

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT Chris Myers	PROJECT NO(S): LLA-20-04	PRE-APPLICATION NO.
NON-REFUNDABLE FEE(S) \$1,000	REFUNDABLE DEPOSIT(S)	TOTAL \$1,000

Type of Review (Please check all that apply):

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

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

Site Location/Address: 4961 Mapleton Drive, West Linn, OR 97068 Type text here	Assessor's Map No.: 21E24AC
	Tax Lot(s): 21E24AC00900 21E24AC00902
	Total Land Area: 19,467 17,346

Brief Description of Proposal:

Exchange 671.5 square feet from the north side of 4973 Mapleton Drive to 4961 Mapleton Drive; Exchange 21.4 feet from the Southeast side of 4961 Mapleton Drive to 4973 Mapleton Drive to conform to existing land use as detailed on map.

Applicant Name: Ashley Wilson <small>(please print)</small> Address: 4961 Mapleton Drive City State Zip: West Linn, OR 97068	Phone: 503-333-8989 Email: aswilson@gmail.com
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Owner Name (required): Ashley Wilson and Mica Avery <small>(please print)</small> Address: 4961 Mapleton Drive City State Zip: West Linn, OR 97068	Phone: 503-333-8989 Email: aswilson@gmail.com mica.avery@gmail.com drmcmonagle@lakeoswegohealth.com
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Consultant Name: Joseph C. McAllister, Compass Land Surveyors <small>(please print)</small> Address: 4107 S.E. International Way Suite 705 City State Zip: Milwaukie, OR 97222	Phone: 503-653-9093 Email: joem@compass-landsurveyors.com
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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 Ashley Wilson	10-26-2020 Date	Owner's signature (required) Ashley Wilson	10-26-2020 Date
		Mica Avery	10-26-2020 Date
		Bridghid McMonagle	11/4/20 Date

October 26, 2020

West Linn Planners,

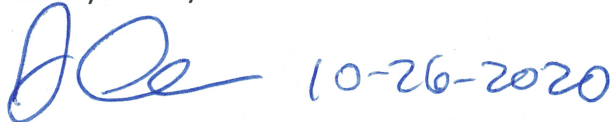
Please accept the included Development Review application for a lot line adjustment between 4961 Mapleton Drive and 4973 Mapleton Drive, signed by the legal owners of both properties.

The purpose of the adjustment is to correct recently discovered encroachment that has existed for over 10 years without the property owners' knowledge. Owners of both properties have reached a private agreement on the proposed alignment intended to save all parties the expense, effort, and uncertainty of an adverse possession lawsuit.

The proposed lot line conforms to a paved driveway and concrete block retaining wall on the Southwest alignment, a fence line in the middle section, and includes a jog to address another retaining wall at the Southeast side.

Included is a check for \$1,000 to cover the \$800 application fee, as well as the \$200 final map preparation fee. A site map with the existing and proposed lot lines, prepared by Compass Land Surveyors, is also included for your reference.

Thank you for your consideration.



Ashley Wilson
4961 Mapleton Drive

Following is a copy of the approval criteria detailed in the Community Development Code with our response to the requirements.

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.

No additional lots will be created. This is a minor change to reflect the existing uses.

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.

Both lots will remain larger than 10,000 square feet, and both houses were built before current land use regulations.

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).

The proposed lot line is as straight as practical to accommodate the existing uses, with two 45- 90-degree turns near the Southeast corner to accommodate an existing retaining wall. The changes are responsive to the existing uses and unlikely to create issues in the future.

(The following figures are only intended as examples.)

