



CITY OF
West Linn

PLANNING MANAGER DECISION

DATE: September 15, 2021

FILE NO.: LLA-21-04

REQUEST: Property Line Adjustment (LLA) between two legal lots at 5435 and 5455 Summit Street.

PLANNER: Chris Myers, Associate Planner

DSW Planning Manager

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GENERAL INFORMATION

OWNER/

APPLICANT:

Kevin Simons
5455 Summit Street
West Linn, OR. 97068

Kevin Simons
5455 Summit Street
West Linn, OR. 97068

SITE LOCATION:

5455 Summit Street

5435 Summit Street

SITE SIZE CURRENT:

11,944 sq. ft.

28,386 sq. ft.

SITE SIZE PROPOSED:

13,414 sq. ft.

26,916 sq. ft.

LEGAL

DESCRIPTION:

21E25BA13000
Lot 4, Block 3,
Serango No. 2 subdivision

21E25BA13700
Lot 1,
Summit View Subdivision

COMP PLAN

DESIGNATION:

Low Density Residential

Low Density Residential

ZONING:

R-10

R-10

APPROVAL

CRITERIA:

Community Development Code (CDC):
Chapter 11: Single-family residential detached;
Chapter 85: Land Division.

120-DAY RULE:

The application became complete on July 28, 2021. The 120-day period therefore ends on November 25, 2021.

PROJECT BACKGROUND

The applicant proposes to adjust the shared property line between the properties at 5455 and 5435 Summit Street. Both properties are legal lots of record. The property at 5455 currently has a single-family house. The property at 5435 does not contain any structures. The purpose of the property line adjustment is to enlarge the property at 5455 Summit street. The adjustment will also create a larger front lot line at 5435 Summit Street. After the property line adjustment has been recorded, 5455 Summit Street will be 13,414 square feet and 5435 Summit Street will be 26,916 square feet. Both properties will be larger than the R-10 Zone requirement of 10,000 square feet. No additional lots will be created by the adjustment. The adjustment meets the standards of the land division chapter, and the dimensional standards and other provisions of the underlying R-10 zone.

DECISION

The Planning Manager (designee) approves this application (LLA-21-04), based on: 1) the findings submitted by the applicant, which are incorporated by this reference; 2) supplementary staff findings included in the Addendum; and, 3) by the conditions of approval below:

1. The applicant shall file, with the county clerk, conveyances conforming the approved property line adjustment as surveyed in accordance with ORS 92.060(7) and any documents required by the county surveyor (such as an overplat).
2. The final property line adjustment map (or if applicable plat) showing the survey of the adjusted line(s) shall conform to the submittal dated July 9, 2021.

Chris Myers

Chris Myers, Associate Planner

September 15, 2021

Date

Appeals to this decision must be filed with the West Linn Planning Department within 14 days of the mailing date listed below. The cost of an appeal is \$400. The appeal must be filed by an individual who has established standing by submitting comments prior to the date identified in the public notice. Appeals will be heard by City Council. Approval will lapse 3 years from effective approval date if the final plat is not recorded.

Mailed this 16th day of September, 2021.

Therefore, the 14-day appeal period ends at 4 p.m. on September 30, 2021.

ADDENDUM
APPROVAL CRITERIA AND FINDINGS
LLA-21-01

This decision adopts the findings for approval contained within the applicant's submittal, with the following exceptions and additions:

I. Chapter 11 Single-Family Residential Detached R-10

11.030 Permitted Uses

1. Single-family detached residential unit.

(...)

Staff Finding 1: The property at 5455 Summit Street contains a single-family home.

The property at 5435 is undeveloped.

The criteria are met.

11.070 Dimensional Requirements, Uses Permitted Outright and Uses Permitted Under Prescribed Conditions

1. The minimum lot size shall be 10,000 square feet for a single-family detached unit.

Staff Finding 2: Staff incorporates applicant findings.

The criteria are met.

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

Staff Finding 3: Staff incorporates applicant findings.

The criteria are met.

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

Staff Finding 4: Staff incorporates applicant findings.

The criteria are met.

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:

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.

Staff Finding 5: Staff incorporates applicant findings.

The criteria are met.

6. *The maximum building height shall be 35 feet, except for steeply sloped lots in which case the provisions of Chapter 41 CDC shall apply.*
7. *The maximum lot coverage shall be 35 percent.*
8. *The minimum width of an accessway to a lot which does not abut a street or a flag lot shall be 15 feet.*
9. *The maximum floor area ratio shall be 0.45. Type I and II lands shall not be counted toward lot area when determining allowable floor area ratio, except that a minimum floor area ratio of 0.30 shall be allowed regardless of the classification of lands within the property. That 30 percent shall be based upon the entire property including Type I and II lands. Existing residences in excess of this standard may be replaced to their prior dimensions when damaged without the requirement that the homeowner obtain a non-conforming structures permit under Chapter 66 CDC.*
10. *The sidewall provisions of Chapter 43 CDC shall apply.*

Staff Finding 6: Staff incorporates applicant findings.

