



Marion County
OREGON

ZONE CHANGE/COMPREHENSIVE PLAN CHANGE APPLICATION

RECEIVED

DEC 01 2025

Marion County
Planning

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

Fee: Please check the appropriate box:

Zone Change - \$2500+\$40/acre + *Partition = 3285*

Comprehensive Plan Change - \$3755+\$70/acre

Zone Change/Comprehensive Plan Change - \$4510+\$70/acre

Zone Change/Comprehensive Plan Change -
with goal exception \$6010+\$70/acre

Mineral Aggregate Site - \$6360 base fee +
\$30/acre – 0-100 acres

\$90/acre – 101-200 acres

\$120/acre – 201-399 acres

\$180/acre – 400+ acres

PROPERTY OWNER(S): <i>Roger and Jenny Pena</i>	ADDRESS, CITY, STATE, AND ZIP: <i>6742 Trillium Ln SE Salem OR 97306</i>
PROPERTY OWNER(S) (if more than one):	ADDRESS, CITY, STATE, AND ZIP
APPLICANT REPRESENTATIVE:	ADDRESS, CITY, STATE, ZIP
DAYTIME PHONE (if staff has questions about this application): <i>503-851-4014</i>	E-MAIL: <i>J_Pena@comcast.net</i>
ADDRESS OF SUBJECT PROPERTY: <i>6742 Trillium Ln SE Salem OR 97306</i>	SIZE OF SUBJECT PROPERTY:
<p>The property owners request to change the zone from (current) <u>UT</u> to (proposed) <u>RS</u> and/or change the Comprehensive Plan designation from _____ to _____. Provide detailed information on the attached "Applicant Statement" page.</p>	
<p>Will a railroad highway crossing provide the only access to the subject property? () Yes <input checked="" type="checkbox"/> No If yes, which railroad:</p>	

FOR OFFICE USE ONLY:			
Township <i>T8S</i>	Range <i>R3W</i>	Section <i>22E</i>	Application elements submitted:
Tax lot number(s) <i>700</i>		<input checked="" type="checkbox"/> Title transfer instrument	
Zone: <u>UT-10</u>	Comp Plan: <u>DR</u>	<input checked="" type="checkbox"/> 2 Site plans showing existing/proposed zoning	
Zone map number: <u>55</u>	<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural	<input checked="" type="checkbox"/> Applicant statement	
<input checked="" type="checkbox"/> TPA/header		<input type="checkbox"/> GeoHazard Peer Review (if applicable)	
Case Number: <u>ZC/P 25-005</u>		<input type="checkbox"/> Filing fee	
Signs given (min. agg. only):		Application accepted by: <u>GP</u> Set up by: <u>G3</u>	
Date determined complete:		Date:	



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

PROPERTY OWNER(S): <i>Roger and Jenny Pena</i>	ADDRESS, CITY, STATE, AND ZIP: <i>6742 Trillium Ln SE Salem OR 97306</i>
PROPERTY OWNER(S) (if more than one):	ADDRESS, CITY, STATE, AND ZIP
APPLICANT REPRESENTATIVE:	ADDRESS, CITY, STATE, ZIP
DAYTIME PHONE (if staff has questions about this application): <i>503-851-4014</i>	E-MAIL (if any): <i>J_Pena@comcast.net</i>
ADDRESS OF SUBJECT PROPERTY: <i>6742 Trillium Ln SE Salem OR 97306</i>	SIZE OF SUBJECT PROPERTY: <i>4.15 acres</i>
The property owners of the subject property request to divide a <u>4.15</u> acre parcel into two or three parcels containing <u>2.15</u> , <u>2</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 <u>T8S</u>	Range <u>R3W</u>	Section <u>22C</u>	<u>Application elements submitted:</u>
Tax lot number(s) <u>700</u>		<input checked="" type="checkbox"/> Title transfer instrument	
Zone: <u>47-10</u>		<input checked="" type="checkbox"/> Site plan	
Zone map number: <u>55</u>		<input checked="" 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: <u>ZC/P25-005</u>		<input type="checkbox"/> Filing fee	
<input checked="" type="checkbox"/> Urban <input type="checkbox"/> Rural		Application accepted by: <u>GR</u> Set up by: <u>GB</u>	
Date determined complete:		Date:	

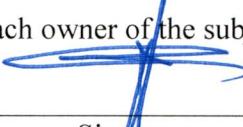
THE APPLICANT(S) SHALL CERTIFY THAT:

- 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.

