

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
FLOODPLAIN DEVELOPMENT/GREENWAY PERMIT CASE NO. 24-007**

APPLICATION: Application of Oregon Parks and Recreation for a floodplain development permit to expand an existing campground in the identified 100-year floodplain of the Willamette River on a 128.27-acre tract in the EFU (Exclusive Farm Use) zone located at Champoeg State Park, 8089 Champoeg Rd NE, Aurora (T8S; R2W; Section 18B; Tax lots 100, 200, 300).

DECISION: The Planning Director for Marion County has **APPROVED** the above-described Floodplain Development application subject to certain conditions.

EXPIRATION DATE: This Floodplain Development Permit is valid only when exercised by **February 6th, 2027**. The effective period may be extended for an additional year subject to approval of an 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 proposal is for land use purposes only. Due to septic, well, and drain field replacement areas this parcel may not be able to support the proposal. To be sure the subject property can accommodate the proposal the applicant should contact the Building Inspection Division, (503) 588-5147.

All development in the floodplain is subject to federal, local, and state regulations and standards at the time development is begun. These regulations and standards are in the process of being revised and the development proposed in this application may be subject to additional regulations and standards at the time construction of structures or placement of fill on the property begins.

Based on preliminary information provided by the National Marine Fisheries Service on April 14, 2016, federal law might only recognize as legal under the county current floodplain ordinance building permits that are issued prior to September 15, 2016, and where the work is begun prior to March 15, 2017. Permits issued after September 15, 2016, or not begun until after March 15, 2017, may be in violation of federal law and thus invalidate this local permit.

Construction related to this permit is approved only within the existing developed area of the property. Construction of new structures, fill or other development of the property should not occur outside the existing developed area without prior consultation with the Marion County Planning Division. Federal regulations may require additional approvals for development outside the existing developed area of the property.

Applicants are further advised that buildings constructed with below-grade crawlspaces will have higher flood insurance premiums than buildings that have the preferred crawlspace construction (the interior grade of the crawlspace is at or above the adjacent exterior grade).

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. The applicant shall obtain all permits required by the Marion County Building Inspection Division, if applicable.
2. Prior to obtaining a building permit the owner shall be required to sign and record in the deed records for the county a declaratory statement binding the landowner, and the landowner's successors in interest, acknowledging that the property and the approved development are located in a floodplain.

3. The applicant will be responsible for developing a Base Flood Elevation for the development sites of the restroom structure, each propane tank, and grading sites.
4. Prior to issuance of building permits for the restroom structure, applicant shall provide engineer certification of MCC 17.178.050 D, 17.178.060 C, D, E, and F.
5. Applicant shall provide elevation certificates for the restroom structure at the following times:
 - Prior to construction (based on construction drawings); and
 - Once the floor elevation can be determined (based on the building under construction); and
 - Prior to occupancy (based on finished construction).
6. Prior to beginning development of the roadways and grading of the camping area, applicant shall provide engineer certification of MCC 17.178.050 D.
7. Prior to installation of the propane tanks the applicant shall provide engineer certification of MCC 17.178.050 D, 17.178.060 D, F(4), and L for both tanks.
8. Applicant shall provide a site plan to Planning confirming that the proposed Cabins are within the area described in LOMA 24-10-0376A.
9. The applicant will maintain to the maximum extent practical, the natural vegetative fringe along the Willamette River to assure scenic quality, protection of wildlife, protection from erosion, and screening of uses from the river.

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.

10. Materials that are buoyant, flammable, obnoxious, toxic or otherwise injurious to persons or property, if transported by floodwaters, are prohibited unless stored within a structure or on land elevated above the base flood level. Storage of materials and equipment not having these characteristics is permissible only if the materials and equipment have low-damage potential and are anchored or are readily removable from the area within the time available after forecasting and warning.

APPEAL PROCEDURE: The Marion County Zone Code provides that certain applications be considered first by the 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 and received in the Marion County Planning Division, 5155 Silverton Rd. NE, Salem, by 5:00 p.m. on, **February 6th, 2025**. If you have any questions about this decision, contact the Planning Division at (503) 588-5038 or at the office. This decision is effective **February 7th, 2025**, unless further consideration is requested.

