

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT Darren Wyss	PROJECT NO(S). LLA-23-04 / VAR-23-03	PRE-APPLICATION NO.
NON-REFUNDABLE FEE(S) \$1,200+ 1,000	REFUNDABLE DEPOSIT(S)	TOTAL \$2,200

Type of Review (Please check all that apply):

- | | | |
|--|--|--|
| <input type="checkbox"/> Annexation (ANX)
<input type="checkbox"/> Appeal (AP)
<input type="checkbox"/> CDC Amendment (CDC)
<input type="checkbox"/> Code Interpretation (MISC)
<input type="checkbox"/> Conditional Use (CUP)
<input type="checkbox"/> Design Review (DR)
<input type="checkbox"/> Tree Easement Vacation (MISC)
<input type="checkbox"/> Expediated Land Division (ELD)
<input type="checkbox"/> Extension of Approval (EXT) | <input type="checkbox"/> Final Plat (FP) Related File # _____
<input type="checkbox"/> Flood Management Area (FMA)
<input type="checkbox"/> Historic Review (HDR)
<input checked="" type="checkbox"/> Lot Line Adjustment (LLA)
<input type="checkbox"/> Minor Partition (MIP)
<input type="checkbox"/> Modification of Approval (MOD)
<input type="checkbox"/> Non-Conforming Lots, Uses & Structures
<input type="checkbox"/> Planned Unit Development (PUD)
<input type="checkbox"/> Street Vacation | <input type="checkbox"/> Subdivision (SUB)
<input type="checkbox"/> Temporary Uses (MISC)
<input type="checkbox"/> Time Extension (EXT)
<input type="checkbox"/> Right of Way Vacation (VAC)
<input checked="" type="checkbox"/> Variance (VAR)
<input type="checkbox"/> Water Resource Area Protection/Single Lot (WAP)
<input type="checkbox"/> Water Resource Area Protection/Wetland (WAP)
<input type="checkbox"/> Willamette & Tualatin River Greenway (WRG)
<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: 1627 Killarney Dr, West Linn OR 97068	Assessor's Map No.: 21E35BB
	Tax Lot(s): 9600
	Total Land Area: 0.23 Acres

Brief Description of Proposal:

Lot line adjustment to address a fence echroachment from the neighboring property. In addition the proposal is for a Class 1 variance as this LLA will require a variance for 5% reduction in required lot size as the lot will be 104 sq ft under the required 10,000 sq ft.

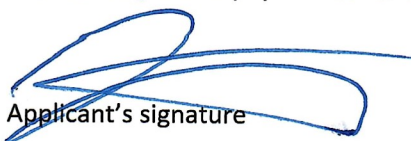
Applicant Name*: The Portlock Company Address: 2172 Tannler Dr City State Zip: West Linn OR 97068	Phone: 425-829-1566 Email: jportlock@theportlockco.com
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Owner Name (required): TPC Property LLC PO Box 521, West Linn 97068 Address: City State Zip: Steve Strickland 1601 Killarney Dr, West Linn 97068	Phone: 425-829-1566 Email: jportlock@theportlockco.com
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Consultant Name: Emerio Design Address: 6445 SW Fallbrook PL, Suite 100 City State Zip: Beaverton OR 97008	Phone: 503-746-8812 Email:
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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.


Applicant's signature

12/11/23
Date


Owner's signature (required)

