



---

CITY OF  
**West Linn**

**STAFF REPORT  
PLANNING DIRECTOR DECISION**

DATE: December 5, 2025

FILE NO.: LLA-25-03

REQUEST: Property Line Adjustment (LLA) between two lots of records at 2059 Ostman Road and 2075 Ostman Road.

PLANNER: Aaron Gudelj, Associate Planner

---

**TABLE OF CONTENTS**

GENERAL INFORMATION .....	2
PROJECT BACKGROUND.....	3
DECISION .....	4
ADDENDUM .....	5
EXHIBITS	
PD – 1 APPLICANT SUBMITTAL .....	7
PD – 2 COMPLETENESS LETTER.....	21
PD – 2 TAXMAP 2S1E34DD .....	23

## GENERAL INFORMATION

<b>APPLICANT:</b>	The Portlock Company	
<b>OWNER:</b>	Patrick Chris & Stephanie Mallory 2059 Ostman Road West Linn, Or 97068	
<b>CONSULTANT:</b>	Ken Sandblast/Westlake Consultants 15115 SW Sequoia Parkway, #150 Tigard, OR 97068	
<b>SITE LOCATION:</b>	2059 Ostman Road and 2075 Ostman Road	
<b>TAX LOT NUMBER:</b>	21E34DD02602 2059 Ostman Road	21E34DD02500 2075 Ostman Road
<b>EXISTING SIZE:</b>	12,180 sq. ft.	51,096 sq. ft.
<b>PROPOSED SIZE:</b>	46,107 sq. ft.	14,169 sq. ft.
<b>COMP PLAN DESIGNATION:</b>	Residential, Low Density	Residential, Low Density
<b>ZONING:</b>	R-10	R-10
<b>APPROVAL CRITERIA:</b>	Community Development Code (CDC) Chapter 11: Residential, R-10; Chapter 85: Land Divisions – General Provisions	
<b>120-DAY RULE:</b>	The application became complete on November 12, 2025. The 120-day period therefore ends on March 12, 2026.	
<b>PUBLIC NOTICE:</b>	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 2059 Ostman Road and 2075 Ostman Road. The proposed adjustment will transfer approximately 36,927 square feet from 2075 Ostman Road to 2059 Ostman Road. 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-25-03), 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

December 5, 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 5<sup>th</sup> day of December 2025.

Therefore, the 14-day appeal period ends at 4 p.m., on December 19, 2025.

**ADDENDUM  
APPROVAL CRITERIA AND FINDINGS  
LLA-25-03**

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 occupies both 2059 and 2075 Ostman Road. The applicant does not propose any 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; 2059 Ostman Road = 46,107 square feet, and 2075 Ostman Road = 14,169 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.*

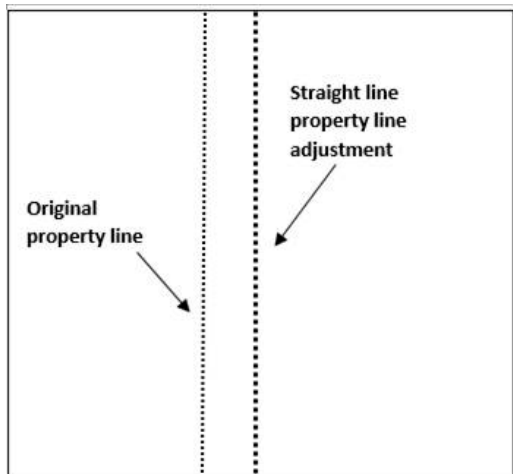
**Staff Finding 3: The proposal adjusts the common property line between two existing lots of record. No additional lots are proposed. The criteria are met.**

- 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.*

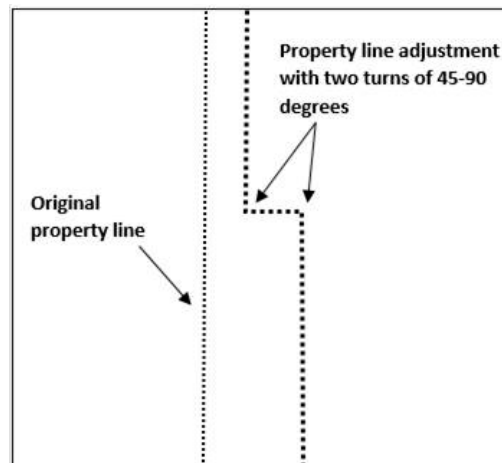
**Staff Finding 4:** The proposal will transfer approximately 36,927 square feet between two existing lots of record. As demonstrated in the table below, the proposed lots meet the minimum lot size of the underlying R-10 zone, 10,000 square feet. The criteria are met.

	Before Adjustment	After Adjustment
2059 Ostman Road	12,180 sq. ft.	46,107 sq. ft.
2075 Ostman Road	51,096 sq. ft.	14,169 sq. ft.

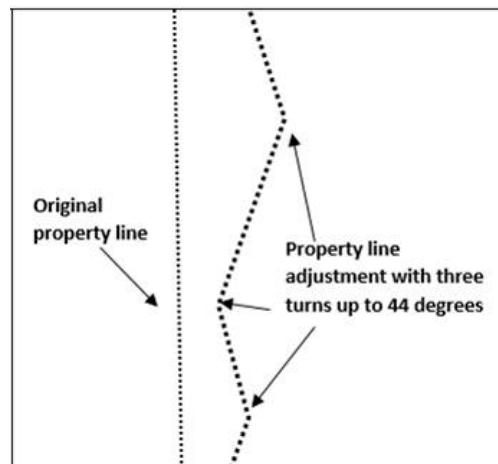
3. *Property line adjustments shall be either:*
- a. *A straight line (see Figure 1 example);*
  - b. *A line with maximum of two 45- to 90-degree turns (see Figure 2 example); or*
  - c. *A maximum of three turns less than 45 degrees (see Figure 3 example).*
- (The following figures are only intended as examples.)*



