

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  
PARTITION CASE NO.20-018**

**APPLICATION:** Application of Thomas and Velda Hedecoke to divide a 6.83 acre parcel into three parcels containing 2.32, 2.24, and 2.28 acres each in an AR (Acreage Residential) zone located at 5370 Witzel Rd SE, Salem (T8S; R2W; Section 16A, Tax lot 1900).

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

**EXPIRATION DATE:** This approval is valid only when the final partition plat is recorded by **October 19, 2022**. 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 proposed division is for land use purposes only. Due to septic, well, and drain field replacement areas, these parcels may not be able to support a dwelling. To be sure the subject property can accommodate the proposed use the applicant should contact the Building Inspection Division, (503) 588-5147.

**This decision does not include approval of a building permit.**

**CONDITIONS:** The following conditions must be met before a building permit can be obtained or the approved use established:

**Prior to recording the final plat:**

1. The applicant shall submit a final partition plat to the County Surveyor's Office (5155 Silverton Road NE; (503) 588-5036) and shall contain the notation that the survey is the result of Partition Case 20-018. Following plat approval it shall be recorded with the Marion County Clerk (plat instructions enclosed).
2. The applicant is advised that a Partition Plat Service Report, from a title company, will be required upon submission of the final Mylar to the County Surveyor.
3. Prior to submitting the final partition plat, the applicant shall obtain an approved septic site evaluation from the Marion County Building Inspection Division on all undeveloped parcels. The applicant is strongly encouraged to contact Building Inspection, (503) 588-5147, regarding septic sites before having the property surveyed. Septic site requirements may affect the proposed property line or lot locations.
4. A list of proposed road names have been submitted to the Marion County Planning Division and in coordination with the 9-1-1 Emergency System, a name will be chosen. The name must be shown on the final partition plat, and a work order for the street sign installation, with appropriate fees, must be submitted to Marion County Public Works **prior to the plat being recorded.**
5. Public Works Land Development Engineering and Permits Division (LDEP) will not approve the final plat for recordation until the following conditions have been satisfied:

*Condition A – Prior to plat approval acquire an Access Permit, and under the Permit, install a paved access approach centered on the proposed access easement, and permanently close the existing residential access approach.*

*Conditions B – Prior to plat approval provide a notarized Road Maintenance Agreement for recordation regarding the private lane.*

**Prior to issuance of building permits on the resulting parcels,**

6. The partition plat shall be recorded.
7. The applicant shall sign and submit a Farm/Forest Declaratory Statement (enclosed) to the Planning Division. This statement shall be recorded by the applicant with the Marion County Clerk after it has been reviewed and signed by the Planning Director.

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

8. The resulting parcels shall significantly conform to the site plan submitted with the proposal. Minor variations are permitted upon review and approval by the Planning Director. All parcels shall be a minimum two acres in size.
9. After the final Partition plat has been recorded no alteration of property lines shall be permitted without first obtaining approval from the Planning Director.

**OTHER PERMITS, FEES AND RESTRICTIONS:** This approval does not remove or affect 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 restrictions or conditions. The applicant is advised of the following:

10. Prior to recording the plat all taxes due must be paid to the Marion County Tax Department (contact the Marion County Tax Department at 503-588-5215 for verification of payments).
11. The applicants should contact Marion County Land Development and Engineering (503-584-7714) for additional Engineering Requirements, listed in Finding #5 below, that may be required.

**APPEAL PROCEDURE:** The Marion Zone Code provides that certain applications be considered first by the County Planning Director. If there is any doubt that the application conforms with adopted land use policies and regulations the Director must condition or deny the application. Anyone who disagrees with the Director's decision may request that the application be considered by a Marion County hearings officer after a public hearing. The applicant may also request reconsideration (one time only and a fee of \$200) on the basis of new information subject to signing an extension of the 150 day time limit for review of zoning applications.

