

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  
PROPERTY LINE ADJUSTMENT CASE NO. 22-014**

**APPLICATION:** Application of Bob Jonas & Denise Jonas on behalf of Bob Jonas and Highway 99 LLC for a property line adjustment to adjust the property lines on a 30.16 acre parcel and a 3.00 acre parcel to create a 10.20 acre parcel and a 23.56 acre parcel in an EFU (Exclusive Farm Use) zone located a 12120 Ingalls Lane NE, Woodburn. (T5S, R1W, Section 4, Tax Lots 1001 and 1700).

**DECISION:** The Planning Director for Marion County has **APPROVED** the above-listed Property Line Adjustment application subject to certain conditions.

**EXPIRATION DATE:** Title transfer instruments accomplishing the property adjustments shall be recorded by the applicants with the Marion County Clerk by **May 13, 2024**. The effective period of an approved application may be extended for an additional year subject to approval of an extension (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 uses 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 activities. To be sure the subject property can accommodate the proposed use the applicant needs to check with 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. Property line adjustment deeds shall be recorded with the Marion County Clerk's Office. Per ORS 92.190 (4): The deed shall contain the names of the parties, the description of the adjusted line, references to original recorded documents, and signatures of all parties with proper acknowledgement. [See Marion County Code 16.33.140 (E) and 17.172.120 (E)]
2. 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.
3. Ensure that resultant properties are greater than ten acres; no survey required when the resultant properties are greater than ten acres per Marion County Surveyor's Office comments (see findings and conclusions).

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

4. After the property line adjustment has been completed, 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 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. It is recommended that the agencies mentioned in Finding #6 below be contacted to identify restrictions or necessary permits.

**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) based on 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 Road NE, Salem, by 5:00 p.m. on **May13, 2022**. If you have questions about this decision, contact the Planning Division at (503) 588-5038 or at the office. This decision is effective **May 14, 2022**, unless further consideration is requested.

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

1. The subject properties are designated Exclusive Farm Use 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.
2. The properties are located on the southeast side of the intersection of Ingalls Lane NE and Highway 99E. Tax Lot 1001 is developed with two ag exempt structures used to store hazelnuts. Tax Lot 1700 is developed with an ag exempt structure for farm equipment and hay storage. Tax Lot 1001 was described in its current configuration by deed on December 10, 1976 (Reel 362, Page 995). Tax Lot 1700 was described in its current configuration by deed on August 11, 1964 (Volume 589, Page 780). Based on these facts, both parcels are considered legal for the purposes of land use per Marion County Code 17.110.427.
3. Adjacent properties in all directions are zoned EFU (Exclusive Farm Use) and in a mix of small to large scale commercial farm use, with the exception of the parcel directly east across Highway 99E from Tax Lot 1001 which is developed with a farm equipment auction yard pursuant to CU20-012.
4. Soil Survey for Marion County, Oregon, indicates approximately 100.0% of the soils on the subject tax lots are classified as high value.
5. The applicants are proposing to adjust the property lines on a 30.16 acre parcel and a 3.00 acre parcel to create a 10.20 acre parcel and a 23.56 acre parcel.
6. Marion County Surveyor's Office commented:

No survey required for the property that is greater than ten acres.

Property line adjustment deeds shall be recorded with the Marion County Clerk's Office. Per ORS 92.190(4): The deed shall contain the names of the parties, the description of the adjusted line, references to original recorded documents and signatures of all parties with proper acknowledgment.  
[See Marion County Zoning Code MCC 16.33.140(E) and MCC 17.172.120(E)]

Oregon Department of Transportation (ODOT) commented that the property at 12120 Ingalls Lane NE near Woodburn has frontage on OR-99E. The highway approach at MP 30.44 was permitted in 1964 for residential use. Permit attached (#14018). The property line adjustment proposal does not include any changes to the highway access and the action will not trigger any requirements from ODOT.

Marion County Septic Division commented that the site at 12120 Ingalls Road was evaluated in 2020 under site evaluation number 555-20-006568-EVAL. An approved area was set aside for the AGEX building, this approved area is entirely outside of the proposed property line adjustment. If the AGEX building with 6 employees is still to be constructed, a new site evaluation will be required for the AGEX building with 6 employees to find an approved area that will accommodate the system on the proposed property.

