



DEVELOPMENT REVIEW APPLICATION

RECEIVED
Lynn Schroder, 7/10/2023, 10:48:05 AM

For Office Use Only

STAFF CONTACT Ben Gardner	PROJECT NO(S). LLA-23-01	PRE-APPLICATION NO.
NON-REFUNDABLE FEE(S) \$1,200	REFUNDABLE DEPOSIT(S)	TOTAL \$1,200

Type of Review (Please check all that apply):

- | | | |
|---|---|--|
| <input type="checkbox"/> Annexation (ANX) | <input type="checkbox"/> Final Plat (FP) | <input type="checkbox"/> Subdivision (SUB) |
| <input type="checkbox"/> Appeal (AP) | <input type="checkbox"/> Flood Management Area (FMA) | <input type="checkbox"/> Temporary Uses (MISC) |
| <input type="checkbox"/> CDC Amendment (CDC) | <input type="checkbox"/> Historic Review (HDR) | <input type="checkbox"/> Time Extension (EXT) |
| <input type="checkbox"/> Code Interpretation (MISC) | <input checked="" type="checkbox"/> Lot Line Adjustment (LLA) | <input type="checkbox"/> Right of Way Vacation (VAC) |
| <input type="checkbox"/> Conditional Use (CUP) | <input type="checkbox"/> Minor Partition (MIP) | <input type="checkbox"/> Variance (VAR) |
| <input type="checkbox"/> Design Review (DR) | <input type="checkbox"/> Modification of Approval (MOD) | <input type="checkbox"/> Water Resource Area Protection/Single Lot (WAP) |
| <input type="checkbox"/> Tree Easement Vacation (MISC) | <input type="checkbox"/> Non-Conforming Lots, Uses & Structures | <input type="checkbox"/> Water Resource Area Protection/Wetland (WAP) |
| <input type="checkbox"/> Expediated Land Division (ELD) | <input type="checkbox"/> Planned Unit Development (PUD) | <input type="checkbox"/> Willamette & Tualatin River Greenway (WRG) |
| <input type="checkbox"/> Extension of Approval (EXT) | <input type="checkbox"/> Street Vacation | <input type="checkbox"/> Zone Change (ZC) |

Pre-Application, Home Occupation, Sidewalk Use, Addressing, and Sign applications require different forms, available on the website.

Site Location/Address:

3815 Poseidon Court/0 Poseidon Court

 Assessor's Map No.: **21E25BB**

 Tax Lot(s): **0145/0126**

 Total Land Area: **0.44 ac**
Brief Description of Proposal:

A lot line adjustment to join two properties that were improperly partitioned.

Applicant Name*: Mary Prier

 Address: 3815 Poseidon Court
 City State Zip: West Linn, OR 97068

 Phone: 503-422-1612
 Email: prierme@yahoo.com

Owner Name (required): Mary Prier

 Address: 3815 Poseidon Court
 City State Zip: West Linn, OR 97068

 Phone: 503-422-1612
 Email: prierme@yahoo.com

Consultant Name: Jennifer Arnold - Emerio Design, LLC

 Address: 1500 Valley River Drive, STE 100
 City State Zip: Eugene, OR 97401

 Phone: 503-746-8812
 Email: jarnold@emeriodesign.com

1. Application fees are non-refundable (excluding deposit). Applications with deposits will be billed monthly for time and materials above the initial deposit. ***The applicant is financially responsible for all permit costs.**
2. The owner/applicant or their representative should attend all public hearings.
3. A decision may be reversed on appeal. The decision will become effective once the appeal period has expired.
4. Submit this form, application narrative, and all supporting documents as a single PDF 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 authorizes the application and grants city staff the **right of entry** onto the property to review the application. Applications with deposits will be billed monthly for time and materials incurred above the initial deposit. The applicant agrees to pay additional billable charges.

