



PLA#2

City of Sweet Home
1140 12th Avenue
Sweet Home, OR 97386
541-367-8113
Fax 541-367-5113
www.ci.sweet-home.or.us

Community and Economic Development Department

Application for a Property Line Adjustment or a Property Line Adjustment / Replat

Date Received: 12.19.19
Date Complete: _____
File Number: PLA19-13
Application Fee \$: 100.00
Receipt #: _____

Applicant's Name:

Liberty Rock

Applicant's Address:

43574 Wiley Creek Dr, Sweet Home, OR 97386

Applicant's Phone and e-mail:

541-409-1981 & Roger Emmert

Within 30 days following the filing of this application, the City Planner will make a determination of completeness regarding the application. If deemed complete, the application will be processed.

Property A

Owner's Name:

Same

Owner's Address:

Owner's Phone and e-mail:

Property Address:

Assessor's Map and Tax Lot:

13S01E27C-22

Property Size Before:

2.31 Acres

Property Size After:

1.22 Acres

Zoning Classification:

R-1 after rezoning

Property B

Owner's Name:

Same

Owner's Address:

Owner's Phone and email:

Property Address:

5280 Hwy 20, Sweet Home, OR 97386

Assessor's Map and Tax Lot:

13S01E27C-2100

Property Size Before:

0.59 Acres

Property Size After:

1.60 Acres

Zoning Classification:

R-1 after rezoning

Submittal Requirements

The checklist on the other side of this application lists the required items must be submitted with this application and the Criteria the request must meet. Please address all items that apply to this request.

I certify that the statements contained on this application, along with the submitted materials, are in all respects true and are correct to the best of my knowledge and belief.

Applicant's Signature:

Property Owner's Signature:

Property Owner's Signature:

Property Owner's Signature:

Property Owner's Signature:

Date:

Date:

Date:

Date:

Date:

SHMC 16.32.030 APPLICATION REQUIREMENTS

An application for a property line adjustment must meet the submittal requirements and the decision criteria noted below.

- ☒ 1. An application for a property line adjustment shall be signed by all property owners involved in the proposed adjustment, and a map showing the following details shall be submitted:
- ☒ a. The scale, north arrow and date of the map.
 - ☒ b. The Linn County Tax Map and Tax Lot number identifying each parcel involved in the adjustment
 - ☒ c. The location, width and purpose of any existing or proposed easements.
 - ☒ d. Existing and proposed driveway accesses to a public right-of-way.
 - ☒ e. The current and proposed property lines for each subject property.
 - ☒ f. The existing and proposed dimensions of each property and the lot area of each property.
 - ☒ g. All existing structures on the properties.
 - ☒ h. Existing and proposed utility services and stub locations, including the following:
 - ☒ 1. Water
 - ☒ 2. Sanitary sewer
 - ☒ 3. Storm and surface water drainage
 - ☒ 4. Power *overhead*
 - ☒ 5. Gas
 - ☒ 6. Telephone *overhead*
 - ☒ 7. Cable *overhead*
 - ☒ 8. Other utilities
- ☒ 2. Adjacent public right-of-ways, including the width of each.
- ☐ 3. The legal description for each subject property involved in the adjustment describing their new boundaries.

SHMC 16.32.020 PROPERTY LINE ADJUSTMENT CRITERIA.

The City Planner will approve, approve with conditions, or deny the request for a property line adjustment based on the following criteria:

- ☐ A. The property line adjustment does not create a new lot or a land-locked parcel.
- ☐ B. The adjusted properties are not reduced below the minimum standards of the zoning district and do not otherwise violate standards of this title or Title 17 or any applicable building code.
- ☐ C. The adjusted properties do not encroach into required yard setbacks, existing buildings or easements.
- ☐ D. The adjusted properties comply with any previous requirements or conditions imposed on the property in previous land use decisions or permitting processes.
- ☐ E. A property line adjustment within a subdivision or partition plat will conform to O.R.S. 92.190.
- ☐ F. Lot line adjustments shall be surveyed and monumented as required by O.R.S. Chapter 92.

