

ZONING MAP

Input Taxlot(s): 083W360000400

Owner Name: MAYMIE IRENE UPDEGRAVE TR & W
OR CONF ASSC 7TH DAY

Situs Address: ADVENTIISTS TRE
(No Situs Address)

City/State/Zip:

Land Use Zone: EFU

School District: CASCADE

Fire District: TURNER

Legend



Input Taxlots



Lakes & Rivers



Highways



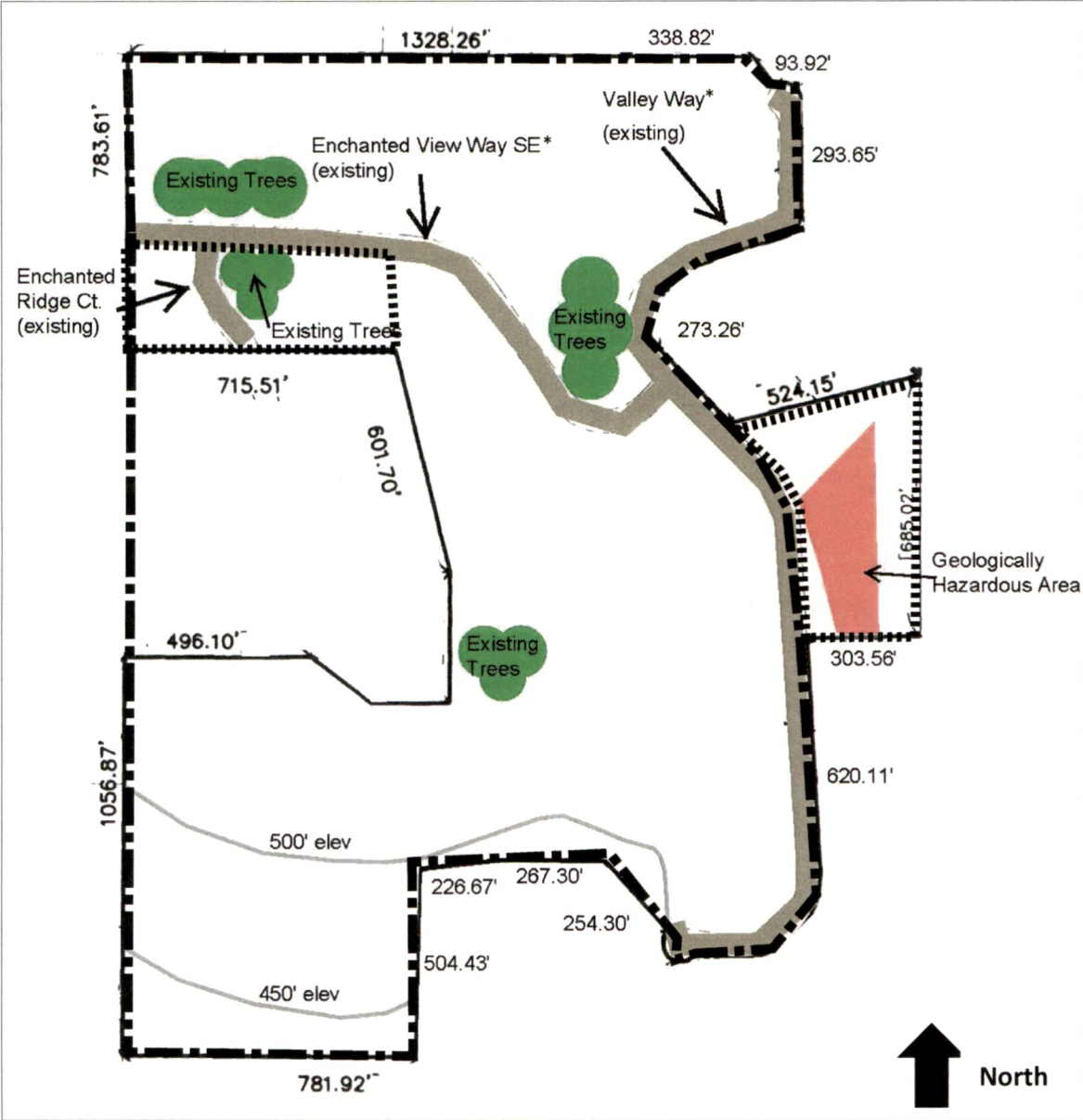
Cities



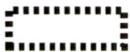
scale: 1 in = 839 ft

DISCLAIMER: This map was produced from Marion County Assessor's geographic database. This database is maintained for assessment purposes only. The data provided hereon may be inaccurate or out of date and any person or entity who relies on this information for any purpose whatsoever does so solely at his or her own risk. In no way does Marion County warrant the accuracy, reliability, scale or timeliness of any data provided on this map.

Site Plan



not to scale



Proposed Goal 3 & Goal 14 Exception Areas to Homesites (Approximately 10 acres or less)



Proposed Goal 3 Exception Area to Farm Parcel

*Both roadways are paved and memorialized as a 60' Access & Utility Easement per Reel 1390, Page 0178 on Partition Plat 2009-043

EXHIBIT 104
SURROUNDING PROPERTY INVENTORY MAP

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EXHIBIT 104
Surrounding Property Inventory

