

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. 24-016**

APPLICATION: Application of John and Linda Peerenboom for a conditional use permit to place a hardship dwelling on a 0.17-acre parcel in an RS (Single-Family Residential) zone located at 4396 Scott Ave NE, Salem (T6S; R2W; Section 30DA; Tax lot 1500).

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

EXPIRATION DATE: This Conditional Use Permit is valid only when exercised by **June 28, 2026** (two years). 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 **Primary Care Provider Certificate** which indicates that 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 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, including septic authorization.
2. The applicant shall sign and submit a Manufactured Dwelling/RV Removal 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.
3. The hardship will be assigned the address of **4398 Scott Ave NE** effective when building permits are applied for.

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

4. The proposed RV shall use the existing wastewater disposal system if it is feasible.
5. The applicant will provide evidence to the Marion County Planning that the RV in use as the medical hardship dwelling is not within the right of way of either Edith Street or Scott Avenue.
6. The RV shall be located as shown on the applicant's site plan, provided this location complies with Condition 5.
7. The applicant shall continuously comply with the standards of using a hardship dwelling on the property.

8. 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 for shared systems prior to renewal of hardship conditional uses.

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 any restrictions or conditions thereon. The applicant is advised of the following:

9. The applicants should contact Paula Smith at Marion County No. 1 Fire District (503)-588-6513 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) 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 Rd. NE, Salem, by 5:00 p.m. on **June 28, 2024**. If you have questions about this decision, contact the Planning Division at (503) 588-5038 or at the office. This decision is effective **June 29, 2024**, unless further consideration is requested.

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

1. The subject property is designated as Rural Residential in the Marion County Comprehensive Plan. The major purpose of this designation and the corresponding Single Family Residential (RS) zone is to allow development of attached or detached residences on individual lots. A temporary manufactured home/RV under hardship conditions may be approved as a conditional use provided the need is justified and the residence will not have a detrimental impact on the existing residential activity and density in the area.
2. The property is located in the unincorporated community of Labish Village. Labish Village is roughly a mile north of the City of Salem UGB and a mile east of I-5. The subject parcel is 0.17-Acres in a developed neighborhood of similar lot sizes. The subject parcel contains a primary dwelling, a garage, several smaller accessory sheds, and an RV that has been stored on the property for approximately a decade and is proposed to be inhabited by a caregiver. All adjacent parcels are zoned RS. Outside of the Labish Village community are EFU zoned parcels in agricultural use.
3. The parcel was created as Lot 7 of Block 3 of the Labish Village subdivision plat (recorded in the Book of Town Plats Volume: 15 Page: 37) in 1948 and its configuration has not changed since that time. Therefore, the parcel is considered legal for land use purposes.
4. Soil Survey of Marion County Oregon indicates 100% of the subject property is composed of high-value farm soils, but the property is zoned residential, developed in a rural community, and any future farm use is unlikely.
5. A signed Primary Care Provider Certificate has been submitted for both John and Linda Peerenboom indicating they have medical conditions that preclude them from maintaining a complete separate and detached dwelling apart from their family.
6. Various agencies were contacted about the proposal and given an opportunity to comment.

Marion County Building Inspection commented: “No Building Inspection concerns. Permit(s) would be required for any permanent installations of utilities for the RV hardship. These permits are required to be obtained prior to installation.”

Marion County Code Enforcement commented in support of the application to resolve a code enforcement case.

Marion County LDEP commented: “Proposed hardship RV appears to be at least partially within Edith St R/W.”

Marion County Septic commented: “An authorization is required to connect the hardship to the existing septic system and is valid for 5 years or until the cessation of the hardship.”

All other contacted agencies either expressed no concern or made no comment.

7. 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 criteria.
 - 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 both John and Linda Peerenboom indicating that they have medical conditions that preclude them from maintaining a separate and detached dwelling apart from their 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 Parcel is the Single Family Residential (RS) zone within rural unincorporated Marion County, this criterion does not apply.

- 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.*
 - a. *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.*
 - b. *Caregivers may reside within a hardship permit dwelling during periods of absence and medically necessary absence.*
 - c. *Caregivers shall not have any financial or expense obligation increased for residing in the hardship dwelling during periods of absence and medically necessary absence.*

The applicants have indicated that due to both John and Linda Peerenbooms’ conditions, assistance is required with activities of daily living. Their caregiver (daughter) will be able to provide care. The applicant shall adhere to the criteria stated in this section as a condition of approval. 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.*
 - a. *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.*
 - b. *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.

- c. *Notice of a medically necessary absence must:*
- i. *Be submitted in writing;*
 - ii. *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;*
 - iii. *Provide an estimate as to when the aged or infirm person(s) will return to the property;*
 - iv. *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.*
 1. *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.*
 2. *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).*
 - v. *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).*
 - vi. *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.*
 - vii. *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).*
- a. *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.*
 - b. *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:*
- a. *Be located as near as possible to other residences on the property;*
 - b. *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;*
 - c. *Not require new driveway access to the street;*
 - d. *Be connected to the existing wastewater disposal system if feasible. The disposal system shall be approved by the county sanitarian.*

Based on the applicant's statement and site plan, the hardship dwelling will be an RV and it will be located approximately 7 feet from the primary dwelling. This distance is within the normal guidelines to meet this criterion. The proposed hardship site will not require a new driveway for access. The applicant shall receive authorization from Marion County Septic to connect to the existing septic system as a condition of approval. The criterion is met.

- H. *For an existing building to be used as a hardship dwelling it must:*
- a. *Be suitable for human habitation;*
 - b. *Comply with all building and specialty codes (for example, but not limited to, electrical, plumbing, and sanitation) applicable to dwellings;*
 - c. *Not require new driveway access to the street; and*
 - d. *Be connected to the existing wastewater disposal system if feasible. The disposal system shall be approved by the county sanitarian.*

The applicant will be using a RV for the proposed hardship, therefore this criteria 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.*
- a. *In the case of a recreational vehicle, it shall be rendered uninhabitable by disconnection from services.*
 - i. *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.*
 - ii. *Oregon Department of Environmental Quality removal requirements also apply.*
 - b. *In the case of an existing building, the renovations or modifications made to an existing building to be used for inhabitation must be removed.*
 - i. *The existing building shall be returned to similar conditions as its previous use; or*
 - ii. *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.*
 - c. *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.*

The Applicant has proposed to use a RV for the hardship dwelling. The applicant has indicated that they understand they will be required to remove the hardship dwelling after the hardship ends. The applicant shall adhere to the criteria stated in this section as a condition of approval. The criterion is met.

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

This 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:*
- a. *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*
 - b. *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. 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.

In summary: the applicant has shown that both John and Linda Peerenboom do meet the criteria for hardship conditions, and that their daughter Tina Dum will be able to assist with their care. The applicant will be required to sign a removal agreement for hardship dwelling.

8. The Chapter 17 (Rural) Single Family Residential (RS) zone has no specific criteria for approval of Conditional Use applications.
9. Based on the above findings, it has been determined that the applicants' request meets all applicable criteria for utilizing a temporary RV for medical hardship purposes and is, therefore, **APPROVED**.

Brandon Reich
Planning Director/Zoning Administrator

Date: June 13, 2024

If you have any questions regarding this decision, contact John Speckman 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.