been amicably resolved without all this wasted time and money when the first bond was voted and approved. Now you want us to spend more money drawing up additional contracts to buy a much smaller section for probably the same or more money as the previous bond.....???? This is literally the definition of chasing good money after bad. I can't imagine any of you personally would do something like this with your own household finances so why on earth would you consider it as a fiduciary to your citizens.....? I completely oppose spending one dime on this ridiculous endeavor. The school district already left a rotten taste in my mouth after the debacle on the last "purchase". Let them have their money from the developers and let's move on and stop rehashing old news.

Anonymous

9/29/2025 12:21 PM

Please refer back to my answe to question 1 for my thoughts on how this park should be developed

Anonymous

9/29/2025 12:23 PM

The usage should be low maintenance as the Park and Rec already has a lot on their plate.

Anonymous

9/29/2025 12:26 PM

The city council acted irresponsibly when pursuing lawsuit against school district, and wasted taxpayer money we could have used for this park. We owe it to organized sports to have some fields back, there is a shortage of fields and the city owes it to our youth to have whatever fields are needed the most. Have sports organizations determine the biggest need, not the city.

Anonymous

9/29/2025 12:30 PM

We could use more unmown pollinators gardens. It seems like we could also use more softball fields, based on how busy the Willamette Park softball field is. Also more pickleball and basketball courts.

Anonymous

I would serious think about using this location at least in part for

9/29/2025 12:31 PM

covered or non-covered courts for pickleball. We have many parks already in the city for playgrounds at parks or schools in general. The need is great for this expanding sport. I think the measure would pass easily if there was in part 4 or so courts for Pickleball use. Lets not miss out on this opportunity. Need to take pressure off the Hammerle courts as well as the reduction by the council on Tanner. Thanks.

Anonymous

9/29/2025 12:32 PM

Plant more trees, Frisbee Golf course , bike path

Anonymous

9/29/2025 12:34 PM

We have a shortage of youth baseball/softball fields in the community, despite a large need. We have many great parks for families that are under utilized, and do not need another. Baseball and softball fields are very heavily used in this community, and maintaining/improving the facilities at Oppenlander for that use would be very beneficial for the community.

Anonymous

9/29/2025 12:38 PM

it would love to have more exiting new playgrounds in West Linn, especially with Sand Yard! we noticed that sand yard is not common here. thank you

Anonymous

9/29/2025 12:38 PM

Benches to allow for viewing nature and/or enjoy a book etc.

Anonymous

9/29/2025 12:42 PM

I feel West Linn has a fair amount of parks already. I would rather money be spent on road repairs and keeping our infrastructure in good operating order. We need to preserve the funds we have so we don't need to sell properties to developers. Let's keep West Linn a small community.

Anonymous

9/29/2025 12:42 PM

Weve already passed a bond measure for 3.5 mil.....doesnt this apply somehow? It seems people want a park (66%-33%) , not a new development, but looks like the people of west linn lose on this & the system wins thank you

Anonymous

9/29/2025 12:45 PM

Nature park for kids with bike and walk areas!

piamsnyder

9/29/2025 12:48 PM

I was hoping that Icon would donate this part of the property. They could name it for them or a cause they believe in. It also would recognize their name for years as a benefactor on this side of town. Their presence in Willamette is already very visible. In addition, as a

donation/gift, they could probably benefit from a tax break!

Anonymous

9/29/2025 12:49 PM

There appear to be several pending projects that are going to require bonds that will increase property taxes for each project (i.e., Oppenlander, Recreation Center, Vision 43, Riverfront revitalization). Given the current economic environment, all of these new bonds would be prohibitively expensive and unreasonable to expect from West Linn residents. Some of these initiatives need to be minimized or eliminated for the highest priority projects. Frankly, our road repairs and maintenance need to be addressed first.

Anonymous

9/29/2025 01:00 PM

many cities nearby have brand new parks with state of the art facilities and synthetic walking areas that protect small kids from falls and support the feet of parents nearby. Boones Ferry Park in Wilsonville, Cook Park in Tigard, and Gabriel Park in Portland are great examples. West Linn has a lot of great parks but many of them need updating and they don't seem to have that one park that is head and shoulders above the rest. Hammerle is amazing and it's tough to beat the scenery and facilities at Willamette but none of them have the brand new feel that some other local parks have.

Anonymous

9/29/2025 01:01 PM

It would be so great to have a community park that included a playground, sports use for youth to preserve so much joy that has happened on those fields, and a Pickleball court for all ages in the community.

Anonymous

9/29/2025 01:06 PM

I would much rather find the money to purchase the entire park. I am not interested in subsidizing the developers property acquisition costs.

Anonymous

9/29/2025 01:08 PM

we need the public tennis courts/pickle ball courts, clean & safe public bathroom. night lights for the public safety.

Anonymous

9/29/2025 01:08 PM

Please leave it as open space for walking/nature preserve. The Tanner Park has a huge field that is only used as a dog park or for concerts. It seems it's a prime location for turf baseball fields/soccer/etc that can be used year-round by all. We also really need a place for youth to have a venue to exercise and enjoy sports without worrying about stepping on dog waste like Oppenlander aka the dog park.

Anonymous

9/29/2025 01:10 PM

Probably too expensive, but I love the idea of West Linn getting some sort of aquatic center -- something interesting to consider would be a small, but very warm pool for swim lessons, therapy, and relaxation. Bonus points if it had sauna and spa.

Anonymous

9/29/2025 01:11 PM

I think there are already the middle school and other parks I that area. With only 3 acres and no additional space for parking, then very few nit directly attached to the park can utilize it.

Anonymous

9/29/2025 01:28 PM

Even though my son no longer uses the baseball fields at Oppenlander, it is so important that at least one turf field is maintained.

Anonymous

9/29/2025 01:37 PM

Any gardening opportunities possible?

Anonymous

9/29/2025 01:47 PM

Pickleball Courts

Anonymous

9/29/2025 01:53 PM

I think it is a bad idea to pursue the purchase of this property. I think that the city should prioritize maintaining currently owned parks and not add another one.

Anonymous

9/29/2025 02:06 PM

thank you for asking :)

Anonymous

9/29/2025 02:17 PM

Wading pool

Anonymous

9/29/2025 02:32 PM

Best of Luck♣️

Anonymous

9/29/2025 02:37 PM

A dog park at the property should be fenced. We have other parks very close by. A playground should not be the priority

Anonymous

9/29/2025 02:38 PM

The city could have easily spent the money to purchase the land at fair value instead of wasting public funds suing the school district, wasting more public funds. Hopefully the current administrative council makes wise fiscal decisions.

