



# Marion County OREGON

## PUBLIC WORKS

### MEMORANDUM

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**TO:** Marion County Hearings Officer  
**FROM:** Marion County Planning Division/Fennimore  
**DATE:** June 22, 2018  
**SUBJECT:** Conditional Use 18-029/Magana

The Marion County Planning Division has reviewed the above named case and offers the following comments:

#### FACTS:

1. The subject property is designated Special Agriculture in the Marion County Comprehensive Plan and zoned SA (Special Agriculture). The intent of both the designation and zone is to promote and protect commercial agricultural operations.
2. The property is located on the south side of Jory Hill Road S., approximately 300 feet west of its intersection with O'Brien Avenue S. The parcel is undeveloped.
3. Surrounding properties to the east, south, and west are zoned SA and in a mixture of small scale farm use, woodlots, and residential uses. Properties to the north are zoned AR (Acreage Residential) and in residential use.
4. Soil Survey of Marion County Oregon indicates 100% of the property is composed of high-value farm soils.
5. The applicant is proposing to establish a dwelling under the lot-of-record provisions in the SA zone.

#### STAFF FINDINGS AND ANALYSIS:

6. Public Works Land Development and Engineering 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 building permits would be required for new construction or placement of a manufactured home.

Marion County Building Inspection Onsite Wastewater Specialist commented that septic permits are required.

7. Section 17.137.030(d) of the Marion County Code (MCC) allows a lot of record dwelling subject to meeting specific standards and criteria. These include:

- (a) *The lot or parcel on which the dwelling will be sited was lawfully created and acquired and owned continuously by the present owner:*
  - (1) *Since prior to January 1, 1985; or*
  - (2) *By devise or intestate succession from a person who acquired and had owned continuously the lot or parcel since prior to January 1, 1985.*
  - (3) *“Owner”, as the term is used in this section only, includes the wife, husband, son, daughter, mother, father, brother, brother-in-law, sister, sister-in-law, son-in-law, daughter-in-law, mother-in-law, father-in-law, aunt, uncle, niece, nephew, stepparent, stepchild, grandparent, or grandchild of the owner or business entity owned by any one or combination of these family members.*

**The applicant indicates that the owner, Dorothy Hill, first acquired the property on October 29, 1979, and has maintained a constant ownership interest since that time. This standard is met.**

- (b) *The tract on which the dwelling will be sited does not include a dwelling.*
- (c) *The lot or parcel on which the dwelling will be sited was part of a tract on November 4, 1993, and no dwelling exists on another lot or parcel that was part of that tract.*
- (d) *When the lot or parcel on which the dwelling will be sited is part of a tract, the remaining portions of the tract are consolidated into a single lot or parcel when the dwelling is allowed.*

**Since the property was purchased in 1979, it has never been part of the tract; the above standards are met.**

- (e) *The request is not prohibited by, and complies with, the Comprehensive Plan and other provisions of this ordinance, including but not limited to floodplain, greenway, and big game habitat area restrictions.*

**The property is not in an identified big game habitat area, floodplain, or greenway area. The property is in a Sensitive Groundwater Overlay zone; however, those provisions do not apply when adding to an existing property. If approved, the SA Zone requires a property owner to record a declaratory statement acknowledging the SGO zone on the property and this can be made a condition of approval.**

- (f) *The proposed dwelling will not:*
  - (1) *Exceed the facilities and service capabilities of the area.*
  - (2) *Create conditions or circumstances contrary to the purpose of the Special Agriculture zone.*

**Applicant indicates the proposed dwelling will rely on individual septic system and water will be provided by an exempt well. The property is inside the Salem Fire Protection District and all needed rural services are available to the property. Applicant indicates that the placement of a dwelling on the property will be reflective of the current development pattern of the area which includes a mixture of SA and AR zoned properties, many of which contain dwellings. The SA zone contains provision for placing a dwelling under the lot-of-record provisions. If all the other standards can be met, the use will be in harmony with the purpose of the SA zone, and this standard will be satisfied.**

- (g) *A lot-of-record dwelling approval may be transferred by a person who has qualified under this section to any other person after the effective date of the land-use decision.*
- (h) *The County Assessor shall be notified that the county intends to allow the dwelling.*

**These standards will be made conditions of approval.**

- (i) *The lot or parcel on which the dwelling will be sited is not high-value farmland as defined in Section 137.130 (d);or*
- (j) *The lot or parcel on which the dwelling will be sited is high-value farmland as defined in MCC 17.137.130(D)(2) or (3).*
- (k). *The lot or parcel on which the dwelling is to be sited is high-value farmland as defined in MCC 17.137.130(D)(1) and:*

**Approximately 65 percent of the soils on the parcel are Class II, Jory and McAlpin, which are defined as high-value in MCC 17.137.130(D)(1). The criteria that apply to this these types of soils are:**

