



## LAND MANAGEMENT DIVISION

# PROPERTY LINE ADJUSTMENTS

PUBLIC WORKS DEPARTMENT 3050 NORTH DELTA HIGHWAY, EUGENE OR 97408

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*This guide outlines the standards and the process for property line adjustments. This guide is for informational purposes only and is not to be considered a substitute for the language of state or local regulations. Specific language may be found in Lane Code 13.450.*

### WHAT IS A PROPERTY LINE ADJUSTMENT?

A "property line adjustment" means the relocation or elimination of a common property line between abutting properties, where an additional unit of land is not created, and where the existing unit of land, reduced in size by the adjustment, complies with applicable zoning ordinances.

Lane Code 13.450(1) states "No person shall relocate or eliminate all or a portion of a common property line without review and approval of a property line adjustment application or as otherwise provided by this chapter," which means that all property line adjustments must comply with the requirements laid out in that section of the code.

**WHAT ARE MY OPTIONS? :** There are 3 possible options available exemption, ministerial, and director decision.

**Option 1:** Exempt. Property line adjustments between abutting properties that are zoned F-1 and are over 200 acres in size before and after the adjustment, are exempt from Lane County land use review.

**Option 2:** Ministerial. For property line adjustment applications to qualify for a ministerial application the project must be for the adjustment of 1 common property line and all properties involved must be verified legal lots:

- A. The subject properties are vacant and will remain above the minimum lot size of the zoning before and after the property line adjustment.
- B. The properties are zoned F-1 and will remain at least 80 acres before and after the property line adjustment. Development must continue to meet the minimum property line setbacks. The properties cannot be encumbered by a nonrevocable deed restriction required for certain forest dwelling provisions.
- C. The subject properties are not reduced in size smaller than the minimum lot size of the zone after the property line adjustment and meets zoning setbacks. An Oregon registered surveyor must certify that the properties are not reduced below the minimum lot size of the zone. Staff must make findings that the new property line complies with zoning setbacks. If either of the properties

involved in the property line adjustment are zoned F1, F2, or EFU and if the proposed property line results in a setback from a non-farm structure to be within 500 feet of land zoned F1 or within 100 feet of land zoned F2 or EFU, then a Director review application is required pursuant to LC 14.100, in order to address discretionary siting standards and setbacks that apply to the subject properties.

**Option 3:** Planning Director Review. Planning Director Review property line adjustments include notice to the neighbors and relevant agencies, pursuant to LC 14.100. Option 3, same as Option 2, requires that the subject properties all be verified legal lots at time of application or the applicant may apply for a joint property line adjustment/legal lot verification application.

### THE APPLICATION PROCESS

Once the process you qualify for is identified, you can then find the application form on the Planning website, the address is at the bottom of the page.

**Ministerial (Administrative) Process:** Start the process by making application for a Property Line Adjustment, Ministerial - No Notice.

**Planning Director Review Process:** Start the process by making application for a Planning Director Review Property Line Adjustment. A planner will review the properties for access, setbacks, size, and sewage disposal system. This review includes referral of the proposal to neighbors and various agencies that provide service to the property such as the local fire district and the Transportation Division. The responses from the referrals may become conditions that must be met in order to approve property line adjustments. Upon completion of the referral period, a planner will issue a decision that contains a series of conditions to be met. The Planner's decision may be appealed by the applicant or a neighboring property owner if a perceived error in the approval is identified.

**Serial Property Line Adjustments:** If you want to make multiple property line adjustments, you must complete the first property line adjustment by recording necessary deeds/declarations before Lane County is able to approve the second adjustment.

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