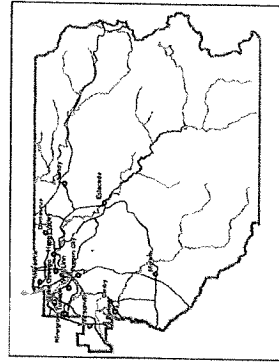


2 1 E 03CC  
LAKE OSWEGO  
S.W.1/4 S.W.1/4 SEC.3 T.2S. R.1E. W.M.  
CLACKAMAS COUNTY  
1" = 100'

D.L.C.  
JOSHIAH FRANKLIN NO. 43  
ALBERT DURHAM NO. 44

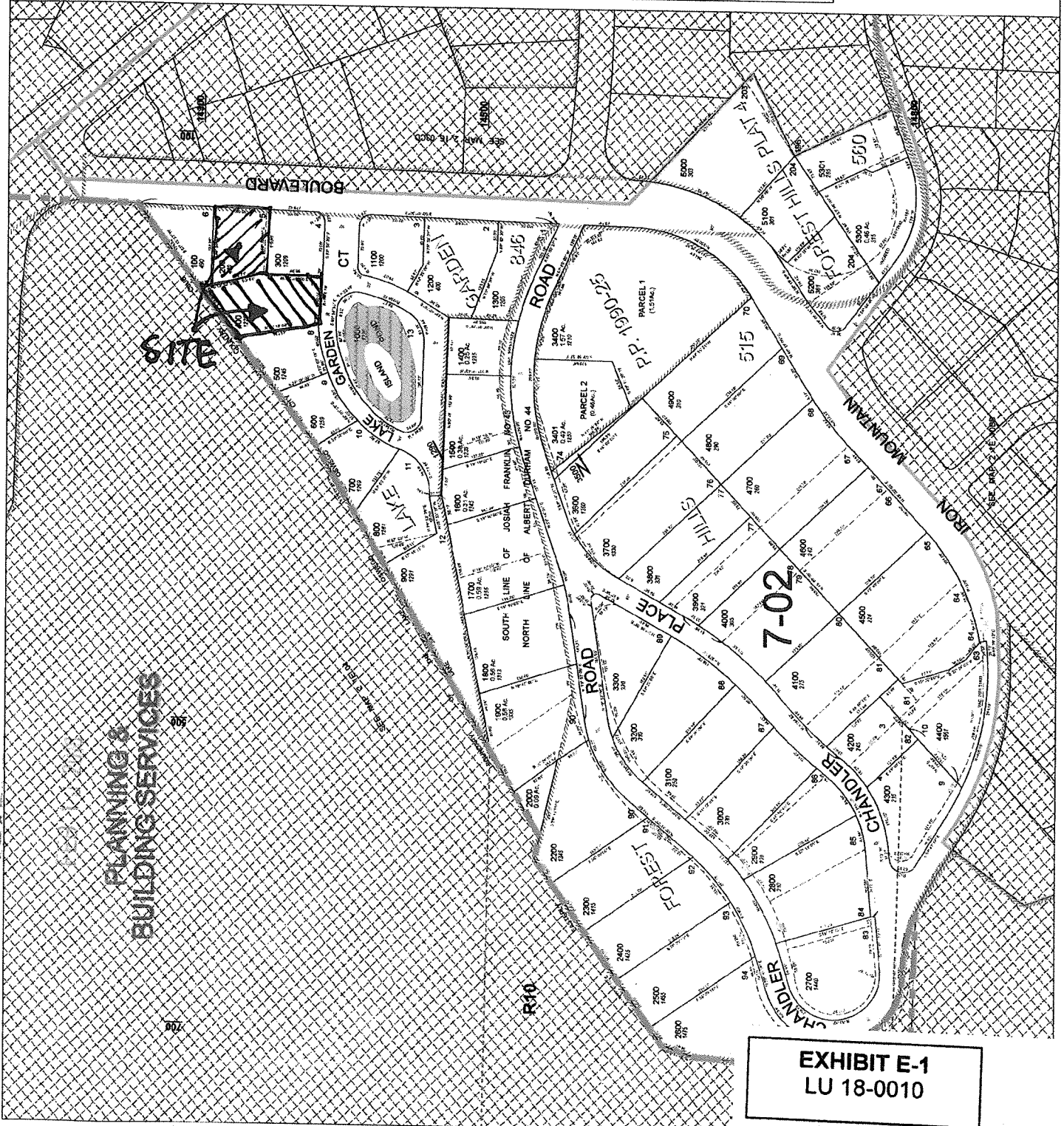
Carchecked Tables  
7-00

- Parcel Boundary
- Private Road ROW
- Historical Boundary
- Railroad Centerline
- Tax Code Lines
- Map Index