DocuSigned by:

6/22/2023 | 10:55 PM

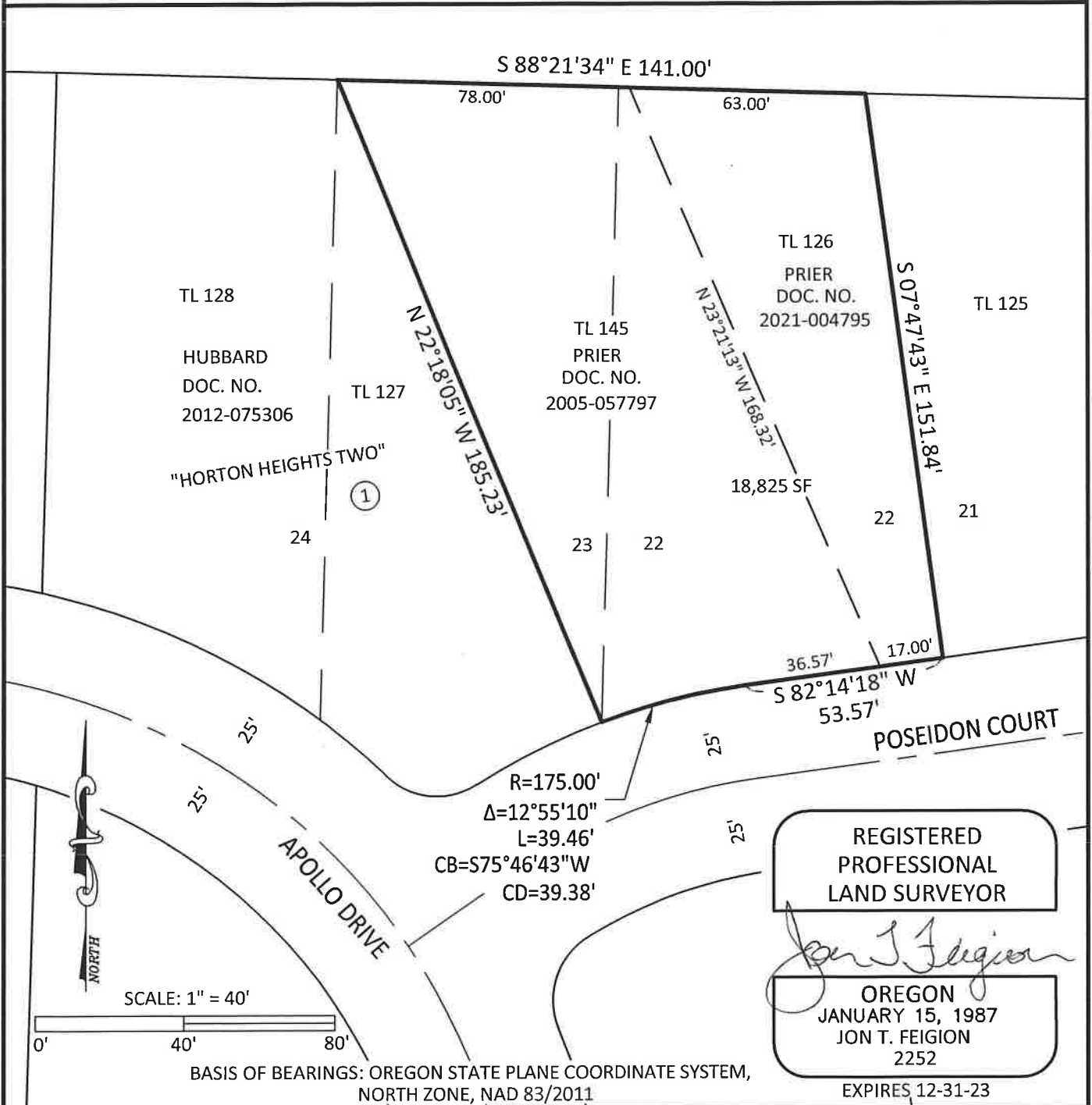
Applicant's signature

Date

 Owner's signature (**required**)