1. The subject areas are on parcels designated Primary Agriculture in the Marion County Comprehensive Plan and correspondingly zoned EFU (Exclusive Farm Use). The primary intent of both this designation and zone is to promote and protect commercial agricultural operations. The EFU zone is also intended to allow other uses compatible with agricultural activities such as protection of fish and wildlife habitat.
2. The subject property is the Champoeg State Park in the 8000 block of Champoeg Rd NE. The park has been the subject of several previous land use cases including CP91-21 to establish a Master Plan for the park. Therefore, the subject parcel is considered legal for land use purposes.

3. The subject property is bordered on the north by the Willamette River. Surrounding land in all other directions consists of rural homesites and properties being farmed in an EFU zone.
4. Marion County soils data indicates the soils on the subject property are 97% high-value.
5. The applicant is proposing to expand an existing campground, construct a new bathroom facility, install two anchored propane tanks, and perform grading and roadway construction in the 100-year floodplain of the Willamette River. The project was approved as part of the Champoege Park Master Plan approved in 1991 by Comprehensive Plan amendment CP91-21, Ordinance 910.
6. Various agencies were contacted about the proposal and given an opportunity to comment.

Marion County Building Inspection commented: Permit(s) are required to be obtained prior to the development and utilities installation for new campground tent & RV spaces, cabins, and restroom facilities.

Oregon Department of Environmental Quality (DEQ) commented: The Septic systems serving this facility are operated under a WPCF Onsite individual permit issued by DEQ. The Permittee, OPRD, will need to contact DEQ for expansion permitting requirements.

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

7. The purpose of the GM (greenway management) overlay zone (MCC 17.179) is to:
 - A. Protect the natural, scenic and recreation qualities of lands along the Willamette River in Marion County;
 - B. Preserve and allow the restoration of historical sites, structures and facilities along the Willamette River;
 - C. Implement the goals and policies of the state of Oregon's Willamette River Greenway Program;
 - D. Implement the goals and policies of Marion County's Comprehensive Plan;
 - E. Establish standards and requirements for the use of lands within the Willamette River greenway in Marion County; and
 - F. Provide for the review of any intensification of use, change of use, or development on properties located within the Willamette River greenway of Marion County.
8. All elements of the project must comply with the considerations and criteria in MCC 17.179.050 for the Greenway. These elements include the cabins, campground expansion, two propane tanks, grading, and roadways.
 - A. *Agricultural lands shall be preserved and maintained for farm use.*

Lands involved in this application were previously used to farm grass seed. After being purchased by the state, some lands in the park continued to be farmed but are no longer specifically considered agricultural lands as their primary use is as part of a state park. The expansion of the park onto these lands was approved by CP91-21, and this application is the next step in realizing that approved and planned use of these lands for the state park. The acquisition of these lands for public use is aligned with statewide planning goal 6, "Land which should be acquired in fee to assure adequate protection for natural, scenic, historic, archeologic and scientific values." The proposed development is aligned with the purposes of the GM overlay A-D and does not remove any commercial agricultural lands from agricultural use. The criterion is met.

- B. *Significant fish and wildlife habitats shall be protected.*

The applicants attest that grading required for the project will be minimal and occur at minimum 80-feet from the Willamette River. Furthermore, best management practices will be in place during construction to minimize any impacts on fish and wildlife habitats within the park. The criterion is met.

- C. *Significant natural and scenic areas, viewpoints and vistas shall be preserved.*

The applicant attests that the effect on the view of Champoeg visible while entering the park will be minimal, and that the green buffer between the river and the campground will remain. The proposed development is an extension of the existing campground and will cover land previously farmed for grass seed.

- D. Areas of ecological, scientific, historical or archeological significance shall be protected, preserved, restored, or enhanced to the maximum extent possible.*

Champoeg State Park is a designated historic area where the Oregon's first provisional government was formed. Oregon Parks and Recreation Department attests to having conducted extensive research and physical testing on the proposed development site to ensure that the project does not pose significant threat to known resources. During construction the area will be monitored incase any historically or archeologically significant items are encountered. The criterion is met.

