



**Marion County**  
OREGON

# CONDITIONAL USE APPLICATION

**RECEIVED**

AUG 06 2025

**Marion County  
Planning**

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

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

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

APPLICANT(S): <u>O) Hana Overlook</u>	ADDRESS, CITY, STATE, AND ZIP: <u>9467 Stayton Rd SE Aumsville, OR 97325</u>
APPLICANT(S) (if more than one): <u>Horses of Hope Oregon</u>	ADDRESS, CITY, STATE, AND ZIP: <u>2895 Cloverdale SE Turner 97332</u>
APPLICANT REPRESENTATIVE: <u>Carrie Darras</u>	ADDRESS, CITY, STATE, ZIP: <u>→</u>
DAYTIME PHONE (if staff has questions about this application): <u>[REDACTED]</u>	E-MAIL (if any): <u>Carrie@hohoregon.org</u>
ADDRESS OF SUBJECT PROPERTY: <u>2895</u>	SIZE OF SUBJECT PROPERTY: <u>38.54 (6 acres dedicated)</u>

THE PROPERTY OWNERS OF THE SUBJECT PROPERTY REQUEST TO (summarize here; provide detailed information on the attached "Applicant Statement" page):

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**FOR OFFICE USE ONLY:**

Township <u>T9S</u>	Range <u>R3W</u>	Section <u>01</u>	Application elements submitted:
Tax lot number(s) <u>900</u>			<input checked="" type="checkbox"/> Title transfer instrument
Zone: <u>F7</u>			<input checked="" type="checkbox"/> Site plan
Zone map number: <u>66</u>			<input checked="" type="checkbox"/> Applicant statement
Case Number: <u>C425-033</u>			<input type="checkbox"/> GeoHazard Peer Review (if applicable) <u>N/A</u>
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural			<input type="checkbox"/> Physician's Certificate (if applicable) <u>N/A</u>
			<input type="checkbox"/> Home Occ Supplemental (if applicable) <u>N/A</u>
			<input type="checkbox"/> Agri-Tourism Supplemental (if applicable) <u>N/A</u>
			<input checked="" type="checkbox"/> Filing fee
			Application accepted by: <u>ACS</u> Set up by: <u>GB</u>
Date determined complete:			Date:

**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.

Print Name

Signature

Print Name

Signature

Print Name

Signature

DATED this 6 day of August, 2025



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- 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.

[REDACTED]

Print Name

Signature

Print Name

Signature

Print Name

Signature

DATED this 31 day of July, 20 25

# CU25-033

**Date:** 08/06/2025

**Customer:** Horses of Hope Oregon, aka, Ohana Overlook, LLC.

OHANA OVERLOOK, LLC is an Oregon Domestic Limited-Liability Company filed on May 25, 2021. The company's filing status is listed as Active, and its File Number is 1828017-96.

The Registered Agent on file for this company is Trina Jean Hart and is located at 9467 Stayton Rd SE, Aumsville, OR 97325. The company's principal address is 9467 Stayton Rd Se, Aumsville, OR 97325 and its mailing address is 9467 Stayton Rd SE, Aumsville, OR 97325.

The company has 1 contact on record. The contact is Trina Jean Hart from Aumsville OR.

Source: <https://www.bizapedia.com/or/ohana-overlook-llc.html>; verified on the Oregon Secretary of State website:

[https://egov.sos.state.or.us/br/pkg\\_web\\_name\\_srch\\_inq.do\\_name\\_srch?p\\_name=&p\\_regist\\_nbr=1828017-96&p\\_srch=PHASE1&p\\_entity\\_status=ACTINA](https://egov.sos.state.or.us/br/pkg_web_name_srch_inq.do_name_srch?p_name=&p_regist_nbr=1828017-96&p_srch=PHASE1&p_entity_status=ACTINA)

## **Authorized Representatives or Agents:**

Monica Dodge: Executive Director of Horses of Hope Oregon.

Trina Hart: Listed as the "Registered Agent" by the Oregon Secretary of State for Ohana Overlook, LLC.

Carrie M Darras: Applicant representative who dropped off the application and payment at PW.





Therapeutic Riding Center

## Horses of Hope Oregon

Health, Happiness, and Healing through Horses

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### Marion County Planning Division

555 Court Street NE, Suite 305

Salem, OR 97301

### RE: Conditional Use Permit Application – Horses of Hope Oregon

To Whom It May Concern,

Please accept the enclosed Conditional Use Permit Application submitted by **Horses of Hope Oregon**, located at **2895 Cloverdale Drive SE, Turner, Oregon 97355**. This application includes a narrative supporting the proposed construction of a **Mental and Behavioral Health Arena** and two **freestanding support structures** on our **Farm/Timber (FT)** zoned property.

These new facilities will allow us to expand our **Equine Assisted Services** program, which includes **Equine Assisted Mental Health (EAMH)**, **Equine Assisted Learning (EAL)**, and educational initiatives such as **Barn Life** and **Saddle Up! Summer Camp**. All programs are designed to integrate **agricultural education, animal care, land stewardship, and mental health support** for children, families, and individuals in our rural community.

The proposed structures are **essential to our continued agricultural use of the land** and support Marion County's goals for **compatible development** in FT zones. We respectfully request approval of this permit to enhance our ability to serve the community while preserving the agricultural integrity of our site.

Thank you for your consideration.