The criteria are met.

II. Chapter 85 General Provisions

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 line adjustment.*

Staff Finding 7: The proposal adjusts the common property line between two existing lots of record at 5435 and 5455 Summit Street. No additional lots are proposed to be created.

The criteria are met.

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.*

Staff Finding 8: After adjustment, 5455 Summit Street will increase to 13,414 square feet and 5435 decreases to 26,916 square feet. Both lots are located in the R-10 zone, which requires 10,000 square foot minimum lot size. Both properties maintain the minimum lot size of 10,000 square feet for the R-10 zone.

The criteria are met.

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 following figures are only intended as examples.)

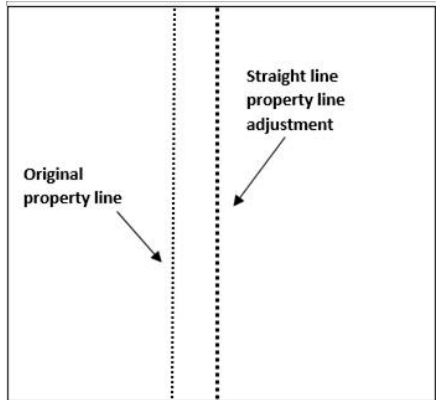


Figure 1

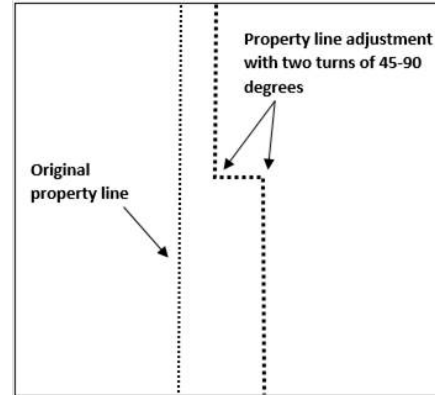


Figure 2

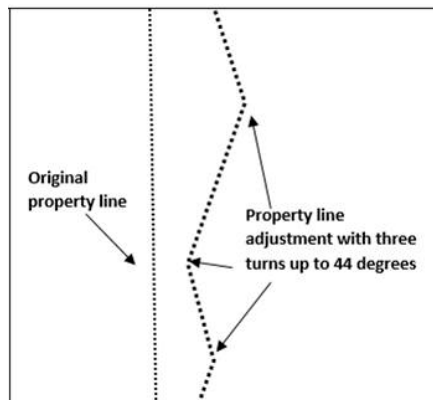


Figure 3

Staff Finding 9: The proposal adjusts the common side property line between two existing lots of record. The existing common side property line is straight. After adjustment the common side property line will have one turn of approximately 45 degrees (see Figure 1). The criteria are met.

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

Staff Finding 10: After adjustment, both 5455 and 5435 Summit Street will continue to meet site development regulations. The criteria are met.

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.*

Staff Finding 11: The proposal does not adversely affect any existing easements or utilities. The criteria are met.

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

Staff Finding 12: The proposal meets the standards for a property line adjustment and does not require a variance. See Staff Findings 7 to 11. The criteria are met.

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

B. *The provisions of CDC 85.070 shall also apply to property line adjustments.*

Staff Finding 13: The applicant understands the process and right to appeal the decision. The provisions of CDC section 85.070 "ADMINISTRATION AND APPROVAL PROCESS" are satisfied by this application (see Exhibit PD-1) for the two lots of record subject to the proposal. The application is being processed in agreement with the provisions of CDC Chapter 99. The criteria are met.

PD-1 APPLICANT SUBMITTAL

DEVELOPMENT REVIEW APPLICATION

For Office Use Only

STAFF CONTACT Chris Myers	PROJECT NO(S). LLA-21-04	PRE-APPLICATION NO. PA-21-11
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: 5435 AND 5455 SUMMIT STREET	Assessor's Map No.: 2-1E-25BA
	Tax Lot(s): 13000
	Total Land Area: 40,330 sq. Ft.

Brief Description of Proposal: **THE PROPERTY LINE IS BEING ADJUSTED TO INCREASE THE SIZE OF THE PROPERTY AND 5455 SUMMIT STREET.**

Applicant Name: KEVIN SIMONS <small>(please print)</small> Address: 5455 SUMMIT STREET City State Zip: WEST LINN, OR 97068	Phone: 503-367-5071 Email: KEVINLSIMONS@GMAIL.COM
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Owner Name (required): KEVIN SIMONS <small>(please print)</small> Address: 5455 SUMMIT STREET City State Zip: WEST LINN, OR 97068	Phone: 503-367-5071 Email: KEVINLSIMONS@GMAIL.COM
--	--

Consultant Name: CLINTON STUBBS W/ NORTHWEST SURVEYING, INC. <small>(please print)</small> Address: 1815 NW 169TH PLACE, SUITE 2090 City State Zip: BEAVERTON, OR 97006	Phone: 503-848-2127 Email: CLINT@NWSRVY.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. The permit approval will not be effective until the appeal period has expired.
4. The City accepts electronic (.pdf) land use applications and project submissions from applicants. Applicants should submit this form and supporting documents through the [Submit a Land Use Application](https://westlinnoregon.gov/planning/submit-land-use-application) web page:
<https://westlinnoregon.gov/planning/submit-land-use-application>

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.

