

14 DAY OPPORTUNITY TO COMMENT



www.multco.us/landuse ▪ Email: land.use.planning@multco.us ▪ Phone: (503) 988-3043

Application for a Property Line Adjustment

CASE FILE: T2-2025-0036

APPLICANT: Jocosa Bottemiller

LOCATION: **Property 1:** 7748 W/ SE Pleasant Home Road **Property ID #** R342324, R342524

Map, Tax lot: 1S4E20DA -00400 & -00401

Alt. Acct. # R994200570,
R994210740

Property 2: 7748 SE Pleasant Home Road

Property ID # R342331, R342525

Map, Tax lot: 1S4E20DA -00200, 1S4E21CB -
00400

Alt. Acct. # R994200660,
R994210750

BASE ZONE: Multiple Use Agriculture (MUA-20)

OVERLAYS: Significant Environmental Concern – Water Resources (SEC-wr)

PROPOSAL: Request for a Property Line Adjustment between the properties identified above. Property 1 is approximately 15.706 acres in size and will be increased to 20.230 acres after the adjustment. Property 2 is approximately 10.068 acres in size and will be reduced to 5.673 acres after the adjustment.

- ❖ **COMMENT PERIOD:** Neighbors are invited to submit written comments for the proposal described above. Comments should be directed toward the approval criteria listed below. Any neighbor that submits comments will receive the County's complete decision. Written comments will be accepted at LUP-comments@multco.us if received by **4:00 pm on Monday, October 27, 2025.**

If you do not wish to submit comments, no response is necessary.

Further information regarding this application is available by contacting LUP-comments@multco.us. Paper copies of these materials may be purchased for \$0.71/per page.

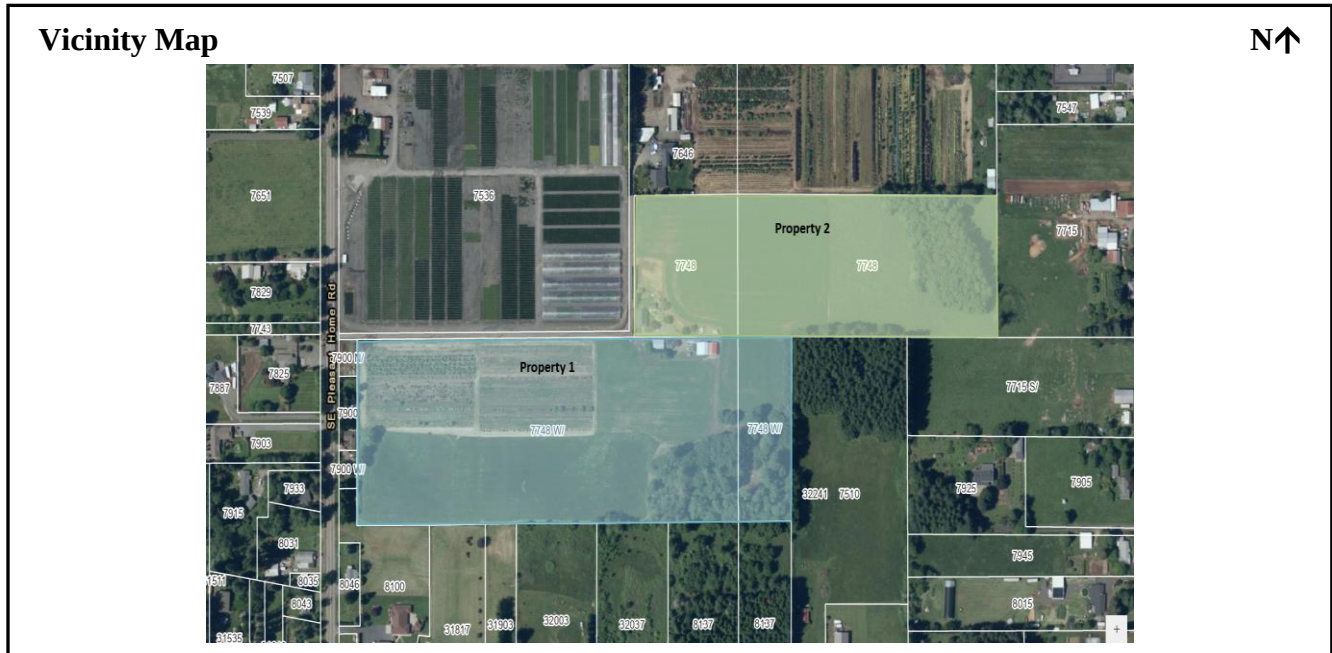
- ❖ **APPLICABLE APPROVAL CRITERIA** [Multnomah County Code (MCC)]:

