



CITY OF
West Linn

**STAFF REPORT
PLANNING DIRECTOR DECISION**

DATE: October 24, 2025

FILE NO.: LLA-25-01

REQUEST: Property Line Adjustment (LLA) between two lots of records at 2215 Ridgebrook Drive and 2227 Ridgebrook Drive.

PLANNER: Aaron Gudelj, Associate Planner

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GENERAL INFORMATION

APPLICANT:	Edward Radulescu/Stephan Campean	
OWNER:	Edward Radulescu 2215 Ridgebrook Drive West Linn, OR 97068	Stephan Campean 2227 Ridgebrook Drive West Linn, OR 97068
SITE LOCATION:	2215 Ridgebrook Drive	2227 Ridgebrook Drive
TAX LOT NUMBER:	21E23BD07200 Lot 3 Overlook Ridge Plat	21E23BD07100 Lot 2 Overlook Ridge Plat
EXISTING SIZE:	9,984 sq. ft.	12,710 sq. ft.
PROPOSED SIZE:	11,108 sq. ft.	11,586 sq. ft.
COMP PLAN DESIGNATION:	Residential, Low Density	Residential, Low Density
ZONING:	R-10	R-10
APPROVAL CRITERIA:	Community Development Code (CDC) Chapter 11: Residential, R-10; Chapter 85: Land Divisions – General Provisions	
120-DAY RULE:	The application became complete on October 2, 2025. The 120-day period therefore ends on February 13, 2026.	
PUBLIC NOTICE:	Per CDC 99.080(E), public notice is not required for a property line adjustment.	

PROJECT BACKGROUND

The applicant proposes to adjust the shared property line between two existing lots of record located at 2215 Ridgebrook Drive and 2227 Ridgebrook Drive. The proposed adjustment will transfer approximately 1,124 square feet from 2227 Ridgebrook Drive to 2215 Ridgebrook Drive. 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 Director approves this application (LLA-25-01), 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:

Conditions of Approval

1. The applicant shall file, with the Clackamas 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).

The provisions of the Community Development Code Chapter 99 have been met.

Aaron Gudelj
Aaron Gudelj, Associate Planner

October 24, 2025
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. Appeals will be heard by City Council. Approval will lapse 3 years from effective approval date if the final plat is not recorded.

This city-level approval does not guarantee compliance with other laws, such as the federal and state Endangered Species Acts (ESA). All applicants are responsible for ensuring their actions comply with all applicable regulations.

Mailed this 24th day of October 2025.

Therefore, the 14-day appeal period ends at 4 p.m., on November 7, 2025.

**ADDENDUM
APPROVAL CRITERIA AND FINDINGS
LLA-25-01**

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

I. Chapter 11, Residential R-10

10.030 Permitted Uses

The following are uses permitted outright in this zoning district:

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

(...)

Staff Finding 1: An existing single-family detached home occupies both lots. The applicant proposes no additional development. The criteria are met.

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

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	

(...)

Staff Finding 2: The proposed lots conform to the minimum lot size; 2215 Ridgebrook Drive = 11,108 square feet, and 2227 Ridgebrook Drive = 11,586 square feet. The criteria are met.

II. Chapter 85 Land Divisions - 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 3: The proposal adjusts the common property line between two existing lots of record. No additional lots are proposed. 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 4: The proposal will transfer approximately 1,124 square feet between two existing lots of record. As demonstrated in the table below, the proposed lots meet the minimum lot size of the underlying R-10 zone, 10,000 square feet. The criteria are met.

	Before Adjustment	After Adjustment
2215 Ridgebrook Drive	9,984 sq. ft.	11,108 sq. ft.
2227 Ridgebrook Drive	12,710 sq. ft.	11,586 sq. ft.

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.)*

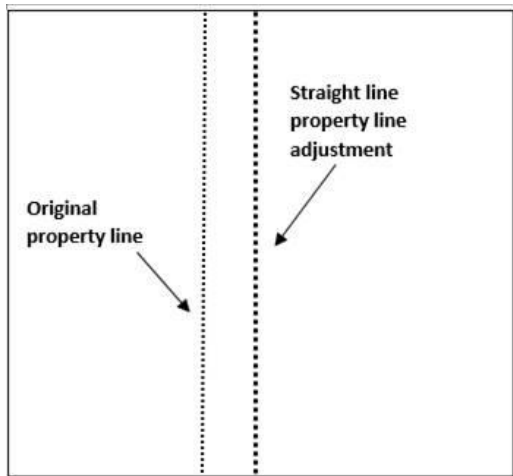


Figure 1.

