

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT	PROJECT No(s). LLA-24-04	PRE-APPLICATION NO. n/a
NON-REFUNDABLE FEE(S) \$1,200	REFUNDABLE DEPOSIT(S) none	TOTAL \$1,200

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 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: 4025 Mapleton Drive West Linn OR 97068	Assessor's Map No.: 21E24BC00100
	Tax Lot(s): 8
	Total Land Area: 1 acre

Brief Description of Proposal:

lot line adjustment to the NE corner of the acre to subtract 11370 sqft and add to NE corner neighbors lot at 4069 Mapleton drive West Linn OR 97068

Applicant Name*: Jason Faber 4025 Mapleton Drive West Linn OR 97068
 Address: _____
 City State Zip: _____
 Phone: 503-998-5431
 Email: rhinokong77@gmail.com

Owner Name (required): Jeremy Andrew 4069 Mapleton Drive West Linn
 Address: OR 97068
 City State Zip: _____
 Phone: 940-642-9394
 Email: JNAndrew@gmail.com

Consultant Name: _____
 Address: _____
 City State Zip: _____
 Phone: _____
 Email: _____

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 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	27 SEP 24 Date	 Owner's signature (required)	9/26/2024 Date
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AREA TABLE

PARCEL 2 PARCEL PLAT NO. 2006-047 = 13,495 SF±

TRACT 1 = 24,885 SF±

LOT 8 "MAPLE GROVE" = 43,902 SF±

TRACT 2 = 32,512 SF±

EXCHANGE AREA = 11,390 SF

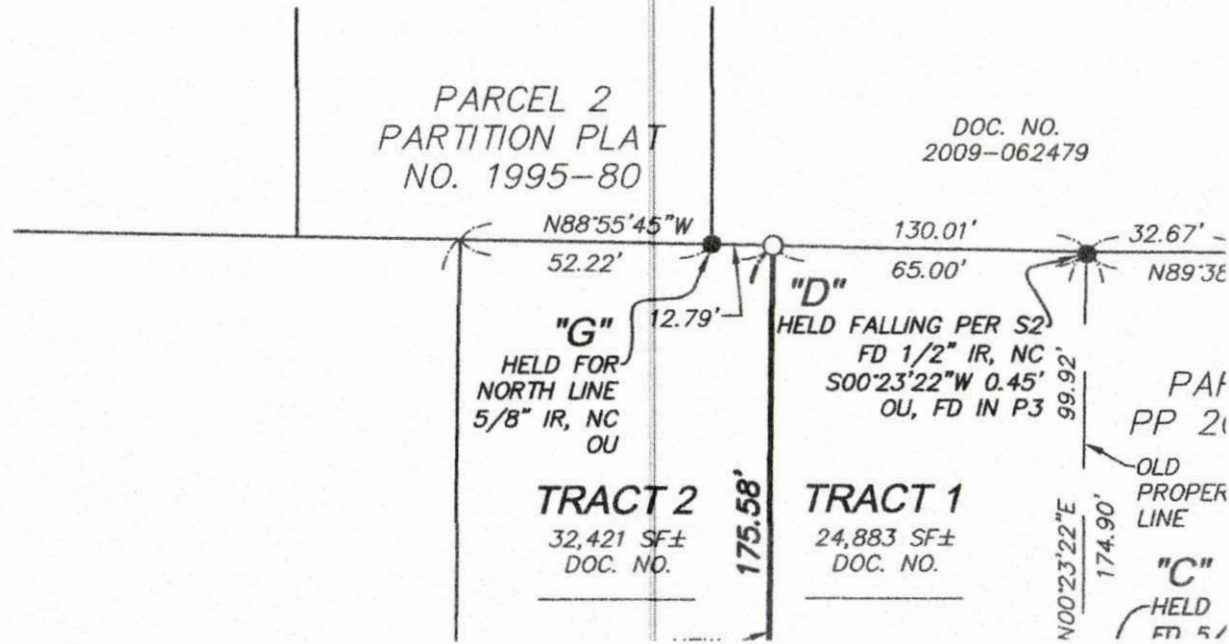
**RECORD
PRELIMINARY
ADJUSTMENT**

LOT 8, "MAPLE GROVE"
AND PARCEL 2, PARCEL PLAT NO. 2006-047
LOCALITY: N.W. 1/4 SECTION 20, T.12N, R.12E, S.1E
CLACKAMAS COUNTY, OREGON
AUGUST 12, 2009