General Provisions: MCC 39.1250 Code Compliance and Applications, MCC 39.2000 Definitions, MCC 39.3005 Lot of Record – Generally, MCC 39.3080 Lot of Record – Multiple Use Agriculture (MUA-20), MCC 39.6235 Stormwater Drainage Control, MCC 39.6850 Dark Sky Lighting Standards

MUA-20: MCC 39.4315 Review Uses, MCC 39.4325 Dimensional Requirements and Development Standards, MCC 39.4330 Lots of Exception and Property Line Adjustments

Property Line Adjustment Criteria: MCC 39.9300 Property Line Adjustment

Copies of the referenced Multnomah County Code sections can be obtained by visiting our website at <https://multco.us/landuse/zoning-codes/> under the link **Chapter 39 – Zoning Code** or by contacting our office at (503) 988-3043.



- ❖ **DECISION MAKING PROCESS:** The Planning Director will render a decision on this application after the comment period expires. Notice of the Director's decision will be mailed to the applicant, parties within 750 feet of the subject property, and any other persons who submitted written comments during the comment period. The Planning Director's decision can be appealed. An explanation of the requirements for filing an appeal will be included in the notice of decision.
- ❖ **IMPORTANT NOTE:** Failure to raise an issue before the close of the public record in sufficient detail to afford the County and all parties an opportunity to respond may preclude appeal on that issue to the Land Use Board of Appeals.
- ❖ **ENCLOSURES:**
Preliminary Plat

Notice to Mortgagee, Lien Holder, Vendor, or Seller:

ORS chapter 215 requires that if you receive this notice, it must promptly be forwarded to the purchaser.

SCALE: 1" = 100'



PROPOSED PROPERTY LINE ADJUSTMENT

TWO TRACTS OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 20,
TOWNSHIP 1 SOUTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN,
COUNTY OF MULTNOMAH, STATE OF OREGON

LAND USE CASE FILE NO. T2-2024-0001 & _____

PROPERTY INFORMATION

TRACT 1 (1/2)

TAXLOT: 7748 W/ SE PLEASANT HOME RD
PROPID: R342324
MAPTAXLOT: 1S4E20DA-00400
ALTACCTNUM: R994200570
OWNER: LAFLEUR, JAMES D & LAFLEUR, LOREN W & LAFLEUR, JOHN
8535 SW CHARLOTTE DR
BEAVERTON, OR 97007
PLAN AREA: WEST OF THE SANDY RIVER RURAL
ZONE: MUA20

TRACT 1 (2/2)

TAXLOT: 7748 W/ SE PLEASANT HOME RD
PROPID: R342524
MAPTAXLOT: 1S4E20DA-00401
ALTACCTNUM: R994210740
OWNER: LAFLEUR, JAMES D & LAFLEUR, LOREN W & LAFLEUR, JOHN
8535 SW CHARLOTTE DR
BEAVERTON, OR 97007
PLAN AREA: WEST OF THE SANDY RIVER RURAL
ZONE: MUA20

TRACT 3 (1/2)

