



Marion County
OREGON

ZONE CHANGE/COMPREHENSIVE PLAN CHANGE APPLICATION

RECEIVED

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

AUG 20 2026

**Marion County
Planning**

Fee: Please check the appropriate box:

- | | |
|--|---|
| ☐ Zone Change - \$2500+\$40/acre | ☐ Mineral Aggregate Site - \$6360 base fee + |
| ☐ Comprehensive Plan Change - \$3755+\$70/acre | \$30/acre - 0-100 acres |
| ☒ Zone Change/Comprehensive Plan Change - \$4510+\$70/acre | \$90/acre - 101-200 acres |
| ☐ Zone Change/Comprehensive Plan Change - | \$120/acre - 201-399 acres |
| with goal exception \$6010+\$70/acre | \$180/acre - 400+ acres |

PROPERTY OWNER(S): Ysperia Church - Property of Religious Organization	ADDRESS, CITY, STATE, AND ZIP: 13495 Woodburn-Monitor Rd NE, Woodburn, OR 97071
PROPERTY OWNER(S) (if more than one):	ADDRESS, CITY, STATE, AND ZIP
APPLICANT REPRESENTATIVE: George Kuznetsov	ADDRESS, CITY, STATE, ZIP 32828 S Verna St, Woodburn, OR 97071
DAYTIME PHONE (if staff has questions about this application): 503-951-3030	E-MAIL: george.kuznetsov@gmail.com
ADDRESS OF SUBJECT PROPERTY: 13495 Woodburn-Monitor Rd NE, Woodburn, OR 97071	SIZE OF SUBJECT PROPERTY: 1.56 acres
The property owners request to change the zone from (current) <u>Commercial</u> to (proposed) <u>EFU</u> and/or change the Comprehensive Plan designation from _____ to _____. Provide detailed information on the attached "Applicant Statement" page.	
Will a railroad highway crossing provide the only access to the subject property? () Yes (X) No If yes, which railroad:	

FOR OFFICE USE ONLY:			
Township <u>5S</u>	Range <u>1W</u>	Section <u>27A</u>	Application elements submitted:
Tax lot number(s) <u>600</u>			☒ Title transfer instrument
Zone: <u>C</u>	Comp Plan: <u>C</u>		☒ 2 Site plans showing existing/proposed zoning
Zone map number: <u>19</u>	☐ Urban ☒ Rural		☒ Applicant statement
☒ TPA/header			☐ GeoHazard Peer Review (if applicable) <u>NA</u>
Case Number: <u>2C/C P/PLA26-003</u>			☒ Filing fee
Signs given (min. agg. only):			Application accepted by: <u>JSS</u> Set up by: <u>AS</u>
Date determined complete:			Date:



Marion County
OREGON

PROPERTY LINE ADJUSTMENT

APPLICATION

RECEIVED

AUG 20 2026

**Marion County
Planning**

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

Fee: \$530

$\frac{1}{2} = 265$

PROPERTY OWNER(S): Steve Samoilov	ADDRESS, CITY, STATE, AND ZIP: 13340 Wilco Hwy NE, Woodburn OR 97071
PROPERTY OWNER(S) (if more than one): Elesoveta Samoilov	ADDRESS, CITY, STATE, AND ZIP: 13340 Wilco Hwy NE, Woodburn OR 97071
APPLICANT REPRESENTATIVE: George Kuznetsov (Yspenia Church)	ADDRESS, CITY, STATE, ZIP: 705 W Markum St, Mt. Angel, OR 97362
DAYTIME PHONE (if staff has questions about this application): 503-951-3030	E-MAIL (if any): george.kuznetsov@gmail.com
ADDRESS OF SUBJECT PROPERTY: 13340 Wilco Hwy NE, Woodburn OR 97071	SIZE OF SUBJECT PROPERTY: 31.44 acres
The property owners of the subject property request to adjust the property lot lines on a <u>31.44</u> acre parcel (current Parcel A) and a <u>1.56</u> acre parcel (current Parcel B) to create a <u>28.09</u> acre parcel (proposed Parcel A) and a <u>3.35</u> (proposed Parcel B). Provide detailed information on the attached "Applicant Statement" page.	
Will a railroad highway crossing provide the only access to the subject property? () Yes (X) No If yes, which railroad:	

FOR OFFICE USE ONLY:

Township <u>5S</u>	Range <u>1W</u>	Section <u>27A</u>	<u>Application elements submitted:</u>	
Tax lot number(s) <u>100 & 600</u>			☐ Title transfer instrument	
Zone:			☐ Site plan	
Zone map number:			☐ Applicant statement	
☐ TPA/header			☐ GeoHazard Peer Review (if applicable)	
Case Number:			☐ Filing fee	
☐ Urban ☐ Rural			Application accepted by: _____ Set up by: _____	
Date determined complete:			Date: _____	

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 owner of the subject property.

