



COMMUNITY DEVELOPMENT

333 Broadalbin Street SW, PO Box 490, Albany, Oregon 97321-0144 | BUILDING 541-917-7553 | PLANNING 541-917-7550

July 17, 2018

Quilthaven LLC
3025 NW Hurleywood Drive NW
Albany, OR 97321

Dear Applicants:

**CITY OF ALBANY APPLICATION FILE NO. LA-05-18
APPLICATION FOR PROPERTY LINE ADJUSTMENT
BENTON COUNTY ASSESSOR'S MAP NO. 11S-04W-02AC; TAX LOTS 702
ADDRESS: 3025 HURLEYWOOD DRIVE NW**

On March 14, 2018, Property Line Adjustment Deed no. 2018-567946 was recorded with Benton County prior to review and approval by the City of Albany. The property line adjustment resulted in the consolidation of Parcels 1, 2, 3, and 4 (Attachment A). City staff has received your request to review the recorded property line adjustment affecting the property at 3025 Hurleywood Drive NW and evaluated it against the applicable decision-making criteria, provided below.

11.120 Review Criteria. The Director will approve, approve with conditions, or deny the request for a property line adjustment based on the following criteria:

1. The property line adjustment does not create a new lot or a land-locked parcel.

On March 14, 2018, Property Line Adjustment Deed no. 2018-567946 was recorded with Benton County to consolidate Parcels 1, 2, 3, and 4 into one parcel (Attachment A). The property line adjustment did not create a new lot or a landlocked parcel, consistent with ADC 11.120(1).

2. The adjusted properties are not reduced below the minimum dimensions of the zoning district and do not otherwise violate standards of this Code, or the adopted building codes.

All property involved in this Property Line Adjustment request is zoned Residential Reserve (RR). The RR zone has a minimum lot size of five acres and is not subject to minimum width and depth standards. A property line adjustment between two existing RR properties is permitted as long as no new lots are created, the resulting properties are at least 20,000 square feet, and approval of a septic system has been obtained by Benton County, per ADC 3.190(16).

Prior to the consolidation, Parcels 1, 2, 3, and 4 were nonconforming lots of record in terms of lot size because they were smaller than the required zone minimum. Parcel 1 was 30,000± square feet, Parcel 2 was 23,000± square feet, Parcel 3 was 17,000 square feet, and Parcel 4 was 4,000± square feet.

The property line adjustment did not create a new lot but rather consolidated Parcels 1, 2, 3, and 4. The consolidated parcel (Tax Lot 702) is approximately 1.73 acres in size according to Benton County Tax Assessor records. The existing residence on the subject property (Tax Lot 702) is already served by an approved private septic system. Therefore, the property line adjustment complies with the standards of ADC 3.190(16).

The subject property is not subject to minimum width and depth standards and will not otherwise violate standards in the ADC or adopted Building Codes, consistent with ADC 11.120(2).

3. The adjusted properties are in compliance with any adopted transportation, public facilities, or neighborhood plan.

City utility maps show no public sanitary sewer main in this area. The existing building on the subject property is served by a private septic system.

City utility maps show an eight-inch public water main in Hurleywood Drive. The existing building on the subject property is connected to the public water system.

City utility maps show no piped public storm drainage facilities along Hurleywood Drive. The street is not improved to city standards.

The property line adjustment did not adversely impact utility service to the subject property.

4. The adjusted properties comply with any previous requirements or conditions imposed by a review body.

There are no known previous conditions or requirements imposed by a review body that remain to be met.

Given the above analysis, the recorded property line adjustment (Property Line Adjustment Deed no. 2018-567946) complies with all applicable review criteria.

Sincerely,

Signature on file

Bob Richardson
Planning Manager

LL:eo

Enclosures

c: Building Division (Johnathan Balkema)
Finance Department (Denise Valentino)
GIS (Dave Jacobus)
Public Works Engineering (Mike Leopard)
Public Works Engineering (Gordon Steffensmeier)
Public Works Transportation (Ron Irish)
Fire Services (Lora Ratcliff)
Benton County Surveyor's Office
Benton County Assessor
File: LA-05-18

Legal Description

Tax Lot 702 of Benton County Assessor Map 11S-04W-02AC

ALL of the Parcel 1, Parcel 2, Parcel 3 and Parcel 4 of the parcels conveyed to Quilthaven LLC, by Statutory Warranty Deed recorded Document Number 2013-509040 in the Benton County, Oregon Deed Records, the exterior boundary of which is more particularly described as follows:

Beginning at the northwest corner of said Parcel 3, a 5/8 inch rod that is 524.05 feet North 89°57' East and 15 feet North 00°06' East of the Northwest corner of the Southwest quarter of Section 2, Township 11 South, Range 4 West, Willamette Base and Meridian, Benton County, Oregon; thence along the perimeter boundary of said Parcel 1, Parcel 2, Parcel 3 and Parcel 4 the following eight (8) courses: 1) North 89°57'00" East 179.25 feet; 2) thence along the arc of a 20.00 foot radius curve to the right (long chord of which bears South 61°04'30" East 19.38 feet) a distance of 20.23 feet; 3) thence along the arc of a 50.00 foot radius curve to the left (long chord of which bears South 82°27'07" East 76.99 feet) a distance of 87.87 feet; 4) thence South 42°48'00" East 280.16 feet; 5) thence North 86°04'30" West 199.50 feet; 6) thence South 87°31'00" West 129.98 feet; 7) thence North 89°54'00" West 134.39 feet; 8) thence North 00°06'00" East 216.64 feet to the Point of Beginning.

January 18, 2018

LEGAL DESCRIPTION

(17-176) JJC:ls

File Ref: z:/projects/2017/17-176/surveying/documents/Legal Description.doc