Taxlot Number	Owner	Address	Use	Acreage
083W25C000300	ECBC INVESTMENTS LLC	4045 ILLAHE HILL RD S	Rural Residential	1.66
083W25C000301	BARBER, SETH & BARBER, HOLLY	2858 DELANEY RD SE	Rural Residential	2.75
083W25C000303	GOLDEN, JUSTIN GOLDEN, ASHLEY	7834 BEAR CREEK LN SE	Rural/MH	1.81
083W25C000500	CHURCH ON THE HILL OF THE WILLAMETTE CHRISTIAN SCHOOL ASSEMBLIES OF GOD	2707 MARANATHA CT SE	Commercial Church/School	22.13
083W25C000800	ERNST, ELIZABETH R	2827 MARANTHA CT SE	Rural Residential	1.16
083W25C000900	PARDEE, BRIGH M	7955 ZION CT SE	Rural Residential	0.98
083W25C001000	MCMANAMON, BRANT P	7925 ZION CT SE	Rural Residential	1.8
083W25C001096	OWEN, PATRICK W & OWEN, JANET R	2997 MARANATHA CT SE	Rural	0.05
083W25C001097	MCMANAMON, BRANT P	7925 ZION CT SE	Rural	0.1
083W25C001098	ASSEMBLIES OF GOD-ORE DISTRICT	PO BOX 9178	Rural	0.05
083W25C001100	CAM, TIMOFEY & CAM, BILLIEJO	7946 ZION CT SE	Rural Residential	1.07
083W25C001200	TIMOTHY AND LORI EASTMAN RLT & EASTMAN, TIMOTHY	7976 ZION CT SE	Rural Residential	1.01
083W25C001300	GONZALES, DAGOBERTO A & GONZALES, MICHELLE R	2947 MARANATHA CT SE	Rural Residential	1.13
083W25C001400	OWEN, PATRICK W & OWEN, JANET R	2997 MARANATHA CT SE	Rural Residential	1.24
083W25C001500	CAROL E & ROBIN L BARTEL RLT	2998 MARANATHAN CT SE	Rural Residential	1.09
083W25C001600	FREDERICK G LISSNER RLT & LISSNER, FREDERICK G TRE	2978 MARANTHA CT SE	Rural Residential	1
083W25C001700	CHAMNESS, DAVID R & CHAMNESS, SHERRI L	2958 MARANATHA CT SE	Rural Residential	1.03
083W25C001800	ARNETT, ANN M & ARNETT, WILLIAM C	2938 MARANATHA CT SE	Rural Residential	1.07
083W25C001900	ABRAHAM, DALE & ABRAHAM, DORA	2918 MARANATHA CT SE	Rural Residential	0.96
083W25C002000	KOEBEL, KEN & KOEBEL, KIM R	2898 MARANATHA CT SE	Rural Residential	1.01
083W25C002100	MEYER, DOUGLAS & PELSTER, JENNIFER	2868 MARANTHA CT SE	Rural Residential	1.06
083W25C002200	BROWN, GARY D & BROWN, LYNDA	2828 MARANATHA CT SE	Rural Residential	1.06
083W25C002300	HILL, KIRK E & HILL, GEORGIA	2778 MARANATHA CT SE	Rural Residential	1.12
083W25C002400	NAUTA, MITCHELL H & NAUTA, CAMELIA S	2738 MARANATHA CT SE	Rural Residential	1.14
083W25C002500	KOEHNKE, KURT R & KOEHNKE, DEBRA M	2678 MARANATHA CT SE	Rural Residential	1.01
083W25D003500	NYE, JAMES J & NYE, LINDA L	3000 DELANEY RD SE	Rural Residential	2.69
083W25D003600	GINGRICH, BRYON D & GINGRICH, VIRGINIA G	7857 LAVENDER LN SE	Rural Residential	1.5
083W25D003700	GONZALEZ, MANUEL HERNANDEZ AND CABRERA, ANNA M	7885 PARRISH GAP RD SE	Rural Residential	0.76
083W25D003601	MARKT & LISA M TORSTROM RLT & TORSTROM, MARKT	7947 LAVENDER LN SE	Rural Residential	1.5
083W25D003602	FREDERICK G LISSNER RLT & LISSNER, FREDERICK G TRE	7987 LAVENDER LN SE	Rural Residential	1.5
083W25D003603	LARSEN FAM TR & LARSEN, JERRY L TRE &	7897 LAVENDER LN SE	Rural Residential	1.5
083W25D003800	REID, RYAN C & REID, BRITTANY M	6845 BATTLE CREEK RD SE	Rural Residential	5.42
083W25D003900	POLLARD LT & POLLARD, BRUCE E TRE & SEAMAN-POLLARD, JILL	8225 ENCHANTED RIDGE CT SE	Rural Residential	2.8
083W25D001100	FREEBORN, BRETT & FREEBORN, ELIZABETH M	3511 DELANEY RD SE	Rural Residential	1.49
083W25D001101	HERNANDEZ, CRISOFORO M	3411 DELANEY RD SE	Rural Residential	1.58
083W35D000800	WILLAMETTE VALLEY VINEYARDS INC	8952 ENCHANTED WAY SE	Farming	10.09
083W35D000900	WILLAMETTE VALLEY VINEYARDS INC	8800 ENCHANTED WAY SE	Forest	1.43
083W35D000999	WILLAMETTE VALLEY VINEYARDS INC	8801 ENCHANTED WAY SE	Forest	0.16
083W35D001000	WILLAMETTE VALLEY VINEYARDS INC	8801 ENCHANTED WAY SE	Forest	9.97
083W360000301	HUNSAKER, JON E HUNSAKER, CHERYL HUNSAKER, JOSHUA LEE	8015 PARRISH GAP RD SE	Farming/Seed/Grain	17.1
083W360000302	K2A PROPERTIES LLC	12333 SILVER FALLS HWY SE	Farming	72.36
083W360000400	MAYMIE IRENE UPDEGRAVE TR & W OR CONF ASSC 7TH	19800 OATFIELD RD	Subject Property	85.6
083W360000300	DOERFLER FARMS INC	12333 SILVER FALLS HWY SE	Farming	229.4
083W360000500	POD28 LLC	8246 ENCHANTED RIDGE CT SE	Commercial	56.5

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SURROUNDING PROPERTY INVENTORY MAP

