



Marion County
OREGON

CONDITIONAL USE APPLICATION

RECEIVED

MAY 01 2026

**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>Ellen Wilt</i>	ADDRESS, CITY, STATE, AND ZIP:
APPLICANT(S) (if more than one): <i>Greg Wilt</i>	ADDRESS, CITY, STATE, AND ZIP:
APPLICANT REPRESENTATIVE: <i>Lindsay Fox, US Fish and Wildlife</i>	ADDRESS, CITY, STATE, ZIP [REDACTED]
DAYTIME PHONE (if staff has questions about this application): [REDACTED]	E-MAIL (if any): [REDACTED]
ADDRESS OF SUBJECT PROPERTY: <i>sublimity OR 7908 Boedingheimer Rd SE 97385</i>	SIZE OF SUBJECT PROPERTY: <i>70 acres</i>
THE PROPERTY OWNERS OF THE SUBJECT PROPERTY REQUEST TO (summarize here; provide detailed information on the attached "Applicant Statement" page): <i>Request a conditional use change for the Northern 58.92 acres of their land which is zone EFU for conservation</i>	

FOR OFFICE USE ONLY:

Township <i>85</i>	Range <i>1W</i>	Section <i>26</i>	<u>Application elements submitted:</u>
Tax lot number(s) <i>1200</i>			<input checked="" type="checkbox"/> Title transfer instrument
Zone: <i>EFU</i>			<input checked="" type="checkbox"/> Site plan
Zone map number: <i>47</i>			<input checked="" type="checkbox"/> Applicant statement
Case Number: <i>CU/P 26-015</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 type="checkbox"/> Filing fee
			Application accepted by: <i>JSS</i> Set up by: <i>GP</i>
Date determined complete:			Date:



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PARTITION APPLICATION

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**Marion County
Planning**

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Fee: Please check the appropriate box:

- Partition - \$1250
- Partition in an SGO Zone - ~~\$1450~~ \$625

PROPERTY OWNER(S): <i>Ellen Wilt</i>	ADDRESS, CITY, STATE, AND ZIP: [REDACTED]
PROPERTY OWNER(S) (if more than one): <i>Greg Wilt</i>	ADDRESS, CITY, STATE, AND ZIP: [REDACTED]
APPLICANT REPRESENTATIVE: <i>Lindsay Fox</i>	ADDRESS, CITY, STATE, ZIP: [REDACTED]
DAYTIME PHONE (if staff has questions about this application): [REDACTED]	E-MAIL (if any): [REDACTED]
ADDRESS OF SUBJECT PROPERTY: <i>7908 Boedighelmer Rd SE OR, 97385</i>	SIZE OF SUBJECT PROPERTY: <i>70 acres</i>
The property owners of the subject property request to divide a <u>70</u> acre parcel into two or three parcels containing <u>58.92</u> , <u>11.08</u> , and _____ acres or square feet each. Provide detailed information on the attached "Applicant Statement" page.	
Will a railroad highway crossing provide the only access to the subject property? () Yes (<input checked="" type="checkbox"/>) No If yes, which railroad:	

FOR OFFICE USE ONLY:			
Township	Range	Section	Application elements submitted:
Tax lot number(s)			<input type="checkbox"/> Title transfer instrument
Zone:			<input type="checkbox"/> Site plan
Zone map number:			<input type="checkbox"/> Applicant statement
			<input type="checkbox"/> SGO Peer Review (if applicable)
			<input type="checkbox"/> GeoHazard Peer Review (if applicable)
			<input type="checkbox"/> Road name information (if applicable)
Case Number: <i>CU/P26-</i>			<input type="checkbox"/> Filing fee
<input type="checkbox"/> Urban <input type="checkbox"/> Rural			Application accepted by: _____ Set up by: _____
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:

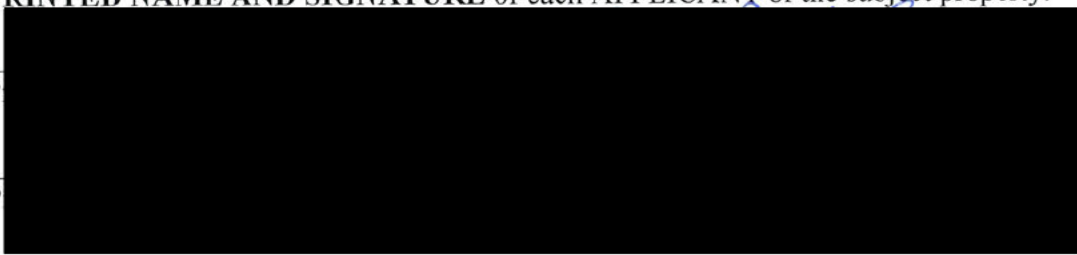
IF THERE ARE OTHER ADULTS THAT RESIDE OR WILL RESIDE IN THE DWELLING WITH THE PERSON(S) NEEDING CARE, PLEASE EXPLAIN WHY HE/SHE CANNOT BE THE CAREGIVER:

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.

