

## **Chapter 16.120 LOT LINE ADJUSTMENTS**

### **16.120.000 Definition**

A lot line adjustment is the relocation or elimination of a common boundary between two legal lots, provided no new lots are created as a result of the relocation of the common boundary. The elimination of lot boundaries is permitted only for a maximum of 3 common boundaries.

### **16.120.005 Application and Fee**

An application for a lot line adjustment shall be filed with the City and accompanied by the appropriate fee. It is the applicant's responsibility to submit a complete application that addresses the review criteria of this section. An application for a lot line adjustment shall be reviewed administratively by the City per Chapter 16.170. The City may specify conditions or modifications in the application as necessary to assure compliance with the review criteria of this section.

### **16.120.010 Review Criteria**

A lot line adjustment may be authorized provided the applicant demonstrates that the adjustment satisfies the following criteria:

- A. No new lots or parcels are created as a result of the lot line adjustment.
- B. The adjusted lot lines result in lots that comply with all standards of the underlying zone, access provisions and other applicable provisions of this ordinance.

### **16.120.015 Marking a Property Line Adjustment**

Pursuant to ORS 92.060, the initial point, also known as the point of beginning, of a Property Line Adjustment must be on the external boundary of the parcel and must be marked with a monument. The location of the monument shall be referenced by survey pursuant to state statute, unless the county surveyor determines otherwise.

### **16.120.020 Recording**

The applicant shall be responsible for recording the approved lot line adjustment's plat survey and deed with the Washington County Clerk's Office and/or Surveyor's office within 1 year of approval, unless an extension is granted by the City in accordance with Chapter 16.00.080.