



CITY OF
West Linn

PLANNING DIRECTOR DECISION

DATE: June 18, 2026

FILE NO.: LLA-26-02

REQUEST: Property Line Adjustment between 3939 Parker Road and 3637 Parker Road

PLANNER: Darren Wyss, Principal Planner

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GENERAL INFORMATION

	3939 Parker Road	3637 Parker Road
Owner	Alice Richmond	Alice Richmond
	3939 Parker Rd.	3939 Parker Rd.
	West Linn, OR 97068	West Linn, OR 97068
Tax lot ID	2S 1E 25CB Taxlot 3600	2S 1E 25CB Taxlot 3500
Current size	86,795 sq. ft. (1.993 acres)	147,028 sq. ft. (3.375 acres)
Proposed size	70,532 sq. ft. (1.619 acres)	163,291 sq. ft. (3.745 acres)
Zoning	R-7	R-7
Comp plan designation	Low-density residential	Low-density residential

APPLICANT: Blue Palouse Homes
333 S. State Street, Suite V452
Lake Oswego, OR 97034

CONSULTANT: Vando Development LLC
915 SW Rimrock Way, Suite 201-230
Redmond, OR 97756

APPROVAL CRITERIA: West Linn Community Development Code (CDC)
Chapter 12 – Residential R-7
Chapter 85 – Land Divisions – General Provisions

120-DAY RULE: The application was deemed complete on June 17, 2026. The 120-day period ends October 15, 2026.

PUBLIC NOTICE: Per CDC 99.080(e), public notice is not required for a property line adjustment.

PROJECT BACKGROUND

The applicant proposes adjustment of a shared property line between 3939 Parker Road and 3637 Parker Road, two legal lots of record. Both properties are under the same ownership. The property at 3939 Parker Road contains a single-family residence. The property at 3637 Parker Road is undeveloped.

The adjustment will transfer 16,263 sq. ft. from 3939 Parker Road to 3637 Parker Road. The adjustment meets the standards of the land division chapter, and the dimensional standards of the R-7 zone. No additional lots will be created.

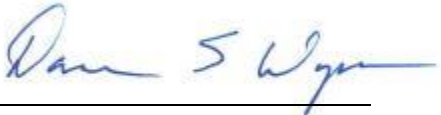
DECISION

The Planning Director approves this application (LLA-26-02) based on: 1) the findings submitted by the applicant, which are incorporated by reference; 2) supplementary findings included in an addendum; 3) the conditions of approval below:

CONDITIONS OF APPROVAL

1. The applicant shall file with the Clackamas County Clerk, conveyances conforming to the approved property line adjustment as surveyed in accordance with ORS 92.060(7) and any documents required by the county surveyor.

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



Darren Wyss, Principal Planner

June 18, 2026

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 the approval date if the property line adjustment 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 on June 18, 2026. The 14-day appeal period ends July 2, 2026.

ADDENDUM
APPROVAL CRITERIA AND FINDINGS LLA-26-02

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

CHAPTER 12 – RESIDENTIAL, R-7

12.030 Permitted Uses.

The following are uses permitted outright in this zoning district:

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

[...]

Finding 1: There is a single-family dwelling at 3939 Parker Road. The property addressed at 3637 Parker Road remains undeveloped. No new development or change in use is proposed for either property. This criterion is met.

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

STANDARD	REQUIREMENT	ADDITIONAL NOTES
Minimum lot size		
For single-family detached units	7,000 sf	No yard shall be required between units
For single-family attached units	5,500 sf	
Average minimum lot or parcel size for a townhouse project	1,500 sf	

[...]

Finding 2: After the proposed property line adjustment, the property sizes will be 70,532 sq. ft. (3939 Parker Road) and 163,291 sq. ft. (3637 Parker Road), both exceeding the minimum lot size. Both properties will remain in compliance with all dimensional requirements for the R-7 zone. These criteria are met.

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.*

Finding 3: The proposal adjusts the common property line between two existing legal lots of record. No additional lots are proposed. This criterion 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.*

Finding 4: The proposal will transfer approximately 16,263 sq. ft. between two existing legal lots of record. Both properties will continue to comply with minimum size requirements (see Finding 1). Neither property is non-conforming nor contains a non-conforming structure. The criteria are 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).
- (The following figures are only intended as examples.)