- E. The quality of the air, water and land resources in and adjacent to the greenway shall be preserved in the development, change of use or intensification of use of land within the greenway management zone.*

The applicant attests that best management practices will be in place during construction to minimize any impact on the surrounding greenway environment. The criterion is met.

- F. Areas of annual flooding, floodplains and wetlands shall be preserved in their natural state to the maximum possible extent to protect water retention, overflow and other natural functions.*

The project does not involve any identified wetland areas in the park. The grading required for construction will be minimal and the proposed structures have been designed to withstand floodwaters. The HEC-RAS modeling of the Willamette pre and post project show no increase in elevations and no significant increase in velocity. The water retention abilities of the park will not be significantly impaired by the proposed project. The criterion is met.

- G. The natural vegetative fringe along the river shall be maintained to the maximum extent that is practical in order to assure scenic quality, protection of wildlife, protection from erosion and screening of uses from the river.*

The expansion to the campground will require the removal of three trees, and the new cabins will require the removal of 11 trees. The applicant attests that this is the absolute minimum required for the project. In the area around the cabins, the applicant sought to design the layout in such a way that would incur loss of already failing trees as much as possible. The criterion is met.

- H. The commercial harvesting of timber shall be done in a manner which will ensure that wildlife habitat and the natural scenic qualities of the greenway will be maintained or will be restored. Only partial harvesting shall be permitted beyond the vegetative fringes. Limitations on the extent or type of harvest shall be those necessary to satisfy the appropriate use management consideration and criteria in this section.*

No commercial harvesting is proposed as a part of the project, criterion does not apply.

- I. The proposed development, change or intensification of use is compatible with existing uses on the site and the surrounding area.*

The proposed campground is compatible the existing campground and the purpose of the state park as a whole. The cabins are an intensification of the same use accomplished by the campground, that being short term occupancy and visitation of the a park. The relationship between the state park and surrounding areas will not change as a result of the increased overnight capacity. The criterion is met.

- J. *Areas considered for development, change or intensification of use which have erosion potential shall be protected from loss by appropriate means which are compatible with the provisions of the greenway management zone.*

The applicant attests that best management erosion control practices will be in place before and during construction to limit potential for erosion. Once complete, the project itself will not increase the potential for erosion during a flood as shown by the pre and post modeling. The criterion is met.

- K. *Extraction of aggregate deposits shall be conducted in a manner designed to minimize adverse effects on water quality, fish and wildlife, vegetation, bank stabilization, stream flow, visual quality, noise and safety and to guarantee necessary reclamation.*

No aggregate extraction is proposed as a part of the project, criterion does not apply.

- L. *Any public recreational use or facility shall not substantially interfere with the established uses on adjoining property.*

The project is an expansion of recreational facilities as dictated by the 1991 Master Plan for Champoeg State Park. The relationship between the park and surrounding uses will not change as a result of the project. The criterion is met.

- M. *Maintenance of public safety and protection of public and private property, especially from vandalism and trespass, shall be provided to the maximum extent practical.*

Champoeg State Park is run by Oregon State Parks, a department that has decades of experience operating safe campgrounds. Staff finds no reason to suspect the expansion of the existing campground, or construction of the cabins, will pose any increased risk to public safety or private property. The criterion is met.

- N. *A minimum building setback line of 30 feet from the ordinary high water line of the Willamette River will be specified that will minimize adverse impacts upon the scenic qualities of lands along the river, except for buildings and structures in conjunction with a water-related or a water-dependent use.*

The proposed Restroom structure will be over 200-feet from the ordinary high-water mark of the Willamette River.

The proposed cabins will have a minimum setback of 30 feet from the ordinary high-water mark of the Willamette River as per MCC 17.113.140(B). The criterion is met.

- O. *Public access to and along the river shall be considered in conjunction with subdivision, commercial and industrial development and public lands acquisition where appropriate. This access should be located and designed to minimize trespass and other adverse affects on adjoining property.*

No component of the project will negatively affect the existing access to, and along, the river provided by Champoeg State Park. The criterion is met.

