

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  
CONDITIONAL USE CASE NO. 23-002**

**APPLICATION:** Application of Karin and Alan Hughes for a conditional use permit to place a manufactured home for medical hardship purposes on a 1.78-acre property in an EFU (Exclusive Farm Use) zone located at 7894 72<sup>nd</sup> Ave NE, Salem. (T6S, R2W, Section 22D, Tax Lot 100).

**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 **February 17, 2025**. 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 that the hardship continues to exist.**

**WARNING:** A decision approving the proposed use is for land use purposes only. Due to septic, well, and drain field replacement areas, this parcel may not be able to support the proposed use. To ensure 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 applicant shall obtain approval for all required permits from the Marion County Building Inspection Division.
2. The applicant shall submit a Manufactured Dwelling/RV Removal or Disconnect Agreement (enclosed) to the Planning Division. This agreement specifies that placement of the manufactured home or RV is temporary and it will be removed, or the RV disconnected and no longer used for residential purposes, after the hardship ceases.
3. If the manufactured home is connected to the existing septic system, a shared system evaluation shall be performed every 5 years as per Marion County Building Inspection Policy.
4. An access easement will be recorded with the County Clerk's Office prior to occupancy of the medical hardship.

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

5. The manufactured home shall be located as shown on the applicant's site plan.
6. 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 Primary Care Provider Certificate verifying that the hardship conditions continue to exist. In addition, every five years the Marion County Building Inspection Division requires a septic evaluation for shared systems prior to renewal of hardship conditional uses.

7. Notice of a medically necessary absence that will result in the aged or infirm person(s) living off of the property for more than 165 days in one calendar year or 165 consecutive days must be provided within 14 days of the absence or if absent from the property for at least 30 consecutive days prior to submission of the renewal application.
8. The manufactured home must be removed within 90 days after the expiration of the Conditional Use permit.
9. Extended absence from the property may result in revocation of the hardship permit; issuance of a citation pursuant to MCC 1.25.030; and/or initiation of civil action in circuit court pursuant to MCC 1.25.050.

**OTHER PERMITS, FEES, AND RESTRICTIONS:** This approval does not remove or affect covenants or restrictions imposed on the subject property by deed or another 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.

10. The applicants should contact the Marion County No. 1 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 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) based on 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 Rd. NE, Salem, by 5:00 p.m. on **February 17, 2023**. If you have questions about this decision, contact the Planning Division at (503) 588-5038 or at the office. This decision is effective **February 18, 2023**, 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 Primary Agriculture in the Marion County Comprehensive Plan. The purpose of this designation and the corresponding EFU (Exclusive Farm Use) zone is to promote and protect the continuation of commercial agricultural and forestry operations.
2. The property is located on the east side of 72<sup>nd</sup> Ave NE approximately 1,725 feet south of its intersection with Brooklake Rd NE. The property contains one existing Medical Hardship dwelling, which this application is to change the occupant of, and per permits and the applicant the one legal primary dwelling allowed is in the process of being built and almost complete. The property has a portion of the south/southeastern boundary laying within the 100 year floodplain. The parcel was created via Partition Plat 2022-26 which was allowed per land use case P/PLA21-002 and is therefore legal for planning purposes.
3. Surrounding properties in each direction are also zoned EFU. The properties to the west and southwest are smaller acreage lots (1.02-4.37 acres) with homes. The property surrounding the north, east, and south is a medium (25.63 acre) parcel currently in mixed farm use.
4. A signed Primary Care Provider Certificate has been submitted for Ellen J. Hollin indicating she has a medical condition that precludes her from maintaining a complete separate and detached dwelling apart from her family.
5. Marion County Building commented: "No Building Inspection concerns. If any construction is proposed, or if a new manufactured home is to be placed, then permits would be required prior to construction or placement."

Marion County Septic commented: “The hardship dwelling has been permitted (555-21-011395-PRMT) to connect to the new septic system serving the new primary dwelling at 7930 72<sup>nd</sup> Ave, upon issuance of a certificate of satisfactory completion, this system may be placed into service. A septic authorization notice for personal hardship is required every 5 years per OAR 340-071-0205(7)(b).”

All other contacted agencies either failed to comment or stated no objection to proposal.

6. In order to approve a manufactured home/RV under medical hardship the applicant must demonstrate compliance with the specific criteria listed in MCC 17.120.040. These include:

- A. This subsection contains definitions for the section. Not applicable as a criterion.
- B. This subsection requires that an application must be submitted in writing and include “*a signed statement from a licensed medical professional indicating whether the aged or infirm person has a hardship as defined in subsection (A) of this section. The statement shall also attest whether the licensed medical professional is convinced the person(s) with the hardship must be provided the care so frequently or in such a manner that the caregiver(s) must reside on the same premises.*”

The applicant has submitted a signed Medical Care Provider Certificate for Ellen J. Hollin indicating that she has a medical condition that precludes her from maintaining a complete separate and detached dwelling apart from her family. The criterion is met.

