

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
CONDITIONAL USE CASE NO. 21-056**

APPLICATION: Application of Neal and Eula Shilhanek for a conditional use permit to place a temporary manufactured home or recreational vehicle for a medical hardship on a 30.40 acre property in an EFU (Exclusive Farm Use) zone located at 15794 Pletzer Road SE, Turner. (T10S, R2W, Section 4, Tax Lot 800).

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

EXPIRATION DATE: This Conditional Use Permit is valid only when exercised by **February 3, 2024**. 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.**

RENEWAL: This permit may be renewed for successive one year periods if the applicant submits to the Planning Division, on an annual basis, a new Physician's Certificate which indicates that the hardship continues to exist.

WARNING: A decision approving the proposed use is for land use purposes only. Due to septic, well, and drain field replacement areas, this parcel may not be able to support the proposed use. To ensure 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:

1. The applicants are advised that this permit is granted for a period of one year and must be renewed for successive one year periods upon submittal of a Primary Care Provider Certificate verifying that the hardship conditions continue. In addition, for shared septic systems every five years the Marion County Building Inspection Division requires a septic evaluation prior to renewal of hardship conditional uses.
2. The applicant shall obtain approval for all required permits from the Marion County Building Inspection Division, including septic permits.
3. The applicant shall submit a Manufactured Dwelling/RV Removal or Disconnect Agreement to the Planning Division. This agreement specifies that placement of the manufactured home or RV is temporary and it will be removed, or the RV disconnected and no longer used for residential purposes, after the hardship ceases.
4. Per the requirement in 17.136.50(B), the applicant shall sign and submit a Farm/Forest Declaratory Statement 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. This statement can be obtained from Marion County Planning.

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

5. The RV shall be removed from the property within 90 days of the termination of the medical hardship. The residents of 15794 Pletzer Road SE must be relatives of Sage or Kelsee Pattee for the duration of the hardship; otherwise the hardship will be voided.

6. A setback of 20 feet shall be maintained between the RV and all property lines.
7. The RV shall be placed in the location shown on the site plan. It must comply with all required setbacks.
8. The medical hardship dwelling shall be assigned an address of **15792 Pletzer Road SE**.

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 any restrictions or conditions thereon. It is recommended that the agencies mentioned in Finding #5 below be contacted to identify restrictions or necessary permits. The applicant is advised of the following:

9. The applicants should contact Marion County Land Development and Engineering (503-584-7714) for additional Engineering Requirements and Advisories, listed in Finding #5 below, that may be required.

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

A public hearing is held on appeals subject to the appellant paying a \$250.00 fee. Requests for reconsideration, or consideration by a hearings officer, must be in writing (form available from the Planning Division) and received in the Marion County Planning Division, 5155 Silverton Rd. NE, Salem, by 5:00 p.m. on **February 3, 2022**. If you have questions about this decision contact the Planning Division at (503) 588-5038 or at the office. This decision is effective **February 4, 2022** unless further consideration is requested.

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

1. The subject property is designated Primary Agriculture in the Marion County Comprehensive Plan and zoned Exclusive Farm Use (EFU). The intent of both this designation and zone is to promote and protect commercial agricultural operations.
2. The property is located on the east side of Pletzer Road SE, approximately 0.50 miles south of the intersection of Pletzer Road SE and Colgan Road SE. The property is developed with a dwelling and five outbuildings. The property was described as part of a larger parcel of land by deed Volume 763, Page 46 recorded October 8, 1973. This larger parcel of land included Tax Lot 700 to the north of the property. Tax Lot 700 was described in its current configuration by deed Volume 413, Page 449 recorded February 20, 1950. Because tax lot 700 was previously described separately prior to September 1, 1977, Marion County Planning finds that Tax Lot 800 (the subject of this review) is legal for the purposes of land use.
3. Surrounding properties are zoned EFU and are in a mix medium to large commercial farm parcels.
4. A signed Primary Care Provider Certificate has been submitted for Sage Pattee indicating that he has medical conditions that preclude him from maintaining a complete separate and detached dwelling apart from his family.
5. Marion County Building Division commented that based on the information submitted for review, a permit is not required for the RV/park model if it is to remain on wheels. Separate permits would be required for any permanent installations of utilities on private property.

