



M 522

DEPARTMENT OF COMMUNITY SERVICES
LAND USE PLANNING DIVISION
1600 SE 190TH AVENUE
PORTLAND OREGON 97233

RETURN SERVICE REQUESTED

NOTICE OF DECISION



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

Application for Lot of Record Verification and Property Line Adjustment

Case File: T2-2025-0038

Applicant: Mark Reynolds

Proposal: Request a Lot of Record Verification for Property #1 identified below. A Lot of Record Verification determines if a property was lawfully established in compliance with zoning and land division laws at the time of its creation or reconfiguration and the County's aggregation requirements.

The applicant also requests a Property Line Adjustment (PLA) to adjust the common boundary line between Property #1 and #2 identified below. No development is proposed currently.

Location: **Property #1:** 15105 NW Sauvie Is Rd, Portland

Property ID # R325267

Map, Tax lot: 2N1W28 -00500

Alt. Acct. # R971280370

Property #2: 15322 NW Sauvie Is Rd, Portland

Property ID # R718821 & R718822

Map, Tax lot: 2N1W21 -01800
2N1W21 -01900

Alt. Acct. # R649941850
R649941854

Base Zone: Exclusive Farm Use (EFU)

Overlays: Property #1 & #2: Willamette River Greenway (WRG)
Property #2: Flood Hazard (FH)

Determination: 1) The property identified as 2N1W28 -00500 is a Lot of Record in its current configuration.

Decision: 2) The requested Property Line Adjustment (PLA) is approved with conditions

This decision is final at the close of the appeal period, unless appealed. The deadline for filing an appeal is Monday, August 31, 2026 at 4:00 pm.

Issued by: _____

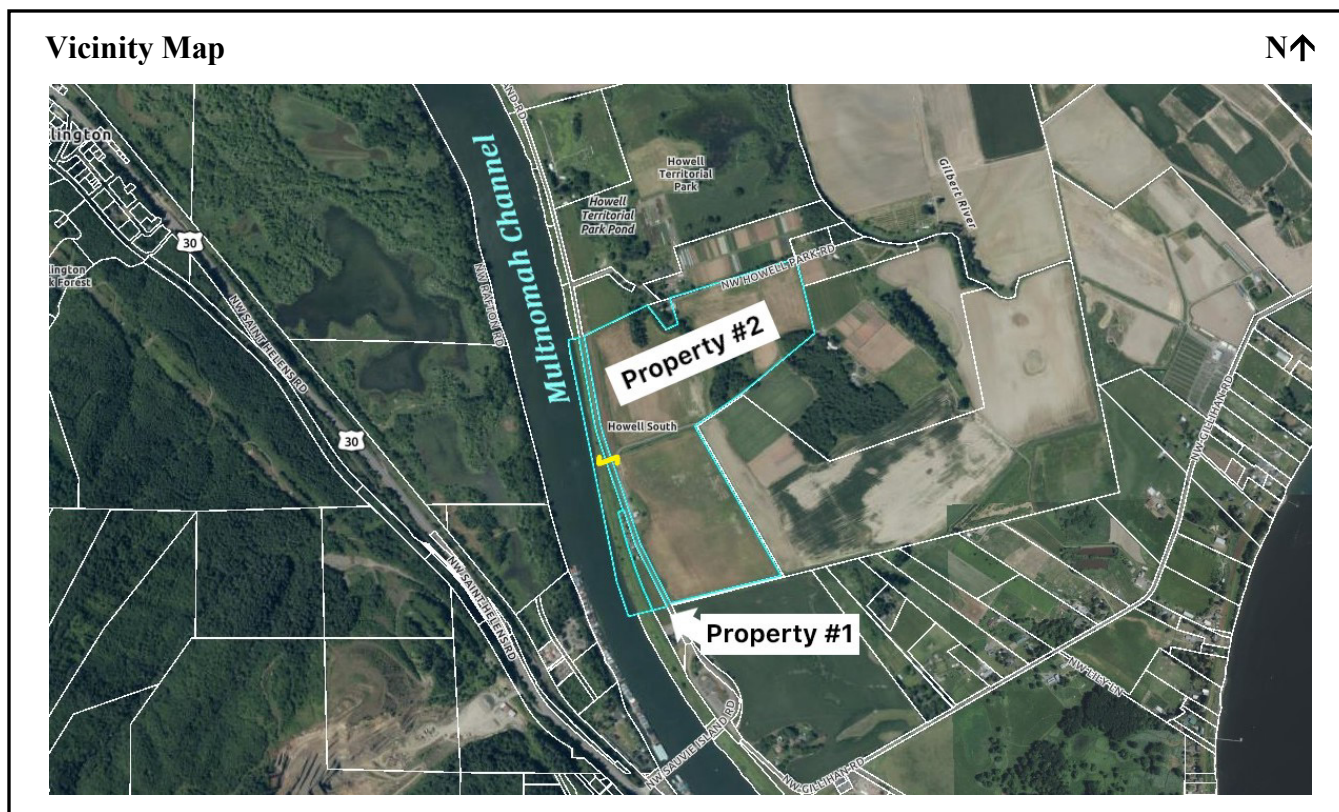
Rithy Khut, Senior Planner

For: Megan Gibb,
Planning Director

Date: Monday, August 17, 2026

Opportunity to Review the Record: The complete case file and all evidence associated with this application is available for review by contacting LUP-comments@multco.us. Paper copies of all documents are available at the rate of \$0.71/page.

Opportunity to Appeal: The appeal form is available at www.multco.us/landuse/application-materials-and-forms. Email the completed appeal form to LUP-submittals@multco.us. An appeal requires a \$250.00 fee and must state the specific legal grounds on which it is based. This decision is not appealable to the Land Use Board of Appeals until all local appeals are exhausted.