- Water Lines
- Land Use Zoning
- Fills
- Water
- Corner
- Section Corner
- 1710th Line
- Govt Lot Line
- DLC Line
- Meander Line
- PLSS Section Line
- Historic Corridor 40'
- Historic Corridor 20'



THIS MAP IS FOR ASSESSMENT  
PURPOSES ONLY

2 1 E 03CC  
LAKE OSWEGO



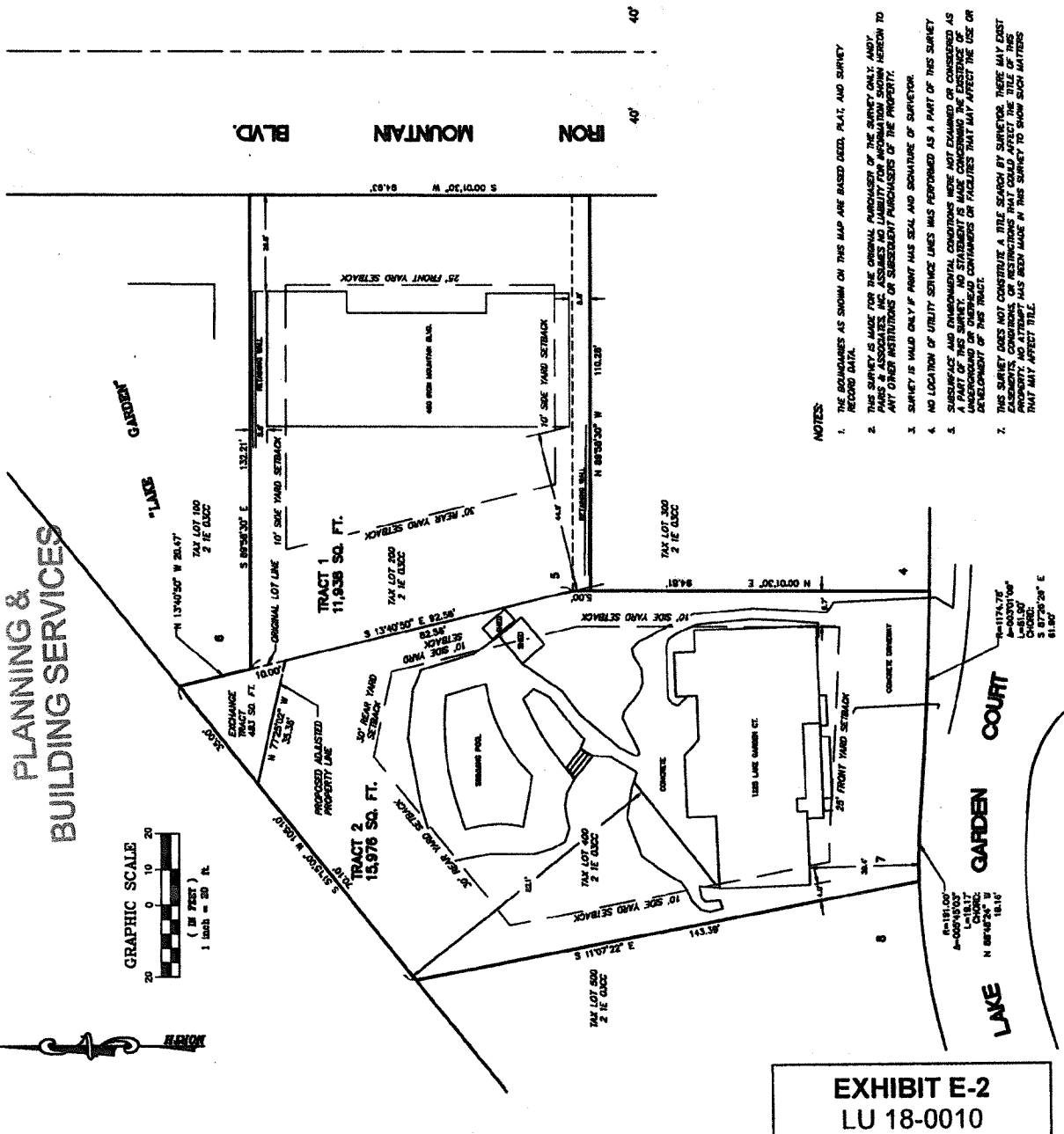
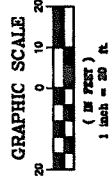
PLANNING &  
BUILDING SERVICES

