

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  
ADMINISTRATIVE REVIEW CASE NO.21-026**

**APPLICATION:** Application of Matthew and Cheryl Nevarov on behalf of Nevarov Group LLC., for an administrative review to place a template test dwelling on a 19.81 acre parcel in a TC (Timber Conservation) zone located in the 6200 block of Crooked Finger Rd. NE, Silverton. (T6S, R1E, Section 26, Tax Lot 2600).

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

**EXPIRATION DATE:** This decision is valid only when exercised by **November 25, 2025** (four years) unless an extension is granted. The effective period may be extended for two years subject to approval of an extension (form available from the Planning Division). Request for an extension must be submitted to the Planning Division prior to expiration of the approval.

**WARNING:** A decision approving the proposal is for land use purposes only. Due to septic, well and drainfield replacement areas, this parcel may not be able to support the proposal. 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 shall obtain all permits required by the Marion County Building Inspection Division.
2. Prior to issuance of any building permits, the applicants 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.
3. The proposed dwelling shall be located substantially as indicated on the site plan submitted with the application. Minor variations may be allowed upon review and approval by the Planning Director. The dwelling cannot be located in the Major Big Game Habitat.
4. The owners shall maintain a fire hazard reduction plan as recommended by the Oregon Department of Forestry.
5. The proposed dwelling shall meet the fire protection and hazard reductions as listed in MCC 17.138.060.
6. The dwelling shall maintain a special 80 foot setback from the west property line and a 200 foot setback from the north, south, and east property line when those properties are in farm or forest production. Accessory structures shall maintain a special 100 foot setback from surrounding properties in farm or timber production.
7. The owners of a dwelling, or structure occupying more than 200 square feet, shall maintain a primary fuel-free break area on land surrounding the dwelling that is owned or controlled by the owner in accordance with the provision in "Recommended Fire Siting Standards for Dwellings and Structures and Fire Safety Design Standards for Roads" dated March 1, 1991, and published by the Oregon Department of Forestry. The dwelling shall have a fire retardant roof. The dwelling shall not be sited on a slope of greater than 40 percent. If the dwelling has a chimney or chimneys, each chimney shall have a spark arrester.

8. Proof of a domestic water supply meeting the requirements listed in MCC 17.138.600(c) 1, 2, or 3 shall be provided.
9. Proof of a long-term road access use permit or agreement must be provided prior to issuance of a building permit as required in MCC 17.138.060(D).
10. A stocking survey report reviewed and verified by the County Assessor's Office must be provided prior to issuance of a building permit (MCC 17.138.060(E)).
11. The property address will be 6080 Crooked Finger Road NE.
12. The applicant is advised that the property is located within the Geologically Hazardous Area Overlay Zone and will be required to sign a declaratory statement per 17.182.080 before building permits can be issued. If the homesite location is proposed to change, a geohazard review may be required.
13. The applicant must continuously comply with the Oregon Department of Forestry's tree planting requirements, as described in 8(e) below.

**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. It is recommended that the agencies mentioned in finding #6 below be contacted to identify restrictions or necessary permits. The applicant is advised of the following:

14. The applicant should contact the Silverton Fire District to obtain a copy of the District's Recommended Building Access and Premise Identification regulations and the Marion County Fire Code Applications Guide. Fire District access standards may be more restrictive than County standards.
15. The applicants should contact Marion County Land Development and Engineering (503-584-7714) for additional Engineering Requirements and Advisories, listed in Finding #6 below, that may be required.
16. The property appears to have been in a tract with 061E260002700 (located directly to the west) as of January 1, 2019. If this approval expires, the property may not be eligible for a home site approval per the requirements in Oregon House Bill 2225, which take effect on November 1, 2021.