Applicable Approval Criteria:

Multnomah County Code (MCC): General Provisions: MCC 39.1250 Code Compliance and Applications, MCC 39.2000 Definitions

Lot of Record: MCC 39.3005 Lot of Record – Generally, MCC 39.3070 Lot of Record – Exclusive Farm Use (EFU)

Exclusive Farm Use (EFU): MCC 39.4225(I) Lot Line Adjustment..., MCC 39.4245(C), (D), (F) Dimensional Requirements and Development Standards, MCC 39.4255 Lot Line Adjustment; Property Line Adjustment, MCC 39.4260 Access

Property Line Adjustments: MCC 39.9300 Property Line Adjustment

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

Conditions of Approval

The conditions listed are necessary to ensure that approval criteria for this land use permit are satisfied. Where a condition relates to a specific approval criterion, the code citation for that criterion follows in parenthesis.

1. **Permit Expiration** – This land use permit shall expire as follows:

- a. For a use or development that does not include a structure shall expire **two (2) years** after the date of the final decision, unless the use or development was established according to all specifications and conditions of approval in the land use approval. [MCC 39.1185(A)]
 - i. For the purposes of 1.a, expiration of an approval means that a new application is required for uses that are not established during the approval period. For a Property Line Adjustment, “established” means the final deed or plat has been recorded with the County Recorder.
 - ii. For purposes of 1.a, the property owner shall provide notification of the establishment of the use or development and demonstrate compliance with all conditions of approval. The written notification and documentation of compliance with the conditions shall be sent to LUP-submittals@multco.us with the case no. T2-2025-0038 referenced in the subject line. [MCC 39.1185]

Note: The property owner may request to extend the timeframe within which this permit is valid, as provided under MCC 39.1195, as applicable. The request for a permit extension must be submitted prior to the expiration of the approval period.

2. Approval of this land use permit is based on the submitted written narrative(s) and plan(s). No work shall occur under this permit this is inconsistent with these documents. It shall be the responsibility of the property owner(s) to comply with these documents and the limitations of approval described herein. [MCC 39.1170(B)]
3. The Property Line Adjustment shall be finished by recording a Final Plat to transfer the land between Property #2 and Property #1 [MCC 39.9300(A), (B), and (D)].
4. **Prior to submitting the preliminary Final Plat for Property Line Adjustment Final Review**, the property owner(s) or their representatives shall:
 - a. Acknowledge in writing that they have read and understand the conditions of approval and intend to comply with them. A Letter of Acknowledgement has been provided to assist you. The signed document shall be submitted and uploaded when submitting the preliminary Final Plat for Property Line Adjustment Final Review. [MCC 39.1170(A) & (B)]
5. **When submitting the preliminary Final Plat for Property Line Adjustment Final Review and prior to recording the Final Plat**, the property owner(s) or their representatives shall:
 - a. Provide a Letter of Acknowledgement as required in Condition 4.a. [MCC 39.1170(A) & (B)]
 - b. Submit a copy of the preliminary Final Plat for Property Line Adjustment Final Review. The Planning Director will determine whether the preliminary Final Plat conforms to this decision and the conditions of approval contained herein. When the Planning Director determines the preliminary Final Plat complies with this decision and applicable conditions, notification of zoning compliance will be provided to the Multnomah County

Surveyor. If the Planning Director determines that there is not such conformity, the applicant shall be so advised and afforded an opportunity to make corrections. When the preliminary Final Plat is found to be in conformity and the County Surveyor finishes their plat check, it shall be signed and dated by the Planning Director. [MCC 39.9300(D)]

i. The partition plat shall show:

1. The approved Property Line Adjustment as shown in Exhibit A.10 to transfer the land between Property #2 and Property #1. Each lot/parcel shall be consistent with the proposed preliminary plan diagram in size and shape. [MCC 39.9300(A) & (B)]

Note: The County Surveyor has a separate process and fee for their review. The County Recorder also has rules and a fee for recording documents. State law requires that property taxes be paid before a plat can be recorded.

6. The transferred properties shall not exist as a separate unit of land or tax lot after the property line adjustment is completed. No additional lot or parcel shall be created through this property line adjustment process. If either of these occurs, it shall be a violation of this approval. If not resolved prior to the expiration of this case, a new application will be required to correct the situation. [MCC 39.9300(A)]

Note: Land Use Planning must sign off on the Final Plat before the plat can be recorded. When ready to submit the preliminary Final Plat for Property Line Adjustment Final Review, complete the following steps:

1. Read your land use decision, the conditions of approval and modify your plans, if necessary, to meet any condition that states, “Prior to submitting the preliminary Final Plat for Property Line Adjustment Final Review...” Be ready to demonstrate compliance with the conditions.
2. Visit <https://www.multco.us/landuse/submitting-building-plan> for instructions regarding the submission of your preliminary Final Plat for Property Line Adjustment Final Review and review of conditions of approval. Please ensure that any items required under, “When submitting the preliminary Final Plat for Property Line Adjustment Final Review...” are ready for review. Land Use Planning collects additional fees at the time of Final Review.

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

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

Findings of Fact

FINDINGS: Written findings are contained herein. The Multnomah County Code (MCC) criteria and Comprehensive Plan Policies are in **bold** font. Staff analysis and comments are identified as ‘**Staff:**’ and address the applicable criteria. Staff comments may include a conclusionary statement in *italic*.

1.0 Project Description:

Staff: The applicant requests a Lot of Record Verification for 2N1W28 -00500 also known as 15105 NW Sauvie Is Rd, Portland (“Property #1”). A Lot of Record Verification determines if a property was lawfully established in compliance with zoning and land division laws at the time of its creation or reconfiguration and the County’s aggregation requirements.

