

## DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT <i>Arnold</i>	PROJECT NO(S). <i>CLA 20-02</i>	PRE-APPLICATION NO. <i>W/N</i>
NON-REFUNDABLE FEE(S) <i>200 + 800</i>	REFUNDABLE DEPOSIT(S)	TOTAL <i>1000</i>

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

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Annexation (ANN)<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.

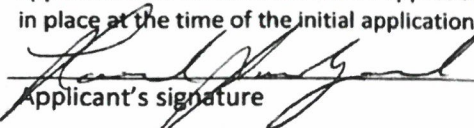

<b>Site location/address:</b> 4511 Riverview Avenue, West Linn 98816 (Tax Lots 21E36AA08300 – and 21E36AA09800, Lot 5 and 4 of Block 19, Sunset City)	Assessor's Map No.: 21E36AA Tax Lot(s): 21E36AA08300 – and 21E36AA09800 Total Land Area: 13,612.5 sq. ft.
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**Brief Description of Proposal:** Adjustment of boundary line between the two parcels and addition access easement for vacant lot to facilitate future development.

<b>Applicant Name:</b> Laurel Jamtgaard <small>(please print)</small> Address: PO BOX 401 City State Zip: CHELAN, WA 98816	Phone: 509-670-8418 Email: laureljam@gmail.com
<b>Owner Name</b> (required): Laurel Jamtgaard and Don Rasmusson <small>(please print)</small> Address: PO BOX 401 City State Zip: CHELAN, WA 98816	Phone: 509-860-13967; 509-670-8418; Email: laureljamt@gmail.com ; rasmussonpaint@att.net
<b>Consultant Name:</b> Lee Spurgeon, Township Land Surveys <small>(please print)</small> Address: 1415 WASHINGTON STREET, City State Zip: OREGON CITY, OR 97045	Phone: 503-656-4915 Email: lee@townshipsurveys.com

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 decision may be reversed on appeal. No permit will be in effect until the appeal period has expired.
4. **One complete hard-copy set of application materials must be submitted with this application.**  
**One complete digital set of application materials must also be submitted electronically in PDF format.**  
**if large sets of plans are required in application please submit one set.**

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	7-8-2020 Date	 Owner's signature (required)	7-8-2020 Date
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**Exhibits:**

- A. Narrative – Explanatory Notes**
- B. Existing Conditions Map**
- C. Proposed Conditions Map**

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## **Exhibit A:**

### **Explanation for Proposed Boundary Line Adjustment with Access Easement**

**Background:** The home on Parcel 1 was originally constructed in the early 1900s and in the past three years has been extensively remodeled. There has never been a home built on Parcel 2.

As recorded in January of 2020, a portion of Canemah Street was vacated, adding to the property size for each of these two parcels (based on City of West Linn decision from January 8, 2018 Ordinance No 1670). The street vacation reinforced some utility and easements on a 15 foot wide portion of the street and added an easement to the benefit of the City of West Linn (together the "Vacated Street Easements").

#### **Boundary Line.**

With some flexibility afforded due to the vacated street, the Owners seek to adjust the boundary line between the two parcels to (i) enable inclusion of the new stormwater system for the existing home on its own parcel; and to (ii) ensure adequate set-backs for the existing home.

**Access Easement rather than flag lot.** For Parcel 2, the lower lot, to support development at some point in the future, access should be confirmed. After consulting with the City of West Linn Planning department, the Owners are proposing an access easement rather than a flag lot to address this. The access easement is proposed to enable an access option that will minimize need for portions of new driveway on the steep incline area (the vacated street). The vacated street area has restrictive easements that may not afford flexibility to add supporting structures for a driveway. This proposal is not asking that the City require access in the future to be over the proposed easement but instead that the City approve it as adequate to support the general requirement that a parcel have access to Riverview Avenue in lieu of a flag lot configuration.

