

Attention Property Owner: A land use proposal has been submitted for property near where you live or property you own elsewhere. State law requires the county notify property owners within a certain distance from this property. The proposal and address of the property is described in "Application" section. 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. 18-022**

**APPLICATION:** Application of Lois Stuart for an administrative review to replace an existing dwelling on a 681.89 acre parcel in an EFU (Exclusive Farm Use) zone located at 19124 Old Mehama Road SE, Stayton (T9S; R1E; Section 11; tax lot 900).

**DECISION:** The Planning Director for Marion County has determined that the residence is a legally established dwelling and can be replaced, subject to conditions.

**EXPIRATION DATE:** This decision is valid only when exercised by **November 30, 2022**, unless an extension is granted. The effective period may be extended for two years subject to approval of an extension (form available from the Planning Division). Request for an extension must be submitted to the Planning Division prior to expiration of the approval.

**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 check with the Building Inspection Division, (503) 588-5147.

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

**CONDITIONS:**

1. The applicants shall obtain all permits, including subsurface sewage disposal, required by the Marion County Building Inspection Division.
2. If replaced, the existing dwelling must be removed, demolished, or converted to an allowable non-residential use within three months of occupancy of the replacement dwelling.
3. **Within three months of occupancy of the replacement dwelling, the existing dwelling must be removed. In lieu of removal, the applicant may:**
  - (a) File a Declaratory Statement restricting use of the replaced dwelling for residential purposes; and
  - (b) Submit a site plan showing location of all structures on the property and identifying which structure is the replaced dwelling.
4. Prior to issuance of any building permit for a new dwelling, the applicants shall sign and submit a Declaratory/Farm-Forest 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.
5. Prior to issuance of any building permit for a new dwelling, the applicants shall sign and submit a Replacement Residence 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.

**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 applicant should contact the Stayton 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 the Marion County Hearings 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 5:00 p.m. on **November 30, 2018**. If you have questions about this decision contact the Planning Division at (503) 588-5038 or at the office. This decision is effective **December 1, 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 property is located on both sides of Old Mehama Road SE in the 19,000 block. The property contains an existing dwelling, an existing aggregate operation, farm buildings, well and septic. The parcel was subject of Partition Case #17-001 (P17-001) which has not been completed to date. The applicant is in the process of dividing the 681.89 acre parcel into two parcels. The proposed 130 acre parcel will fully contain the aggregate operation and the 551.89 acre parcel will contain the existing dwelling that will be replaced with the new dwelling, existing farm buildings, well and septic system.
3. Surrounding properties in all directions are zoned EFU and devoted to various types of farm use.
4. The applicant is proposing to replace the dwelling that currently exists on the property with a new dwelling at a later date.
5. Soil Survey of Marion County Oregon indicates 29% 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 building permits will be required.

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

Marion County Tax Assessor provided comments regarding taxes on the subject property.

7. Chapter 17.136.030(D) of the Marion County Code (MCC) allows the alteration, restoration, or replacement of a lawfully established dwelling, with filing of the declaratory statement in MCC 17.136.100(C), when the dwelling:
  - A. *The dwelling to be altered, restored or replaced has or formerly had:*
    1. *Intact exterior walls and roof structure;*
    2. *Indoor plumbing consisting of a kitchen sink, toilet and bathing facilities connected to a sanitary waste disposal system;*
    3. *Interior wiring for interior lights; and*
    4. *A heating system;*

The applicant supplied documentation that the structure has all the elements above and has the necessary kitchen and bathroom facilities, electricity and a heating system. This criterion is met.

*B. The dwelling was assessed as a dwelling for purposes of ad valorem taxation for the previous five property tax years, or, if the dwelling has existed for less than five years, from the time the dwelling was established; and*

The dwelling is currently assessed as a dwelling and has been for at least the last five years. This criterion is met.