The applicant also requests a Property Line Adjustment (PLA) to adjust the common boundary line between Property #1 and together as “Property #2”, 2N1W21 -01800 and 2N1W21 -01900 also known as 15322 NW Sauvie Is Rd, Portland. No development is proposed currently.

2.0 Property Description & History:

Staff: This application is for the property identified as 2N1W28 -00500 also known as 15105 NW Sauvie Is Rd, Portland (“Property #1”) and the properties identified as 2N1W21 -01800 and 2N1W21 -01900 also known as 15322 NW Sauvie Is Rd, Portland (“Property #2”).

Property #1 is located on the west side of NW Sauvie Island Road in unincorporated west Multnomah County outside of Metro’s Urban Growth Boundary (UGB). Property #1 is zoned Exclusive Farm Use (EFU) and has one (1) overlay, Willamette River Greenway (WRG).

Property #1 is occupied by a single-family dwelling, “carport”, “detached garage”, and “farm building” according to the County Assessor. The Assessor first assessed dwelling in 1956 and lists the property at approximately 2.62 acres. The most current aerial photo shows an area that contains trees on the northern portions of the property, three or four structures/buildings located in the middle portion of the property, and either farm land or grassy areas on the southern portion of the property (Exhibit B.5). This is the previous land use/building permits associated with the property.

Permit No.	Date	Description
N/A	11/26/1997	Exempt Farm Structure

Property #2 is located on the both the east and west side of NW Sauvie Island Road in unincorporated west Multnomah County outside of Metro’s Urban Growth Boundary (UGB). Property #2 is zoned Exclusive Farm Use (EFU) and has two (2) overlays: Flood Hazard (FH) and Willamette River Greenway (WRG).

Property #2 is occupied by a “farm building” and “shed” according to the County Assessor. The Assessor lists the property at approximately 116.08 acres. The most current aerial photo shows most of the property being either farm land or grassy areas with a few areas that are forested. A structure/building is located near Property #1 (Exhibit B.5).

These are the most recent previous land use/building permits associated with the property.

Permit No.	Date	Description
BP-2025-0010	03/21/2025	Demolition of an agricultural building
T2-2020-13660	08/03/2021	Administrative Decision by the Planning Director and Category 3 Land Division

3.0 Public Comment:

Staff: Staff mailed a notice of application and invitation to comment on the proposed application to the required parties pursuant to MCC 39.1105 (Exhibit C.4). Staff did receive public comments during the 14-day comment period.

3.1 Thomas T. Goetz located at 13011 NW Howell Park Road provided e-mail comments on July 6, 2026 (Exhibit D.1)

Staff: Thomas T. Goetz submitted an email on July 6, 2026. The email highlighted concerns relating to Metro and their approval of a fence to be built and other related easements.

4.0 Code Compliance and Applications Criteria:

4.1 § 39.1250 CODE COMPLIANCE AND APPLICATIONS.

Except as provided in subsection (A), the County shall not make a land use decision approving development, including land divisions and property line adjustments, or issue a building permit or zoning review approval of development or any other approvals authorized by this code for any property that is not in full compliance with all applicable provisions of the Multnomah County Zoning Code and/or any permit approvals previously issued by the County.

(A) A permit or other approval, including building permit applications, may be authorized if:

(1) It results in the property coming into full compliance with all applicable provisions of the Multnomah County Zoning Code. This includes sequencing of permits or other approvals as part of a voluntary compliance agreement; or

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Staff: This standard provides that the County shall not make a land use decision approving development for a property that is not in full compliance with County Code or previously issued County approvals, except in the following instances: approval will result in the property coming into full compliance, approval is necessary to protect public safety, or the approval is for work related to or within a valid easement.

A finding of satisfaction of this standard does not mean that a property is in full compliance with the Zoning Code and all prior permit approvals (and, accordingly, does not preclude future enforcement actions relating to uses and structures existing at the time the finding is made). Instead, a finding of satisfaction of this standard simply means that there is not substantial evidence in the record affirmatively establishing one or more specific instances of noncompliance. As such, an applicant has no initial burden to establish that all elements of the subject property are in full compliance with the Zoning Code and all previously approved permits; instead, in the event

of evidence indicating or establishing one or more specific instances of noncompliance on the subject property, the applicant bears the burden to either rebut that evidence or demonstrate satisfaction of one of the exceptions in MCC 39.1250.

Staff identified an open compliance case relating to three (3) accessory buildings that were not previously reviewed by the County which encroach on to Property #2. The code compliance case, UR-2014-3568 was opened on August 5, 2014. Staff described these issues during a pre-file meeting, PF-2023-16782 on June 1, 2023 (Exhibit B.7). The development is primarily located on an adjacent property not associated with this application. The property owner of the adjacent property, identified as 2N1W21 -00801 has entered into a Voluntary Compliance Agreement to correct the compliance issue (Exhibit B.8). Therefore, the County may make a land use decision approving development, including property line adjustments as adjacent property owner is working towards returning Property #2 into full compliance with Multnomah County Code. *Criterion met.*

5.0 Lot of Record Criteria:

5.1 § 39.3005- LOT OF RECORD – GENERALLY.

(A) An area of land is a “Lot of Record” if it meets the standards in Subsection (B) of this Section and meets the standards set forth in this Part for the Zoning District in which the area of land is located.

(B) A Lot of Record is a parcel, lot, or a group thereof that, when created or reconfigured, either satisfied all applicable zoning laws and satisfied all applicable land division laws, or complies with the criteria for the creation of new lots or parcels described in MCC 39.9700. Those laws shall include all required zoning and land division review procedures, decisions, and conditions of approval.