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083W360000500	*SUPPLEMENTAL OWNERSHIP INFORMATION TO BE PROVIDED FOR ALL MANUFACTURED HOME OWNERS RESIDING WITHIN THIS TL	8246 ENCHANTED RIDGE CT SE	Rural Residential	56.5
083W360000501	VETTRUS, PAUL M	8358 ENCHANTED WY SE	Rural Residential	9.33
083W360000600	MEDURI, JOSEPH J & MEDURI, CYNTHIA E	2685 HANNEMAN LN SE	Farming	10.1
083W360000700	MEDURI, JOSEPH J & MEDURI, CYNTHIA E	PO Box 458	Forested	44.63
083W360000800	HUNSAKER, JOSHUA JAMES	3275 ROAMING HORSE LN SE	Forested/MH	47.93
083W360000900	JAMES H SMITH TR 50% & SHARON P SMITH TR 50% <DAVIS, LORI K	3385 ROAMING HORSE LN SE	Farming	11.94
083W360001000	MORALES, JUAN CARLOS BALTAZAR & ESPINAL, DELIA LETICIA MIRANDA	3270 ROAMING HORSE LN SE	Rural Residential	36.86
083W360001001	MORALES, JUAN CARLOS BALTAZAR & ESPINAL, DELIA LETICIA MIRANDA	PO BOX 7811	Rural	1.47
083W360001100	MORALES, JUAN CARLOS BALTAZAR & ESPINAL, DELIA LETICIA MIRANDA	3270 ROAMING HORSE LN SE	Rural Residential	1.75
083W360001200	HOWELL , CHARLES M & HOWELL, BARBARA A	8284 DAVID LN SE	Forested	9.98
083W36A000100	ROBERSON , BRETT W & ROBERSON, STEPHANI K	8088 VALLEY WY SE	Rural Residential	2.7
083W36A000200	SMITH-CHIN JRLT & SMITH, KRISTEN M TRE CHIN.RAYMOND N TRE	8098 VALLEY WAY SE	Rural Residential	1.99
083W36A000300	SUPPRESSED OWNER RECORD		Rural Residential	2
083W36A000400	NELSON, BENJAMIN	125 LYNX AVE	Rural Residential	1.91
083W36A000500	WEBB, EUGENE LEE WEBB, LAURA ANNETTE	8188 VALLEY WAY SE	Rural Residential	2.14
083W36A000600	BOWE, KIMBERLY L & ERICKSON, STEVEN M	8328 VALLEY WY SE	Rural Residential	1.67
083W36A000700	JEFFREYS KELLY & BONNIE A HANSEON KELLY KELLY, JEFFREY S TRE & HANSON KELLY, BONNIE A TRE	8358 VALLEY WY SE	Rural Residential	1.68
083W36A000800	LULAY JRLT & LULAY, DON TRE & LULAY, TERESA TRE	2055 MISSION ST SE	Rural Residential	1.71
083W36A000900	ROBERT T FRERES JR LT & FRERES, ROBERT T JR TRE	PO BOX 276	Rural Residential	1.71
083W36A001000	WILSON , ANTHONY M	8438 VALLEY WAY SE	Rural Residential	1.78
083W36A001100	GOHEEN, GERALD G & GOHEEN, EYLONDA M	8458 VALLEY WY SE	Rural Residential	1.75
083W36B000100	BURRAGE, DENNIS W	8052 ENCHANTED WAY SE	Rural Residential	1.5
083W36B000101	THOMAS K & PAMELA K WHEELER RTR & WHEELER, THOMAS K TRE & WHEELER, PAMELA K TRE	140 WILSON ST S	Rural Residential	1.53
083W36B000102	WHEELER RT & WHEELER, THOMAS K TRE & WHEELER, PAMELA K TRE	140 WILSON ST S	Rural Residential	2.76
083W36B000200	SINGH, PRITPAL KAUR, JASPREET	2632 ENCHANTED VIEW LN SE	Rural Residential	1.56
083W36B000201	CRIST, BRIAN C & CRIST, JAMILYN K	2732 ENCHANTED VIEW LN SE	Rural Residential	1.25
083W36B000202	MENDENHALL, DANIEL D & MENDENHALL, MARJORIE R	2702 ENCHANTED VIEW LN SE	Rural Residential	1.25
083W36B000203	LAMA H YAQOUB TR & YAQOUB, LAMA H TRE	2675 MARCHE HEIGHTS DR SE	Rural Residential	2
083W36B000204	REUTOV, EDUARD & REUTOV , ALLA	2695 MARCHE HEIGHTS DR SE	Rural Residential	1.65
083W36B000300	CARLETON, STEVE & CARLETON, LORI	2735 MARCHE HEIGHTS DR SE	Rural Residential	2
083W36B000301	CARLETON, STEVE & CARLETON, LORI	2735 MARCHE HEIGHTS DR SE	Rural	2
083W36B000700	VETTRUS, MIRANDA RENEE & VETTRUS, MARIAH KRISTINE	8246 ENCHANTED RIDGE CT SE	Rural Residential	2.71
083W36B000800	HILL, ROBERT HILL, MARYPATRICIA	8236 ENCHANTED RIDGE CT SE	Rural Residential	2.28
083W36B000900	MBC LT & CARRICK, MICHAEL F TRE & CARRICK, BEVERLY P TRE	8226 ENCHANTED RIDGE CT	Rural Residential	2.23
083W36B001000	AVERY JRLT AVERY, ANTHONY R AVERY, HEATHER A	8225 ENCHANTED RIDGE CT SE	Rural Residential	2.59
083W36B001100	STAATS. CHRISM & STAATS, KAREN F	8235 ENCHANTED RIDGE CT SE	Rural Residential	2.59