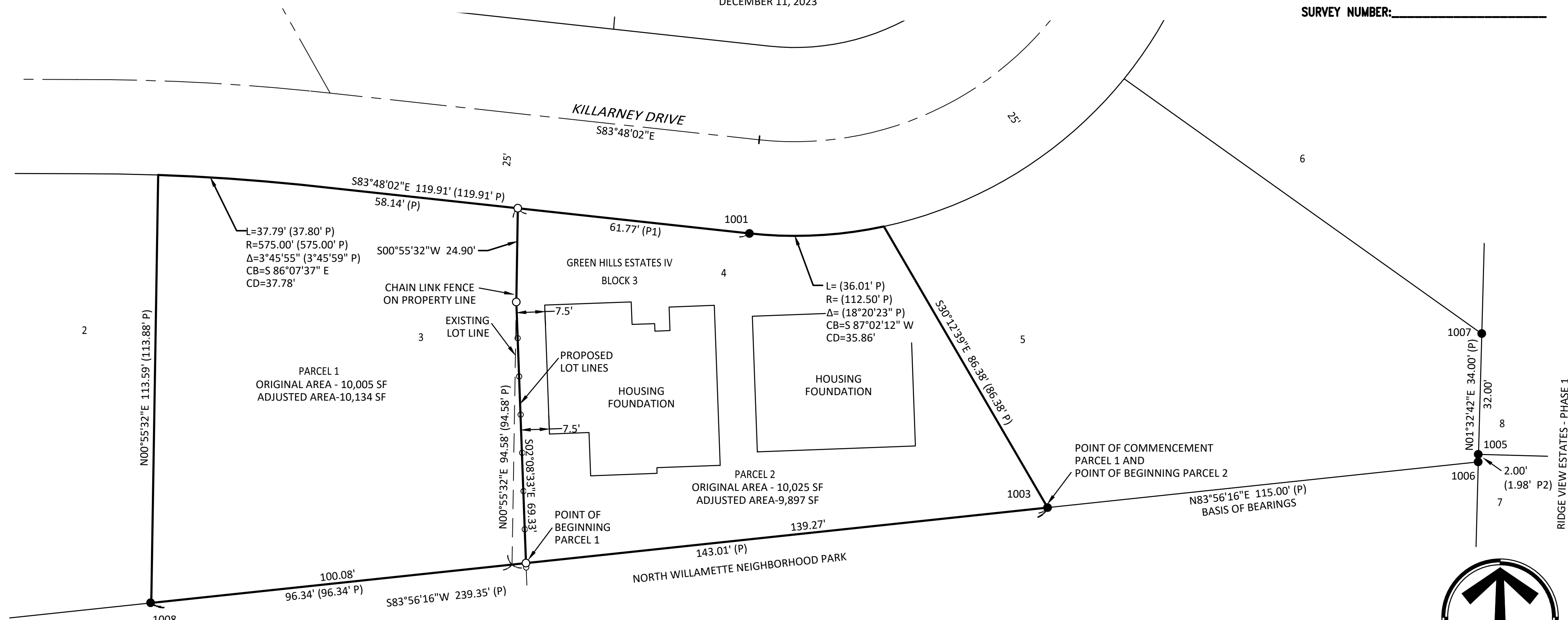
12/11/23
Date

LOT LINE ADJUSTMENT - RECORD OF SURVEY

LOT 3 & 4, BLOCK 3 OF THE PLAT OF GREEN HILLS ESTATES IV
 LOCATED IN THE NW 1/4 OF SECTION 35, T.2 S., R.1 E., W.M.
 CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON
 DECEMBER 11, 2023

CLACKAMAS COUNTY SURVEYOR

DATE RECEIVED: _____
 DATE ACCEPTED/FILED: _____
 SURVEY NUMBER: _____



LEGEND

- 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "EMERIO DESIGN". SET ON _____
- FOUND MONUMENT AS NOTED IN MONUMENT REFERENCE TABLE
- SF DENOTES SQUARE FEET
- (000.00' P) RECORD DISTANCE PER (P)

MONUMENT REFERENCE TABLE

- 1001 - FOUND 5/8" IRON ROD WITH DAMAGED YELLOW PLASTIC CAP FALLS N71°27'21"W, 0.11' FROM END OF CURVE
- 1003 - FOUND 5/8" IRON ROD WITH DAMAGED YELLOW PLASTIC CAP HELD FOR SOUTHEAST CORNER OF SUBJECT PROPERTY
- 1005 - FOUND 5/8" IRON ROD WITH DAMAGED YELLOW PLASTIC CAP MARKED "KAMPE ASSOC. INC.", FALLS ON LINE PER THE PLAT OF "RIDGEVIEW ESTATES PHASE 1"
- 1006 - FOUND 5/8" IRON ROD, HELD FOR THE SOUTHEAST CORNER OF AND PER (P)
- 1007 - FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "COMPASS CORP.", HELD FOR SOUTHEAST CORNER LOT 6, BLOCK 4 OF AND PER (P)
- 1008 - FOUND 5/8" IRON ROD, BENT, TIED SPIN HOLE PER (P), FALLS N76°04'46"W, 0.17' FROM LOT CORNER

NOTE

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

REFERENCES

- (P) = PLAT OF GREEN HILLS ESTATES IV
- (P2) = PLAT OF RIDGE VIEW ESTATES PHASE 1I

BASIS OF BEARINGS

THE BASIS OF BEARING IS THE OREGON STATE PLANE COORDINATE SYSTEM OREGON NORTH 3601/NAD 88 EPOCH 2011. WITH A RESULTING BEARING OF NORTH 83°56'16" EAST BETWEEN FOUND MONUMENTS #1003 AND #1006.

