

## DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT <i>Jennifer Arnold</i>	PROJECT No(s). <i>LLA-19-07</i>	
NON-REFUNDABLE FEE(S) <i>800.00</i>	REFUNDABLE DEPOSIT(S)	TOTAL <i>800.00</i>

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

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

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

<b>Site Location/Address:</b> <i>23000 HORIZON DRIVE</i>	Assessor's Map No.: <b>21E35B</b>
	Tax Lot(s): <b>100</b>
	Total Land Area: <del>4.46</del> <i>4.51</i>

**Brief Description of Proposal:** **PROPERTY LINE ADJUSTMENT MOVING WEST PROPERTY LINE UP TO PARKING AREA**

<b>Applicant Name:</b> <b>TANNER SPRING ASSISTED LIVING</b> <small>(please print)</small>	Phone: <b>503-655-4373</b>
<b>Address:</b> <b>23000 HORIZON DRIVE</b>	Email: <b>thazen@tannerspringalf.com</b>
<b>City State Zip:</b> <b>WEST LINN OR 97068</b>	



<b>Owner Name</b> (required): <b>SEQUOIA HEIGHTS CAPITAL PARTNERS LLC</b> <small>(please print)</small>	Phone:
<b>Address:</b> <b>1101 5<sup>TH</sup> AVENUE #300</b>	Email:
<b>City State Zip:</b> <b>SAN RAFAEL CA 94901</b>	

<b>Consultant Name:</b> <b>TIM YOUNG, EMERIO DESIGN</b> <small>(please print)</small>	Phone: <b>503-686-0548</b>
<b>Address:</b> <b>6130 NE 78<sup>TH</sup> CT</b>	Email: <b>timy@wbwells.com</b>
<b>City State Zip:</b> <b>PORTLND OR 97218</b>	

1. All application fees are non-refundable (excluding deposit). **Any overruns to deposit will result in additional billing.**
2. The owner/applicant or their representative should be present at all public hearings.
3. A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
4. **Three (3) complete hard-copy sets (single sided) of application materials must be submitted with this application.**  
 One (1) complete set of digital application materials must also be submitted on CD in PDF format. DEC 10 2019  
 If large sets of plans are required in application please submit only two sets.

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

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

 Applicant's signature	<i>12/02/2019</i> Date	 Owner's signature (required)	<i>12/02/2019</i> Date
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# NARRATIVE FOR LOT LINE ADJUSTMENT

23000 HORIZON DR

TANNER SPRINGS ASSISTED LIVING

## 11.070 DIMENSIONAL REQUIREMENTS, USES PERMITTED OUTRIGHT AND USES PERMITTED UNDER PRESCRIBED CONDITIONS

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

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

**APPLICANTS FINDING:** Property frontage exceeds 35 foot.

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

**APPLICANTS FINDING:** Lot exceed minimum requirement.

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

**APPLICANTS FINDING:** Property is not in the Willamette Historic District.

- a. For the front yard, 20 feet; except for steeply sloped lots where the provisions of CDC 41.010 shall apply.
- b. For an interior side yard, seven and one-half feet.
- c. For a side yard abutting a street, 15 feet.
- d. For a rear yard, 20 feet.

**APPLICANTS FINDING:** All above criteria are met

## 85.210 PROPERTY LINE ADJUSTMENTS – APPROVAL STANDARDS

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

1. An additional lot or parcel shall not be created by the property line adjustment.

**APPLICANTS FINDING:** An additional parcel will not be created

2. The existing property shall not be reduced in size by the adjustments below the minimum lot or parcel size established by the approved zoning for that district. The property line adjustment shall not enlarge, increase or extend the non-conformity of a non-conforming lot or non-conforming structure.

**APPLICANTS FINDING:** Adjusting the property line will not affect the minimum lot size requirement.

3. Property line adjustments shall be either:
  - a. A straight line (see Figure 1 example);
  - b. A line with maximum of two 45- to 90-degree turns (see Figure 2 example); or

c. A maximum of three turns less than 45 degrees (see Figure 3 example).

**APPLICANTS FINDING:** Lot line adjustment will consist of one 90 degree bend

(The following figures are only intended as examples.)

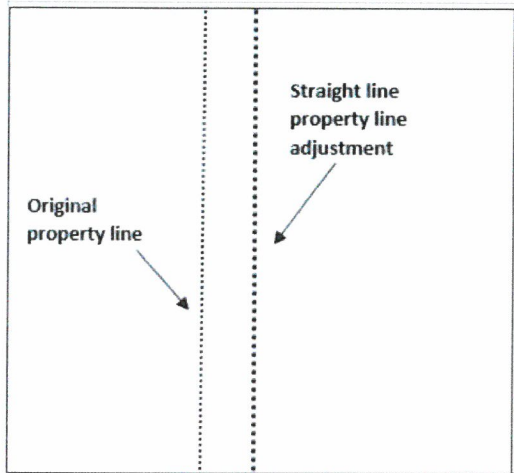


Figure 1.

