



**Marion County**  
OREGON

**CONDITIONAL USE APPLICATION**

**RECEIVED**

SEP 05 2024

**Marion County  
Planning**

**Do not double-side or spiral bind any documents being submitted**

**Fee: Please check the appropriate box:**

- Conditional Use - \$1450
- Conditional Use Hardship - \$450
- Conditional Use Hardship Change of Occupant - \$120
- Non-Farm Dwelling \$1930
- UT Zone Replacement Dwelling - \$450
- Conditional Use Home Occupation - \$770
- Aggregate Site (non Goal 5) - \$3000+\$80/acre
- Amend Conditions/Permit - \$600
- Agri-Tourism Single Event - \$375
- Agri-Tourism Max 6 Events - \$640
- Agri-Tourism Max. 18 Events/Longer Duration-\$640

APPLICANT(S): <i>Jensen Living Trust</i>	ADDRESS, CITY, STATE, AND ZIP: <i>5434 River Rd W. #323</i>
APPLICANT(S) (if more than one): <i>Debra S. Jensen Marital Trust</i>	ADDRESS, CITY, STATE, AND ZIP
APPLICANT REPRESENTATIVE: <i>Roger Jensen - Trustee</i>	ADDRESS, CITY, STATE, ZIP: <i>Salem OR 97303</i>
DAYTIME PHONE (if staff has questions about this application): <i>(503) 580-3058</i>	E-MAIL (if any): <i>rogerjensen@yahoo.com</i>
ADDRESS OF SUBJECT PROPERTY: <i>8186 River Rd NE Salem, OR 97303</i>	SIZE OF SUBJECT PROPERTY: <i>1.58 Acres</i>
THE PROPERTY OWNERS OF THE SUBJECT PROPERTY REQUEST TO (summarize here; provide detailed information on the attached "Applicant Statement" page): <i>Conditional use per SIC 5084 to operate an industrial machinery and equipment business.</i>	

**FOR OFFICE USE ONLY:**

Township <i>T6S</i>	Range <i>R3W</i>	Section <i>24AC</i>	Application elements submitted:
Tax lot number(s) <i>200</i>			<input checked="" type="checkbox"/> Title transfer instrument
Zone: <i>CC</i>			<input checked="" type="checkbox"/> Site plan
Zone map number: <i>563 32</i>			<input checked="" type="checkbox"/> Applicant statement
Case Number: <i>C424-034</i>			<input type="checkbox"/> GeoHazard Peer Review (if applicable) <i>N/A</i>
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural			<input type="checkbox"/> Physician's Certificate (if applicable) <i>N/A</i>
			<input type="checkbox"/> Home Occ Supplemental (if applicable) <i>N/A</i>
			<input type="checkbox"/> Agri-Tourism Supplemental (if applicable) <i>N/A</i>
			<input checked="" type="checkbox"/> Filing fee
			Application accepted by: <i>CB</i> Set up by:
Date determined complete:			Date: <i>09/05/2024</i>



**IF THIS IS FOR A CONDITIONAL USE HARDSHIP:**

WILL THE TEMPORARY DWELLING BE ( ) MANUFACTURED HOME OR ( ) RV? Check one.

IF USING AN RV, DO YOU INTEND TO:

( ) CONNECT TO THE EXISTING SEPTIC SYSTEM OR ( ) USE THE RV HOLDING TANK? Check one.