A public hearing is held on appeals subject to the appellant paying a \$250.00 fee. Requests for reconsideration, or consideration by a hearings officer, must be in writing (form available from the Planning Division) and received, together with the appeal fee, in the Marion County Planning Division, 5155 Silverton Rd. NE, Salem, by 5:00 p.m. on **October 19, 2020**. If you have questions about this decision contact the Planning Division at (503) 588-5038 or at the office. This decision is effective **October 20, 2020** unless further consideration is requested.

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

1. The property is designated Rural Residential in the Marion County Comprehensive Plan. The purpose of this designation and the corresponding AR (Acreage Residential) zone is to allow creation of acreage homesites at a density that maintains the character and environmental quality of rural residential areas.
2. The subject parcel is located approximately 360 feet south of the intersection of Witzel Road SE and Aumsville Hwy SE. The property contains a dwelling and two general purpose buildings.
3. Properties to the north, east, and south are zoned Acreage Residential and are small properties developed with single family dwellings. Properties to the west and further north are zoned Special Agriculture and are in farm use, with small to medium sized lots, some developed with dwellings.
4. The applicant proposes divide a 6.83 acre parcel into three parcels containing 2.32 acres, 2.24 acres, and 2.28 acres.
5. Public Works Land Development and Engineering Permits (LDEP) requested that the following be included in the land use decision.

#### **ENGINEERING CONDITIONS**

**Condition A** – Prior to plat approval acquire an Access Permit, and under the Permit, install a paved access approach centered on the proposed access easement, and permanently close the existing residential access approach.

**Conditions B** – Prior to plat approval provide a notarized Road Maintenance Agreement for recordation regarding the private lane.

MCPW Engineering can prepare the document. Please contact John Rasmussen for details at the time a tentative plat is submitted for review.

## **ENGINEERING REQUIREMENTS**

C. Access to all three lots shall be derived from the access easement, as County transportation policy stipulates partitioned property shall share access. Furthermore, in this case the access spacing standard for a Minor Collector of 150 feet between private accesses would otherwise not be met. Please note the internal driveway connection off the private easement serving the parent parcel needs to be centered a minimum of 35 feet from the Witzel Road edge-of-pavement.

D. Transportation System Development and Parks Charges (SDCs) will be assessed upon application for building permits for the developable lot.

E. The property is situated in Marion County’s DEQ-defined High-Risk Erosion Area. An Erosion Permit(s) will be required to conduct ground disturbing activities such as constructing the private lane, septic system work, extensive utility trenching and home construction.

F. Utility work in the public right-of-way, such as electrical service connection, requires permits from MCPW Engineering.

Marion County Tax Assessor provided information related to the property taxes of the subject parcel.

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

6. There are no specific approval criteria for partitions in the AR zone. MCC 17.128.070 requires a minimum lot size of two acres and the new parcels are consistent with this standard. Subsequently, the proposal meets the criteria for partitioning in the AR zone.
7. Chapter 17.128.050 MCC establishes special siting standards for dwellings near resource zones:
  - (a) *Any new dwelling in an AR zone shall be required to maintain a special setback from any parcel in the EFU, SA, FT, or TC zones when necessary to minimize potential conflicts with farm or forest uses. A 100-foot setback is the standard adjacent to farm use and 200 feet is the standard adjacent to forest uses.*
  - (b) *The owner of a proposed dwelling to be located within 500 feet of the EFU, SA, FT, TC zones shall be required to concur in the filing of the Declaratory Statement prescribed in the respective resource zone.*
8. The placement of the existing home is within 200 feet of a parcel in farm or forest use. Although the proposed partition is appropriate, the County requires that a Declaratory Statement be recorded with the property deed because the subject property is near a resource zone. Proposed Parcels 1 and 2 shall file a Declaratory Statement with the County Clerk’s Office prior to any future residential development. This serves to notify the applicant and subsequent owners that there are farm or timber operations in the area. This will be made a condition of approval. The criterion in MCC 17.128.050 (a) and (b) are met.
9. Based on the above findings, the proposed partition complies with the applicable criteria and is, therefore **APPROVED**, subject to conditions.

Joe Fennimore  
Planning Director

Date: October 2, 2020

If you have any questions regarding this decision contact Alyssa Schrems 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.