(1) “Satisfied all applicable zoning laws” shall mean: the parcel, lot, or group thereof was created and, if applicable, reconfigured in full compliance with all zoning minimum lot size, dimensional standards, and access requirements.

(2) “Satisfied all applicable land division laws” shall mean the parcel or lot was created:

(a) By a subdivision plat under the applicable subdivision requirements in effect at the time; or

(b) By a deed, or a sales contract dated and signed by the parties to the transaction, that was recorded with the Recording Section of the public office responsible for public records prior to October 19, 1978; or

(c) By a deed, or a sales contract dated and signed by the parties to the transaction, that was in recordable form prior to October 19, 1978; or

(d) By partitioning land under the applicable land partitioning requirements in effect on or after October 19, 1978; and

(e) “Satisfied all applicable land division laws” shall also mean that any subsequent boundary reconfiguration completed on or after December 28, 1993 was approved under the property line adjustment provisions of the land division code. (See Date of Creation and Existence for the effect of property line adjustments on qualifying a Lot of Record for the siting of a dwelling in the EFU and CFU districts.)

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Staff: To qualify as a Lot of Record, the subject property, when created or reconfigured, must meet MCC 39.3005(B) of this section and meet the Lot of Record standards set forth in the EFU zoning district. More specifically, section (B) above requires demonstration that the subject property (a) satisfied all applicable zoning laws and (b) satisfied all applicable land division laws. The Lot of Record standards set forth in the EFU district establish additional requirements unique to the district, which are evaluated in Sections 5.2 of this decision. The findings below analyze whether the Lot of Record provisions in section (B) have been met.

The applicant provided 5 deeds, 1 partition plat, and 1 Title Report to support the Lot of Record request (Exhibit A.6, A.9, A.11, A.15, and A.16). A Parcel Card – Cartographic Unit Card and six additional deeds were also obtained by Staff from the Division of Assessment, Recording, and Taxation (Exhibit B.9 through B15).

For Property #1, the earliest document provided was an indenture, which is a type of contract, that was recorded in 1955 and contains a legal description matching the current configuration of the subject property (Exhibit B.10). In 1955, the property was not zoned per historical County zoning maps as zoning was not applied until July 10, 1958. The property was subject to the Interim Zoning Ordinance adopted on August 4, 1955. The Interim Zoning Ordinance had a minimum lot size of 7,000 sq. ft., a minimum average lot width of 60 feet, and a minimum average lot depth of 80 feet (Exhibit B.11). The Ordinance also required the property to abut a public street or have other access held suitable by the Planning Commission.

Property #1 is 114,127 sq. ft (2.62 acres), had an average lot width over 60 feet, had an average depth over 80 feet, and abuts NW Sauvie Island Road (a public road). The applicant provided a current deed for the subject property that contains a legal description that matches the recorded 1955 legal description (Exhibit A.6 and B.10).

Property #1 complied with all applicable zoning laws at the time of its creation or reconfiguration.

In 1955, the process to create or divide a parcel required a deed or sales contract dated and signed by the parties to the transaction. The document needed to be in recordable form or recorded with the County Recorder prior to October 19, 1978. As evidenced by the 1955 deed, the applicable land division laws were satisfied (Exhibit B.10).

Based upon the above, the Property #1 satisfied all applicable zoning and land division laws when it was created in 1955.

For Property #2, the property was created as part of an Administrative Decision by the Planning Director and Category 3 Land Division in land use case no. T2-2020-13660 (Exhibit B.17). A Partition Plat was recorded as PN2022-47 on November 15, 2022 (Exhibit A.9). Property #2 has not been subject to a subsequent boundary reconfiguration and/or land division since those findings were written.

Based upon the above, the Property #2 satisfied all applicable zoning and land division laws when it was created in 2022.

5.2 § 39.3070 LOT OF RECORD – EXCLUSIVE FARM USE (EFU).

(A) In addition to the standards in MCC 39.3005, for the purposes of the EFU district a Lot of Record is either:

(1) A parcel or lot which was not contiguous to any other parcel or lot under the same ownership on February 20, 1990, or

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(3) A parcel or lot lawfully created by a partition or a subdivision plat after February 20, 1990.

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Staff: Based on ownership data, the Property #1 was not contiguous to any other parcel or lot under the same ownership on February 20, 1990. Using taxation data from 1989 and 1990 from Multnomah County Division of Assessment, Recording, and Taxation (DART) a comparison of ownership is shown below:

Table 1 – Comparison of ownership of the Property #1 and surrounding properties

State ID	Alternative Acct. #	Size	On 05/01/1989	On 05/01/1990
2N1W28 -00500	R971280370	2.63	Douglas, George E & Mary A	Douglas, George E & Mary A
2N1W -02300 & -02601*	R971210040	177.92	Douglas, Erwin L	Douglas, Erwin L
*Note: In 1990, the properties identified as 2N1W -02300 & -02601 were assigned different tax lot numbers as identifiers; although the Alternative Account # remained consistent over time.				

Based upon the above, the Property #1 has met the additional requirements of the EFU district and is an individual Lot of Record.

For Property #2, as previously discussed, the property was lawfully created by a partition after February 20, 1990.

Based upon the above, the Property #2 has met the additional requirements of the EFU district and is an individual Lot of Record.

(B) In this district, significant dates and ordinances applicable for verifying zoning compliance may include, but are not limited to, the following:

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Staff: Section (B) is for information purposes.

(C) A Lot of Record which has less than the minimum lot size for new parcels, less than the front lot line minimums required, or which does not meet the access requirements of MCC 39.4260 may be occupied by any allowed use, review use or conditional use when in compliance with the other requirements of this district.