**Figure 1.**



**Figure 2.**



**Figure 3.**

**Staff Finding 5: The proposal adjusts property lines between two existing lots of record via a new straight line behind the existing single-family residence at 2075 Ostman Road creating a 14,169 sq. ft. lot fronting Ostman Road and elimination of the shared property line between the two parcels to create a 51,096 sq. ft. lot at 2059 Ostman Road. 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	Aaron Gudelj		PROJECT NO(S)
		LLA-25-03	
NON-REFUNDABLE FEE(S)		REFUNDABLE DEPOSIT(S)	PRE-APPLICATION NO.
\$1,200		\$0	n/a
		TOTAL	\$1,200

**Type of Review** (Please check all that apply):

- |   |   |  |
|---|---|--|
| <input type="checkbox"/> Annexation (ANX)               | <input type="checkbox"/> Final Plat (FP) <b>Related File#</b>   | <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:**

2059 & 2075 Ostman Road, West Linn, OR 97068

Assessor's Map No.: 2-1E-34DD

Tax Lot(s): 2500, 2602

Total Land Area: TL 2500 = 51,096 sf / TL 2602 = 12,180 sf

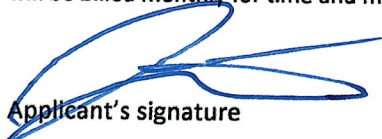
**Brief Description of Proposal:**

Property line adjustment of the common property line between Tax Lots 2500 and 2602.

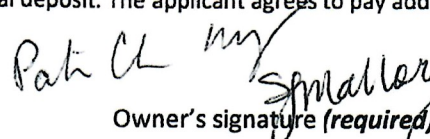
<b>Applicant Name*:</b>	The Portlock Company	Phone:	425-829-1566
Address:	6105 W. A Street, Suite B	Email:	jportlock@theportlockco.com
City State Zip:	West Linn, OR 97068		
<b>Owner Name (required):</b>	Patrick Chris & Stephanie Mallory	Phone:	503-887-8056
Address:	2059 Ostman Road	Email:	csmallory@comcast.net
City State Zip:	West Linn, OR 97068		
<b>Consultant Name:</b>	Ken Sandblast / Westlake Consultants, Inc.	Phone:	503-684-0652
Address:	15115 SW Sequoia Parkway, # 150	Email:	ksandblast@westlakeconsultants.com
City State Zip:	Tigard, OR 97224		

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

10/2/25  
Date

  
Owner's signature (required)

10/2/2025  
10/2/25  
Date



Patrick Chris and Stephanie Mallory  
2059 Ostman Rd  
West Linn, OR 97068

City of West Linn Planning and Development Department,

Patrick Chris Mallory and Stephanie Mallory as owners of 2059 and 2075 Ostman Rd authorize  
The Portlock Company to submit a lot line adjustment on our behalf.

Thank You,

*Pat Chris Mallory 10-2-25*

Patrick Chris Mallory

*Stephanie Mallory 10/2/2025*

Stephanie Mallory

# Property Line Adjustment

---

**2059 & 2075 Ostman Road, West Linn  
Tax Map 21E34DD, Tax Lots 2602 & 2500**

Prepared for:  
**The Portlock Company  
6105 W. A Street, Suite B  
West Linn, OR 97068**

Prepared by:  
**Westlake Consultants, Inc.  
15115 SW Sequoia Parkway, Suite 150  
Tigard, OR 97224**

List of Exhibits .....	1
Applicant and Subject Property Summary .....	2
Project Summary .....	3
Land Use Permit Request: Property Line Adjustment .....	4
Applicant Responses to Applicable Code Provisions .....	4
<b>Chapter 11 RESIDENTIAL R-10</b> .....	4
11.020 Procedures and Approval Process	
11.070 Dimensional Requirements	
<b>Chapter 85 GENERAL PROVISIONS</b> .....	5
85.070 Administration and Approval Process	
85.210 Property Line Adjustments – Approval Standards	
Conclusion .....	6

**A. Assessor's Tax Map 2-1E-34DD**

**B. Property Line Adjustment Plan**

**C. Service Provider Letter - TVFR**

**APPLICATION AND SUBJECT PROPERTY SUMMARY**

**SUBJECT PROPERTY:** Tax Map 21E34DD, Tax Lots 2500, 2602

**PROPERTY LOCATION:** 2075 and 2059 Ostman Road  
West Linn, OR 97068

**PROPOSAL:** Property Line Adjustment

**EXISTING LOT SIZE:** TL 2500: 51,096 sf / TL 2602: 12,180 sf

**PROPOSED LOT SIZE:** TL 2500: 14,169 sf / TL 2602: 49,107 sf

**ZONING DESIGNATION:** Residential, R-10

**PROPERTY OWNER:** Patrick Chris & Stephanie Mallory  
2059 Ostman Road  
West Linn, OR 97068  
Phone: 503-887-8056  
[csmallory@comcast.net](mailto:csmallory@comcast.net)

**APPLICANT:** The Portlock Company  
6105 W. A Street, Suite B  
West Linn, OR 97068  
Phone: 425-829-1566  
Email: [jportlock@theportlockco.com](mailto:jportlock@theportlockco.com)

**APPLICANT'S REPRESENTATIVE:** Ken Sandblast, AICP  
Westlake Consultants, Inc.  
15115 SW Sequoia Parkway, Suite 150  
Tigard, OR 97224  
Phone: 503-684-0652  
Email: [ksandblast@westlakeconsultants.com](mailto:ksandblast@westlakeconsultants.com)

