



MULTNOMAH COUNTY
LAND USE AND TRANSPORTATION PROGRAM
1600 SE 190TH Avenue Portland, OR 97233
PH: 503-988-3043 FAX: 503-988-3389
<http://www.co.multnomah.or.us/landuse>

NOTICE OF DECISION

This notice concerns a Planning Director Decision on the land use case(s) cited and described below.

Case File: T2-07-033

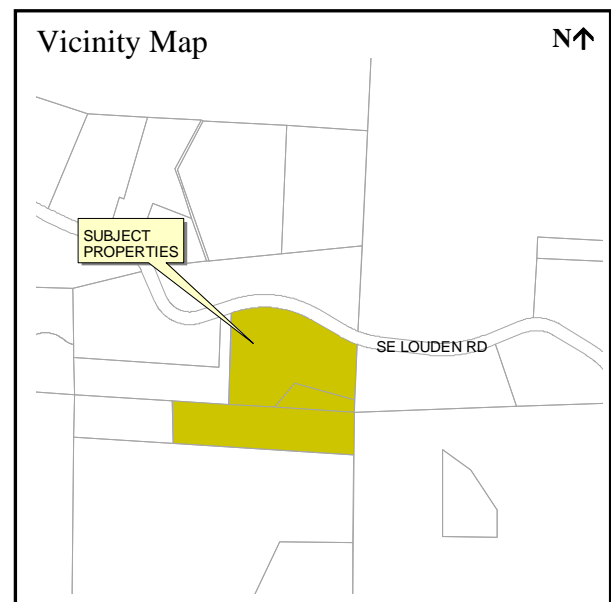
Permit: Property Line Adjustment

Tract 1: 40144 SE Louden Rd
Tax Lot 900, Section 01DD,
Township 1S, Range 4E, W.M.

Tract 2: 40162 SE Louden Rd
Tax Lot 1100, Section 01DD,
Township 1S, Range 4E, W.M

No situs address
Tax Lot 100, Section 12,
Township 1S, Range 4E, W.M.

**Applicants
/ Owners:** LaVeta and Kurt Roberts &
Raymond Smith Trust



Summary: Property Line Adjustment to relocate a common boundary line between 40144 SE Louden Road (Tract 1) and 40162 SE Louden Road (Tract 2). After the Property Line Adjustment is finalized, each tract will be defined as a Lot of Record.

Decision: Approved, with conditions.

Unless appealed, this decision is effective Wednesday, August 15, 2007, at 4:30 PM.

Issued by:

By: _____
Kenneth Born, AICP, Planner

For: Karen Schilling- Planning Director

Date: August 1, 2007

Opportunity to Review the Record: A copy of the Planning Director Decision, and all evidence submitted associated with this application, is available for inspection, at no cost, at the Land Use Planning office during normal business hours. Copies of all documents may be purchased at the rate of 30-cents per page. The Planning Director Decision contains the findings and conclusions upon which the decision is based, along with any conditions of approval. For further information on this case, contact Kenneth Born, AICP, Staff Planner at 503-988-3043 ext. 29397.

Opportunity to Appeal: This decision may be appealed within 14 days of the date it was rendered, pursuant to the provisions of MCC 37.0640. An appeal requires a \$250.00 fee and must state the specific legal grounds on which it is based. To obtain appeal forms or information on the procedure, contact the Land Use Planning offices at 1600 SE 190th Avenue (Phone: 503-988-3043). This decision cannot be appealed to the Land Use Board of Appeals until all local appeals are exhausted.

This decision is final at the close of the appeal period, unless appealed. The deadline for filing an appeal is Wednesday, August 15, 2007 at 4:30 pm.

Applicable Approval Criteria: Multnomah County Code (MCC): Chapter 37 - Administration and Procedures; 35.0005 - Definitions (Lot of Record); 35.3155 - Dimensional Requirements; 35.3160 Lots of Exception and Property Line Adjustment; 35.3170 - Lot of Record; 35.7790 - Property Line Adjustments

Copies of the referenced Multnomah County Code sections can be obtained by contacting our office at 503-988-3043 or by visiting our website at <http://www.co.multnomah.or.us/landuse>.