P
P



Print Name

Signature

Print Name

Signature

DATED this 1 day of May, 20 26

Applicant Statement (required)

It is up to the applicant to fully explain your proposal and how it conforms to Marion County land use regulations. This is your opportunity to provide detailed information on the “who, what, where, when and why” that is specific to your proposal.

There are specific criteria and regulations for each zone; these are available from the Planning Division. We strongly encourage you to obtain a copy of this information, review it, and then prepare your “applicant’s statement”.

These are a few items you should consider including (where applicable):

- Describe the property as it exists now and after implementation of the proposal: topography, existing structures and their use, new or alteration of structures, etc.
- Describe surrounding properties: type of land use, scale of development, etc. and any impact your proposed use might have on these properties such as dust, noise, fumes or odors, traffic, etc. And, if so, what measures will you take to mitigate these impacts?

The 70-acre parcel, owned by Greg and Ellen Wilt, is split by a right of way which bisects the northern and southern portions of Tax Lot 1200. The intention of this partition application is to request the establishment of two legal lots along the existing right of way, hereafter referred to as the Northern and Southern parcels. The US Fish and Wildlife Service (USFWS) seeks to purchase the Northern 58.92-acre parcel for conservation purposes; towards the goal of creating a network of oak and prairie habitats across the Willamette Valley. The remaining Southern 11.08-acre parcel (which is to include the 2.1 acre right of way), would remain zoned EFU.

Current land use on the Southern parcel is organic agriculture production and rural residence. This area includes a homesite, five accessory farm buildings, and a pump house. The land use would remain the same following a partition. The Northern parcel is fenced into three fields and used for pasture or farmed as forage crops. A large portion of the parcel can be classified as wetland/riparian, and it includes Beaver Creek which flows across the property from the SE to NW corners. During rainy months, a depression in the largest field holds water to create an ephemeral pond which is classified and mapped on the National Wetlands Mapper. The topography is gently sloping and ideal for both agricultural uses and grassland conservation.

The US Fish and Wildlife Service would continue restoration work that has been started on the property by USDA: Farm Service Administration and the Partners for Fish and Wildlife program on the Northern parcel. Ecologically, the parcel is either lower elevation, wet prairie or slightly upland woodlands which is ideal for oak savanna restoration. The wet prairie features native Willamette Valley plants including the recently delisted Bradshaw's lomatium (aka Bradshaw's desert parsley). The US Fish and Wildlife's future restoration work would focus on converting the upland woodlands to oak savanna with minimal disturbance activities. This would encourage the establishment of species like Roemer's fescue, golden paintbrush, and the endangered Willamette daisy. These native grassland species are identified as key species in the Oregon Conservation Strategy for “Strategy Habitats” (ODFW 2016). Grassland habitats are best for Western Meadowlark (Oregon’s state bird) and Western Bluebirds; both of which are also included in the Oregon Conservation Strategy as “Strategy Species”. These two bird species are experiencing population decline due to agricultural disturbance. The intention of USFWS, on this property, is to keep the land management practices largely the same. However, through restoration, the land will provide significant positive impacts to watersheds, groundwater, fish and wildlife habitat, soil and slope stability, air and water quality.

Farm Impacts Test, EFU zoning: Current farming practices surrounding the subject property include hazelnuts, grass seed, and pasture. Regarding the threat of establishing a wildlife refuge bringing in further bird predation of farm crops to the area, the plant species of interest to USFWS for restoration are not usual forage for pest species of birds such as Canadian geese. Rather, the habitat is associated with western meadowlark and western bluebirds, which are largely insectivores. The USFWS does not intend to use any water associated with water right claim G-881. Therefore, the potential groundwater diversion will go from 15 acres to 11 acres, allowing for more ground water availability to the southern neighbor and the watershed.

(use additional paper if needed)