

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
PARTITION CASE NO. 17-023**

APPLICATION: Application of Suzanne Parks to divide a 5.26 acre parcel into two parcels of 3.26 acres and 2.0 acres each in an AR (Acreage Residential) zone located at 849 70th Avenue SE, Salem (T7S; R2W; Section 34BD; tax lot 1000).

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

EXPIRATION DATE: This approval is valid only when the final partition plat is recorded by **January 19, 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.**

WARNING: A decision approving the proposed division is for land use purposes only. Due to septic, well, and drain field replacement areas, these parcels may not be able to support a dwelling. 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:

Prior to recording the final plat:

1. The applicant shall submit a final partition plat to the County Surveyor's Office (5155 Silverton Road NE; (503) 588-5036). Following plat approval it shall be recorded with the Marion County Clerk (plat instructions enclosed).
2. Prior to submitting the final partition plat, the applicant shall obtain an approved septic site evaluation from the Marion County Building Inspection Division on all undeveloped parcels. **The applicant is strongly encouraged to contact Building Inspection, (503) 588-5147, regarding septic sites before having the property surveyed. Septic site requirements may affect the proposed property line or lot locations..**
3. Public Works Land Development Engineering and Permits Division (LDEP) will not approve the use until the following conditions have been satisfied:

***Condition A** – Show sufficient dedicated right-of-way (R/W) on the partition plat to provide the public R/W half-width of 30 feet for a rural Local road along the subject property 70th Avenue frontage, and including a 30-foot property corner radius at the Burnett intersection.*

***Condition B** – Prior to plat approval, Applicant shall design, permit and construct a Burnett Street improvement to meet MCPW Engineering design standards for a modified (reduced width) Local road standard. The improvement shall consist of a pavement widening of the approach off 70th Avenue and thereafter a widening of the total all-weather surface to a width of 18 feet commencing from the approach to a point coincident with the western edge of the Burnett Street access serving the buildable lot.*

4. The applicant is advised that a Partition Plant Service Report from a title company will be required upon submission of the final mylar to the County Surveyor.

Prior to issuance of building permits on the resulting parcels:

5. The partition plat shall be recorded.
6. The applicant shall sign and submit a Farm/Forest Declaratory Statement (enclosed) 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.
7. A special dwelling setback of 100 feet shall be maintained from the east property line of the most easterly proposed parcel.

ADDITIONAL CONDITIONS: Once the approved use is established the following conditions must be continually satisfied:

8. The resulting parcels shall significantly conform to the site plan submitted with the proposal. Minor variations are permitted upon review and approval by the Planning Director. All parcels shall be a minimum two acres in size, prior to any right-of-way dedication.
9. After the final Partition plat has been recorded no alteration of property lines shall be permitted without first obtaining approval from the Planning Director.

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. It is recommended that the agencies mentioned in Finding #5 be contacted to identify restrictions or necessary permits. The applicant is advised of the following:

10. Prior to recording the plat all taxes due must be paid to the Marion County Tax Department (contact the Marion County Tax Department at 503-588-5215 for verification of payments).
11. The applicants should contact Marion County Fire District #1 to obtain a copy of the District's Recommended Building Access, water supply and Premise Identification regulations and the Marion County Fire Code Applications Guide. Fire District access standards may be more restrictive than County standards. Contact Paula Smith at MCFD#1 at (503) 588-6513 for more information.

APPEAL PROCEDURE: The Marion 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, together with the appeal fee, in the Marion County Planning Division, 5155 Silverton Rd. NE, Salem, by 5:00 p.m. on **January 19, 2018**. If you have questions about this decision contact the Planning Division at (503) 588-5038 or at the office. This decision is effective **January 20, 2018** unless further consideration is requested.

FINDINGS AND CONCLUSIONS: Findings and conclusions on which the decision 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 creation of acreage homesites at a density that maintains the character and environmental quality of rural residential areas.
2. The subject parcel is located on the southwest corner of 70th Av SE and Burnett St SE. The 5.26 acre parcel identified as tax lot 1000 contains an existing dwelling, accessory structures, well and septic system. The property was created in its current configuration by deed recorded prior to September of 1977, and is considered a legally created parcel for land use purposes.