Scope of Approval

1. Approval of this land use permit is based on the submitted written narrative(s) and plan(s). No work shall occur under this permit other than that which is specified within these documents. It shall be the responsibility of the property owner(s) to comply with these documents and the limitations of approval described herein.
2. **This land use permit expires two (2) years from the date the decision is final if; (a) development action has not been initiated; (b) building permits have not been issued; or (c) final survey, plat, or other documents have not been recorded, as required. The property owner may request to extend the timeframe within which this permit is valid, as provided under MCC 37.0690 or 37.0700, as applicable. A request for permit extension may be required to be granted prior to the expiration date of the permit.**

Conditions of Approval

The conditions listed are necessary to ensure that approval criteria for this land use permit are satisfied. Where a condition relates to a specific approval criterion, the code citation for that criterion follows in parenthesis.

1. **The property owner, or representatives thereof, shall complete the adjustment pursuant to the attached *Property Line Adjustment Handout* (Exhibit B.8), including a survey and monumentation of the new lot line by a registered surveyor as required by MCC 35.7790. Completion of the adjustment shall also entail illustrating the location of existing buildings (with distances to adjusted property lines) and providing a tabulated summary of acreage**

figures for both tracts before and after the approved property line adjustment (including the area of the property within the SE Loudon Road right-of-way) on a copy of the survey map for the case file.

2. Prior to recording the deeds, the property owner, or representative thereof, shall submit copies of the final survey, and legal descriptions to Multnomah County Planning for verification that the adjusted properties conform to the approved Tentative Plan Map. If the submitted documents conform with the approved Tentative Plan Map (Exhibit A.4) and zoning requirements staff will sign the survey and deeds. Multnomah County Planning must review and sign the survey before you submit your deed(s), surveys, and legal descriptions to County Records Management office at Assessment and Taxation and County Surveying for recording [MCC 35.7790].
3. For each of the two properties, a new deed shall be filed with County Records describing the property boundaries with a metes-and-bounds description. When the process is complete the portion of property that is transferred shall be merged into Tract 2 through the deed description describing the entire property. No additional lot or parcel shall be created. [MCC 35.3160].

Notice to Mortgagee, Lien Holder, Vendor, or Seller:

ORS Chapter 215 requires that if you receive this notice it must be promptly forwarded to the purchaser.

Findings of Fact

FINDINGS: Written findings are contained herein. The Multnomah County Code criteria and Comprehensive Plan Policies are in **bold** font. The applicants statements are identified below as ‘**Applicant:**’. Staff comments and analysis are identified as ‘**Staff:**’ and address the applicable criteria. Staff comments may include a conclusionary statement in *italic*.

1.0 Project Description

Staff: The applicant is proposing to adjust a common property line between a parcel (Tax Lot 900) located at 40144 SE Loudon Road (hereafter Tract 1) and a parcel (Tax Lot 1100 and 100) located at 40162 SE Loudon Road (hereafter Tract 2). Once finalized, the property line adjustment will result in the formation of two lots of record, rectifying an issue involving the unlawful creation of each lot in 1989 (See Finding 6.0).

The adjustment would be achieved by moving a 250-foot segment of the rear property line of Tract 1 approximately 63.92 feet to the north-northwest, parallel to the existing segment. Tract 1 will lose an estimated 0.287-acres of land (or 12,501.72 sf), while Tract 2 will increase in size by approximately 0.37-acres. After the property line adjustment is finalized, the size of Tract 1 is estimated to be 5.137-acres, while Tract 2 will be 5.00-acres.

2.0 Site Description

Staff: The subject properties are located in the East of Sandy River Rural Plan Area, south of SE Loudon Road, and west of the intersection Loudon and SE Mannthey Road. The properties are zoned Rural Residential, and are currently devoted to a mix of agricultural and residential uses.

Tract 1 contains a 924 square foot manufactured home, 1,296 square foot farm building, 720 square foot farm building, and two agricultural-related shelters (approximately 100 sf and 600 sf in size). Steep slopes (25-40%) characterize the terrain of the property in the area adjacent to SE Loudon Road along the front property line, and in the vicinity of the current and proposed rear property line. Slopes are less steep (2-12%) in the center of the property where the residential and agricultural structures are located.