Staff: Property #1 is approximately 2.62 acres and Property #2 is approximately 116.08 acres. Property #1 is less than the minimum lot size for new parcels or lots in this zone and subject to (C) above. Property #1 may be occupied by any allowed, review, or conditional use when in compliance with the other requirements of this district provided, they are found to be a Lot of Record, except those uses listed in ORS 215.283(1) may occur on EFU lands that do not meet the

Lot of Record requirements. Property #2 is more than the minimum lot size for new parcels, meets the required front lot line minimum, and meets the access requirements of MCC 39.4260. Property #2 also may be occupied by any allowed use, review use or conditional use when in compliance with the other requirements of this district.

(D) The following shall not be deemed a Lot of Record:

- (1) An area of land described as a tax lot solely for assessment and taxation purposes;**
- (2) An area of land created by the foreclosure of a security interest;**
- (3) A Mortgage Lot.**
- (4) An area of land created by court decree.**

Staff: As discussed above under section 5.1, the Property #1 and #2 are not an area of land described as a tax lot solely for assessment and taxation purposes. Property #1 and #2 are also not an area of land created by the foreclosure of a security interest, mortgage lot, or created by court decree. *Criterion met.*

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6.0 Exclusive Farm Use (EFU) Criteria:

6.1 § 39.4225 REVIEW USES.

(I) Lot Line Adjustment pursuant to the provisions of MCC 39.4255.

Staff: The applicant is requesting a Lot Line Adjustment [also known as Property Line Adjustment (PLA)] between Property #1 (2N1W28 -00500) also known as 15105 NW Sauvie Is Rd, Portland and Property #2 (2N1W21 -01800 and 2N1W21 -01900) also known as 15322 NW Sauvie Is Rd, Portland. As required above, the PLA is subject to MCC 39.4255, which is discussed in Section 6.3 below.

6.2 § 39.4245 DIMENSIONAL REQUIREMENTS AND DEVELOPMENT STANDARDS.

(C) Minimum Yard Dimensions – Feet

Front	Side	Street Side	Rear
30	10	30	30

Maximum Structure Height – 35 feet

Minimum Front Lot Line Length – 50 feet.

(1) Notwithstanding the Minimum Yard Dimensions, but subject to all other applicable Code provisions, a fence or retaining wall may be located in a Yard, provided that a fence or retaining wall over six feet in height shall be setback from all Lot Lines a distance at least equal to the height of such fence or retaining wall.

(2) An Accessory Structure may encroach up to 40 percent into any required Yard subject to the following:

(a) The Yard being modified is not contiguous to a road.

(b) The Accessory Structure does not exceed five feet in height or exceed a footprint of ten square feet, and

(c) The applicant demonstrates the proposal complies with the fire code as administered by the applicable fire service agency.

(3) A Variance is required for any Accessory Structure that encroaches more than 40 percent into any required Yard.

(D) The minimum yard requirement shall be increased where the yard abuts a street having insufficient right-of-way width to serve the area. The county Road Official shall determine the necessary right-of-way widths based upon the county “Design and Construction Manual” and the Planning Director shall determine any additional yard requirements in consultation with the Road Official.

Staff: The yard dimensions are required to ensure that there is sufficient open space between buildings and property lines to provide space, light, air circulation, and safety from fire hazards. Additionally, as required under criterion (D), minimum yard dimensions are required to be increased where the yard abuts a street having insufficient right-of-way width to serve the area. The right-of-way adjacent to the Property #1 & Property #2 is NW Sauvie Island Road. The road is classified as a rural collector road. A rural collector road is required to be 60 feet. As indicated in DART assessment maps, the right-of-way of NW Sauvie Island Road is 40 feet wide along Property #1 and 60 feet wide along Property #2 (Exhibit B.4 and B.5). As no new buildings or structures are proposed, no additional yard is required at this time; however, if new development is proposed on Property #1, an additional 10 feet will need to be added to the 30-foot front yard for a total front yard of 40 feet along the front property line.

As required by MCC 39.4255(A)(2)(a), the minimum yard dimensions need to be met for the newly relocated property line and all buildings/structures after the property line adjustment. As measured, the existing buildings/structures nearest to the relocated property lines on Property #1 will be more than 150 feet from the new rear lot line and more than 2,000 feet from the new side lot line (Exhibit A.10). Property #2 is vacant.

Lastly, the front lot line length for each property is over 50 feet. *Criteria met.*

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(F) On-site sewage disposal, storm water/drainage control, water systems unless these services are provided by public or community source, shall be provided on the Lot of Record.

- (1) Sewage and stormwater disposal systems for existing development may be off-site in easement areas reserved for that purpose.**
- (2) Stormwater/drainage control systems are required for new impervious surfaces. The system shall be adequate to ensure that the rate of runoff from the lot for the 10 year 24-hour storm event is no greater than that before the development.**

Staff: A septic Site Evaluation and Report was written on December 24, 2018 showing Property #1 can be approved for a new alternative capping fill system. The Report indicates that the existing septic system is located to the south of the dwelling and if a new septic system were to be installed it would also be located south of the dwelling (Exhibit B.18). As shown, the existing and proposed system is not located near the proposed adjusted property lines and is located on the Lot of Record.

Separately, as no new buildings or structures are proposed, no additional storm water/drainage control review is required. *Criteria met.*

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6.3 § 39.4255 LOT LINE ADJUSTMENT; PROPERTY LINE ADJUSTMENT.

(A) Pursuant to the applicable provisions in MCC 39.9300, an adjustment of the common lot line between contiguous Lots of Record may be authorized based on a finding that:

Staff: The applicant is requesting a Property Line Adjustment to adjust the common lot line between two contiguous properties: Property #1 and Property #2. As required, the PLA is subject to MCC 39.4255, which is discussed below and MCC 39.9300, which is discussed in Section 7.0.