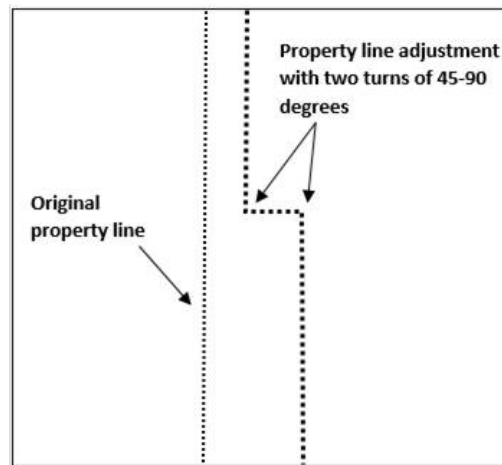


Figure 2.

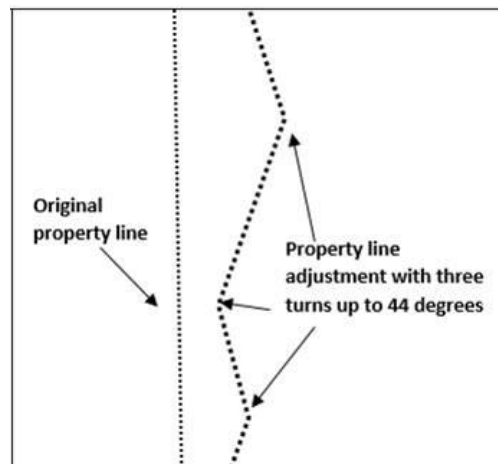


Figure 3.

Staff Finding 5: The proposal adjusts the common property line between two existing lots of record with two turns of 45 to 90 degrees. The criteria are met.

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

Staff Finding 6: The proposal adjusts the common property line between two existing lots of record. No physical development is proposed, and no development regulations will be violated. 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 7: 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 8: As documented in findings 3 through 7, the proposal meets all applicable criteria. This criterion does not apply.

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 9: 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 accordance with the provisions of CDC Chapter 99. The criteria are met.

EXHIBIT PD-1: APPLICANT SUBMITTAL

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT	PROJECT NO(S). LLA-25-01	PRE-APPLICATION NO. n/a
NON-REFUNDABLE FEE(S)	REFUNDABLE DEPOSIT(S) \$0	TOTAL \$1,200

Type of Review (Please check all that apply):

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

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

Site Location/Address: 2215 Ridgebrook Dr. West Linn, Oregon 97068	Assessor's Map No.: 21E23BD
	Tax Lot(s): 21E23BD07200
	Total Land Area: 9,984 sf

Brief Description of Proposal:

Lot line adjustment between the properties at 2215 Ridgebrook Dr. and 2227 Ridgebrook Dr. in West Linn, Oregon 97068.

Applicant Name*: Edward Radulescu	Phone: 503-679-2493
Address: 2215 Ridgebrook Dr.	Email: eddie@eprdesign.com
City State Zip: West Linn, OR. 97068	

Owner Name (required): Edward Radulescu / Stephan Campean	Phone: 503-679-2493
Address: 2215 Ridgebrook Dr. / 2227 Ridgebrook Dr.	Email: eddie@eprdesign.com
City State Zip: West Linn, OR. 97068 / West Linn, Or. 97068	

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

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 application costs.**
2. All information provided with the application is considered a public record and subject to disclosure.
3. The owner/applicant or their representative should attend all public hearings related to the application.
4. A decision may be reversed on appeal. The decision will become effective once the appeal period has expired.
5. Submit this form, application narrative, and all supporting documents as a single PDF through the 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. The applicant and owner affirm that the information provided in this application is true and correct. 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

9.9.25
Date


Owner's signature (required)

9.9.25
Final Decision Date

DEVELOPMENT REVIEW CHECKLIST

The application form and supporting materials should be submitted electronically through <https://westlinnoregon.gov/planning/submit-land-use-application> as one (1) .pdf file. To create a single PDF file, go to [Adobe Acrobat Free Merge PDF](#) online tool. [Other free Acrobat PDF tools](#) like converting a file to PDF or reducing the file size are available on the Adobe website.