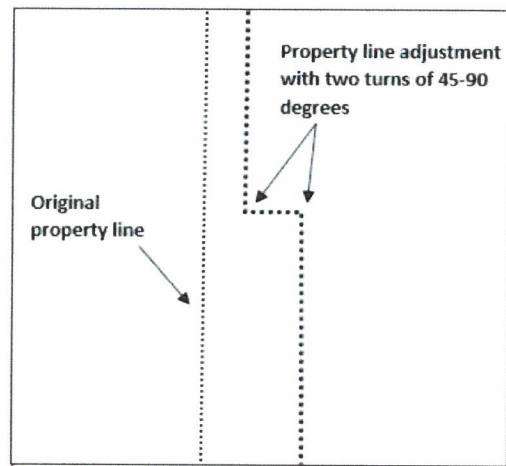


Figure 2.

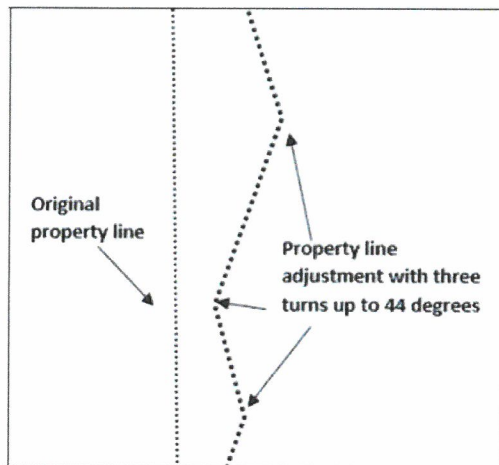


Figure 3.

4. The property line adjustment shall not create a lot or parcel that violates applicable site development regulations.

**APPLICANTS FINDING:** Lot Line adjustment does not create a parcel that violates site development regulations.

5. The property line adjustment will not adversely affect existing easements or existing utilities unless an easement vacation is obtained, replacement easements are established, or any required utility relocations are paid for by the applicant.

**APPLICANTS FINDING:** No easements will be affected by the Lot line Adjustment

6. Proposed property line adjustments that cannot meet these standards are subject to review under CDC 99.060(B)(2)(e).

**APPLICANTS FINDING:** No variance needed.

7. Any appeal must be filed in accordance with CDC 99.240.

**APPLICANTS FINDING:** The Applicant understand and acknowledges this provision.

B. The provisions of CDC 85.070 shall also apply to property line adjustments. (Ord. 1401, 1997; Ord. 1442, 1999; Ord. 1635 § 35, 2014; Ord. 1636 § 57, 2014; Ord. 1675 § 54, 2018)

## **85.070 ADMINISTRATION AND APPROVAL PROCESS**

A. The application shall be filed by the record owner(s) of the property or by an authorized agent who has a letter of authorization from the property owners of record. The burden of proof will be upon the applicant to demonstrate the validity of the ownership, if challenged.

B. Action on the application for a tentative plan shall be as provided by Chapter 99 CDC.

1. The Planning Director shall approve, deny, or approve with conditions an application for a partition subject to the provisions of CDC 85.200, 99.060(A), and 99.110. The Director's decision may be appealed to the City Council as provided by CDC 99.240(A).

2. The Planning Commission shall approve, deny, or approve with conditions an application for a tentative plan for a subdivision subject to the provisions of CDC 85.200, 99.060(B), and 99.110. A petition for review of the Planning Commission's decision may be filed as provided by CDC 99.240.

3. Action on the final plat shall be ministerial and taken by the Planning Director and City Engineer, and the Planning Director and City Engineer shall approve a final subdivision or partition plat upon the finding that the approval criteria set forth in CDC 89.050 have been

satisfied. The Planning Director's and City Engineer's decision may be appealed to the Planning Commission by the applicant, and the Planning Commission shall make its decision based on testimony from the applicant and the Director. (Ord. 1474, 2001)

APPLICANTS FINDING: The applicant understand and acknowledges these provisions.

All criteria for a Lot line Adjustment have been met per the City of West Linn Community Development Code.

# PRELIMINARY PROPERTY LINE ADJUSTMENT SURVEY

A PORTION OF LOT 9, "BLAND ACRES",  
SITUATED IN THE N 1/2 OF SECTION 35 AND THE S 1/2 OF SECTION 26, T1S, R2E, W.M.  
IN THE CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON

DATE: 11-21-2019

CLACKAMAS COUNTY SURVEYOR

DATE RECEIVED: \_\_\_\_\_

DATE ACCEPTED/FILED: \_\_\_\_\_

SURVEY NUMBER: \_\_\_\_\_



### NOTE

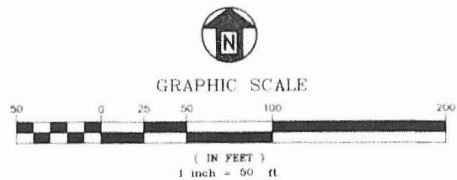
EXISTING EASEMENTS, IF ANY, ARE NOT SHOWN HEREON,  
AS NO TITLE REPORT WAS PROVIDED.

### APPROVAL

CITY OF WEST LINN PLANNING DEPT. FILE NO. \_\_\_\_\_

APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

BY: \_\_\_\_\_  
DIRECTOR, PLANNING DEPARTMENT



12-6-2019

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JANUARY 15, 2002  
BRETT D. BEDORE  
68832

EXPIRES 12-31-19

**W.B. WELLS  
and associates, inc.**  
ENGINEERS-SURVEYORS-PLANNERS

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