(1) All dwellings that were situated on the same lot prior to the adjustments must remain together on the reconfigured lot; and

Staff: The applicant has provided a narrative, tentative plan map, and aerial photo showing location of the dwelling on Property #1 (Exhibit A.4, A.7, and A.10). The dwelling is not being relocated from Property #1 and will remain on the same lot after the adjustment. *Criterion met.*

(2) The following dimensional and access requirements are met:

(a) The relocated common property line is in compliance with all minimum yard and minimum front lot line length requirements; and

(b) If the properties abut a street, the required access requirements of MCC 39.4260 are met after the relocation of the common property line; and

Staff: The tentative plan map shows the relocated common property line and all lot lines. As previously discussed in Section 6.2, the relocated common property line complies with all minimum yard and front lot line length requirements (Exhibit A.10). Additionally, each of the properties abut a street and will continue to abut a street after the relation. *Criterion met.*

(3) The reconfigured lot areas will each:

(a) Be a minimum of 80 acres, or

(b) If one or both parcels is currently less than 80 acres neither parcel will be reduced to less than 2 acres after the adjustment; and

(c) The adjustment will not separate a temporary hardship dwelling, relative farm help dwelling, home occupation or processing facility from the parcel on which the primary residential or other primary use exists.

Staff: The applicant has provided a tentative plan map showing lot areas. The lot area of Property #1 is approximately 2.62 acres and Property #2 is approximately 116.084 acres property prior to the adjustment (Exhibit A.10). After the PLA is complete Property #1 will be approximately 13.362 acres and Property #2 will be approximately 105.342 acres. As Property #1 is currently less than 80 acres; it will not be reduced to less than 2 acres after the adjustment.

Lastly, none of the properties have a temporary hardship dwelling, relative farm help dwelling, a home occupation, or a processing facility; therefore subsection (c) is not applicable. *Criterion met.*

(4) A property line adjustment may not be used to:

(a) Decrease the size of a lawfully established unit of land that, before the relocation or elimination of the common property line, is smaller than 80 acres and contains an existing dwelling or is approved for the construction of a dwelling, if another lawfully established unit of land affected by the property line adjustment would be increased to a size as large as or larger than the minimum lot or parcel size required to qualify the other affected lawfully established unit of land for a dwelling;

Staff: As previously discussed, the PLA will not decrease the size of a property that is smaller than 80 acres. Property #2 is larger than 80 acres and does not contain a dwelling (Exhibit A.4 and A.10). Further, while Property #1 will increase in size, Property #1 will not be increased to a size as large or larger than the minimum lot/parcel size to qualify for an additional dwelling. *Criterion met.*

(b) Decrease the size of a lawfully established unit of land that contains an existing dwelling or is approved for construction of a dwelling to a size smaller than 80 acres, if another lawfully established unit of land affected by the property line adjustment would be increased to a size as large as or larger than the minimum lot or parcel size required to qualify the other affected lawfully established unit of land for a dwelling.

Staff: As previously discussed, the PLA will not decrease the size of a property that contains a dwelling. Property #2 will be decreased in size, but does not contain a dwelling (Exhibit A.4 and A.10). Property #1 will not be increased to a size as large or larger than the minimum lot/parcel size to qualify for an additional dwelling. *Criterion met.*

(c) Allow an area of land used to qualify a lawfully established unit of land for a dwelling based on an acreage standard to be used to qualify another lawfully established unit of land for a dwelling if the land use approval would be based on an acreage standard; or

Staff: The PLA will not result in allowing Property #1 or Property #2 to qualify for a new dwelling based on the acreage standard. Property #1 will increase in size, but remain below 80 acres and already contains a dwelling (Exhibit A.4 and A.10). Property #2 is larger than 80 acres, but will remain larger than 80 acres after the reduction. After the PLA is complete, no additional dwellings are permitted unless authorized under MCC 39.3070, MCC 39.4225, and MCC 39.4265. *Criterion met.*

(d) Adjust a property line that resulted from a subdivision or partition authorized by a waiver (as that term is defined in ORS 195.300) so that any lawfully established unit of land affected by the property line adjustment is larger than:

- (i) Two acres if the lawfully established unit of land is, before the adjustment, two acres in size or smaller and is high-value farmland, high-value forestland or within a ground water restricted area (as those terms are defined in ORS 195.300); or**
- (ii) Five acres if the lawfully established unit of land is, before the adjustment, five acres in size or smaller and is not high-value farmland, high-value forestland or within a ground water restricted area (as those terms are defined in ORS 195.300).**

Staff: Based on the permit history and discussion in Section 5.0, none of the properties were a result from a subdivision or partition authorized by a waiver as defined in ORS 195.300; therefore, these criteria are not applicable. *Criteria not applicable.*

6.4 § 39.4260 ACCESS.

All lots and parcels in this base zone shall abut a public street or shall have other access determined by the approval authority to be safe and convenient for pedestrians and for passenger and emergency vehicles. This access requirement does not apply to a pre-existing lot and parcel that constitutes a Lot of Record described in MCC 39.3070(C).

Staff: The access requirement is applicable, as each of the Lots of Record are being reconfigured and not pre-existing. As shown in the tentative plan map, each of the properties will continue to abut a public street after the reconfiguration (Exhibit A.4 and A.10). *Criterion met.*

7.0 Property Line Adjustments Criteria:

7.1 § 39.9300 PROPERTY LINE ADJUSTMENT.

A property line adjustment is the relocation of a common property line between two abutting properties. The Planning Director may approve a property line adjustment based upon findings that the following standards are met:

Staff: The applicant is requesting a Lot Line Adjustment [also known as Property Line Adjustment (PLA)] between Property #1 (2N1W28 -00500) also known as 15105 NW Sauvie Is Rd, Portland and Property #2 (2N1W21 -01800 and 2N1W21 -01900) also known as 15322 NW Sauvie Is Rd, Portland. The PLA will relocate the common property line between the two abutting properties. As required above, the PLA is subject to following standards, as discussed below.