Marion County Septic Division provided the following comments: Start with an authorization for a hardship dwelling to connect to the current septic system that serves the home. If a permit is needed this office will explain at the time of the inspection. A holding tank is not allowed per State of Oregon DEQ OAR 340-071-0340(1)(a)(A).

Marion County Land Development and Engineering Permits provided the following comments:

ENGINEERING REQUIREMENT

- a) There are three (3) separate access points to the public road. PW Engineering's standard is one (1) access point per residential property. Furthermore, the south and middle accesses do not meet minimum spacing criteria of 70 feet for a Local road. Prior to issuance of Building Permits for the medical hardship manufactured dwelling pier foundation or RV siting, it is required to obtain an Access Permit from PW Engineering for completion of permanent closure of either the south or middle driveway access approach. The portion of driveway on private property may remain in place.

Marion County Code Enforcement commented that this property has an open violation and approval of this permit would assist in abating the violation.

6. In order to approve a manufactured home/RV under medical hardship the applicant must demonstrate compliance with the specific criteria listed in Section 17.120.040 of the Marion County Code (MCC). These include:

C. In the EFU, SA, FT, and TC zones, occupancy of a hardship permit dwelling is limited to the term of the hardship suffered by the existing resident or relative as defined in ORS 215.283(2)(L).

D. When the aged or infirm person must be provided care so frequently or in such a manner that caregiver(s) must reside on the same premises, the aged or infirm person and/or those caregivers providing care for the aged or infirm person may temporarily reside in the hardship permit dwelling for the term necessary to provide care.

- 1. Those providing the care must show that they will be available and have the skills to provide the care required, as described by the licensed medical professional.*
- 2. Caregivers may reside within a hardship permit dwelling during periods of absence and medically necessary absence.*
- 3. Caregivers shall not have any financial or expense obligation increased for residing in the hardship dwelling during periods of absence and medically necessary absence.*

E. A temporary absence or medically necessary absence from the property by the aged or infirm person(s) will not result in the revocation or denial of a hardship permit.

- 1. When a medically necessary absence results in the aged or infirm person(s) living off of the property for more than 165 days in one calendar year or 165 consecutive days they must provide notice of the medically necessary absence to prevent the absence from being considered an extended absence.*
- 2. Notice of a medically necessary absence that will result in the aged or infirm person(s) living off of the property for more than 165 days in one calendar year or 165 consecutive days must be provided within 14 days of learning that the absence from the property will result in the aged or infirm person having to live away from the property for more than 165 days in one calendar year or 165 consecutive days.*
- 3. Notice of a medically necessary absence must:*
 - a. Be submitted in writing;*
 - b. Include a statement from a licensed medical provider outlining that the absence from the property is necessary for the care or medical treatment of the aged or infirm person;*
 - c. Provide an estimate as to when the aged or infirm person(s) will return to the property;*
 - d. Include an assessment from the licensed medical professional on whether or not the aged or infirm person(s) will be able to reside on the property again.*
 - i. If a licensed medical professional cannot provide an assessment on whether the aged or infirm person will be able to return to the property at the time when notice of a medical necessary absence is due, a hardship permit maybe approved for the amount of time necessary, not to exceed one year, for the licensed medical professional to make the assessment as to whether the aged or infirm person(s) will be able to return to the property.*

- ii. *If a licensed medical professional cannot provide an assessment after the period of time described in Section E.3.b.ii then a determination will be made as to whether the hardship permit is still necessary for the care of the aged or infirm person(s).*
4. *Notice of a medically necessary absence maybe submitted by the Owner(s), aged or infirm person(s), caregiver(s) of the aged or infirm person(s), or other agent of the aged or infirm person(s).*
5. *Caregivers may not be charged any rent or otherwise required to provide financial compensation to live in the hardship dwelling during a temporary absence or medically necessary absence.*
 - a. *If as a part of any agreement to provide caretaking services, the caregiver was required to provide financial compensation or incur a financial obligation in order to reside within the hardship dwelling then that arrangement will not violate Section E.4, provided that the arrangement existed prior to the temporary absence or medically necessary absence.*

F. Extended absence from the property by the aged or infirm person(s), or caregiver(s) when the hardship permit dwelling is only being inhabited by caregiver(s), creates a rebuttable presumption that the hardship permit is no longer necessary to provide care to the aged or infirm person(s).

