

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
PROPERTY LINE ADJUSTMENT CASE NO. 22-013**

APPLICATION: Application of Mark Shipman (Saalfield Griggs PC), on behalf of the Salem Keizer School District 24J, for a property line adjustment to adjust the property lines and combine a 5.00-acre parcel, and a 3.49-acre parcel to create an 8.49-acre parcel in an EFU (Exclusive Farm Use) zone located at 5774 Hazelgreen Road NE, Salem. (T6S; R2W; S33B; Tax lots 1300 and 1400).

DECISION: The Planning Director for Marion County has **APPROVED** the above-listed Property Line Adjustment application subject to certain conditions.

EXPIRATION DATE: Title transfer instruments accomplishing the property adjustments shall be recorded by the applicants with the Marion County Clerk by **April 26, 2024**. The effective period of an approved application may be extended for an additional year subject to approval of an extension (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 uses 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 activities. To be sure the subject property can accommodate the proposed use the applicant needs to 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 before a building permit can be obtained or the approved use established:

1. Property line adjustment deeds shall be recorded with the Marion County Clerk's Office. Per ORS 92.190 (4): The deed shall contain the names of the parties, the description of the adjusted line, references to original recorded documents, and signatures of all parties with proper acknowledgement. [See Marion County Code 16.33.140 (E) and 17.172.120 (E)]
2. 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.

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

3. After the property line adjustment has been completed, 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 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.

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 Road NE, Salem, by 5:00 p.m. on **April 26, 2022**. If you have questions about this decision, contact the Planning Division at (503) 588-5038 or at the office. This decision is effective **April 27, 2022**, unless further consideration is requested.

FINDINGS AND CONCLUSIONS: Findings and conclusions on which decision was based are noted below.

1. The subject properties are designated Exclusive Farm Use in the Marion County Comprehensive Plan and correspondingly zoned EFU (Exclusive Farm Use). The primary intent of both this designation and zone is to promote and protect commercial agricultural operations.
2. The properties are located approximately 1500 feet southwest of the intersection of Cordon Road NE and Hazel Green Road NE. Tax Lot 1300 has been developed with a school and a farm building. Tax Lot 1400 is undeveloped. Both parcels were the subject of a previous land use case, Administrative Review 96-104, which established the legality of Tax Lot 1300 (see Volume 461, Page 444). The legality of Tax Lot 1400 has been established by a deed (Reel: 20, Page: 778) dated July 18, 1975. Therefore, both parcels are considered legal for the purposes of land use per Marion County Code 17.110.427.
3. Adjacent properties in all directions are zoned EFU (Exclusive Farm Use) and in a mix of small to large scale commercial farm use.
4. Soil Survey for Marion County, Oregon, indicates approximately 100.0% of the soils on the subject tax lots are classified as high value.
5. The applicants are proposing to adjust the property lines on a 5-acre parcel and a 3.49-acre parcel to combine them and create an 8.49-acre parcel.
6. Marion County Land Development, Engineering, and Permits (LDEP) commented:

ENGINEERING ADVISORY

- A. Preliminary civil engineering site plans depict a Hazelgreen Road 30-foot R/W half-width along the subject property frontage. Review of the county Assessor map show a total 50-foot R/W, which is corroborated by MCSR 4327 that indicates same. It is believed that the actual half-width is 25 feet at most. Based on the tentatively proposed development to add capacity for a reported additional 117 students in the form of four modular buildings including parking improvements, there is sufficient nexus to require the School District dedicate a 33-foot R/W half-width along the Hazelgreen Road consolidated frontage meeting the county Rural Arterial standard as a stipulation for future issuance of building certificates of occupancy. Ideally, the PLA Survey would reflect the required dedication, as a matter of efficiency. To that end, a sketch and legal description prepared by the District's Surveyor will need to be provided to MCPW for review and approval. Please coordinate this effort through John Rasmussen in the Land Development section.

Marion County Septic Division commented that permit number 555-22-002256-PRMT is pending property line adjustment.

Marion County Survey Division commented:

Must be surveyed per ORS 92.060 (7) and the survey submitted for review.

Survey checking fee required at the time of review.

Property line adjustment deeds shall be recorded with the Marion County Clerk's Office prior to submitting the property line adjustment survey. Deed recording reference numbers shall be noted on the survey map. Per ORS 92.190 (4): The deed shall contain the names of the parties, the description of the adjusted line, references to original recorded documents and signatures of all parties with proper acknowledgment. [See Marion County Zoning Code MCC 16.33.140(E) and MCC 17.172.120(E)]

7. Various agencies were contacted about the proposal and given an opportunity to comment. All other contacted agencies either failed to comment or stated no objection to the proposal.