Various agencies were contacted about the proposal and given an opportunity to comment. All other contacted agencies either failed to comment or stated no objection to the proposal.

7. The criteria for reviewing lot line adjustments within an EFU zone are listed in Chapter 17.136.090(C) MCC. These criteria are as follows:

1. *When one or more lots or parcels subject to a proposed property line adjustment are larger than the minimum parcel size pursuant to subsection (A)(1) of this section, the same number of lots or parcels shall be as large or larger than the minimum parcel size after the adjustment. When all lots or parcels subject to the proposed adjustment are as large or larger than the minimum parcel size, no lot or parcel shall be reduced below the applicable minimum parcel size. If all lots or parcels are smaller than the minimum parcel size before the property line adjustment, the minimum parcel size pursuant to this section does not apply to those lots or parcels.*

Tax Lot 1700 is 3.00 acres in size and is proposed to increase in size to 10.20 acres. Tax Lot 1001 is 30.16 acres in size and is proposed to decrease in size to 23.56 acres. Neither property is larger than 80 acres or proposed to increase in size to larger than 80 acres. Based on these facts, this criterion is met.

2. *If the minimum parcel size in MCC 17.136.090(A)(1) is larger than 80 acres, and a lot or parcel subject to property line adjustment is smaller than the minimum parcel size but larger than 80 acres, the lot or parcel shall not be reduced in size through property line adjustment to less than 80 acres.*

Tax Lot 1700 is 3.00 acres in size and is proposed to increase in size to 10.20 acres. Tax Lot 1001 is 30.16 acres in size and is proposed to decrease in size to 23.56 acres. Neither property is larger than 80 acres. Based on these facts, this criterion is met.

3. *Any property line adjustment shall result in a configuration of lots or parcels that are at least as suitable for commercial agriculture as were the parcels prior to the adjustment.*

The applicant states that the properties are currently planted in seed and pumpkins. They further state that the proposed adjustment results in a configuration that allows for more equal crop production on both properties. Based on these facts, this criterion is met.

4. *A property line adjustment may not be used to:*

- a. *Decrease the size of a lot or parcel that, before the relocation or elimination of the common property line, is smaller than the minimum lot or parcel size for the applicable zone and contains an existing dwelling or is approved for the construction of a dwelling, if the abutting vacant tract would be increased to a size as large as or larger than the minimum tract size required to qualify the vacant tract for a dwelling;*
- b. *Decrease the size of a lot or parcel that contains an existing dwelling or is approved for construction of a dwelling to a size smaller than the minimum lot or parcel size, if the abutting vacant tract would be increased to a size as large as or larger than the minimum tract size required to qualify the vacant tract for a dwelling; or*
- c. *Allow an area of land used to qualify a tract for a dwelling based on an acreage standard to be used to qualify another tract for a dwelling if the land use approval would be based on an acreage standard.*
- d. *Adjust a property line that resulted from a subdivision or partition authorized by a Measure 49 waiver so that any lawfully established unit of land affected by the property line adjustment is larger than the size granted by the waiver.*

Both parcels are below the minimum lot size of the EFU Zoning, which is 80 acres. Neither property is developed with a dwelling and neither property has an approval for one. Neither property was used to qualify a tract for a dwelling based on an acreage standard. Neither property was created as a result of a Measure 49 waiver. The criterion is met.

5. *Any property line adjustment that results in an existing dwelling being located on a different parcel shall not be subject to the standards in MCC 17.136.030(A) so long as the adjustment:*
  - a. *Does not increase the any adverse impacts on the continued practice of commercial agriculture on the resulting parcels; and*
  - b. *Does not increase the potential number of dwellings on the resulting parcels.*

Both properties are vacant and neither has approval for a dwelling. Based on these facts, this criterion does not apply.

8. Under MCC 17.172.120(E) Property line adjustment deeds shall be recorded with the Marion County clerk's office prior to submitting the property line adjustment survey if a survey is required. Deed recording reference numbers shall be noted on the required survey.
9. The resulting lots shall significantly conform to the site plan submitted with the proposal. Minor variations are permitted upon review and approval of the Planning Director.
10. Based on the above findings, the applicants' proposal meets the criteria for a property line adjustment in a EFU zone. The property line adjustment request is, therefore, **APPROVED**.

Brandon Reich  
Planning Director/Zoning Administrator

Date: April 28, 2022

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.