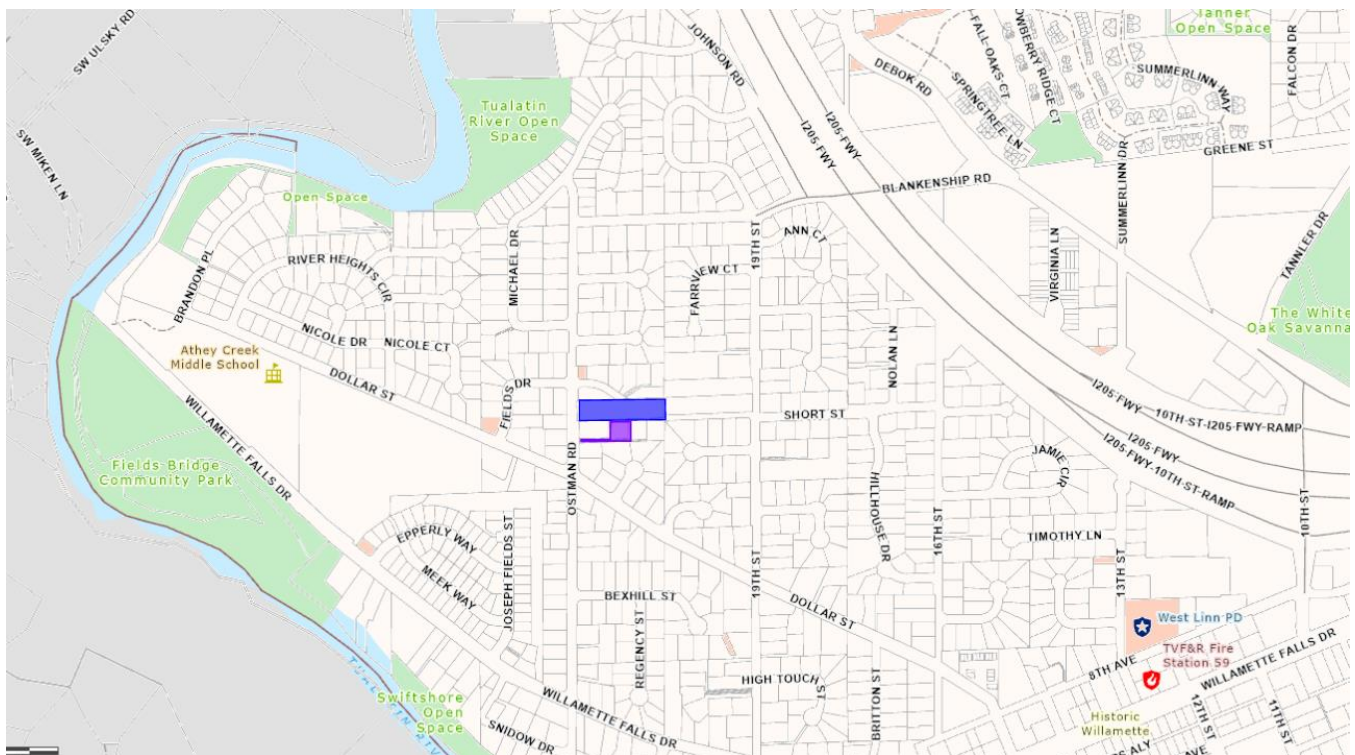
**Property Line Adjustment**  
**2059 and 2075 Ostman Road, West Linn**

**PROJECT SUMMARY**

This application proposes the adjustment of the common property line between two lots, identified as Tax Map 21E34DD, Tax Lots 2500 and 2602. The subject properties are located at 2075 and 2059 Ostman Road, West Linn. The lots are zoned R-10 and each lot currently sites one existing single-family residential home. No new development is proposed through this application.

The adjustment proposes a lot line adjustment that will result in a transfer of 36,927 sq. ft. from Tax Lot 2500 to Tax Lot 2602, resulting in after-adjustment lot areas of 14,169 sq.ft. for Tax Lot 2500 and 49,107 sq.ft. for Tax Lot 2602.

**VICINITY MAP**



- 2075 Ostman Road / Tax Lot 2500
- 2059 Ostman Road / Tax Lot 2602

## **LAND USE PERMIT REQUEST: PROPERTY LINE ADJUSTMENT**

This application requests an adjustment to the common property line between Tax Lot 2500 and Tax Lot 2602 of Tax Map 21E34DD, residential lots located in the R-10 zone. The proposed property line adjustment will result in after-adjustment lot areas of 14,169 sq.ft. for Tax Lot 2500, and 49,107 sq.ft. for Tax Lot 2602. No new development is proposed through this application.

## **APPLICABLE STANDARDS FOR PROPERTY LINE ADJUSTMENT APPROVAL**

After reviewing the West Linn *Community Development Code*, the following sections were found to be applicable to this Property Line Adjustment application. The Applicant's responses follow each applicable provision.

## **APPLICANT RESPONSES TO APPLICABLE CODE PROVISIONS**

### ***Chapter 11 RESIDENTIAL, R-10***

#### ***11.020 Procedures and Approval Process***

**Applicant's Response:** The subject lots are located in the R-10 zone, each sited with one existing single-family house, which is a permitted use in the R-10 zone. The proposed property line adjustment will adjust the common property line between the two lots. No development is proposed through this application.

#### ***11.070 Dimensional Requirements, Uses Permitted Outright and Uses permitted Under Prescribed Conditions***

**Applicant's Response:** The subject lots are located in the R-10 zone. Following the adjustment, both lots will remain over 10,000 sf in size and will continue to meet applicable dimensional requirements of the R-10 zone, as shown on the PLA Site Plan, attached as Exhibit B. Tax Lot 2500, which will be reduced in size to 14,169 sf, will continue to meet the lot coverage maximum (35%) with the existing house and shed accounting for under 20% lot coverage. This provision is satisfied.