Tract 2 contains a 1,424 square foot single family residence. Slopes are also steep at the property’s northern and western extent (25-40%). The dwelling is located in a relatively flat area of the property (2-12%), which typifies the terrain in the tract’s southeastern corner.

3.0 Public Comment

MCC 37.0530(B) Type II Decisions

(B) Type II decisions involve the exercise of some interpretation and discretion in evaluating approval criteria. Applications evaluated through this process are assumed to be allowable in the underlying zone. County Review typically focuses on what form the use will take, where it will be located in relation to other uses and natural features and resources, and how it will look. However, an application shall not be approved unless it is consistent with the applicable siting standards and in compliance with approval requirements. Upon receipt of

a complete application, notice of application and an invitation to comment is mailed to the applicant, recognized neighborhood associations and property owners within 750 feet of the subject Tract. The Planning Director accepts comments for 14 days after the notice of application is mailed and renders a decision. The Planning Director's decision is appealable to the Hearings Officer. If no appeal is filed the Planning Director's decision shall become final at the close of business on the 14th day after the date on the decision. If an appeal is received, the Hearings Officer decision is the County's final decision and is appealable to LUBA within 21 days of when the decision is signed.

Staff: An opportunity to comment notice was mailed to property owners within 750-feet of the subject properties on June 26, 2007 (Exhibit C.3), in addition to relevant County departments. The following is a summary of all comments received:

Multnomah County Transportation Division

Aruna Reddi, Transportation Planning Specialist, indicated in a July 9, 2007 memo that "County Transportation does not object to this proposal and does not require any conditions of approval at this time."

Procedures met.

4.0 Proof of Ownership

MCC 37.0550 Initiation Of Action.

Except as provided in MCC 37.0760, Type I - IV applications may only be initiated by written consent of the owner of record or contract purchaser. PC (legislative) actions may only be initiated by the Board of Commissioners, Planning Commission, or Planning Director.

Staff: Multnomah County Assessment and Taxation (A&T) records show that Kurt and LaVeta Roberts own Tax Lot 900 (Tract 1), while the Raymond Smith Trust owns Tax Lots 100 and 1100 (Tract 2) (Exhibit B.1). Reuben Lenske had been listed as part owner of Tax Lot 1100, according to A&T.

However, a chain of title report (Exhibit B.7) prepared by LandAmerica Commercial Services, on behalf of the law firm of Samuels Yoelin Kantor Seymour & Spinrad, LLP, clarified that Reuben Lenske, or his descendants, did not have an ownership interest in this lot. Assessment records have since been corrected.

Mr. Smith has authorized LaVeta Roberts to be the applicant for the property line adjustment (Exhibit A.1). Ms. Roberts has signed the *This criterion has been met.*

5.0 Code Compliance

MCC 37.0560 Code Compliance And Applications.

Except as provided in subsection (A), the County shall not make a land use decision, or issue a building permit approving development, including land divisions and property line adjustments, for any property that is not in full compliance with all applicable provisions of the Multnomah County Land Use Code and/or any permit approvals previously issued by the County.

(A) A permit or other approval, including building permit applications, may be authorized if:

- (1) It results in the property coming into full compliance with all applicable provisions of the Multnomah County Code. This includes sequencing of permits or other approvals as part of a voluntary compliance agreement; or**
- (2) It is necessary to protect public safety; or**
- (3) It is for work related to and within a valid easement over, on or under an affected property.**

(B) For the purposes of this section, Public Safety means the actions authorized by the permit would cause abatement of conditions found to exist on the property that endanger the life, health, personal property, or safety of the residents or public. Examples of that situation include but are not limited to issuance of permits to replace faulty electrical wiring; repair or install furnace equipment; roof repairs; replace or repair compromised utility infrastructure for water, sewer, fuel, or power; and actions necessary to stop earth slope failures.

Staff: After the property line adjustment is finalized (Exhibit B.8), the subject properties will be in full compliance with applicable provisions of the County Code, including Lot of Record and Rural Residential dimensional requirements. The subject properties are currently not in full compliance with these sections of the Code, as discussed under Findings 6.0 and 7.0 below. County staff completed a site visit on June 6, 2007, and found no additional violations of the zoning code. *This criterion will be met.*

6.0 The Subject Properties Are Not Lots Of Record

§ 35.0005 Definitions

Lot of Record – Subject to additional provisions within each Zoning District, a Lot of Record is a parcel, lot, or a group thereof that, when created or reconfigured, (a) satisfied all applicable zoning laws and (b) satisfied all applicable land division laws, or (c) complies with the criteria for the creation of new lots or parcels described in MCC 35.7785. Those laws shall include all required zoning and land division review procedures, decisions, and conditions of approval.