KEVIN SIMONS	7/1/2021	KEVIN SIMONS	7/1/2021
Applicant's signature	Date	Owner's signature (required)	Date



EXHIBIT MAP

FOR PROPOSED PROPERTY LINE ADJUSTMENT
 LOCATED IN THE NORTHWEST 1/4 OF SECTION 25,
 TOWNSHIP 2 SOUTH, RANGE 1 EAST, W.M.,
 CITY OF WEST LINN, CLAKAMAS COUNTY, OREGON
 DATE: JULY 6, 2021

PREPARED FOR
 KEVIN SIMONS
 5455 SUMMIT STREET
 WEST LINN, OR 97068

PARCEL 3
 PARTITION PLAT NO.
 1997-133

TAX LOT 7407
 MAP 2-1E-25AB

TAX LOT 13700
 MAP 2-1E-25BA
 LOT 1
 "SUMMIT VIEW"

TRACT 2
 ORIGINAL AREA = ±28,386 S.F.
 ADJUSTED AREA = ±26,916 S.F.

PARCEL 2
 PARTITION PLAT NO.
 1995-064

PARCEL 1
 PARTITION PLAT NO.
 1995-064

TAX LOT 7403
 MAP 2-1E-25AB

TAX LOT 13100
 MAP 2-1E-25BA

LOT 3
 BLOCK 3

TAX LOT 13100
 MAP 2-1E-25BA

TAX LOT 13000
 MAP 2-1E-25BA
 LOT 4
 BLOCK 3
 "SERANGO NO. 2"
 10.00' SEWER EASEMENT
 PER "SERANGO NO. 2"


TRACT 1
 ORIGINAL AREA = ±11,944 S.F.
 ADJUSTED AREA = ±13,414 S.F.

AREA OF
 ADJUSTMENT 1
 ±1,992 S.F.

AREA OF
 ADJUSTMENT 2
 ±3,462 S.F.

NOTES

- 1) THE FIELD SURVEY FOR THIS MAP WAS COMPLETED IN SEPTEMBER 27, 2019.
- 2) BOTH PROPERTIES ARE ZONED R-10, SINGLE FAMILY RESIDENTIAL DETACHED.
- 3) TRACT 1 IS LOT 4, BLOCK 3 OF "SEANGO NO. 2". IT IS A PORTION OF TAX LOT 13000 ON MAP 2-1E-25BA. THE ADDRESS IS 5435 SUMMIT STREET. IT HAS AN EXISTING HOUSE WITH WATER SERVICE ON SUMMIT STREET AND ACCESS TO THE PUBLIC SANITARY SEWER ALONG THE EAST PROPERTY LINE. IT HAS DIRECT VEHICULAR ACCESS TO SUMMIT STREET.
- 4) TRACT 2 IS LOT 1 OF "SUMMIT VIEW". IT IS TAX LOT 13700 ON MAP 2-1E-25BA. THE ADDRESS IS 5435 SUMMIT STREET. IT HAS NO EXISTING HOUSE. IT WILL REQUIRE PRIVATE SANITARY SEWER EASEMENTS, AS SHOWN. IT WILL HAVE VEHICULAR ACCESS AND ACCESS TO WATER FROM RANDALL STREET AND SUMMIT STREET.
- 5) BOTH PROPERTIES ARE LOCATED IN UNSHADED ZONE X ON PANEL NUMBER 410 05C0257D WITH AN EFFECTIVE DATE OF JUNE 17, 2008.