NARRATIVE

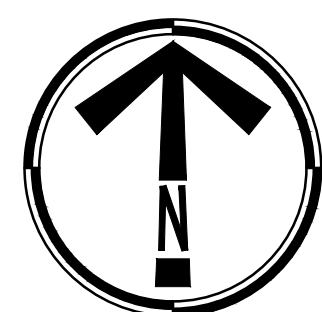
THE PURPOSE OF THIS SURVEY IS TO MONUMENT THE ADJUSTED PROPERTY LINE PER LOT LINE ADJUSTMENT DEED RECORDED AS DOCUMENT _____ AND _____, CLACKAMAS COUNTY DEED RECORDS PER THE CLIENTS REQUEST. THIS SURVEY IS SUBJECT TO THE CONDITIONS OF APPROVAL PER CITY OF WEST LINN FILE NO. MIP-22-05.

LOTS DESCRIBE AS FOLLOWS:

THE RECORD ANGLES AND DISTANCES PER SAID PLAT WERE HELD FOR THE BOUNDARY, THE LOTS, AND THE RIGHT OF WAY LINES. THE RECORD PLAT WAS ALIGNED TO MONUMENT #1003, HELD FOR THE SOUTHEAST CORNER OF SAID LOT 4, AND #1006 HELD FOR THE SOUTHEAST CORNER OF SAID PLAT. ADDITIONAL FOUND MONUMENTS FIT THIS RESOLUTION WITHIN A REASONABLE TOLERANCE AND SUPPORTED THIS RESOLUTION. FALLINGS FOR THE MONUMENTS ARE AS NOTED IN THE TABLE. AN EXTENSIVE SEARCH FOR MONUMENTATION WITHIN THIS PLAT AND SURROUNDING PROPERTIES WAS CONDUCTED, NO ADDITIONAL MONUMENTS WERE FOUND IN THE VICINITY EXCEPT AS SHOWN HEREON.

THE PROPOSED LOT LINE ADJUSTMENT WAS ESTABLISHED BY HOLDING THE DIRECTION OF THE WESTERLY LINE OF SAID LOT 4, 24.90 FEET TO THE INTERSECTION OF SAID LINE AND AN EXISTING FENCE. THE FENCE LINE WAS HELD SOUTHERLY FOR THE WESTERLY LINE OF PARCEL 2 AS SHOWN ABOVE.

CLIENT
 JJ PORTLOCK



APPROVAL
 CITY OF WEST LINN PLANNING DEPT. FILE NO. LLA-23-____
 APPROVED THIS ____ DAY OF _____, 20____
 BY: _____
 DIRECTOR, PLANNING DEPARTMENT

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 MARCH 9, 2021
 NICOLE ALLEN
 84893PLS
 EXPIRES 12-31-25



6445 SW FALLBROOK PLACE, SUITE 100
 BEAVERTON, OREGON 97008
 TEL: (503) 746-8812
 FAX: (503) 639-9592
 www.emeriodesign.com
 JOB NO. 1944-001

1627 Killarney Dr

Lot Line Adjustment

1. Project Description

The Portlock Company, the applicant, is proposing a property line adjustment to address a fence encroachment on parcels identified as Clackamas County Assessor's Map No. 2s-1E-35BB, Tax Lots 9500 and 9600 (Exhibit A); it can also be located by its address, 1601 and 1627 Killarney Dr., West Linn, OR 97068. The base zone applied to the property is R-10.

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.

2. 85.210 Property Line Adjustment – 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.*

Response: The proposed lot line adjustment is not creating an additional lot or parcel. The criteria is 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.*

Response: Lot 9600 is being reduced to 104 sq ft below the minimum 10,000 sq ft requirement. See the below narrative demonstrating compliance with a Class I variance to allow the lot area to be reduced by 5% which would then make the new lot size conforming. The criteria is 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).*

Response: The line adjustment is a straight line. The criteria is met

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

Response: The proposed lot line adjustment is not creating an additional lot or parcel. The criteria is 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.*

Response: The proposed lot line adjustment does not affect any existing easements or utilities. The criteria is met

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. The applicant acknowledges and understands the approval and appeal provisions. To the extent they apply, the criteria are met.

