

November 28, 2023

Marilyn J. Perry  
87991 8<sup>th</sup> Street  
Veneta, OR 97487

Attn: Ryan Erickson, PLS  
EGR & Associates, Inc.  
2535 B Prairie Rd  
Eugene, OR 97402

Re: Property Line Adjustment, PLA-1-23  
Assessor's Map and Tax Lot 17-06-36-42-02500  
Assessor's Map and Tax Lot 17-06-36-42-02600

To whom it may concern:

The City of Veneta received your application for a property line adjustment on July 11, 2023 for the properties listed above, and your submittal of additional information on September 28, 2023 and November 16, 2023. On November 28, 2023, the City approved the request for a Property Line Adjustment. 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:**

Veneta Land Division Ordinance No. 494, Article 3, Section 3.02 – Property Line Adjustment Criteria

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.*
  - Tax lot 2600 is an existing legal nonconforming lot, with approximately 50 ft of frontage along 8<sup>th</sup> street, and has adequate access to public streets. Tax lot 2500 is an existing legal nonconforming flag lot, and will continue to have access to 8<sup>th</sup> street via an 18-foot wide access pole.
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 zone is 6,000 square feet, which both Tax Lot 2500 and Tax Lot 2600 will be above. The minimum lot width is 60 feet, which Tax Lot 2600 does not meet, but is an existing legal nonconforming lot. Tax Lot 2500 meets the minimum lot width for the SFR zone. Tax Lot 2500 does not meet the minimum flag pole width of 20 feet, but is an existing nonconforming lot and will not be made more nonconforming by the proposed property line adjustment. No other city standards would be violated because of the proposed property line adjustment.

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

- The proposed property line adjustment will not cause either property to fall out of compliance with any previous requirements or conditions imposed by a review body.

5. *There are no conflicts with existing private or public utilities and utility easements.*

- The private water line to Tax Lot 2500 is partially located on Tax Lot 2600. The applicant has proposed a 9-foot wide private utility easement running along the southern boundary of Tax Lot 2600. Thus, this criterion is met.

6. *Setbacks and lot coverage shall not be reduced below the minimum for the zone in which the property is located.*

- Both properties are located in the SFR zone, which has a maximum lot coverage of 40%. Tax Lot 2600 currently contains no structures. Tax Lot 2500 currently meets the lot coverage and setback standards and is gaining property from this adjustment, so it will continue to meet the lot coverage and setback standards.

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 File No. PLA-1-23

MAP 17-06-36-4  
TAX LOT 2700

MAP 17-06-36-42  
TAX LOT 7200

MAP 17-06-36-43  
TAX LOT 5200

MAP 17-06-36-43  
TAX LOT 5100

MAP 17-06-36-43  
TAX LOT 5000

8TH STREET

**PROPERTY 1**  
MAP 17-06-36-42 TAX LOT 260  
OLD: ±15,738 SQFT  
NEW: ±6436 SQFT

MAP 17-06-36-  
TAX LOT 240

**PROPERTY 2**  
MAP 17-06-36-42 TAX LOT 250  
OLD: ±28,513 SQFT  
NEW: ±37,815 SQFT

THE JOURNAL OF CLIMATE

NOTE:  
UTILITIES SHOWN HEREON ARE  
BASED UPON FIELD OBSERVATIONS  
AND UTILITY LOCATE MARKINGS.  
ACTUAL UNDERGROUND  
LOCATIONS OF PIPES AND LINES  
HAVE NOT BEEN VERIFIED.