Anonymous

9/29/2025 02:38 PM

We don't need another park or another place for parents to farm out their kids. We certainly don't need more taxes. You are killing us with taxes and bonds.

Anonymous

9/29/2025 02:57 PM

How did this get away from us? I don't have young children but I have a grandson nearby, and would like him to be able to play where his mother did.

Anonymous

9/29/2025 03:21 PM

Walking path from neighborhood where little bridge is located up to grove of trees would be perfect although we would prefer the entire park with the addition of restrooms.

Anonymous

9/29/2025 03:35 PM

Take the money and use it to put a sidewalk on 19th St. as requested by many Willamette Neighborhood Assn. members. The traffic keeps getting worse!

Anonymous

9/29/2025 03:36 PM

This is a small area. I don't know if the current park is mostly dedicated to developers. If so, I would prefer the 3 remaining acres become baseball fields.

Anonymous

9/29/2025 03:39 PM

We have 5 grandchildren and always looking for parks to walk to. We need parking at openlander, but the trees would be nice for shade and some play areas, either playground or ball fields.

Anonymous

9/29/2025 03:40 PM

Maintaining park space is critical to the progress of the city!!!

Anonymous

9/29/2025 04:17 PM

please don't mess this up like last time.... protecting space for families to play, engage in competitive sports, be in open spaces and build community are important to our town's quality of life.

Anonymous

9/29/2025 04:24 PM

We need to remain smart on how we use this space. West Linn is growing so much and residents are losing precious open space, sports complexes and areas for families can enjoy. The cars coming in and out of this area with as many houses ICON wants to put in will create a challenge considering safety. Sidewalks are a must cars being able to move freely and pedestrians (children) walking safely to the play fields, which in all likelihood, be placed in the back.

Anonymous

We have plenty of options for many sports, children, teens and dogs

9/29/2025 04:25 PM

all around this proposed space. This area is so close to the Lusher farms gardens. This area could be used to educate people on how to raise native NW plants to enjoy year round. It could also be a community garden. Let's build something that cold give back to the community, educate all ages, not pollute and does not need a ton of maintenance crews and chemicals. I bet the nursery would even donate many plants each year or a fund raiser could be started.

Anonymous

9/29/2025 04:25 PM

Not another open space/park. West Linn has many other outdoor options around town. A newer bigger and more modern community center is much needed with the growing population of the City of West Linn

Anonymous

9/29/2025 04:31 PM

I do not think we should be burdening residents with a tax for another park.

Anonymous

9/29/2025 04:47 PM

West Linn doesn't need to keep spending money it doesn't have. We need other people in office who make wiser decisions with taxer money!

Anonymous

9/29/2025 04:57 PM

Use existing capital facilities. Don't build more that need operating funds to support

Anonymous

9/29/2025 05:22 PM

Please stop allowing Icon Construction to build homes everywhere! Traffic is becoming a nightmare as our streets cannot handle all the cars.

Anonymous

9/29/2025 05:23 PM

want to understand how this would fit into a city planning goal for local park proximity, or similar. There are other parks that have these features after all.

Anonymous

9/29/2025 05:33 PM

Keep trees.

Anonymous

9/29/2025 06:13 PM

Having a nice picnic area would be great.

Anonymous

9/29/2025 06:21 PM

Excited to see what ends up happening.

Anonymous

9/29/2025 06:28 PM

Leave some green spaces it is not fair to the neighbors to build new houses, we like our trees, parks and green spaces, and so does the wildlife including our bald eagles and owls, which have both been seen there in the trees. And on a side note I'm more than happy to pay taxes towards this park.

Anonymous

9/29/2025 07:08 PM

Please keep as much open space as possible in West Linn. Parks/open spaces provide more to the public than can be expressed. These green areas are a large part of why people live in West Linn, not for further housing developments.

Anonymous

9/29/2025 08:06 PM

I'm open to whatever outdoor use the community most needs this space for - ie anything but a parking lot and hopefully we can keep some trees!

Anonymous

9/29/2025 08:15 PM

West Linn needs a public pool!!

Anonymous

9/29/2025 08:28 PM

Beautiful natural park and bike path for young children

Anonymous

9/29/2025 08:39 PM

Sadly, I cannot support any West Linn measure that will raise my property tax. It just never ends.

Anonymous

9/29/2025 08:48 PM

Should avoid building a public restroom.

Anonymous

9/29/2025 09:19 PM

New pickleball courts would be a plus, or reopen the closed courts at Tanner Creek Park.

Anonymous

9/29/2025 09:27 PM

Preserving the trees is most important for this park. Other ideas include Natural looking water features in park

Anonymous

9/29/2025 09:31 PM

Save the trees and provide a place for young people to chill

Anonymous

9/29/2025 09:37 PM

Basketball courts, rec center

Anonymous

This has always had the cast of a reverse NIMBY. A limited group of

9/30/2025 01:50 AM

residents demanding extranadory treatment and resources from the city at the expense of others. The park area is only viably accessed or used by a very limited amount of residents. The current and proposed amenities are overwhelming already redundantly served in existing parks and schools. This is waste for the few at the detriment of the many. Thank you for allowing the opportunity of differing opinions, many of us have heard the proselytization of this nonjustifiable expenditure, for far too long.

Anonymous

9/30/2025 02:36 AM

I think it is travesty that the entire park is not preserved. Spending taxpayer funds battling with lawyers between the city & school district only proves our childishness when it should have been resolved with public input. Once open spaces are lost, they can not easily be regained. Development needs to be moderated by the needs of the community & our children. Look at any park or school on a sports day & there is a dire need for parking. Families need space!

Anonymous

9/30/2025 05:38 AM

As ICON develops the land, special attention should be given to the traffic on Rosemont that is increasingly busy. No one pays attention to the speed limit signs. With that area where children walk to school, more homes/cars/traffic will definitely happen. All efforts should be made to minimize the situation.

Anonymous

9/30/2025 05:42 AM

We need a public pool and there should be a bond for this.

