

Attention Property Owner: A land use proposal has been submitted for property near where you live or 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
CONDITIONAL USE CASE NO. 18-012**

APPLICATION: Application of Frank and Pauline Lewis to use a recreational vehicle as a temporary dwelling for medical hardship purposes on a 1.48 acre parcel in an AR (Acreage Residential) zone located at 21564 North Santiam Highway NE, Stayton. (T9S; R1E; Section 13 AD; tax lot 500).

DECISION: The Planning Director for Marion County has **APPROVED** the above-described Conditional Use application subject to certain conditions.

EXPIRATION DATE: This conditional use permit is valid only when exercised by **March 30, 2020**. The effective period may be extended for an additional year subject to approval of an extension (form available from the Planning Division). **Additional extensions may not be granted if the regulations under which this decision was granted have changed since the original approval.**

RENEWAL: This permit may be renewed for successive one year periods if the applicant submits to the Planning Division, **on an annual basis**, a new Physician's Certificate which indicates the hardship situation continues. The Planning Division will mail renewal forms to the property owner approximately two months prior to permit expiration.

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 an additional dwelling. 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: The following conditions must be met.

1. The applicants are advised that this permit is granted for a period of one year and must be renewed for successive one-year periods upon submittal of a Physician's Certificate verifying that the hardship conditions continue to exist. In addition, every five years the Marion County Building Inspection Division requires a septic evaluation prior to renewal of hardship conditional uses.
2. The existing Dwelling Removal Agreement submitted for CU12-001 remains in effect. This agreement specifies that hardship dwelling is temporary and that it will no longer be used for residential purposes, when the hardship is no longer necessary on the property.

OTHER PERMITS, FEES, AND RESTRICTIONS: This approval does not remove or affect 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 restrictions or conditions thereon. It is recommended that the agencies mentioned in Finding #5 below be contacted to identify restrictions or necessary permits.

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 condition or deny the application. Anyone who disagrees with the Director's decision may request that the application be considered by a Marion County hearings officer after a public hearing. The applicant may also request reconsideration (one time only and a fee of \$200) 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. Requests for reconsideration, or consideration by a hearings officer, must be in writing (form available from the Planning Division) and received in the

Marion County Planning Division, 5155 Silverton Road, Salem, by 5:00 p.m. on **March 30, 2018**. If you have questions about this decision contact the Planning Division at (503) 588-5038 or the office. This decision is effective **March 31, 2018** unless further consideration is requested.

FINDINGS AND CONCLUSIONS: Findings and conclusions which the decisions was based are noted below.

1. The property is designated Rural Residential in the Marion County Comprehensive Plan. The purpose of this designation and the corresponding AR (Acreage Residential) zone is to allow for the creation of acreage home sites at a density that maintains the character and environmental quality of the County's rural residential areas.
2. The property is located on the south side of North Santiam Highway SE approximately 1200 feet east of Ferry Rd SE and within the acknowledged unincorporated community of Mehama. The property contains an existing manufactured dwelling, accessory structures, well and septic system. The property was created by approval of Lot Line Adjustment Case 88-37 (LLA88-37) and considered a legally created parcel.
3. Surrounding properties to the northeast, south east and west are zoned AR and in rural residential use. Properties to the north, across North Santiam Highway, are zoned IUC (Unincorporated Community Industrial).
4. A signed Physician's Certificate has been submitted for Gordon Lewis indicating he has medical conditions that preclude him from maintaining a complete, separate, and detached dwelling apart from his family.
5. Marion County Building Inspection indicates that permits will be required for placement of a manufactured home.

Oregon Department of Transportation provided a copy of an access permit for the property onto North Santiam Highway SE.

All other agencies contacted made no comment or stated no objection to the proposal.