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

 OREGON
 JANUARY 15, 2002
 CLINTON H. STUBBS JR.
 55469LS
 RENEWS: 06/30/22

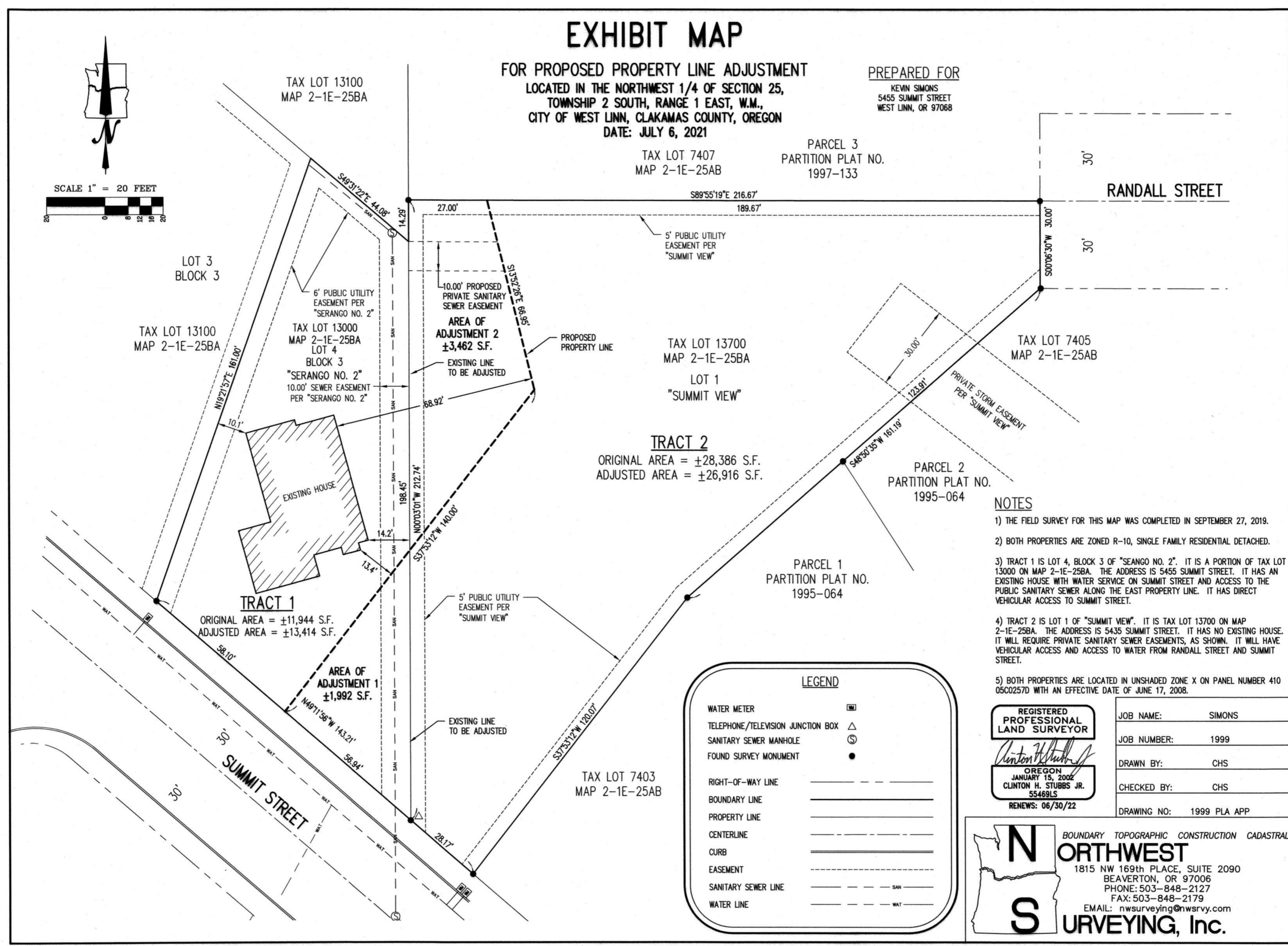
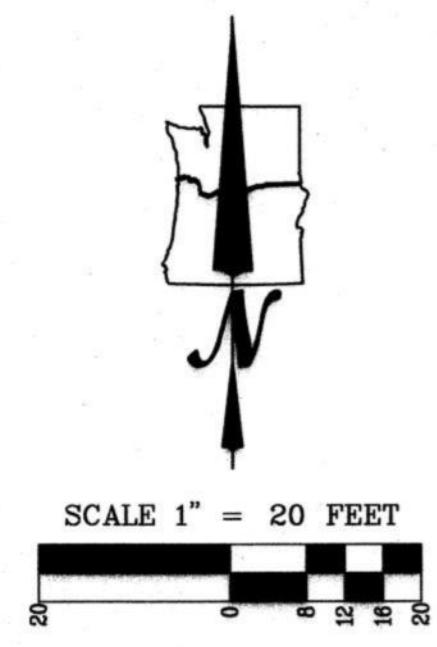
JOB NAME:	SIMONS
JOB NUMBER:	1999
DRAWN BY:	CHS
CHECKED BY:	CHS
DRAWING NO:	1999 PLA APP

LEGEND

WATER METER	■
TELEPHONE/TELEVISION JUNCTION BOX	△
SANITARY SEWER MANHOLE	⊙
FOUND SURVEY MONUMENT	●
RIGHT-OF-WAY LINE	- - - - -
BOUNDARY LINE	_____
PROPERTY LINE	_____
CENTERLINE	_____
CURB	_____
EASEMENT	- - - - -
SANITARY SEWER LINE	- - - - - SAN
WATER LINE	- - - - - WAT

NORTHWEST
 SURVEYING, Inc.