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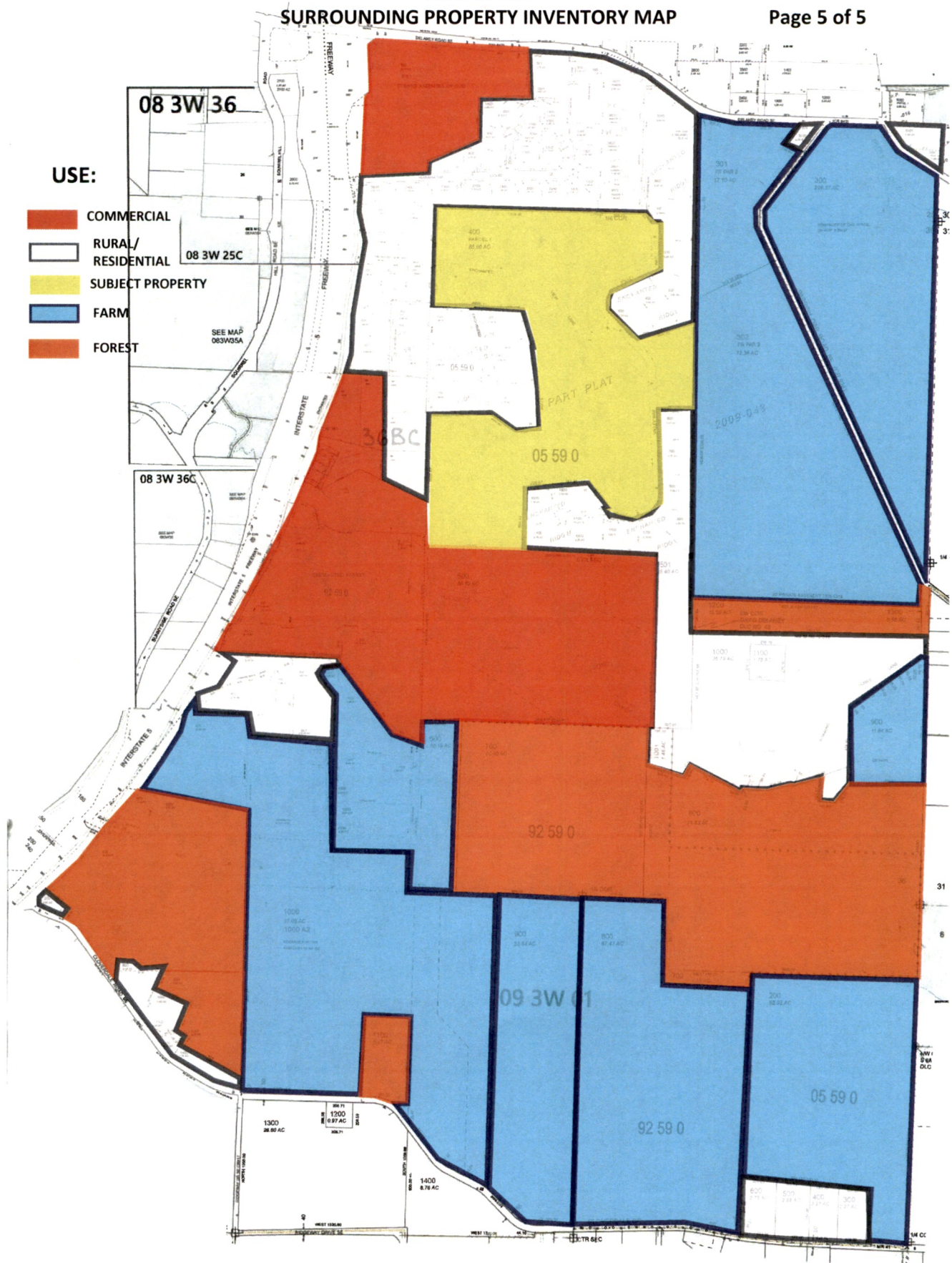
083W36B001200	RANSOM, TOD O	8245 ENCHANTED RIDGE CT SE	Rural Residential	2.6
083W36B001300	CEHRS, JERRY CEHRS, EVELYN	8478 VALLEY WAY SE	Rural Residential	1.79
083W36B001400	HANSON, SEAN & HANSON, ASHLEY	8498 VALLEY WY SE	Rural Residential	1.78
083W36B001500	GARY A & MARGARET L VANN RLT & VANN, GARY A TRE & VANN.MARGARET L TRE	8497 VALLEY WAY SE	Rural Residential	1.75
083W36B001600	GENE & GALINA MAKARENKO FAM TR & MAKARENKO, GENE V TRE & MAKARENKO,GALINA A TRE	8477 VALLEY WAY SE	Rural Residential	1.76
083W36B001700	MAYMIE IRENE UPDEGRAVE TR & W OR CONF ASSC 7TH DAY ADVENTIISTS TRE	19800 OATFIELD RD	Rural Residential	0.25
083W36B001800	MAYMIE IRENE UPDEGRAVE TR & W OR CONF ASSC 7TH DAY ADVENTIISTS TRE	19800 OATFIELD RD	Rural Residential	0.92
083W36BC00100	HOWELL , CHARLES M & HOWELL, BARBARA A	8284 DAVID LN SE	Rural Residential	2.45
083W36BC00200	WAT BUDDHA OREGON	8360 DAVID LN SE	Rural Church	2.45
083W36BC00300	WAT BUDDHA OREGON	8360 DAVID LN SE	Rural Church	3
083W36BC00400	TOFTE FAMILY LLC	460 MYERS ST S	Commercial	2.23
083W36BC00500	TOFTE FAMILY LLC	460 MYERS ST S	Commercial	2.72
083W36BC00600	POD28 LLC	8372 ENCHANTED RIDGE CT SE	Commercial	7.83
083W36BC00600	*SUPPLEMENTAL OWNERSHIP INFORMATION TO BE PROVIDED FOR ALL MANUFACTURED HOME OWNERS RESIDING WITHIN THIS TL	8372 ENCHANTED RIDGE CT SE	Rural Residential	7.83
083W36BC00800	POD28 LLC	8246 ENCHANTED RIDGE CT SE	Commercial	0.09
083W36BC00900	POD28 LLC	8246 ENCHANTED RIDGE CT SE	Commercial	0.2
083W36BC01000	POD28 LLC	8246 ENCHANTED RIDGE CT SE	Commercial	0.17
083W36BC01100	POD28 LLC	8246 ENCHANTED RIDGE CT SE	Commercial	0.17
083W36BC01200	POD28 LLC	8246 ENCHANTED RIDGE CT SE	Commercial	0.11
083W36BC01300	POD28 LLC	8246 ENCHANTED RIDGE CT SE	Commercial	0.13
083W36BC01400	POD28 LLC	8246 ENCHANTED RIDGE CT SE	Commercial	0.12
083W36BC01500	POD28 LLC	8246 ENCHANTED RIDGE CT SE	Commercial	0.08
083W36BC01600	POD28 LLC	8246 ENCHANTED RIDGE CT SE	Commercial	2.23
083W36C000100	POD28 LLC	8372 ENCHANTED WAY SE	Commercial	1.75
083W36C000200	TOFTE FAMILY LLC	460 MYERS ST S	Commercial	19.86
083W36C001700	TOFTE FAMILY LLC	460 MYERS ST S	Commercial	0.92
083W36C000500	MYERS, BARBARA L	2545 HANNEMAN LN SE	Rural Residential	2.43
083W36C000600	HANSON, RONALD L	2540 HANNEMAN LN SE	Rural Residential	2.77
083W36C000700	HOFFMAN, MARK W & HOFFMAN, ROMY L	2580 HANNEMAN LN SE	Rural Residential	2.56
083W36C000800	LAMBERT, ELIZABETH ANNE	2650 HANNEMAN LN SE	Rural Residential	4.69
083W36C001200	LAMBERT, ELIZABETH ANNE	2660 HANNEMAN LN SE	Farming	4.91
083W36C001500	LAMBERT, ELIZABETH ANNE	PO Box 482	Farming	0.88
083W36C001600	LAMBERT, ELIZABETH ANNE	PO BOX 482	Farming	5.07
083W36C001800	MEDURI, JOSEPH J & MEDURI, CYNTHIA E	PO BOX 458	Farming	1.33

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093W010000200	CALVIN L & NAOMI PENEWIT LT & PENEWIT, CALVIN L TRE & PENEWIT, NAOMI TRE	3595 CLOVERDALE DR SE	Farming	52.89
093W010000300	GATKE, EDWARD M & GATKE, BARBARA L	3425 CLOVERDALE DR SE	Rural Residential	2.27
093W010000400	HOPPINS, DENNIS	3465 CLOVERDALE DR SE	Rural Residential	2.27
093W010000500	BRASWELL, ALLEN BRUCE & BUREN, MELONIE	3285 CLOVERDALE DR SE	Rural Residential	2.79
093W010000600	ROARK, DAVID F & ROARK, ROBIN G	3265 CLOVERDALE DR SE	Rural Residential	2.79
093W010000700	LANCE & KELLY FELLER TR & FELLER, LANCE R TRE & FELLER, KELLI TRE	41632 KINGSTON JORDAN RD	Forest	1.68
093W010000800	LANCE & KELLY FELLER TR & FELLER, LANCE R TRE & FELLER, KELLI TRE	3165 CLOVERDALE DR SE	Farming	67.46
093W010000900	MEDURI, JOSEPH J & MEDURI, CYNTHIA E	2895 CLOVERDALE DR SE	Farming/Equine	38.54
093W010001000	WILLAMETTE VALLEY VINEYARDS INC	2545 CLOVERDALE DR SE	Farming/Grape	97.08
093W010001100	TEST, DEVON & TEST, CYNTHIA S	2675 CLOVERDALE DR SE	Forest/Residential	5.46
093W02000100	WILLAMETTE VALLEY VINEYARDS INC	2275 CLOVERDALE DR SE	Forest/Residential	26.85
093W02000200	WILLAMETTE VALLEY VINEYARDS INC	9042 ENCHANTED WAY SE	Rural Residential	0.68
093W02000800	MOOREFIELD, DAWN R	2347 CLOVERDALE DR SE	Rural Residential	2.19
093W02000900	KEATON, STEPHEN	2354 CLOVERDALE DR SE	Forest	7.81
093W02001000	KEATON, STEPHEN	2355 CLOVERDALE DR SE	Rural Residential	1.91
093W02A001200	WOELK, FRANKLIN D & WOELK, CAROLE E	2375 CLOVERDALE DR SE	Rural	0.07
093W02A001200	WOELK, FRANKLIN D & WOELK, CAROLE E	2376 CLOVERDALE DR SE	Rural Residential	0.16
093W02A001300	WOELK, FRANKLIN D & WOELK, CAROLE E	2377 CLOVERDALE DR SE	Rural Residential	0.3
093W02A001400	MCBRIDE, ROSE & MCBRIDE, GERALD	2385 CLOVERDALE DR SE	Rural Residential	1.72