Anonymous

9/30/2025 07:42 AM

I was opposed to Friends of Oppenlanders push because I perceived it to be a NIMBY movement as the field was always empty except for brief periods of youth baseball use. I do agree that additional space is needed for youth sports so will support such a park. Some parking will be needed, however, to not overwhelm the adjacent neighborhoods. The currently undeveloped land adjacent to Parker Road could provide temporary parking during sports' seasons. The various "league" organizations could be required to promote parking at Rosemont Middle School, the LDS church and the Parker Road site.

Anonymous

9/30/2025 07:48 AM

This park is needed for children in the community to play baseball at. If we do not preserve a large area for a large turf field, there will not be enough spaces for youth to participate in games.

Anonymous

9/30/2025 07:52 AM

No

Anonymous

9/30/2025 07:59 AM

I appreciate being asked for input. I value the open spaces and park system West Linn maintains throughout our fair city :)

Anonymous

9/30/2025 08:20 AM

Check to see how many children live near or around the park. Most parks are used by children (sports, play, etc.) Shape the park for them first and use the perimeter for walking, biking, jogging, dogs, etc. Just my opinion.

Anonymous

9/30/2025 08:27 AM

This site was to be saved for soccer fields, baseball/softball if we remodeled Dunset. We are turning this promise into housing is a community that is already short of sport use.

Anonymous

9/30/2025 09:19 AM

While it would be nice to have a new playground for my kids, there are several others in the immediate area (Tanner Creek Park, and "Church Park" at Willamette Christian Church. It makes more sense for this to be used for organized sports.

Anonymous

9/30/2025 09:40 AM

Open space is becoming a limited commodity in West Linn. Don't miss the chance to save some.

Anonymous

9/30/2025 10:26 AM

Maybe a small pond with a fountain in the middle?

Anonymous

9/30/2025 10:36 AM

Yes, rather than create ANOTHER park in West Linn (I truly appreciate all the parks currently in West Linn) I feel it is much more important at this point in time to improve the dirt drainage systems that currently ineffectively serve the older sections of West Linn. I live on Marylhurst Drive and every time we get heavy rains come through, which is now quite often during certain times of the year, the dirt drain across the street that is now silted over, overflows and the water flows onto our property, flooding our front patio, garage area, and threatens our house. Our neighbor who lives below us is also drastically affected by this flooding as well. We reported this issue to the City's Public Works Storm Water Branch in April of this year. The head of the department came out to check on the situation and he agreed something definitely needs to be done. Soon after a crew came out and marked the area, but since then nothing has been done. I suspect we are definitely not the only homeowners in West Linn who are experiencing this problem, and given the change in our weather patterns, it is definitely a problem that should precedence over development of a new park.

Anonymous

9/30/2025 11:12 AM

Don't buy the land! Sell the land to a developer as a it will cost WL taxpayers more in the long run to maintain. There is such an abundance of parks throughout WL that we don't need anymore.

Anonymous

9/30/2025 11:17 AM

I already pay a lot of money to live in West Linn. I don't support any increase in taxes for luxury spending.

Anonymous

9/30/2025 11:32 AM

Read the Parks Master Plan and budget outlook and provide real needs (not just parks and rec) within the budget.

Anonymous

9/30/2025 11:43 AM

Losing this open space will be sad, but I'm encouraged to hear that part may be preserved for a small park. If the large parcel at the bottom of the hill (near Safeway) ever gets developed (as was recently proposed for a rec center), we'll be glad to have even a small remnant of the Oppenlander site. A one-time bond to pay for it should be easy for this community to bear. Ongoing costs should be carefully considered when choosing amenities (i.e., a restroom is a different maintenance cost than a playground or walking path.) Thanks for opening this up for community comment. We live close by in Rosemont Summit dev. and are very interested in what happens.

Anonymous

9/30/2025 12:25 PM

Turf field that can be used for West Linn Youth football, lacrosse and other sports. We need more turf fields to support Youth Sports in West Linn! Recommend modeling after the Hazelia Field in Lake Oswego (turf field with lights, walking paths, dog park, parking, restrooms, etc.)

Anonymous

9/30/2025 01:19 PM

Please take better care of the roads and parks we currently have than this project. I wish things were different.

Anonymous

9/30/2025 01:24 PM

This is such a huge opportunity to benefit the residents of West Linn by keeping this a community sports field. We are already short play fields and gathering spaces. Please preserve this park for current and future generations of West Linn residents.

Anonymous

9/30/2025 01:57 PM

I've worked in West Linn for over Twenty years.

Anonymous

I love open spaces and would like to see a dog park in west linn.

9/30/2025 02:08 PM

However, I have neighbors who are getting taxed out of WL due to rising property values and bond measures. I'm sympathetic to their perspective. Probably this space should be made into the least expensive option to reduce the bond measure impact.

Anonymous

9/30/2025 02:47 PM

Quit looking for ways to spend money you don't have

Anonymous

9/30/2025 03:16 PM

DON'T SELL THE PARK

Anonymous

9/30/2025 03:30 PM

I live in the Willamette neighborhood and it would be great to have a fenced in dog park somewhere in West Linn, preferably closer or more central than Mary S. Young park, which isn't fenced. Please consider it.

Anonymous

9/30/2025 03:55 PM

Pickleball courts. Four, preferably.

Anonymous

9/30/2025 04:02 PM

Pickleball courts. The population has shown that we could use more courts that aren't close to so many homes. This would be ideal!

Anonymous

9/30/2025 04:07 PM

Add pickleball courts

Anonymous

9/30/2025 04:09 PM

4 pickleball courts with permanent nets

Anonymous

9/30/2025 04:09 PM

WEst Linn has a thriving pickleball community. More courts are desperately needed.

Anonymous

9/30/2025 04:16 PM

Provide more much needed capacity for pickleball opportunities.

Anonymous

9/30/2025 04:17 PM

Build pickelball courts.

Anonymous

9/30/2025 04:21 PM

This has been a wonderful space for sports and other multi-uses. I would gladly support my taxes going towards maintaining this space for the community to use as a baseball field or multi use field.

Anonymous

9/30/2025 04:22 PM

4 pickleball courts would relieve the crowded courts at Hammerlee Park.

Anonymous

9/30/2025 04:31 PM

This is a perfect opportunity to build pickleball courts for our community! It is an integral sport for the health and welfare of our citizens. It has made a tremendous difference in my life!

Anonymous

9/30/2025 04:39 PM

Pickleball courts

Anonymous

9/30/2025 04:57 PM

More pickleball courts!