BOUNDARY TOPOGRAPHIC CONSTRUCTION CADASTRAL
 1815 NW 169th PLACE, SUITE 2090
 BEAVERTON, OR 97006
 PHONE: 503-848-2127
 FAX: 503-848-2179
 EMAIL: nwsurveying@nwsrvy.com



Clackamas County Official Records 2019-080406
Sherry Hall, County Clerk 06/26/2019 09:51:01 AM
D-D Cnt=1 Stn=75 TIFFANY
\$10.00 516.00 \$10.00 562.00 \$98.00

RECORDING REQUESTED BY:

ffl TICOR TITLE
Company of Oregon

4800 SW Meadows Rd., Ste 300
Lake Oswego, OR 97035

GRANTOR'S NAME:

Kevin Simons and Michelle Simons

GRANTEE'S NAME:

Kevin Simons and Michelle Simons

AFTER RECORDING RETURN TO:

Kevin Simons and Michelle Simons
5455 Summit Street
West Linn, OR 97068

SEND TAX STATEMENTS TO:

Kevin Simons and Michelle Simons
5455 Summit Street
West Linn, OR 97068

APN: 00383132
5455 Summit Street, West Linn OR 97068

SPACE ABOVE THIS LINE FOR RECORDER'S USE

BARGAIN AND SALE DEED - STATUTORY FORM
(INDIVIDUAL or CORPORATION)

Kevin Simons and Michelle Simons, who acquired title as Michelle McClenathan, Grantor, conveys to Kevin Simons and Michelle Simons, as tenants by the entirety, Grantee, the following described real property, situated in the County of Clackamas, State of Oregon,

PARCEL I:

Lot 4, Block 3, SERANGO NO. 2, in the City of West Linn, County of Clackamas and State of Oregon.

PARCEL II:

Lot 1, SUMMIT VIEW, in the City of West Linn, in the County of Clackamas and State of Oregon.

The true consideration for this conveyance No Dollars And No/100 Dollars (\$0.00). (See ORS 93.030).

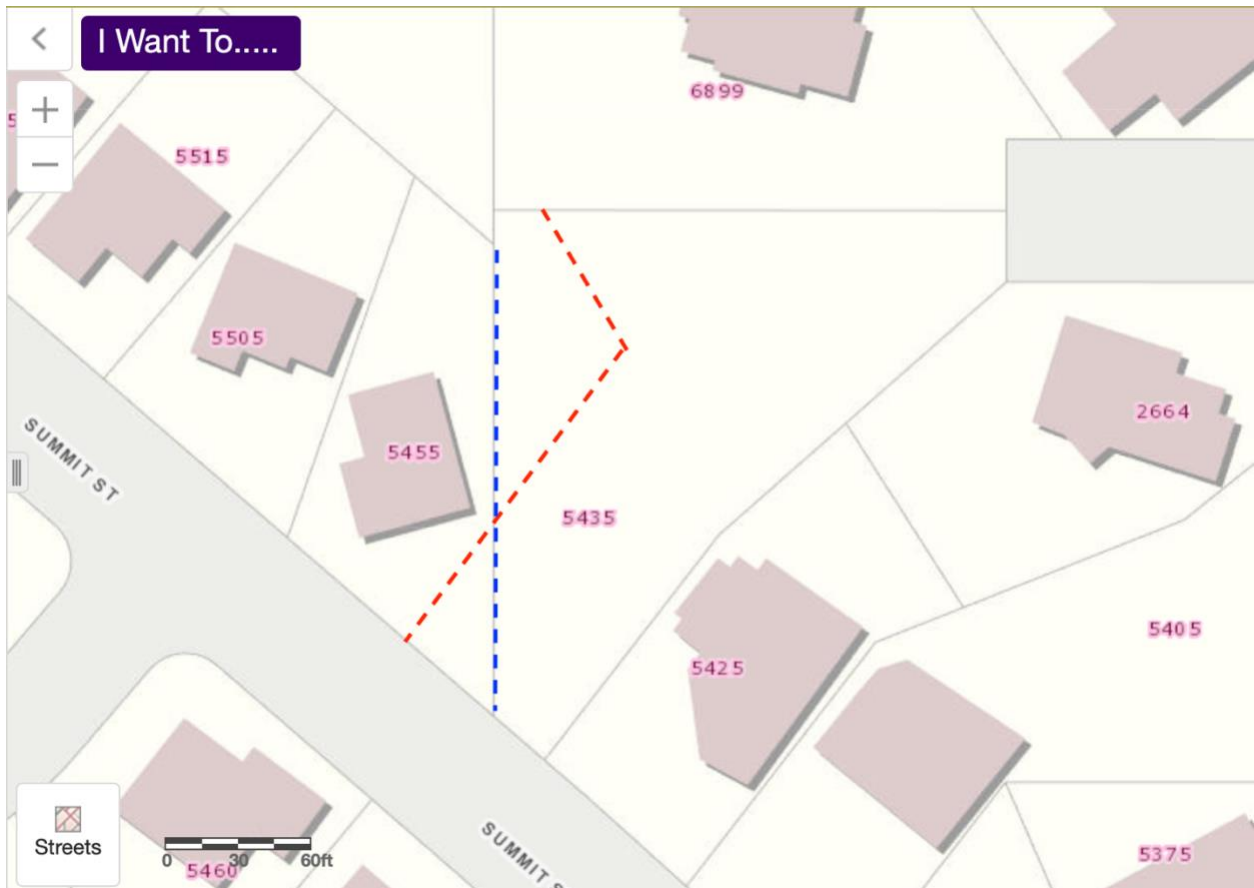
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 2010.

