

Attention Property Owner: A land use proposal has been submitted for property near where you live or near 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. 24-025**

**APPLICATION:** Application of Anthony & Marti Strenke and K&B Property Holdings LLC for a property line adjustment to adjust the property lines on a 7.67-acre parcel and a 7.69-acre parcel to create an 11.37-acre parcel and a 3.99-acre parcel in an SA (Special Agriculture) zone located at 8733 Redstone Ave SE, Salem (T8S; R3W; Section 33D; Tax lots 1100 & 1200).

**DECISION:** The Planning Director for Marion County has **APPROVED** the above-listed 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 19, 2026** (two years). The effective period of an approved application may be extended for an additional year subject to approval of an extension (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 proposed uses is for land use purposes only. Due to septic, well and drainfield replacement areas, this parcel may not be able to support the proposed activities. To be sure the subject property can accommodate the proposed use the applicant needs to check with 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. Resultant properties must be surveyed per ORS 92.060 (7) and the survey submitted for review. A survey checking fee will be required at the time of review. Property line adjustment deeds shall be recorded with the Marion County Clerk's Office. 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 acknowledgement.
2. 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 required survey.
3. **Prior to recording the deeds**, the applicants shall obtain any septic review and/or evaluations that may be required from the Marion County Building Inspection Division.
4. The resulting parcels shall significantly conform to the site plan submitted with the proposal. Minor variations are permitted upon review and approval by the Planning Director.

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

5. 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 below be contacted to identify restrictions or necessary permits.

6. Prior to recording the deed all taxes due must be paid to the Marion County Assessor Tax Section (contact them at (503) 588-5215 for verification of payments).
7. The applicants should contact the Salem Suburban Fire District to obtain a copy of the District's Recommended Building Access and Premise Identification regulations and the Marion County Fire Code Applications Guide. Fire District access standards may be more restrictive than County standards.

**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 (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 19, 2024**. If you have questions about this decision contact the Planning Division at (503) 588-5038 or at the office. This decision is effective **September 20, 2024** unless further consideration is requested.

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

1. The subject properties are designated Special Agriculture in the Marion County Comprehensive Plan and correspondingly zoned SA (Special Agriculture). The primary intent of both this designation and zone is to promote and protect commercial agricultural operations.
2. The properties are located on the west side of Redstone Avenue SE about 0.4 miles south of its intersection with Quinault Street. All the surrounding properties are zoned SA and are principally engaged in farming or acreage homesites.
3. Tax lot 1100 contains one single family dwelling built in 1994 and an accessory structure on the property. The property was created by partition case MNP79-045. The lot is legal for land use purposes.

Tax lot 1200 has no listed dwellings or structures and was also created by partition case MNP79-045. This lot is legal for land use purposes.

4. The Soil Survey tool for Marion County, Oregon, indicates approximately 100% of the soils on tax lot 1100 and tax lot 1200 are classified as high value.
5. Various agencies were contacted about the proposal and given an opportunity to comment.

Marion County Land Development Engineering and Permits commented:

**ENGINEERING REQUIREMENT:**

“Residential properties are typically allowed a single access only; therefore, the proposed secondary shop access will most likely not be authorized unless there is a topographical impediment to utilizing the existing access that has not been disclosed.”

Marion County Surveyor's Office commented:

1. No survey required for properties greater than ten acres per ORS 92.060 (8).

2. Properties 10 acres or less must be surveyed per ORS 92.060 (7) and the survey submitted for review.
3. Survey checking fee required at the time of review.
4. Property line adjustment deeds shall be recorded with the Marion County Clerk's Office. Per ORS 92.190 (4).

Marion County Building Inspection commented:

"Permit(s) are required to be obtained prior to development and/or utilities installation on private property. Building Inspection recommends new property lines be established at least 3 feet from residential structures and/or 10 feet from commercial structures, if applicable."

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

Salem Fire Department commented:

"Salem Fire Department has no concerns with the property line adjustment. Items including fire department access and water supply will need to be met at the time of development per the Oregon Fire Code."

All other contacted agencies either failed to comment or stated no objection to the proposal.

6. The criteria for reviewing lot line adjustments within an SA zone are listed in Chapter 17.137.090(C) MCC. These criteria are as follows:
  1. *When one or more lots or parcels subject to a proposed property line adjustment are larger than the minimum parcel size pursuant to subsection (A)(1) of this section, the same number of lots or parcels shall be as large or larger than the minimum parcel size after the adjustment. When all lots or parcels subject to the proposed adjustment are as large or larger than the minimum parcel size, no lot or parcel shall be reduced below the applicable minimum parcel size. If all lots or parcels are smaller than the minimum parcel size before the property line adjustment, the minimum parcel size pursuant to this section does not apply to those lots or parcels.*

The minimum parcel size listed in MCC 17.137.090(A)(1) for SA parcels is 80 acres. Both parcels involved in this proposal are below the minimum 80-acre parcel size prior to adjustment, and both will remain below that minimum after adjustment. Therefore, the minimum parcel size does not apply as described above; the criterion is met.
  2. *If the minimum parcel size in MCC 17.137.090(A)(1) is larger than 80 acres, and a lot or parcel subject to property line adjustment is smaller than the minimum parcel size but larger than 80 acres, the lot or parcel shall not be reduced in size through property line adjustment to less than 80 acres.*

All lots and parcels involved are already below the minimum parcel size and below 80-acres. The criterion does not apply.
  3. *Any property line adjustment shall result in a configuration of lots or parcels that are at least as suitable for commercial agriculture as were the parcels prior to the adjustment.*

The two parcels involved in this property line adjustment are not currently employed in farm operations but do contain stands of trees. However, the property line adjustment does not propose to introduce any new barriers that would prevent these properties from being incorporated into a farm operation in the future. Due to the steep topography, this adjustment will put the most usable land into the southern parcel, potentially increasing the viability for farm use. The criterion is met.
  4. *A property line adjustment may not be used to:*
    - a. *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;*
- b. 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*
  - c. 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.*
  - d. Adjust a property line that resulted from a subdivision or partition authorized by a Measure 49 waiver so that any lawfully established unit of land affected by the property line adjustment is larger than the size granted by the waiver.*

Both parcels are under the minimum tract size for the Special Agricultural zone. One parcel already contains a dwelling, and the other parcel is undeveloped. This proposal does not increase either parcel to allow either to qualify for a dwelling on an acreage standard. Neither of the two properties were subject to a Measure 49 waiver. The criterion are met.

5. *Any property line adjustment that results in an existing dwelling being located on a different parcel shall not be subject to the standards in MCC 17.137.030(A) so long as the adjustment:*
  - a. Does not increase the any adverse impacts on the continued practice of commercial agriculture on the resulting parcels; and*
  - b. Does not increase the potential number of dwellings on the resulting parcels.*

No existing dwellings will be located on different parcels. This section does not apply.

7. 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.
8. Based on the above findings, the applicants' proposal meets the criteria for a property line adjustment. The property line adjustment request is, therefore, **APPROVED**.

Brandon Reich  
Planning Director/Zoning Administrator

Date: September 4, 2024

If you have any questions regarding this decision contact George Brandt at (503) 588-3981

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.