8. The criteria for reviewing lot line adjustments within an EFU zone are listed in Chapter 17.136.090(C) MCC. These criteria are as follows:

1. *When one or more lots or parcels subject to a proposed property line adjustment are larger than the minimum parcel size pursuant to subsection (A)(1) of this section, the same number of lots or parcels shall be as large or larger than the minimum parcel size after the adjustment. When all lots or parcels subject to the proposed adjustment are as large or larger than the minimum parcel size, no lot or parcel shall be reduced below the applicable minimum parcel size. If all lots or parcels are smaller than the minimum parcel size before the property line adjustment, the minimum parcel size pursuant to this section does not apply to those lots or parcels.*

Tax Lot 1300 is 5 acres in size and is proposed to increase in size to 8.49 acres. Tax Lot 1400 is 3.49 acres in size and is proposed to be eliminated and be absorbed by parcel Tax Lot 1300. The minimum property size listed in MCC 17.136.090(A)(1) for EFU parcels is 80 acres. Based on these facts, both parcels are smaller than the minimum size and therefore, this section does not apply.

2. *If the minimum parcel size in MCC 17.136.090(A)(1) is larger than 80 acres, and a lot or parcel subject to property line adjustment is smaller than the minimum parcel size but larger than 80 acres, the lot or parcel shall not be reduced in size through property line adjustment to less than 80 acres.*

Tax Lot 1300 is 5 acres in size and is proposed to increase in size to 8.49 acres. Tax Lot 1400 is 3.49 acres in size and is proposed to be eliminated and be absorbed by Tax Lot 1300. No parcel larger than 80 acres will be reduced to less than 80 acres. This criterion is met.

3. *Any property line adjustment shall result in a configuration of lots or parcels that are at least as suitable for commercial agriculture as were the parcels prior to the adjustment.*

Both tax lots are the site of Valley Inquiry Charter School with the parcels being owned by the Salem-Keizer School District 24J. The charter school has been in operation since 2005, when it was first known as Baker Charter School. Before becoming a charter school, the school was known as Hazelgreen School and was the subject of Administrative Review 96-104. The school has been established use since 1953 when Tax Lot 1300 was sold to School District #65 (Hazel Green School) per Volume 461, Page 444 and, therefore, makes this lot legal for planning purposes. Additionally, Tax Lot 1400 expanded the school in 1975 when the lot was sold to School District 24J, therefore, making it legal for planning purposes. This criterion is met.

4. *A property line adjustment may not be used to:*

a. *Decrease the size of a lot or parcel that, before the relocation or elimination of the common property line, is smaller than the minimum lot or parcel size for the applicable zone and contains an existing dwelling or is approved for the construction of a dwelling, if the abutting vacant tract would be*

- increased to a size as large as or larger than the minimum tract size required to qualify the vacant tract for a dwelling;*
- b. Decrease the size of a lot or parcel that contains an existing dwelling or is approved for construction of a dwelling to a size smaller than the minimum lot or parcel size, if the abutting vacant tract would be increased to a size as large as or larger than the minimum tract size required to qualify the vacant tract for a dwelling; or*
 - c. Allow an area of land used to qualify a tract for a dwelling based on an acreage standard to be used to qualify another tract for a dwelling if the land use approval would be based on an acreage standard.*
 - d. Adjust a property line that resulted from a subdivision or partition authorized by a Measure 49 waiver so that any lawfully established unit of land affected by the property line adjustment is larger than the size granted by the waiver.*

Both parcels are below the minimum lot size of the EFU zoning, which is 80 acres. Specifically, Tax Lot 1300 is 5 acres and Tax Lot 1400 is 3.49 acres. Neither parcel is vacant nor would be increased in size, as a result the proposed property line adjustment, that would meet the minimum tract size. Additionally, the applicant is not proposing to build any additional dwellings on either parcel or adjust a property line that resulted from a subdivision or partition authorized by a Measure 49 waiver. The criterion is met.

- 5. *Any property line adjustment that results in an existing dwelling being located on a different parcel shall not be subject to the standards in MCC 17.136.030(A) so long as the adjustment:*
 - a. Does not increase the any adverse impacts on the continued practice of commercial agriculture on the resulting parcels; and*
 - b. Does not increase the potential number of dwellings on the resulting parcels.*

Both parcels do not contain a dwelling and the proposed property line adjustment will not increase the number of dwellings. Furthermore, the parcels are the grounds for the Valley Inquiry Charter School, which does not practice commercial agriculture. A school has been in use since 1953 and has been deemed an established use by Administrative Review 96-104. This criterion does not apply.

- 9. Under MCC 17.172.120(E) Property line adjustment deeds shall be recorded with the Marion County clerk's office prior to submitting the property line adjustment survey if a survey is required. Deed recording reference numbers shall be noted on the required survey.
- 10. The resulting lots shall significantly conform to the site plan submitted with the proposal. Minor variations are permitted upon review and approval of the Planning Director.
- 11. Based on the above findings, the applicants' proposal meets the criteria for a property line adjustment in a EFU zone. The property line adjustment request is, therefore, **APPROVED**.

Brandon Reich
Planning Director/Zoning Administrator

Date: April 11, 2022

If you have any questions regarding this decision contact Jared Bradford at (503) 566-4173

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.