TICOR TITLE
TI ACC HOQ - 7
Courtesy Only - Not Examined

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

1. No new lots are being created
2. The lots will maintain R-10 zoning
3. Current and proposed lot lines

- a. Current Lot Line - - - - -
- b. Proposed Lot Line -



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

5. The proposed property line adjustment does not adversely affect existing easements or existing utilities.

PROJECT BACKGROUND The applicant proposes to adjust the shared property line between the existing lots of record located at 5455 Summit Street (Lot 4, Block 3, Serango No. 2 Plat) and 5435 Summit Street (Lot 1, Summit View Plat). Proposed Parcel 1 contains an existing single-family detached home and a public sanitary sewer line and public utility easement at approximately the location of the existing property line proposed to be adjusted. Proposed Parcel 1 will maintain access and water service from Summit Street and maintain sanitary sewer connection to the aforementioned line. Proposed Parcel 2 is vacant and seeks access from Summit St. Proposed Parcel 2 will get water from the existing line in Summit Street via recorded easement and sanitary sewer service from the aforementioned line via recorded easement. No additional lots are being created by the property line adjustment. The adjustment will move the common property line to allow for an exchange of 1,470 sq. ft. from one property to the other. Proposed Parcel 2 will be dividable in the future, while Proposed Parcel 1 will not be dividable under current zoning. The adjustment meets the standards of the land division chapter and the dimensional standards and other provisions of the underlying R-10 zone.

Before Adjustment / After Adjustment

5455 Summit St. (Proposed Parcel 1) 11,944 / 13,414

5435 Summit St. (Proposed Parcel 2) 28,386 / 26,916

11: Single-Family Residential Detached, R-10

11.070 Dimensional Requirements, Uses Permitted Outright and Uses Permitted Under Prescribed Conditions

Proposed Parcel 1 contains an existing, detached single-family home. Proposed Parcel 2 is vacant with the opportunity for one detached single-family home to be constructed. The criteria are met.

Proposed Parcel 1 will be adjusted to 13,414 sq. ft. and Proposed Parcel 2 will be adjusted to 26,916 sq. ft. The criteria are met

Proposed Parcel 1 will have a front lot line width along Summit Street of 58 feet. Proposed Parcel 2 will have a front lot line width along Summit Street of 85 feet as it was platted per Summit View Plat in 1988 (see Exhibit PD-4). The criteria are met.

Proposed Parcel 1 will have an average lot width greater than 143 feet. Proposed Parcel 2 will have an average lot width of approximately 80 feet. The criteria are met.

Proposed Parcel 1 contains an existing single-family home with current front yard setback of 24 feet, rear yard setback of 64 feet, side yard setback (west) of 10.1 feet, and side yard setback (east) of 13.4 feet that will be increased to 88.92 feet after the adjustment. Proposed Parcel 2 is currently vacant and setbacks will be checked for compliance during the building permit application process. The criteria are met

Proposed Parcel 1 contains an existing single-family home and after adjustment will have a lot coverage of 11 percent and a 0.104 floor-area-ratio. No changes are proposed to the current access, building height or sidewalls. Proposed Parcel 2 is currently vacant and building height, lot coverage,

floor-area-ratio, and sidewall provisions will be checked for compliance during the building permit application process. The criteria are met

Proposed Parcel 2 is zoned R-10, 26,916 square feet in size, and will be required to have a minimum 10 foot wide hard-surface paved driveway during building permit application process for a future single-family detached home. The criteria are met.

Proposed Parcel 2 is zoned R-10 and has a front lot line width of 85 feet at Summit Street. The average minimum lot width is approximately 85 feet. The criteria are met.