Supporting reports may be uploaded separately through this web form *if* the file size is too large. The separate submissions should be numbered (i.e., Submittal 1 of 2) and noted under transmittal contents. All plan set files **MUST** be flattened and reduced.

Submission requirement to upload through the web form:

- .pdf format.
- Individual file size no larger than 128 MB.
- Do not attach 'zip' files. Our server will reject all 'zip' files.
- Reduce and flatten all plan sets BEFORE uploading plan sets. The raster/vector settings should be optimized for printing.

A complete application must include the following:

- ☒ Development Review Application. Original signatures from all owners must be on the application form. **Do NOT use DocuSign.**
- ☒ A **project narrative** outlining the project's scope in detail, including the changes to the site, structure, landscaping, parking, land use, and lot consolidations.
- ☒ Complete written responses to identified approval criteria in the [Community Development Code \(CDC\)](#).
- ☐ A Service Provider Letter from Tualatin Valley Fire and Rescue - <https://www.tvfr.com/399/Service-Provider-Permit> Please contact Jason Arn at jason.arn@tvfr.com with any questions about TVF&R requirements.
- ☐ Vicinity Map showing the site within the City.
- ☒ Site Plan drawn to scale showing the:
 - Taxlot and address of the project,
 - Area of the site (acres or square feet),
 - Zoning and Neighborhood Association,
 - Location and dimensions of existing and proposed buildings, structures,
 - Location of existing and proposed on-site driveways and off-street parking,
 - Configuration and dimensions of all existing and proposed lots and tracts, including a proposed park, open space, and or drainage tracts or easements,
 - Location and width of existing and proposed easement for access, drainage, etc., and
 - Location of existing and proposed trees and other proposed landscaping.
 - Location of existing public and private utilities, easements, and 100-year floodplain,
 - Sensitive areas, including the location of on-site wetlands and riparian areas,
 - Location of existing off-site driveways across the street,
 - If applicable, internal circulation system, name, and location of existing and proposed roadways and roadway easements (private and public), and
 - Location and width of existing and proposed on-site pedestrian and bicycle facilities on-site.
- ☐ If applicable, a Utility Plan and Landscape plan, drawn to scale.
- ☐ If applicable, Building elevation drawings with exterior elevations for every side of each structure, height including building materials and floor levels, drawn to scale.
- ☐ If required, documentation of any required meeting with the respective City-recognized neighborhood association per CDC [99.038](#).
- ☐ Any other materials identified by city staff at the pre-application meeting.

For applications that the Planning Commission decides, the applicant or applicant's representative should present their proposal to the PC at the public hearing.

**2215 Ridgebrook Drive
West Linn, Oregon 97068
Property Line Adjustment**

Narrative:

The application is a proposal to complete a lot line adjustment between the properties at 2215 Ridgebrook Dr. and 2227 Ridgebrook Dr. in West Linn, Oregon 97068. The lot line adjustment will result in the property at 2215 being 11,108 square feet and the property at 2227 being 11,586 square feet; a total of 1,124 square feet being increased at the site of 2215 Ridgebrook Dr. All setbacks and zoning standards remain in compliance. No changes in access or other site characteristics.

Approval Criteria:

1. An additional lot or parcel shall not be created by the property line adjustment.

Response: No additional parcel is being created with the PLA.

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: Both properties for which this PLA will affect will be in compliance with all zoning regulations and minimum lot sizes.

2215: 11,108 s.f.

2227: 11,586 s.f.

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 PLA will include only one turn of 45 degrees or less. All other lines will be a straight line.

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

Response: The PLA does not alter any site characteristics that would put the existing properties or structures out of compliance with any zoning 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.

Response: The PLA includes a new sewer easement for the benefit of 2227 Ridgebrook Dr.

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

Response: All criterion is met.