EXHIBIT E-1  
LU 18-0010

RECEIVED

FEB 10 2018

# PLANNING & BUILDING SERVICES



**PRELIMINARY PLAN**  
FOR:  
PROPERTY LINE ADJUSTMENT  
BEING LOT 6, LOT 7  
AND A PORTION OF LOT 4,  
"LAKE GARDEN"  
SITUATED IN THE SW 1/4 OF SECTION 3  
T.28, R.1E, W.1M  
CITY OF LAKE OSWEGO  
CLATSOP COUNTY, OREGON  
JANUARY 28, 2018

### OWNERS/APPLICANTS

TRACT 1  
TRAVIS D. SMITH & DEBORAH L. SMITH  
480 IRON MOUNTAIN BLVD.  
LAKE OSWEGO, OR. 97034

TRACT 2  
JAMES KEYNES & EMMA KEYNES  
1223 LAKE GARDEN CT.  
LAKE OSWEGO, OR. 97034

### APPLICANT

TRAVIS D. SMITH & DEBORAH L. SMITH  
480 IRON MOUNTAIN BLVD.  
LAKE OSWEGO, OR. 97034  
PH: 503-636-4800  
EMAIL: engr@tdsm.net

### SURVEYOR/APPLICANT'S REP

ANDY PARRS & ASSOCIATES, INC.  
18057 BOONES FERRY ROAD  
LAKE OSWEGO, OR. 97035  
CONTACT: HAROLD SALO, PLS  
PH: 503-636-3341  
EMAIL: hsal@andyparrs.com

AREA TABLE (SF)		
	EXISTING	PROPOSED
TRACT 1 TAX LOT 200	11,455	11,938
TRACT 2 TAX LOT 400	16,488	15,976

- NOTES:**
1. THE DIMENSIONS AS SHOWN ON THIS MAP ARE BASED DEED, PLAT, AND SURVEY RECORD DATA.
  2. THIS SURVEY IS MADE FOR THE ORIGINAL PURCHASER OF THE SURVEY ONLY. ANDY PARRS & ASSOCIATES, INC. ASSUMES NO LIABILITY FOR INFORMATION SHOWN HEREON TO ANY OTHER INSTITUTIONS OR SUBSEQUENT PURCHASERS OF THE PROPERTY.
  3. SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
  4. NO LOCATION OF UTILITY SERVICE LINES WAS PERFORMED AS A PART OF THIS SURVEY.
  5. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR SURFACE OBSTACLES OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
  6. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. THERE MAY EXIST UNRECORDED INTERESTS IN THE PROPERTY. NO ATTEMPT HAS BEEN MADE IN THIS SURVEY TO SHOW SUCH MATTERS THAT MAY AFFECT TITLE.