Isosiph Basargin (Authorized Representative)

Isosiph Basargin

Print Name

Signature

Print Name

Signature

Print Name

Signature

Print Name

Signature

DATED this 8 day of July, 2026

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 subject property consists of 31.44 acres and is classified as Class 551 and zoned Exclusive Farm Use (EFU).

Approximately 30 acres of the property are currently utilized for agricultural purposes. The existing parcel contains a single-family residence and a shop located in the southwest portion of the property.

The proposed lot line adjustment is intended to facilitate the adjacent nonprofit religious church organization’s development of a portion of the property for use as overflow parking. This use is proposed as an accessory use to the church in accordance with ORS 215.441 and applicable RLUIPA requirements.

(use additional paper if needed)

THE APPLICANT(S) SHALL CERTIFY THAT:

- 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.
- 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.
- 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.
- 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 owner of the subject property.

<u>Steve Samoilov</u>	<u>Steve Samoilov</u>	<u>Steve Samoilov</u>	<u>Steve Samoilov</u>
Print Name	Signature	Print Name	Signature
<u>Elesoveta Samoilov</u>	<u>Elesoveta Samoilov / German / Krasko</u>	<u>Elesoveta Samoilov / German / Krasko</u>	<u>Elesoveta Samoilov / German / Krasko</u>
Print Name	Signature	Print Name	Signature

DATED this 12 day of February, 2026

APPLICANT'S STATEMENT AND FINDINGS

In Support of a Comprehensive Plan Amendment, Zone Change and Property Line Adjustment

Ysperia Church

Marion County, Woodburn Oregon

Table of Contents

Chapter 1 - Project Overview	3
Chapter 2 - Existing Conditions and Proposed Land Use Actions.....	5
Chapter 3 – Comprehensive Plan Amendment	6
Chapter 4 - Marion County Comprehensive Plan – Agricultural Lands Goals and Policies	7
Chapter 5 - Zone Change Findings	9
Chapter 6 - Exclusive Farm Use (EFU) Zone Compatibility	11
Chapter 7 - Property Line Adjustment Findings	12
Chapter 8 - Consistency with Oregon Statewide Planning Goals	15
Chapter 9 - Conclusion and Request for Approval	16
EXHIBIT A – ASSESSOR MAP	18
EXHIBIT B – EXISTING CONDITIONS SITE MAP	19
EXHIBIT C – CONCEPTUAL PROPERTY LINE ADJUSTMENTS	20
EXHIBIT D – CURRENT ZONING AND COMPREHENSIVE PLAN	22
EXHIBIT E – PROPOSED ZONE CHANGE / COMPREHENSIVE PLAN CHANGE	24

EXECUTIVE SUMMARY

Yspenia Church

Applicant's Statement and Findings in Support of a Comprehensive Plan Amendment, Zone Change, and Property Line Adjustment

Yspenia Church respectfully submits this Applicant's Statement in support of a Comprehensive Plan Amendment, Zone Change, and Property Line Adjustment for property located at **13495 Woodburn-Monitor Road NE, Woodburn, Oregon**, identified as Marion County Tax Lot **051W27A000600**.

The church has operated continuously at this location since 2012 and serves members of the surrounding rural community through weekly worship services, religious education, weddings, funerals, Great Holidays, fellowship gatherings, and other church-related activities. Over the years, the congregation has grown, and the existing parking area is no longer adequate to accommodate attendance during larger services and special events. During these occasions, attendees and volunteers may be required to park along Woodburn-Monitor Road NE due to the limited parking available on the church property. This creates operational challenges and raises concerns regarding traffic circulation, pedestrian safety, and emergency vehicle access.

The church property consists of approximately 1.56 acres and is currently designated Commercial in the Marion County Comprehensive Plan and zoned Commercial. The property is bordered by Woodburn-Monitor Road NE to the east, Bonney Road NE to the south, and agricultural land to the north and west. The adjacent property (Tax Lot 051W27A000100) is designated Primary Agriculture in the Marion County Comprehensive Plan and zoned Exclusive Farm Use (EFU).

The church proposes to acquire approximately 1.79 acres from the adjacent agricultural parcel through a Property Line Adjustment. The additional land will be used solely for accessory parking serving the existing church campus. The requested approvals will allow the church to improve parking capacity, internal circulation, pedestrian safety, and emergency vehicle access while preserving the overwhelming majority of the adjacent agricultural property. The remaining agricultural parcel, approximately 28.09 acres, will remain in agricultural use. The proposed Property Line Adjustment has been intentionally limited to the minimum amount of land necessary to accommodate the church's demonstrated parking needs.