### ***Chapter 85 GENERAL PROVISIONS***

#### ***85.070 ADMINISTRATION AND APPROVAL PROCESS***

*A. The application shall be filed by the record owner(s) of the property or by an authorized agent who has a letter of authorization from the property owners of record. The burden of proof will be upon the applicant to demonstrate the validity of the ownership, if challenged.*

**Applicant's Response:** This provision is acknowledged by the property owner/applicant. A letter of authorization is included with the application form. This provision is satisfied.

B. *Action on the application for a tentative plan shall be as provided by Chapter 99 CDC.*

**Applicant's Response:** This application proposes a property line adjustment. As this proposal is not for a lot partition or subdivision, this provision is not applicable.

#### **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.*

**Applicant's Response:** This application proposes an adjustment of an existing common property line between two residential lots, as shown in the Property Line Adjustment Plan, Exhibit B. No new lots are proposed. This provision is satisfied.

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 nonconforming structure.*

**Applicant's Response:** The proposed property line adjustment will result in a reduction in size of Tax Lot 2500 to 14,169 sf. As the minimum lot size in the R-10 zone is 10,000 sf, the adjusted TL 2500 will be in compliance with this standard. This provision is satisfied.

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.*

**Applicant's Response:** As allowed by 85.210.A.3.(a), and illustrated in the Property Line Adjustment Plan, Exhibit B, the proposed property line adjustment will be accomplished with a straight line. This provision is satisfied.

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

**Applicant's Response:** As discussed above, the proposed property line adjustment results in adjusted lots that meet the site dimensional requirements of the R-10 zone. No new development or changes to existing development are proposed. This provision is satisfied.

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.*

**Applicant's Response:** This application for a property line adjustment will not affect existing easements or utilities. No new development is proposed through this application. This provision is satisfied.

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

**Applicant's Response:** The proposed property line adjustment meets the standards of Section 85.210(A)(1) through (5), as addressed above. This provision is satisfied.

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

**Applicant's Response:** The Applicant acknowledges this provision.

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

**Applicant's Response:** The provisions of CDC 85.070 are addressed above. This provision is satisfied.

#### **Conclusion**

This application has provided substantial evidence demonstrating that the proposed Property Line Adjustment satisfies all applicable standards of the West Linn *Community Development Code*. The Applicant respectfully requests approval of this Property Line Adjustment application.



2 1 E 34DD  
WEST LINN

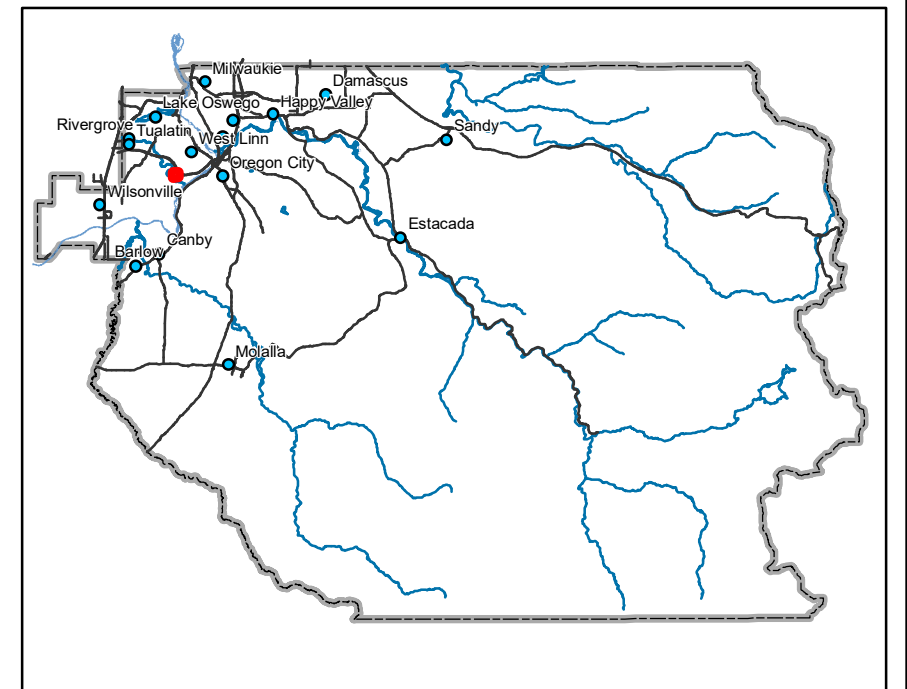
S.E.1/4 S.E.1/4 SEC.34 T.2S. R.1E. W.M.  
CLACKAMAS COUNTY  
1" = 100'

D. L. C.  
JOSEPH A. FIELDS NO. 51 & 67

Cancelled Taxlots

1402  
2002  
100  
2000  
2700  
1101  
2600  
2300  
2400

- 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'