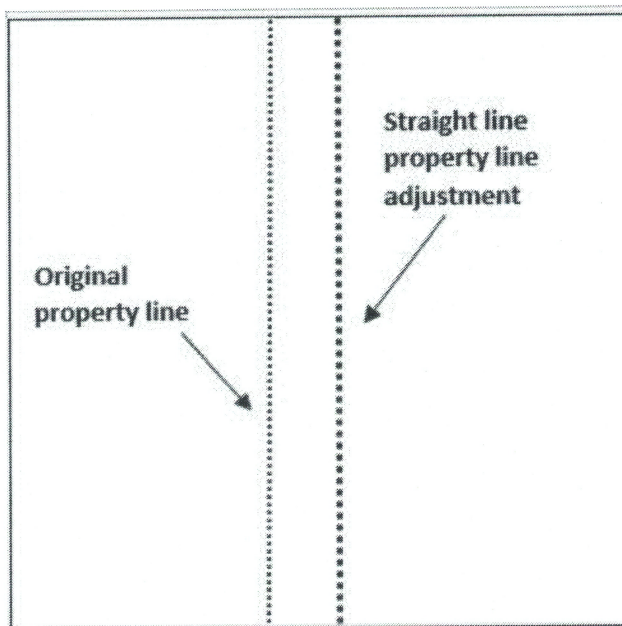


Figure 1.

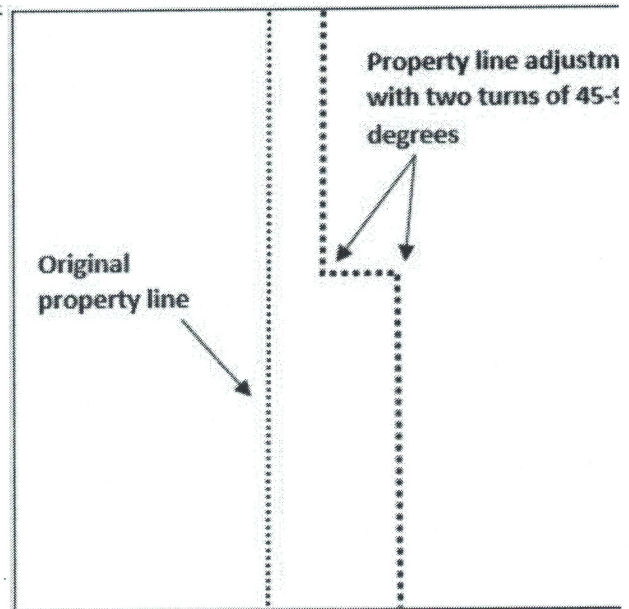


Figure 2.

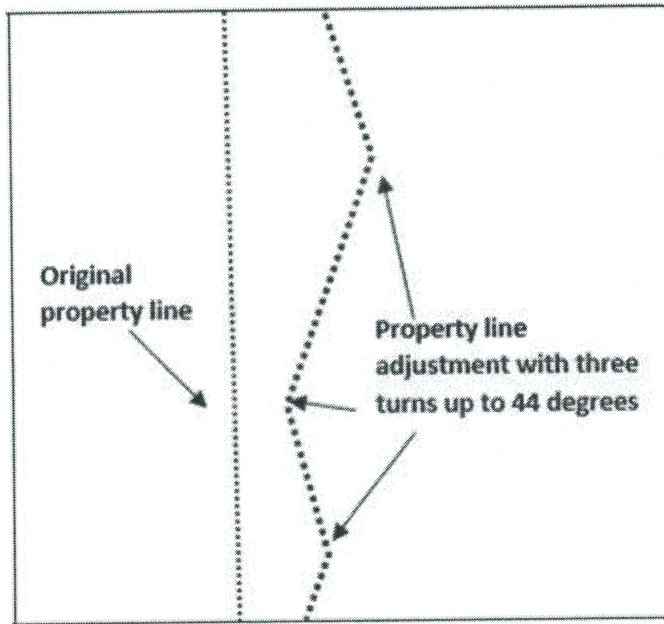


Figure 3.

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

No new lot or parcel will be created with the proposed changes.

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.

There are no known easements or utilities affected by the proposed changes.

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

Our understanding is that we have met these standards.

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