1. *Extended absence from the property may result in revocation of the hardship permit; issuance of a citation pursuant to MCC 1.25.030; and/or initiation of civil action in circuit court pursuant to MCC 1.25.050.*
2. *Notice will be provided to the owner of any substantiated violation of Section F. 30 days prior to the effective date of a revocation of the hardship permit made pursuant to Section F.1.*

G. A mobile home or recreational vehicle being used as a hardship dwelling shall to the extent permitted by the nature of the property and existing development:

1. *Be located as near as possible to other residences on the property;*
2. *On EFU, SA, FT and TC zoned property, be located on the portion of the property that is least suitable for farm or forest use, if it is not feasible to locate it near an existing residence;*
3. *Not require new driveway access to the street;*
4. *Be connected to the existing wastewater disposal system if feasible. The disposal system shall be approved by the county sanitarian.*

H. For an existing building to be used as a hardship dwelling it must:

1. *Be suitable for human habitation;*
2. *Comply with all building and specialty codes (for example, but not limited to, electrical, plumbing, and sanitation) applicable to dwellings;*
3. *Not require new driveway access to the street; and*
4. *Be connected to the existing wastewater disposal system if feasible. The disposal system shall be approved by the county sanitarian.*

I. One of the residences shall be removed from the property within 90 days of the date the person(s) with the hardship or the care provider no longer reside on the property.

1. *In the case of a recreational vehicle, it shall be rendered uninhabitable by disconnection from services.*
 - a. *An agreement to comply with this requirement shall be signed by the applicant, and the owner of the recreational vehicle if different than the applicant.*
 - b. *Oregon Department of Environmental Quality removal requirements also apply.*
2. *In the case of an existing building, the renovations or modifications made to an existing building to be used for inhabitation must be removed.*
 - a. *The existing building shall be returned to similar conditions as its previous use; or*
 - b. *If the existing building is not going to be returned to its previous use then the building must be used for either a permitted use or a new use application for the existing building must be obtained.*
3. *In the case where an agricultural exemption is sought for an existing building, a new application must be approved regardless of any previously approved agricultural exemption.*

J. Applicants are responsible for ensuring that all caregivers and/or other persons residing in the hardship dwelling are removed from the hardship dwelling within 90 days of the date that the person with the hardship or the care provider no longer resides in the hardship dwelling or on the property.

- 1. Applications for a hardship dwelling must include a description of how the applicant will ensure this condition is met.*

K. At the time of renewal of a hardship dwelling permit, if the aged or infirm person has been on a temporary absence or medically necessary absence from the property for at least 30 consecutive days prior to submission of the renewal application, the application must include:

- 1. In the event of a medically necessary absence, an assessment by a licensed medical professional stating that it is reasonably likely that the aged or infirm person will return to the property within the renewal period; or*
- 2. In the event of a temporary absence, a statement from the owner or aged or infirmed person setting forth the date on which the aged or infirm person will return to the property. If the aged or infirmed person does not return to the property within the time period described in Section A.6., then the aged or infirm person's absence will be deemed an extended absence*

L. The use of a hardship permit dwelling is intended to be temporary, shall be subject to review every year, and shall continue to meet the above criteria in order to qualify for renewal.

7. The applicant provided evidence that the residents of the dwelling located on the subject property are Denise and Leonard Street. The applicant further provided evidence that Kelsee Pattee is Denise's daughter and that Sage Pattee is Denise's grandson. As a condition of approval, the residents of 15794 Pletzer Road SE must be relatives of Kelsee or Sage Pattee otherwise the hardship will be voided. Based on these facts, it is found that the hardship is for the relative of the existing resident on the subject property. Based on these facts and conditions of approval, the criteria in 7(C) are met.