ROGER C. PEÑA

Print Name



Signature

Jenny Pena

Print Name



Signature

Print Name

Signature

Print Name

Signature

DATED this 1st day of December, 2025

IF THE PARTITION INCLUDES THE CREATION OF A PRIVATE ROADWAY PLEASE LIST BELOW FOUR (4) PROPOSED ROAD NAMES, IN THE ORDER OF PREFERENCE (see the attached information sheet):

- (1)
- (2)
- (3)
- (4)

ATTACH A MAP SHOWING ALL PARCELS THAT WILL HAVE ACCESS OFF THIS EASEMENT, AND INCLUDE THE ADDRESS AND LOCATION OF ALL DWELLINGS ON THE PARCEL, ALONG WITH THE DRIVEWAY LOCATION.

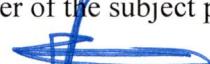
THE APPLICANT(S) SHALL CERTIFY THAT:

- 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.

Roger C. Pena

Print Name



Signature

Jenny Pena

Print Name



Signature

Print Name

Signature

Print Name

Signature

DATED this 1st day of December, 2025

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 existing property is 4.15 acres and has 2 structures; a home and a shop. The intent is to divide the property into two approximately two acre parcels. No new access easements will be created. The house is accessed from Trillium Ln and the shop is accessed through Reest.H.ll.

This partition will comply with all development standards for the single family residential zone.

There will be no new buildings constructed and no new developments.

(use additional paper if needed)

CRITERIA OF ZONE CHANGES

- A. The proposed zone is appropriate for the Comprehensive Plan land use designation on the property and is consistent with the description and policies for the applicable Comprehensive Plan land use classification.
 - The existing zone of the property, 6742 Trillium Lane SE, is UT (Urban Transition).
 - The proposed zone of the property is RS (Single-family Residential).
 - The property is inside the Urban Growth Boundary: City of Salem.
 - RS zone is compatible with the Comprehensive Plan which shows the area as future residential.
 - The zone change clearly implements the intent of the Comprehensive Plan's Salem Urban Area policies. The future zone is Residential-Agricultural Zone (RA).
 - No high-risk overlays apply.
 - See attached comparison of RS (Marion County) and RA (City of Salem) zones
 - RS and RA zones are compatible.
- B. Adequate public facilities, services, and transportation networks are in place, or are planned to be provided concurrently with the development of the property.
 - Sewer is available at Lone Oak Road SE, more than 300 feet from the existing public sewer.
 - Fire protection water is available on Rees Hill Road SE.
 - Rees Hill Road SE is adjacent to the property on two sides: east and south sides.
 - The change will not create any “significant adverse impacts” on the transportation system.
 - Urban services such as water, sewer, and stormwater will be expandable in the future when the properties zoned UT-10 are annexed by the city of Salem.
- C. The request shall be consistent with the purpose statement for the proposed zone.

The purpose of the zone change (UT-10 to RS) and the partition of the property into two lots is to bring the remodeled portion of the shop into compliance as a dwelling. The contractor completed a remodel of a portion of the shop without the required permits, and the current UT-10 zoning does not allow more than one dwelling on a 10-acre parcel.

D. If the proposed zone allows uses more intensive than uses in other zones appropriate for the land use designation, the proposed zone will not allow uses that would significantly adversely affect allowed uses on adjacent properties zoned for less intensive uses.

The intent is to change the zoning from Urban Transition UT-10 to Single-family Residential zone RS. The property will then be divided into two lots. Each lot will be approximately 2 acres. One lot will have the existing dwelling. The second lot will have the existing accessory building that includes a section converted into residential accommodation. The proposed zoning designation will not negatively impact the activities or functions of neighboring properties that are zoned for less intensive uses.

Parcel: 6742 Trillium Ln SE

Basic Parcel Information:

- Address: **6742 Trillium Ln SE, Salem, OR 97306**
- Lot Size: 4.15 acres
- Current Zoning: UT-10 (Urban Transition, 10-acre)
- Utilities: Well water, septic sewer.
- One single family Dwelling permitted 1999: 3901 square feet
- One accessory building: 36'-0" wide x 96'-0" long 18'-0" eave height
- 36'-0"x 48'-0" of the accessory building is remodeled as a dwelling

Services & Infrastructure

- **Sewer:** The parcel currently uses **septic**, according to property listings.
 - For RS zoning, public sewer is not available within 300 feet.
 - Partition the parcel to two lots.
 - Each lot will have its septic system if the existing septic system is inadequate to support the two dwellings.
 - **City of Salem will not require connection to existing sewer system.**
 - The public sewer could be extended to this property in the future when the properties in UGB are annexed by the city.
- **Water:** The parcel is on a **well**.
 - The existing well is adequate to supply two dwellings. The intent is to partition the parcel into only two lots for the purpose of legalizing the dwelling created in the shop structure.
- **Road Access:** The address is on **Trillium Ln SE**, but the parcel is bordered by Rees Hill Road SE on two sides (west and south). The road meets urban standards (paved, public right-of-way, etc.).