- P. *The development shall be directed away from the river to the greatest possible extent.*

The development conforms to the Master Plan for Champoeg State Park from 1991. The location of the campground is dictated by that master plan, and clustered with the existing campground. The location of the cabins is similarly shown on the master plan, and planned for an area removed from the floodplain by a Letter of Map Amendment (LOMA) case no: 24-10-0376A (dated April 22, 2024). Clustering of this overnight use on within the state park serves to protect the overall conservation of the environment in this section of the greenway rather than relocating it even further south. To relocate farther from the river would conflict with the other uses in the park. The proposed location of the campsite is therefore

distanced from the river to the greatest extent possible. The restroom structure location is related to the campground and therefore also distanced to the greatest extent possible. The criterion is met.

Q. The development, change or intensification of use shall provide the maximum possible landscaped area, open space or vegetation between the activity and the river.

The applicant attests that although 14 total trees will be removed for the expansion of the campground, construction of the restroom structure, and construction of the cabins, the green buffer between the campground and the river will be left intact. The criterion is met.

R. Private docks, wharfs, and covered storage shall be limited to one per property ownership, shall not extend more than 10 feet above water level, and shall be limited to 300 square feet of gross area. Walkways to the dock, wharf or covered storage shall be not more than five feet wide.

The criterion does not apply.

The proposal appears to be consistent with all considerations and criteria for development within the greenway overlay.

9. The purpose of the Floodplain Overlay Zone is to promote public health, safety and general welfare to minimize public and private losses due to flood conditions. In order to ensure that the development is reasonably safe from flooding, the County requires the development comply with the criteria and standards listed in Section 17.178.050 and 17.178.060 of Marion County Code (MCC).

10. Champoeg State Park extends across four Flood Insurance Rate Maps: #41047C0025G, #41047C0050G, #41047C0125G, & #41047C0130G. This area is in an "AE" floodplain zone. The applicant will be responsible for developing a Base Flood Elevation for each of the development sites.

The applicant received an approved LOMA (Case no: 24-10-0376A) from FEMA for the area where the cabins are planned to be located. Therefore, the following floodplain criteria apply to the restroom facility, propane tanks and the grading required for the campsites and roadways.

11. Marion County Code 17.178.050 C, D & E pertain to this project:

C. Prior to obtaining a building permit the owner shall be required to sign and record in the deed records for the county a declaratory statement binding the landowner, and the landowner's successors in interest, acknowledging that the property and the approved development are located in a floodplain.

This declaratory statement shall be a condition of approval.

D. Prior to obtaining a building permit, commencing development or placing fill in the floodplain the applicant shall submit a certification from a registered civil engineer demonstrating that a development or fill will not result in an increase in floodplain area on other properties and will not result in an increase in erosive velocity of the stream that may cause channel scouring or reduce slope stability downstream of the development or fill.

Applicants provided a memo from Scott Schumaker of PBS Engineering and Environmental summarizing the results of the modeling of Willamette River adjacent to the subject property. PBS used HEC-RAS data to analyze pre- and post-project water surface elevations and channel velocities. The results show no increase in surface elevations, therefore no increase in floodplain area on other properties. The results do show a 0.04-fps increase in velocity at a single cross section, but PBS is confident this minimal increase will not result in a measurable increase in channel erosion. The negligible increase in velocity ensures that the proposed project will not cause channel scouring or reduce slope stability downstream of the development. Engineer certification verifying the provided memo will be required as a condition of approval.

E. *The applicant shall provide an elevation certificate signed by a licensed surveyor or civil engineer certifying that the actual elevations (in relation to mean sea level) of the lowest floor (including basement) and all attendant utilities of all new or substantially improved residential structures including manufactured dwellings meet the requirements of MCC 17.178.060(A), (B) and (C), where applicable, as follows:*

- 1. Prior to construction (based on construction drawings); and*
- 2. Once the floor elevation can be determined (based on the building under construction); and*
- 3. Prior to occupancy (based on finished construction).*

Provision of these elevation certificates for the restroom structure will be a condition of approval.

12. Marion County Code 17.178.060 C, D, E, F, & H pertain to this project and engineer certification that these criteria are met will be made a condition of approval.