TAXLOT: 7748 SE PLEASANT HOME RD
PROPID: R342331
MAPTAXLOT: 1S4E20DA-00200
ALTACCTNUM: R994200660
OWNER: LAFLEUR, JAMES D & LAFLEUR, LOREN W & LAFLEUR, JOHN
8535 SW CHARLOTTE DR
BEAVERTON, OR 97007
PLAN AREA: WEST OF THE SANDY RIVER RURAL
ZONE: MUA20

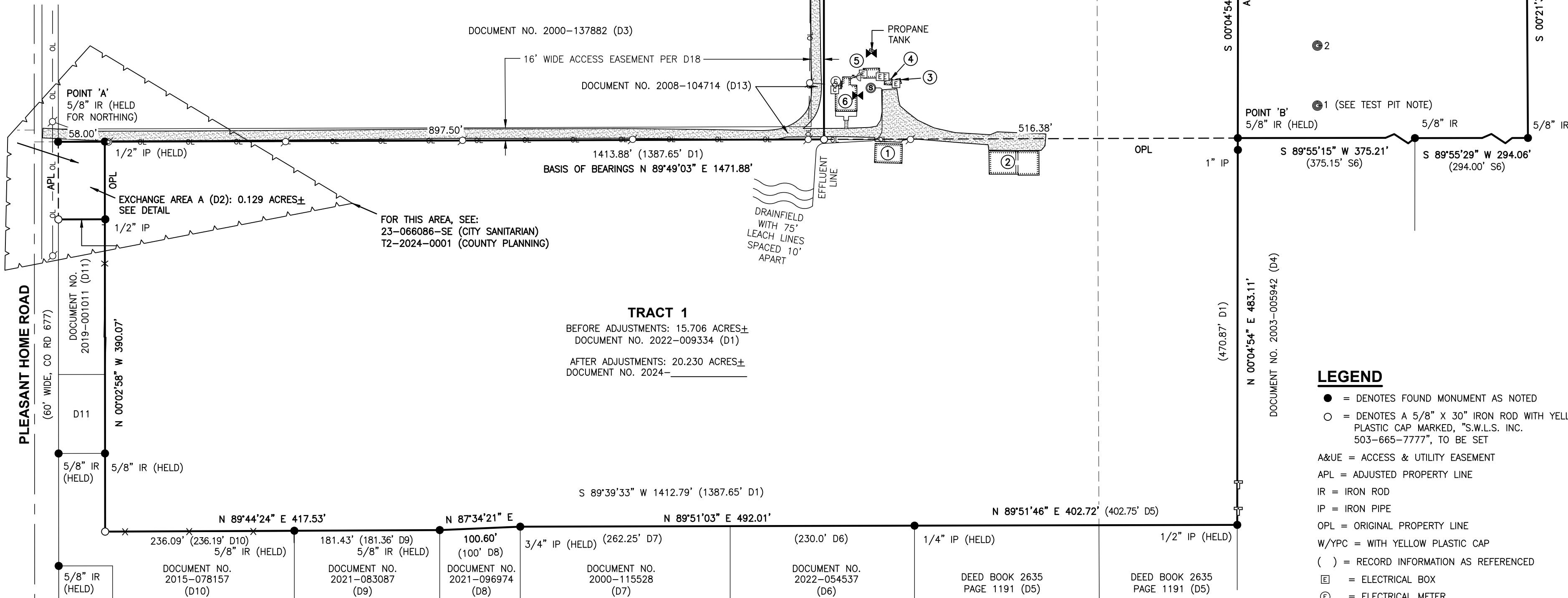
TRACT 3 (2/2)

TAXLOT: 7748 SE PLEASANT HOME RD
PROPID: R342525
MAPTAXLOT: 1S4E21CB-00400
ALTACCTNUM: R994210750
OWNER: LAFLEUR, JAMES D & LAFLEUR, LOREN W & LAFLEUR, JOHN
8535 SW CHARLOTTE DR
BEAVERTON, OR 97007
PLAN AREA: WEST OF THE SANDY RIVER RURAL
ZONE: MUA20