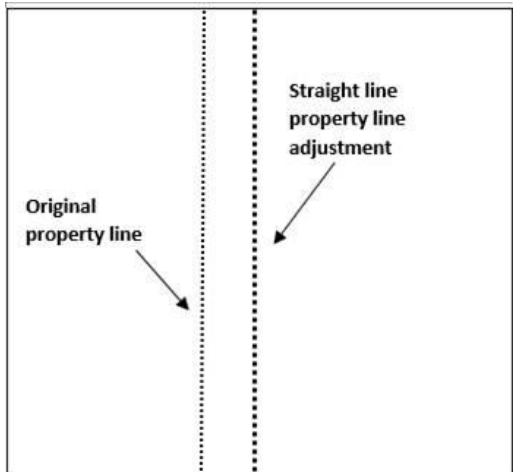


Figure 1.

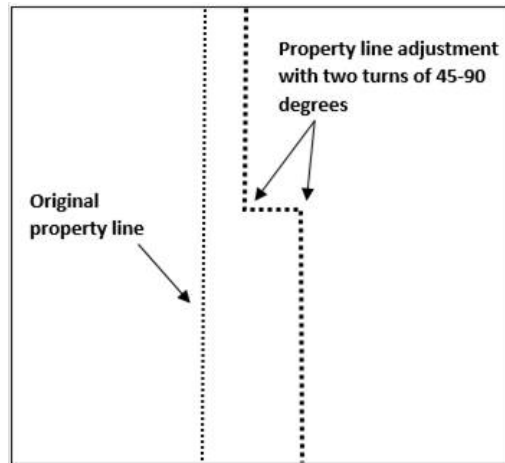


Figure 2.

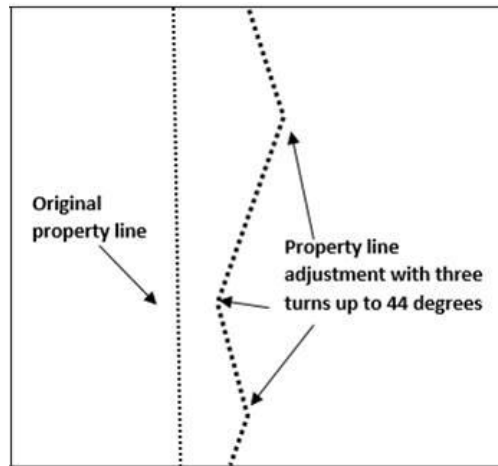


Figure 3.

Finding 5: The proposed adjustment includes two turns of 45 to 90 degrees (both will be eliminated by right-of-way dedication in a subdivision proposal). The southwest corner of 3939 Parker Road will be converted into a stormwater tract as part of a subdivision proposal, eliminating additional property line turns. This criterion is met.

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

Finding 6: The proposed adjustment does not create any violations of applicable site development regulations. This criterion 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.*

Finding 7: The proposed adjustment does not adversely affect any existing easements or utilities. This criterion is met.

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

Finding 8: The proposed adjustment meets these standards. This criterion is not applicable.

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.*

Finding 9: The administration and approval process stipulated by CDC 85.070 has been applied. The applicant understands the appeal rights. The criteria are met.

EXHIBIT PD-1: APPLICANT SUBMITTAL



DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT Wyss	PROJECT NO(S). LLA-26-02	PRE-APPLICATION NO. n/a
NON-REFUNDABLE FEE(S) \$1,200	REFUNDABLE DEPOSIT(S) n/a	TOTAL \$1,200

Type of Review (Please check all that apply):

<input type="checkbox"/> Annexation (ANX)	<input type="checkbox"/> Final Plat (FP) Related File#	<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"/> Expedited 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: 3637 & 3939 Parker Road	Assessor's Map No.: 21E25CB00300
	Tax Lot(s): 3500 & 3600
	Total Land Area: 5.368 acres

Brief Description of Proposal: Adjust the common north south property line that separates the two parcels.