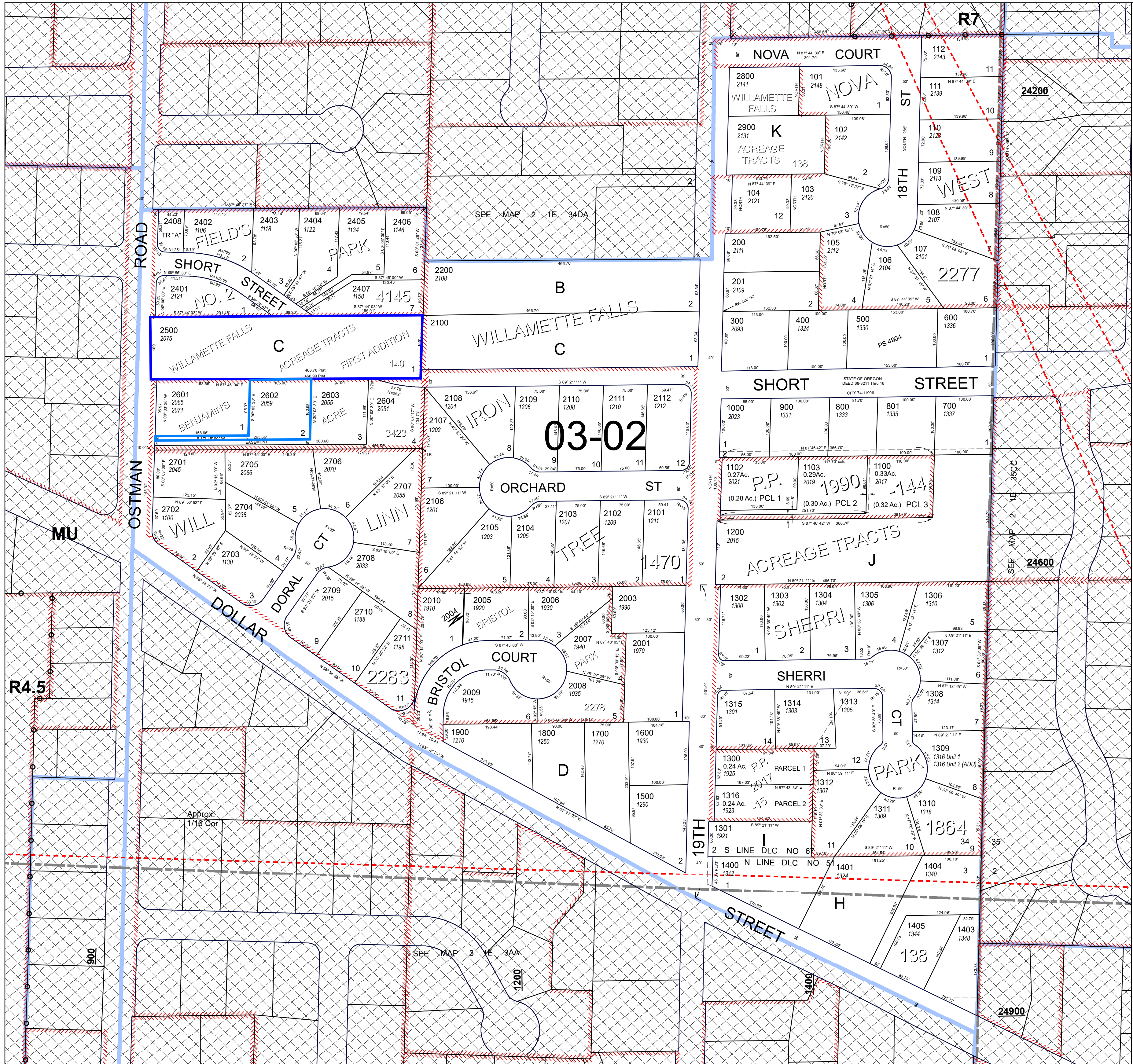


THIS MAP IS FOR ASSESSMENT  
PURPOSES ONLY

8/26/2020

2 1 E 34DD  
WEST LINN

Planning Director Decision

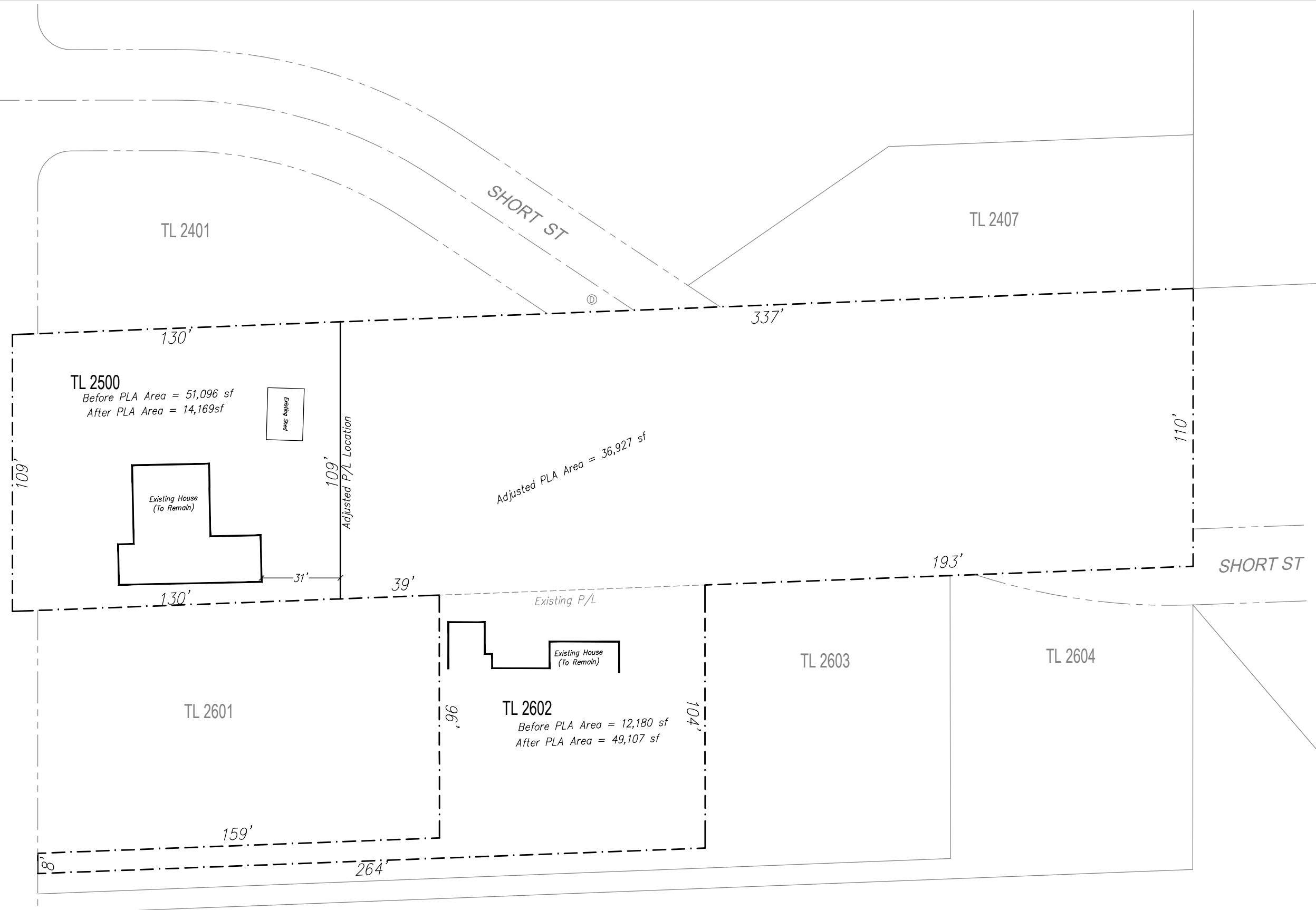







Scale 1"=40'

OSTMAN RD



**WESTLAKE**  
CONSULTANTS INC.

ENGINEERING ♦ SURVEYING ♦ PLANNING

PACIFIC CORPORATE CENTER  
15115 S.W. SEQUOIA PARKWAY, SUITE 150  
TIGARD, OREGON 97224

(503) 684-0852  
FAX (503) 624-0157

DATE	Sept 2025
DRAWN BY	KS
CHECKED BY	
REVISION	0
JOB NO.	

PROPERTY LINE ADJUSTMENT SITE PLAN  
2-1E-34DD Tax Lots 2602 & 2500  
2059 and 2075 Ostman Rd West Linn, OR  
R-10 Zone

**FIRE CODE / LAND USE / BUILDING REVIEW  
APPLICATION**



**North Operating Center**  
11945 SW 70<sup>th</sup> Avenue  
Tigard, OR 97223  
Phone: 503-649-8577

**South Operating Center**  
8445 SW Elligsen Rd  
Wilsonville, OR 97070  
Phone: 503-649-8577

REV 6-30-20

**Project Information**

Applicant Name Ken Sandblast / Westlake Consultants, Inc.\_  
Address: 15115 SW Sequoia Pkwy, #150, Tigard, OR 97224\_  
Phone: 503-684-0652\_  
Email: ksandblast@westlakeconsultants.com\_  
Site Address: 2059 & 2075 Ostman Road  
City: West Linn  
Map & Tax Lot #: Map 21E34DD / Tax Lots 2602 & 2500  
Business Name: \_\_\_\_\_  
Land Use/Building Jurisdiction: West Linn  
Land Use/ Building Permit # \_\_\_\_\_  
Choose from: Beaverton, Tigard, Newberg, Tualatin, North  
Plains, West Linn, Wilsonville, Sherwood, Rivergrove,  
