

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. 24-035**

APPLICATION: Application of Joseph & Cindy Maduri and Willamette Valley Vineyards for a property line adjustment to adjust the property lines on a 47.40-acre parcel and an 8.04-acre parcel to create a 48.35-acre parcel and a 7.08-acre parcel in the SA (Special Agriculture) zone located at 2685 Hanneman Ln SE, Turner (T8S, R3W, Section 36, Tax lots 600 & 1400).

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 **November 13th, 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. Per the Marion County Surveyor's office: No surveys are required for properties greater than ten acres per ORS 92.060 (8), however, properties 10 acres or less must be surveyed per ORS 92.060 (7) and the survey submitted for review. Survey checking fees are required at the time of review. Finally, property line adjustment deeds shall be recorded with the Marion County Clerk's Office per ORS 92.190 (4).
2. 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.
3. 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:

4. 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 #6 below be contacted to identify restrictions or necessary permits.

5. 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).
6. The applicants should contact the Turner 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 **November 13th, 2024**. If you have questions about this decision, contact the Planning Division at (503) 588-5038 or at the office. This decision is effective **November 14th, 2024** unless further consideration is requested.

FINDINGS AND CONCLUSIONS: Findings and conclusions on which 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 of various sizes in areas with both good and poor soils.
2. The properties are located at the end of a private road Hanneman Ln SE at the top of a hill and the hill's steep sloping eastern side. Tax lot 600 makes up the majority of the sloping east side of the hill and up until at least 2016 was heavily forested. Around 2019, the parcel was clear-cut and in the aerial imagery since, the parcel shows regrowth of the vegetation and trees. It contains no dwellings or visible structures. Tax lot 1400 is the area at the top of the hill and contains a 1959 dwelling. The rest of the parcel is mostly open grass fields that do not appear to be in use for agriculture. The properties were the subject of the same Property Line Adjustment case PLA23-036 and were created in their current configuration by this case. Therefore, both parcels are legal for land use purposes.
3. Adjacent properties to the east and west are zoned SA, while the properties to the south are a combination of SA and FT (Farm/Timber) zoned parcels. Most resource zoned parcels in the area are either forested or in use as commercial vineyards. The main winery of Willamette Valley Vineyards is also located on the parcel to the southwest of tax lot 1400. The properties to the north are zoned C (Commercial) and are in use as an RV park and the Enchanted Forest amusement park.
4. Soil Survey for Marion County, Oregon, indicates approximately 59.8% of the soils on the subject tax lots are classified as high value.
5. The applicants are proposing to adjust the property lines on an 8.04-acre parcel and a 47.40-acre parcel to create a 7.08-acre parcel and a 48.35-acre parcel. The purpose of the adjustment is to provide better farm equipment access to the top of the slope and expand the size of the driveway servicing the home.
6. Various agencies were contacted about the proposal and given an opportunity to comment.

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

Turner Fire District commented on the fire access standards. Their comments can be found in the case file.

Marion County Building commented: "No Building Inspection concerns. Permit(s) are required to be obtained prior to development and/or utilities installation on private property."

Marion County Septic commented: "An existing system evaluation is required on the proposed 7.08-acre parcel to determine system location and that all proposed setbacks can be met. Per the provided plot plan, an easement for the existing system may be required."

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

7. 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.*

None of the lots or parcels involved in the proposal are larger than the minimum parcel size of 80-acres nor will any be brought above 80-acres as a result of the proposal. The criterion does not apply.

2. *If the minimum parcel size in subsection (A)(1) of this section 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.*

None of the lots or parcels involved in the proposal are larger than 80-acres or will be brought up above 80-acres by the proposal. 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 applicants are proposing the adjustment to allow for farm equipment access to the top of the ridge. This will increase the ability of the larger parcel owned by Willamette Valley Vineyards to be operated as part of a farming operation. As a side benefit, the other applicants will be able to expand their driveway access to the house. 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;*

- 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; or*
- 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.*

This proposal does not increase the size of a vacant parcel so that it would qualify for a dwelling on an acreage standard or increase a lot to a size that is the minimum requirement for a dwelling. Additionally, neither of the lots or parcels involved in the property line adjustment were created as part of a Measure 49 waiver. Therefore, the criteria above are all 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 any adverse impacts on the continued practice of commercial agriculture on the resulting parcels;*
 - b. *Does not increase the potential number of dwellings on the resulting parcels; and*
 - c. *Does not 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.*

The proposed property line adjustment would not result in an existing dwelling be located on a different parcel. Therefore the criteria listed above do not apply.

- 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, the applicants' proposal meets the criteria for a property line adjustment in an SA zone. The property line adjustment request is, therefore, **APPROVED**.

Brandon Reich
Planning Director/Zoning Administrator

Date: October 29th, 2024

If you have any questions regarding this decision contact Alexander Seifer 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.