Applicant Name*: Blue Palouse Homes Address: 333 S. State Street, Suite V452 City State Zip: Lake Oswego, OR 97034	Phone: (503) 936-3212 Email: robm@bluepalouse.com
Owner Name (required): Robin Barney, PR for Alice Richmond Address: 3939 Parker Rd City State Zip: West Linn, OR 97068	Phone: 503-991-1736 Email: robicmab@comcast.net
Consultant Name: Vando Development LLC Address: 915 SW Rimrock Way, Suite 201-230 City State Zip: Redmond, Oregon 97756	Phone: (503) 407-2228 Email: vandodevelopment@gmail.com

1. Application fees are non-refundable, except for a deposit. For deposit-based applications, the City will bill for staff time and materials that exceed the initial deposit. The applicant is responsible for any additional charges associated with the application.
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.

Rob Matthews
Applicant's signature

06/16/2026
Date

Robin R Barney
Owner's signature (required)

06/17/2026, 11:54:15 AM PDT
Date

Job No.: BPP-09
Date: 6/15/26
To: City of West Linn – Planning Department
From: Jeff Vanderdasson, PE
Subject: 3939 & 3637 Parker Road – Proposed Lot Line Adjustment Code Responses

RRB



Project Narrative:

The applicant is requesting approval for a property line adjustment between the above-mentioned parcels. The property line adjustment will result in 3939 Parker Road being adjusted to 86,795 square feet and 3637 Parker Road – 163,291 square feet. All zoning and setback requirements are in compliance with the underlying requirements.

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.

Response: No additional lot or parcel is being created with the proposed 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 parcels are zoned R-7 which requires minimum lots sizes of 7,000 square feet. The created lots will be: 3939 Parker Road – 70,532 square feet, 3637 Parker Road – 163,291 square feet. Both parcels will comply with all zoning regulations.

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 property line adjustment survey is attached.

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

Response: The property line adjustment will 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.

Response: The property line adjustment will not adversely affect existing easements or existing utilities.

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

Response: All criterion are met.

CLACKAMAS COUNTY SURVEYOR

DATE RECEIVED: _____

DATE ACCEPTED/FILED: _____

SURVEY NUMBER: _____

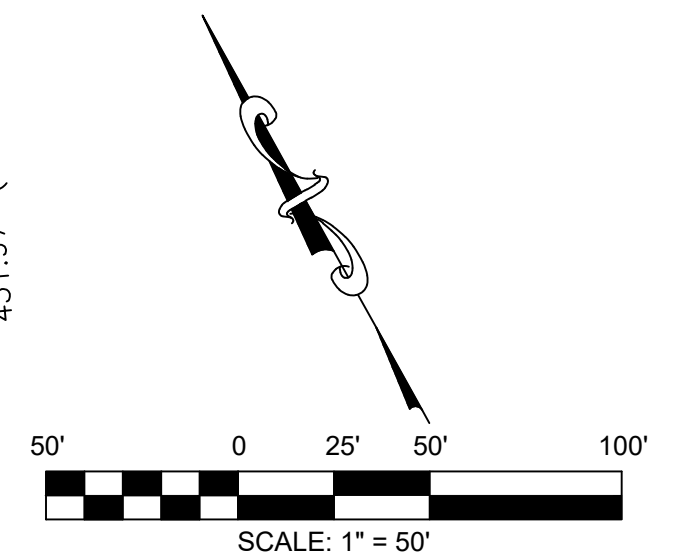
RECORD OF SURVEY

PURPOSE:

THE PURPOSE OF THIS SURVEY, PERFORMED AT THE REQUEST OF THE CLIENT IS TO LOCATE AND ADJUST THE LINE COMMON TO DEED DOCUMENTS NO. 2023-006356 AND 2023-006357, CLACKAMAS COUNTY DEED RECORDS, PER THE WEST LINN PLANNING FILE NO. _____

BASIS OF BEARINGS:

THE BASIS OF BEARINGS WAS DERIVED FROM GPS OBSERVATIONS ON FOUND MONUMENTS #101 AND #123 USING THE OREGON STATE PLANE COORDINATE SYSTEM - OREGON NORTH 3601 - NAD83(2011) - WITH A RESULTANT BEARING OF SOUTH 23°45'29" WEST.



