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LOT CONSOLIDATION REPORT

CASE No: T1-2019-12623

December 20, 2019

The applicant, Martin Burlus, has proposed to consolidate two properties into a single parcel through the Multnomah County Code (MCC) Consolidation Process contained in Multnomah County Code (MCC): MCC 38.7794 Consolidation of Parcels and Lots.

The following described properties are involved in the consolidation:

Property 1: 1486 E. Historic Columbia River Highway, Troutdale
Southern 50.94+/- feet of Lot 14, Thomas Villa Tracts
Tax Lot 1600, Section 31BB, Township 1 North, Range 4 West, W.M.
Alternate Account # R831301490 Property ID #R287089

Property 2: The Central 44+/- feet of Lot 14, Thomas Villa Tract
Tax Lot 1700, Section 31BB, Township 1 North, Range 4 West, W.M.
Alternate Account # R831301470 Property ID #R287088

Vicinity Map

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Issued by:



Lisa Estrin, Senior Planner

For: Adam Barber
Interim Planning Director

Date: Friday, December 20, 2019

Applicant Martin Burlus submitted the required application information on behalf of property owner Katherine Liljegre. This information includes a current property description (Exhibit A.5) and a map identifying the two units of land subject to the consolidation request (Exhibit A.3). Through the recordation of a new deed with a metes and bounds description describing the two units of land as a single 20,342 sq. ft. parcel, the consolidation will be complete.

APPLICABLE APPROVAL CRITERIA:

MCC 38.7797(A)(2)(b) specifies that the Planning Director shall verify the following:

- 1. The subject parcels are in the same ownership and there are no ownership or financing obstacles to completing the consolidation;**
- 2. The parcels to be consolidated are either existing Lots of Record or the act of consolidation will correct a past unlawful land division;**

Staff: Katherine Liljegren owns both units of land (Exhibit A.5). Katherine Liljegren indicated that she is unaware of any ownership or financing obstacles that would prevent completing the consolidation of these two units of land into a single parcel (Exhibit A.6). The County's Land Use Planning approves the Lot Consolidation application.

TO FINISH THE LOT CONSOLIDATION PROCESS:

The property owner must complete the following steps:

1. The property owner or their representative shall submit to Land Use Planning, a draft of the new metes and bounds description to consolidate the two units of land into a single parcel. The legal description shall include a statement that the purpose of the deed is to consolidate two units of land into a single 20,342 sq. ft. parcel.
2. Upon Land Use approval of the new metes and bounds description, the property owner shall have prepared a deed that includes the new legal description and record it with the County Recording office.
3. Upon recordation of the new deed, the property owner shall submit a copy of the recorded document to County Land Use Planning to demonstrate completion of this process.

EXHIBITS

'A' Applicant's Exhibits

'B' Staff Exhibits

Exhibit #	# of Pages	Description of Exhibit	Date Received / Submitted
A.1	1	Type I Application Form	10/30/2019
A.2	1	DART Request for Consolidation form	10/30/2019
A.3	1	Sketch to Accompany Legal Description for Lot Consolidation	10/30/2019
A.4	1	Site Plan showing dwelling, shed and new septic system	10/30/2019
A.5	3	Statutory Warranty Deed, Instrument 2019-124349	11/15/2019
A.6	1	Letter of Authorization from Katherine Liljegren	12/10/2019
'B'	#	Staff Exhibits	Date
B.1	2	Assessment and Taxation: Property Information for 1N4E31BB - 01600 (R287089)	12/19/2019
B.2	2	Assessment and Taxation: Property Information for 1N4E31BB - 01700(R287088)	12/19/2019