3. 75.020 Classification of Variances

A. Class I Variance. Class I variances provide minor relief from certain code provisions where it can be demonstrated that the modification will not harm adjacent properties, and it conforms with any other code requirements. Class I variances are allowed for the following code provisions:

1. Required Yard and Minimum Lot Dimensional Requirements. Required yards may be modified up to 20 percent, lot dimensions by up to 10 percent and lot area by up to five percent if the decision-making authority finds that the resulting approval:

- a. Provides for a more efficient use of the site;*
- b. Preserves and incorporates natural features into the overall design of the project;*
- c. Does not adversely affect adjoining properties in terms of light, air circulation, noise levels, privacy, and fire hazards; and*
- d. Provides for safe vehicular and pedestrian access to the site and safe on-site vehicular and pedestrian circulation.*

Response: The reduction of 0.1% of lot area being proposed is well within the allowed 5% of lot area reduction. This does not adversely affect adjoining properties in terms of light, air circulation, noise levels, privacy or fire hazards. The rest of the criteria are non-applicable to this proposal. The criteria has been met

2. Off-street parking dimensional and minimum number of space requirements may be modified up to 10 percent if the decision-making authority finds that the use is designed for a specific purpose, which is intended to be permanent in nature.

Response: This criteria is not applicable

3. Dimensional sign requirements may be modified up to 10 percent if the decision-making authority finds that the proposed larger sign is:

- a. Necessary for adequate identification of the use on the property; and*
- b. Compatible with the overall site plan, the structural improvements, and with the structures and uses on adjoining properties.*

Response: This criteria is not applicable

4. Landscaping requirements in the applicable zone may be modified up to 10 percent if the decision-making authority finds that the resulting approval:

- a. Provides for a more efficient use of the site;*
- b. Preserves and incorporates natural features into the overall design of the project; and*
- c. Will have no adverse effect on adjoining property.*

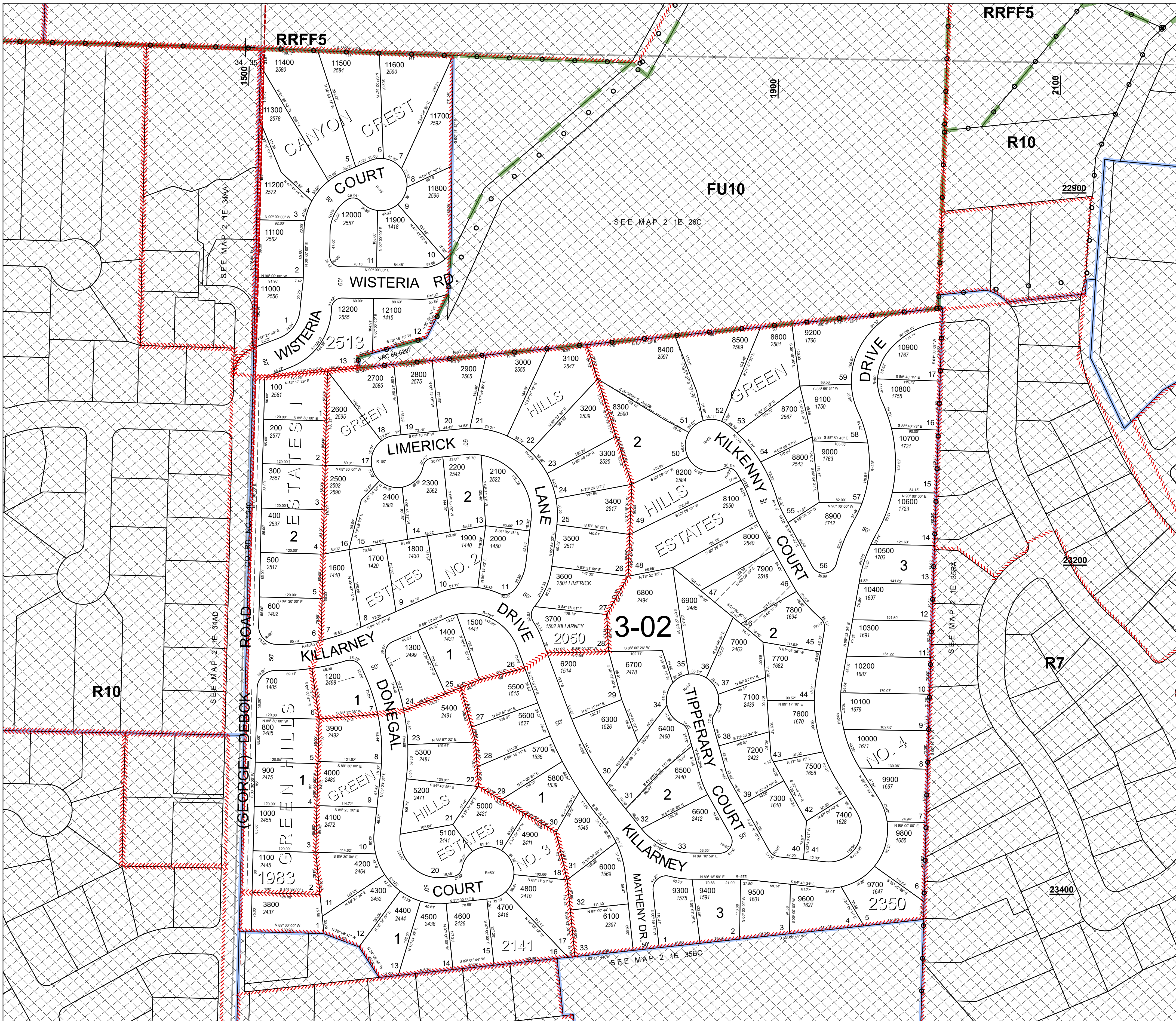
Response: This criteria is not applicable