Because the existing church property is currently designated and zoned Commercial, a Property Line Adjustment cannot occur with the adjacent EFU parcel under the current land use designations. Accordingly, the Applicant requests approval of a Comprehensive Plan Amendment to change the designation of the church property from Commercial to Primary Agriculture, together with a Zone Change from Commercial to Exclusive Farm Use. These actions will establish a consistent land use designation and zoning pattern with the surrounding agricultural properties and allow the proposed Property Line Adjustment to proceed.

The chapters that follow address each applicable approval criterion for the requested Comprehensive Plan Amendment, Zone Change, and Property Line Adjustment. Together with the accompanying exhibits, this Applicant's Statement demonstrates that the proposal is consistent with the applicable provisions of the

Marion County Comprehensive Plan, Marion County Code, and Oregon's Statewide Planning Goals, and respectfully requests approval of the requested land use actions.

Chapter 1 - Project Overview

1.1 Introduction

Yspenia Church is located at **13495 Woodburn-Monitor Road NE, Woodburn, Oregon**, on Marion County Tax Lot **051W27A000600**. The church has continuously operated at this location since 2012, providing religious services and community activities for residents of the surrounding rural area. The property is currently developed with a church sanctuary, accessory buildings, parking, and associated site improvements.

Yspenia Church serves its congregation through weekly worship services, religious education, Great Holidays, weddings, funerals, fellowship gatherings, and other church-sponsored activities. As the congregation has grown, the demand for on-site parking has increased beyond the capacity of the existing parking lot during periods of peak attendance.

1.2 Need for the Project

The existing church property contains approximately **1.56 acres** and provides a limited number of parking spaces. During larger church events, including Great Holidays, weddings, funerals, and other special gatherings, the existing parking lot becomes fully occupied. As a result, church members, volunteers, and visitors frequently park along Woodburn-Monitor Road NE.

While these occasions occur only periodically, the lack of adequate on-site parking creates challenges for traffic circulation, pedestrian safety, and emergency vehicle access. The church seeks to address these issues by expanding its on-site accessory parking in a manner that is compatible with the surrounding rural area.

The proposed project is intended to improve public safety and site functionality while allowing Yspenia Church to continue serving its congregation at its existing location.

1.3 Existing Land Use Designations

The church property is currently designated Commercial in the Marion County Comprehensive Plan and is zoned Commercial.

The property is bounded by:

- Woodburn-Monitor Road NE to the east;
- Bonney Road NE to the south; and
- agricultural land to the north and west.

The adjacent parcel (Marion County Tax Lot **051W27A000100**) is designated **Primary Agriculture** in the Marion County Comprehensive Plan and zoned **Exclusive Farm Use (EFU)**. The adjoining parcel is an

established agricultural property and will remain predominantly in agricultural use following the proposed Property Line Adjustment.

1.4 Proposed Land Use Actions

To address its long-term parking needs, Yspenia Church requests approval of the following land use actions:

1. Comprehensive Plan Amendment to change the designation of the church property from Commercial to Primary Agriculture.
2. Zone Change to rezone the church property from Commercial to Exclusive Farm Use (EFU).
3. Property Line Adjustment to acquire approximately 1.79 acres from the adjoining agricultural parcel (Tax Lot 051W27A000100).

Following approval of these land use actions, the church intends to develop the additional property with accessory parking to serve the existing church campus.

1.5 Purpose of the Comprehensive Plan Amendment and Zone Change

The requested Comprehensive Plan Amendment and Zone Change are necessary to facilitate the proposed Property Line Adjustment.

Under the current land use pattern, the church property is designated and zoned **Commercial**, while the adjoining parcel is designated **Primary Agriculture** and zoned **Exclusive Farm Use**. Because the parcels have different land use designations and zoning districts, the proposed boundary adjustment cannot proceed as requested under the existing regulatory framework. Accordingly, Yspenia Church seeks to redesignate and rezone its property so that it is consistent with the surrounding agricultural area and compatible with the adjoining EFU-zoned property.

The requested amendments do not create a new principal use. Rather, they recognize the existing church use within the Exclusive Farm Use zoning district and allow the property to be integrated with the surrounding agricultural landscape.

1.6 Project Objectives

The objectives of the proposed project are to:

- Provide additional on-site accessory parking for the existing church.
- Improve traffic circulation and pedestrian safety during periods of peak attendance.
- Improve emergency vehicle access to the church campus.
- Create a unified church property through a logical Property Line Adjustment.
- Maintain the long-term agricultural viability of the remaining agricultural parcel.
- Align the church property's Comprehensive Plan designation and zoning with the surrounding agricultural area.
- Support the continued operation of an established place of worship while preserving the rural character of the surrounding community.

1.7 Organization of this Report

The remainder of this Applicant's Statement provides findings addressing each applicable approval criterion for the requested Comprehensive Plan Amendment, Zone Change, and Property Line Adjustment. The report also includes supporting exhibits, maps, and documentation demonstrating how the proposal complies with the Marion County Comprehensive Plan, Marion County Code, and applicable Oregon land use requirements.