## LEGEND

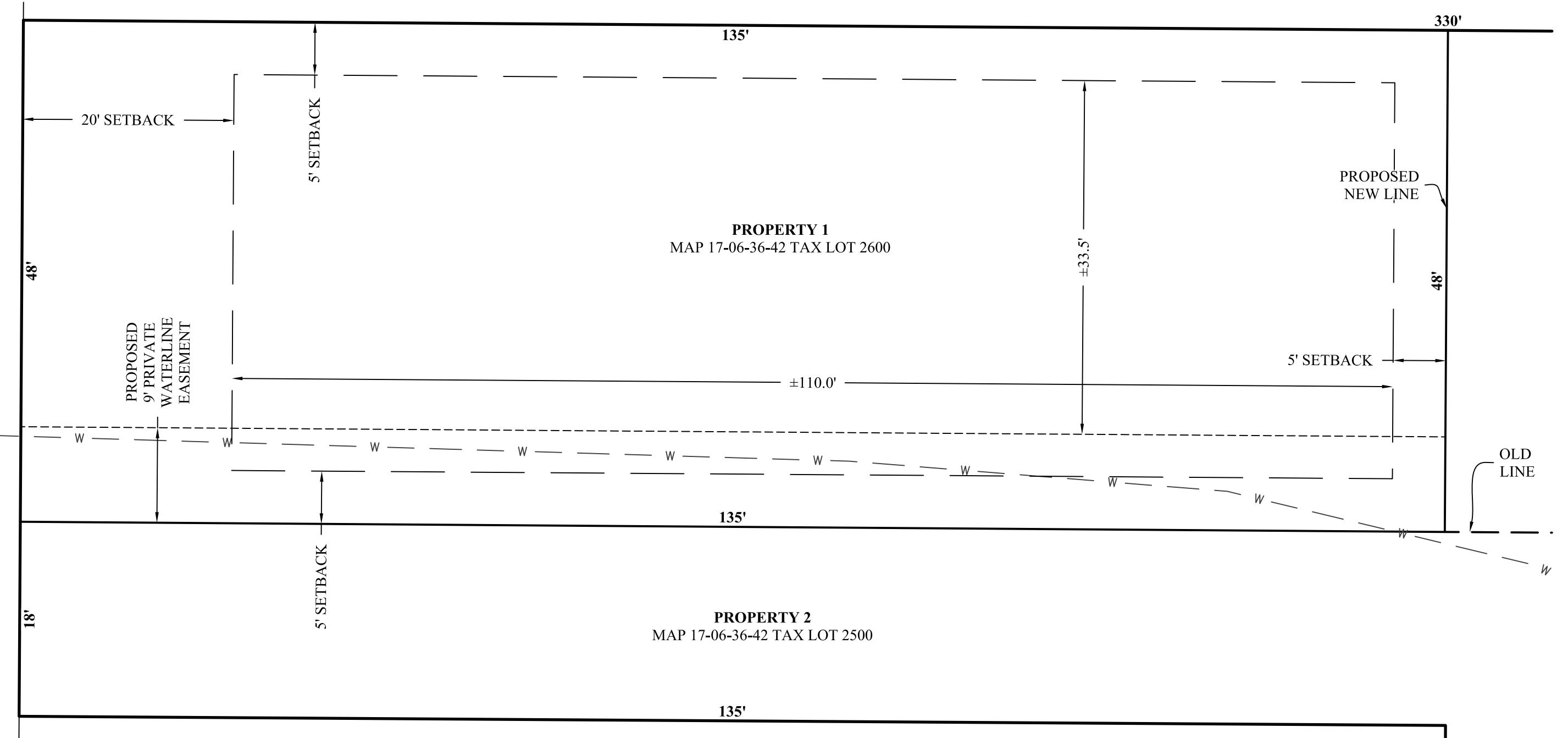
- Ⓜ MANHOLE - WASTE WATER
- © CLEAN OUT
- Ⓜ WATER METER
- UTILITY POLE
- WATER LINE
- WASTE WATER LINE
- OVERHEAD ELECTRICAL POWER LINE
- FENCELINE - WOOD (TYP.)



**PROPOSED PLA  
MARILYN PERRY  
87991 8TH STREET  
VENETA, OREGON**

*EGR & Associates, Inc.*  
Engineers, Geologists, and Surveyors

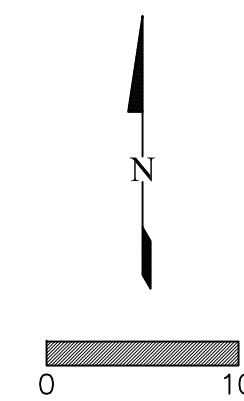
8TH STREET



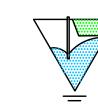
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LEGEND:

WATER METER  
WATER LINE



**PROPOSED WATERLINE EASEMENT  
SITE MAP**  
MARILYN PERRY  
87991 8TH STREET  
VENETA, OREGON  
NOVEMBER 16, 2023



**EGR & Associates, Inc.**  
Engineers, Geologists, and Surveyors  
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Eugene, Oregon 97402  
(541) 688-8322  
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