C. ***Nonresidential Development.***

1. New construction and substantial improvement of any commercial, industrial or other nonresidential structures shall either have the lowest floor, including basement, elevated to two feet above the level of the base flood elevation, and where the base flood elevation is not available, the lowest floor, including basement, shall be elevated to two feet above the highest adjacent natural grade (within five feet) of the building site, or together with attendant utility and sanitary facilities shall:

- a. Be floodproofed to an elevation of two feet above base flood elevation or, where base flood elevation has not been established, two feet above the highest adjacent grade, so that the structure is watertight with walls substantially impermeable to the passage of water.*
- b. Have structural components capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.*
- c. Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting provisions of this subsection based on their development and/or review of the structural design, specifications, and plans. This certificate shall include the specific elevation (in relation to mean sea level) to which such structures are floodproofed and shall be provided to the floodplain administrator.*
- d. Nonresidential structures that are elevated, not floodproofed, must meet the same standards for space below the lowest floor as described in subsections (A)(5) and (6) of this section.*
- e. Applicants floodproofing nonresidential buildings shall be notified by the zoning administrator that flood insurance premiums will be based on rates that are one foot below the floodproofed level (e.g., a building constructed to the base flood level will be rated as one foot below that level).*

The applicant plans to wet-floodproof the restroom to two feet above the base flood elevation. They attest that the restroom structure will be capable of resisting hydrostatic and hydrodynamic loads. The applicant attests that design and methods of construction are certified by a professional architect and structural engineer. The plan is to wet-floodproof the restroom structure, though a portion for storage will be dry-floodproofed. Because the building is being wet-floodproofed the variance criteria in (MCC 17.178.090) will apply and are addressed in section 13 of this document. Provision of the required engineer certification to Marion County Planning shall be a condition of approval.

This criterion does not apply to the propane tanks or grading because these elements do not constitute structures.

D. ***Anchoring.***

1. All new construction and substantial improvements shall be anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.

This applies to the restroom structure and propane tanks. Provision of this engineer certification to Marion County Planning shall be a condition of approval for all three components of the project.

This criterion does not apply to the grading.

E. Construction Materials and Methods.

- 1. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage, and the design and methods of construction are in accord with accepted standards of practice based on an engineer's or architect's review of the plans and specifications.*
- 2. All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damages.*

The applicant attests that the restroom facility will be constructed with materials resistant to flood damage. The interior will be porcelain tile set in mortar atop a backerboard substrate. Exterior walls and inside of roof will be insulated with closed-cell foam. Provision of this engineer certification to Marion County Planning shall be a condition of approval.

This criterion does not apply to the propane tanks or grading for roadways because these elements of the project do not constitute new construction or substantial improvements.

F. Utilities.

- 1. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system as approved by the State Health Division.*
- 2. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters in the systems and discharge from the systems into floodwaters.*
- 3. On-site waste disposal systems shall be designed and located to avoid impairment to them or contamination from them during flooding consistent with the requirements of the Oregon State Department of Environmental Quality.*
- 4. Electrical, heating, ventilation, plumbing, duct systems, air-conditioning and other equipment and service facilities not installed so as to prevent water from entering or accumulating within the components during conditions of the base flood shall be elevated to one foot above the level of the base flood elevation. Where the base flood elevation is not available, the electrical, heating, ventilation, plumbing and air-conditioning equipment shall be elevated to one foot above the highest adjacent natural grade (within five feet) of the building site. If replaced as part of a substantial improvement the utility equipment and service facilities shall meet all the requirements of this subsection.*

The applicant attests that all utilities will be elevated at least two feet above BFE. The septic system has been designed to withstand impairment or contamination due to flooding and shall adhere to the relevant OAR Chapter 340, Division 71 & 73 rules. The entire septic system will be designed, constructed and tested per the DEQ permit. Compliance with these criteria shall be a condition of approval for the restroom facility. Compliance with the criterion in F(4) shall be a condition of approval for the propane tanks.

H. Storage of Materials and Equipment.

Materials that are buoyant, flammable, obnoxious, toxic or otherwise injurious to persons or property, if transported by floodwaters, are prohibited. Storage of materials and equipment not having these characteristics is permissible only if the materials and equipment have low damage potential and are anchored or are readily removable from the area within the time available after forecasting and warning.