Based on the available evidence, Sage Pattee's physical circumstances constitute a hardship condition relating to the aged, the infirm, or persons otherwise incapable of maintaining a complete, separate and detached residence apart from family. The caregiver is proposed to be Sage's mother, Kelsee Pattee. The applicant narrative states that the occupants of the hardship dwelling need "full time care"; there is no evidence that suggest Kelsee Pattee is not equipped to assist with these tasks. The applicant is notified of the allowances and requirements under 7(D) (1-3). There is no evidence that suggests the applicant cannot comply with these ongoing requirements and 7(D) (1-3) is satisfied.

The applicant is notified of the allowances and requirements under 7(E) (1-5) and 7(F) (1-2). There is no evidence that suggests the applicant cannot comply with these ongoing requirements; 7(E) (1-5) and (F) (1-2) are satisfied.

The applicant proposes clustering the home sites. It will be made a condition of approval that the hardship dwelling is located as close to the primary dwelling as possible. This minimizes the impact on nearby farming operations and allow for easy access between the two dwellings, which is the intention of the hardship dwelling provision. The applicant will be required to apply for a placement permit, which will ensure compliance with building code. The criteria in 7(G) (1-4) and 7(H) (1-4) are satisfied.

The application will also be required to sign a Manufactured Dwelling/RV Removal or Disconnect Agreement, ensuring the structure is relatively temporary in nature and will be removed with the hardship ceases to exist. The RV will share site improvements on the property to the extent possible. No new access is required or being proposed. The requirements under 7(I) (1-3) are satisfied.

As mentioned, signing and filing of a declaratory statement requiring removal will be made a condition of approval. The criterion under 7(J) (1) is met. The applicant is notified of the allowances and requirements under 7(K) (1-2) and 7(L). There is no evidence that suggests the applicant cannot comply with these ongoing requirements; 7(K) (1-2) and 7(L) are satisfied

8. Since the property is located in an EFU zone, the proposal must also satisfy the conditional use criteria in MCC 17.136.060(A). Those requirements are:
- (a) *The use will not force a significant change in, or significantly increase the cost of, accepted farm or forest practices on surrounding lands devoted to farm or forest use. Land devoted to farm or forest use does not include farm or forest use on lots or parcels upon which a non-farm or non-forest dwelling has been approved and established, in exception areas approved under ORS 197.732, or in an acknowledged urban growth boundary.*
 - (b) *Adequate fire protection and other rural services are, or will be, available when the use is established.*
 - (c) *The use will not have a significant adverse impact on watersheds, groundwater, fish and wildlife habitat, soil and slope stability, air and water quality.*
 - (d) *Any noise associated with the use will not have a significant adverse impact on nearby land uses.*
 - (e) *The use will not have a significant adverse impact on potential water impoundments identified in the Comprehensive Plan, and not create significant conflicts with operations included in the Comprehensive Plan inventory of significant mineral and aggregate sites.*
9. The property on which the temporary dwelling is proposed is zoned EFU. Many adjacent properties are in active commercial farm use. A medical hardship is a low-density residential use and is temporary in nature. The proposed use is therefore not expected to interfere with nearby farm or forestry practices. The criteria in 8(a) are satisfied.
- The new resident is moving to the property due to a medical condition that requires support from family. Marion County Land Development and Engineering Permits was notified of the proposal and did not express concerns about the ability of the local road system to support the additional trips. Adequate fire protection is available through Jefferson and police services are available through the Marion County Sheriff's Office. All other utility services currently available to the primary dwelling will also be available to the temporary dwelling. The criteria in 8(b) are met.
- The parcel is relatively flat and is developed with a home site. The proposed placement location is currently undeveloped and will be located nearby the existing home. The use proposed is low-density residential and temporary in nature. Therefore, there is no evidence that the placement will generate significant noise, or have a significant effect on soil or slope stability, groundwater, watersheds, fish or wildlife. There are no nearby water impoundments to adversely affect. The proposal meets criteria 8(c), (d), and (e).
10. "MCC 17.136.050(B) requires that a declaratory statement meeting the requirements of MCC 17.136.100(C) be filed, which serves to notify the applicant and subsequent owners that there are farm or timber operations in the area. This is made a condition of approval above.
11. Based on the above findings, it has been determined that the applicants' request meets all applicable criteria for placing a temporary manufactured home/RV for medical hardship purposes and is, therefore, **APPROVED**, subject to conditions.

Brandon Reich
Planning Director

Date: January 19, 2021

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.