Anonymous

9/30/2025 05:04 PM

Pickleball Courts

Anonymous

9/30/2025 05:13 PM

Pickleball courts!

Anonymous

9/30/2025 05:13 PM

Pickleball courts

Anonymous

9/30/2025 05:27 PM

Pickleball courts for top choice

Anonymous

9/30/2025 05:29 PM

Please consider pickleball courts

Anonymous

9/30/2025 05:32 PM

Additional pickleball courts would be nice, 4-6

Anonymous

9/30/2025 05:34 PM

I have found that pickleball which is the fastest growing sport helps in fostering community. And it will be a great addition!!

Anonymous

9/30/2025 05:52 PM

4 pickleball courts would be ideal!

Anonymous

9/30/2025 06:01 PM

I support putting some pickleball courts (4+) in this space. Pickleball is fast growing in popularity, and provides social and health benefits for participants.

Anonymous

9/30/2025 06:05 PM

would love to have 6-8 covered pickleball courts with permanent nets

Anonymous

9/30/2025 06:12 PM

Pickleball courts

Anonymous

9/30/2025 06:35 PM

Would like to see additional pickleball courts

Anonymous

9/30/2025 06:45 PM

Please consider adding 4 pickleball courts as the courts at Tanner and hammerlee are not enough

Anonymous

9/30/2025 06:46 PM

Once again, I think this is a great opportunity to add some extra pickleball courts. Thanks so much.

Anonymous

9/30/2025 06:53 PM

Court sports like tennis and/or pickleball have an appeal

Anonymous

9/30/2025 06:55 PM

Anything but a dog park. Dog parks are everywhere

Anonymous

9/30/2025 07:00 PM

Kids park for sure. pickleball courts and tennis courts would be nice, even basketball courts. Maybe just a sports recreational area in general would be cool. For sure a nice open area for people to do whatever they want, set up nets for volleyball or play some soccer they can set up their own goals. Kinda like a free for all park, first come first serve.

Anonymous

9/30/2025 07:31 PM

4 additional pickleball courts. Pickleball continues to grow among all age groups and provides community engagement.

Anonymous

9/30/2025 10:11 PM

So happy that the City may have the opportunity to purchase 3 acres of land. It has been an important part of the community for over 30 years.

Anonymous

10/01/2025 01:04 AM

As stated above, it is a waste of City resources to have dedicated pickleball courts within West Linn, only to have removed some nets so that the space is effectively unusable for any purpose. The Tanner courts are now largely used by kids as only two courts is not

conducive to organized group play. That said, I often see kids playing pickleball on the Tanner Creek tennis court, as despite what I'm sure were good intentions, the removal of two nets did little to address the concerns of a vocal minority who no longer even live in the neighborhood. The major unmet demand currently appears to be a lack of pickleball courts, and I'd advocate for adding courts at the new location as well as revisiting the previous decision re: Tanner as well. The fact that children who want to be active are essentially turned away because the court usage is so high during nice weather seems antithetical to what should be the goals of the City Council.

Anonymous

10/01/2025 07:37 AM

My family and I used to enjoy walking over to play Pickleball at Tanner Creek Park. Since the City removed two nets, and prohibited using that space for pickleball, we have fewer options. The local pickleball club I belong to has doubled its membership in the last 3 years. There are 10,000 homes in West Linn, and the current 6 courts is definitely not enough. Please consider building a 4-court pickleball complex at Oppenlander for residents of all ages to enjoy. Thank you

Anonymous

10/01/2025 09:56 AM

I would like more information or a map of what part of Oppenlander Feilds is available for a park and what is happening with the remaining space.

Anonymous

10/01/2025 10:04 AM

I have been against purchasing this property since the beginning of the debacle.

Anonymous

10/01/2025 10:12 AM

Would like to see pickleball courts added

Anonymous

10/01/2025 02:29 PM

We have a wonderful town! Keep up the great work! And thank you!

Anonymous

10/01/2025 02:54 PM

Far greater revenue could be generated with more dense housing. The tax revenue would be more beneficial in these economic times.

Anonymous

10/01/2025 03:15 PM

I know you're doing the best you can.

Anonymous

10/01/2025 03:53 PM

Having access to lighted pickleball courts in the community would be such an improvement to quality of life!

Anonymous

10/01/2025 03:53 PM

Lighted pickleball court

Anonymous

10/01/2025 05:28 PM

KEEP SOME GREEN SPACES IN WEST LINN - that's why many people move here!!!

Anonymous

10/01/2025 06:00 PM

We need a community pool/rec center! It's sad we do not have this space already like Lake Oswego or Tualatin.

Anonymous

10/01/2025 10:54 PM

WL needs more pickleball courts. The community is very large and by not having public courts, the sport is not accessible to families

Anonymous

10/01/2025 11:02 PM

Pickleball courts.

Anonymous

10/02/2025 05:57 AM

I grew up in West Linn, my parents still live there. I plan to move back to the city within the next few years. I loved playing at Oppenlander as a kid and look forward to that opportunity for my kids, as a parent myself.

Anonymous

10/02/2025 07:39 AM

We must use monies to fund maintenance on existing parks before installing new areas. The parks staff cannot be expected to maintain more spaces without increasing labor.

Anonymous

10/02/2025 07:45 AM

I would like to see this area definitely keep the baseball fields for the WL youth teams

Anonymous

10/02/2025 10:25 AM

Pickleball

Anonymous

10/02/2025 12:36 PM

The West Linn Adult Community Center has a walking group that walks three times a week in the Rosemont/Oppenlander area. Walking paths would be a great addition to the park.

Anonymous

10/02/2025 01:13 PM

I play pickle ball The city arbitrarily removed Tanner from the spots where our group could play. No study was done. We would like pickleball courts at Oppenlander. Most of us have lived here 20 or 30 years. Lots of taxes paid. We want more pickleball courts

Anonymous

10/02/2025 01:54 PM

I actually want this park and wish it was the full size land as intended. However, the upkeep on current parks is lacking and I'd like to see attention and care given to what we have, rather than spread thinner the resources it is taking today. I love West Linn and I love our parks and want more of them, but not if it means we are not going to have the resources to properly take care of them.

Anonymous

10/02/2025 04:41 PM

No new taxes!!