§ 35.3170 Lot of Record

(A) In addition to the *Lot of Record* definition standards in MCC 35.0005, for the purposes of this district the significant dates and ordinances for verifying zoning compliance may include, but are not limited to, the following:

- (1) July 10, 1958, SR zone applied;**
- (2) July 10, 1958, F-2 zone applied;**
- (3) December 9, 1975, F-2 minimum lot size increased, Ord. 115 & 116;**
- (4) October 6, 1977, RR zone applied, Ord. 148 & 149;**
- (5) October 13, 1983, zone change from MUF-19 to RR for some properties, Ord. 395;**
- (6) October 4, 2000, Oregon Administrative Rules Chapter 660 Division 004, 20 acre minimum lot size for properties within one mile of Urban Growth Boundary;**
- (7) May 16, 2002, Lot of Record section amended, Ord. 982, reenacted by Ord. 997.**

(B) A Lot of Record which has less than the minimum lot size for new parcels or lots, less

than the front lot line minimums required, or which does not meet the access requirement of MCC 35.3185, may be occupied by any allowed use, review use or conditional use when in compliance with the other requirements of this district.

(C) Except as otherwise provided by MCC 35.3160, 35.3175, and 35.4300 through 35.4360, no sale or conveyance of any portion of a lot other than for a public purpose shall leave a structure on the remainder of the lot with less than minimum lot or yard requirements or result in a lot with less than the area or width requirements of this district.

(D) The following shall not be deemed to be a lot of record:

- (1) An area of land described as a tax lot solely for assessment and taxation purposes;
- (2) An area of land created by the foreclosure of a security interest.
- (3) An area of land created by court decree.

(E) Issuance of building permit as verification of a Lot of Record.

(1) The issuance of a building permit described in this subsection for new development on a lot or parcel is considered verification of compliance with applicable zoning and land division regulations for the creation of a lawful lot or parcel. The lot or parcel described in the building permit is considered a Lot of Record if the building permit was issued prior to July 1, 1986 (date of intergovernmental agreement contracting for building permit services with other jurisdictions) and complies with all of the following:

- (a) There is a copy of the building permit in the Multnomah County or City of Portland permit records and the building permit indicates that the proposed development complied with zoning and land division requirements; and
- (b) The building permit was for a new principle use, such as a new dwelling, commercial, industrial, community service, or conditional use; and
- (c) There is a clear property description on the permit for the property for which the building or placement permit was issued. The description may be confirmed by tax lot references, tax lot maps, site plans, or deeds recorded at the time.

(2) A request for verification that a lot or parcel is a Lot of Record under the provisions of this section (E) may be submitted to the Planning Director. A decision by the Planning Director is a ministerial action based upon the evidence described in this section. An appeal of the director's decision for verification of a Lot of Record shall be submitted under the provisions of MCC 37.0740.

Staff: The properties in question were the subject of two exempt minor partitions (EMPs), approved by the County in September 1986 and April 1988 (Exhibit B.4 and B.5).

A "minor partition," as defined by the County Subdivision Ordinance (Ch. 11.45, in effect from 1981 to 1994), was a partition which did not include the creation of a street. Conversely, an "exempt minor partition" was a partition that was exempt from subdivision regulations. A partition could only be classified as an "exempt minor partition" if it was not located at the end of a street; did not abut a street that was less than one-half the width required by County Street Standards; did not result in a flag lot; did not result in one or more parcels with a depth-to-width ratio exceeding 2.5:1; did not result in a parcel with an area four or more times the area of the smallest parcel; and was a partition not proposed on land classified as Significant Environmental Concern, Willamette River Greenway, Flood Hazard, or Special Plan Area.