* to be provided via a supplemental filing



BATTLE CREEK/DELANY ROAD INTERCHANGE

This area stretches southerly along Battle Creek Road from the freeway overcrossing to Delaney Road and includes the interchange development at the Delaney Road interchange and areas along the east side of the frontage road south to the vicinity of Enchanted Forest. The following findings explain the proposed exceptions from north to south.

Sub Area 1 - Due to the inability of the City to provide sewer service the Urban Growth Boundary avoids a peninsular area along Battle Creek Road near the freeway overcrossing. There are six parcels in this area that showed no development in the original exceptions report. The corrected map shows the four dwellings. These four parcels and one other are less than 5 acres in size. The area is bordered by the Urban Growth Boundary on the north and east and by uncontested exceptions to the west and south. Because of the proximity of existing rural development, the proximity of projected urban development and houses on four of the six parcels the County determined this area to be developed and the vacant parcels committed to development.

Sub Area 2 - This area was labeled Fox Hollow Estates in the original exceptions report. The subdivision lots could not be shown because the final plat had not been recorded. The plat has now been recorded and some of the lots sold. No dwellings have been constructed. This subdivision was part of a larger property extending inside the Urban Growth Boundary that had been enrolled in the farm deferral program. Since recording the plat the area outside the Urban Growth Boundary has been removed from farm deferral. The construction of streets and drainage, the sale of some of the lots and the close proximity of rural homes to the north and south effectively commit this land to residential development.

Sub Area 3 - This area includes three parcels of more than 10 acres in size. A subdivision has recently been platted in the middle of this area.

The Deer Lake Estates subdivision includes 25 lots. All the lots are sold to different owners and one dwelling has been constructed. The Deer Lake Estates subdivision had not been platted at the time the original exceptions report was prepared. The property was also on farm tax deferral. The land has been removed from deferral, and the lots created by the plat are now shown. A 10 acre parcel to the north is a remnant parcel from the Deer Lake Estates Subdivision development. It will be further subdivided when the street is extended. The parcel to the south of the subdivision and a smaller parcel south of the road are owned by the State of Oregon and are a rock quarry. Because it is bordered on three sides by acreage homesites and is not in farm use it was placed in a Public zone.

West of Battle Creek Road there are two small acreage homesites, one of which is developed. The larger parcels to the west of these homesites is less than 10 acres. It is quite steep with trees, brush and a house located near the creek. Another parcel with similar characteristics, less than 10 acres in size is located to the south adjacent to an uncontested exception area of similar sized homesites. It also contains a rock quarry. Due to the slopes, brush and variable soil characteristics, the parcels are not suitable for farm or forest management.

Sub Area 4 - This is the land adjacent to the Delaney Road interchange that has been zoned for interchange related development for many years. A comparison of the current and past exception proposals will show that some vacant land in the northwest quadrant has been removed. There are now seven parcels on the west side of the freeway. Three small acreages at the northerly end are occupied by residences. Two of the small parcels are freeway related service stations. The vacant parcel between the frontage road and the freeway is too small and sloping to be farmed. The larger vacant parcel west of the road has had drainage improvements installed, site grading and septic tank evaluations in anticipation of motel and related development. The grading has removed the top soil. The applicant has provided evidence that almost \$25,000.00 has been spent on clearing and grading, construction of retaining walls, drilling wells and other improvements related to the proposed development. A lease has been negotiated with a restaurant firm and arrangements are under way for a 75 unit motel. Construction is expected in 1982-83.

Five parcels of the 7 parcels are developed. Another is on the verge of development and significant site improvements have been made which preclude resource use. The other vacant parcel is sandwiched between the freeway and the frontage road and is too small and sloping to be farmed.

To the east of the freeway are two parcels proposed as exceptions. The 10 acres along the south side of Delaney Road is a steep parcel with woodland vegetation. The owners are planning a motel/restaurant complex on the property. There is a church and rural residences along the south side of this parcel. This parcel is considered committed to development. On the north side of Delaney Road is a larger parcel of 40 acres designated for interchange development. A portion of the same ownership to the east is designated for rural residential development. The acreage figure is deceptive because much of the southern portion is very swampy, unfarmable and not suitable for development. The owner has made a portion of the low area into an attractive lake. Picnic and recreation facilities are planned around the lake in conjunction with a motel development north of the lake. There is a steep escarpment just north of the ID zone boundary that provides a physical barrier from the farmland to the north.

Delaney Road interchange has recently been improved to a full diamond interchange. This is the closest interchange to Salem that has developable lands. It is also close to the Urban Growth Boundary. There are no areas available for development at the Highway 22 interchange due to complete access control and the Market Street interchange is fully developed. The exceptions proposed at the Delaney Road interchange are based on the fact that it is no longer possible to use these lands for farming due to grading, poor drainage and the proximity of other development.

The rural residential area between the ID area and the uncontested exception to the east is physically separated from the farmland to the north and has not been farmed in the past. This property is considered committed to development.

Sub Area 5 - This area includes nine small acreage homesites, two of which have dwellings. The frontage road has been under construction and the lots have been partitioned only recently. Greater development of the lots is expected as interest rates drop. These lots are located on sloping terrain that has no history of farm use.

Portions of the two larger parcels to the east and south are committed to development based on specific development approvals. The largest of the two parcels is 134 acres. It has access via a narrow neck to Delaney Road and via an easement to Enchanted Way, the frontage road along the freeway. From Delaney Road the property rises sharply along a steep ridge. From the crest of this ridge southward the property occupies rolling upland terrain. The lands to the north, east and west occupy similar terrain and lands to the south are situated on steeper, more highly dissected ridgeland. East of Parrish Gap Road the land flattens to form broad prairies.