Anonymous

10/02/2025 05:08 PM

Partner with other cities to create a team sports site outside the urban growth boundary for less money. Enough with pandering to cult of youth sports. What about arts and sciences?

Anonymous

10/02/2025 05:10 PM

At this point, wish they could control developments more, very little open spaces and parks now.

Anonymous

10/02/2025 05:12 PM

My son is a student at Trillium Creek and a member of the WLBA. We do not currently live in West Linn but hope to relocate soon.

Anonymous

10/02/2025 05:28 PM

Pickleball courts!! Our community needs more courts. It's a great sport that creates community. It brings young and old together of all different ethnicities, political affiliations, and income levels.

Anonymous

10/02/2025 05:35 PM

I would have to think there are cheaper acres other places in the city for ball fields and whatnot

Anonymous

10/02/2025 05:36 PM

The developer should pay to make a good neighborhood.

Anonymous

10/02/2025 05:47 PM

Grandparents of two neighborhood children

Anonymous

10/02/2025 05:49 PM

I would like to see some kind of park here. I most likely will not use it as I use Mary S Young multiple times a week for walking. I do however want enough sports fields for our West Linn kids

Anonymous

10/02/2025 05:53 PM

Baseball field is too specific and limited to a smaller group of people

Anonymous

10/02/2025 05:55 PM

Should be more than 3 acres, too bad it came to this. Very sad any of it park is going away. Prioritize parks over sparkling water.

Anonymous

10/02/2025 06:00 PM

Leave the trees and habitat. They already sold it to Icon. How many Icon developments are going to be in West Linn. It's already starting to look like an Icon city.

Anonymous

10/02/2025 06:04 PM

Please Dave as many trees as possible.

Anonymous

10/02/2025 06:13 PM

dont let them put apartments there

Anonymous

10/02/2025 06:21 PM

This has been such a bad idea and waste of money. Give it up and move on.

Anonymous

10/02/2025 06:24 PM

PLEASE DO NOT PUT HOUSES

Anonymous

10/02/2025 06:24 PM

Please move forward with next steps. Although I don't live in West Linn my grandchildren do, and we enjoy Time at Oppenlander field at least once a week.

Anonymous

10/02/2025 06:41 PM

I wish you buy the whole thing. Do not allow housing.

Anonymous

10/02/2025 06:51 PM

I'm so disgusted with the school district. Can't believe they are so greedy.

Anonymous

10/02/2025 06:53 PM

Please save as much of Oppenlander as you can!

Anonymous

10/02/2025 07:10 PM

I'd feel terrible if WL were to let this opportunity to KEEP a park and later figure out that it's a terrible loss. More houses are going to be built, sorry to say, and I think we need parks...not just for today but for tomorrow. For us ("older's"), there's little do do in the community for light exercise other than walk. To have a destination where we can see friendly faces and get more exercise is a bonus. Such a park is also valuable for the kids to play....we have little enough to entice them away from their devices! Sometimes there seems to be a

cost/costs that discourage an effort to serve residents but providing options for community members is a valuable goal in itself. Nothing is more valuable than green space right now and for the future.

Anonymous

10/02/2025 07:26 PM

No Dogs in parks!!!

Anonymous

10/02/2025 07:27 PM

No more taxes and n West Linn

Anonymous

10/02/2025 07:30 PM

Park with water feature such as a pond with water fowl, plants attracting birds, insects and butterflies (see what Lake Oswego did at Luscher Farm fields), maybe a corner with some fitness equipment for adults (see Waluga Park), life size on-ground board games (see Director Park in Portland), gathering places like circular benches, picnic tables.

Anonymous

10/02/2025 07:40 PM

None

Anonymous

10/02/2025 07:41 PM

Any use of the park would be great. But I'd like to see the tradition of sports at Oppenlander continue. My brother and I both played there as kids.

Anonymous

10/02/2025 08:20 PM

If anything else, we all need a place to unwind, gather and enjoy some nature and the community. If it ends up being nothing but some extra green space with picnic area and playground equipment for the neighbors, I think everyone would be pleased.

Anonymous

10/02/2025 08:24 PM

For all property taxes, this should be preserved at all costs given the lack of green space, rec centres and amenities in West Linn.

Anonymous

10/02/2025 08:41 PM

Once it's gone, it's gone. I highly recommend saving as much of the oppenlander property as possible.

Anonymous

10/02/2025 08:46 PM

Sell the property. Use the money for investigating wasteful spending in all our schools. Computers, printers, phones....stop replacing perfectly good equipment that costs SO MUCH !

Anonymous

I think the baseball fields at Oppenlander are very important to the

Survey 1: Park Land at Oppenlander : Survey Report for 13 February 2024 to 14 October 2025

10/02/2025 08:52 PM

ongoing success of the baseball program. Our family has been present at countless ball games at Oppenlander.

Anonymous

10/02/2025 09:06 PM

More houses would mean more traffic. We need park space.

Anonymous

10/02/2025 09:26 PM

No baseball! Soccer fields and pickleball.

Anonymous

10/02/2025 09:50 PM

With all of the growth in West Linn over the last 5-10 years, the city needs to focus on adequate parks and sports fields to keep our youth engaged and active. Also, what makes West Linn such a nice community is the open green space and parks. We do not need West Linn to be nothing but housing developments, roads and sidewalks. You can get that by moving to Beaverton and other areas of SW portland.

Anonymous

10/02/2025 09:55 PM

Please don't let this opportunity slip from the grasp of the community. Once it's gone, it's gone.

Anonymous

10/02/2025 10:20 PM

The biggest priority for me is not just to preserve open spaces- it's to preserve the trees. Those trees provide habitat for many animals, provide shade for parkgoers, contribute to the natural beauty of our town, and help filter the very air we breathe. I shudder to think of what may happen if these trees are not protected.

Anonymous

10/02/2025 10:28 PM

Stop allowing housing development on every square inch of free space. This is a community and multi-use spaces like this are essential, not selling off to the highest bidder.

Anonymous

10/02/2025 10:28 PM

Is a location for sports going to work with a high density residential development?

Anonymous

10/02/2025 10:39 PM

It's currently a baseball venue. Keep it a baseball venue. Build around that. This city has grown a great tradition. Don't throw it away for more unremarkable, expensive houses.

Anonymous

10/02/2025 11:17 PM

Garden, arboretum

Anonymous

10/02/2025 11:57 PM

Thanks for your work on this issue.

