### Lot Line Adjustment Narrative Deer Pointe Park Project

**Lot Line Adjustment Consolidation Between Map/Tax Lots 25E18CC13400 and 25E18CD01600**

### Introduction

This narrative outlines the proposal for a lot line adjustment between Tax Lot 13400, Map 2S 5E 18CC, and Tax Lots 1600, Map 2S 5E 18CD, located in the City of Sandy, Clackamas County, Oregon. The adjustment is being pursued in conjunction with professional surveying efforts for the proposed Deer Point Park improvements.

This work follows guidance from the City of Sandy Planning Division, provided during pre-application meetings and outlined in the pre-application notes, which suggest combining the two parcels into one to streamline the development process and ensure compliance with municipal code requirements.

### Background

* **Current Configuration:** Tax Lot 13400, otherwise known as Tract D, is located in the Deer Pointe No. 2 plat (4111, 2007). The City of Sandy acquired Tract D as part of the platting process and subsequently acquired Tax Lot 1600 to the east through a deed transfer in 2023 (recorded deed attached).
* **Reason for Adjustment:** The proposed adjustment removes the common lot line between Tract D (Tax Lot 13400) and the deeded land (Tax Lot 1600) to consolidate the parcels into a single property for park development. This approach was determined to be consistent with feedback from the Clackamas County Surveyor and Planning Division, as well as the County's recent interpretation of property line adjustments (PLAs) versus replats.

### Proposed Changes

* **Description of Adjustment:** The adjustment will remove the existing common lot line between Tract D (Tax Lot 13400) and the deeded land (Tax Lot 1600). This action will consolidate the two parcels into a single tract for park development purposes.
* **Compliance with Local Code:** The City of Sandy Municipal Code is silent on adjustments involving tracts, not lots, allowing this adjustment to proceed as a PLA instead of requiring a replat. The County Surveyor confirmed that this process is appropriate in this case.
* **Recent County Interpretation:** The County’s interpretation, stemming from a court case approximately five years ago, establishes that if City code does not prohibit a property line

adjustment, the County will process it as such. This interpretation aligns with City code, which only mandates replats for modifications to lots in a recorded plat, not tracts.

### Facilitation of Park Improvements

The lot line adjustment simplifies property ownership and boundary definitions, facilitating the development of Deer Point Park.

If any structures are proposed to straddle both parcels, consolidation shall be completed and recorded prior to any building permit being issued. These steps ensure compliance with land use policies and support the efficient execution of park improvements.

### Impact Analysis

* **Access:** The adjustment will not affect access to utilities or public infrastructure.
* **Lot Compliance:** The consolidated tract will comply with all applicable zoning and land use requirements.
* **Facilitation of Park Improvements:** Consolidation supports the park’s development goals, ensures regulatory compliance, and addresses any required utility easements or agreements.

### Conclusion

The proposed lot line adjustment between Map/Tax Lots 25E18CC13400 and 25E18CD016002 complies with applicable City and County regulations and aligns with recommendations provided by the Planning Division and County Surveyor. This adjustment will consolidate the parcels to support the Deer Point Park project while ensuring no adverse impacts on access, compliance, or neighboring properties.

### Attachments/Links

1. [Land Use Application.](https://drive.google.com/file/d/1uGOS2-5DMPIWatLdMd4RE-24QbdABPPi/view?usp=drive_link)
2. [Map of Existing and Proposed Parcel Boundaries.](https://drive.google.com/file/d/171kBv1FuSp2TZH6hgKYnVnxjf4jEesyg/view?usp=sharing)
3. [Pre-application Notes from the City of Sandy Planning Division.](https://drive.google.com/file/d/1Cry-y4pOFiVyqDBA9PYOHu3QZVpF5rxv/view?usp=drive_link)
4. [Chain of Title Deeded Property](https://drive.google.com/file/d/1ABTQN8qw6ZhtXKF1_Iq3XvHIbhDoxSQL/view?usp=sharing)