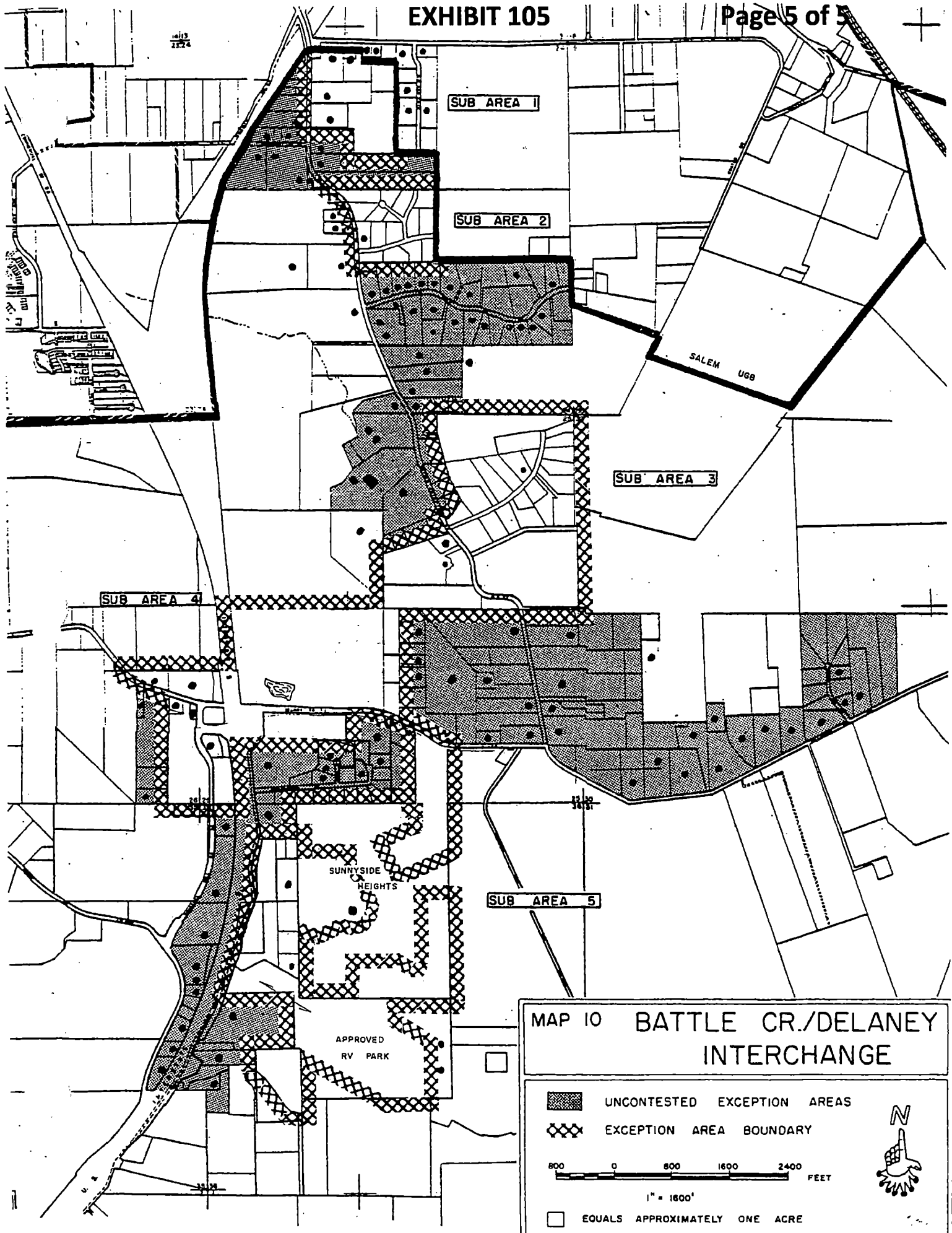
According to the Soil Conservation Service the property contains primarily Class II and III Nekia and Class III Jory silty clay loam soils. Class III soils predominate. Rock outcroppings are located within the areas of Class II and III soils, according to the soils map. A small area of Class VI Nekia soil is located on the steep ridgeland in the northern portion of the property. The predominance of Class II and III soils qualifies this property as agricultural land under the requirements of Goal 3.

Despite the suitability of the soils for agriculture, however, the adjacent land uses to the north, south and west could create a highly incompatible environment for the use of this property for commercial agricultural production. The lands adjacent to this property on the north, west and south are zoned AR, Marion County's primary rural residential designation. The AR designation permits residential partitioning and subdivision development within a 1.5 acre maximum average density standard. The adjacent land to the north has already been subdivided into a 19 lot development known as Freeway Estates. Lot sizes in this development range from 1 acre to 1.25 acres. The 9 lots to the west have already been described. The land adjacent on the south is in two parcels under one ownership and totals 76.5 acres (see discussion of approved development below).

A preliminary plat for a subdivision of this 134 acres known as Sunnyside Heights was granted approval by Marion County in 1973. Under the subdivision ordinance in effect at that time, preliminary approval was the equivalent of the current "detail" approval. No time limit was specified within which a final plat had to be recorded to preserve the preliminary approval. A final plat for this subdivision was never recorded, however, and the subdivision has not been developed.

The current owner recognizes that development to the approved density would, although physically possible, destroy the rural character of the area. It is his desire to modify the proposal to provide for a planned development of 40 dwellings. Utilizing clusters of residences on $\frac{1}{2}$ acre lots approximately 90 of the 134 acres can be retained for cattle grazing, which is the current use of the land. The septic tank leachfield would be located in the commonly owned grazing area. The conceptual plan is included as Exhibit A to show how a limited exception on this parcel allowing this modified proposal will be more consistent with Goal 3. The best grazing land will be retained and the density will be reduced to conform better with the rural character of the area. The original subdivision allowed dwelling sites adjacent to farmland to the east. The revised proposal provides adequate buffers and clusters most of the residences adjacent to the developed land to the west, south and north. The County concludes that the amended proposal, even though it requires taking an exception on approximately 44 acres of a 134 acre parcel is much more preferable than fragmenting the entire property according to the original subdivision approval.

Another large parcel at the southerly boundary of the exception area is adjacent to Enchanted Forest, a children's fantasy land attraction. A zone change and conditional use permit was approved in 1980 permitting construction of a recreational vehicle park. The access road and some RV parking facilities have been installed. The extensive sewage treatment system and water supply will be constructed in 1981-82. The development covers all but the easterly 300 feet of the property where two residences are located and the steep hillside in the southwest corner which buffers the facility from the homesites to the west. The RV parking is located on the bench lands adjacent to Rogers Creek which travels through the proposed park. The area where the RV park is being established has not been farmed and the trees are few and far between except for along the creek. The forested hillside to the southwest is not included in the proposed exception.



Marion County Soils Analysis Detail

Time: 9:11:16 AM

Date: 8/31/2020

The following values are the rounded calculations of the selected area...