Comp Plan & Zoning Compatibility

- UT (Urban Transition) is intended for land that will likely transition to urban residential development (**13.00**).
- The RS (Single-family Residential) zone is intended to allow development of attached or detached single-family residences on individual lots at *low urban densities* (**16.02.000**).
- A rezone from UT to RS (Single-family Residential) aligned with the county's intent.
- Because UT is already the current zone, the parcel is *in the planning frame* for urban development, which supports rezoning.
- The parcel is in the city of Salem Urban Growth Boundary. The assign zoning is Residential Agricultural zone (RA). The RA zone is intended to implement the "*Developing Residential*" designation of Salem's Comprehensive Plan.

COMPARISON BETWEEN RS ZONE (MARION COUNTY) AND RA ZONE (CITY OF SALEM)

Requirements	RS Zone (Marion County)	RA Zone (City of Salem)
Lot Size	<p>16.02.120</p> <ul style="list-style-type: none"> • 6000 square feet other cases • 4000 square feet Salem/Keizer UGB 	<p>SRC 510.010 Table 510-2</p> <ul style="list-style-type: none"> • Single-family: 4,000 sq ft. • Two-family dwellings (duplex): also 4,000 sq ft. • Three-family dwellings: minimum 5,000 sq ft. • Four-family dwellings / cottage clusters: minimum 7,000 sq ft. • Townhouses: minimum 1500 sq ft
Lot Dimensions	16.02.120	SRC 510.010 Table 510-2
Width	<ul style="list-style-type: none"> • 60 feet for most use • 40 feet inside Salem/Keizer UGB 	<ul style="list-style-type: none"> • Minimum 40 ft for most uses. • For townhouses: min. 20 ft lot width
Lot Depth	<p>16.02.120</p> <p>70 feet</p>	<p>SRC 510.010 Table 510-2</p> <p>70 feet</p>
Building Height	<p>16.02.110</p> <p>Maximum 35 feet</p>	<p>SRC 510.010</p> <p>Maximum 35 feet</p>
Setbacks	<p>16.02.130, 16.02.140, 16.02.150</p> <ul style="list-style-type: none"> • Front Yard/Street-adjacent yard: 12 feet • Garage/carport: 20 feet • Rear Yard: 20 feet • Side Yards: 5 feet 	<p>Table 510-3 SRC 510</p> <ul style="list-style-type: none"> • Front Yard/Street-adjacent yard: 12 feet • Garage/carport: 20 feet • Rear Yard: 20 feet • Side Yards: 5 feet
Permitted uses SRC 510.010 (RA)	<p>16.02.010</p> <ul style="list-style-type: none"> • Detached Single family Dwelling on lot • Accessory buildings: garages, carports, decks, patios 	<p>SRC 510.010</p> <ul style="list-style-type: none"> • Detached Single family Dwelling on lot • Accessory buildings: garages, carports, decks, patios

Conclusion:

- The zone change complies with the **Marion County Comprehensive Plan** designations and policies.
- The RS zone is compatible with the property's **Plan Map designation** (e.g., Residential, or Future Urban).
- The zone change clearly meets the intent of the Comprehensive Plan's Salem Urban Area policies.
- The zone change meets the criteria of chapter 16.39 Section 16.39.050

Zone Change/Partition

To j_pena@comcast.net

Good afternoon

Attached you will find the following:

1. Zone change criteria
2. Information on Marion County RS zone and the city of Salem RA zone.
3. Site sketch

The city of Salem will not require the connection:

1. To the public sewer and water. The closest public sewer is located on Lone Oak Road, SE. There is a 6" water main on Rees Hill Road SE. It is intended for fire protection, and the city will not allow the connection.
2. The RS (Marion County) zone is similar to RA (City of Salem) zone if the property is annexed
3. As you know, your parcel is zoned UT. Since UT (Urban Transition) is used as a *holding zone* until full urbanization, the County often supports UT → RS when the Comp Plan shows the area as future residential.

I believe that the process of the zone change and the partition will go smoothly and will be approved.

You can submit the application and add the three attached documents to your application as additional information to process the zone change and the partition. Marion County Planning Staff appear to be helpful and will guide us if they need more information

OR

You can talk to Britany Randall

Tel: (503-370-8704)

Britany@BRANDLandUse.com

She is the owner of Brand a Land Use Planning and Land Use Consulting. I worked with her when I was with the City of Salem. She has been in business for a few years.

Thanks

Rebai Tamerhoulet, PE; SE
S&T Consulting Engineers
6635 Skyline Road S
Salem Oregon 97306
Tel: 503-931-2767
Email: Rtamerhoulet1957@gmail.com

- CRITERIA OF ZONE CHANGES 11-19-2025.docx (40 KB)
- RS-RA ZONE REQUIREMENTS 11-19-2025.docx (47 KB)
- SITE PLAN 11-19-2025.pdf (3 MB)