- (1). *The hearings officer determines that:*

- i. The lot or parcel cannot practicably be managed for farm use, by itself or in conjunction with other land, due to extraordinary circumstances inherent in the land or its physical setting that do not apply generally to other land in the vicinity. For the purposes of this section, this criterion asks whether the subject lot or parcel can be physically put to farm use without undue hardship or difficulty because of extraordinary circumstances inherent in the land or its physical setting. Neither size alone nor a parcel's limited economic potential demonstrates that a lot or parcel cannot be practicably managed for farm use. Examples of "extraordinary circumstances inherent in the land or its physical setting" include very steep slopes, deep ravines, rivers, streams, roads, railroad or utility lines or other similar natural or physical barriers that by themselves or in combination separate the subject lot or parcel from adjacent agricultural land and prevent it from being practicably managed for farm use by itself or together with adjacent or nearby farms. A lot or parcel that has been put to farm use despite the proximity of a natural barrier or since the placement of a physical barrier shall be presumed manageable for farm use; and*

**Applicant indicates that the parcel is only 9.74 acres in size with overgrown trees that are not commercially viable. It is a narrow lot running north to south and boarded on the east and west by similar parcels hat contain homes. Property to the south contains the Joryville Park. The property is in a designated groundwater limited area, since there are no water rights, it would not possible to establish an intensive farm dependent upon irrigation. The slope, shape, and topography of the land makes it not conducive to farming grain or grass crops. If a home site is approved on the parcel it could enable the owner to do some hobby farming where profit margins are not critical. This criterion is satisfied.**

- ii The use will not force a significant change in or significantly increase the cost of farm or forest practices on surrounding lands devoted to farm or forest use; and*

**There are no commercial farming operations on adjacent properties. The development standards in the zone should provide adequate buffer to mitigate any potential impacts. In addition, MCC 17.137.100(c) requires that a Declaratory Statement be recorded with the property deed because the subject property is in a resource zone. This serves to notify the**

**applicant and subsequent owners that there are farm or timber operations in the area. This standard is criterion is met.**

*iii The dwelling will not materially alter the stability of the overall land use pattern in the area. To address this standard, the following information shall be provided:*

*(A) Identify a study area for the cumulative impacts analysis. The study area shall include at least 2000 acres or a smaller area not less than 1000 acres, if the smaller area is a distinct agricultural area based on topography, soil types, land use pattern, or the type of farm operations or practices that distinguish it from other, adjacent agricultural areas. Findings shall describe the study area, its boundaries, the location of the subject parcel within this area, why the selected area is representative of the land use pattern surrounding the subject parcel and is adequate to conduct the analysis required by this standard. Lands zoned for rural residential or other urban or non-resource uses shall not be included in the study area;*

*(B) Identify within the study area the broad types of farm uses (irrigated or non-irrigated crops, pasture or grazing lands), the number, location and type of existing dwellings (farm, non-farm, hardship, etc.), and the dwelling development trends since 1993. Determine the potential number of non-farm/lot-of-record dwellings that could be approved under subsection D of this section and MCC 17.137.050(A), including identification of predominant soil classifications and parcels created prior to January 1, 1993. The findings shall describe the existing land use pattern of the study area including the distribution and arrangement of existing uses and the land use pattern that could result from approval of the possible non-farm dwellings under this provision;*

*(C) Determine whether approval of the proposed non-farm/lot-of-record dwellings together with existing non-farm dwellings will materially alter the stability of the land use pattern in the area. The stability of the land use pattern will be materially altered if the cumulative effect of existing and potential non-farm dwellings will make it more difficult for the existing types of farms in the area to continue operation due to diminished opportunities to expand, purchase, lease farmland, acquire water rights or diminish the number of tracts or acreage in farm use in a manner that will destabilize the overall character of the study area.*

**A 2000 study area centered as much as possible on the subject property was created using county GIS mapping services. The analysis includes soil information, zoning, and tax assessor data. The applicant describes the steps taken in the analysis and how the conclusions were reached. The study concludes that the number of potential lot-of-record dwellings and non-farm dwelling is three. Due to the small number of potential dwellings, approval of this request should have very little, if any, impact on the stability of the land use pattern of the area.**

*(2) The county shall provide notice of the application for a dwelling allowed under this subsection to the Oregon Department of Agriculture.*

**The Oregon Department of Agriculture will be notified if this request is approved.**

8. Based on the above facts and discussion, it appears the proposal meets all of the standards and criteria for placement of a lot-record-dwelling. If the hearings officer approves the request, the planning division recommends the following conditions of approval be applied:
- A. This decision is valid only when exercised within four years of the date the decision becomes final 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).
  - B. The applicant shall obtain approval for all required permits from the Marion County Building Inspection Division.
  - C. Prior to issuance of a building permit, the applicant shall sign and submit a Farm/Forest Declaratory Statement to the Planning Division. This statement shall be recorded by the applicant with the Marion County Clerk after it has been reviewed and signed by the Planning Director.
  - D. Prior to issuance of a building permit, the applicant shall sign and submit an SGO Declaratory Statement to the Planning Division. This statement shall be recorded by the applicant with the Marion County Clerk after it has been reviewed and signed by the Planning Director.
  - E. This lot-of-record dwelling approval may be transferred **one time only** by a person who has qualified under this decision to any other person after the effective date of the land-use decision.