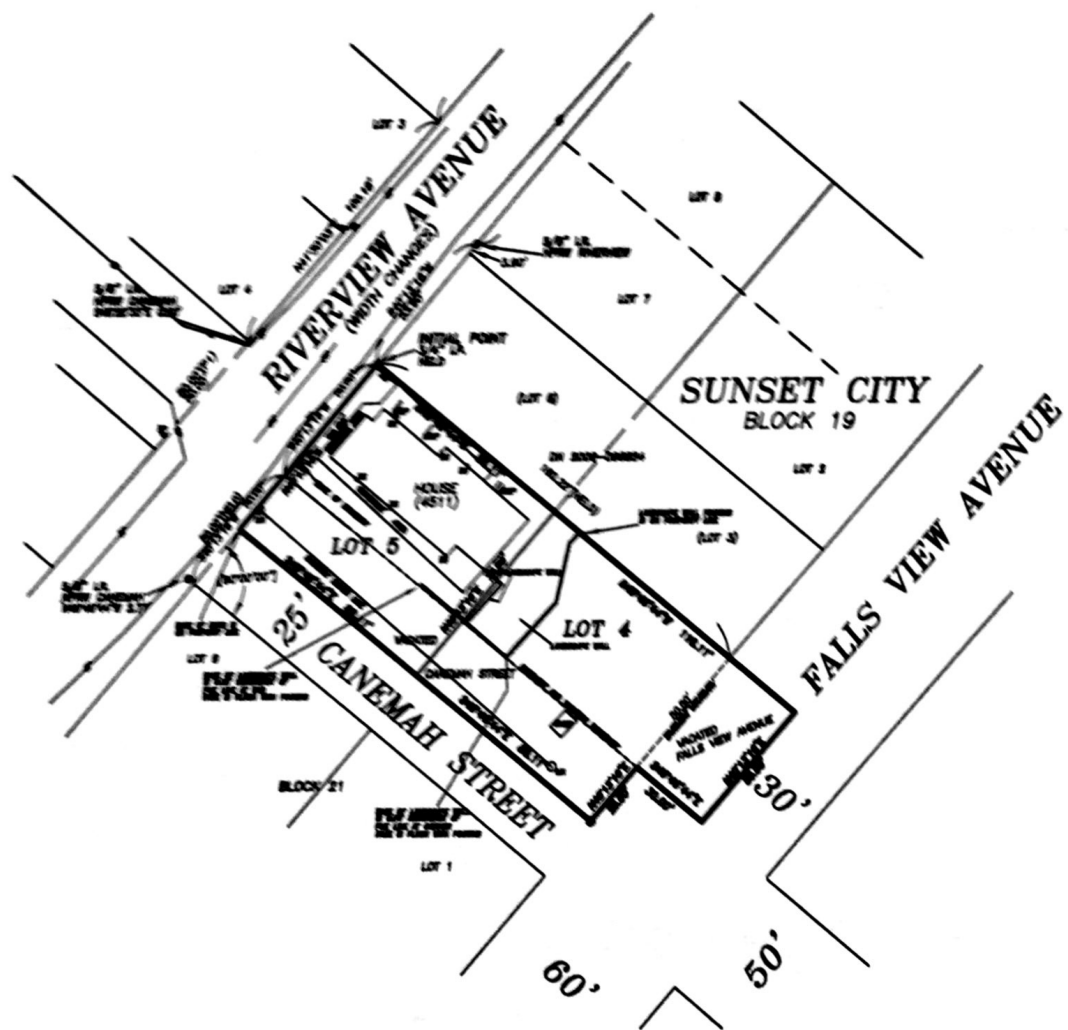
Applicant is prepared to record the new access easement after preliminary review and before final approval of the boundary line adjustment.

#### **Comments to facilitate review based on the approval standards of Section 85 and 17.070 of the Community Development Code:**

- The proposal does not create any new lot or parcel. (85.210 A.1)
- The Newly configured lots are not smaller than lot size requirements for the zoning in the area. This area is zoned Medium Density Residential – R4.5 with minimum lot size of 4,500 s.f. for single-family detached units. As shown on Exhibit C, Parcel 1 adjusted size will be 7,464 s.f. and Parcel 2 adjusted size will be 6,148.5 s.f. (Sections 85.210 A.2 and 14.070 A)
- The Property line adjustment is not a straight line but is only two 90 degree turns. (85.210 A.3)
- The property line adjustment does not change a lot in such a way that it would violates applicable site development regulations. (85.210 A.4 and 14.070 generally.)
- The line adjustment does not adversely affect any existing easements of existing utilities. Any portion of the new access easement overlapping with vacated street will be subject to the Vacated Street Easements. (85.210 A.5)
- The new access easement is 15 feet (Section 14.070 H)