Durham, King City, Washington County, Clackamas County,  
Multnomah County, Yamhill County

**Project Description**  
**A property line adjustment of the  
common property line between Tax Lots  
2500 and 2602 of Tax Map 21E34DD is  
proposed.**

**Permit/Review Type (check one):**

- ☒ X **Land Use / Building Review - Service Provider Permit**  
☐ Emergency Radio Responder Coverage Install/Test  
☐ LPG Tank (Greater than 2,000 gallons)  
☐ Flammable or Combustible Liquid Tank Installation  
(Greater than 1,000 gallons)  
\* Exception: Underground Storage Tanks (UST)  
are deferred to DEQ for regulation.  
☐ Explosives Blasting (Blasting plan is required)  
☐ Exterior Toxic, Pyrophoric or Corrosive Gas Installation  
(in excess of 810 cu.ft.)  
☐ Tents or Temporary Membrane Structures (in excess  
of 10,000 square feet)  
☐ Temporary Haunted House or similar  
☐ OLCC Cannabis Extraction License Review  
☐ Ceremonial Fire or Bonfire  
(For gathering, ceremony or other assembly)

**For Fire Marshal's Office Use Only**

TVFR Permit # 2025-0181  
Permit Type: JPP-West Linn  
Submittal Date: 10-1-25  
Assigned To: DFM Arn  
Due Date: NA  
Fees Due: Ø  
Fees Paid: Ø

**Approval/Inspection Conditions**  
(For Fire Marshal's Office Use Only)

**This section is for application approval only**

[Signature]  
Fire Marshal or Designee

10-1-25  
Date

Conditions: See approved fire service  
plans.