Proposed Parcel 2 is currently vacant and setbacks will be checked for compliance during the building permit application process. The criteria are met

No variances for Proposed Parcel 2 have been granted nor are any requested. The criteria are met

- 11.090 Other Applicable Development Standards

48: Access, Egress, and Circulation

No changes are proposed to the current access, building height or sidewalls. Proposed Parcel 2 is currently vacant and building height, lot coverage, floor-area-ratio, and sidewall provisions will be checked for compliance during the building permit application process. No changes are proposed to the existing 84 feet of property access along Summit St. The criteria are met

- 48.020 Applicability and General Provisions
- 48.025 Access Control
- 48.030 Minimum Vehicular Requirements for Residential Uses
- 48.060 Width and Location of Curb Cuts and Access Separation Req

o May need variance on this one

68: Non-Conforming Lots, Lots of Record

All lots are conforming and lots of record. Parcel 2 is vacant and no new development is proposed. The criteria are met

- 68.030 Determination of Status
- 68.040 Status

75: Variances and Special Waivers

No variances for Proposed Parcel 2 have been granted nor are any requested. The criteria are met

- 75.010 Purpose
- 75.020 Classification of Variances
- 75.030 Approval Process
- 75.050 Application
- 75.060 Site Plans and Map

85: General Provisions

Section 85 is not Applicable as no subdivision or partition is proposed. The Criteria is met.

- 85.010 Purpose
- 85.020 Scope – Conformity Required
- 85.090 Expiration or Extension of Approval
- 85.150 Application – Tentative Plan
- 85.160 Submittal Requirements for Tentative Plan
- 85.170 Supplemental Submittal Requirements for Tentative Subdivision or Partition Plan

Not Applicable as no subdivision or partition is proposed. The Criteria is met.

- 85.200 Approval Criteria
- 89: Subdivisions and Partition Plats

Not Applicable as no subdivision or partition is proposed. The Criteria is met.

- 89.010 – 89.090 All sub-chapters

Not Applicable as no subdivision or partition is proposed. The Criteria is met.

92: Required Improvements

- 92.010 Public Improvements for All Development

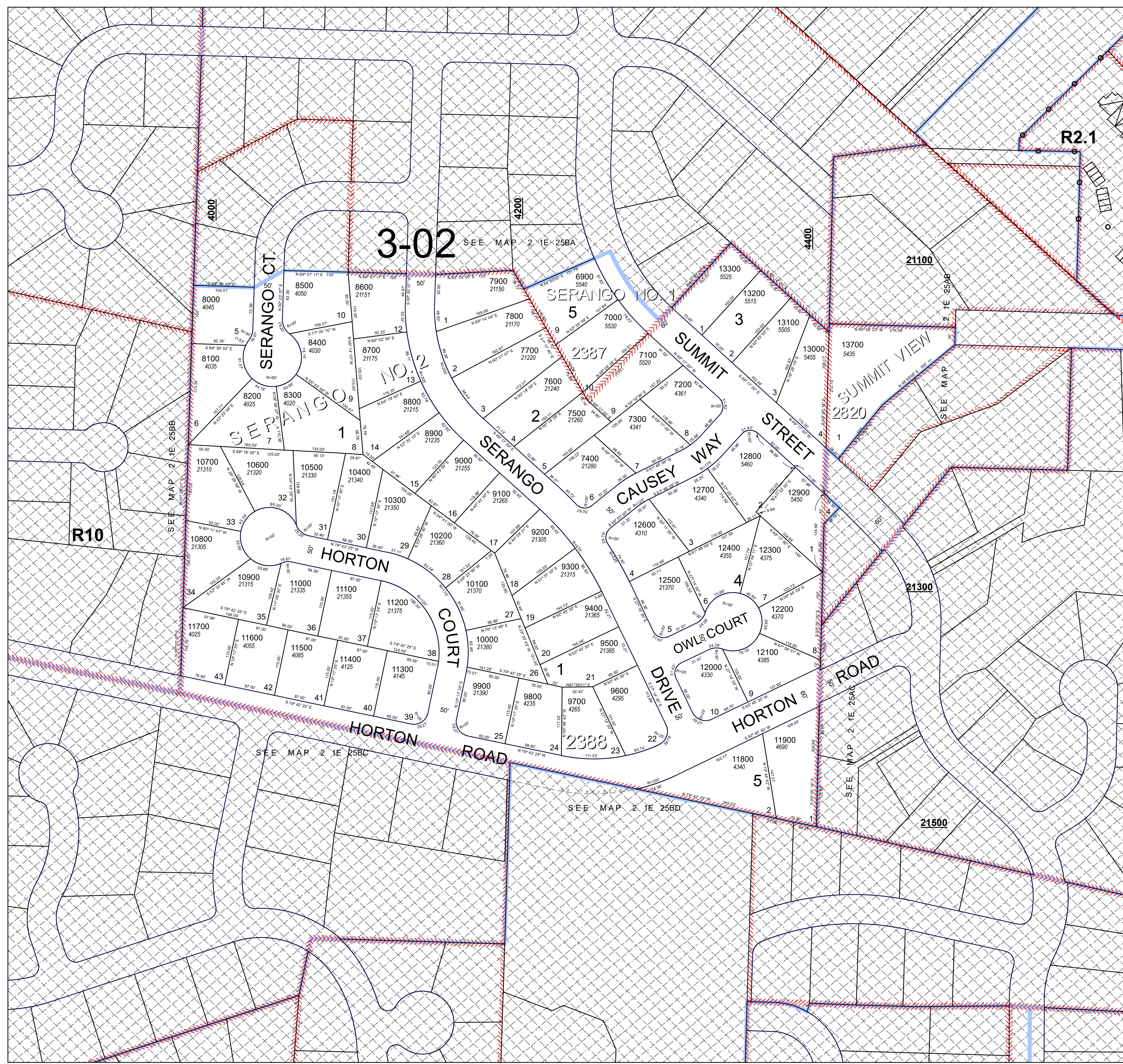
Proposed Parcel 2 is currently vacant and compliance with street improvement standards found in the West Linn Municipal Code will be checked during the building permit application process. The criteria are met.