NARRATIVE:

NORTHERLY LINE: THE NORTHERLY LINE WAS DERIVED BY HOLDING FOUND MONUMENT #125 AND EXTENDING A LINE THROUGH FOUND MONUMENT #12.

WESTERLY LINE: THE WESTERLY LINE, BEING THE SOUTHERLY LINE OF THE PLAT OF "ROSEMONT SUMMIT NO. 3", WAS DERIVED FROM FOUND MONUMENTS #101, #198, #199, #120, AND #121 AND EXTENDED TO MEET THE NORTH LINE AS DESCRIBED ABOVE.

SOUTHERLY LINE: THE SOUTHERLY LINE, BEING THE NORTHERLY RIGHT OF WAY LINE OF SW PARKER ROAD, WAS DERIVED FROM FOUND AND HELD MONUMENTS #101 AND #117, ADDITIONAL MONUMENTS ALONG THE SOUTHERLY RIGHT OF WAY LINE MATCHED AND SUPPORTED THIS RESOLUTION.

EASTERLY LINE: THE EASTERLY LINE WAS DERIVED BY HOLDING FOUND MONUMENT #100 AND EXTENDING A LINE TO A POINT 81.88 FEET (PER S2) NORTHWESTERLY OF FOUND MONUMENT #125 ON THE NORTHERLY LINE, AS DESCRIBED ABOVE.