The configuration of the lots, as shown on the survey maps associated with the approved EMPs, reflect the last configuration of the subject properties which satisfied all applicable zoning laws, satisfied all applicable land division laws, and complied with the applicable criteria for the creation of new parcels. The properties created by these EMPs are summarized in Table 1 below:

Table 1 – Exempt Minor Partition Summary

	Parcel I	Parcel II	Parcel III	Recording Info
EMP (6/24/86)	14.79 ac (Not subject to PLA)	5 ac (Tract 2)	N/A	Book 2072, Pages 420-422
EMP (04/08/88)	5.12 ac (Not subject to PLA)	5.30 ac (Not subject to PLA)	5.09 ac (part of Tract 1)	Book 2093, Pages 1458-1459

However, in June 1989, a deed was recorded with the County which reconfigured Parcel III (approved in the 1988 EMP) was configured. It described the entirety of Parcel III, in addition to a 0.37 acre strip, approximately 60-feet wide, which had been part of the approved Parcel II of the 1986 EMP. This deed is presented as Exhibit A.6 (Book 2211 Page 392 – Recorded 6/19/89).

The recordation of this deed resulted in both the creation of two parcels (Tax Lot 900 and Tax Lot 100 & 1110) in a configuration (Exhibit B.2) inconsistent with the 1986 and 1988 EMP approvals, and in a manner that was inconsistent with applicable standards and process in place at that time, specifically those which regulated the division of land in the unincorporated area of Multnomah County. An action of this sort would have necessitated review and approval by the County.

Further, the current size of Tract 2 (3.92 ac (TL 100) + 0.71 ac (TL 1110) = 4.63 ac), created as a remainder lot by the 1989 deed, does not meet the five-acre minimum lot size of the Rural Residential zone, which has applied to the subject properties since 1983 (Ord. 395).

While the subject properties cannot currently be defined as “Lots of Record,” once the property line adjustment is finalized, the newly configured Tract 1 and 2 will each be a Lot of Record. Each tract will meet the minimum lot size of the Rural Residential zoning district, and will have satisfied all applicable property line adjustment approval criteria (see Findings 9.1-9.7). Since the property line adjustment will not result in the creation of new parcels, criteria described in MCC 35.7785 are not applicable.

This criterion will be met once the property line adjustment is finalized.

7.0 Dimensional Requirements Will Be Satisfied After the Property Line Adjustment is Finalized

§ 35.3155 Dimensional Requirements

(A) Except as provided in MCC 35.3160, 35.3170, 35.3175 and 35.4300 through 35.4360, the minimum lot size for new parcels or lots shall be five acres. For properties within one mile of the Urban Growth Boundary, the minimum lot size shall be as currently required in the Oregon Administrative Rules Chapter 660, Division 004 (20 acre minimum as of October 4, 2000).

(B) That portion of a street which would accrue to an adjacent lot if the street were vacated shall be included in calculating the area of such lot.

(C) Minimum Yard Dimensions - Feet

Front	Side	Street Side	Rear
30	10	30	30

Maximum Structure Height – 35 feet

Minimum Front Lot Line Length – 50 feet.

***Applicant:** The proposed lot line adjustment moves lot lines away from the existing buildings which are not currently in compliance. The only building that is closer is the barn which is still 80 feet away from the new line.*

Staff: Tract 2 is currently 4.63 acres, which does not comply with the five-acre minimum lot size. The five-acre minimum has not changed since the property was in its last legal configuration in 1988. After the adjustment is finalized, Tract 2 will increase in size to 5.00-acres, thus complying with this requirement (Exhibit A.4).

Based on the applicant's tentative plan map (Exhibit A.4), and as confirmed by a staff site visit, a structure sited on Tract 1 (720 sf farm building) was not constructed in a location consistent with that shown on the site plan approved by the County in 2000 (Exhibit B.6). While this building was built atop the last legally approved property line shown on the 1988 EMP map (Exhibit B.5), at the time of its construction, it was sited in a location consistent with County side yard dimensional requirements. (Due to the reconfiguration of the parcel subsequent to the 1989 deed recorded Book 2211, Page 392 (Exhibit A.6)).

While reverting Tract 1 back to its last legal configuration shown on the 1988 EMP map would address the lot of record problem discussed under Finding 6.0, the 720 square foot farm building would not comply with the 10-foot side yard requirement of the Rural Residential zoning district since it would straddle the property line of two parcels. As such, the applicant has proposed an alternative configuration as part of this property line adjustment application, which would ensure that this structure (and all structures on both tracts) would comply with applicable minimum yard dimensional requirements.