BUILDING SETBACKS

DISTANCES SHOWN ARE POST-ADJUSTMENT

STRUCTURE	NORTH	EAST	SOUTH	WEST
① = SHOP	375.9'	418.6'	452.5'	1018.4
② = BARN	385.5'	247.9'	437.2'	1161.2'
③ = SHED	294.8'	420.0'	68.4'	89.1'
④ = GREENHOUSE	295.2'	431.1'	67.6'	75.1'
⑤ = SHED	281.9'	446.6'	76.2'	49.0'
⑥ = DWELLING	292.9'	475.1'	517.7'	14.1'



HORIZONTAL DATUM

THIS SURVEY UTILIZES GRESHAM-WARMSPRINGS ZONE, A LOW DISTORTION PROJECTION (LDP), A SUBSET OF THE OREGON COORDINATE REFERENCE SYSTEM (OCRS) REALIZED IN NAD83/2011 (EPOCH 2010.0000. LDP COORDINATES PROXIMATE GROUND DISTANCES, UNITS IN INTERNATIONAL FEET.

A GNSS VECTOR OBSERVED BETWEEN THE MONUMENTS SHOWN AT POINTS 'A' AND 'B', IS THE BASIS OF BEARINGS FOR THIS SURVEY, BEARING BEING **N 89°49'03" E** AT A DISTANCE OF 1471.88'.

POINT NO.	NORTHING	EASTING	DESCRIPTION
'A'	170191.242	31945.401	5/8" IR W/YPC
'B'	170195.931	33417.571	5/8" IR

REFERENCE DEEDS

MULTNOMAH COUNTY DEED RECORDS

D1 = DOCUMENT NO. 2022-009334
D2 = DOCUMENT NO. 2010-102458
D3 = DOCUMENT NO. 2000-137882
D4 = DOCUMENT NO. 2003-005942
D5 = DEED BOOK 2635 PAGE 1191
D6 = DOCUMENT NO. 2022-054537
D7 = DOCUMENT NO. 2000-115528
D8 = DOCUMENT NO. 2021-096974

D9 = DOCUMENT NO. 2021-083087
D10 = DOCUMENT NO. 2015-078157
D11 = DOCUMENT NO. 2019-001011
D13 = DOCUMENT NO. 2008-104714
D18 = DEED BOOK 86, PAGE 217, RECORDED JULY 21, 1930

TEST PIT SETBACKS

DISTANCES SHOWN ARE POST-ADJUSTMENT

PIT #	NORTH	EAST	SOUTH	WEST
1	329.6'	569.8'	40.4'	99.2'
2	254.6'	569.1'	115.4'	99.1'
3	179.6'	568.8'	190.4'	99.0'

TEST PIT NOTE

ALL TEST PITS ARE APPROXIMATELY 75' APART AND 13' WESTERLY OF AN EXISTING NORTH-SOUTH FENCE LINE. TEST PIT 1 IS APPROXIMATELY 10' NORTH OF THE DRIP LINE.

LEGEND

- = DENOTES FOUND MONUMENT AS NOTED
- = DENOTES A 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED, "S.W.L.S. INC. 503-665-7777", TO BE SET
- A&UE = ACCESS & UTILITY EASEMENT
- APL = ADJUSTED PROPERTY LINE
- IR = IRON ROD
- IP = IRON PIPE
- OPL = ORIGINAL PROPERTY LINE
- W/YPC = WITH YELLOW PLASTIC CAP
- () = RECORD INFORMATION AS REFERENCED
- Ⓜ = ELECTRICAL BOX
- Ⓢ = ELECTRICAL METER
- ✕ = GAS VALVE
- Ⓐ = HOSE BIB
- Ⓢ = SEPTIC TANK
- Ⓣ = T-POST
- Ⓜ = TELEPHONE JUNCTION BOX
- Ⓢ# = TEST PIT, NUMBERED AS NOTED
- Ⓢ = UTILITY POLE
- X— = CHAIN-LINK FENCE
- OL— = OVERHEAD LINE
- ▨ = CONCRETE SURFACE
- ▨ = GRAVEL SURFACE

STATEWIDE LAND SURVEYING INC.

