

Attention Property Owner: A land use proposal has been submitted for property near where you live or near property you own elsewhere. State law requires that the county notify property owners within a certain distance from this property. The proposal and address of the property is described in the "Application" section below. The decision in this case does not directly affect the zoning or use of your property. If you object to the decision, refer to the "Appeal" section. If you have questions, contact the staff person listed at the end of this report.

**NOTICE OF DECISION  
ADMINISTRATIVE REVIEW CASE NO. 18-005**

**APPLICATION:** Application of Peter and Donna Paradis for an administrative review to establish a winery on a 100.18 acre parcel in an EFU (Exclusive Farm Use) zone located at 17627 Abiqua Rd NE, Silverton (T6S; R1E; Section 28; tax lots 600 and 800).

**DECISION:** The Planning Director for Marion County has **APPROVED** the above-described Administrative Review, subject to certain conditions.

**EXPIRATION DATE:** This decision is valid only when exercised by **March 19, 2020** unless an extension is granted. The effective period may be extended for two years subject to approval of an extension. Request for an extension must be submitted to the Planning Division prior to expiration of the approval (form available from the Planning Division).

**WARNING:** A decision approving the proposal is for land use purposes only. Due to septic, well and drainfield replacement areas, this parcel may not be able to support the proposal. To be sure the subject property can accommodate the proposed use the applicant should contact the Building Inspection Division, (503) 588-5147.

**This decision does not include approval of a building permit.**

**CONDITIONS:** The following conditions must be met before a building permit can be obtained or the approved use established:

1. The applicants shall obtain all permits, including subsurface sewage disposal, required by the Marion County Building Inspection Division.
2. Sales from the winery shall be predominantly wine produced in conjunction with the winery and may include the following activities: wine tours; wine tastings in a tasting room or other location at the winery; wine clubs; and similar activities conducted for the primary purpose of promoting wine produced in conjunction with the winery.
3. Sales from the winery may include items directly related to the sale or promotion of wine produced in conjunction with the winery, the marketing and sale of which is incidental to retail sale of wine on-site, including food and beverages served by a limited service restaurant, as defined in ORS 624.010. The gross income of the winery from the sale of incidental items may not exceed 25 percent of the gross income from the on-site retail sale of wine produced in conjunction with the winery.
4. Permitted activities include the provision of services including private events, such as facility rentals and celebratory gatherings hosted by the winery or patrons of the winery, at which wine produced in conjunction with the winery is featured, that:
  - a. Are directly related to the sale or promotion of wine produced in conjunction with the winery;
  - b. Are incidental to the retail sale of wine on-site and may not exceed 25 percent of the gross income from the on-site retail sale of wine produced in conjunction with the winery; and
  - c. Are limited to 25 days or fewer in a calendar year.
5. If on-site retail sales of wine, incidental items or services occur, the applicant shall submit a written statement for the tax year in which the sales occurred, prepared by a certified public accountant, certifying compliance with the standards in this subsection.

**OTHER PERMITS, FEES AND RESTRICTIONS:** This approval does not remove or affect any covenants or restrictions imposed on the subject property by deed or other instrument. The proposed use may require permits and/or fees from other local, state or federal agencies. This decision does not take the place of, or relieve the responsibility for, obtaining other permits or satisfying any restrictions or conditions thereon. It is recommended that the agencies mentioned in Finding #6 below be contacted to identify restrictions or necessary permits. The applicant is advised of the following:

6. The applicants should contact the Silverton Fire District to obtain a copy of the District's Recommended Building Access and Premise Identification regulations and the Marion County Fire Code Applications Guide. Fire District access standards may be more restrictive than County standards.

**APPEAL PROCEDURE:** The Marion County Zone Code provides that certain applications be considered first by the County Planning Director. If there is any doubt that the application conforms with adopted land use policies and regulations the Director must deny the application. Anyone who disagrees with the Director's decision may appeal the decision to a Marion County hearing officer. The applicant may also request reconsideration (one time only and a \$200.00 fee) on the basis of new information subject to signing an extension of the 150 day time limit for review of zoning applications.