**EXHIBIT E-2**  
**LU 18-0010**

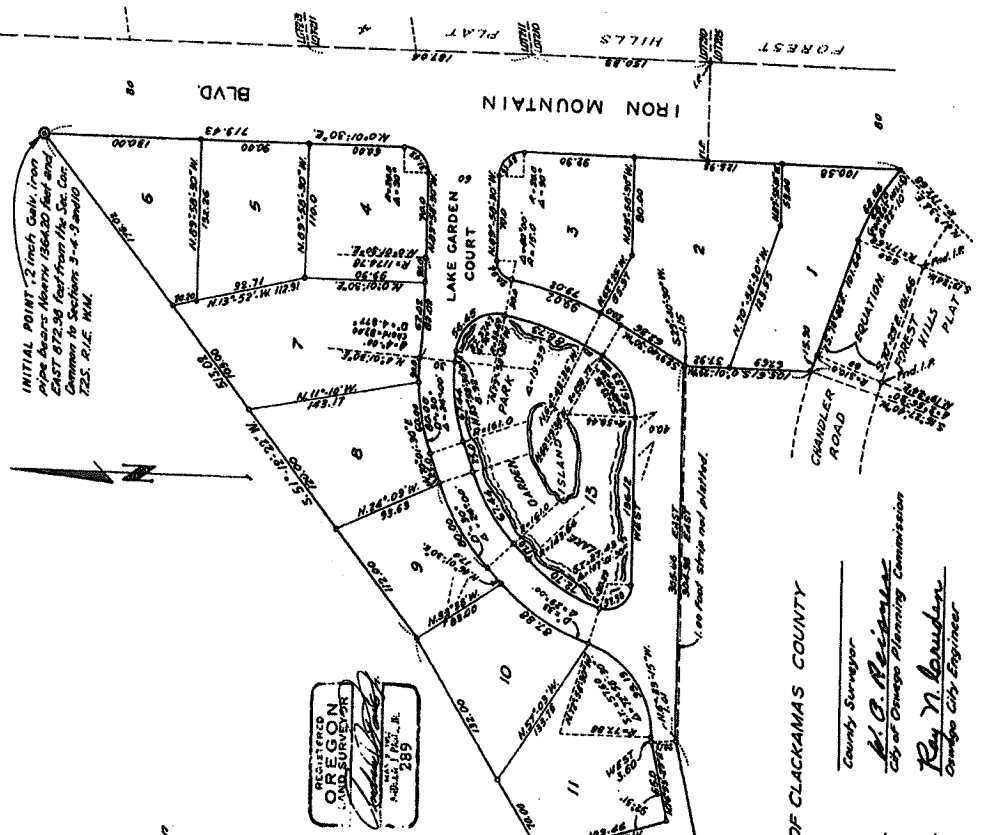
**REGISTERED PROFESSIONAL LAND SURVEYOR**  
*Andy Parrs*  
ANDY PARRS AND ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYORS  
18057 BOONES FERRY ROAD  
LAKE OSWEGO, OREGON 97035  
PH: 503-636-3341  
WWW.ANDYPARRS.COM

PROJECT: 17278  
DRAWING: 01/02/17

30/28

# LAKE GARDEN SITUATED IN SECTION 3, T.2.S. R.1.E. W.M. CLACKAMAS COUNTY, OREGON

SURVEYED MAY 1959 - ANDREW J. PARIS JR.  
SCALE, 1 INCH = 60 FEET



## DEDICATION

*Know All Men By These Presents: That Irving T. Erickson and Dorothy D. Erickson, his wife do hereby make, establish and declare as a true and correct map of Lake Garden as described in the annexed map is a true and correct map, all lots, blocks, and tracts being of the dimensions shown on said map, and all roads and drives shown herein being of the width herein shown on said map, and the same to be forever Lake Garden Court, as shown on said map and as a public way forever Lake Garden Court, as shown on said map. In Witness Whereof, the said Irving T. Erickson and Dorothy D. Erickson, his wife has caused these presents to be executed this 30th day of June, 1959.*

*Irving T. Erickson*  
*Dorothy D. Erickson*

STATE OF OREGON }  
County of Clackamas }

*Be It Remembered: That on this 30th day of June, 1959, before me one and undersigned a Notary Public in and for said State and County, personally known to be the individuals named in the foregoing instrument and they acknowledged to me that they executed the same voluntarily.*