Exhibit B: Existing Conditions

1. ALL LINES WITHOUT BEARINGS AND DISTANCES ARE FOR VISUAL REPRESENTATION ONLY.  
 2. ALL BEARINGS AND DISTANCES WERE CALCULATED UNLESS SPECIFICALLY STATED OTHERWISE.  
 3. THE DISTANCE FROM THE CENTERLINE OF RIVERVIEW AVENUE TO THE CENTERLINE OF CANEMAH STREET IS 35 FEET.  
 4. THE DISTANCE FROM THE CENTERLINE OF RIVERVIEW AVENUE TO THE CENTERLINE OF FALLS VIEW AVENUE IS 60 FEET.  
 5. THE DISTANCE FROM THE CENTERLINE OF CANEMAH STREET TO THE CENTERLINE OF FALLS VIEW AVENUE IS 50 FEET.  
 6. THE DISTANCE FROM THE CENTERLINE OF RIVERVIEW AVENUE TO THE CENTERLINE OF SUNSET CITY BLOCK 19 IS 30 FEET.  
 7. THE DISTANCE FROM THE CENTERLINE OF CANEMAH STREET TO THE CENTERLINE OF SUNSET CITY BLOCK 19 IS 30 FEET.  
 8. THE DISTANCE FROM THE CENTERLINE OF FALLS VIEW AVENUE TO THE CENTERLINE OF SUNSET CITY BLOCK 19 IS 30 FEET.  
 9. THE DISTANCE FROM THE CENTERLINE OF RIVERVIEW AVENUE TO THE CENTERLINE OF SUNSET CITY BLOCK 21 IS 30 FEET.  
 10. THE DISTANCE FROM THE CENTERLINE OF CANEMAH STREET TO THE CENTERLINE OF SUNSET CITY BLOCK 21 IS 30 FEET.  
 11. THE DISTANCE FROM THE CENTERLINE OF FALLS VIEW AVENUE TO THE CENTERLINE OF SUNSET CITY BLOCK 21 IS 30 FEET.



SCALE: 1" = 30'

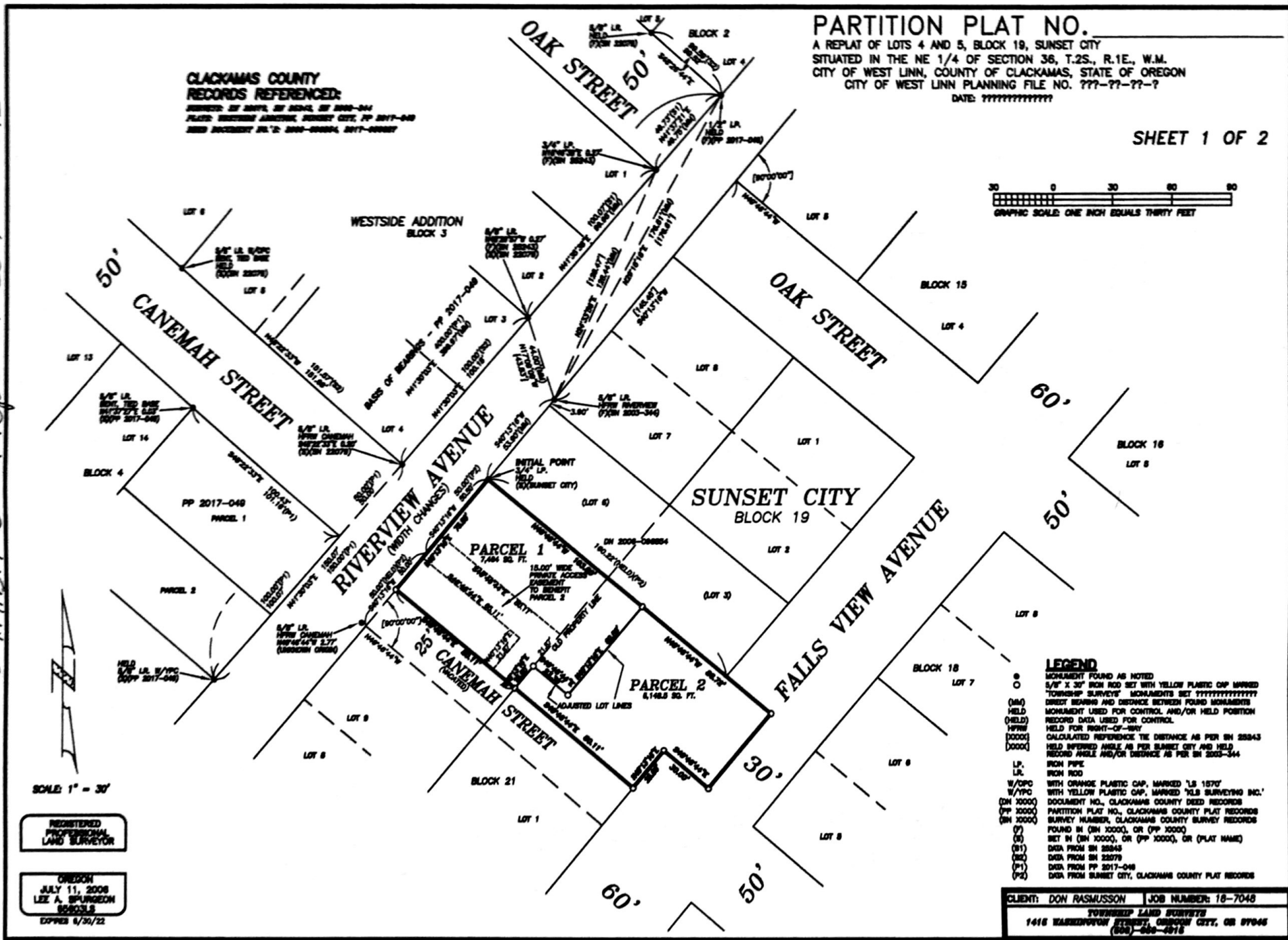
REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