Date

EXHIBIT MAP
FOR A PROPERTY LINE ADJUSTMENT
LOT 22 AND A PORTION OF LOT 23, BLOCK 1, "HORTON HEIGHTS TWO"
LOCATED IN THE N.W. 1/4 OF SECTION 25, T.2S., R.1E., W.M.
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON



REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

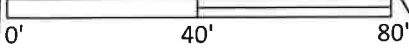
Jon T. Feigion

OREGON
 JANUARY 15, 1987
 JON T. FEIGION
 2252

EXPIRES 12-31-23



SCALE: 1" = 40'



BASIS OF BEARINGS: OREGON STATE PLANE COORDINATE SYSTEM,
 NORTH ZONE, NAD 83/2011

DRAWN BY: JTF	3815 POSEIDON COURT
JOB NO.: 2054-001	PROPERTY LINE ADJUSTMENT
SCALE: 1" = 40'	TL'S 145 & 126 2 1E 25BB
DATE: 5-30-23	2054-001 PLA EXH 5-30-23.DWG



6445 SW FALLBROOK PLACE, SUITE 100
 BEAVERTON, OREGON 97008
 TEL: (503) 746-8812
 FAX: (503) 639-9592
 www.emeriodesign.com
 EMERIO JOB: 2054-001

Poseidon Court Lot Line Adjustment

Prepared for:

Mary Prier
3815 Poseidon Court
West Linn, OR 97068

Prepared by:



1500 Valley River Drive, Suite 100
Eugene, OR 97401
503.746.8812
emeriodesign.com

July 6, 2023

Poseidon Court
Lot Line Adjustment

Project Summary

Request:	Application for a property line adjustment
Location and Map Number:	3815 Poseidon Court Clackamas County Assessor's Map No. 21E25BB, Tax Lots 0145 & 0126
Applicant/Owner:	Mary Prier 3815 Poseidon Court West Linn, OR 97068 Phone: 503-422-1612 Email: prierme@yahoo.com
Engineer/Planner:	Emerio Design, LLC 1500 Valley River Drive Suite 100 Eugene, OR 97401 503-746-8812 Engineer: Roy Hankins, PE roy@emeriodesign.com Planner: Jennifer Arnold jarnold@emeriodesign.com

Exhibits:

- A – County Assessor's Map
- B – Aerial Photograph
- C – Zoning Map

I. Project Description

Mary Prier, the applicant, is proposing a property line adjustment to correct a legal lot of record issue on parcels identified as Clackamas County Assessor's Map No. 2s-1E-25BB, Tax Lots 145 and 126 (Exhibit A); it can also be located by its address, 3815 Poseidon Court. The base zone applied to the property is R-10 and an overlay of the Habitat Conservation Area (Not Designated as HCA) is shown on West Linn Maps associated with the subject site.

The proposed development conforms to all applicable sections of the Community Development Code. This application provides findings of fact that demonstrate conformance with all applicable standards of the previously mentioned governing regulations. Applicable criteria of the CDC will appear in *italics* followed by the applicant's responses in regular font.

II. Existing Conditions

As its address would suggest, the subject property has frontage on Poseidon Court, an existing public street. Access to the subject property is provided via an existing driveway with no new access proposed with this application.

Elevations on the subject property increase from 476 feet near the eastern property line to nearly 500 feet above mean sea level near the northwest corner. The site is improved with a single-family dwelling and landscaping. The Habitat Conservation Area overlay is associated with the subject site but is not designated as protected HCA. For adjacent zones and land uses refer to Exhibit B for an aerial photograph and Exhibit C for a zoning map:

North: City Owned Open Space zoned R-10 identified by Clackamas County Map 21E26AA, Lot 1700.

South: Single-family dwelling zoned R-10 identified by Clackamas County Map 21E25BB, Lots 0115 & 0116.

East: Single-family dwelling zoned R-10 identified by Clackamas County Map 21E25BB, Lot 0125.

West: Vacant Parcel zoned R-10 identified by Clackamas County Map 21E25BB, Lot 0127.