Chapter 2 - Existing Conditions and Proposed Land Use Actions

2.1 Existing Conditions

The subject property is located at **13495 Woodburn-Monitor Road NE, Woodburn, Oregon** (Marion County Tax Lot 051W27A000600). The site consists of approximately **1.56 acres** and is developed with an existing church, parking area, and related site improvements.

The property is currently designated Commercial in the Marion County Comprehensive Plan and zoned Commercial. It is bounded by Woodburn-Monitor Road NE to the east, Bonney Road NE to the south, and agricultural land to the north and west.

The adjacent property (Tax Lot 051W27A000100) is designated Primary Agriculture and zoned Exclusive Farm Use (EFU). The Applicant proposes to acquire approximately **1.79 acres** from this parcel through a Property Line Adjustment. The remainder of the parcel will continue in agricultural use.

The surrounding area is predominantly agricultural with scattered rural residential and institutional uses. The existing church has operated at this location since 2012 and is an established use within the community.

Yspenia Church requests approval of three related land use actions that will allow the expansion of its existing church campus to provide additional accessory parking.

2.2 Comprehensive Plan Amendment

Amend the Marion County Comprehensive Plan designation for Tax Lot **051W27A000600** from **Commercial** to **Primary Agriculture**.

2.3 Zone Change

Rezone Tax Lot **051W27A000600** from **Commercial** to **Exclusive Farm Use (EFU)** consistent with the proposed Comprehensive Plan designation.

2.4 Property Line Adjustment

Adjust the common property line between Tax Lots 051W27A000600 and 051W27A000100 to transfer approximately **1.79 acres** to the church property for the development of accessory parking. The remaining parent parcel will continue in agricultural use.

2.5 Purpose of the Request

The requested land use actions are interdependent. Approval of the Comprehensive Plan Amendment and Zone Change will establish a consistent land use designation and zoning district between the two properties,

allowing the proposed Property Line Adjustment to proceed. The additional land will be used solely for accessory parking supporting the existing church. No new principal use is proposed.

Chapter 3 – Comprehensive Plan Amendment

3.1 Purpose of the Comprehensive Plan Amendment

Yspenia Church requests a Comprehensive Plan Amendment to change the land use designation of Tax Lot **051W27A000600** from **Commercial** to **Primary Agriculture**.

The church property has been developed and used as a place of worship since 2012 and no longer functions as commercial property. The requested amendment recognizes the property's long-established use and aligns the Comprehensive Plan designation with the surrounding agricultural area.

The amendment is requested in conjunction with a Zone Change from Commercial to Exclusive Farm Use (EFU) and a Property Line Adjustment that will allow the church to acquire approximately **1.79 acres** of adjacent property for accessory parking.

3.2 Consistency with the Comprehensive Plan

The proposed Comprehensive Plan Amendment is consistent with the intent of Marion County's Comprehensive Plan by replacing a Commercial designation with a Primary Agriculture designation. The amendment removes the potential for future commercial development on the church property and establishes a land use designation that is consistent with the surrounding agricultural landscape.

The proposed amendment does not introduce a new principal use. Rather, it recognizes an existing church that has operated at this location for more than a decade while supporting a logical expansion of accessory parking to improve site circulation and public safety.

3.3 Compatibility with Surrounding Uses

The church property is surrounded primarily by agricultural land designated as Primary Agriculture and zoned Exclusive Farm Use. Changing the church property's Comprehensive Plan designation to Primary Agriculture creates a more consistent land use pattern and reduces the contrast between the church property and neighboring agricultural properties.

The proposed acquisition of approximately **1.79 acres** represents only a small portion of the adjacent parcel. The remainder of the parent parcel will remain in agricultural production, preserving the long-term viability of the surrounding farmland.

3.4 Public Benefit

The proposed amendment provides several public benefits by supporting the continued operation of an established place of worship while improving parking capacity, internal traffic circulation, pedestrian safety, and emergency vehicle access. The amendment also promotes a more consistent Comprehensive Plan designation with surrounding agricultural lands and reduces the potential for future commercial development within the rural area.

Chapter 4 - Marion County Comprehensive Plan – Agricultural Lands Goals and Policies

4.1 Introduction

This chapter evaluates the proposed Comprehensive Plan Amendment for Marion County Tax Lot 051W27A000600 against the applicable Agricultural Lands Goal and relevant policies contained in the Marion County Comprehensive Plan. The proposal requests a change in the Comprehensive Plan designation from Commercial to Primary Agriculture, in conjunction with a Zone Change to Exclusive Farm Use (EFU) and a Property Line Adjustment to accommodate accessory parking for the existing Ysperia Church.

Only those Agricultural Lands policies applicable to this proposal are addressed below.

4.2 Agricultural Lands Goal

Goal: Preserve and maintain agricultural lands for commercial agricultural production while allowing compatible rural land uses.

