



Community Development
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Lebanon, Oregon 97355

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NOTICE OF DECISION
Planning File No. PLA-20-01
(Property Line Adjustment)

February 12, 2020

I. BACKGROUND

APPLICANT: Eddie Patton

PROPERTY LOCATION: The subject properties are generally located on the north side of W. Vine Street, between S. 12th and S. 13th Streets. Although two parcels exist, there is only one assigned address and tax lot number. The assigned address for the subject site is 1195 W. Vine Street. The County Assessor map locates the parcels within Township 12 South; Range 2 West; Section 10BC; Tax Lot 3900.

PARCEL SIZE: Prior to adjustment, Parcel One is 2,628.25 square feet, and Parcel Two is 8,698.51 square feet.

ZONING: Residential Mixed Density (Z-RM).

REQUEST/PROJECT SUMMARY: The applicant is requesting approval of a property line adjustment to the common line between Parcels One and Two associated with Tax Lot 3900 for the property commonly known as 1195 W. Vine Street.

- Although there is one tax lot number, the Grant Deed identifies two legal parcels within the tax lot. The City conferred with the County Surveyor to verify two legal parcels exist. On Monday, February 10, 2020, the City received confirmation from the County Surveyor that there were two legal parcels, and those parcels could be modified through a Property Line Adjustment.
- Proposal includes the transfer of 254.78 square feet of land from Parcel Two to be added to Parcel One. Upon transfer, Parcel One would be 2,883.03 square feet and Parcel Two would be 8,443.73 square feet.
- No additional parcel would be created by the property line adjustment. (Decision Criteria #1 in Section 16.22.160.C)
- All parcels and lots conform to the applicable standards of the land use zone for the purposes of developing a townhome project. Section 16.05.090 of the Lebanon Development Code identifies the minimum lot area for a townhome development to be 2,500 square feet. Both parcels would meet the minimum lot size requirements for a townhome. The minimum lot width for a townhome development is 20 feet (Section

16.05.090 of the LDC). Parcel One would be 21.55 feet in width upon transfer, and Parcel Two would be 73.10 feet in width. (Decision Criteria #2 in Section 16.22.160.C)

- All lots conform to the standards or requirements of Chapter 16.12, and all applicable road authority requirements are met. The Adjustment does not create new streets or alter any of the existing street patterns or alignment. Upon development of the parcels, public improvements to the City street and sidewalk would be required. (Decision Criteria #3 in Section 16.22.160.C)
- Both lots currently conform to applicable city standards for lot size and dimensions, and the Adjustment would not create a non-conformity. (Decision Criteria #4 in Section 16.22.160.C)

REVIEW CRITERIA: The City's review criteria for a Property Line Adjustment are found in Chapter 16.22 – Land Divisions. The Project summary above provides the data for the basis of review and the decision criteria. Based on the proposal, the project complies with the required development standards per Chapter 16.05 of the Development Code, and all required findings can be met.

II. DECISION AND CONDITIONS OF APPROVAL

Based on the project summary and the record, the Property Line Adjustment meets all the required development criteria set forth in Chapter 16.05, and the required decision criteria in 16.22 of the Lebanon Development Code. City staff concludes the proposal complies with the provisions for a Property Line Adjustment and **APPROVES** the application.

III. OTHER PERMITS AND RESTRICTIONS

The Applicant is herein advised that the use of the property involved in this application may require additional permits from the City or other local, State or Federal agencies.

The City of Lebanon land use and review and approval process does not take the place of, relieve the Applicant of responsibility for acquiring such other permits, or satisfy any restrictions or conditions thereon. The land use approval herein does not remove, alter or impair in any way any covenants or restrictions imposed on this property by deed or other instrument.

V. APPEALS

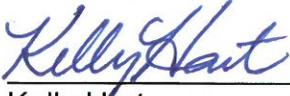
This action is final unless appealed to the Lebanon Planning Commission within fourteen (14) calendar days from the date of this notice. **The appeal must be submitted to the Community Development Department by 5:00 PM on Wednesday, February 26, 2020.** Only the applicant and/or a party receiving a copy of this decision may appeal this land use decision. The appeal must state the purpose of the appeal, identifying specific criteria which the application fails to meet, and include the required appeal fee of \$250.00.

Should you wish to appeal this action, or have any questions regarding this project, please contact the Lebanon Planning Division at (541) 258-4906, for further information.

VI. RECORD

The City's case file and record can be viewed in the Community Development Department at Lebanon City Hall, located at 925 S. Main Street, Lebanon, OR 97355 during regular business hours.

Respectfully,



Kelly Hart
Community Development Director

February 12, 2020

Date