ID LAYER KEY	SOIL NAME	SOIL TYPE	SOIL CLASS	HIGH VALUE	SOIL PERCENT	SOIL ACRES
083W360000400	Jory silty clay loam, 7%-12% slopes	JoC	2	Yes	54.8%	47.0
083W360000400	McAlpin silty clay loam, 0%-3% slopes	MaA	2	Yes	1.9%	1.7
083W360000400	Nekia silty clay loam, 12%-20% slopes	NeD	3	Yes	29.1%	25.0
083W360000400	Nekia silty clay loam, 2%-7% slopes	NeB	3	Yes	12.1%	10.4
083W360000400	Nekia silty clay loam, 30%-50% slopes	NeF	6	No	2.0%	1.7
083W360000400	Silverton silt loam, 2%-12% slopes	SuC	2	Yes	0.0%	0.0
						85.8

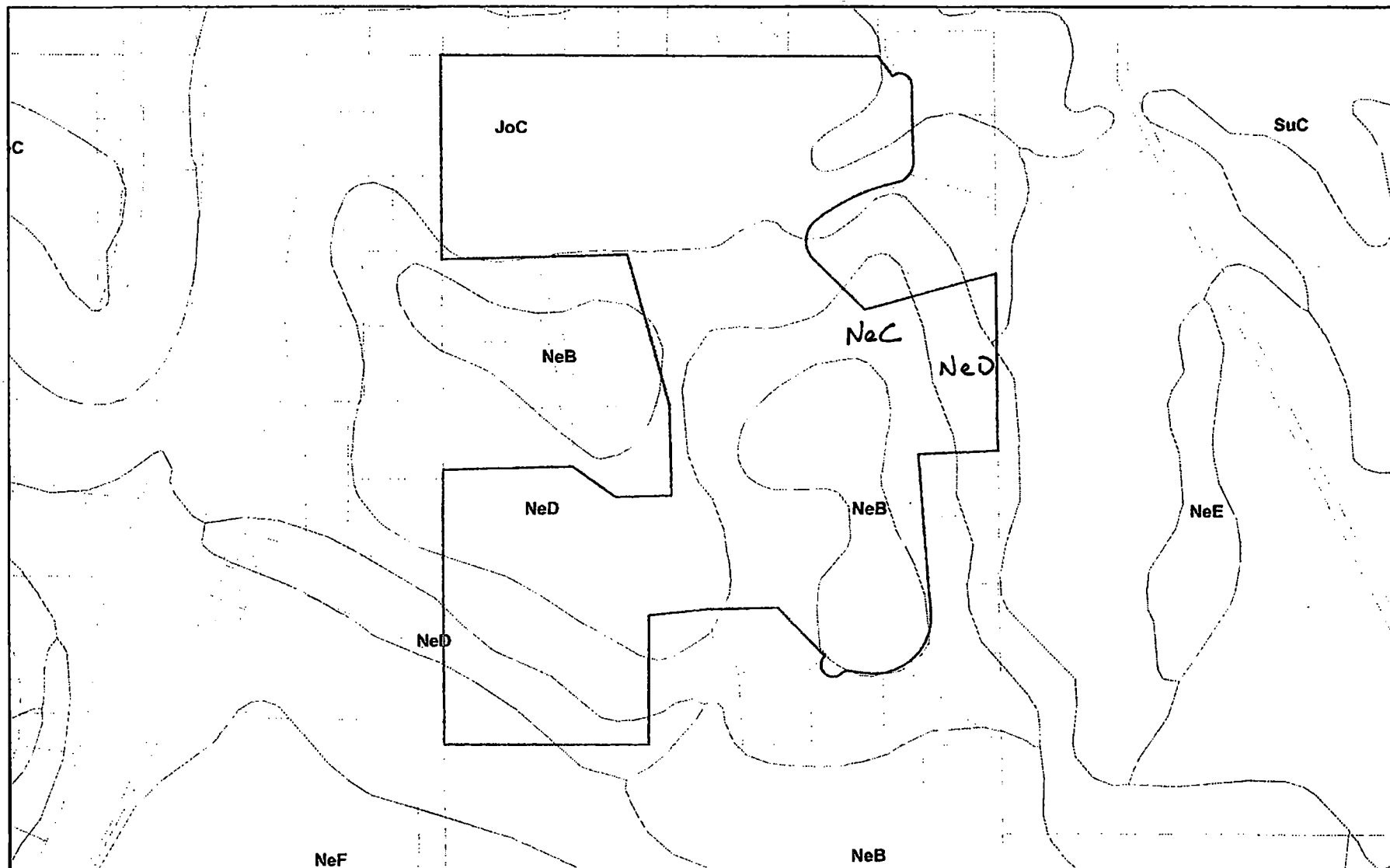
SOIL VALUE

GRAND TOTALS	VALUE	ACRES	PERCENT
	High Value Soils	84.1	98.0%
	Non High Value Soils	1.7	2.0%
		85.8	100%

Disclaimer: Information is based on NRCS soil information & Marion County Tax Assessment data. This information is provided for land use planning purposes only. Marion County is not responsible for map errors, omissions, or misinterpretation. Percent and total calculations are based on precise geometric calculations and may be rounded to the nearest significant digit.

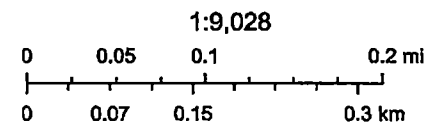
EXHIBIT 107 Land Use Planning Web Map

Page 1 of 1



9/4/2020, 10:48:46 AM

MC Soils
Parcels



MC-ASR, MC-IT GIS

Public Works Planning

MC IT-GIS, MC Planning | MC-Planning, MC-IT GIS | MC-ASR, MC-IT GIS | MC IT-GIS, MC PW | USDA NRCS, Marion County IT-GIS, Marion County Planning | Marion County | Esri Community Maps Contributors, State of Oregon GEO, BuildingFootprintUSA, Esri,



May 28, 2021

Joe Fennimore
Planning Director
Marion County Planning Department
5155 Silverton Road NE
Salem, Oregon 97305

RE: Enchanted Ridge Consolidated ZC/CP/Goal Exception Land Use Application

Dear Mr. Fennimore:

I have been engaged by the Enchanted Ridge Property Owners Association to assess groundwater availability for the 85.60 acres of real property identified as T8S R3W Section 36 Tax Lot 400 by the Marion County Assessor. As part of this engagement, I will be preparing a hydrology review report in accordance with the requirements of Marion County Code Sensitive Groundwater Overlay Zone.

In the process of preparing this review, I have done a preliminary review of the property and discussed the general status of groundwater in the area and the existing level of development. Based on this preliminary review, it is my professional opinion that the available groundwater in the area will be able to support the development of four additional homesites.

My full hydrogeology review will accompany the subdivision application which will be filled concurrently with the above referenced application. However, please accept this letter as a preliminary feasibility assessment in support of the proposed Zone Change, Comprehensive Plan Map Amendment, and Goal Exception Application. Please feel free to contact me with any additional questions.