Finding

The proposed Comprehensive Plan Amendment advances this goal by redesignating the church property from Commercial to Primary Agriculture. Although the property will continue to be used as an existing church, the amendment removes the potential for future commercial development and aligns the property with the surrounding agricultural area.

The proposal does not establish a new principal use. Rather, it recognizes a long-established church while supporting the preservation of surrounding agricultural lands through a limited Property Line Adjustment and accessory parking expansion.

4.3 Policy 1 – Protection of Agricultural Lands

Finding

The proposal has been intentionally designed to minimize the conversion of agricultural land. Approximately 1.79 acres will be acquired from the adjacent parcel, while the remaining agricultural acreage will continue to be available for agricultural production.

The requested acreage represents the minimum amount of land necessary to provide safe and functional accessory parking for the existing church. The proposal therefore supports the County's objective of preserving agricultural land while accommodating an existing rural institutional use.

4.4 Policy 2 – Compatibility Between Agricultural and Non-Farm Uses

Finding

Ysperia Church has operated at this location since 2012 and is an established use within the surrounding rural community. The proposal does not create a new non-farm use or expand the church's principal function.

The additional accessory parking is intended to improve site circulation, reduce roadside parking, improve pedestrian safety, and improve emergency access. Because the proposal is limited in scope and preserves

the surrounding agricultural land, it is not expected to create significant conflicts with nearby farming operations.

4.5 Policy 3 – Preservation of Agricultural Resources

Finding

The proposal preserves the long-term viability of the surrounding agricultural property by limiting the Property Line Adjustment to the minimum area necessary to support the existing church.

Following the adjustment, approximately 28.09 acres of the parent parcel will remain available for continued agricultural production. The proposal avoids unnecessary fragmentation of farmland while allowing an established rural church to address an existing parking deficiency.

4.6 Policy 4 – Orderly Land Use Pattern

Finding

The proposed Comprehensive Plan Amendment creates a more consistent land use pattern by replacing an isolated Commercial designation with Primary Agriculture, matching the surrounding properties.

This amendment better reflects the existing use of the property and supports a cohesive rural planning pattern by eliminating the potential for future commercial development within an area that is predominantly agricultural.

4.7 Policy 5 – Rural Character

Finding

The proposal maintains the rural character of the area by supporting the continued operation of an existing church rather than introducing new commercial or urban-scale development.

Future development is limited to accessory parking that serves the existing church campus. No new principal use, commercial expansion, or urban development is proposed. The proposal therefore remains compatible with the surrounding agricultural landscape.

4.8 Policies Not Applicable

The remaining Agricultural Lands policies primarily address matters such as commercial farming practices, irrigation, agricultural management, and resource production. Because this application involves an existing church, a Comprehensive Plan Amendment, a Zone Change, and a limited Property Line Adjustment, those policies are not directly applicable to the requested land use actions and are not addressed individually.

4.9 Conclusion

The proposed Comprehensive Plan Amendment is consistent with the applicable Agricultural Lands Goal and relevant Agricultural Lands policies of the Marion County Comprehensive Plan. Specifically, the proposal:

- Changes the Comprehensive Plan designation from **Commercial** to **Primary Agriculture**.
- Aligns the church property with the surrounding agricultural land use pattern.
- Removes the potential for future commercial development.
- Preserves the majority of the adjacent agricultural parcel for continued agricultural production.

- Supports the continued operation of an established rural church.
- Minimizes impacts to surrounding agricultural lands and farm operations.

For these reasons, Yspenia Church respectfully requests approval of the proposed Comprehensive Plan Amendment.

Chapter 5 - Zone Change Findings

Marion County Code 17.123.060

5.1 Introduction

Yspenia Church requests a Zone Change for Tax Lot 051W27A000600 from **Commercial** to **Exclusive Farm Use (EFU)**. The requested Zone Change is proposed in conjunction with a Comprehensive Plan Amendment from **Commercial** to **Primary Agriculture** and a Property Line Adjustment to accommodate accessory parking serving the existing church.

The following findings demonstrate compliance with the approval criteria contained in **MCC 17.123.060**.

5.2 Criterion A

MCC 17.123.060(A)

Finding

The proposed EFU zoning is appropriate because it is consistent with the proposed Comprehensive Plan designation of **Primary Agriculture**. As discussed in Chapter 4, redesignating the church property from Commercial to Primary Agriculture aligns the property with the surrounding agricultural area and removes the potential for future commercial development.

The requested Zone Change implements the proposed Comprehensive Plan designation and is consistent with the applicable goals and policies of the Marion County Comprehensive Plan.

5.3 Criterion B

MCC 17.123.060(B)

Finding

The surrounding area is predominantly designated and zoned for agricultural use. The church has operated at this location since 2012 and is an established institutional use within the rural community.