The applicant acknowledged this requirement and does not plan to store any materials of this nature at the campground. Continued compliance shall be a condition of approval.

L. Tanks.

- 1. Underground tanks shall be anchored to prevent flotation, collapse and lateral movement under conditions of the base flood.*
- 2. Above-ground tanks shall be installed to one foot above the base flood level or shall be anchored to prevent flotation, collapse, and lateral movement under conditions of the base flood.*

3. Tanks shall be constructed with electrical, mechanical, and other service facilities located and installed so as to prevent water from entering or accumulating within the components during conditions of the base flood.

The applicant explains that two above-ground propane tanks will be installed by Ferrelgas on concrete pads designed by a civil engineer and anchored by Ferrelgas. Provision of this engineer certification to Marion County Planning shall be a condition of approval.

13. Wet-floodproofing of the restroom facility requires a Variance to MCC 17.178.060(C) *Nonresidential Development*, and therefore must meet the criteria of MCC 17.178.090. Variances shall only be issued upon a showing that:

1. *There is a good and sufficient cause;*

Dry floodproofing the entire structure would be significantly difficult. The standard construction of public restroom facilities utilizes water resistant materials, and increasing the standards of these materials to meet wet-floodproofing requirements will be significantly more cost effective than dry-floodproofing the structure. The criterion is met.

2. *Failure to grant the variance would result in exceptional hardship to the applicant;*

Failure to grant the variance would require the applicant to utilize fill, or complex construction that could cause conflicts with other building standards, especially regarding ADA (American's with Disabilities Act) standards for access of the structure. The criterion is met.

3. *The granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws;*

The applicant has already performed a preliminary analysis showing that the entire project, including the restroom facility, will not increase flood heights or velocity of floodwaters. No additional threats to public safety will be created because the structure will not be utilized during flooding when the park will be closed. The criterion is met.

4. *The variance is the minimum necessary, considering the flood hazard, to afford relief;*

The applicant plans to dry-floodproof a section of the structure utilized for storage and accessible only by employees. The only areas of the structure planned to be wet-floodproofed are the restrooms which will feature toilets and showers. The criterion is met.

5. *The variance will be consistent with the intent and purpose of the provision being varied;*

Wet-floodproofing the structure will protect the structure itself from damage resulting from periodic inundation of water. Wet-floodproofing the proposed structure can be done in a way that is consistent with the purpose of the floodplain overlay zone to promote the public health, safety and general welfare to minimize public and private losses due to flood conditions. Engineer certification of the design, and the building permit process, will help ensure that the wet-floodproofing of the restroom facility is consistent with the intent of the floodplain criteria. The criterion is met.

6. *There has not been a previous land use action approved on the basis that variances would not be allowed;*

There has not been a previous land use action approved on this basis. The criterion is met.

7. *The new construction or substantial improvement is not within any designated regulatory floodway, or if located in a floodway, no increase in base flood discharge will result; and*

The restroom facility will not be within any designated floodway. The criterion is met.

8. *Variances may be issued for new construction and substantial improvements and for other development necessary for the conduct of a functionally dependent use; provided, that the criteria of this subsection are met, and the structure or other development is protected by methods that will minimize flood damages during the base flood and create no additional threats to public safety.*

The proposal does not involve a functionally dependent use. This criterion does not apply.