Anonymous

10/03/2025 12:13 AM

We need this open space. West Linn has fe n

Anonymous

10/03/2025 01:33 AM

The space already has a very special community of people who gather with their dogs. Need another off leash space than Mary S Young that is walkable from so many houses. The sports fields get so much less use as percent of time. Please preserve this open space.

Anonymous

10/03/2025 07:12 AM

Purchase all the land

Anonymous

10/03/2025 07:20 AM

Keep the area as natural and parklike as possible.

Anonymous

10/03/2025 08:04 AM

My prioritie reflect opinion for this park only! For example, a nature park would be a priority for me, but not completely encitcled by development. My children grew up near this park and used it routinely for sports related activities. Today, many more exist

Anonymous

10/03/2025 08:11 AM

I would vastly prefer that you spent public funds fixing the paving on the roads. Do the basics and then start doing the new things. A mini park is a nice idea but what about high density housing instead? We have a homeless crisis and house prices are too high. Whenever I see new developments it always seems to be more expensive houses for single high income families

Anonymous

10/03/2025 08:15 AM

We need this open area. It is a spot for everyone to use and enjoy! Whether it be a walk, bird watching , watching a sports game or just taking in the scenery.

Anonymous

10/03/2025 09:52 AM

Minimize the space that houses take up. Maximize the space that can be used for a park.

Anonymous

10/03/2025 10:26 AM

It is important to preserve areas that are for use other than housing development. It is a beautiful area that can be a fantastic opportunity

to allow convenient access to enjoy the outdoors and share time with friends and families.

Anonymous

10/03/2025 10:39 AM

NO MORE TAXES FOR WEST LINN !!!!!!!!!!!

Anonymous

10/03/2025 11:18 AM

No more bonds please! Cost of living and taxes are high enough already

Anonymous

10/03/2025 01:07 PM

West Linn needs a public pool to bring people out and together.

Anonymous

10/03/2025 02:58 PM

Pickleball Courts!

Anonymous

10/03/2025 05:00 PM

Although I believe parks are important there are other areas that could benefit more from city funds or possible bond measures (think the Wetlands area between 5th and Volpe.) The city needs to put more money into road repair and infrastructure first. Also, there are also several bond measures we are already supporting. As a retired senior I feel our property taxes are becoming prohibitively high.

Anonymous

10/03/2025 11:45 PM

Please make every effort to create a park area in the Oppenlander property. Especially important for youth.

Anonymous

10/04/2025 10:32 AM

No dog park. On leash!

Anonymous

10/04/2025 01:10 PM

West Linn should have the equivalent of a Luscer Farm. Parks and recreation in Lake Oswego is head and shoulders above West Linn..

Anonymous

10/04/2025 03:40 PM

I think it would be ridiculous to negotiate with the school district or ICON or anyone else regarding the Oppenlander property. That ship has already sailed. The botched job that took place between the city council and the school district leaves me not wanting to fork over any additional monies to either government entity ever again. You should be working together as our tax dollars support both the school district and the city and building more houses in this already overbuilt environment certainly doesn't benefit the interests of the people of West Linn that already live here. Especially when you're getting ready to screw up the wetlands down in Willamette by building even more

there. I think you should all be ashamed of yourselves.

Anonymous

10/05/2025 11:24 AM

Multi-use similar to Tanner Creek. Pickleball, kid playground, ope field for events, etc.

Anonymous

10/05/2025 12:39 PM

New playgrounds!! West Linn playground are drastically overdue for updates.

Anonymous

10/05/2025 01:28 PM

Give it up! We don't want any additional taxes. We have plenty of parks in West Linn. Why don't you take care of the Parks that we do have? What's wrong with adding all these facilities to the best park in West Linn, namely Tanner Creek Park. You have a huge open area at Tanner that is only used a few times during the year for movies. What public Corp. could afford to leave such an asset, unused, and still remain solvent? It's time to get real! Since property owners are the only ones who pay for bonds through property taxes, why should the non-property owners, i.e. renters, have any voice and determining what to do with Openlander? It's time for another Boston tea party! Read my lips "no more taxes". Have the council work on building revenue, generating venues, rather than venues that require bonds, a taxpayer expense. Write some grants that will generate free Parks. How much did the survey cost? If it's the same group that got the contract for the investigation of a possible Community recreation center, I sure hope they learned how to generate a QR code. How embarrassing we spend in excess of \$350,000, and they can't even get a valid QR code!

Anonymous

10/05/2025 07:11 PM

I think this survey is biased and is trying to justify using the land and our tax dollars for a park that we don't need.

Anonymous

10/05/2025 07:39 PM

One nice multi-purpose field (Hazelia size) and one nice baseball field, along with some bathrooms and a simple paved parking lot would be perfect. Nothing crazy. We have 10 other places to walk dogs, jog, take kids to the park, etc. We need some fields to play on. The WLHS field is a disaster, and poor Rosemont MS is inundated. One decent place we can be proud of that isn't owned by the school district would be fantastic.

Anonymous

10/05/2025 10:28 PM

Please do not lose this valuable location to simply stuffing in more homes and congestion. This is a be loved site for over 30+ years.

Anonymous

10/06/2025 09:32 AM

Splash pad

Anonymous

10/06/2025 03:20 PM

To learn why the full ten acres wasn't purchased and whether that opportunity still exists.

Optional question (440 response(s), 703 skipped)