Rezoning the property to EFU creates a more consistent zoning pattern with adjoining agricultural properties and better reflects the existing and anticipated long-term use of the property. The proposal does not introduce commercial or urban-scale development and remains compatible with surrounding agricultural uses.

5.4 Criterion C

MCC 17.123.060(C)

Finding

The church property is currently served by Woodburn-Monitor Road NE, existing driveway access, electrical service, domestic water, and on-site wastewater disposal.

The proposal does not require the extension of urban services. The proposed accessory parking can be served by existing infrastructure.

5.5 Criterion D

MCC 17.123.060(D)

Finding

The proposed accessory parking must be located adjacent to the existing church in order to function as part of a unified church campus.

The Applicant has evaluated the availability of land in the immediate vicinity and determined that no other property in the immediate vicinity of the existing church is reasonably available or as well suited due to its location, access, size, and relationship to the existing church campus.

The proposed Property Line Adjustment creates a logical expansion of the existing church property, improves internal circulation, enhances pedestrian safety, and supports emergency vehicle access. It also limits the land acquisition to approximately 1.79 acres, preserving the remainder of the adjacent agricultural parcel for continued agricultural use.

5.6 Criterion E

MCC 17.123.060(E)

Finding

The proposed Zone Change does not authorize a more intensive principal land use. The existing church will remain the principal use of the property, and the proposed development is limited to accessory parking.

The proposal is designed to be compatible with surrounding agricultural operations by:

- Limiting the expansion to the minimum area necessary.
- Preserving the majority of the adjacent agricultural parcel.
- Maintaining the existing church use.
- Improving site circulation and reducing roadside parking.
- Allowing future site improvements to comply with applicable Marion County development standards.

The proposed Zone Change is not expected to significantly adversely affect adjacent agricultural properties.

5.7 Conclusion

The proposed Zone Change satisfies the approval criteria contained in **MCC 17.123.060**. Specifically, the proposal:

- Implements the proposed Comprehensive Plan designation of **Primary Agriculture**.
- Creates a zoning pattern that is consistent with surrounding agricultural lands.
- Utilizes existing public facilities and transportation infrastructure.
- Supports the continued operation of an established rural church.

- Preserves surrounding agricultural land while providing additional accessory parking.
- Maintains compatibility with adjacent agricultural operations.

For these reasons, Yspenia Church respectfully requests approval of the proposed Zone Change from **Commercial** to **Exclusive Farm Use (EFU)**.

Chapter 6 - Exclusive Farm Use (EFU) Zone Compatibility

6.1 Introduction

Yspenia Church requests a Zone Change from **Commercial** to **Exclusive Farm Use (EFU)** in conjunction with a Comprehensive Plan Amendment and Property Line Adjustment. This chapter demonstrates that the proposed zoning is consistent with the purpose and intent of the EFU Zone and that the existing church and proposed accessory parking are compatible with surrounding agricultural uses.

6.2 Purpose of the EFU Zone

The purpose of the EFU Zone is to preserve agricultural land for commercial farming, minimize conflicts between agricultural and non-farm uses, and allow only those non-farm uses that are compatible with long-term agricultural use.

Finding

The proposed Zone Change supports the purpose of the EFU Zone by replacing the existing Commercial zoning with EFU zoning. Although the church will continue as an existing use, the proposed zoning removes the potential for future commercial development and places the property within the same zoning district as the surrounding agricultural lands.

6.3 Compatibility with Agricultural Uses

Finding

Yspenia Church has operated at this location since 2012 and is an established use within the rural community. The proposal does not create a new principal use or expand the church's primary function.

The proposed Property Line Adjustment is limited to approximately 1.79 acres to provide accessory parking serving the existing church. Approximately 28.09 acres of the adjacent parcel will remain in agricultural production.

The proposal is intended to improve internal circulation, reduce roadside parking, improve pedestrian safety, and enhance emergency vehicle access while maintaining compatibility with surrounding agricultural operations.

6.4 Preservation of Agricultural Land

Finding

The proposal has been designed to minimize the conversion of agricultural land. Only the area necessary to accommodate additional accessory parking is proposed for acquisition.

The remaining agricultural property will continue to be available for commercial agricultural production, preserving the long-term viability of the parent parcel and supporting the objectives of the EFU Zone.

6.5 Future Development

Finding

No new principal use is proposed as part of this application.

Future improvements are limited to accessory parking and associated site improvements serving the existing church. Any future development will comply with Marion County development standards and applicable conditions of approval.

6.6 Chapter Conclusion

The proposed EFU zoning is consistent with the purpose and intent of the Exclusive Farm Use Zone because it:

- Replaces Commercial zoning with Exclusive Farm Use zoning.
- Aligns the church property with surrounding agricultural lands.
- Removes the potential for future commercial development.
- Supports the continued operation of an established rural church.
- Limits future development to accessory parking.
- Preserves the majority of the adjacent agricultural parcel for continued agricultural production.
- Minimizes potential conflicts between the church and surrounding agricultural operations.