OREGON  
 JULY 11, 2008  
 LEE A. SPURGEON  
 600325  
 EXPIRES 4/30/22

NOTE: ALL LINES WITHOUT BEARINGS AND DISTANCES ARE FOR VISUAL REPRESENTATION ONLY.  
 ALL BEARINGS AND DISTANCES WERE CALCULATED UNLESS SPECIFICALLY STATED OTHERWISE.

PROJECT: EXISTING CONDITIONS MAP	
LOCATION: NE 1/4 OF SECTION 36, T.2S., R.1E., W.M. CITY OF WEST LINN, CLACKAMAS COUNTY, OR	
CLIENT: DON RASMUSSEN	DATE: JULY 6, 2020
	SCALE: 1" = 30'
	JOB NUMBER: 18-7048
TOWNSHIP SURVEYS L.L.C. 1418 WASHINGTON STREET, OREGON CITY, OR 97048 (503) 856-6918	

Exhibit C - Proposed Conditions



**CLACKAMAS COUNTY RECORDS REFERENCED:**  
 SUBDIVISION OF 200'X 100' LOTS, IN 2000-044  
 PLAT: WESTSIDE ADDITION, SUNSET CITY, PP 2017-048  
 2000 INSTRUMENT NO. 2: 2000-00004, 2017-00007

**PARTITION PLAT NO.**  
 A REPLAT OF LOTS 4 AND 5, BLOCK 19, SUNSET CITY  
 SITUATED IN THE NE 1/4 OF SECTION 36, T.2S., R.1E., W.M.  
 CITY OF WEST LINN, COUNTY OF CLACKAMAS, STATE OF OREGON  
 CITY OF WEST LINN PLANNING FILE NO. ???-??-??-?  
 DATE: ???????????????

SHEET 1 OF 2



SCALE: 1" = 30'