**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 to with adopted land use policies and regulations the Director must deny the application. Anyone who disagrees with the Director's decision may appeal the decision to a Marion County Hearings Officer. The applicant may also request reconsideration (one time only and a \$200.00 fee) 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. Appeals 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 **November 26, 2021**. If you have questions about this decision contact the Planning Division at (503) 588-5038 or at the office. This decision is effective **November 27, 2021** unless appealed.

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

1. The subject property is designated Forest Lands in the Marion County Comprehensive Plan and zoned TC (Timber Conservation). The purpose of the TC zone is to conserve forest lands by maintaining the forest land base and to protect the forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use of forest land consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture.

2. The subject property is located on the west side of Crooked Finger Road NE, approximately 0.72 miles from the intersection of Crooked Finger Road NE and Hazelnut Ridge Road NE. The property has been described in its current configuration since February 20, 1957 (Volume 497, Page 369). It is therefore considered a legal parcel for land use purposes.
3. Properties to the west are zoned FT (Farm/Timber) with some home sites and timber stands. Properties to the east are zoned TC (Timber Conservation) and are in a mix of medium sized timber parcels with homes and large commercial forest land. The subject property is on the transition between the TC and FT zones, the zoning boundary continues in a north south orientation with parcels to the northwest and southwest in the FT zone and parcels to the northeast and southeast in the TC zone.
4. The following table depicts the soil composition on the property and its capacity to produce wood fiber.

Soil Name	Total Acres	CU.FT/AC/YR	Total CU.FT./YR
Hullt Clay Loam, 7%-20% slopes	0.70	171	119.7
McCully clay loam, 12%-20% slopes	10.50	171	1,795.5
McCully Clay Loam, 20%-30% slopes	6.20	171	1,060.2
Wapato Silty Clay Loam	2.70	0	0
Total	20.10	148.18	2,978.4

5. The applicant is proposing to place a template dwelling on the property subject to the standards in Marion County Code 17.138.030(B).
6. Public Works Land Development and Engineering Permits (LDEP) requested that the following be included in the land use decision.

#### **ENGINEERING REQUIREMENTS**

- a) At the time of application for building permits an Access Permit will be required to establish a record of access for the proposed dwelling. Issuance of the Access Permit is contingent upon receipt of the following:
  - 1) Evidence of a recorded access easement since the property is under differing ownership than the adjoining frontage parcel. Note that the property Deed did not appear to include easement language.
  - 2) Evidence of a permit or waiver of authorization from Department of State Lands for a requisite Mill Creek drainage driveway crossing if accessing by way of Crooked Finger Road as depicted on the land use Application site plan.
- b) The subject property is within the unincorporated area of Marion County and will be assessed Transportation & Parks System Development Charges (SDCs) upon application for building permits per Marion County Ordinances.
- c) Utility work in the public right-of-way requires separate PW Engineering permits.

Marion County Building Inspection commented that there were no Building Inspection issues based upon the documents submitted during application. Permits are required for proposed future development and/or utilities on private property.

Marion County Septic Inspection commented that the proposed dwelling will require a septic site evaluation and a construction instillation permit.

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

7. According to Chapter 17.138.030(B) of the Marion County Code (MCC) a single family dwelling subject to the special use and siting requirements in MCC 17.138.060 may be allowed provided:

(a) *The tract on which the dwelling will be sited does not include a dwelling. "Tract" means all contiguous lands in the same ownership. A tract shall not be considered to consist of less than the required acreage because it is crossed by a public road or waterway.*

This land was formerly part of a tract with 061E260002700 (6274 Crooked Finger Rd NE), but transferred title in September of 2021. It is therefore no longer part of a tract and is uniquely owned by Nevarov Group LLC. The criterion is met.

(b) *No dwellings are allowed on other lots or parcels that make up the tract, and the other lots or parcels in the tract cannot be used to justify another forest dwelling. Evidence must be provided that covenants, conditions and restrictions have been recorded with the county clerk of the county or counties where the property is located for any other lot or parcel within the subject tract.*

As discussed, the land is no longer in a tract. The criterion is met.

