



PROCEDURE FOR PROPERTY LINE ADJUSTMENT

Clatsop County Community Development
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A Property Line Adjustment is defined in the Clatsop County Land and Water Development and Use Ordinance #80-14 as:

“The relocation of a common property line between two abutting properties.”

and falls under Section 5.200 Subdivisions, Partitions and Property Line Adjustments.

For all areas except those zoned AF, F-80 and EFU:

- (a) Property line adjustments may be allowed between undersized lots or parcels in the above zones provided that the resulting lots or parcels satisfy the minimum width, depth, frontage, lot width/depth ratio, yard requirements of the zone and setbacks to existing structures are not reduced by the property line adjustment below the minimum setback requirements.
- (b) Property line adjustments may be allowed between undersized lots or parcels and lots or parcels conforming as to lot size provided the undersized lot meets the requirements in (a) above, and the resulting conforming lot or parcel if partitioned or subdivided would not result in a density greater than the zone (s) in which the property has been designated.

For all areas zoned AF, F-80 and EFU:

The adjustment may be approved provided:

- a. the remaining substandard parcel is not used as a basis for considering and approving a built upon or irrevocably committed exception, and
- b. the substandard parcel is not permitted to have more than one non-farm or non-forest dwelling on it, and
- c. it is determined that the tract proposed for transfer can be better managed for resource use, and
- d. the tract proposed for transfer may not be used in calculating the lot size of a parcel or parcels for purposes of future land divisions.

Processing Property Line Adjustments

1. A tentative property line adjustment map, legal descriptions of any parcel involved, development permit and filing fee (\$70.00) shall be submitted to the Clatsop County Community Development Department. The names on the deed to the adjoining property owner must read the same as the existing deed. No fluctuation can occur.
2. A property line adjustment created by the relocation of a common boundary as described in ORS 92.010 (7) (b) shall be surveyed and monumented in accordance with Oregon law and a survey, complying with ORS 209.2360, shall be filed with the County Surveyor. However, no survey or monumentation is required for a property line adjustment when both parcels affected are greater than 10 acres. No exception to the minimum area requirements shall be allowed as established in the Clatsop County Comprehensive Plan and this Ordinance. ORS 92.010 (7) (b) reads: "An adjustment of a property line by the relocation of a common boundary where an additional unit of land is not created and whether the existing unit of land reduced in size by the adjustment complies with any applicable zoning ordinances;..."
3. A survey or monumentation does not apply to the relocation of a common boundary of a lot in a subdivision or a parcel in a partition when the adjusted property line is a distance of even width along the common boundary except for the following reasons:
 - (1) if the Community Development Director determines that a yard setback requirement might be violated; or
 - (2) if the Community Development Director determines that the lot size requirement of the zone might be violated; or
 - (3) if the Community Development Director determines that a dimensional requirement of the zone might be violated.

For further information please contact the Clatsop County Community Development Department, 800 Exchange Street, Suite 100, Astoria, Oregon 97103 or phone (503) 325-8611.