- C. *In the EFU, SA, FT and TC zones, occupancy of a hardship permit dwelling is limited to the term of the hardship suffered by the existing resident or a relative as defined in ORS 215.283(2)(L).*

The application is for the mother of the applicant. The manufactured home will be removed within 90 days of the hardship ending as per the Manufactured Home Removal Agreement that will be recorded as a condition of this approval. This criterion is met.

- D. *When the aged or infirm person must be provided care so frequently or in such a manner that caregiver(s) must reside on the same premises, the aged or infirm person and/or those caregivers providing care for the aged or infirm person may temporarily reside in the hardship permit dwelling for the term necessary to provide care.*

- 1. *Those providing the care must show that they will be available and have the skills to provide the care required, as described by the licensed medical professional.*
- 2. *Caregivers may reside within a hardship permit dwelling during periods of absence and medically necessary absence.*
- 3. *Caregivers shall not have any financial or expense obligation increased for residing in the hardship dwelling during periods of absence and medically necessary absence.*

Ellen, who will reside in the hardship, is the mother of the applicant and property owner. Applicant has stated they will oversee Ellen’s day-to-day needs, meals, laundry, and transportation. The criterion is met.

- E. *A temporary absence or medically necessary absence from the property by the aged or infirm person(s) will not result in the revocation or denial of a hardship permit.*

- 1. *When a medically necessary absence results in the aged or infirm person(s) living off of the property for more than 165 days in one calendar year or 165 consecutive days, they must provide notice of the medically necessary absence to prevent the absence from being considered an extended absence.*
- 2. *Notice of a medically necessary absence that will result in the aged or infirm person(s) living off of the property for more than 165 days in one calendar year or 165 consecutive days must be provided within 14 days of learning that the absence from the property will result in the aged or infirm person having to live away from the property for more than 165 days in one calendar year or 165 consecutive days.*

3. *Notice of a medically necessary absence must:*
  - a. *Be submitted in writing;*
  - b. *Include a statement from a licensed medical provider outlining that the absence from the property is necessary for the care or medical treatment of the aged or infirm person*
  - c. *Provide an estimate as to when the aged or infirm person(s) will return to the property;*
  - d. *Include an assessment from the licensed medical professional on whether or not the aged or infirm person(s) will be able to reside on the property again.*
    - i. *If a licensed medical professional cannot provide an assessment on whether the aged or infirm person will be able to return to the property at the time when notice of a medical necessary absence is due, a hardship permit maybe approved for the amount of time necessary, not to exceed one year, for the licensed medical professional to make the assessment as to whether the aged or infirm person(s) will be able to return to the property.*
    - ii. *If a licensed medical professional cannot provide an assessment after the period of time described in Section E.3.b.ii then a determination will be made as to whether the hardship permit is still necessary for the care of the aged or infirm person(s).*
4. *Notice of a medically necessary absence maybe submitted by the Owner(s), aged or infirm person(s), caregiver(s) of the aged or infirm person(s), or other agent of the aged or infirm person(s).*
5. *Caregivers may not be charged any rent or otherwise required to provide financial compensation to live in the hardship dwelling during a temporary absence or medically necessary absence.*
  - a. *If as a part of any agreement to provide caretaking services, the caregiver was required to provide financial compensation or incur a financial obligation in order to reside within the hardship dwelling then that arrangement will not violate Section E.4, provided that the arrangement existed prior to the temporary absence or medically necessary absence.*

This shall be made a condition of approval.

*F. Extended absence from the property by the aged or infirm person(s), or caregiver(s) when the hardship permit dwelling is only being inhabited by caregiver(s), creates a rebuttable presumption that the hardship permit is no longer necessary to provide care to the aged or infirm person(s).*

1. *Extended absence from the property may result in revocation of the hardship permit; issuance of a citation pursuant to MCC 1.25.030; and/or initiation of civil action in circuit court pursuant to MCC 1.25.050.*
2. *Notice will be provided to the owner of any substantiated violation of Section F. 30 days prior to the effective date of a revocation of the hardship permit made pursuant to Section F.1.*

This shall be made a condition of approval.

*G. A mobile home or recreational vehicle being used as a hardship dwelling 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.*

The hardship will not require a new driveway and an easement is being drafted and will be recorded with the Clerk's Office. The manufactured home is within 80 feet of the main dwelling being built and will be connected to the new septic system being installed for the primary dwelling. The easement being recorded prior to occupancy will be made a condition of approval. The criterion is met.