(c) *The lot or parcel is:*

- (3) *Predominantly composed of soils that are capable of producing more than 85 cubic feet per acre per year of wood fiber, and there are within a 160-acre square centered on the center of the subject tract all or part of at least eleven other lots or parcels that existed on January 1, 1993, and all or part of at least three dwellings that existed on January 1, 1993 and continue to exist; and*
- (5) *If the tract abuts a road that existed on January 1, 1993 and subsection (D) of this section does not apply, the measurements may be made using a 160-acre rectangle that is one mile long and one-fourth mile wide centered on the center of the subject tract and is to the maximum extent possible aligned with the road.*
- (6) *Lots or parcels within an urban growth boundary cannot be used to satisfy the requirements in this subsection.*

Soil analysis (see finding #4) found that the parcel is predominantly composed of soils that can produce up to 171 cubic feet per acre of wood fiber and therefore qualifies under 7(c) 3 above. A 160-acre square was used to run the template test in accordance with the requirements above. Using this test, staff found that the square contained 12 other parcels, and at least 3 of those parcel were developed with a dwelling that was established before January 1, 1993, and continue to exist as required by ORS 215.750. None of these parcels are located within an urban growth boundary. The criteria are satisfied.

(d) *The proposed dwelling is not prohibited by and will comply with land use regulations and other provisions of law including MCC 17110.830 through 17.110.836.*

There is no evidence indicating that there will be a significant negative impact on water resources. There are no aggregate sites located in the areas surrounding the property. Development of a home site on the property should not create significant stormwater issues. A dwelling is a residential use and is not likely to create excessive noise in the area. The property is bisected from north to south by the Major Big Game Overlay; however the house is proposed to be located outside of the Overlay. As a condition of approval, the homesite cannot be established within the Big Game Overlay as it would exceed the habitat density. Based on this condition, the use will not significantly impact the wildlife habitat. The property does not contain any structures that are designated as historic in the County's Comprehensive Plan. The criteria are satisfied.

- (e) *The dwelling will be consistent with the density policy if located in the big game habitat area identified in the Comprehensive Plan.*

The proposed dwelling is not located in a big game habitat overlay. Portions of the property are in the Major Big Game Habitat, however the homesite cannot be located in the Big Game Habitat as it would exceed the density standard. Based on these facts as well as the conditions of approval, this criterion is met.

8. The special standards in MCC 17.139.070 include:

(a) *Special Siting Requirements:*

(1) *Dwellings and structures shall comply with the special requirements in subsection (a)(2) or (3) of this section. Compliance with the provisions in subsection (a)(2) of this section and subsections (b), (f) and (g) satisfies the criteria in (a)(3) of this section. Alternative sites that meet the criteria in subsection (3) of this section and may be approved as provided in MCC 17.110.680.*

(2) *Siting Standards for Dwellings and Other Buildings.*

- A. *Dwellings shall be at least 200 feet from any abutting parcel in farm use or timber production. Buildings other than a dwelling shall be located at least 100 feet from any abutting parcel in farm use or timber production.*
- B. *The special setback in subsection (a)(2)(A) of this section shall not be applied in a manner that prohibits dwellings approved pursuant to ORS 195.300 to 195.336 nor should the special setback in subsection (a)(2)(A) of this section prohibit a claimant's application for homesites under ORS 195.300 to 195.336.*
- C. *The dwelling or other building shall be located within 300 feet of the driveway entrance on an abutting public road; or, if the property does not abut a public road for a distance of at least 60 feet, the dwelling or other building shall be located within 300 feet of the point where the driveway enters the buildable portion of the property.*

(3) *Review Criteria for Alternative Sites. Sites for dwellings or buildings that do not meet the siting requirements in subsection (A)(2) of this section may be approved if the proposed site will meet the following criteria:*