43 NW AVA AVE. GRESHAM, OR 97030
O: 503-665-7777 F: 503-665-7988
EMAIL: SURVEY@STATEWIDESURVEYING.COM
WEB: WWW.STATEWIDESURVEYING.COM

CLIENT: JAMES LAFLEUR

REV:	SCALE: 1" = 100'	JOB NUMBER: 2023-072	DRAWN: K.D.C.	REVIEWED: D.A.H.	SHEET: 1 OF 1
REV:					
REV:					
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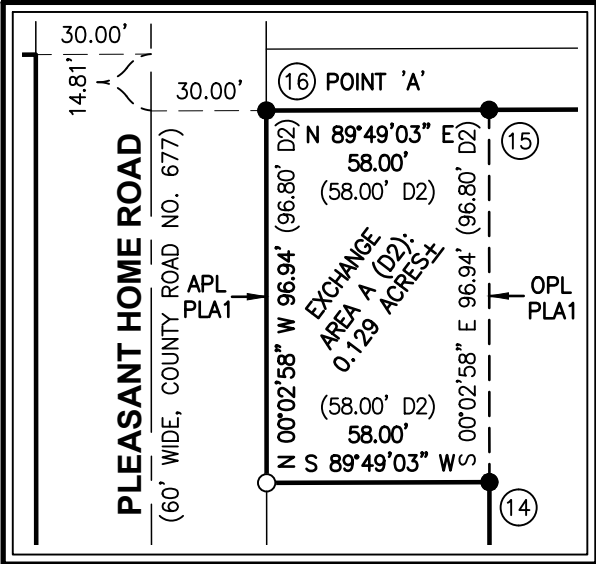


SCALE: 1" = 200'



DETAIL

SCALE: 1" = 50'



MONUMENT TABLE

- ① = 1/2" IP (HELD) SHOWN ON S1, CENTER-EAST 1/16 CORNER, SECTION 20
② = 3/4" IP SHOWN ON S1, N 90°00'00" W 0.31'
③ = 5/8" IR (HELD), SET IN S2
④ = 3/4" IP (HELD), SHOWN ON S3
⑤ = 5/8" IR (HELD), SET IN S4
⑥ = 1/2" IP (HELD), SHOWN ON S5
⑦ = 5/8" IR (HELD), SET IN S5
⑧ = 3/4 IP, UNKNOWN ORIGIN, S 00°26'18" E 14.77'
⑨ = 1/2" IP (HELD), SHOWN ON S6, 3/4" IP SHOWN ON S6,
N 51°24'16" W 0.14' (0.08' N, 0.06' W OF 1/2" IP)
⑩ = 5/8" IR (HELD), SET IN S7
⑪ = 5/8" IR BENT, SET IN S8, N 90°00'00" E 2.09'
⑫ = 5/8" IR (HELD FOR NORTHING) W/YPC MARKED "ACS&P 503-668-3151",
SET IN S8, S 89°43'39" W 0.26'
⑬ = 5/8" IR (HELD) W/YPC MARKED "ACS&P 503-668-3151", SET IN S8
⑭ = 1/2" IP (HELD FOR NORTHING) BENT, SHOWN ON S8,
N 89°49'03" E 0.53'
⑮ = 1/2" IP (HELD), SHOWN ON S8
⑯ = 5/8" IR (HELD FOR NORTHING) W/YPC MARKED "ACS&P 503-668-3151",
SET IN S8, S 89°49'03" W 0.30'
⑰ = 5/8" IR (HELD) W/YPC MARKED "KW COX ASSOC INC", SET IN S9
⑱ = 5/8" IR (HELD) W/OPC MARKED "PACIFIC COMMUNITY DESIGN", SET IN P1
⑲ = 5/8" IR (HELD) W/OPC MARKED "PACIFIC COMMUNITY DESIGN", SET IN P1
AT A 5.00' OFF-SET, N 00°21'37" W 5.00'
⑳ = 4" BRASS DISK HELD PER S10, EAST 1/4 CORNER, SECTION 20
㉑ = 4" BRASS DISK HELD PER S11, SOUTHEAST CORNER, SECTION 20