Question type: Essay Question



CITY OF
**West
Linn**

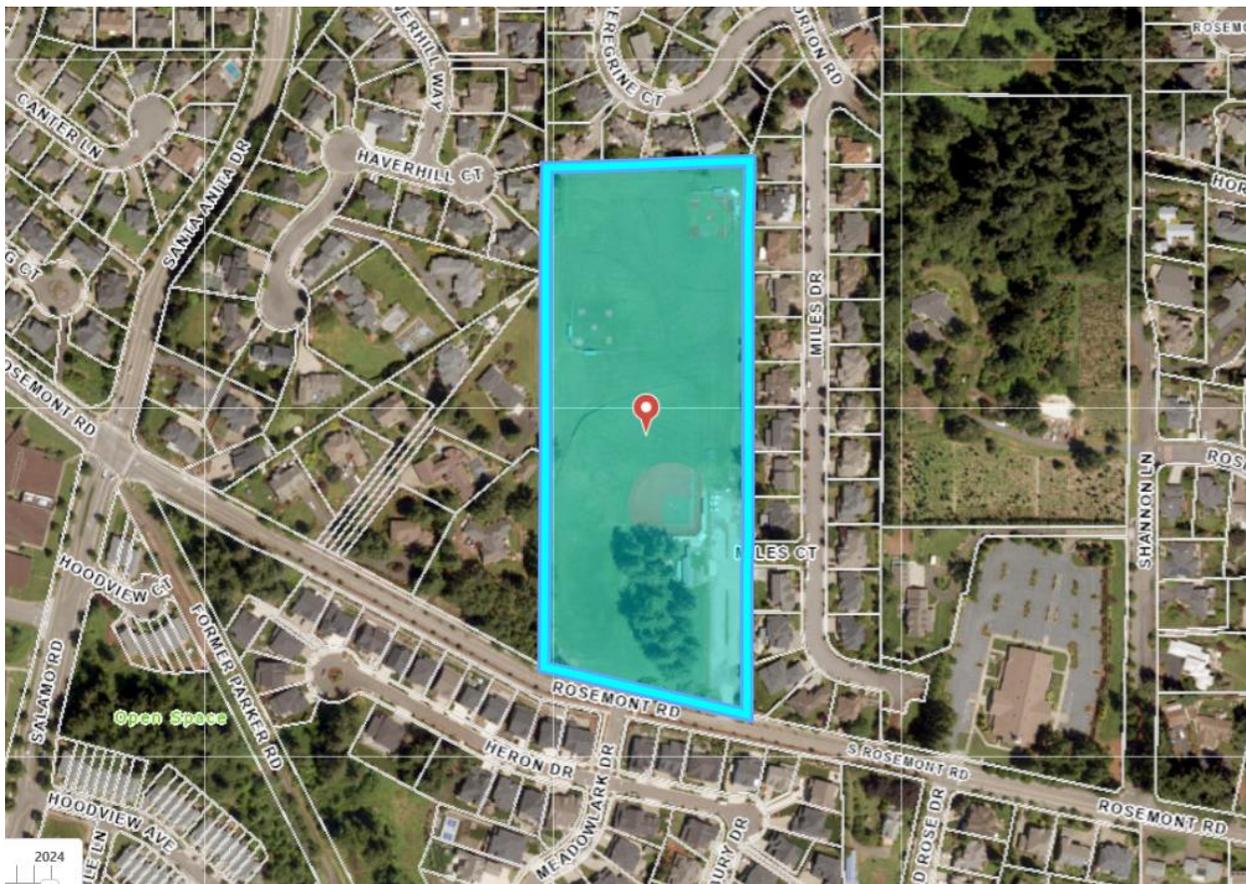
PRE-APPLICATION CONFERENCE

Thursday November 20, 2025

**Willamette Room
City Hall
22500 Salamo Rd**

11:00 am: Proposed Housing Development
Applicant: Harlan Borow, Icon Construction & Development
Property Address: 1275 Rosemont Road
Neighborhood Assn: Rosemont Summit
Planner: Chris Myers

Project #: PA-25-26





CITY OF
West Linn

Planning & Development • 22500 Salamo Rd #1000 • West Linn, Oregon 97068
Telephone 503.742.6060 • westlinnoregon.gov

Pre-Application Conference Request

For Staff to Complete:

PA 25-26

Conference Date: 11/20/25

Time: 11:00am

Staff Contact: Chris Myers

Fee: \$1,200

Pre-application conferences are held on the first and third Thursdays of the month between 9:00 am and 1:00 pm. Appointments must be made by 5:00 pm, 15 days before the meeting date. The applicant has a choice of an in-person or virtual meeting. To schedule a conference, submit this form, a site plan, and accompanying materials through the Submit a Land Use Application web page. The City will contact you to collect payment. Pre-application notes are valid for 18 months.

Property Owner Information

Name: WEST LINN-WILS SCH DIST #3, Attn: Remo Douglas
Email: douglasr@wlwv.k12.or.us
Phone #: 503-673-7988 - Cell 503-799-6891
Address: 2755 SW Borland Rd., Tualatin, OR 97062

Applicant Information

Name: Icon Construction & Development, LLC
Email: harlan@iconconstruction.net
Phone #: 503-657-0406
Address: 1969 Willamette Falls Dr., Suite 260
West Linn, OR 97068

Address of Subject Property (or tax lot): 21E26AD02200

REQUIRED ATTACHMENTS:

- A project narrative with a detailed description of the proposed project. Briefly describe the physical context of the site.
- A list of questions or issues the applicant would like the City to address.
- A dimensional site plan that shows:
 - North arrow and scale
 - Location of existing trees (a tree survey is highly recommended)
 - Streets Abutting the property and width of right of way
 - Location of creeks and/or wetlands (a wetland delineation is highly recommended)
 - Property Dimensions, existing buildings, and building setbacks
- NA Slope map (if slope is 25% or more)
- Location of existing utilities (water, sewer, etc.)
- Conceptual layout, design, proposed buildings, building elevations, and setbacks
- Non Location of all easements (access, utility, etc.)
- NA Vehicle and bicycle parking layout (including calculation of required number of spaces, based on use and square footage of building), if applicable
- Location of existing and proposed access and driveways. Include the proposed circulation system for vehicles, pedestrians, and bicycles, if applicable.
- Conceptual Proposed stormwater detention system with topographic contours

I certify that I am the owner or authorized agent of the owner:

APPLICANT:

DATE: 10/20/25

The undersigned property owner authorizes the requested conference and grants city staff the right of entry onto the property to review the application.

PROPERTY OWNER:

DATE: 10-22-25

Pre-application Conference
Icon Construction and Development, LLC

Project Narrative

10-21-2025

This pre-application conference proposal relates to the Oppenlander Field property on Rosemont Road that is presently owned by West Linn – Wilsonville School District. The property is described as Tax Lot 2200 on Clackamas County Assessor’s Map 2-1E-26AD. The property’s address is 1275 Rosemont Road.

The subject property is approximately 10.08 acres in area and is presently developed with 3 baseball/softball fields, a gravel parking area, and storage buildings. The fields are also used for youth soccer. Existing vegetation is primarily grass, with a small wooded area located immediately west of the gravel parking lot. There are no streams or wetlands located on the site or in the contiguous area.