See Attached Conditions: ☐ Yes ☒ No

Site Inspection Required: ☐ Yes ☒ No

**This section used when site inspection is required**

Inspection Comments:

Final TVFR Approval Signature & Emp ID

Date



Scale 1"=40'



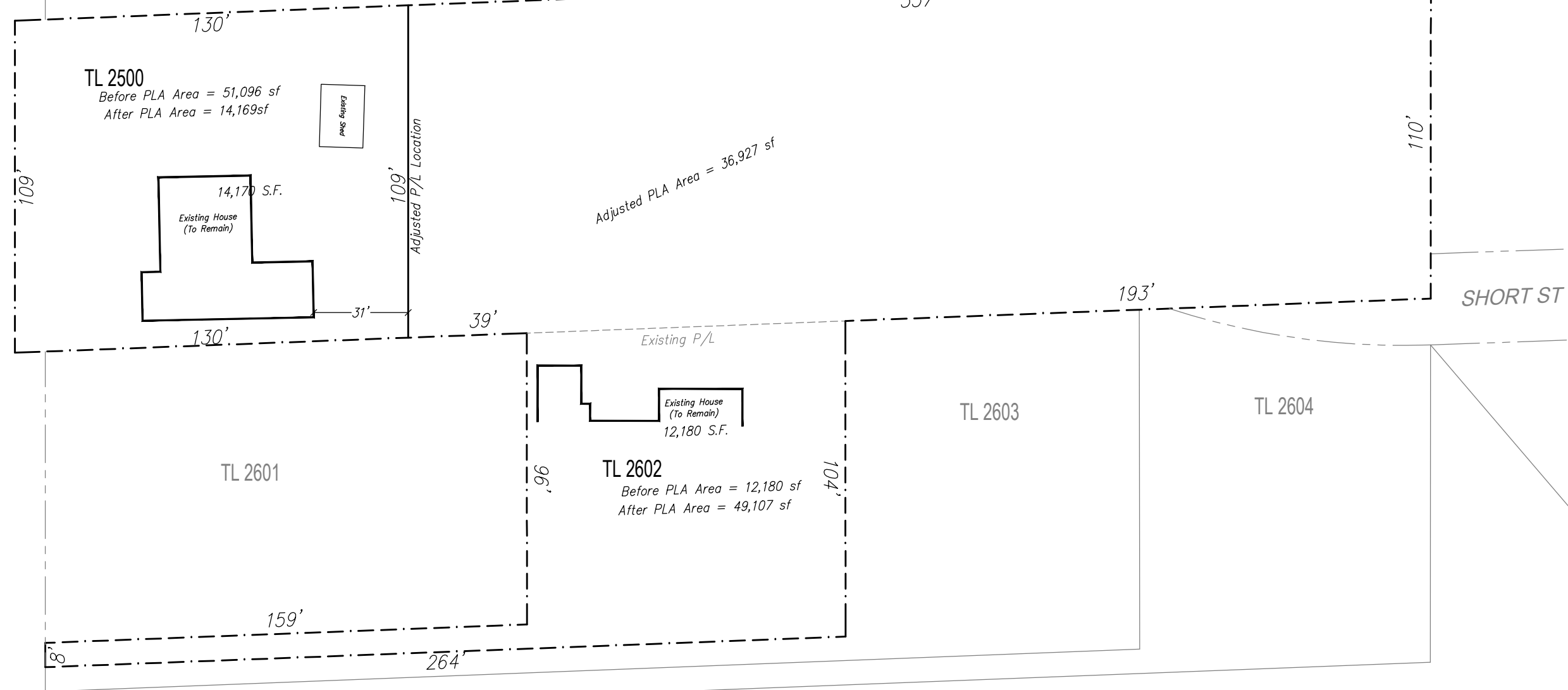
APPROVED PLANS

APPROVAL OF PLANS IS NOT AN APPROVAL  
OF OMISSIONS OR OVERSIGHTS

*Jason Am...*  
Deputy Fire Marshal II

TVF&R Permit# 2025-0181

OSTMAN RD



**WESTLAKE**  
CONSULTANTS INC.

ENGINEERING ♦ SURVEYING ♦ PLANNING  
PACIFIC CORPORATE CENTER  
15115 S.W. SEQUOIA PARKWAY, SUITE 150  
TIGARD, OREGON 97224  
(503) 684-0652  
FAX (503) 624-0157

DATE	Sept 2025
DRAWN BY	KS
CHECKED BY	
REVISION	0
JOB NO.	

PROPERTY LINE ADJUSTMENT SITE PLAN  
2-1E-34DD Tax Lots 2602 & 2500  
2059 and 2075 Ostman Rd West Linn, OR

## **EXHIBIT PD-2: COMPLETENESS LETTER**



## CITY OF West Linn

November 12, 2025

The Portlock Company  
6105 W. A Street, Suite B  
West Linn, OR 97068

Subject: LLA-25-03 Completeness Determination

Dear Portlock Company:

The Planning Department has reviewed your Lot Line Adjustment - LLA-25-03 - application submitted on 10/14/2025 for 2059 Ostman Road and 2075 Ostman Road and has determined that it is **complete**. As provided in [ORS 227.178](#), the City must take final action within 120 days, making the final decision due by Thursday March 12<sup>th</sup>, 2026.

Please note that a completeness determination is not an approval of your application. It only means the City has received all the required information and can now begin the review process.

The City will make a staff-level administrative decision on this application. Persons with party status may appeal the decision within 14 days from the day the final decision was mailed pursuant to CDC [99.240](#).