CITY OF WEST LINN - ZONE R7
SINGLE FAMILY RESIDENTIAL

3637 PARKER RD.
WEST LINN, 97068

TAX LOT 3500
MAP 2S1E25CB

DEED DOC. NO. 2023-006356
147,028 SQ. FT. / 3.375 ACRES

EXISTING TRACT 1
147,028 SQ. FT. / 3.375 ACRES

RESULTANT TRACT 1
163,291 SQ. FT. / 3.745 ACRES

POSSIBLE DRAINAGE
EASEMENT

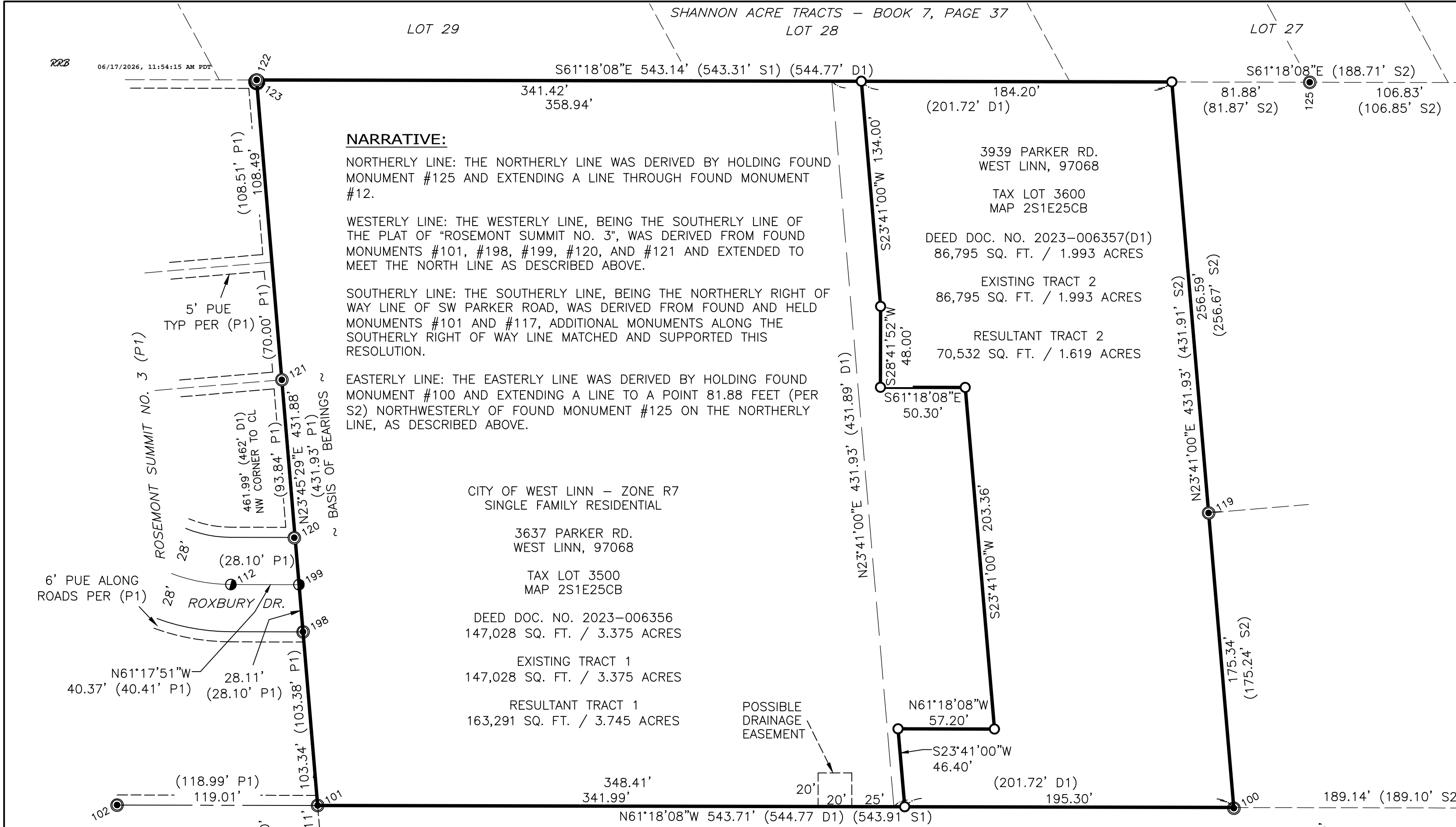
3939 PARKER RD.
WEST LINN, 97068

TAX LOT 3600
MAP 2S1E25CB

DEED DOC. NO. 2023-006357(D1)
86,795 SQ. FT. / 1.993 ACRES

EXISTING TRACT 2
86,795 SQ. FT. / 1.993 ACRES

RESULTANT TRACT 2
70,532 SQ. FT. / 1.619 ACRES



MONUMENT TABLE:

FLUSH WITH GROUND UNLESS NOTED OTHERWISE

100 FD 5/8" IR, UP 0.3' PER (S1) HELD FOR EAST LINE FALLS S23°41'00"W, 0.41'	108 FD 5/8" IR W/ YPC MARKED "OTAK INC.", PER (P2) UNDER BRICK WALL HELD FOR RIGHT OF WAY LINE	114 FD 5/8" IR, UP 0.1' PER (P3) FALLS N23°37'33"E, 0.17'	122 FD 5/8" IR W/ YPC MARKED "LOVE LS 747", PER (S1) HELD FOR NORTH LINE FALLS S61°18'08"E, 0.11'	125 FD 5/8" IR, NO RECORD, UP 0.5' HELD FOR SOUTHERLY EXTENSION OF NORTH LINE
101 FD 5/8" IR W/ YPC MARKED "OTAK INC.", PER (S1) HELD FOR WEST CORNER	109 FD 5/8" IR W/ YPC MARKED "OTAK INC.", PER (P2) HELD FOR RIGHT OF WAY LINE	117 FD 5/8" IR W/ YPC IN MON BOX MARKED "AKS ENGR.", PER (P3) HELD FOR RIGHT OF WAY, DN 0.2'	123 FD 3/4" IP, PER (S3) HELD FOR WEST LINE FALLS S23°45'29"W, 1.16'	198 FD 5/8" IR W/ YPC MARKED "OTAK INC.", PER (P1) HELD FOR WEST LINE
102 FD 5/8" IR W/ YPC MARKED "OTAK INC.", DN 0.5', PER (S1) HELD FOR RIGHT OF WAY LINE	110 FD 5/8" IR W/ YPC MARKED "OTAK INC.", PER (P2) HELD FOR RIGHT OF WAY LINE	119 FD 5/8" IR W/ YPC MARKED "ANDY PARIS AND ASSOC." PER (S2) HELD FOR EAST LINE		199 FD 2" AL. CAP, DN 0.7' "OTAK INC.", PER (P1) HELD FOR WEST LINE
104 FD 2-1/4" AL. CAP MARKED "OTAK INC.", PER (P2) HELD FOR RIGHT OF WAY LINE	111 FD 5/8" IR W/ YPC MARKED "OTAK INC.", PER (P2) HELD FOR RIGHT OF WAY LINE	120 FD 5/8" IR W/ YPC MARKED "OTAK INC.", PER (P1), UP 0.8' FALLS N84°27'25"W, 0.48'		
106 FD 5/8" IR W/ YPC MARKED "OTAK INC.", PER (P2) HELD FOR RIGHT OF WAY LINE	112 FD 2" AL. CAP IN A.C. MARKED "OTAK INC.", PER (P1) HELD FOR CENTER LINE	121 FD 5/8" IR W/ YPC MARKED "OTAK INC.", PER (P1) HELD FOR WEST LINE		
107 FD 5/8" IR W/ YPC MARKED "OTAK INC.", PER (P2) FALLS S36°52'18"W, 0.16' FROM PC	113 FD 2" AL. CAP IN A.C. MARKED "OTAK INC.", PER (P1) HELD FOR CENTER LINE			