LEGEND

- = DENOTES FOUND MONUMENT AS NOTED
○ = DENOTES A 5/8" X 30" IR W/YPC MARKED
"SWLS, INC", SET ON _____
APL = ADJUSTED PROPERTY LINE
BT = BEARING TREE
IR = IRON ROD
IP = IRON PIPE
MCLUCF = MULTNOMAH COUNTY LAND USE CASE FILE
OPL = ORIGINAL PROPERTY LINE
PLA1 = PROPERTY LINE ADJUSTMENT 1 PER MCLUCF
T2-2024-0001
PLA2 = PROPERTY LINE ADJUSTMENT 1 PER MCLUCF
T2-202-_____
SN = SURVEY NUMBER, MULTNOMAH COUNTY
SURVEY RECORDS
W/OPC = WITH AN ORANGE PLASTIC CAP
W/YPC = WITH A YELLOW PLASTIC CAP
() = RECORD INFORMATION AS REFERENCED

NOTE

SHOULD PLEASANT HOME ROAD BE ABANDONED, TRACTS
1 & 2 WILL ACQUIRE THE ABANDONED RIGHT-OF-WAY
AREA TO THE CENTERLINE OF SAID ROAD ACCORDING
TO THE EASTERLY AND WESTERLY EXTENSIONS OF THE
RESPECTIVE NORTH AND SOUTH PROPERTY LINES.

RECORD OF SURVEY

FOR TWO PROPERTY LINE ADJUSTMENTS BETWEEN THREE TRACTS OF LAND SITUATED IN THE
SOUTHEAST QUARTER OF SECTION 20 AND THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1
SOUTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, COUNTY OF MULTNOMAH, STATE OF OREGON