III. Residential, R-10

11.030. Permitted Uses

- 1. Single-family attached or detached residential unit*

Response: This application proposes a property line adjustment to correct an improper partition. The existing use of the subject property is residential containing one single-family detached home. The applicant does not propose a change in use of the property. The existing home is sited to be over 10 feet from the western property line, more than 40 feet to the rear property line, more than 60 feet from the front property line, and exceeds 40 feet to the adjusted (proposed) eastern property line.

IV. 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 property line adjustment.*

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.*
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).*

Response: The proposal joins two units of land back together which were improperly partitioned. No new units of land are proposed with this application. The total area after joining the two parcels together is 18,825 square feet, which exceeds the minimum lots size of 10,000 square feet. This application does not include a proposal to increase, enlarge, or extend a non-conforming use or parcel. All property lines shown on the property line exhibit are straight without bends or turns. The criteria are met.

4. *The property line adjustment shall not create a lot or parcel that violates applicable 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.*
6. *Proposed property line adjustments that cannot meet these standards are subject to review under CDC [99.060\(B\)\(2\)\(e\)](#).*
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.

Response: This application does not propose to create a lot or parcel that violates site development standards as stated above in this narrative. This application does not propose to vacate, alter, or adversely affect existing easements or utilities. Based on West Linn Maps, there is a conservation easement along the rear property line and existing public utility easements are located along the frontage, eastern property line, and through the existing home, but this application does not propose to alter any of these easements. The applicant acknowledges and understands the approval and appeal provisions. To the extent they apply, the criteria are met.

V. Conclusion

This application narrative and accompanying property line adjustment exhibit demonstrate that all applicable provisions of the West Linn Community Development Code are satisfied. The applicant respectfully requests approval of this proposal.

Exhibit A – County Assessor’s Map

2 1E 25BB
WEST LINN

N.W. 1/4 N.W. 1/4 SEC. 25 T.2S. R.1E. W. M.
CLACKAMAS COUNTY

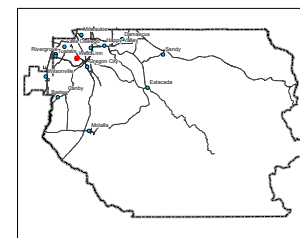
1" = 100'

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

Cancelled

- 200
- 300
- 400
- 501
- 346
- 402
- 101
- 103
- 147
- 148
- 5200
- 102
- 104

- Parcel Boundary
- Private Road ROW
- Historical Boundary
- Railroad Centerline
- Tax Code Lines
- Map Index
- Water Lines
- 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

