



CITY OF West Linn

NOTICE OF PLANNING DECISION

LLA-14-03

FILE NO.: LLA-14-03

DESCRIPTION: Lot Line Adjustment

LOCATION: Lots 31E2BB 700 and 800.
Addresses: 1698 and unaddressed lot at the rear of 1722 8th Avenue

APPLICANT:
Gretchen & Sean Keys
1122 Short Street
West Linn OR 97068

OWNERS:

1. Gretchen & Sean Keys (lot at the rear of 1722 8th Ave.)
2. Nicole Sakys (1698 8th Ave.)

Based upon Development Code Section 85.210, and the attached findings, the Planning Manager finds the approval criteria is met, and the application is:

APPROVED **APPROVED WITH STANDARDS** DENIED this application

Standards to be met:

1. The lot-line adjustment is approved as shown in Exhibit "A".
2. Prior to signing of Final Lot Line Adjustment map the existing outbuilding at the northeast corner of tax lot 700 shall be removed or brought into compliance with required rear and side yard setbacks.
3. Final Lot Line Adjustment map shall be submitted to the City of West Linn for approval prior to recording.

JOHN BOYD, PLANNING MANAGER

DATE

FINDINGS PURSUANT TO 85.210 LOT LINE ADJUSTMENTS – APPROVAL STANDARDS

A. The Director shall approve or deny a request for a lot line adjustment based on the criteria stated below:

1. An additional lot or buildable lot shall not be created by the lot line adjustment and the existing parcel shall not be reduced in size by the adjustments below the minimum lot size established by the approved zoning for that district.

FINDING: No additional lot is created by this lot line adjustment (LLA). The underlying zoning is R-10. Both lots will remain in excess of 10,000 square feet. Tax lot 700 will increase from 19,867 square feet to 22,867 square feet. Tax lot 800 will go from 16,753 square feet down to 13,753 square feet.

2. By reducing the lot size, the lot or structure(s) on the lot shall not be in violation of the site development regulations for that district. For example, the lot line adjustment shall not result in an overall loss of density below 70 percent except as allowed by CDC [85.200\(J\)](#) (7).

FINDING: The smaller lot, tax lot 800, will still possess 13,753 square feet, well above the minimum lot size. A non-conforming accessory structure on tax lot 700 will be removed voluntarily by the applicants. The minimum lot width of 50 feet in the R-10 zone will be met by both lots. No loss of density will occur with this LLA.

3. The lot line adjustment is intended to allow minor lot line deviations, or to consolidate undersized or irregular-shaped lots. It can also be used to change a limited number of property lines up to the point that the County Surveyor would determine a replat of the subdivision is in order. A replat is the complete reconfiguration and realignment of a subdivision's lot lines.

FINDING: This LLA is intended to provide tax lot 700 with enough square footage to facilitate future partition. This LLA will not require a replat of the underlying subdivision.

4. New lot lines shall be generally straight with only a few deviations. Lot lines shall not gerrymander or excessively zigzag along to accommodate tool sheds, accessory structures, other buildings, etc.

FINDING: The proposed lot line does not gerrymander but provides a functional and useable addition to tax lot 700, at no detriment to tax lot 800's functionality.

5. The lot line adjustment will not affect existing public utility easements nor existing utilities unless an easement vacation is obtained and any required utility relocations are paid for by the applicant.

FINDING: Existing utility easements are not compromised by the LLA. No utilities will need to be relocated.