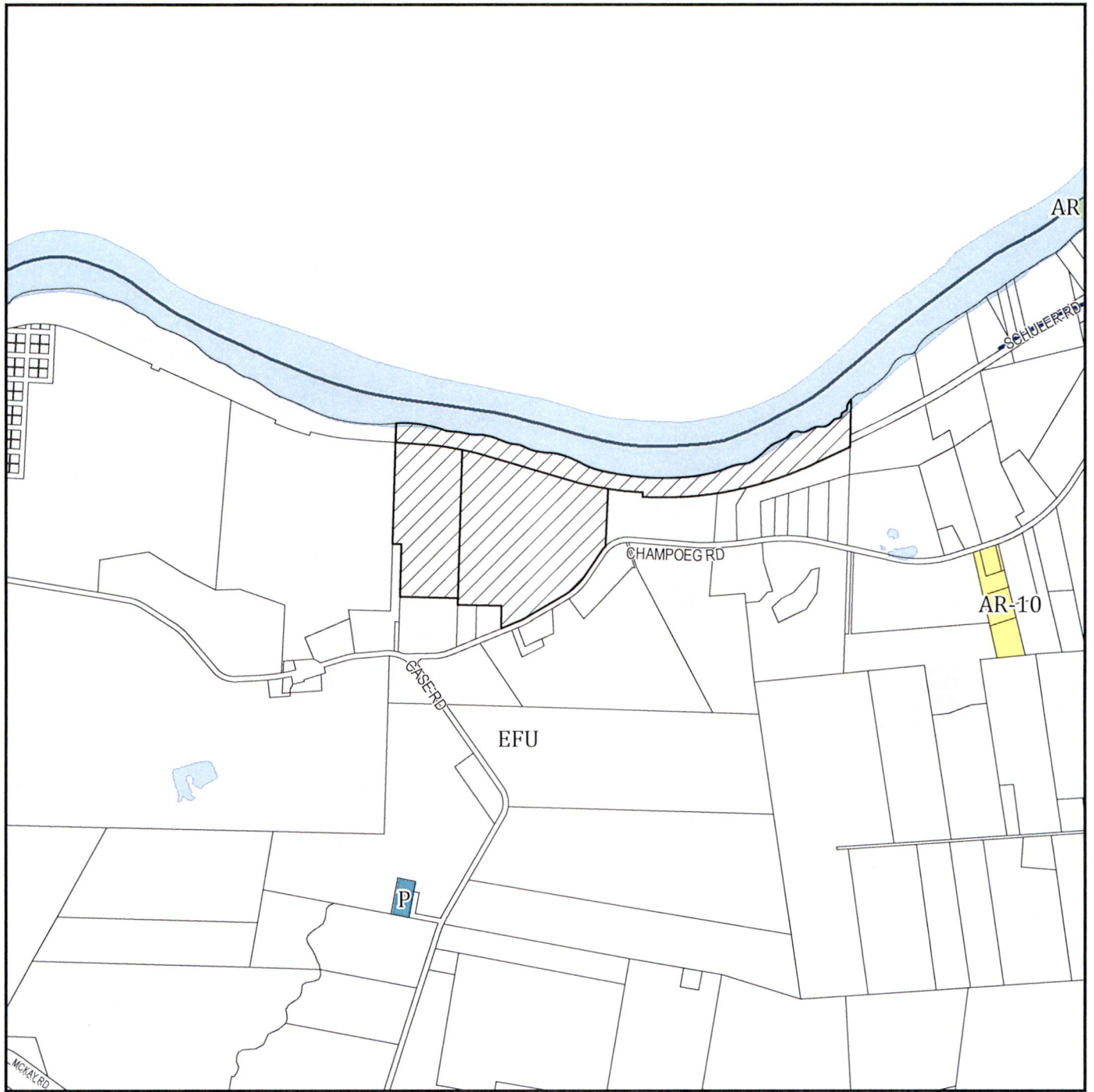
14. Based on the above findings, it has been determined that the proposal complies with the criteria in the Marion County Code and is, therefore, **APPROVED**, subject to conditions.

Brandon Reich,
Planning Director/Zoning Administrator

Date: January 22nd, 2025

If you have any questions regarding this decision contact John Speckman 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.



ZONING MAP

Input Taxlot(s): 042W01D000100, 042W01D000200, 042W01D000300

Owner Name: STATE OF OREGON-PARKS & REC

Situs Address: (No Situs Address)

City/State/Zip:


Land Use Zone: EFU

School District: NORTH MARION

Fire District: AURORA

Legend

 Input Taxlots

 Lakes & Rivers

 Highways

 Cities



scale: 1 in = 1,619 ft

DISCLAIMER: This map was produced from Marion County Assessor's geographic database. This database is maintained for assessment purposes only. The data provided hereon may be inaccurate or out of date and any person or entity who relies on this information for any purpose whatsoever does so solely at his or her own risk. In no way does Marion County warrant the accuracy, reliability, scale or timeliness of any data provided on this map.