



August 14, 2023

Randy A. Miles
25191 East Bolton Road
Veneta, OR 97487

Michael King
25185 East Bolton Road
Veneta, OR 97487

Re: Property Line Adjustment, PLA-2-23
25191 & 25185 East Bolton Road
Assessor's Map 17-05-31-31, Tax Lot 3700
Assessor's Map 17-05-31-32, Tax Lot 3700

Dear Randy and Michael,

The City of Veneta received your application for a property line adjustment on August 2, 2023, and additional information on August 14, 2023 for the property listed above. The City hereby finds that the proposed property line adjustment complies with the criteria listed in Veneta Land Division Ordinance No. 494, Article 3, Section 3.02 – Property Line Adjustment Criteria, as follows:

FINDINGS:

1. *The property line adjustment is a relocation or elimination of all or a portion of the common property line between abutting properties that does not create an additional lot or parcel.*
 - The property line adjustment is a relocation of a portion of one common property line and will not create any new lots or parcels.
2. *All properties involved continue to have adequate access to public streets.*
 - Both properties involved will continue to have access to East Bolton Road.
3. *The properties involved meet the minimum lot size and configuration requirements for the zoning district and do not otherwise violate city standards.*
 - Both lots are zoned Single Family Residential (SFR). The minimum lot size in the SFR zoning district is 6,000 square feet. Both lots will continue to be above 6,000 square feet after the property line adjustment.
4. *The properties involved comply with any previous requirements or conditions imposed by a review body.*
 - Previously, prior to issuance of a building permit on the Miles-owned property, the City

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required the property owner to dedicate the front 5' of the property as public right-of-way to allow for the future widening of East Bolton Road. Since the King-owned property has not yet dedicated a similar 5' strip of land to the City for public right-of-way, this property line adjustment would make the Miles-owned property noncompliant with this previous requirement. A condition of approval has been added to ensure that this piece of land is dedicated to the City for public right-of-way.

5. *There are no conflicts with existing private or public utilities and utility easements.*
 - The property line adjustment does not conflict with any existing private or public utilities or utility easements.
6. *Setbacks and lot coverage shall not be reduced below the minimum for the zone in which the property is located.*
 - In the SFR zone, the front yard setback is 20 feet, and the rear and side yard setbacks are 5 feet each. Buildings on both properties will continue to meet these setbacks.
 - In the SFR zone, the maximum lot coverage is 40%. Both properties will continue to meet this requirement.

CONDITIONS OF APPROVAL:

- The owner of Map No. 17-05-31-31, Tax Lot No. 3700 shall dedicate the required 5' strip of land to the City for public right-of-way in order to permit for the eventual widening of East Bolton Road.

Once the surveyor has recorded the survey map and lot line adjustment deeds, please return recorded copies to the City of Veneta for our records.

Sincerely,



Daniel Findlay
Associate Planner
City of Veneta

CC: City Planning File No. PLA-2-23