SURVEY BY
JAS

PARCEL 2
PARTITION PLAT
NO. 1995-80

DOC. NO.
2009-062479



AREA TABLE

PARCEL 2 PARCEL PLAT NO. 2006-047 = 13,495 SF±
 TRACT 1 = 24,885 SF±
 LOT 8 "MAPLE GROVE" = 43,902 SF±
 TRACT 2 = 32,512 SF±
 EXCHANGE AREA = 11,390 SF

RECORD OF SURVEY PRELIMINARY PROPERTY LINE ADJUSTMENT

LOT 8, "MAPLE GROVE" (PLAT NO. 639),
 AND PARCEL 2, PARTITION PLAT 2006-047
 LOCATED IN THE
 N.W. 1/4 SECTION 24, T.2S., R.1E., W.M.
 CLACKAMAS COUNTY, OREGON
 AUGUST 12, 2024 SCALE 1"=40'

SURVEY PERFORMED FOR:
 JASON FABER

CLACKAMAS COUNTY SURVEYOR

RECEIVED: _____

ACCEPTED FOR FILING: _____

SURVEY NUMBER: _____

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO MONUMENT A PROPERTY LINE ADJUSTMENT BETWEEN THOSE TRACTS OF LAND CONVEYED BY DEEDS RECORDED AS DOCUMENTS NO. 2017-034674 AND 2013-046805, CLACKAMAS COUNTY DEED RECORDS, TOGETHER BEING ALL OF LOTS 8 "MAPLE GROVE", PLAT NO. 639, AND PARCEL 2 OF PARTITION PLAT NO. 2006-47, CLACKAMAS COUNTY PLAT RECORDS, IN ACCORDANCE WITH CITY OF WEST LINN CASE FILE NO. XX-XXXXXX.

SUBJECT DEED DOCUMENT NO. 2017-034674 REFLECTS A PROPERTY LINE ADJUSTMENT BETWEEN SAID LOT 8 AND PARCEL 2 THAT WAS EXECUTED IN 2013; HOWEVER, SUBJECT DEED DOCUMENT NO. 2013-046805 DOES NOT REFLECT THIS ADJUSTMENT. THE LINE BEING ADJUSTED UNDER THE CURRENT LAND USE ACTION WILL MAKE THIS DISCREPANCY VOID.

FOR THE LINE COMMON TO SAID LOT 8 AND PARCEL 2, AND MY BASIS OF BEARINGS, I HELD NORTH 00°23'22" EAST BETWEEN FOUND MONUMENTS "A", "B", "C", AND "D", PER SAID PARTITION PLAT AND SURVEY NO. 2013-55.

I HELD FOUND MONUMENTS "E" AND "F", AND RECORD FALLING TO FOUND MONUMENT "D" TO ESTABLISH THE NORTH LINE OF SAID PARCEL 2, PER SAID PARTITION PLAT.