*H. For an existing building to be used as a hardship dwelling it must:*

- 1. Be suitable for human habitation;*
- 2. Comply with all building and specialty codes (for example, but not limited to, electrical, plumbing, and sanitation) applicable to dwellings;*
- 3. Not require new driveway access to the street; and*
- 4. Be connected to the existing wastewater disposal system if feasible. The disposal system shall be approved by the county sanitarian.*

Applicant proposes to use an existing medical hardship manufactured home. The criterion does not apply.

*I. 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.*

- 1. In the case of a recreational vehicle, it shall be rendered uninhabitable by disconnection from services.
  - a. An agreement to comply with this requirement shall be signed by the applicant, and the owner of the recreational vehicle if different than the applicant.*
  - b. Oregon Department of Environmental Quality removal requirements also apply.**
- 2. In the case of an existing building, the renovations or modifications made to an existing building to be used for inhabitation must be removed.
  - a. The existing building shall be returned to similar conditions as its previous use; or*
  - b. If the existing building is not going to be returned to its previous use, then the building must be used for either a permitted use or a new use application for the existing building must be obtained.**
- 3. In the case where an agricultural exemption is sought for an existing building, a new application must be approved regardless of any previously approved agricultural exemption.*

This shall be made a condition of approval.

*J. Applicants are responsible for ensuring that all caregivers and/or other persons residing in the hardship dwelling are removed from the hardship dwelling within 90 days of the date that the person with the hardship or the care provider no longer resides in the hardship dwelling or on the property.*

*1. Applications for a hardship dwelling must include a description of how the applicant will ensure this condition is met.*

These shall be made a condition of approval.

*K. At the time of renewal of a hardship dwelling permit, if the aged or infirm person has been on a temporary absence or medically necessary absence from the property for at least 30 consecutive days prior to submission of the renewal application, the application must include:*

- 1. In the event of a medically necessary absence, an assessment by a licensed medical professional stating that it is reasonably likely that the aged or infirm person will return to the property within the renewal period; or*
- 2. In the event of a temporary absence, a statement from the owner or aged or infirmed person setting forth the date on which the aged or infirm person will return to the property.
  - a. If the aged or infirmed person does not return to the property within the time period described in Section A.6., then the aged or infirm person's absence will be deemed an extended absence**

This shall be made a condition of approval.

*L. The use of a hardship permit dwelling 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.*

This shall be made a condition of approval.

7. Based on the available evidence, Ellen's medical circumstances constitute a hardship condition relating to the aged, the infirm, or persons otherwise incapable of maintaining a complete, separate, and detached residence apart from their family. The evidence also indicates the manufactured home would be relatively temporary in nature. The requirement that a Manufactured Home Removal be filed by the applicant ensures that the manufactured home will be removed from the property when the hardship ceases. The dwelling is also proposed to use the existing driveway and is within 80 feet of the main dwelling being built. The proposal meets the criteria to place a hardship dwelling on the property.
8. Since the property is in an EFU zone, the proposal must also satisfy the conditional use criteria in MCC 17.136.060(A). Those requirements are:
  - 1) *The use will not force a significant change in, or significantly increase the cost of, accepted farm or forest practices on surrounding lands devoted to farm or forest use. Land devoted to farm or forest use does not include farm or forest use on lots or parcels upon which a non-farm or non-forest dwelling has been approved and established, in exception areas approved under ORS 197.732, or in an acknowledged urban growth boundary.*
  - 2) *Adequate fire protection and other rural services are, or will be, available when the use is established.*
  - 3) *The use will not have a significant adverse impact on watersheds, groundwater, fish and wildlife habitat, soil and slope stability, air, and water quality.*
  - 4) *Any noise associated with the use will not have a significant adverse impact on nearby land uses.*
  - 5) *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 proposed use is a temporary residential use that is expected to be in harmony with the surrounding parcels to its west and southwest. As this medical hardship has been in existence already it is not expected to have any negative impact on the medium sized parcel surrounding its northern, eastern, and southern boundary.

Adequate fire protection is available through the Marion County No. 1 Fire District. The manufactured home is placed near the almost complete home; there is no evidence that this placement will have a significant effect on groundwater or wildlife. This use is not expected to increase noise levels, as the use is residential. There are no nearby water impoundments to adversely affect. The proposal meets the criteria described under 17.136.060(A) listed above.

9. Based on the above findings, it has been determined that the applicants' request meets all applicable criteria for placing a temporary manufactured home/RV for medical hardship purposes and is, therefore, **APPROVED**.

Brandon Reich  
Planning Director/Zoning Administrator

Date: February 2, 2023

If you have any questions regarding this decision contact Nicole Inman at (503) 566-4165.

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.