These criteria will be met once the property line adjustment is finalized.

8.0 The Subject Properties Will Have Access that is Safe and Convenient

§ 36.3185 Access

All lots and parcels in this district shall abut a street, or shall have other access determined by the approval authority to be safe and convenient for pedestrians and passenger and emergency vehicles, except as provided for Lots of Record at MCC 36.3170(B).

Staff: Once finalized, the proposed property line adjustment will result in a configuration where Tract 2 will continue to not abut a street. Access will be provided by an existing driveway located on the adjacent property to the east (TL 600, 1S5E06C), as shown on the tentative plan map (Exhibit A.4). This is the same driveway currently used to access the dwelling on Tract 2.

The fire chief for Multnomah County RFPD #14 has verified that this accessway meets adopted

Fire District standards for access (Exhibit A.5). The primary objective of these standards is to ensure safe and convenient access for pedestrians and passenger and emergency vehicles. *This criterion has been met.*

9.1 The Applicant Has Demonstrated Compliance with the Property Line Adjustment Approval Criteria

§ 35.3125 Review Uses

(F) Property Line Adjustment pursuant to the provisions of MCC 35.3160.

Staff: MCC 35.3125 allows for a property line adjustment in the Rural Residential (RR) zone. The applicant has demonstrated compliance with the applicable code criteria. *This criterion has been met.*

9.2 § 35.3160 Lots of Exception and Property Line Adjustments.

(B) Property Line Adjustment

(1) The following dimensional and access requirements are met:

- (a) The relocated common property line is in compliance with all minimum yard and minimum front lot line length requirements;**
- (b) If the properties abut a street, the required access requirements of MCC 35.3185 are met after the relocation of the common property line; and**

Applicant: *Tract 1 has 703.59 feet of frontage. Tract 2 has not frontage on Loudon Road but has current access over an existing driveway through the parcel east of Tract 1. The process to convert this access to a deed access easement to Tract 2 is being pursued at this time.*

Staff: The relocated common property line will be in compliance with all minimum yard and minimum front lot line length requirements, as discussed under Finding 7.0. Application materials have been reviewed by Fire District #14, who affirmed that the property line adjustment will not impact access to the subject properties which is safe and convenient for pedestrians and passenger and emergency vehicles, as required by MCC 35.3185 (Exhibit A.5). *This criterion has been met.*

9.3 (2) One of the following situations occurs:

- (a) The lot or parcel proposed to be reduced in area is larger than 5 acres prior to the adjustment and remains 5 acres or larger in area after the adjustment, or**
- (b) The lot or parcel proposed to be enlarged in area is less than 10 acres in area prior to the adjustment and remains less than 10 acres in area after the adjustment.**

Applicant: *Tracts remains over 5 acres. Tract 2 is increased to 5 acres after the lot line adjustment.*

Staff: As summarized in Table 2 below, Tract 1 (Tax Lot 900) is currently 5.425 acres (size accounts for estimation of area to the centerline of SE Loudon Road), and will be reduced to 5.138 acres after the property line adjustment (also including area to the centerline of SE Loudon Road, provided by applicant's surveyor). Tract 2 is currently 4.63 acres, and will be enlarged to approximately 5.00 acres.

Table 2 – Adjusted Parcel Size Summary

	Tract 1			Tract 2		
	Parcel	ROW ¹	Total	Parcel	ROW ¹	Total
Current size	4.695 ac	0.391 ac	5.086 ac	4.63 ac	0.044 ac	5.052 ac
Proposed size	4.772 ac	0.365 ac	5.137 ac	5.0 ac	0 ac	5.0 ac

¹ - Consistent with MCC 35.3155(B), figure accounts portion of street which would accrue to lot if SE Loudon Rd. were vacated. Figure an estimation based on legal description in 1988 EMP. Applicant did not distinguish parcel size vs. amount of area in ROW on tentative plan map. Final Plan must clearly show this information, consistent with Condition #1.

This criterion has been met.