*In Testimony Whereof, I have set my hand and affixed my official seal day and year first in this my certificate written*

*Nathalie J. Thibault*  
Notary Public for State of Oregon  
My commission expires June 11, 1961

## SURVEYORS CERTIFICATE

*That we, the undersigned, J. Paris Jr., being first duly sworn, depose and say that I have correctly surveyed and plotted the same with my level monumenting the lands represented on the annexed map of Lake Garden. That the surface of the ground at survey is a thick gravelly and iron pipe, 2 feet in length, driven 6 inches below the surface of the ground at the most westerly corner of lot 2 of the herein described plot. The said initial point is 174.04 feet from the southeast corner of lot 1 of the herein described plot. The said initial point is 174.04 feet from the southeast corner of lot 1 of the herein described plot. The said initial point is 174.04 feet from the southeast corner of lot 1 of the herein described plot.*

*This tracing is a true and correct copy of the plat of Lake Garden and shown to before me this 30th day of June, 1959.*

*Nathalie J. Thibault*  
Registered Oregon Land Surveyor No. 289  
My commission expires June 11, 1961

*APPROVED BY THE COUNTY COURT OF CLACKAMAS COUNTY*

County Judge: *David J. Whitton*  
County Clerk: *Jan J. Shiff*  
County Assessor: *Donald J. Dutton*  
County Commissioner: *Raymond E. Shelton*

County Surveyor: *Ed P. Reisinger*  
City of Oregon Planning Commission: *Ray N. Knudsen*

All lines to and inches over 1/32 inch are one foot.

EXHIBIT E-3  
LU 18-0010

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FEB 10 2018

PLANNING &  
BUILDING SERVICES

Andy Paris & Associates, Inc.

# Application for Lot Line Adjustment

Map 2 1E 03CC – Tax Lots 200 & 400

480 Iron Mountain Blvd. & 1225 Lake Garden Ct.  
Lake Oswego, OR. 97034  
1-29-2018

**EXHIBIT F-1**  
**LU 18-0010**

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## **ATTACHMENTS**

**Attachment A – Tax Map 2 1E 03 CC**

**Attachment B – Land Use Application**

**Attachment C –Preliminary Lot Line Adjustment Plan**

**Attachment D – Vesting Deeds**

**GENERAL INFORMATION**

**PROPERTY OWNERS AND APPLICANTS:**

**PARCEL 1**

**TRAVIS D. SMITH & DEBORAH L. SMITH**

**480 IRON MOUNTAIN BLVD.**

**LAKE OSWEGO, OR. 97034**

**PHONE: (330) 612-6800**

**EMAIL: [oregondomer1@comcast.net](mailto:oregondomer1@comcast.net)**

**PARCEL 2**

**JAMES JEYNES & EMMA JEYNES**

**1225 LAKE GARDEN CT.**

**LAKE OSWEGO, OR 97034**

**APPLICANT'S REPRESENTATIVE:**

**ANDY PARIS & ASSOCIATES, INC.**

**16057 BOONES FERRY ROAD**

**LAKE OSWEGO, OREGON 97034**

**CONTACT: HARRY SALO**

**PHONE: (503) 636-3341**

**EMAIL: [hsalo@andyparis.com](mailto:hsalo@andyparis.com)**

**SITE INFORMATION**

**PARCEL NUMBER(S):** 21E03 CC 200 & 400  
**ADDRESS:** 480 IRON MOUNTAIN BLVD.  
1225 LAKE GARDEN CT.  
**SIZE:** 11,455 S.F. & 16,459 S.F.  
**NEIGHBORHOOD ASSOCIATION:** NORTH SHORE COUNTRY CLUB  
**ZONING DESIGNATION:** R-10  
**EXISTING USE:** SINGLE FAMILY RESIDENTIAL  
**STREET FUNCTIONAL CLASSIFICATION:** LOCAL  
**SURROUNDING ZONING:** PROPERTIES TO THE NORTH, SOUTH, EAST AND WEST ARE ZONED R-10.