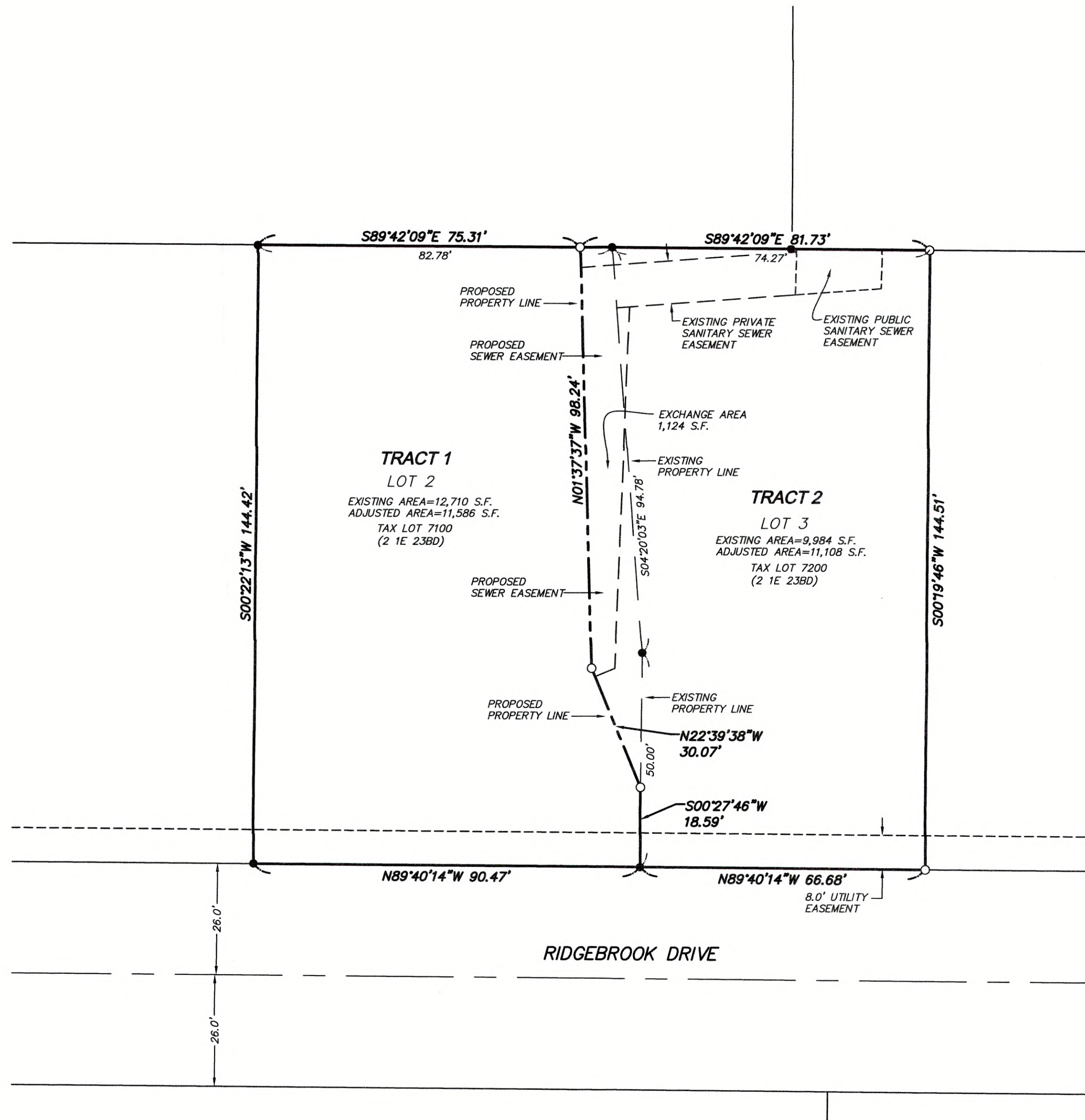
7. Any appeal must be filed in accordance with CDC 99.240.

See surveys provided with this submittal.

SHEET 1 OF 2

PROPERTY LINE ADJUSTMENT SITE PLAN

LOTS 2 AND 3, "OVERLOOK RIDGE"
LOCATED IN THE
N.W. 1/4 SECTION 23, T.2S., R.1E., W.M.
CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON
JULY 1, 2025 SCALE 1"=20'
SHEET 2 OF 2



PROJECT ADDRESS:

2215 RIDGEBROOK DRIVE
WEST LINN, OR
TAX LOT 7200

2227 RIDGEBROOK DRIVE
WEST LINN, OR
TAX LOT 7100

SURVEY NOTES:

A TRIMBLE S6-SERIES ROBOTIC INSTRUMENT WAS USED TO COMPLETE A CLOSED LOOP FIELD TRAVERSE.