NAME OF PERSON(S) WITH MEDICAL HARDSHIP:

HE/SHE/THEY WILL RESIDE IN: ( ) PRIMARY DWELLING OR ( ) TEMPORARY DWELLING

NAME OF CAREGIVER:

HE/SHE WILL RESIDE IN: ( ) PRIMARY DWELLING OR ( ) TEMPORARY DWELLING

RELATIONSHIP OF CAREGIVER TO PERSON(S) WITH MEDICAL HARDSHIP:

WHAT TYPE OF ASSISTANCE WILL CAREGIVER PROVIDE:

IF THERE ARE OTHER ADULTS THAT RESIDE OR WILL RESIDE IN THE DWELLING WITH THE PERSON(S) NEEDING CARE, PLEASE EXPLAIN WHY HE/SHE CANNOT BE THE CAREGIVER:

**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.

**PRINTED NAME AND SIGNATURE** of each APPLICANT of the subject property.

Roger Jensen - Trustee        
Print Name      Signature

\_\_\_\_\_  
Print Name      Signature

\_\_\_\_\_  
Print Name      Signature

\_\_\_\_\_  
Print Name      Signature

DATED this 4<sup>th</sup> day of September, 2024

Roger Jensen  
Trustee to Jensen Living Trust & Debora S. Jensen Marital Trust 2  
5434 River Road N #323  
Keizer OR 97303

September 4, 2024

Marion County Planning Division  
5155 Silverton Road NE  
Salem OR 97305

Subject: Conditional Use Application


Dear Planning Department,

Enclosed is our Conditional Use Application, payment of \$1450 and supporting documents for 8186 River Road NE Salem OR 97303 that would allow the applicant to operate an Industrial Machinery and Equipment Business as described in SIC 5084.

We trust that everything is in order for your acceptance and processing of this application. If not or there are questions relating to this matter, please feel free to let me know.

Thank you very much.

Sincerely,

  
Roger Jensen  
Trustee



## **INTRODUCTION**

Roger Jensen, Trustee, is requesting a Conditional Use Permit for a tenant to operate an Industrial Machinery and Equipment Business as described in SIC 5084 at 8186 River Road in existing Building A and the surrounding land. The property is approximately 60 feet south of the intersection of River Road N and Quartz Street. It contains 1.58 acres, a caretaker dwelling connected to a storage building, a 4,000 SF Building A, and a 4,000 SF Storage Building B.

## **PROJECT DESCRIPTION**

As noted earlier, the subject property is located at 8186 River Road NE, Salem, OR 97303. The property is zoned Community Commercial and is highlighted on the enclosed Quinaby Community Plan. As shown on the plan, the nearby properties are zoned CC, IUC, and AR.

The proposed Industrial Machinery and Equipment business will be operated by a current tenant that we believe fits the permitted use of SIC 17 Special Contractor. However, after further review with the planning department, it was recommended that we apply for a conditional use that covers SIC 5084. The customers primarily served will be in the recycling industry, construction industry and industrial or Municipal water purification systems. Almost all the tenant's customers will not visit the property.

The use would remain in keeping with the surrounding uses in the area and will not force a significant change in, or significantly increase the cost of, accepted farm or forest practices on surrounding land devoted to farm or forest use.

The proposed use will not, by itself or in combination with existing uses in the community, result in public health hazards or adverse environmental impacts that violate state or federal water quality standards.

The proposed use will not, by itself or in combination with existing uses in the community, exceed the carrying capacity of the soil or existing water supply resources and sewer services. The current well, wastewater, and septic system were approved at the time of building construction, and this application, if approved, does not change the approved current use.

The traffic generated by the proposed use is consistent with the identified function, capacity, and level of service of transportation facilities serving the community. Truck deliveries to the property are minimal, with 1 to 2 large deliveries per week and daily UPS and FedEx deliveries, similar to a typical small business.

The proposed use will not create significant adverse effects on existing or permitted uses on adjacent land, considering factors such as noise, dust, and odors. A noise complaint was received regarding Building A before 7 AM, and we are taking action to mitigate sound with insulation and by performing quieter activities before 7 AM.

The southern 20 feet of the property has an easement that serves 2992 Aubrey Lane. 2962 Aubrey Lane has an easement south of the subject property but has permissive use of the lane over the subject property. There are some disputed issues regarding the use of this lane, and we expect opposition to our conditional use application over these concerns. However, we believe we are in full compliance with the recorded easement agreement.

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