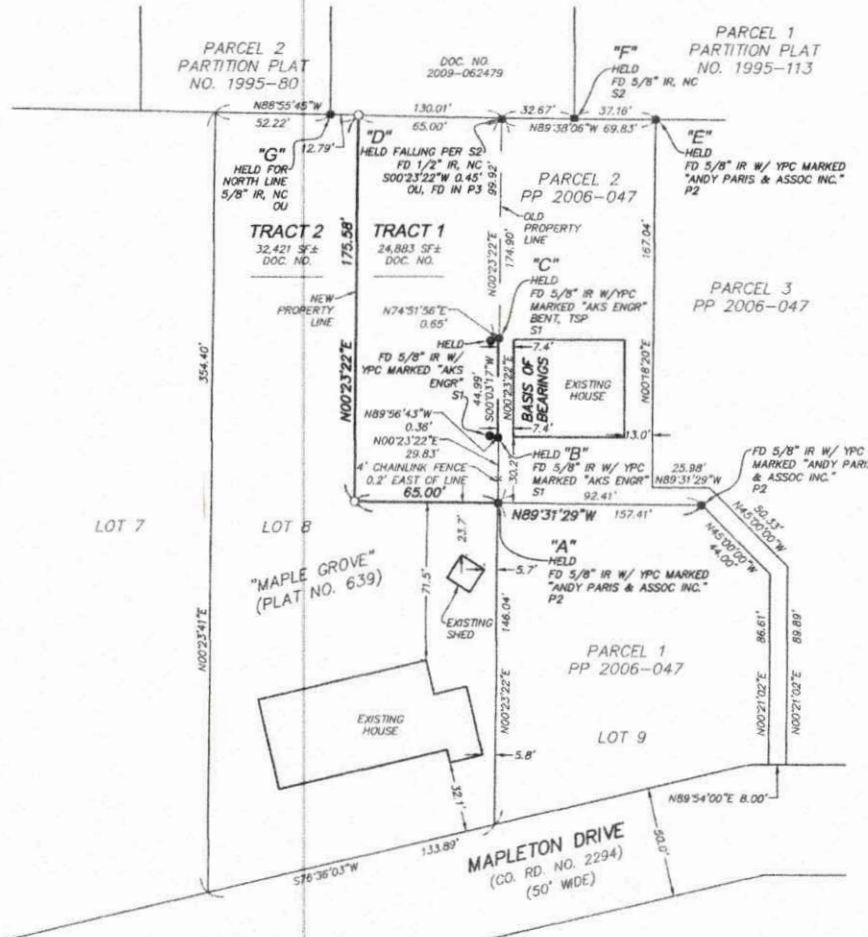
FOR THE NORTH LINE OF SAID LOT 8, I HELD FOUND MONUMENT "C" AND THE ESTABLISHED NORTHWEST CORNER OF SAID PARCEL 2, PER SAID PARTITION PLAT NO. 2006-47 AND PARTITION PLAT NO. 1995-80.

LEGEND:

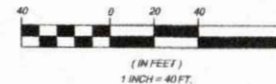
○ SET 5/8" x 30" IRON ROD W/ RED PLASTIC CAP MARKED "CENTERLINE CONCEPTS" ON _____ 2024

● FOUND MONUMENT AS NOTED

() = RECORD DISTANCES & BEARINGS
 IR = IRON ROD IP = IRON PIPE
 FD = FOUND W/ = WITH
 OU = ORIGIN UNKNOWN
 YPC = YELLOW PLASTIC CAP
 NC = NO CAP
 R/W = RIGHT OF WAY
 DOC. NO. = DEED DOCUMENT NUMBER, CLACKAMAS COUNTY DEED RECORDS
 SN = SURVEY NUMBER, CLACKAMAS COUNTY SURVEY RECORDS
 S1 = SN 2013-055
 S2 = SN 26348
 P1 = "MAPLE GROVE" (PLAT NO. 639)
 P2 = PARTITION PLAT NO. 2006-47
 P3 = PARTITION PLAT NO. 1995.113
 P4 = PARTITION PLAT NO. 1995-80



GRAPHIC SCALE



SIGNED ON: 13 Aug 24

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

TGB
 OREGON
 JULY 13, 2004
 TOBY G. BOLDEN
 60377LS

RENEWS: DECEMBER 31, 2025

**CENTERLINE CONCEPTS
 LAND SURVEYING, INC.**

19376 MOLALLA AVE., SUITE 120
 OREGON CITY, OREGON 97045
 PHONE 503.650.0188 FAX 503.650.0189

APPROVAL:

CITY OF WEST LINN PLANNING FILE NO. _____

BY: _____ DATE: _____

CITY OF WEST LINN PLANNING DEPARTMENT

Project Narrative

I am applying to do a lot line adjustment with my neighbor Jeremy who owns the house on the common lot line to our NE. I am parceling off a 65 foot by 175 foot chunk, for a total of just over 11,375 sq ft. Our lot would still be over $\frac{3}{4}$ of an acre and Jerymy's would increase to well over the allowable 10,000 Sqft. There is no access to the lot adding to his, and there are no buildings, easements, or structures on the section being adjusted.