LEGEND:

- = FOUND MONUMENT, SEE TABLE
- FD = FOUND
- IR = IRON ROD
- W/ WITH
- YPC = YELLOW PLASTIC CAP
- AL. = ALUMINUM
- A.C. = ASPHALT COMPOSITION PAVING
- PER (#) = SEE REFERENCES
- (000.00' P#) = RECORD EQUALS MEASURED
- 000.00' (000.00' P#) = MEASURED AND RECORD DISTANCE

REFERENCES:

- CLACKAMAS COUNTY PLAT, SURVEY & DEED RECORDS
- (P1) = ROSEMONT SUMMIT NO. 3 - PLAT 3682
- (P2) = MAXFIELD - PLAT NO. 4114
- (P3) = KNOLLCREST - PLAT 4627
- (S1) = PS 23688
- (S2) = SN 2025-199
- (S3) = PS 16166
- (D1) = DEED DOC. NO. 2023-006357

S&F Land Services

Land Surveying & Remote Sensing

4905 SW SCHOLLS FERRY RD.
PORTLAND, OR 97225
(503) 345-0328

WWW.SFLANDS.COM EMAIL: INFO@SFLANDS.COM

DATE	JOB NO.	FIELD	DRAWN	CHECKED
JUNE 6, 2026	26-968-01	AFJ	TLB	EDL

**PROPERTY LINE ADJUSTMENT
MB DEVELOPMENT, LLC**

LOCATED IN THE SW 1/4 OF SECTION 25
TOWNSHIP 2 SOUTH, RANGE 1 EAST, W.M.
CITY OF WEST LINN, CLACKAMAS COUNTY

OREGON

REGISTERED
PROFESSIONAL
LAND SURVEYOR

PRELIMINARY

OREGON
JULY 12, 2005
ERIC D. LYNCH
56544 PLS

RENEWS 12/31/2026

EXHIBIT PD-2: LETTER OF COMPLETENESS



CITY OF
West Linn

June 17, 2026

Blue Palouse Homes
333 S. State Street, Suite V452
Lake Oswego, OR 97034

Subject: LLA-26-02 – Property Line Adjustment between 3637 and 3939 Parker Road

Greetings,

Your application submitted on June 17, 2026 has been deemed **complete**. The city has 120 days to exhaust all local review; that period ends October 15, 2026.

Please be aware that determination of a complete application does indicate approval of your application– it simply means that the necessary information has been submitted to proceed with the application review process. Feel free to contact me with any questions or concerns.

Sincerely,

A handwritten signature in blue ink that reads "Darren Wyss". The signature is fluid and cursive, with the first name "Darren" being more prominent than the last name "Wyss".