Sincerely,

Nicholas Coffey, Registered Hydrogeologist, Coffey Geoscience

**MEMORANDUM**

DATE: May 28, 2021

TO: Margaret Gander-Vo | Saalfed Griggs

FROM: Lacy Brown, Ph.D., P.E. | DKS Associates

SUBJECT: Marion County Enchanted Ridge Rezone
Transportation Planning Rule Analysis



Project #P21052-000

This memorandum presents the findings of an evaluation of potential traffic impacts associated with a proposed subdivision and zone change from Exclusive Farm Use (EFU) to Acreage Residential (AR-2) on four parcels totaling approximately 8.91 acres (currently part of tax lot 083W360000400) in unincorporated Marion County, Oregon. Each of the four lots range in size from 1.62 to 2.36 acres. The remaining 76.69 acres in the current tax lot will maintain EFU zoning.

The proposed zone change must be in accordance with Oregon Administrative Rule (OAR) 660-012-0060, the Transportation Planning Rule (TPR). The intent of the TPR (OAR 660-12-0060) is to ensure that future land use and traffic growth is consistent with transportation system planning and does not create a significant effect on the surrounding transportation system beyond currently allowed uses. The definition of a significant effect varies by jurisdiction and no such definition is provided in the Marion County code. According to the Oregon Highway Plan (OHP)¹, a net increase of 400 daily trips qualifies as a significant effect. While the OHP is not applicable to local roadways, it provides a reasonable estimate of a significant effect for TPR analysis purposes.

This memorandum documents the expected trip generation of the reasonable worst-case development potential under the existing and proposed zoning, and whether the proposed zone change will create a significant effect on the transportation system.

¹ Action 1F.5, Oregon Highway Plan, Oregon Department of Transportation, Updated May 2015.

EXISTING ZONING (EFU) TRIP GENERATION

Under the existing Exclusive Farm Use (EFU) zoning there are several permitted land uses,² including the ones listed below. Because the parcel is designated as high-value farmland, schools and religious organizations are not permitted uses.

- Farm Stand
- Farm Crop Processing
- Winery
- Rural Fire Station

While the above land uses are allowed in EFU zoning, the small parcel sizes of the proposed subdivision are not compatible with these types of development. For purposes of this traffic analysis only, it is conservatively assumed that the parcels will not generate any traffic under the current EFU zoning.

PROPOSED ZONING (AR-2) TRIP GENERATION

Under the proposed Acreage Residential (AR-2) zoning, a variety of land uses are allowed, including planned residential developments, playgrounds and parks, public buildings (such as fire stations and police stations), farm uses, and limited home occupations.³ For the purposes of identifying the reasonable worst case trip generation for the proposed AR-2 zoning, only the highest trip generation land uses were considered. A summary of the trip generation rates for different land uses permitted under the proposed AR-2 zoning are presented in Table 3.

TABLE 1: TRIP GENERATION RATES FOR PERMITTED LAND USES UNDER AR-2 ZONING

LAND USE (ITE CODE)	UNITS ^A	WEEKDAY TRIP GENERATION RATES		
		DAILY	AM PEAK HOUR	PM PEAK HOUR
SINGLE FAMILY RESIDENTIAL (210)	DU	9.44	0.74	0.99
PUBLIC PARK (411)	Acres	0.78	0.02	0.11
FIRE AND RESCUE STATION (575)	KSF	Not Available	Not Available	0.48

^A KSF = 1,000 square-feet, DU = Dwelling Unit

Because the small lot sizes of the subdivision limit what could potentially be developed, the reasonable worst case development includes one single family home on each of the four parcels (consistent with AR-2 zoning limiting individual lot sizes to a minimum of two acres). Table 4

² A full list of permitted land uses for EFU zoning can be found in the Marion County Code, Chapter 17.136.

³ A full list of permitted land uses for AR zoning can be found in the Marion County Code, Chapter 17.128.

presents the daily and peak hour trip generation for the reasonable worst-case development scenario under AR-2 zoning.

TABLE 2: REASONABLE WORST-CASE TRIP GENERATION FOR PROPOSED AR-2 ZONING

LAND USE (ITE CODE)	SIZE	AVERAGE WEEKDAY TRIP GENERATION		
		DAILY	AM PEAK HOUR	PM PEAK HOUR
SINGLE FAMILY RESIDENTIAL (210)	4 DU ^a	38	3	4
Total Proposed (AR-2 Zoning) Trips		38	3	4
Total Existing (EFU Zoning) Trips		0	0	0
Net Difference (Proposed – Existing)		+38	+3	+4

^a DU = Dwelling Unit

As shown, buildout of the four parcels under the proposed AR-2 zoning would generate approximately 38 more daily trips than the reasonable worst-case development potential under the existing EFU zoning.

TRANSPORTATION PLANNING RULE FINDINGS

After evaluating the reasonable worst-case development potential of both the existing (EFU) and proposed (AR-2) zoning, the proposed zone change will result in a maximum net increase of 38 trips per day.

The definition of a significant effect varies by jurisdiction and no such definition is provided in the Marion County code. According to the Oregon Highway Plan (OHP)⁴, a net increase of 400 daily trips qualifies as a significant effect. While the OHP is not applicable to local roadways, it provides a reasonable estimate of a significant effect for TPR analysis purposes.

The expected worst-case net increase in daily trips is less than 400, which is a reasonable estimate of the threshold for a "significant effect". As such, the proposed zone change is not expected to have a significant effect on the surrounding transportation system and the Transportation Planning Rule requirements satisfied.

SUMMARY AND RECOMMENDATION

The applicant is requesting a subdivision and zone change for four parcels totaling 8.91 acres in Marion County, Oregon located on Tax Lot 083W360000400. The proposed change in zoning from

⁴ Action 1F.5, Oregon Highway Plan, Oregon Department of Transportation, Updated May 2015.

Exclusive Farm Use (EFU) to Acreage Residential (AR-2) would result in a worst-case net increase of 38 daily trips.

The requirements of Oregon Administrative Rule (OAR) 660-012-0060, the Transportation Planning Rule (TPR), must be met for proposed changes in land use zoning. The intent of the TPR (OAR 660-12-0060) is to ensure that future land use and traffic growth is consistent with transportation system planning and does not create a significant effect on the surrounding transportation system beyond currently allowed uses.

Based on the reasonable worst-case trip generation evaluation, the proposed zone change would result in a daily increase of less than 400 trips on each parcel. Therefore, even under the most conservative assumptions of potential development, it can be concluded that the proposed zone change will not significantly impact and would cause "no further degradation" to the Marion County transportation system. The number of additional daily and peak hour trips due to the proposed zone change is not anticipated to significantly impact transportation facilities near the project site and therefore, this application complies with TPR requirements.

Please let me know if you have any questions or comments.