



Marion County
OREGON

SUBDIVISION APPLICATION

Applications submitted by mail will not be accepted

RECEIVED
MAR 25 2021
Marion County
Planning

Fee: Please check the appropriate box:

- Subdivision - \$1880+\$20/lot
- Subdivision in an SGO Zone - \$2500+\$20/lot
- Amend Conditions - \$800
- Replat - \$2255
- Phases - \$750

PROPERTY OWNER(S): Steiwer Coalition LLC	ADDRESS, CITY, STATE, AND ZIP: 295 Patterson St NW, Salem, OR 97304
PROPERTY OWNER(S) (if more than one):	ADDRESS, CITY, STATE, AND ZIP
APPLICANT REPRESENTATIVE: Brandon Fahlman	ADDRESS, CITY, STATE, ZIP 295 Patterson St NW, Salem, OR 97304
DAYTIME PHONE (if staff has questions about this application): 503-930-2786	E-MAIL (if any): bfahlman@gmail.com
CONTRACT AND/OR MORTGAGE HOLDERS (if any): NA	ADDRESS, CITY, STATE, AND ZIP
ADDRESS OF SUBJECT PROPERTY: STEIWER FRUIT FARMS, LOT 18 FR 19 Map Tax Lot 093W14D001100	TOTAL PROPERTY ACREAGE: 9.33 Acres ACREAGE TO BE SUBDIVIDED: 9.33 Acres
THIS APPLICATION IS MADE FOR APPROVAL OF A PROPOSED (check one): <input checked="" type="checkbox"/> SUBDIVISION <input type="checkbox"/> PLANNED UNIT DEVELOPMENT	
WILL A RAILROAD HIGHWAY CROSSING PROVIDE THE ONLY ACCESS TO THE SUBJECT PROPERTY? () YES (x) NO IF YES, WHICH RAILROAD:	

FOR OFFICE USE ONLY			
Township <i>9S</i>	Range <i>3W</i>	Section <i>14D</i>	Application elements submitted:
Tax lot number(s) <i>1100</i>			<input checked="" type="checkbox"/> Title transfer instrument
Zone: <i>AR</i>			<input type="checkbox"/> Subdivision Layout (20 copies)
Zone map number: <i>666</i>			<input type="checkbox"/> Applicant statement
<input type="checkbox"/> TPA/header			<input type="checkbox"/> GeoHazard Peer Review (if applicable)
Case Number: <i>Sub 21-001 R1</i>			<input checked="" type="checkbox"/> Filing fee
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural			<input checked="" type="checkbox"/> SGO Zone (if applicable)
Application accepted by:			<input type="checkbox"/> Road name information
Date: <i>3/25/2021</i>			<input checked="" type="checkbox"/> Pre-App Submitted <i>None</i>
Date determined complete: <i>5/11/21 JF</i>			

PLEASE LIST BELOW PROPOSED STREET NAMES, IN THE ORDER OF PREFERENCE FOR THE NUMBER OF NEW STREETS IN THE PROPOSED SUBDIVISION (see the attached information sheet):

- (1) Not Applicable. All Driveway access will be taken off Happy Way R/W
- (2)
- (3)
- (4)
- (5)
- (6)

NUMBER OF LOTS TO BE CREATED: 4	RANGE OF LOT SIZES: Smallest <u>2.27</u> Largest <u> </u> Average <u> </u> 2.28 Acres 2.28 Acres 2.28 Acres
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IF THE PROPERTY IS SERVED BY A COUNTY ROAD, INDICATE THE NAME (if the property borders more than one county road or city street please list:

Steiwier Rd is located North of Subject Property, Happy Way is to the East

IS THIS ROAD PAVED? NO IF NOT, PLEASE DESCRIBE THE TYPE AND LEVEL OF IMPROVEMENT ON THE ACCESS ROAD TO THE PROPERTY:

Happy Way is unimproved. Applicant will construct R/W to Privately Maintained Rural Roads Standards

SEWAGE DISPOSAL TO BE PROVIDED BY:
 Septic tank
 Public sewer system

WATER SUPPLY TO BE PROVIDED BY:
 Individual well
 Community water system

IF SEWAGE DISPOSAL AND WATER SUPPLY IS PROVIDED THROUGH A COMMUNITY SERVICE, PLEASE LIST THE NAME OF THE SERVICING AGENCY OR DISTRICT AND ENCLOSE A LETTER FROM THE AGENCY OR DISTRICT VERIFYING THAT SERVICE WILL BE PROVIDED:

IN ORDER TO ASSURE AN ADEQUATE EVALUATION OF YOUR PROPOSAL, PLEASE ANSWER THE FOLLOWING QUESTIONS (attach additional sheet if needed)

PLEASE DESCRIBE THE CURRENT USE OF THE PROPERTY. IF THE PROPERTY CONTAINS MORE THAN ONE USE, ESTIMATE THE NUMBER OF ACRES DEVOTED TO EACH USE:

Vacant Land; no current use

DESCRIBE THE CURRENT USE OF THE LANDS SURROUNDING THE SUBJECT PROPERTY (include land across roads):

Steiwier Rd is a gravel rural roadway, Happy Way is unimproved County R/W, Sofawni Estates lies to the west, other properties along Steiwier are single-family homes on 2+ acre properties

DESCRIBE THE INTENDED USE OF THE PROPERTY:

This subdivision is intended to serve a total of 4 single-family residences.

PLEASE DISCUSS THE PROPOSED DENSITY AND TYPE OF DEVELOPMENT IN REGARDS TO THE INTENT OF THE COMPREHENSIVE PLAN AND ZONING DESIGNATIONS APPLICABLE TO THE SUBJECT PROPERTY:

1 residential unit per 2.28 acres is intended. Zoning is AR

DESCRIBE HOW THE PROPOSED DESIGN MAKES THE BEST USE OF THE PROPERTY, CONSIDERING LOT SIZE, ROAD PLACEMENT, OPEN SPACE, ETC.:

The property has a drainage ditch running North to South along the Western 1/3 of the subject property. Access from Happy Way avoids the lower drainage area entirely while meeting the existing code of 2 acre minimum per lot in the AR zone.

THE APPLICANT(S) SHALL CERTIFY THAT:

- A. If the application is granted the applicant(s) will exercise the rights granted in accordance with the terms and subject to all the conditions and limitations of the approval.
- B. I/We hereby declare under penalties of false swearing (ORS 162.075 and 162.085) that all the above information and statements and the statements in the plot plan, attachments and exhibits transmitted herewith are true; and the applicants so acknowledge that any permit issued on the basis of this application may be revoked if it is found that any such statements are false.
- C. I/We hereby grant permission for and consent to Marion County, its officers, agents, and employees coming upon the above-described property to gather information and inspect the property whenever it is reasonably necessary for the purpose of processing this application.
- D. The applicants have read the entire contents of the application, including the policies and criteria, and understand the requirements for approving or denying the application.

SIGNATURE of each owner of the subject property.

DocuSigned by:
Brandon Falilman - Member

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DocuSigned by:
Quinn Burke - Member

DATED this 26th day of February, 20 21