## **INTRODUCTION**

### **APPLICANT'S REQUEST**

Applicant seeks approval of an application for a lot line adjustment between Tax Lots 200 and 400, Tax Map 2 1E 03CC. This narrative has been prepared to describe the proposed lot line adjustment and to document compliance with the applicable sections of the City of Lake Oswego's Development Code.

### **SITE DESCRIPTION/SURROUNDING LAND USE**

Tax Lot 200 is currently 11,455 square feet and Tax Lot 400 is currently 16,459 square feet. Tax Lot 200 fronts Iron Mountain Blvd., which has a functional classification of "Neighborhood Collector". Tax Lot 400 fronts Lake Garden Court, which has a functional classification of "Local Street". Both Tax Lots are zoned R-10 Residential - Low Density. There is a single-family residence of approximately 2,928 square feet which shall remain, on Tax Lot 200. There is a single-family residence of approximately 2,321 square feet which shall remain, on Tax Lot 400. Tax Lot 200 slopes generally west. Tax Lot 400 slopes generally north. Properties to the north, south, east and west are zone R-10 Residential – Low Density.

### **PROPOSAL**

The Applicant proposed to adjust the shared lot line between Tax Lots 2 1E 03CC 200 and 400. Tax Lot 200 will be adjusted from 11,455 square feet to 11,938 square feet. Tax Lot 400 will be adjusted from 16,459 square feet to 15,976 square feet.



## **APPLICABLE CRITERIA**

The following sections of the City of Lake Oswego Community Development Code have been addressed as they have been deemed to be applicable to this proposal. Immediately following each applicable criteria or design standard (cited in **BOLD**) the Applicant has provided draft findings to document that the proposal satisfies the approval criteria for a Lot Line Adjustment.

### **CITY OF LAKE OSWEGO COMMUNITY DEVELOPMENT CODE:**

<b>LOC 50.02.001.1</b>	<b>RESIDENTIAL-LOW DENSITY ZONES (R-10)</b>
<b>LOC 50.03.002-1</b>	<b>RESIDENTIAL USE TABLE</b>
<b>LOC 50.04.001-1</b>	<b>DIMENSIONAL STANDARDS</b>
	<b>RESIDENTIAL-LOW DENISTY ZONE (R-10)</b>
<b>LOC 50.07.003.13</b>	<b>REVIEW OF MINISTERIAL DEVELOPMENT APPLICATIONS</b>

#### **LOC 50.02.001.1 - RESIDENTIAL-LOW DENSITY ZONES (R-10)**

Per LOC 50.02.001.1.b the purpose of the R-10 zoning district is, "To provide lands for single-family residential development with densities ranging from two to five dwelling units per gross acre.

There is a single family residence of approximately 2,928 square feet which shall remain, on Tax Lot 200. There is a single family residence of approximately 2,321 square feet which shall remain, on Tax Lot 400. There will be no increase in density.

#### **LOC 50.03.002-1 - RESIDENTIAL USE TABLE**

Per the residential use Table [LOC 50.03.002-1] single-family residences (one per lot) are a permitted use in the R-10 zone.

There is a single family residence of approximately 2,928 square feet which shall remain, on Tax Lot 200. There is a single family residence of approximately 2,321 square feet which shall remain, on Tax Lot 400. There will be no increase in density.

