

Attention Property Owner: A land use proposal has been submitted for property near where you live or 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. 19-022**

APPLICATION: Application of NW Framing and Construction LLC and Fred Kasachev to adjust the property lines on a 10.48 acre parcel and an 11.65 acre parcel to create an 18.87 acre parcel and a 3.26 acre parcel in a FT (Farm Timber) zone located at 17524 South Abiqua Road NE, Silverton. (T6S; R1E; Section 28CC; tax lots 800 and 1000).

DECISION: Notice is hereby given that the Planning Director for Marion County has **APPROVED** the above-described 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 **September 5, 2021**. 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.**

WARNING: A decision approving the request is for land use purposes only. Due to septic, well and drainfield replacement areas, this parcel may not be able to support the proposal. To be sure the subject property can accommodate the proposal 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. **Property line adjustment deeds shall be recorded with the Marion County Clerk meeting requirements identified in ORS 92.190(4).** The deeds shall contain the names of the parties, the description of the adjusted lines, references to original recorded documents and signatures of all parties with proper acknowledgment. The deeds shall include a perimeter description of each resulting parcel. **This property line adjustment is not complete until the title transfer instruments accomplishing the property adjustments are recorded by the applicants with the Marion County Clerk.**
2. Deed recording reference numbers shall be noted on the required survey.
3. The applicants shall have the 3.26 acre parcel surveyed per ORS 92.060 (7). The survey shall be filed with the County Surveyor and shall contain the notation that the survey is the result of Property Line Adjustment Case 19-022. (Final Plat Instructions enclosed).
4. **Prior to recording the deeds or filing the plat,** the applicants shall obtain any septic review and/or evaluations that may be required from the Marion County Building Inspection Division.
5. 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.

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

6. 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 #5 be contacted to identify restrictions or necessary permits.

7. Prior to recording the deeds all taxes due must be paid to the Marion County Tax Office (at 503-588-5215 for verification of payments).

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 (Appeal 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 **September 5, 2019**. If you have questions about this decision contact the Planning Division at (503) 588-5038 or at the office. This decision is effective **September 6, 2019** unless further consideration is requested.

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

1. The subject property is designated Farm Timber in the Marion County Comprehensive Plan and zoned FT (Farm/Timber). The purpose of the Farm/Timber zone is to maintain properties for farm and timber use.
2. The properties are located on the south side of South Abiqua Road NE in the 17,000 block. The 10.48 acre parcel identified as tax lot 800 contains an existing dwelling, farm structures, well and septic system. The property was created prior to zoning regulations in Marion County and is therefore considered a lawfully created parcel for land use purposes. The 11.65 acre parcel identified as tax lot 1000 was the subject of Administrative Review 16-018 (AR16-018) which approved a template dwelling and is considered a legal parcel for land use purposes.
3. Surrounding properties to the west and south are zoned FT and in farm or timber use. Surrounding properties to the north and east are zoned AR and consist of rural residential lots.
4. The applicants are proposing to adjust the property lines on a 10.48 acre parcel and an 11.65 acre parcel to create an 18.87 acre parcel and a 3.26 acre parcel.
5. Marion County Surveyors Office commented: "No survey required on the 18.87 acre parcel. The resultant property is greater than ten acres. The 3.26 acre parcel 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)]."

Marion County Tax Office provided information regarding taxes on the subject properties.

All other contacted agencies stated no objection to the proposal.

6. The criteria for reviewing property line adjustments within an FT zone are listed in Section 17.139.090(E) of the Marion County Code (MCC). These criteria are as follows:

Property Line Adjustments if the land was predominantly devoted to forest use on January 1, 1993:

- A. *Parcels larger than 80 acres may not be reduced to below 80 acres.*
- B. *Parcels smaller than 80 acres may be reduced or enlarged provided:*

- a. *If the tract does not include a dwelling and does not qualify for a dwelling under MCC 17.139.030(A) or (B), any reconfiguration after November 4, 1993 cannot in any way enable the lot or parcel to meet the criteria for a new dwelling under MCC 17.139.030(A) or (B).*
- b. *Except as provided in subsection (E)(2)(c) of this section a lot or parcel that is reduced will be better suited for management as part of a commercial forest and, if capable of producing 5,000 cubic feet per year of commercial tree species will not be reconfigured so that the cubic feet per year capability of the lot or parcel is reduced.*
- c. *A lot or parcel may be reduced to the minimum size necessary for the use if the lot or parcel:*
 - i. *Was approved as a non-farm or non-forest parcel, or*
 - ii. *Is occupied by an approved non-farm or non-forest dwelling, or*
 - iii. *More than half of the parcel is occupied by a use in MCC 17.139.0-20 or 17.139.050 other than a dwelling or farm or forest use, or*
 - iv. *The lot or parcel is occupied by a dwelling established before January 1, 1994, and is not capable of producing 5,000 cubic feet per year of commercial tree species as defined in MCC 17.139.130(H-).*
- d. *A property line adjustment may not be used to:*
 - i. *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;*
 - ii. *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*
 - iii. *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.*

7. The existing parcels are less than 80 acres in size prior to the adjustment. For this reason, the criteria in #6(a) and (b) are met. The reconfiguration will not result in the removal of any land from agriculture production. It appears that the proposal would result in more effective management of the parcels for the property owners. The 10.48 acre parcel identified as tax lot 800 contains an existing dwelling. The 11.65 acre parcel identified as tax lot 1000 was the subject of Administrative Review 16-018 (AR16-018), which approved a template dwelling on the property. For this reason, the criteria in #6(c) and (d) are met.
8. 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.
9. Based on the above findings and conclusions, the proposal meets the criteria for a property line adjustment in an FT zone and is, therefore, **APPROVED**, subject to conditions.

Joe Fennimore
Director-Planning Division

Date: August 21, 2019

If you have any questions please contact Seth Thompson 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.