(A) No additional lot or parcel shall be created from any parcel by the property line adjustment; and

Staff: The applicant has provided a tentative plan map that illustrates the relocation of the common property line between two abutting properties. The common property line is between Property #1 and Property #2 (Exhibit A.10). No additional lot or parcel is proposed to be created. A condition will be required that the PLA be reviewed by Land Use Planning staff prior to the recording of a new plat to ensure that no additional lot or parcel is created by the PLA. *As conditioned, criterion met.*

(B) Owners of both properties involved in the property line adjustment shall consent in writing to the proposed adjustment and record a conveyance or conveyances conforming to the approved property line adjustment; and

Staff: Property #1 is owned by Carolyn S. Reynolds and Mark A. Reynolds. The Application Form has been signed by only Mark A. Reynolds as Carolyn Reynolds is deceased (Exhibit A.1, A.2, and B.1). Property #2 is owned by Metro. A Letter of Authorization has been signed by Gary Shepherd, Senior Attorney on behalf of Metro (Exhibit A.3, B.2, and B.3). All parties have provided consent in writing to the proposed adjustment. A condition will be required that conveyances conforming to the approved property line adjustment be recorded. *As conditioned, criterion met.*

(C) The adjusted properties shall meet the approval criteria for a property line adjustment as given in the base zone; and

Staff: As discussed above in Section 6.0, the adjusted properties have met the approval criteria for a PLA in the Exclusive Farm Use (EFU) base zone. *Criterion met.*

(D) The procedure and forms shall be submitted for obtaining approval of a property line adjustment as provided for by the Planning Director.

Staff: The applicant has applied for a PLA to adjust the common property line; a condition will be required that prior to recordation of the conveyances Land Use Planning Staff review the final preliminary Final Plat. Upon completion of Staff review, the PLA shall be finished by recording a Final Plat to transfer the land between Property #2 and #1. *As conditioned, criterion met.*

8.0 Conclusion

Based on the findings and other information provided above, the subject property identified as identified as 2N1W28 -00500 (“Property #1”) is a Lot of Record in its current configuration.

Based on the findings and other information provided above, the applicant has carried the burden necessary for the Property Line Adjustment (PLA) in the Exclusive Farm Use (EFU) zone. This approval is subject to the conditions of approval established in this report.

9.0 Exhibits

‘A’ Applicant’s Exhibits

‘B’ Staff Exhibits

‘C’ Procedural Exhibits

‘D’ Comments Received

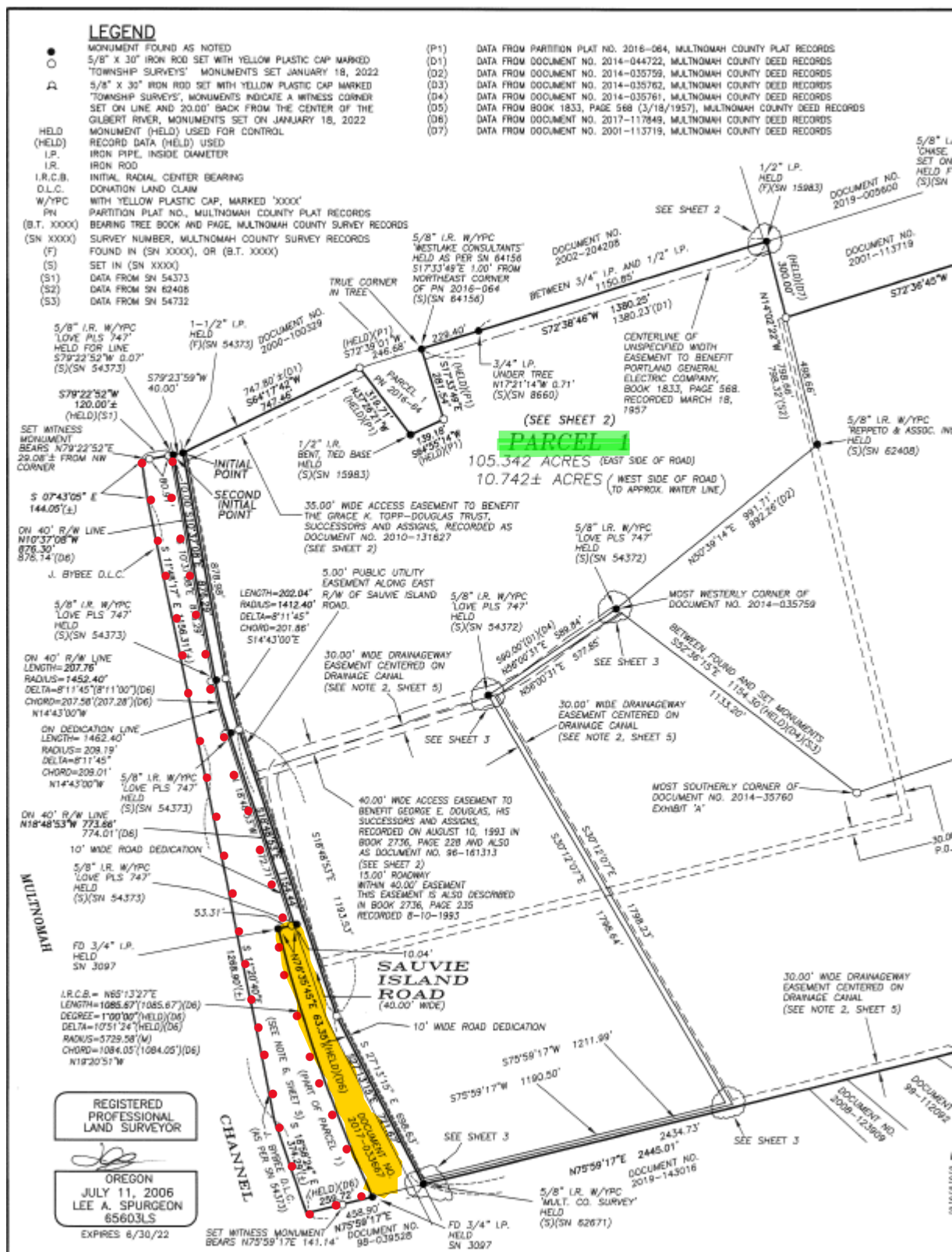
Exhibits with an ‘*’ have been reduced in size and included with the mailed decision. All exhibits are available for digital review by sending a request to LUP-comments@multco.us.