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

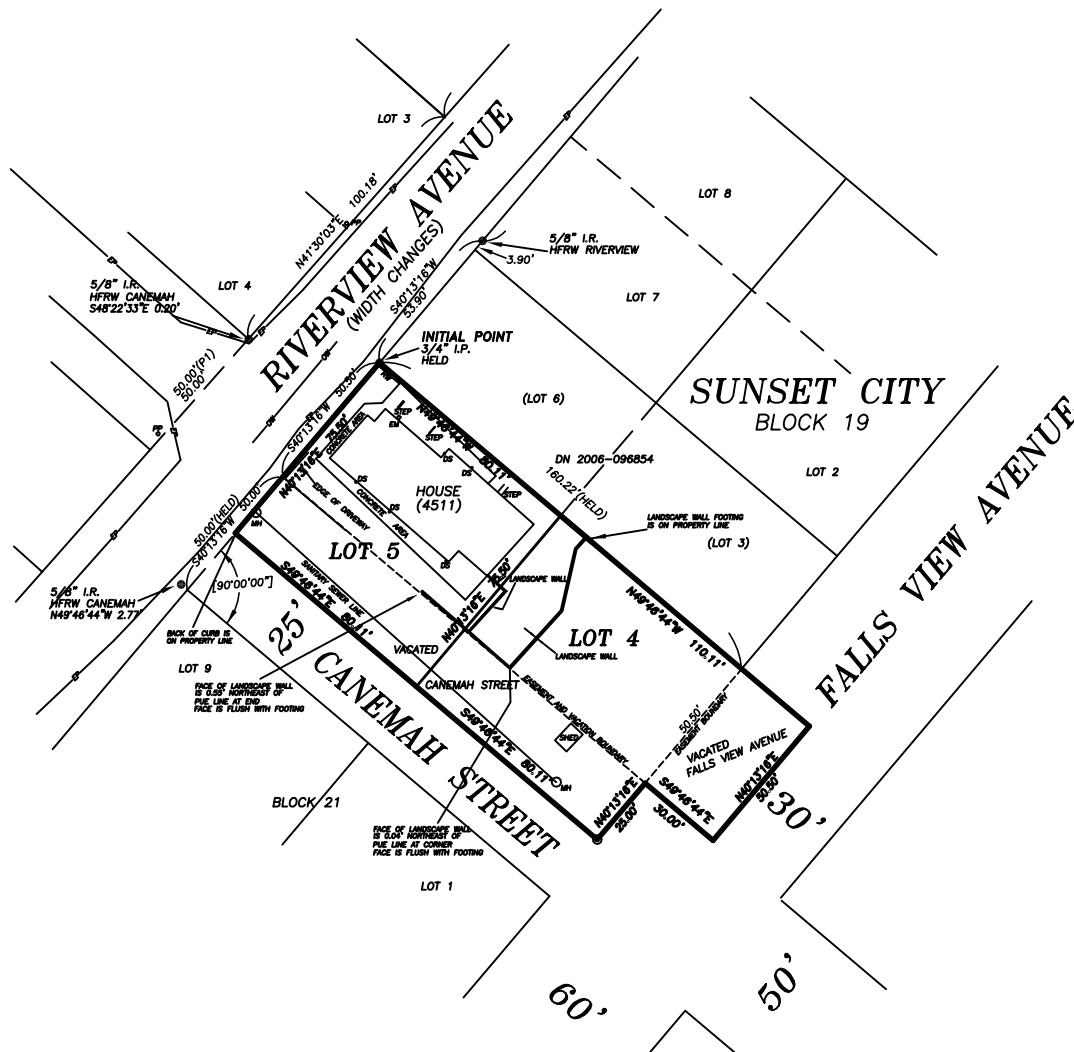
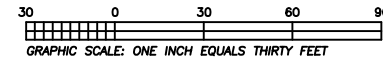
OREGON  
 JULY 11, 2008  
 LEE A. SPURGEON  
 88003LS  
 COPIED 6/30/22

- LEGEND**
- MONUMENT FOUND AS NOTED
  - 1/2" X 3/4" IRON ROD SET WITH YELLOW PLASTIC CAP MARKED "TOWNSHIP SURVEYS" MONUMENTS SET ???????????????
  - (MM) BOREHOLE AND DISTANCE BETWEEN FOUND MONUMENTS
  - (HELD) MONUMENT DATA USED FOR CONTROL AND/OR HELD POSITION
  - (HOLD) HELD FOR RIGHT-OF-WAY
  - (XXXX) CALCULATED REFERENCE TO DISTANCE AS PER SN 28843
  - (XXXX) HELD INFORMED AS PER SUNSET CITY AND HELD RECORDS FILE AND/OR DISTANCE AS PER SN 2003-344
  - LP IRON PIPE
  - LR IRON ROD
  - W/OPC WITH ORANGE PLASTIC CAP, MARKED "LS 1570"
  - W/YPC WITH YELLOW PLASTIC CAP, MARKED "LS SURVEYING INC."
  - (DN 3000) DOCUMENT NO., CLACKAMAS COUNTY DEED RECORDS
  - (PP 3000) PARTITION PLAT NO., CLACKAMAS COUNTY PLAT RECORDS
  - (SN 3000) SURVEY NUMBER, CLACKAMAS COUNTY SURVEY RECORDS
  - (?) FOUND IN (DN 3000), OR (PP 3000)
  - (S) SET IN (DN 3000), OR (PP 3000), OR (PLAT NAME)
  - (S1) DATA FROM SN 28843
  - (S2) DATA FROM SN 28278
  - (P1) DATA FROM PP 2017-048
  - (P2) DATA FROM SUNSET CITY, CLACKAMAS COUNTY PLAT RECORDS