Accordingly, the proposed Zone Change is consistent with the purpose and intent of the Exclusive Farm Use Zone as established by Marion County Code.

Chapter 7 - Property Line Adjustment Findings

7.1 Introduction

Yspenia Church proposes a Property Line Adjustment between Marion County Tax Lot 051W27A000600 (existing church property) and Tax Lot 051W27A000100 (adjacent EFU property). Approximately 1.79 acres will be transferred to the church property to accommodate accessory parking serving the existing church campus.

The Property Line Adjustment is requested concurrently with the Comprehensive Plan Amendment and Zone Change and is intended to create a logical property configuration while preserving the long-term agricultural use of the remaining farmland.

7.2 Consistency with the Purpose of the EFU Zone

The purpose of the EFU Zone is to preserve land for commercial agriculture, minimize conflicts between agricultural and non-farm uses, avoid unnecessary fragmentation of farmland, and protect cohesive agricultural areas.

Finding

The proposed Property Line Adjustment is consistent with the purpose of the EFU Zone because it:

- Transfers only the land necessary to serve an existing church.
- Does not create a new legal parcel.
- Does not divide agricultural land into smaller independent farm parcels.
- Preserves the majority of the parent parcel for continued agricultural production.
- Eliminates the potential for future commercial development by placing the church property within the EFU Zone.

The proposal therefore supports, rather than undermines, the long-term objectives of the EFU Zone.

7.3 Preservation of Agricultural Land

Finding

Approximately 1.79 acres are proposed for transfer from Tax Lot 051W27A000100 to the existing church property.

Following the adjustment, approximately 28.09 acres of the parent parcel will remain available for agricultural production. The proposal has been intentionally limited to the minimum acreage necessary to provide safe and functional accessory parking.

Because the proposal does not remove a substantial amount of productive farmland, it minimizes impacts on long-term agricultural use.

7.4 No Creation of Additional Development Parcels

Finding

The proposed Property Line Adjustment does not create an additional lot or parcel.

Instead, it modifies an existing property boundary to improve the function of an established church campus while maintaining the agricultural integrity of the remaining property.

The proposal therefore avoids the type of parcel fragmentation that the EFU Zone is intended to discourage.

7.5 Operational Need

Finding

The existing church has operated at this location since 2012. The current parking area is inadequate during larger worship services and community events.

The additional acreage will be used solely for:

- Accessory parking;
- Internal circulation;
- Pedestrian access;
- Emergency vehicle access; and
- Associated site improvements.

No new principal use is proposed.

7.6 Compatibility with Agricultural Operations

Finding

The proposed Property Line Adjustment is compatible with surrounding agricultural operations because:

- The church is an established use.
- Parking will remain entirely on the church property.
- The majority of the adjacent agricultural parcel will remain in farm use.
- No agricultural access routes will be blocked.
- No additional commercial activity is proposed.
- Future improvements will be designed to minimize impacts on adjoining farmland.

The proposal is not expected to force significant changes to accepted farm practices on adjacent properties.

7.7 Public Benefit

Approval of the Property Line Adjustment will provide measurable public benefits, including:

- Improved on-site parking capacity.
- Reduced roadside parking along Woodburn-Monitor Road NE.
- Improved pedestrian safety.
- Improved emergency vehicle access.
- Improved internal traffic circulation.
- A more logical and unified church campus.
- Continued preservation of surrounding agricultural land.

7.8 Conclusion

The proposed Property Line Adjustment satisfies the intent of the Marion County EFU regulations by preserving agricultural land while allowing a limited boundary adjustment to support an established rural church.

The proposal:

- Transfers only the minimum land necessary.
- Does not create a new parcel.
- Does not encourage fragmentation of farmland.
- Preserves approximately 28.09 acres for continued agricultural production.
- Supports the Comprehensive Plan Amendment and Zone Change.
- Improves public safety and site functionality.
- Remains consistent with the purpose and intent of the Exclusive Farm Use Zone.

Chapter 8 - Consistency with Oregon Statewide Planning Goals

8.1 Introduction

The proposed Comprehensive Plan Amendment, Zone Change, and Property Line Adjustment have been evaluated for consistency with the Oregon Statewide Planning Goals. Only those goals applicable to the proposed land use actions are addressed below.

Goal 1 – Citizen Involvement

Finding

The application will be processed in accordance with Marion County's public notification, public hearing, and decision-making procedures. Adjacent property owners, affected agencies, and interested parties will have the opportunity to review the proposal, provide testimony, and participate in the public hearing process as required by Marion County Code. The proposal is therefore consistent with Statewide Planning Goal 1.

Goal 2 – Land Use Planning

Finding

The proposal has been prepared in accordance with the Marion County Comprehensive Plan and implementing provisions of the Marion County Rural Zoning Code. This report demonstrates consistency with the applicable Comprehensive Plan policies, Zone Change criteria, EFU regulations, and Property Line Adjustment requirements.