4. Conclusion:

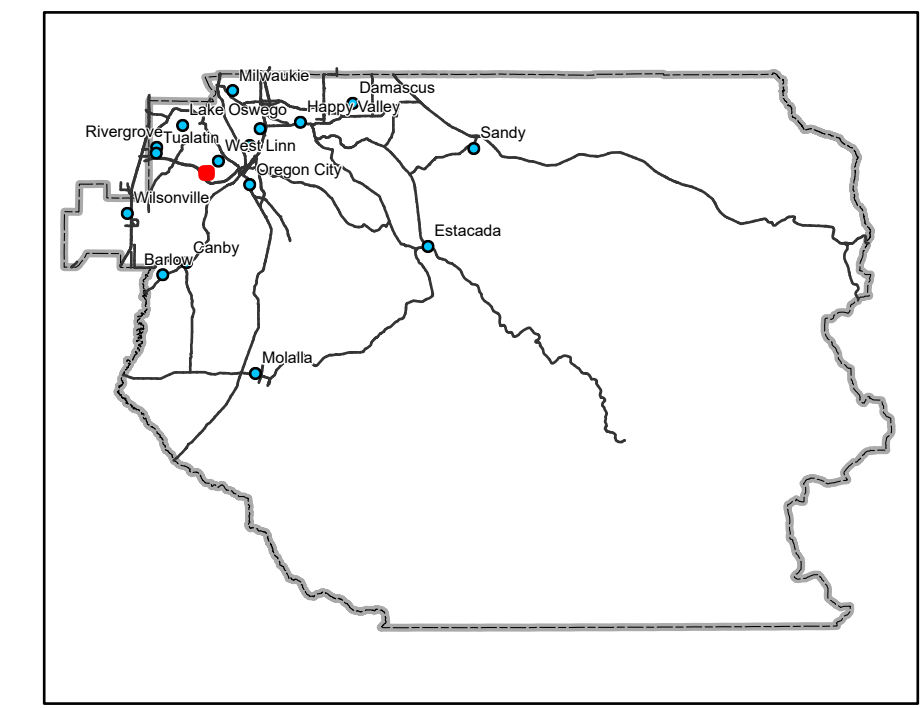
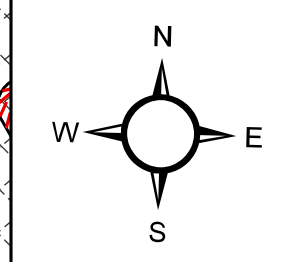
This application narrative and accompanying property line adjustment exhibit demonstrate that all applicable provisions of the West Linn Community Development Code are satisfied. The applicant respectfully requests approval of this proposal.