CLIENT: DON RASMUSSEN JOB NUMBER: 18-7048  
 TOWNSHIP LAND SURVEYS  
 1416 WASHINGTON STREET, OREGON CITY, OR 97046  
 (503) 536-2918

**LEGEND**

- MONUMENT FOUND AS NOTED
- (M) MEASURED DATA
- (HELD) MONUMENT OR OTHER DATA USED FOR CONTROL
- FD FOUND
- I.P. IRON PIPE
- I.R. IRON ROD
- WM WATER METER
- WV WATER VALVE
- FH FIRE HYDRANT
- PP POWER POLE
- EM ELECTRIC METER
- OW OVERHEAD WIRE
- DS DOWNSPOUT
- MH SEWER MANHOLE
- EP EDGE OF PAVE



SCALE: 1" = 30'

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 11, 2006  
LEE A. SPURGEON  
65603LS

EXPIRES 6/30/22

NOTE: ALL LINES WITHOUT BEARINGS AND DISTANCES ARE FOR VISUAL REPRESENTATION ONLY.  
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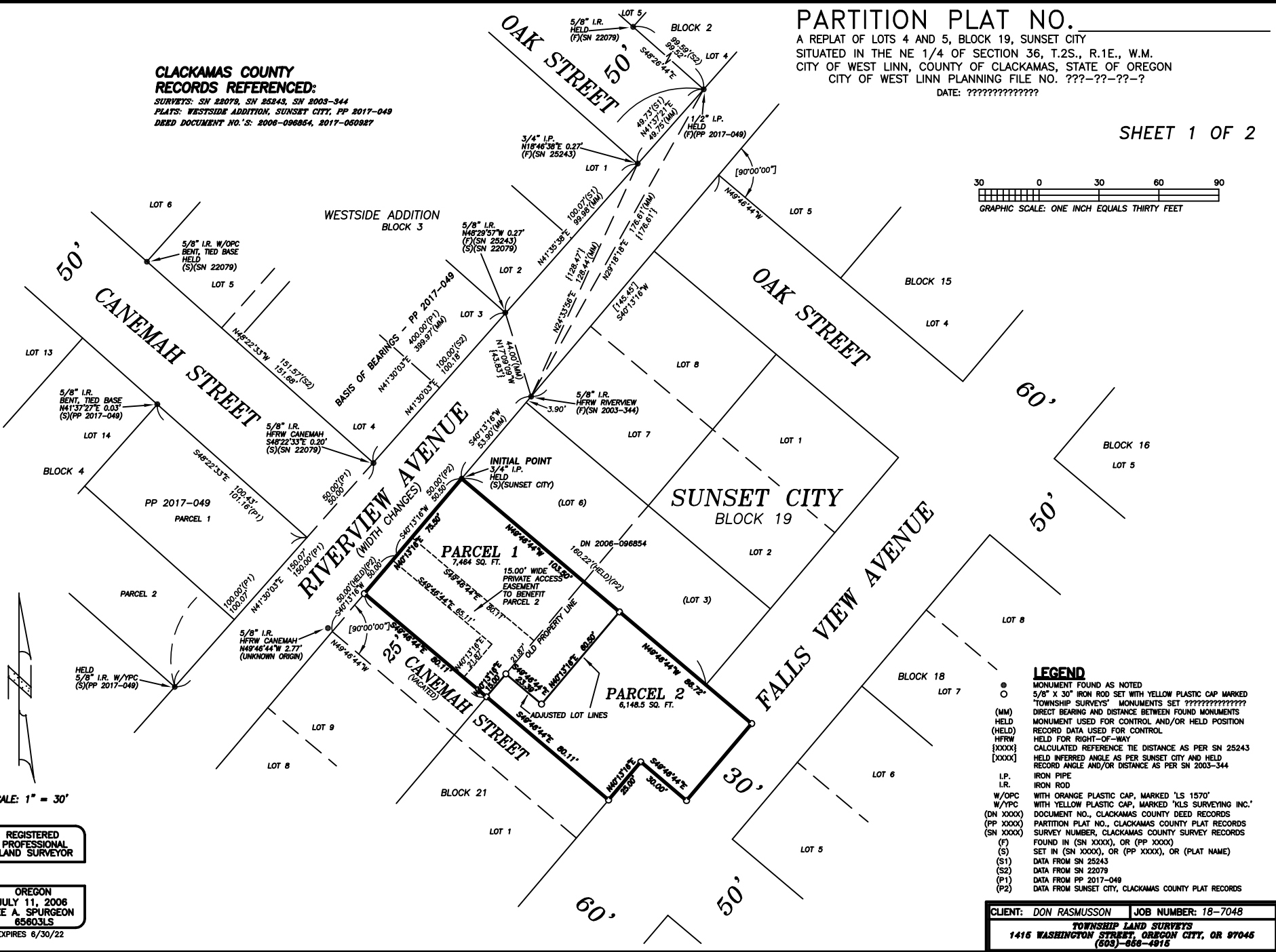
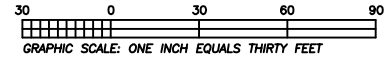
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	JOB NUMBER: 18-7048
TOWNSHIP SURVEYS L.L.C. 1415 WASHINGTON STREET, OREGON CITY, OR 97045 (503)-856-4915	