The proposed Comprehensive Plan Amendment, Zone Change, and Property Line Adjustment are intended to provide a coordinated and orderly land use decision consistent with Goal 2.

Goal 3 – Agricultural Lands

Finding

Goal 3 seeks to preserve and maintain agricultural lands for commercial agricultural production.

The proposal supports this goal by:

- Changing the church property from **Commercial** to **Primary Agriculture**.
- Rezoning the property from **Commercial** to **Exclusive Farm Use (EFU)**.
- Removing the potential for future commercial development.
- Limiting the Property Line Adjustment to approximately **1.79 acres**.
- Preserving approximately **28.09 acres** of the parent parcel for continued agricultural production.
- Maintaining compatibility with surrounding agricultural operations.

The proposal does not establish a new principal use but instead supports the continued operation of an existing church while preserving the surrounding agricultural land base.

Goal 14 – Urbanization

Finding

The subject property is located outside an Urban Growth Boundary.

The proposal does not request expansion of an Urban Growth Boundary, urban-level development, or extension of urban services. No urban residential, commercial, or industrial development is proposed. Instead, the application replaces a Commercial designation with Primary Agriculture and aligns the property with the surrounding EFU zoning, thereby reinforcing the rural land use pattern consistent with Goal 14.

8.2 Summary

The proposed land use actions are consistent with the applicable Oregon Statewide Planning Goals. Specifically, the proposal:

- Provides for public participation through Marion County's established land use process (Goal 1).
- Implements coordinated land use planning through consistency with the Marion County Comprehensive Plan and Rural Zoning Code (Goal 2).
- Protects agricultural land by replacing Commercial zoning and designation with Primary Agriculture and EFU while preserving the majority of the adjoining farmland (Goal 3).
- Maintains the rural character of the area without expanding urban development or extending urban services (Goal 14).

Accordingly, Yspenia Church believes the proposal is consistent with the applicable Oregon Statewide Planning Goals and respectfully requests approval of the Comprehensive Plan Amendment, Zone Change, and Property Line Adjustment.

Chapter 9 - Conclusion and Request for Approval

9.1 Conclusion

Yspenia Church respectfully requests approval of the proposed Comprehensive Plan Amendment, Zone Change, and Property Line Adjustment for property located at 13495 Woodburn-Monitor Road NE, Woodburn, Oregon (Tax Lot 051W27A000600).

The proposal has been carefully designed to address the church's long-term parking needs while preserving the rural and agricultural character of the surrounding area. The requested land use actions will allow the church to acquire approximately 1.79 acres from the adjacent parcel for accessory parking, improving on-site circulation, pedestrian safety, and emergency vehicle access without expanding the church's principal use.

As demonstrated throughout this Applicant's Statement:

- The proposed Comprehensive Plan Amendment from Commercial to Primary Agriculture better reflects the long-established use of the property and removes the potential for future commercial development.
- The proposed Zone Change from Commercial to Exclusive Farm Use (EFU) is consistent with the purpose and intent of the EFU Zone and creates a more compatible zoning pattern with the surrounding agricultural properties.
- The proposed Property Line Adjustment transfers only the minimum amount of land necessary to support the existing church while preserving approximately 28.09 acres of the parent parcel for continued agricultural production.
- The proposal improves public safety by reducing roadside parking, improving internal circulation, and enhancing emergency vehicle access.
- The proposal maintains compatibility with surrounding agricultural operations and does not create a new principal use or encourage unnecessary fragmentation of agricultural land.
- The proposal is consistent with the applicable Marion County Comprehensive Plan policies, Marion County Rural Zoning Code, and applicable Oregon Statewide Planning Goals.

Collectively, the requested land use actions result in a more logical and compatible land use pattern by replacing an isolated Commercial designation with **Primary Agriculture** and **Exclusive Farm Use**, consistent with the surrounding rural landscape.

9.2 Request for Approval

Based on the findings presented in this Applicant's Statement, Yspenia Church respectfully requests that Marion County approve the following applications:

1. A Comprehensive Plan Amendment changing the designation of Tax Lot 051W27A000600 from Commercial to Primary Agriculture.
2. A Zone Change rezoning Tax Lot 051W27A000600 from Commercial to Exclusive Farm Use (EFU).
3. A Property Line Adjustment transferring approximately 1.79 acres from Tax Lot 051W27A000100 to Tax Lot 051W27A000600 for the development of accessory parking serving the existing church.

Approval of these requests will support the continued operation of an established place of worship, improve public safety, preserve the surrounding agricultural land base, and promote a cohesive rural land use pattern consistent with the Marion County Comprehensive Plan and Rural Zoning Code.

Yspenia Church appreciates the County's consideration of this application and respectfully requests approval of the proposed land use actions.