Sincerely,

**Horses of Hope Oregon**

Administrative Team

[info@horsesofhope.org](mailto:info@horsesofhope.org)

(503) 743-3890

## Conditional Use Permit Application Response

**Applicant:** Horses of Hope Oregon

**Property Address:** 2895 Cloverdale Drive SE, Turner, OR 97355

**Zoning:** Farm/Timber (FT)

**Proposal:** Construction of a Mental and Behavioral Health Arena and two freestanding support buildings to expand Equine Assisted Services

### 1. Describe the nature of the proposed use.

Horses of Hope Oregon is a nonprofit organization that provides **Equine Assisted Mental Health (EAMH)**, **Equine Assisted Learning (EAL)**, and **agriculture-based educational programs** to children, youth, and families. The proposed development includes:

- A new, covered **Mental and Behavioral Health Arena** for year-round therapeutic and educational programming involving horses.
- Two new, freestanding **support buildings** to serve as offices and therapeutic spaces for staff and clients.

These structures will support the continued delivery of equine-based services that rely on farm animals, pasture rotation, forest trail access, and land stewardship as core components of programming. All services are appointment-based, low-traffic, and consistent with the rural nature of the area.

### 2. Describe how the proposed use meets the applicable criteria in the Marion County Code (MCC), including Section 17.139.050 & 17.139.060.

#### MCC 17.139.050 – Conditional Uses in Farm/Timber (FT) Zone

The proposed arena and support buildings are essential to the agricultural function and therapeutic mission of Horses of Hope Oregon. The services provided are **dependent on the use, care, and presence of horses**—a recognized farm animal—and the responsible management of pastureland, forested trails, and farm facilities.

The property includes **five acres of maintained forested trails**, which are actively used in both Equine Assisted Services and horsemanship education. These trails provide a tranquil, shaded, and sensory-rich environment for participants to walk, lead, and interact with horses in a way that supports **emotional regulation, trauma recovery, and confidence building**. Trail use is integrated into both therapeutic and educational programming, and horses used on these trails are trained and conditioned for calm, ground-based engagement.



Programs such as **Barn Life** and **Saddle Up! Summer Camp** further enhance agricultural literacy by teaching participants:

- Horsemanship and animal care,
- Agricultural concepts including pasture management and forage production,
- Responsibilities involved in maintaining livestock and rural property.

The new structures are **necessary to deliver these services safely and year-round**, particularly during Oregon's rainy seasons, and cannot be reasonably provided without appropriate infrastructure.

#### **MCC 17.139.060(A) – Similar Use Compatibility**

The use is similar in nature and impact to other permitted conditional uses in the FT zone (e.g., educational centers, religious institutions, community centers). Like those uses, the equine programs serve a public benefit without interrupting or replacing agricultural activity. Horses of Hope Oregon maintains pastureland, fencing, and forage, and is actively engaged in land and animal stewardship.

The arena and office buildings:

- Are located to preserve open agricultural areas and wooded trails,
- Will not create significant noise, light, or traffic,
- Will not require significant urban infrastructure,
- Are consistent with preserving the rural character of the property and surrounding land.

#### **MCC 17.139.060(L) – Counseling in Conjunction with Animal Use**

Equine Assisted Mental Health is a **form of licensed therapy conducted in conjunction with animals**, specifically horses. Sessions are led by licensed mental health providers in partnership with certified equine specialists and do not involve horseback riding. Horses are intentionally integrated into therapeutic interventions as emotional mirrors and nonverbal communicators that help clients build trust, regulate emotions, and develop coping strategies.

This arena will provide a **confidential, regulated, and weather-protected space** for clients to engage in these healing activities, which cannot safely or ethically occur in traditional office environments.

### **3. Describe how the proposed use will not force a significant change in, or significantly increase the cost of, accepted farm or forest practices on surrounding lands (ORS 215.296).**

The proposed use is **low-impact, rural in nature**, and will not:

- Introduce urban infrastructure,
- Generate high traffic or noise levels,
- Use lighting or sound systems that would interfere with neighboring farm operations,
- Result in chemical runoff, fencing changes, or drainage modifications.

The arena and associated buildings will be **set back from property lines** and designed to preserve the privacy and function of adjacent farm/forest operations. The nature of the services—therapeutic, educational, and appointment-based—means activity is limited in volume and fully compatible with the agricultural setting.

The horses used in programming are maintained as **working livestock**, and services promote **land stewardship and agricultural understanding** among participants. This further supports the regional agricultural identity rather than detracting from it.

#### 4. Describe the relationship between the proposed use and the existing farm or timber use on the property.

The farm component of Horses of Hope Oregon is integral to its mission and operations. The property currently includes:

- **A fully functioning riding and care facility** with stalls, tack and feed rooms, covered grooming areas, paddocks, and pastures for turnout and rotation.
- **Five acres of maintained forested trails** used in active programming for horse-led therapy, nature-based learning, and quiet experiential walks that support emotional and behavioral regulation.
- **Fencing and infrastructure** designed to support year-round livestock care.
- **Pasture and manure management practices** that protect the environment and support healthy land use.

The therapeutic and educational programming **depends on the presence, care, and behavior of the horses**, and thus requires **continued agricultural practices** including animal husbandry, pasture and trail maintenance, and forage planning.

The arena and new buildings will **enhance the farm's functionality** by enabling year-round interaction with horses in a protected setting, while maintaining the open land and forested areas that define the farm's character and utility.

#### 5. Explain how the proposed use is consistent with the intent and purpose of the Farm/Timber (FT) zone.

The Farm/Timber zone is intended to:



- Preserve and maintain lands for farm and forest use,
- Allow for limited, low-impact uses that are consistent with rural character and resource protection.

The proposed arena and support structures:

- **Do not replace or displace** farm or forest operations,
- **Support agriculture** through livestock care, forest trail management, and land stewardship education,
- **Promote public health, learning, and access** to agricultural settings through professionally delivered services,
- Are designed to **blend with the agricultural and natural environment** in form, scale, and impact.

Rather than convert farmland for non-rural use, this proposal **enhances the functionality and purpose of the land as both a working farm and a center for community-based healing and agricultural literacy.**