Darren Wyss
Principal Planner
(503) 742-6064
dwyss@westlinnoregon.gov

EXHIBIT PD-3: TAX MAP 2S 1E 25CB

DONATION LAND CLAIM(S)
JULIA ANN LEWIS 54
SAMUEL W. SHANNON 70

Cancelled Numbers

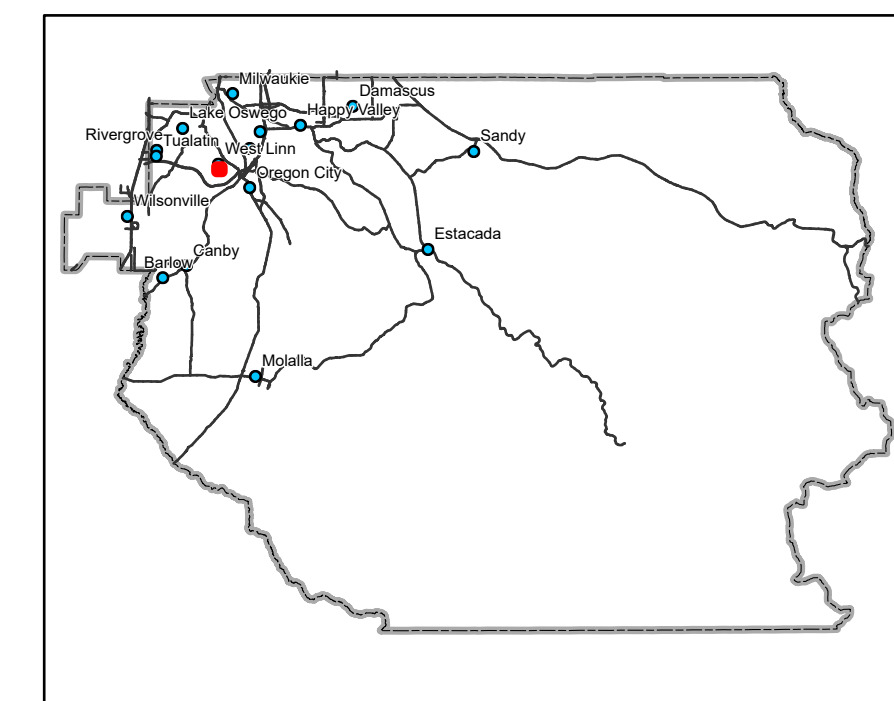
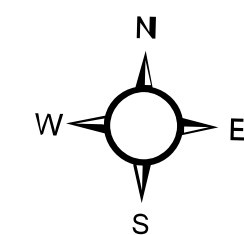
- 3000
- 3100
- 3303
- 3300
- 3400
- 2100
- 3301

Common Map Abbreviations

- | | |
|--------------------------------|------------------------|
| AVE = AVENUE | BLVD = BOULEVARD |
| CO. RD. = COUNTY ROAD | CT = COURT |
| D. L. C. = DONATION LAND CLAIM | I. P. = INITIAL POINT |
| NO. = NUMBER | N. E. = NORTHEAST |
| N. W. = NORTHWEST | P. S. = PARCEL |
| P. P. = PARTITION PLAT | P. S. = PRIVATE SURVEY |
| PWY = PARKWAY | RD = ROAD |
| ST = STREET | S. E. = SOUTHEAST |
| S. W. = SOUTHWEST | |

Map Key

- | | |
|----------------------------------|--------------------------------|
| — PARCEL BOUNDARY | ○ CORNER |
| - - - INGRESS OR EGRESS EASEMENT | — SECTION CORNER |
| - - - HISTORICAL BOUNDARY | - - - 1/16TH LINE |
| — RAILROAD CENTERLINE | - - - GOVERNMENT LOT LINE |
| — TAX DISTRICT BOUNDARY | - - - DONATION LAND CLAIM LINE |
| — MAP INDEX | - - - MEANDER LINE |
| — STREAMS | - - - SECTION LINE |
| ○ LAND USE ZONING | ⊗ HISTORIC CORRIDOR 40' |
| — SUBDIVISION BOUNDARY | ⊗ HISTORIC CORRIDOR 20' |
| — RIVERS AND LARGE WATER BODIES | |



THIS MAP IS FOR ASSESSMENT
PURPOSES ONLY

This is map 21E25CB.
This map is a product of the Clackamas County Assessor's Office.
For assistance with this map, please call 503-655-8671.

Print Date: 2/24/2026