3. Surrounding properties to the north, west, south and southeast are zoned AR and in residential use. Property to the east is zoned EFU (Exclusive Farm Use) and in farm use.
4. The applicant proposes to divide a 5.26 acre parcel into two parcels containing 3.26 acres and 2.0 acres each.
5. Public Works Land Development and Engineering Permits requested that Conditions A and B be included in the land use decision. LDEP also commented on requirements that are not part of the land use decision and available for review in the planning file. LDEP will not approve the final use until the following condition has been met:

*“**Condition A** – Show sufficient dedicated right-of-way (R/W) on the partition plat to provide the public R/W half-width of 30 feet for a rural Local road along the subject property 70th Avenue frontage, and including a 30-foot property corner radius at the Burnett intersection.*

R/W dedication requirements for subdivisions and partitions are in accordance with Section 17.172.240 of the Rural Zone Code of Marion County. Nexus for this Condition is the proposed addition of traffic to a road in need of widening and roadway safety improvements, and sufficient space for utilities. All dedications shall be to the public, not Marion County.

***Condition B** – Prior to plat approval, Applicant shall design, permit and construct a Burnett Street improvement to meet MCPW Engineering design standards for a modified (reduced width) Local road standard. The improvement shall consist of a pavement widening of the approach off 70th Avenue and thereafter a widening of the total all-weather surface to a width of 18 feet commencing from the approach to a point coincident with the western edge of the Burnett Street access serving the buildable lot.*

Requirements for public road improvements are in accordance with MCC 17.110.780(A), 17.110.800 and 17.172.320. Burnett Street is designated as a Local Access Road, which is not maintained by Marion County. The road is paved to approximately 10 feet in width, equivalent to a narrow driveway that is insufficient to pass vehicles traveling in opposite directions. Although the county Local road standard is a 22-foot width, due to the anticipated very low traffic volume on Burnett Street, a reduced width of 18 feet is justifiable. The widening surface could be paved with asphalt or done in compacted crush rock (gravel). The Applicant will need to obtain a construction permit for the work.”

Marion County Surveyor commented: “Parcels ten acres and less must be surveyed. Per ORS 92.050, plat must be submitted for review. Checking fee, second mylar fee, and recording fee required. A current or updated title report must be submitted at the time of review. Title reports shall be no less than 15 days old at the time of approval of the plat by the Surveyor’s Office, which may require additional updated reports.”

Marion County Building Inspection commented that permits are required for new construction or placement of a manufactured home.

Marion County On-Site Sewage commented that an approved septic evaluation will be required for all undeveloped parcels. For sites with an existing septic system, the applicant shall request a review and complete any steps necessary for system approval.

Marion County Tax Assessor provided information regarding taxes on the subject properties.

Marion County Fire District #1 commented the applicant should contact Marion County Fire District #1 to obtain a copy of the District’s Recommended Building Access and Premise Identification regulations and the Marion County Fire Code Applications Guide.

All other contacted agencies either failed to respond or stated no objections to the proposal at time this decision was written.

6. There are no specific approval criteria for partitions in the AR zone. MCC 17.128.070 requires a minimum lot size of two acres and the new parcels are consistent with this standard. In addition, the resulting undeveloped

parcels, if they can obtain septic approval, are of sufficient size and shape to meet the development standards in the AR zone.

7. Staff recognizes the final partitioning may vary from the proposed plan due to topography or surveying. Minor variations are permitted; however, each resulting parcel shall be a minimum 2.0 acres prior to any required right-of-way dedication.
8. MCC 17.128.050 establishes special siting standards for dwellings near resource zones:
 - (a) *Any new dwelling in an AR zone shall be required to maintain a special setback from any parcel in the EFU, SA, FT, or TC zones when necessary to minimize potential conflicts with farm or forest uses. A 100-foot setback is the standard adjacent to farm use and 200 feet is the standard adjacent to forest uses.*
 - (b) *The owner of a proposed dwelling to be located within 500 feet of the EFU, SA, FT, TC zones shall be required to concur in the filing of the Declaratory Statement prescribed in the respective resource zone.*

Although the proposed partition is appropriate, the County requires that a Declaratory Statement be recorded with the property deed because the subject property is near a resource zone. This serves to notify the applicant and subsequent owners that there are farm or timber operations in the area. Also, a special dwelling setback of 100 feet should be maintained from the east property line of the most easterly parcel to further minimize the potential for conflict with farm or timber uses. Any approval can be conditioned to meet this criterion.

9. Based on the above findings, the proposed partition complies with the applicable criteria and is, therefore **APPROVED**, subject to conditions.

Joe Fennimore
Director-Planning Division

Date: January 4, 2018

If you have any questions please 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.