PD-2 PLAT AND SURVEY MAPS

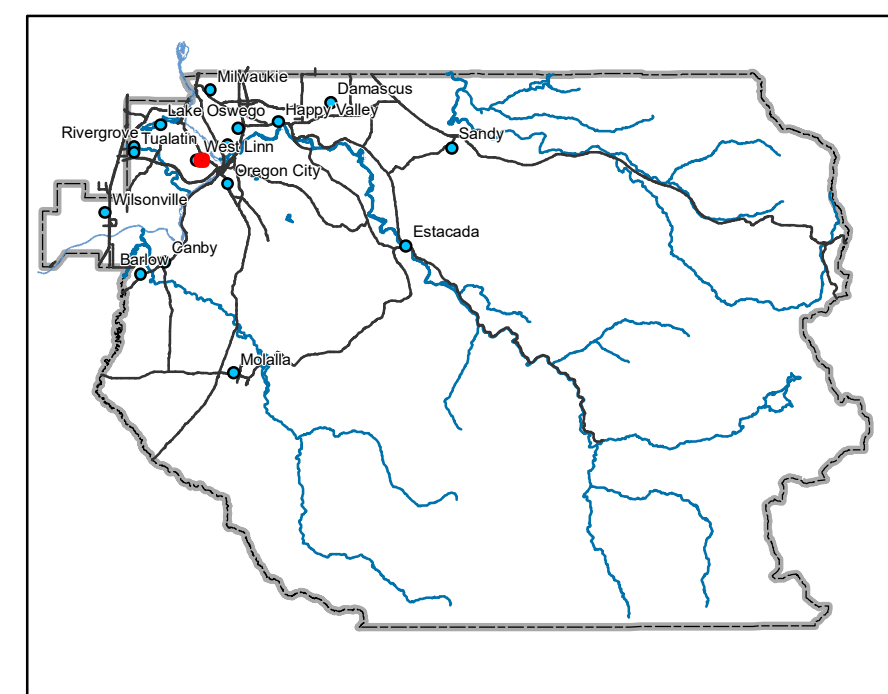
2 1 E 25BA
 SUPPLEMENTAL
 SUPPLEMENTAL MAP NO. 1
 N.E. 1/4 N.W. 1/4 SEC. 25 T.2S. R.1E. W.M.
 CLACKAMAS COUNTY
 1" = 100'

D. L. C.
 SAMUEL W. SHANNON NO. 70

Cancelled Taxlots



- Parcel Boundary
- - - Private Road ROW
- - - Historical Boundary
- - - Railroad Centerline
- TaxCodeLines
- Map Index
- WaterLines
- Land Use Zoning
- ▨ Plats
- Water
- Corner
- Section Corner
- 1/16th Line
- Govt Lot Line
- - - DLC Line
- - - Meander Line
- - - PLSS Section Line
- ⊗ Historic Corridor 40'
- ⊗ Historic Corridor 20'



THIS MAP IS FOR ASSESSMENT
 PURPOSES ONLY

8/4/2020

PD-3 COMPLETENESS LETTER



CITY OF
West Linn

July 28, 2021

Kevin Simons
5455 Summit Street
West Linn, OR 97068

SUBJECT: LLA-21-04 application for a Lot Line Adjustment between 5455 and 5435 Summit Street.

Dear Mr. Simons,

You submitted this application on July 9, 2021. The Planning and Engineering Departments determined that the application is now **complete**.

The city has 120 days to exhaust all local review; that period ends November 25, 2021.

Please be aware that a determination of a complete application does not guarantee a recommendation of approval from staff for your proposal as submitted – it signals that staff believes you have provided the necessary information for the Planning Director to render a decision on your proposal.

A 20-day public notice will be prepared and mailed. This notice will identify the earliest potential decision date by the Planning Director.

Please contact me at 503-742-6062, or by email at cmyers@westlinnoregon.gov if you have any questions or comments.

Sincerely,

Chris J Myers

Chris Myers

Associate Planner