This property is zoned R-10 and is designated by the West Linn Comprehensive Plan for low density residential development. West Linn School District wishes to sell the property as it does not have any plans for school facilities in this area.

The applicant has submitted three conceptual plans for the development of the property. All three involve the initial subdivision of the site into R-10 lots, with the intention of further divisions in the future to develop middle housing consisting of detached duplex homes. One of the conceptual designs shows full development of the site for residential use. The other two designs show the reservation of areas for park space. The largest park site option would provide about three acres of land at the north limits of the property. This option would afford the opportunity for baseball and softball use, along with some playground and other outdoor recreation. The other park design is aimed primarily for use as a traditional recreation park with amenities and the preservation of a portion of the wooded area of the site as open space.

Specific Questions

In addition to general discussions of applicable code requirements and planning/engineering input, we have the following specific questions:

1. Development around the site for residential use does not provide for connectivity to the adjacent neighborhoods with the exception of the street stub at Miles Ct. Does staff have any input about wanting other street stubs?
2. We have proposed looping internal streets which include areas of 40’ wide rights-of-way due to space limitations. Would this be allowed with a design modification or variance?
3. Would the northerly loop on the full sight development option require a variance to the cul-de-sac standards even though it is not technically a cul-de-sac design?

4. City mapping shows storm and sanitary sewer lines along the northern portion of the west border of the property. It appears that the lines are in the rear yards of existing residences. Are these utilities available to extend into this project?
5. Does staff have any thoughts about the most efficient way to process the middle housing land divisions?



Richard E. Givens, Planning Consultant
 7669 SW Emery Circle
 Wilsonville, OR 97070
 PH: (503) 351-8204

SCALE 1" = 100'
 DATE: 10-7-25
 PROJECT 21-ICN-102

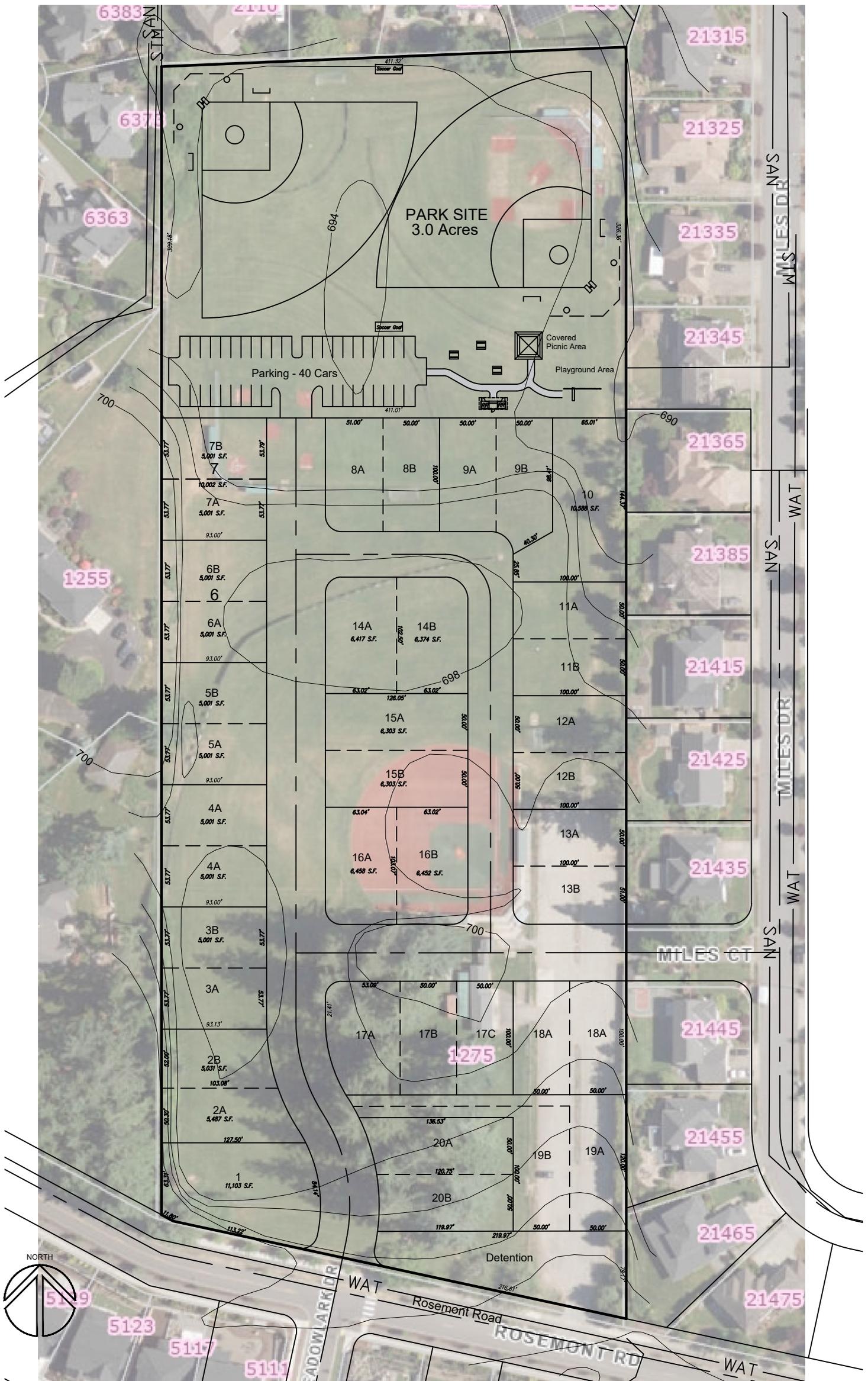
Oppenlander Property
 R-10 MHL - 1.22 Acre Park
 Icon Construction & Development, LLC



Richard E. Givens, Planning Consultant
 7669 SW Emery Circle
 Wilsonville, OR 97070
 PH: (503) 351-8204

SCALE 1" = 100'
 DATE: 10-20-25
 PROJECT 21-ICN-102

Oppenlander Property
 R-10 MHL - No Park
 Icon Construction & Development, LLC



Richard E. Givens, Planning Consultant
 7669 SW Emery Circle
 Wilsonville, OR 97070
 PH: (503) 351-8204

SCALE 1" = 100'
 DATE: June 2025
 PROJECT 21-ICN-102

Oppenlander Property
 R-10 MHL D - 3 Acre Park
 Icon Construction & Development, LLC