85.21 Property line adjustment- Approval Standards

1. An additional lot or parcel shall not be created by the property line adjustment.
 - There is no new lot being created. My neighbor is buying a parcel of my lot and adding it to his already existing lot.
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 the district. The property line adjustment shall not enlarge, increase or extend the non-conformity of a non-conforming lot or non-confirming structure.
 - The parcel that is being sold off will drop my lot from 1 acre to approx .74 acres. That is Well within the required .25 acres to have a structure. My neighbor already has an Existing house on a lot that is greater than .25 acres. Neither of these stipulations will be Broken.
3. Property line adjustments shall be either: A. A straight line, B A line with maximum of two 45 to 90 degree turns or C. A maximum of three turns less than 45 degrees.
 - The lot line adjustment will be only TWO 90 degree turn in the SW corner of the parcel being added to my neighbors lot.
4. The property line adjustment shall not create a lot or parcel that violated applicable site development regulations.
 - This lot line adjustment does NOT create a 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.
 - This property line adjustment does NOT adversely affect existing easements or existing utilities because there are no easements or utilities involved in this lot line adjustment.
6. Proposed property line adjustments that cannot meet these standards are subject to review under CDC99.060(B).
 - This lot line adjustment fits all of the requirements and violates NONE of them.
7. Any appeal must be filed in accordance with CDC 99.240

Residential, R10

Chapter 11

RESIDENTIAL, R-10

Sections:

**11.070 DIMENSIONAL REQUIREMENTS, USES PERMITTED OUTRIGHT AND
USES PERMITTED UNDER PRESCRIBED CONDITIONS**

**11.070 DIMENSIONAL REQUIREMENTS,
USES PERMITTED OUTRIGHT AND USES
PERMITTED UNDER PRESCRIBED
CONDITIONS**

Except as may be otherwise provided by the provisions of this code, the following are the requirements for uses within this zone:

STANDARD	REQUIREMENT	ADDITIONAL NOTES
Minimum lot size	10,000 sf	For a single-family attached or detached unit
Average minimum lot or parcel size for a townhouse project	1,500 sf	
Minimum lot width at front lot line	35 ft	Does not apply to townhouses or cottage clusters
Average minimum lot width	50 ft	Does not apply to townhouses or cottage clusters

Minimum yard dimensions or minimum building setbacks		<p>Except as specified in CDC <u>25.070(C)(1)</u> through (4) for the Willamette Historic District.</p> <p>Front, rear, and side yard setbacks in a cottage cluster project are 10 ft. There are no additional setbacks for individual structures on individual lots, but minimum distance between structures shall follow applicable building code requirements.</p>
Front yard	20 ft	Except for steeply sloped lots where the provisions of CDC <u>41.010</u> shall apply
Interior side yard	7.5 ft	Townhouse common walls that are attached may have a 0-ft side setback.
Street side yard	15 ft	
Rear yard	20 ft	
Maximum building height	35 ft	Except for steeply sloped lots in which case the provisions of Chapter <u>41</u> CDC shall apply.

Maximum lot coverage	35%	<p>Maximum lot coverage does not apply to cottage clusters. However, the maximum building footprint for a cottage cluster is less than 900 sf per dwelling unit.</p> <ul style="list-style-type: none"> • This does not include detached garages, carports, or accessory structures. • A developer may deduct up to 200 sf for an attached garage or carport.
Minimum accessway width to a lot which does not abut a street or a flag lot	15 ft	
<p>Maximum floor area ratio</p> <p>Duplex, triplex, and quadplex</p>	<p>0.45</p> <p>0.60</p>	<p>Maximum FAR does not apply to cottage clusters.</p> <p>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</p>

	obtain a non-conforming structures permit under Chapter <u>66</u> CDC.
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1. The sidewall provisions of Chapter 43 CDC shall apply. (Ord. 1175, 1986; Ord. 1298, 1991; Ord. 1377, 1995; Ord. 1538, 2006; Ord. 1614 § 2, 2013; Ord. 1622 § 24, 2014; Ord. 1675 § 8, 2018; Ord. 1736 § 1 (Exh. A), 2022; Ord. 1745 § 1 (Exh. A), 2023)

With this lot line adjustment both lots will still be far above the lot size of 10,000 sqft. Required by the city. My lot will drop from 43,560sqft to approx 32,190sqft and my neighbors lot will increase from 13,068 to approx 24,394sqft.