MULTNOMAH COUNTY
SURVEY RECORDS

DATE
FILED _____

REGISTER NUMBER _____

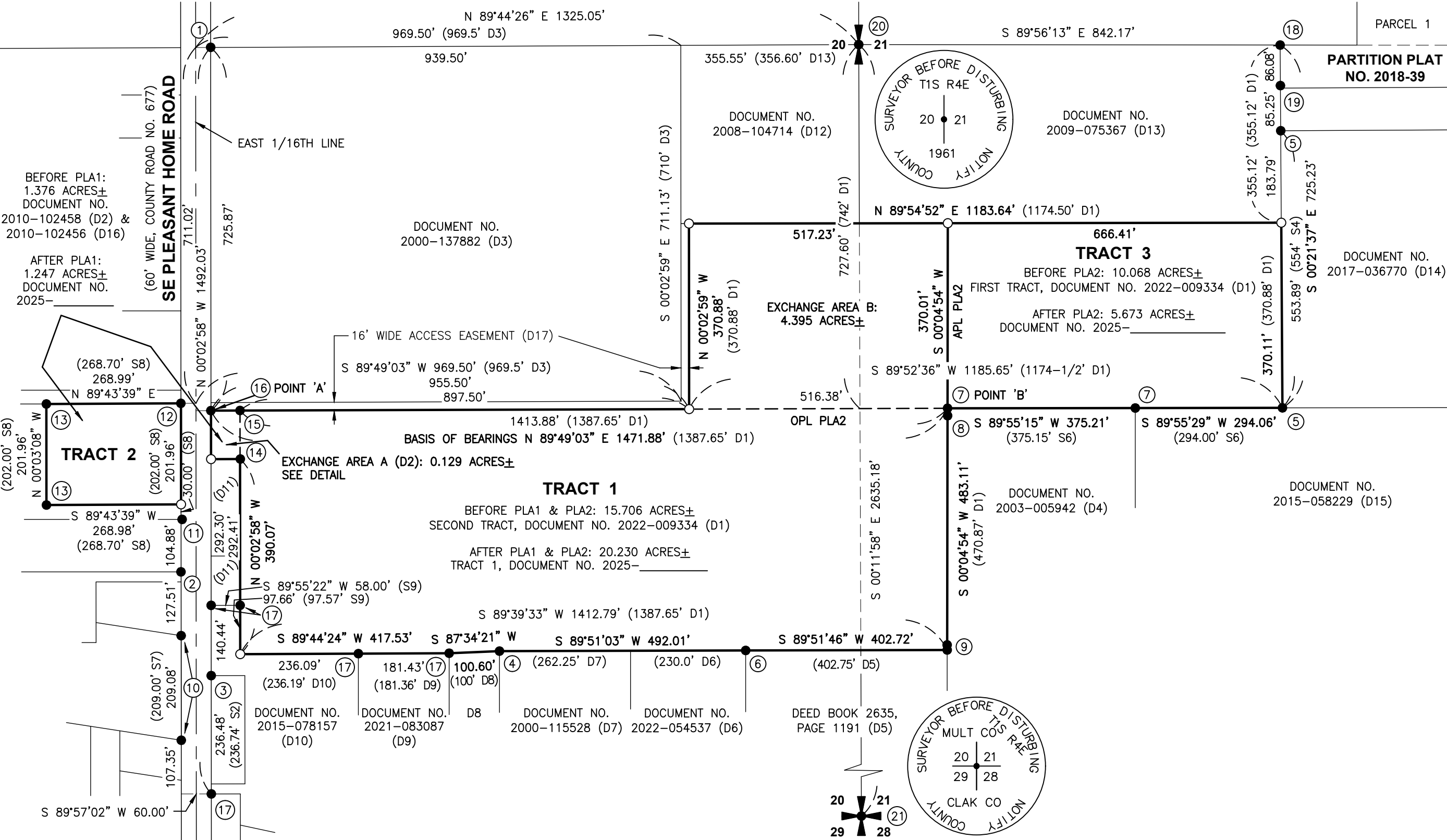
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D10 = DOCUMENT NO. 2015-078157
D11 = DOCUMENT NO. 2019-001011
D12 = DOCUMENT NO. 2008-104714
D13 = DOCUMENT NO. 2009-075367
D14 = DOCUMENT NO. 2017-036770
D15 = DOCUMENT NO. 2015-058229
D16 = DOCUMENT NO. 2010-102456
D17 = DEED BOOK 86, PAGE 217,
RECORDED JULY 21, 1930

REFERENCE PLAT

MULTNOMAH COUNTY PLAT RECORDS
P1 = PARTITION PLAT NO. 2018-39

REFERENCE SURVEYS

MULTNOMAH COUNTY SURVEY RECORDS
S1 = SN 13324
S2 = SN 17376
S3 = SN 19058
S4 = SN 21318
S5 = SN 35255
S6 = SN 36725
S7 = SN 43864
S8 = SN 59419
S9 = SN 62209
S10 = BT BOOK H, PAGE 804
S11 = BT BOOK H, PAGE 867

REGISTERED
PROFESSIONAL
LAND SURVEYOR
JAMES LAFLEUR
OREGON
JULY 18, 1980
DANIEL A. HOEKSTRA
1899
EXPIRES: 06/30/25

STATEWIDE LAND SURVEYING INC.

43 NW AVE. GRESHAM, OR 97030
O: 503-665-7777 F: 503-665-7988
EMAIL: SURVEY@STATEWIDESURVEYING.COM
WEB: WWW.STATEWIDESURVEYING.COM



CLIENT: JAMES LAFLEUR

JOB NUMBER: 2023-072
SCALE: 1" = 200'
DRAWN: K.D.C./J.B.
REVIEWED: D.A.H.
SHEET: 1 OF 1

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DATE: _____

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