LOC 50.04.001-1					
R-10 ZONE DIMENSIONAL STANDARDS AND COMPLIANCE ANALYSIS					
	REQUIREMENT	EXISTING		PROPOSED	
		TAX LOT 200	TAX LOT 400	TAX LOT 200	TAX LOT 400
MINIMUM LOT AREA	10,000 S.F.	11,455 S.F.	16,459 S.F.	11,938 S.F.	15,976 S.F.
MINIMUM LOT WIDTH	65 FEET	95 FEET	81 FEET	95 FEET	81 FEET
MINIMUM LOT DEPTH	N/A	N/A	N/A	N/A	N/A
MAXIMUM FLOOR AREA	BASE CALCULATION 3,000+[(LOT SIZE-5,800)X0.19]	4,074 S.F. *	5,025 S.F. **	4,166 S.F. *	4,933 S.F. **
SETBACKS					
FRONT	25 FEET	26.8'	30.4'	26.8'	30.4'
SIDE					
ADJACENT TO STREET	n/	n/a	n/a	n/a	n/a
INTERIOR	10 FEET	5'/5.8'***	4.8'/9.7'***	5'/5.8'***	4.8'/9.7'***
REAR	30 FEET	44.9' ***	82.1'***	44.9' ***	82.1'***
LOT COVERAGE					
>23'-24' *****	32%	3665 S.F.		3820 S.F.	
>28'-29' *****	25%		4114 S.F.		3994 S.F.
<p>* Existing single-family residence (Tax lot 200) is approximately 2,928 S.F.  ** Existing single-family residence (Tax lot 400) is approximately 2,321 S.F.  *** Based on field measurement of existing single-family residence  **** Peak height of existing single-family residence (Tax lot 200) is approximately 24 feet  *****Peak height of existing single-family residence (Tax lot 400) is approximately 29 feet</p> <p style="text-align: right;">(1993 Construction)</p>					

## **LOC 50.07.003.13 – REVIEW OF MINISTERIAL DEVELOPMENT APPLICATIONS**

### **BURDEN OF PROOF - [LOC 50.07.003.13.b]**

Per LOC 50.07.003.13.b, the applicant for a development permit shall bear the burden of proof that the application complies with all applicable review criteria or can be made to comply with applicable criteria through the imposition of conditions of approval. The Applicant has provided sufficient evidence to allow staff to evaluate the proposal.

### **NEIGHBORHOOD MEETING - [LOC 50.07.003.13.c]**

There is no neighborhood meeting required for a ministerial application.

### **PUBLIC NOTICE TO SURROUNDING AREA - [LOC 50.07.003.13.c]**

Ministerial Decisions are made without notice or the opportunity for appeal.

### **PUBLIC NOTICE TO SURROUNDING AREA - [LOC 50.07.003.13.c]**

Ministerial Decisions are made without notice or the opportunity for appeal.

### **REVIEW CRITERIA FOR MINISTERIAL DEVELOPMENTS – [LOC 50.07.003.13.e.II]**

No development standards listed in LOC 50.07.003.13.e.ii are applicable to this proposed lot line adjustment. No development is proposed with this application, hence there will be no impacts to drainage patterns, hillsides, parking, or access.

### **SUMMARY AND CONCLUSION**

Based on the materials submitted herein, the Applicant respectfully requests approval from the City of Lake Oswego Planning Department of this application for a lot line adjustment.



Lake Oswego Fire Department  
300 B AVE - PO. Box 369  
Lake Oswego, OR 97034  
503-635-0275

Case File/Permit No.  
LU 18-0010

---

**Date:** February 14, 2018  
**To:** Johanna Hastay, Senior Planner  
**From:** Gert Zoutendijk/Fire Marshal  
Email: gzoutendijk@ci.oswego.or.us Phone: 503-699-7454

## Fire Department - Plan Review Comments

I have received the information for the project summarized below and completed a review of the submittal on 02/14/2018. A summary of the review has been provided. Please feel free to contact me directly if you have any questions, comments or concerns regarding this information.

**Case File/Permit No.:** LU 18-0010

**Project Location:** 480 Iron Mountain Blvd,  
Lake Oswego, OR 97034

**Scope of Project:** Lot line adjustment of rear lot line at 480 Iron Mountain Blvd.

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### **FIRE DEPARTMENT ACCESS**

A-0001 Fire Department Access Approved

Fire department access is adequate for emergency vehicles.

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### **WATER FLOW FOR FIRE PROTECTION**

WS-0003 Hydrant Location Approved

Hydrant location with distance and size of the structure is approved.

WS-0007 Fire Flow Approved

Fire flow for fire protection is adequate.

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**EXHIBIT F-2**  
LU 18-0010