Exhibit #	# of Pages	Description of Exhibit	Date Received / Submitted
A.1	2	Application Form	09/12/2025
A.2	1	Certificate of Death for Carolyn Reynolds	09/12/2025
A.3	1	Letter of Authorization from Gary Shepherd, Metro	09/12/2025
A.4	9	Narrative	09/12/2025
A.5	2	Assessor Maps of 2N1W and 2N1W21	09/12/2025
A.6	13	Deeds: 1. Affiant’s Deed recorded as Instrument #2017-033667 on March 20, 2017 2. Quit Claim Deed recorded as Instrument #2017-117849 on October 2, 2017 3. Warranty Deed recorded as Instrument #2014-044722 on May 12, 2014	09/12/2025
A.7	3	Aerial Map	09/12/2025

A.8	1	Zoning Map	09/12/2025
A.9	6	Partition Plat No. 2022-47 recorded on November 15, 2022	09/12/2025
A.10*	1	Preliminary Plan Map	09/12/2025
A.11	3	Quit Claim Deed recorded as Instrument #2017-117849 on October 2, 2017	09/12/2025
A.12	1	Zoning Map showing zoning prior to October 5, 1977	09/12/2025
A.13	2	Revised Application Form	02/12/2026
A.14	3	Additional Narrative	02/12/2026
A.15	6	Ticor Title Plant Records Report	02/12/2026
A.16	2	Affiant's Deed recorded under Instrument #2017-033667 on March 20, 2017	02/12/2026
A.17	1	Tax Map showing 2N1W28 -02600	02/12/2026
A.18	1	Record of Survey #54373 filed on January 30, 1995	02/12/2026
A.19	1	Zoning Map showing zoning on December 9, 1975	02/12/2026
A.20	1	Zoning Map showing zoning between December 9, 1975 and October 5, 1977	02/12/2026
A.21	1	Zoning Map showing zoning on October 6, 1977	02/12/2026
A.22	1	Zoning Map showing zoning in 1999	02/12/2026
A.23	2	Revised Application Form	02/26/2026
'B'	#	Staff Exhibits	Date
B.1	4	Assessment and Taxation Property Information for 2N1W -02600 (Alt Acct #R971280370 / Property ID #R325267)	09/12/2025
B.2	2	Assessment and Taxation Property Information for 2N1W21 - 01800 (Alt Acct #R649941850 / Property ID #R718821)	09/12/2025
B.3	2	Assessment and Taxation Property Information for 2N1W21 - 01800 (Alt Acct #R649941850 / Property ID #R718821)	09/12/2025
B.4	1	Current Tax Map for 2N1W28	09/12/2025
B.5	1	Current Tax Map for 2N1W21	09/12/2025
B.6	3	Aerial Photo	02/26/2026
B.7	10	Pre-filing Meeting Summary Notes, PF -2023-16782	02/26/2026
B.8	8	Voluntary Compliance Agreement, UR-2014-3568	02/26/2026
B.9	7	Parcel Record – Cartographic Unit Card for 2N1W -02600	07/27/2026
B.10	2	Indenture recorded in Book 1762 Page 254-255 on December 30, 1955	07/27/2026

B.11	4	Warranty Deed recorded as Instrument #1995-8766 on January 23, 1995	07/27/2026
B.12	3	Warranty Deed recorded as Instrument #2009-065055 on May 11, 2009	07/27/2026
B.13	2	Warranty Deed recorded as Instrument #2012-151499 on November 26, 2012	07/27/2026
B.14	7	Bargain and Sale Deed recorded as Instrument #2014-035753 on April 17, 2014	07/27/2026
B.15	4	Bargain and Sale Deed recorded as Instrument #2014-035758 on April 17, 2014	07/27/2026
B.16	18	Interim Zoning Ordinance, adopted on August 4, 1955	07/27/2026
B.17	25	Notice of Decision, Land Use Case No. T2-2020-13660	07/27/2026
‘C’	#	Administration & Procedures	Date
C.1	7	Incomplete letter	10/08/2025
C.2	1	Applicant’s acceptance of 180-day clock	11/03/2025
C.3	2	Complete letter (day 1)	03/06/2026
C.4	5	Opportunity to Comment	06/22/2026
C.5	1	Extension Request	06/24/2026
C.5	6	Short Decision	08/17/2026
C.5	19	Decision	08/17/2026
‘D’	#	Comments	Date
D.1	1	Email from Thomas T. Goetz	07/06/2026

PRELIMINARY PROPERTY LINE ADJUSTMENT PLAN - excerpted from partition plat by applicant



• • • • - EXCHANGE PARCEL: 10.742 +/- acres

• - PARCEL 2: before exchange 2.62 acres; after exchange 13.362 +/- acres

PARCEL 1: before exchange 116.084 +/- acres; after exchange 105.342 +/- acres