A public hearing is held on appeals subject to the appellant paying a \$250.00 fee. Appeals must be in writing (form available from the Planning Division) and received in the Marion County Planning Division, 5155 Silverton Rd. NE, Salem by 4:00 p.m. on **March 19, 2018**. If you have questions about this decision contact the Planning Division at (503) 588-5038 or visit the office. This decision is effective on **March 20, 2018** unless appealed.

**FINDINGS AND CONCLUSIONS:** Findings and conclusions on which the decision was based are noted below.

1. The subject property is designated Primary Agriculture in the Marion County Comprehensive Plan and zoned EFU (EXCLUSIVE FARM USE). The intent of both designation and zone is to promote and protect commercial agricultural operations.
2. The subject property is located on the north side of Abiqua Rd NE approximately ½ mile east of the intersection with Hazelnut Ridge Road. The property contains a primary dwelling, second farm dwelling, farm structures, well and septic. Administrative Review/Conditional Use #02-3 approved a second farm dwelling and to operate a growers privilege wine sales as a home occupation on the property. A previous land use case, ZC/CP/P#86-6, determined that tax lots 600 and 800 together comprise a single legal lot for land use purposes.
3. Surrounding uses consist of properties in farm use in an EFU zone.
4. The applicants are proposing to establish a winery.
5. Soil Survey of Marion County Oregon indicates 100% of the subject property is high-value farm soils.
6. Public Works Land Development and Engineering Permits commented on requirements that are not part of the land use decision and available for review in the planning file.

Marion County Building Inspection commented that permits would be required for new construction or change of use.

Marion County On-Site Sewage commented that septic permits may be required.

7. Wineries may be approved when the standards in Chapter 17.125.030(A) of the Marion County Code (MCC) are satisfied. These standards include:
  - (a) *A winery with a maximum annual production of less than 50,000 gallons shall:*
    - i. *Own an on-site vineyard of at least 15 acres;*
    - ii. *Own a contiguous vineyard of at least 15 acres;*

- iii. *Have a long-term contract for the purchase of all of the grapes from at least 15 acres of a vineyard contiguous to the winery; or*
- iv. *Obtain grapes from any combination of (i), (ii), or (iii).*

The subject property contains 58 acres of land planted with grapes. All grapes produced on the property will be processed into wine by the proposed winery. The proposal meets the criteria in (a)i [MCC17.125(A)(1)].

8. A winery described in Chapter 17.125.030 (A)(1) may:

- (a). *Market and sell wine produced in conjunction with the winery, including the following activities: wine tours; wine tastings in a tasting room or other location at the winery; wine clubs; and similar activities conducted for the primary purpose of promoting wine produced in conjunction with the winery;*
- (b). *Market and sell items directly related to the sale or promotion of wine produced in conjunction with the winery, the marketing and sale of which is incidental to retail sale of wine on-site, including food and beverages served by a limited service restaurant, as defined in ORS 624.010; and*
- (c). *Provide services, including private events, such as facility rentals and celebratory gatherings, hosted by the winery or patrons of the winery, at which wine produced in conjunction with the winery is featured, that:*
  - i. *Are directly related to the sale or promotion of wine produced in conjunction with the winery;*
  - ii. *Are incidental to the retail sale of wine on-site; and*
  - iii. *Are limited to 25 days or fewer in a calendar year.*
- (d). *The gross income of the winery from the sale of incidental items pursuant to subsection (B)(2) of this section and services provided pursuant to subsection (B)(3) may not exceed 25 percent of the gross income from the on-site retail sale of wine produced in conjunction with the winery. Beginning on January 1, 2013, a winery approved under this section shall submit a written statement for the previous tax year, prepared by a certified public accountant, certifying compliance with the standards in this subsection.*

The proposed winery meets the criteria described in Finding #7 that allow the activities specified above. The applicants propose to host wine tasting on the property and do not suggest any other activity at this time. The private wine tasting events would occur in an existing building onsite and are not proposing any new construction at this time. The criteria described above can be made conditions of approval to serve as notice that if the applicants decide to operate the winery as allowed, activities must comply with the criteria.

9. Based on the above findings, it has been determined that the proposed winery satisfies all applicable criteria and is, therefore, **APPROVED**, subject to conditions.

Joe Fennimore  
Director-Planning Division

Date: March 2, 2018

If you have any questions regarding this decision contact Patty Dorr at (503) 588-5038.