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

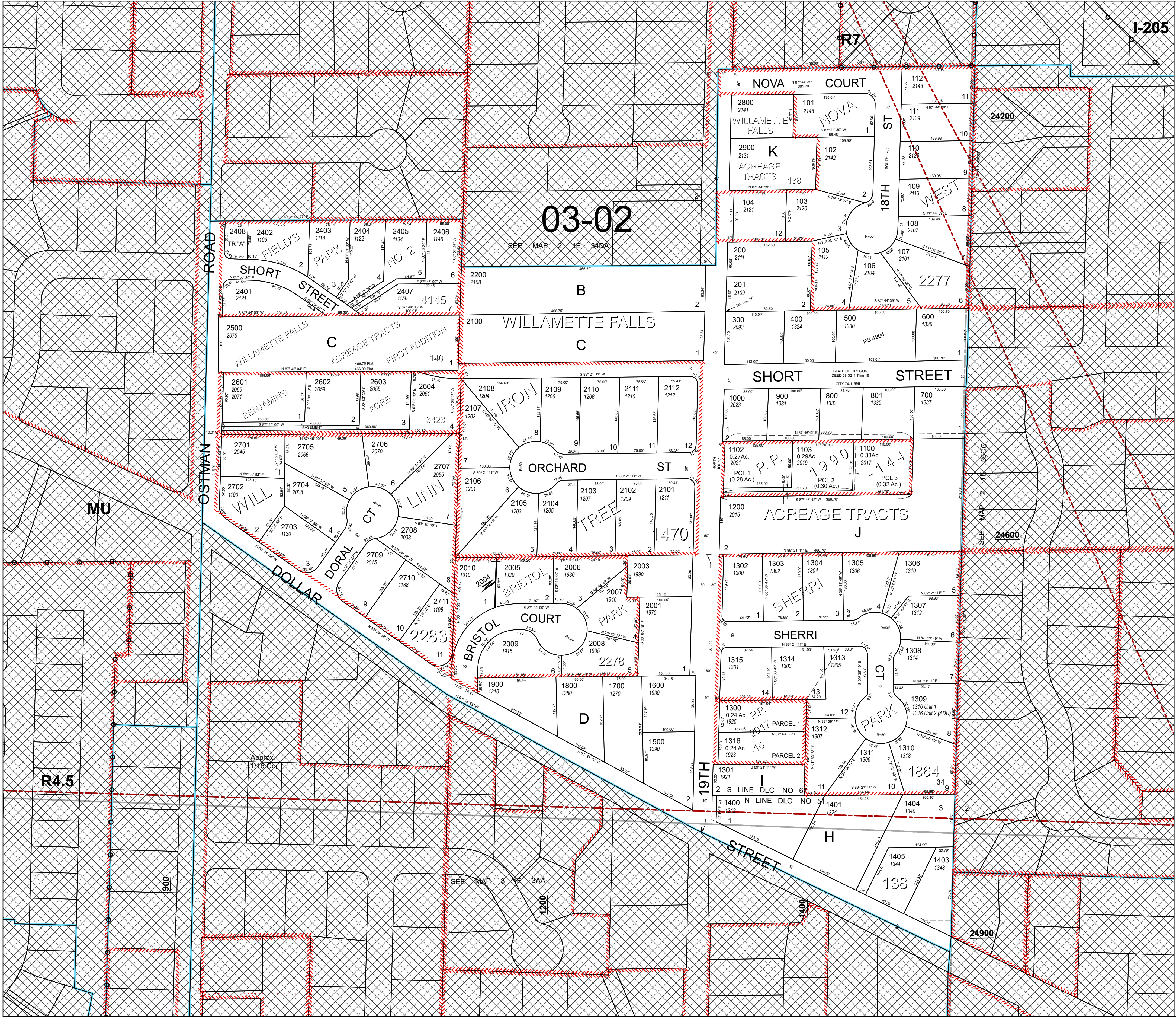
Sincerely,

*Aaron Gudelj*

Aaron Gudelj  
Associate Planner

## **EXHIBIT PD-3: TAXMAP 2S1E34DD**





2 1E 34DD  
WEST LINN

S.E. 1/4 S.E. 1/4 SEC. 34 T. 2S. R. 1E. W. M.  
CLACKAMAS COUNTY

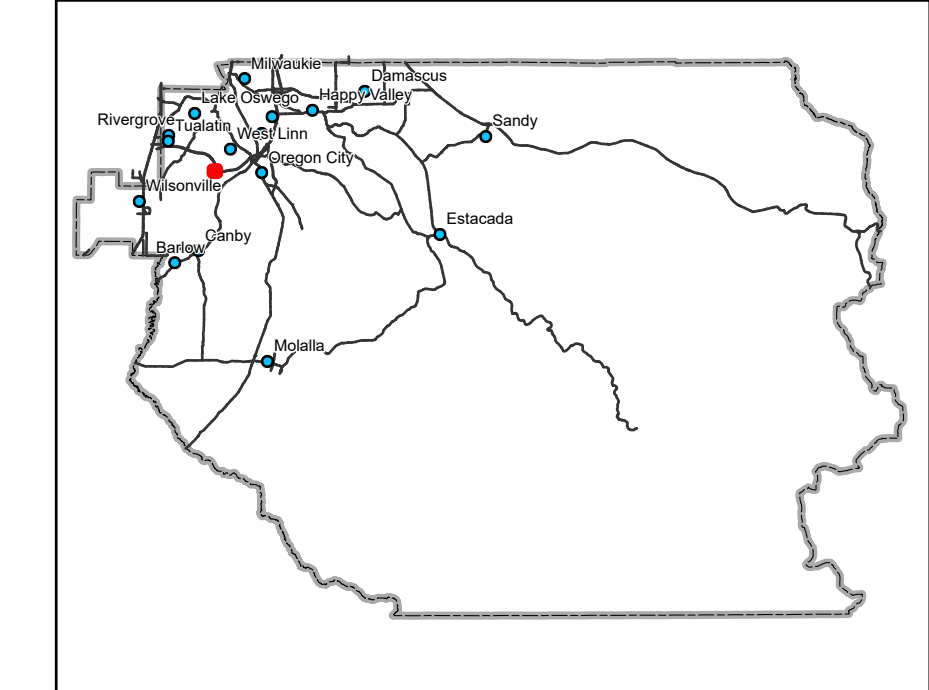
1" = 100'

D. L. C.  
JOSEPH A. FIELDS NO. 51 & 67

Cancelled Numbers

- 1402
- 2002
- 100
- 2000
- 2700
- 1101
- 2600
- 2300
- 2400

- 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: 11/19/2024

2 1E 34DD  
WEST LINN