- A. *The site will have the least impact on nearby or adjoining forest or agricultural lands;*
- B. *The site ensures that adverse impacts on forest operations and accepted farming practices on the tract will be minimized;*
- C. *The amount of agricultural and forest lands used to site access roads, service corridors, the dwelling and structures is minimized; and*
- D. *The risks associated with wildfire are minimized.*

The applicant submitted a site plan that shows a proposed dwelling that is 80 feet from the west property line and at least 200 feet from the north, south, and east property lines. The adjacent properties both appear to be in timber or farm production. The location is therefore not consistent with the requirement in 8(2)(A) above. The proposed dwelling location appears to be at least 200 feet from the northern property lines.

Because the applicant is not compliant with 8(2)(A), they must meet the requirements in 8(3)(A-D). The applicant has provided evidence that the proposed location maintains adequate firebreaks, takes advantage of an existing access, leverages the natural topography of the property, and allows for the property to continue to be forested to the greatest extent possible. Utilizing the existing driveway access will minimize the amount of development required to serve the property and the applicant states that Silverton Fire District will have adequate turnarounds and easy access to the property from a nearby fire station. The criteria are met.

- (b) *Declaratory Statement. The owner of property for which a dwelling, structure or other specified use has been approved shall be required to sign and allow the entering of the following declaratory statement into the chain of title for the subject lots or parcels:*

*“The property herein described is situated in or near a farm or forest zone or area in Marion County, Oregon where the intent is to encourage, and minimize conflicts with, farm and forest use. Specifically, residents, property owners and visitors may be subjected to common, customary and accepted farm or forest management practices conducted in accordance with federal and state laws which ordinarily and necessarily produce noise, dust, smoke and other impacts. The grantees, including their heirs, assigns and lessees do hereby accept the potential impacts from farm and forest practices as normal and necessary and part of the risk of establishing a dwelling, structure or use in this area, and I/We acknowledge the need to avoid activities that conflict with nearby farm or forest uses and practices I/We will not pursue a claim for relief or course of action alleging injury from farming or forest practice for which no action is allowed under ORS 30.936 or 30.937.”*

This will be made a condition of approval.

- (c) *Domestic Water Supply.*

- (1) *The applicant shall provide evidence that the domestic water supply is from a source authorized in accordance with the Water Resources Department's administrative rules for the appropriation of ground water or surface water and not from a Class II stream as defined in the Forest Practices Rules (OAR Chapter 629).*
- (2) *Evidence of a domestic water supply means verification from a water purveyor that the use described in the application will be served by the purveyor under the purveyor's rights to appropriate water; or a water use permit issued by the Water Resources Department for the use described in the application; or verification from the Water Resources Department that a water use permit is not required for the use.*
- (3) *If the proposed water supply is from a well and is exempt from permitting requirements under ORS 537.545, the applicant shall submit the well constructor's report upon completion of the well.*

Demonstrating compliance with the criteria in c(1), (2), and (3) prior to the issuance of any building permit for a dwelling will be made a condition of approval. There is no reason to believe that the criterion cannot be satisfied.

- (d) *Road Access. As a condition of approval, if road access to the dwelling is by a road owned and maintained by a private party or by the Oregon Department of Forestry, the Bureau of Land Management, or the U.S. Forest Service, the applicant shall provide proof of a long-term road access use permit or agreement. The road use permit may require the applicant to agree to accept responsibility for road maintenance.*

The property is proposed to be accessed from Crooked Finger Road NE, via a driveway that crosses 6274 Crooked Finger Road NE (Parcel 061E260002700). Prior to issuance of building permits, the applicant shall be required to provide proof of a long-term road access use permit or agreement. The criterion is met.