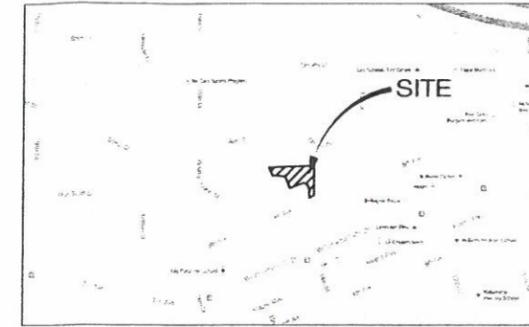
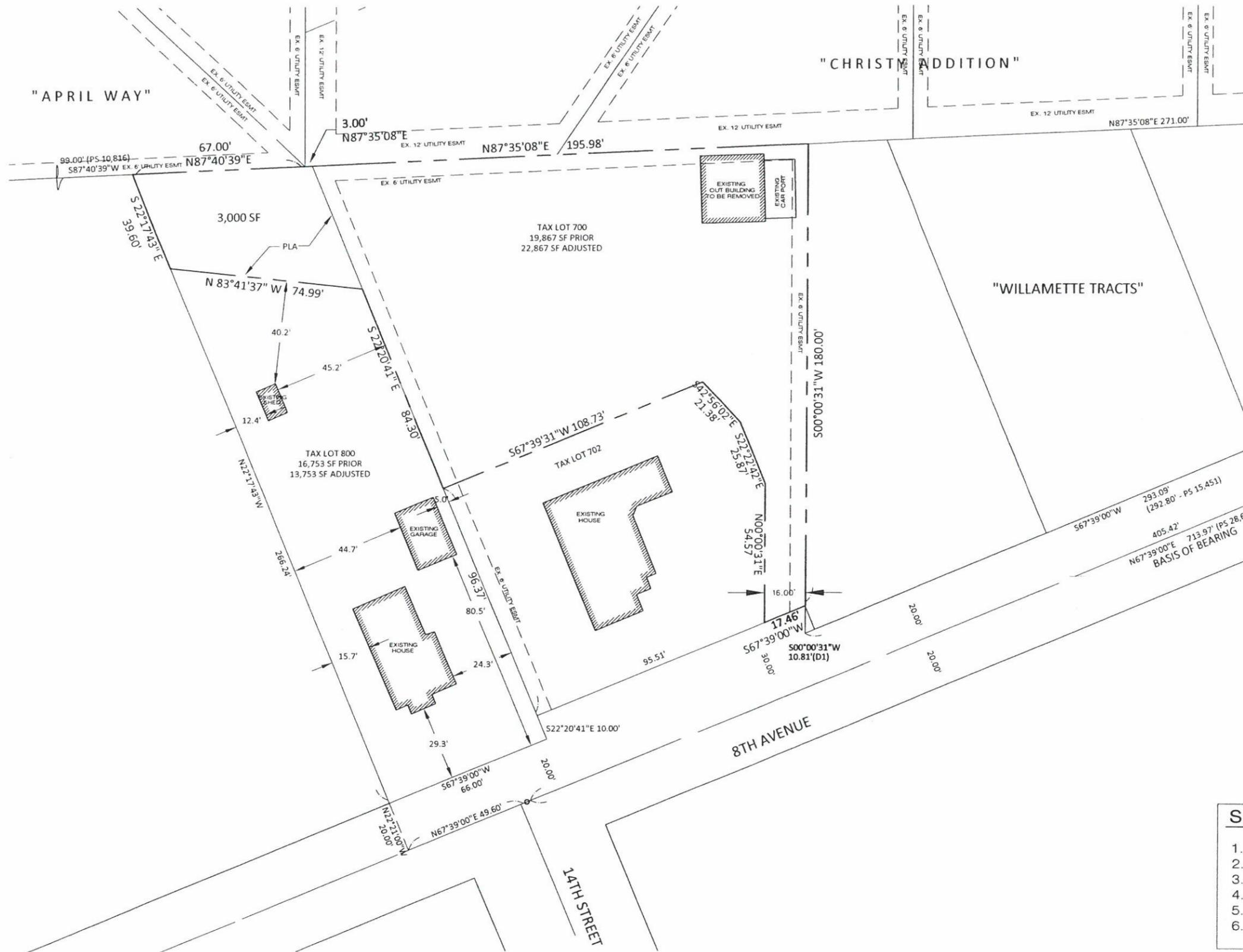
6. An appeal must be filed in accordance with CDC [99.240](#).

FINDING: CDC 99.240 is a not an approval criteria. It explains the right to appeal this decision.

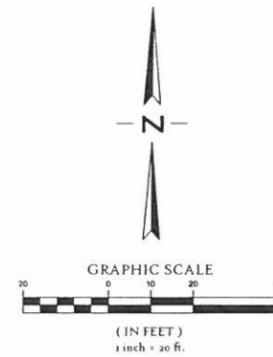
8TH AVE PLA

(EXHIBIT A)

A PROPERTY LINE ADJUSTMENT ON TAX LOTS 700, 800 MAP 31E 2BB



VICINITY MAP
N.T.S.



APPLICANTS/OWNERS

GRETCHEN L. & SEAN T. KEYS
1122 SHORT STREET
WEST LINN, OR 97068
PHONE (503) 645-6800

NICOLE H. SAKYS
1697 19TH STREET
WEST LINN, OR 97068

PLANNING/ENGINEER/SURVEY

SFA DESIGN GROUP, LLC
9020 WASHINGTON SQ DR, SUITE 505
PORTLAND, OR 97223
PHONE (503) 641-8311
FAX (503) 643-7905
CONTACT: MATT SPRAGUE

SHEET INDEX

1. PROPERTY LINE ADJUSTMENT
2. TENTATIVE 2-LOT PARTITION PLAN
3. EXISTING CONDITIONS
4. STREETS AND UTILITIES PLAN
5. GRADING/ TREE REMOVAL PLAN
6. AERIAL/ CIRCULATION PLAN

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PROPERTY LINE ADJUSTMENT
8TH AVE PLA / PARTITION
CITY OF WEST LINN, OREGON

NO.	DATE	REVISION	BY

DESIGNED BY	M.S.B.	DATE	08/20/04
DRAWN BY	T.C.C.	DATE	08/20/04
REVIEWED BY	M.S.B.	DATE	08/20/04
PROJECT NO.	309-001	REF.	
SCALE	1"=20'		

SHEET	1	OF	6
PROJECT	8TH AVE		
NO.	309-001		
TYPE	PLANNING		

8TH AVENUE PL

A PROPERTY LINE ADJUSTMENT ON TAX LOTS 700, 800

PROPOSED LOT CONFIGURATION