9.4 § 36.7790 Property Line Adjustment (Lot Line Adjustment)

A property line adjustment is the relocation of a common property line between two abutting properties. The Planning Director may approve a property line adjustment based upon findings that the following standards are met:

(A) No additional lot or parcel shall be created from any parcel by the property line adjustment; and

Applicant: No additional parcel is being created.

Staff: The proposed property line adjustment begins with two parcels and ends with two parcels, as seen on the submitted tentative plan map (Exhibit A.4). A new parcel will not be created. *This criterion has been met.*

9.5 **(B) Owners of both properties involved in the property line adjustment shall consent in writing to the proposed adjustment and record a conveyance or conveyances conforming to the approved property line adjustment; and**

Applicant: Both owners have signed the application and submitted a Voluntary Compliance Agreement.

Staff: Both Kurt and LaVeta Roberts, owners of Tract 1, and Raymond Smith, the owner of Tract 2, have consented in writing to the proposed adjustment by signing the General Application Form (Exhibit A.1). This approval will be conditioned to ensure that new deeds will be drafted, approved and recorded consistent with this decision. *This criterion has been met.*

9.6 **(C) The adjusted properties shall meet the approval criteria for a property line adjustment as given in the underlying zoning district; and**

Applicant: Rural Residential Zone requires a minimum of 5.00 acres. This application is submitted to increase the size of Tract 2 to 5.00 acres to bring it into conformance. Tract 1 will remain in conformance at 5.138 acres.

Staff: The adjusted properties have met the approval criteria for a property line adjustment in the Rural Residential (RR) zone, as discussed under Findings 9.1 – 9.7. *This criterion has been met.*

9.7 (D) The procedure and forms shall be submitted for obtaining approval of a property line adjustment as provided for by the Planning Director.

Applicant: *This Narrative is attached to the completed application.*

Staff: This property line adjustment application was deemed complete on June 26, 2007. Application materials were submitted in accordance with procedures provided by the Planning Director. *This criterion has been met.*

10.0 Conclusion

Based on the findings, narrative, and other information provided herein, this application has satisfied the applicable approval criteria required for a property line adjustment.

11.0 Exhibits

- 'A' Applicant's Exhibits
- 'B' Staff Exhibits
- 'C' Procedural Exhibits
- 'D' Comments

Exhibit #	# of Pages	Description of Exhibit	Date Received/ Submitted
A.1	1	General Application Form	03/30/07
A.2	2	Application Narrative	03/30/07
A.3	1	Tentative Plan Map a. Topographic Survey	03/30/07
A.4	2	Revised Maps a. Tentative Plan Lot Line Adjustment b. Existing Conditions Map	05/02/07
A.5	11	Service Provider Forms a. Certification of On-Site Sewage Disposal b. Fire District Access Form`	04/04/07 05/10/07
A.6	8	Deed Information a. Exempt Minor Partition, Book 2093, Pages 1458-1463, Recorded 04/08/1988 b. Contract – Real Estate, Book 2211 Page 392, Recorded 6/19/1989 (Raymond and Ruth Smith to Robert Morgan) c. Statutory Warranty Deed, Instrument #99086647, Recorded	03/30/07

		April 30, 1999 (Matthew and Nancy Allen to Kurt and LaVeta Roberts)	
‘B’		Staff Exhibits	Date
B.1	6	A&T Property Information	N/A
B.2	2	Multnomah County Tax Maps	N/A
B.3	1	Site Photos	06/06/07
B.4	3	Exempt Minor Partition (approved 09/24/86)	N/A
B.5	3	Exempt Minor Partition, Book 2093, Pages 1458-1463, Recorded 04/08/1988	N/A
B.6	1	Site Plan approving 36’ x 36’ barn (02/07/00)	N/A
B.7	6	Chain of Title Report – Tax Lot 1100, Section 01DD, Township 1S, Range 4E, W.M (07/06/07)	7/10/07
B.8	1	Property Line Adjustment Handout	N/A
‘C’		Administration & Procedures	Date
C.1	1	Incomplete Letter	04/27/07
C.2	1	Complete Letter – Day 1	06/26/07
C.3	4	Opportunity to Comment	06/26/07
C.4	3	Administrative Decision	
‘D’		Comments	Date
D.1	1	Multnomah County Transportation Planning	07/09/07