6. In order to approve a manufactured home/RV under hardship provisions, the applicants must demonstrate compliance with the specific criteria listed in Section 17.120.040 of the Marion County Code (MCC). These include:
 - (a) *For the purposes of this subsection "hardship" means a medical hardship or hardship for the care of an aged or infirm person or persons.*
 - (b) *A doctor of medicine or licensed psychologist shall sign a statement indicating the physical or mental condition that prevents the person(s) with the hardship from providing the basic self-care needed to live on a separate lot. The statement shall also attest that the physician or licensed psychologist is convinced the person(s) with the hardship must be provided the care so frequently or in such a manner that the caretaker must reside on the same premises.*
 - (c) *Those providing the needed assistance shall be related by blood, marriage or legal guardianship and reside in another residence on the property. If evidence is presented that there is no family member able to provide the needed care, the caretaker may be someone else, provided the property is located in a zone other than the EFU, SA, FT or TC zones. In the EFU, SA, FT and TC zones, occupancy of the hardship mobile home or recreational vehicle is limited to the term of the hardship suffered by the existing resident or a relative as defined in ORS 215.283.*
 - (d) *Those providing the care must show that they will be available and have the skills to provide the primary care required by the doctor or psychologist.*
 - (e) *One of the residences shall be removed from the property within 90 days of the date the person(s) with the hardship or the care provider no longer reside on the property. In the case of a recreational vehicle it shall be rendered uninhabitable by disconnection from services. An agreement to comply with this requirement shall be signed by the property owner and the care providers. Oregon Department of Environmental Quality removal requirements also apply.*
 - (f) *The mobile home or recreational vehicle shall to the extent permitted by the nature of the property and existing development:*
 - (1) *Be located as near as possible to other residences on the property;*

- (2) *On EFU, SA, FT and TC zoned property, be located on the portion of the property that is least suitable for farm or forest use, if it is not feasible to locate it near an existing residence;*
- (3) *Not require new driveway access to the street;*
- (4) *Be connected to the existing wastewater disposal system if feasible. The disposal system shall be approved by the county sanitarian.*

(g) *The use is intended to be temporary, shall be subject to review every year, and shall continue to meet the above criteria in order to qualify for renewal.*

7. A Physician's Certificate was submitted with the application that establishes Gordon Lewis's circumstances constitute a medical hardship. He requires full time assistance and is not able to fully perform day-to-day duties in caring for himself. Gordon Lewis will live in the hardship dwelling and the care he needs will be provided by Pauline and Frank Lewis. Gordon Lewis is the brother of Frank Lewis. The evidence also indicates the hardship dwelling will be relatively temporary in nature. In CU12-001, the applicants filed a Removal Agreement that ensures that the hardship dwelling will be converted back to an approved non-dwelling accessory structure when the hardship is no longer needed. The proposal satisfies the criteria #6(a), (b), (c), (d) and (f), the criteria in #6(e) and (g) can be made a condition of any approval.

8. Since the property is located in an AR zone, the proposal must also satisfy the compatibility criteria in MCC 17.128.040 MCC. Those requirements are:

- (a) *The conditional use as described by the applicant will be in harmony with the purpose and intent of the zone.*
- (b) *The use will not increase traffic beyond the capacity of existing roads.*
- (c) *Adequate fire protection and other rural services are, or will be, available when the use is established.*
- (d) *The use will not have a significant adverse impact on watersheds, groundwater, fish and wildlife habitat, soil and slope stability, air and water quality.*
- (e) *Any noise associated with the use will not have a significant adverse impact on nearby land uses.*
- (f) *The use will not have a significant adverse impact on potential water impoundments identified in the comprehensive plan, and not create significant conflicts with operations included in the comprehensive plan inventory of significant mineral and aggregate sites.*

The proposal will not change the number or location of improvements on the property. The AR zone permits dwellings outright and hardship dwellings as a temporary use associated with the dwelling on the property. The proposed hardship dwelling will be located in approximately the same location as the previous hardship dwelling and will use the same driveway as the dwelling on the property. It will not significantly increase traffic on area roads. Fire protection is provided by Stayton Fire District and the Marion County Sheriff provides policing. Other needed rural services are available on the property. Due to the temporary and residential nature of the use, the existing hardship dwelling has not had any significant adverse impact on watersheds, groundwater, fish and wildlife habitat, soil and slope stability, air and water quality, created a significant amount of noise, impacted potential water impoundments or conflicted with mineral and aggregate sites. The proposal meets the criteria for a conditional use in the AR zone.

9. Based on the above and subject to conditions, the applicants' request meets all applicable criteria to continue the existing medical hardship for Gordon Lewis and is, therefore, **APPROVED**, subject to conditions.

Joe Fennimore
Director-Planning Division

Date: March 15, 2018

If you have any questions please contact Lisa Milliman 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.