*C. If the value of the dwelling was eliminated as a result of either of the following circumstances, the dwelling had to have been assessed as a dwelling until such time as the value of the dwelling was eliminated:*

- 1. The destruction (i.e., by fire or natural hazard), or demolition in the case of restoration, of the dwelling; or*
- 2. The applicant establishes to the satisfaction of the permitting authority that the dwelling was improperly removed from the tax roll by a person other than the current owner. "Improperly removed" means that the dwelling has taxable value in its present state, or had taxable value when the dwelling was first removed from the tax roll or was destroyed by fire or natural hazard, and the county stopped assessing the dwelling even though the current or former owner did not request removal of the dwelling from the tax roll;*

The dwelling is currently on the tax roll for the subject property. This criterion does not apply.

*D. The dwelling to be replaced must be removed, demolished or converted to an allowable nonresidential use:*

- a. Within one year after the date the replacement dwelling is certified for occupancy pursuant to ORS 455.055; or*
- b. If the dwelling to be replaced is in such a state of disrepair that the structure is unsafe for occupancy or constitutes an attractive nuisance, on or before a date set by the permitting authority that is not less than 90 days after the replacement permit is issued; and*
- c. If a dwelling is removed by moving it off the subject parcel to another location, the applicant must obtain approval from the permitting authority for the new location.*

This criterion can be made a condition of any approval.

*E.. The applicant must cause to be recorded in the deed records of the county a statement that the dwelling to be replaced has been removed, demolished or converted to a non-residential use.*

This criterion can be made a condition of any approval.

*F. As a condition of approval, if the dwelling to be replaced is located on a portion of the lot or parcel that is not zoned for exclusive farm use, the applicant shall execute and cause to be recorded in the deed records of the county in which the property is located a deed restriction prohibiting the siting of another dwelling on that portion of the lot or parcel. The restriction imposed is irrevocable unless the county planning director, or the director's designee, places a statement of release in the deed records of the county to the effect that the provisions of 2013 Oregon Laws, Chapter 462, Section 2 and either ORS 215.213 or 215.283 regarding replacement dwellings have changed to allow the lawful siting of another dwelling;*

The entire property is zoned EFU, therefore this criterion does not apply.

*G. A replacement dwelling must comply with applicable building codes, plumbing codes, sanitation codes and other requirements relating to health and safety or to siting at the time of construction. However, the standards may not be applied in a manner that prohibits the siting of the replacement dwelling;*

Any standards applied will comply with applicable building codes, plumbing codes, sanitation codes and other requirements relating to health and safety or to siting at the time of construction. The standards will not be applied in a manner that would prohibit the siting of the replacement dwelling. This criterion is met.

- H. *When a dwelling formerly had the features described in subsection (7)(A) of this section or was removed from the tax roll as described in subsection (7)(C)(b) of this section, then the replacement dwelling must be sited on the same lot or parcel consistent with the following:*
- a. *Using all or part of the footprint of the replaced dwelling or near a road, ditch, river, property line, forest boundary or another natural boundary of the lot or parcel; and*
  - b. *If possible, for the purpose of minimizing the adverse impacts on resource use of land in the area, within a concentration or cluster of structures or within 500 yards of another structure;*

The existing dwelling is currently on the property, being taxed, and has the features identified in #7(A) above. The placement criteria in #7(H) do not apply. This criterion is met.

- I. *Replacement dwellings that currently have the features described in subsection (7)(A) of this section and that have been on the tax roll as described in subsection (7)(B) of this section may be sited on any part of the same lot or parcel;*

Based on the site plan submitted with the application, the replacement dwelling will be located on the eastern portion of the property. This criterion is met.

8. If approved, the applicants will be required to sign and record a Farm/Forest Declaratory Statement prior to placing a new dwelling on the property as a condition of approval. This acknowledges the impacts of farm and forest management practices conducted in the area.
9. Based on the above findings, it has been determined that the dwelling was legally established and may be replaced, subject to conditions.

Joe Fennimore  
Director-Planning Division

Date: November 15, 2018

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

Notice to Mortgagee, Lienholder, Vendor or Seller: ORS Chapter 215 requires that if you receive this Notice, it must promptly be forwarded to the purchaser.