- (e) *Tree Planting Requirements for Lots or Parcels over 10 Acres:*

- (1) *Prior to issuance of a building or siting permit for a dwelling, approved under the provisions in MCC 17.139.030(A), (B) or (C), on a tract of more than 10 acres in size, the landowner shall plant a sufficient number of trees on the tract to demonstrate that the tract is reasonably expected to meet Department of Forestry stocking requirements at the time specified in Department of Forestry administrative rules.*

- (2) *At the time required by the Department of Forestry rules the owner shall submit a stocking survey report to the county assessor and the assessor shall verify that the minimum stocking requirements have been met.*

The parcel is approximately 19.81 acres in size. It will be made a condition of approval that the property owner complies with the above planting requirements.

(f) *Fire Protection.*

- (1) *The dwelling shall be located upon a parcel within a fire protection district or shall be provided with residential fire protection by contract. If the dwelling is not within a fire protection district, the applicant shall provide evidence that the applicant has asked to be included within the nearest such district.*
- (2) *If inclusion within a fire protection district or contracting for residential fire protection is impracticable, an alternative means for protecting the dwelling from fire hazards may be approved, pursuant to the procedures set forth in MCC 17.110.680, subject to the requirements of subsection (F)(3) of this section.*
- (3) *Alternative means of fire protection may include a fire sprinkling system, on-site equipment and water storage or other methods that are reasonable, given the site conditions. The following requirements apply:*
  - A. *If a water supply is required for fire protection, it shall be a swimming pool, pond, lake, or similar body of water that at all times contains at least 4,000 gallons or a stream that has a continuous year round flow of at least one cubic foot per second. The applicant shall provide verification from the Water Resources Department that any permits or registrations required for water diversion or storage have been obtained or that permits or registrations are not required for the use.*
  - B. *Road access to the water supply required in subsection (F)(3)(A) of this section shall be provided to within 15 feet of the water's edge for fire-fighting pumping units. The road access shall accommodate the turnaround of fire fighting equipment during the fire season. Permanent signs shall be posed along the access route to indicate the location of the emergency water source.*

Fire protection is provided by the Silverton Fire District. The applicant shall meet the District's access standards. Other provisions listed above should not apply unless required by the Fire District. The criterion is met.

(g) *Fire Hazard Reduction.*

- (1) *The owners of a dwelling, or structure occupying more than 200 square feet, shall maintain a primary fuel-free break area on land surrounding the dwelling that is owned or controlled by the owner in accordance with the provision in "Recommended Fire Siting Standards for Dwellings and Structures and Fire Safety Design Standards for Roads" dated March 1, 1991, and published by the Oregon Department of Forestry.*
- (2) *The dwelling shall have a fire retardant roof.*
- (3) *The dwelling shall not be sited on a slope of greater than 40 percent.*
- (4) *If the dwelling has a chimney or chimneys, each chimney shall have a spark arrester.*

Compliance with the fire hazard reduction standards listed above shall be a condition of approval. The criterion is met.

(h) *Road and Drainage Standards.*

- (1) *Public road access to structures of more than 200 square feet in area or a dwelling shall comply with Section 4 of the Marion County Department of Public Works Engineering Standards adopted by the board of county commissioners April 11, 1990.*
- (2) *Except for private roads and bridges accessing only commercial forest uses, private road or driveway access to structures of more than 200 square feet in area or a dwelling shall meet the requirements of the local fire protection district or forest protection district, except that the*

*county maximum grade standard for a private road is 15 percent. A greater grade may be approved by the fire district or, if the site is not in a fire district, by the State Department of Forestry.*

- (3) *Drainage standards for private roadways shall be those in Section 5 of the Public Works Engineering standards except that corrugated metal culverts of equivalent size and strength may be used.*

The property owner will be required to obtain a driveway access permit from Marion County Land Development and Engineering, which will ensure compliance with the above standards. The criterion is met.

9. Based on the above findings, it has been determined that subject to conditions the proposed dwelling request will comply with the standards for placement of a forest template dwelling in the Timber Conservation (TC) zone and is **APPROVED**, subject to conditions

Brandon Reich  
Planning Director

Date: November 10, 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.