Print Date: 3/7/2023

2 1E 25BB
WEST LINN

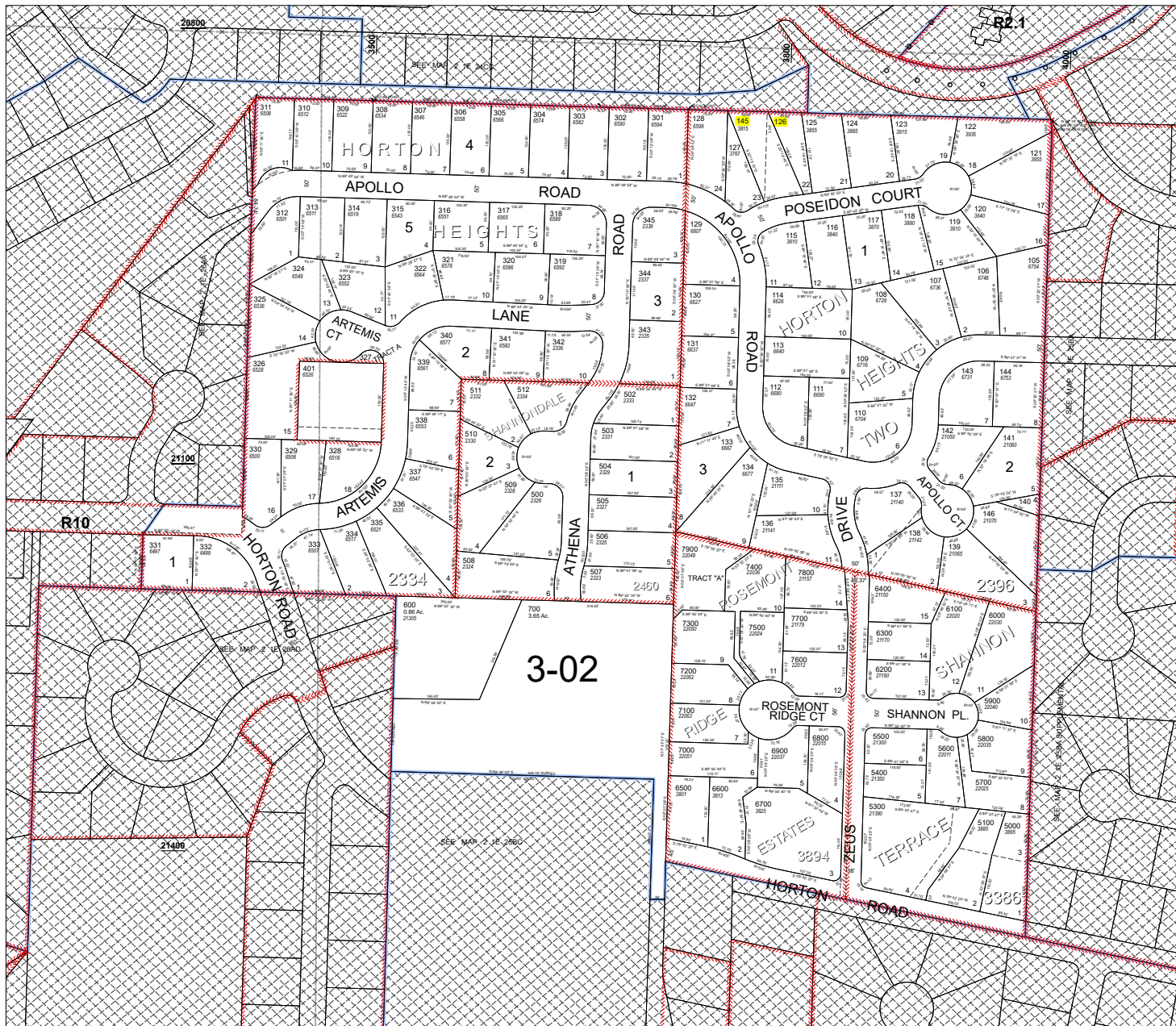


Exhibit B – Aerial Photograph

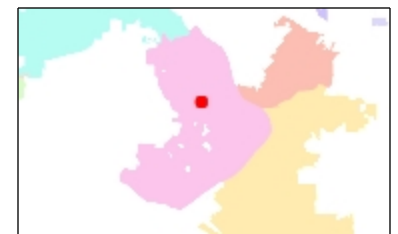


Legend

0 0.01 0.03 Miles



1: 1,128



Notes

This map was automatically generated using Geocortex Essentials.

Exhibit C –Zoning Map



Legend

Addresses

dissolved 0-5K

Zoning

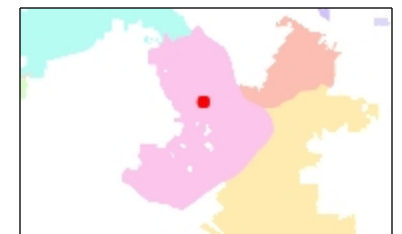
- Single and Multi Family R-2.1
- Single and Multi Family R-3
- Single-Family R-4.5
- Single-Family R-5
- Single-Family R-7
- Single-Family R-10
- Single-Family R-15
- Single-Family R-20
- Single-Family R-40
- Mixed Use
- Neighborhood Commercial
- General Commercial
- Office Business Center
- Campus Industrial
- General Industrial

- City Limit
- Unimproved ROW
- Parks and Open Space
- City Owned Property

0 0.01 0.03 Miles



1: 1,128



Notes

This map was automatically generated using Geocortex Essentials.