**CLACKAMAS COUNTY  
RECORDS REFERENCED:**  
SURVEYS: SN 22079, SN 22843, SN 2003-344  
PLATS: WESTSIDE ADDITION, SUNSET CITY, PP 2017-049  
DEED DOCUMENT NO.'S: 2006-096854, 2017-050987

**PARTITION PLAT NO.**

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SITUATED IN THE NE 1/4 OF SECTION 36, T.2S., R.1E., W.M.  
CITY OF WEST LINN, COUNTY OF CLACKAMAS, STATE OF OREGON  
CITY OF WEST LINN PLANNING FILE NO. ???-??-??-?  
DATE: ??????????????

SHEET 1 OF 2



SCALE: 1" = 30'

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 11, 2006  
LEE A. SPURGEON  
65603LS  
EXPIRES 6/30/22

**LEGEND**  
● MONUMENT FOUND AS NOTED  
○ 5/8" x 30" IRON ROD SET WITH YELLOW PLASTIC CAP MARKED 'TOWNSHIP SURVEYS' MONUMENTS SET ??????????????  
(MM) DIRECT BEARING AND DISTANCE BETWEEN FOUND MONUMENTS  
HELD MONUMENT USED FOR CONTROL AND/OR HELD POSITION  
(HELD) RECORD DATA USED FOR CONTROL  
HFRW HELD FOR RIGHT-OF-WAY  
{XXXX} CALCULATED REFERENCE THE DISTANCE AS PER SN 25243  
[XXXX] HELD INFERRED ANGLE AS PER SUNSET CITY AND HELD RECORD ANGLE AND/OR DISTANCE AS PER SN 2003-344  
I.P. IRON PIPE  
I.R. IRON ROD  
W/OPC WITH ORANGE PLASTIC CAP, MARKED 'LS 1570'  
W/YPC WITH YELLOW PLASTIC CAP, MARKED 'KLS SURVEYING INC.'  
(DN XXXX) DOCUMENT NO., CLACKAMAS COUNTY DEED RECORDS  
(PP XXXX) PARTITION PLAT NO., CLACKAMAS COUNTY PLAT RECORDS  
(SN XXXX) SURVEY NUMBER, CLACKAMAS COUNTY SURVEY RECORDS  
(F) FOUND IN (SN XXXX), OR (PP XXXX)  
(S) SET IN (SN XXXX), OR (PP XXXX), OR (PLAT NAME)  
(S1) DATA FROM SN 25243  
(S2) DATA FROM SN 22079  
(P1) DATA FROM PP 2017-049  
(P2) DATA FROM SUNSET CITY, CLACKAMAS COUNTY PLAT RECORDS

CLIENT: DON RASMUSSEN JOB NUMBER: 18-7048  
TOWNSHIP LAND SURVEYS  
1416 WASHINGTON STREET, OREGON CITY, OR 97046  
(503)-656-4916