THE BASIS OF BEARINGS FOR THIS SURVEY IS PER MONUMENTS FOUND AND HELD PER THE PLAT OF "OVERLOOK RIDGE", RECORDS OF CLACKAMAS COUNTY.

AREA TABLE:

EXISTING LOT 2: 12,710 S.F.
NEW TRACT 1: 11,586 S.F.

EXISTING LOT 3: 9,984 S.F.
NEW TRACT 2: 11,108 S.F.

EXCHANGE AREA: 1,124 S.F.

LEGEND:

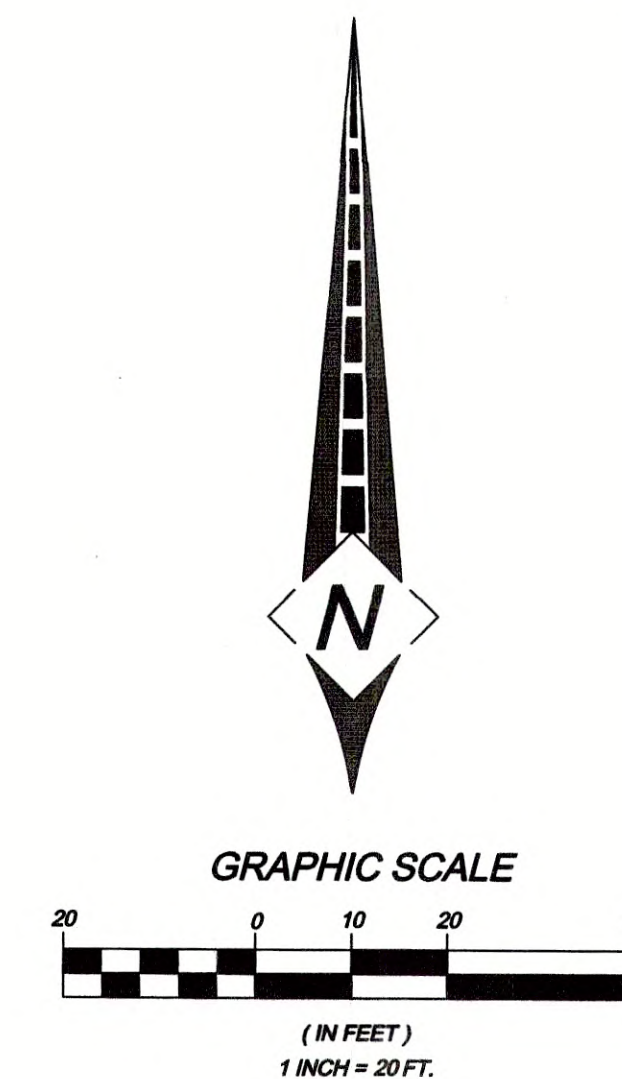
- FOUND MONUMENT
- EM ELECTRIC METER
- EB ELECTRIC BOX
- x-x- FENCE LINE
- ARBORVITAE ROW
- GM GAS METER
- GATE POST
- CONCRETE SURFACE

SIGNED ON: 7-2-2025

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
NOVEMBER 30, 2007
JAMES BURTON BROWN
60379

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

PLOTTED: M:\PROJECTS\EPR DESIGN-RIDGEBROOK DR-2215 & 2227\DWG\PRELIM PLA-C3D.dwg

EXHIBIT PD-2: COMPLETENESS LETTER



CITY OF West Linn

October 2, 2025

Edward Radulescu
2215 Ridgebrook Drive
West Linn, OR 97068

and

Stephan Campean
2227 Ridgebrook Drive
West Linn, OR 97068

Subject: LLA-25-01 Completeness Determination

Dear Applicant(s):

The application for a Lot Line Adjustment at 2215 Ridgebrook Drive and 2227 Ridgebrook Drive submitted on September 11, 2025, has been deemed complete. The City has up to 120 days to review and decide the application, with a final decision by January 30, 2026.

Please be aware that the determination of a complete application is not an approval of your application. The Completeness Determination means that you have provided the necessary information to review the application. The decision for this application will be made by the Community Development Director.

Please contact me at 503-742-6057, or by email at agudelj@westlinnoregon.gov if you have any questions about the process.

Sincerely,

Aaron Gudelj

Aaron Gudelj
Associate Planner

EXHIBIT PD-3: OVERLOOK RIDGE PLAT