1" = 100'

Cancelled



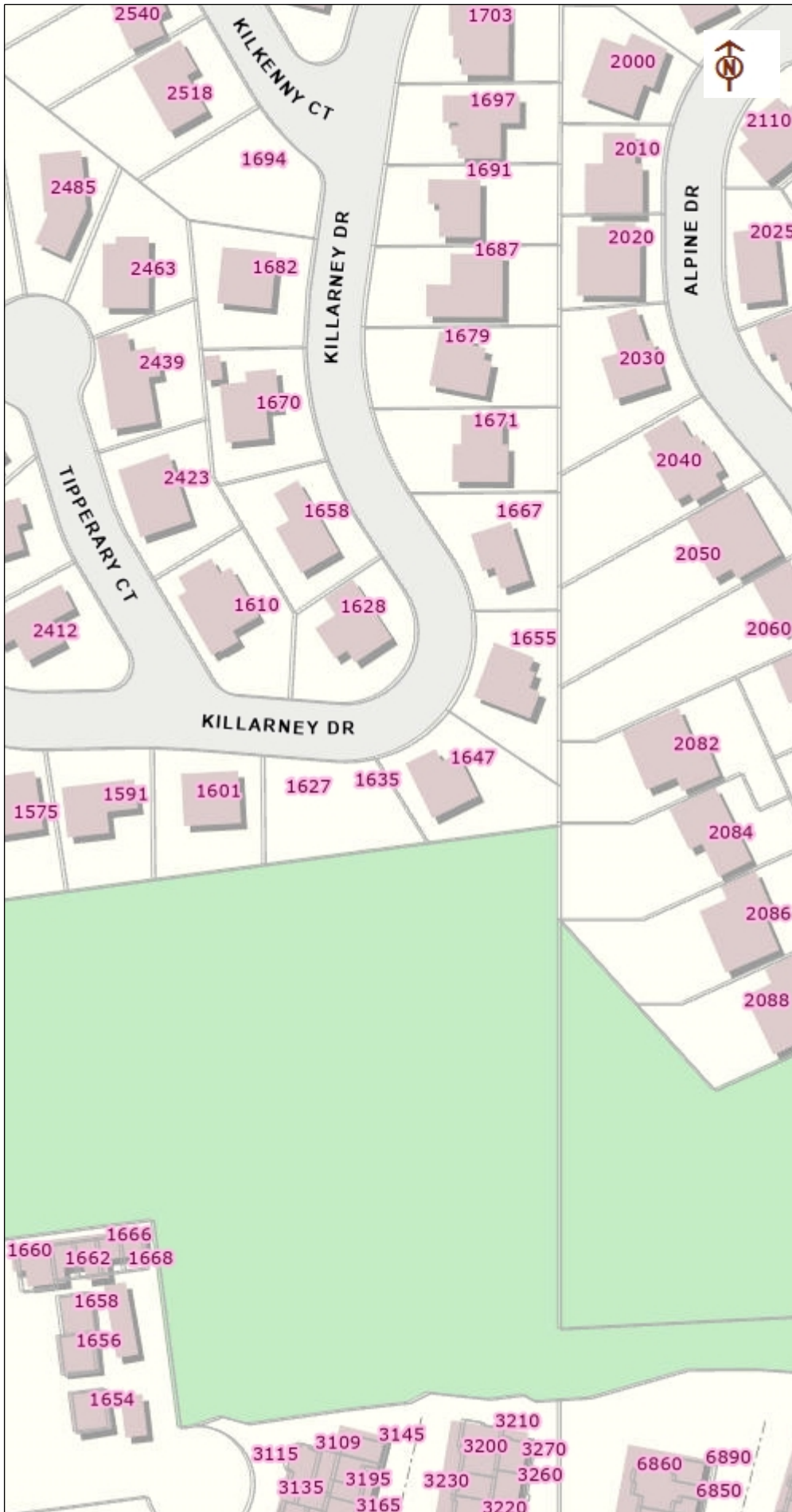
- Parcel Boundary
- - - Private Road ROW
- - - Historical Boundary
- - - Railroad Centerline
- Tax Code Lines
- Map Index
- Water Lines
- Land Use Zoning
- Plats
- Water
- Corner
- Section Corner
- 1/16th Line
- Govt Lot Line
- DLC Line
- Meander Line
- PLSS Section Line
- Historic Corridor 40'
- Historic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



THIS MAP IS FOR ASSESSMENT
PURPOSES ONLY

Legend

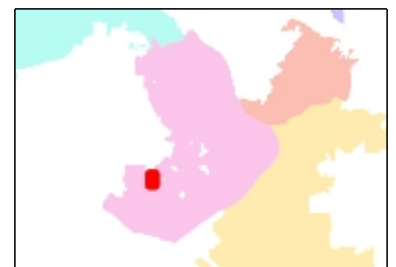
- Addresses dissolved 0-5K
- City Limit
- ⋮ Unimproved ROW
- Parks and Open Space
- City Owned Property



0 0.03 0.1 Miles



1: 2,256.99



Notes

This map was automatically generated using Geocortex Essentials.