



Marion County
OREGON

CONDITIONAL USE APPLICATION

EXHIBIT "A"

Do not double-side or spiral bind any documents being submitted

RECEIVED

Fee: Please check the appropriate box:

- Conditional Use - \$1450
- Conditional Use Hardship - \$450
- Conditional Use Hardship Change of Occupant - \$120
- Non-Farm Dwelling \$1930
- UT Zone Replacement Dwelling - \$450
- Conditional Use Home Occupation - \$770
- Amend Conditions/Permit - \$600
- Aggregate Site (non Goal 5) - \$3000+\$80/acre/yr
- Agri-Tourism Single Event - \$375
- Agri-Tourism Max 6 Events - \$640
- Agri-Tourism Max. 18 Events/Longer Duration-\$640

FEB 20 2024

Marion County

PROPERTY OWNER(S): <i>Joy M. Blackman Revocable Living Trust Vtd May 18, 2000. Joy M. Blackman, Trustee</i>	ADDRESS, CITY, STATE, AND ZIP: <i>3181 Inland Drive S Salem, Oregon 97302</i>
PROPERTY OWNER(S) (if more than one):	ADDRESS, CITY, STATE, AND ZIP
APPLICANT REPRESENTATIVE: <i>Michael J. Paluska, PC</i>	ADDRESS, CITY, STATE, ZIP <i>1820 Commercial Street SE Salem, Oregon 97302</i>
DAYTIME PHONE (if staff has questions about this application): <i>(503) - 585-2066</i>	E-MAIL (if any): <i>mike@paluskapc.com</i>
ADDRESS OF SUBJECT PROPERTY: <i>No situs</i> <i>Tax Lot: 083W07B 00800 Parcel ID: 531628</i>	SIZE OF SUBJECT PROPERTY: <i>5.97 Acres</i>
THE PROPERTY OWNERS OF THE SUBJECT PROPERTY REQUEST TO (summarize here; explain in detail on the "Applicant's Statement"): <i>Establish a non-farming dwelling on the subject property.</i>	

FOR OFFICE USE ONLY:

Township <i>8S</i>	Range <i>3W</i>	Section <i>7B</i>	Application elements submitted:
Tax lot number(s) <i>800</i>			<input checked="" type="checkbox"/> Title transfer instrument
Zone: <i>SA</i>			<input checked="" type="checkbox"/> Site plan
Zone map number: <i>54</i>			<input checked="" type="checkbox"/> Applicant statement
<input type="checkbox"/> TPA/header			<input checked="" type="checkbox"/> Filing Fee
Case Number: <i>24 CU24-006</i>			<input type="checkbox"/> GeoHazard Peer Review (if applicable)
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural			<input type="checkbox"/> Physician's Certificate (if applicable)
Signs given:			<input type="checkbox"/> Home Occupation Supplemental (if applicable)
			<input type="checkbox"/> Agri-Tourism Supplemental (if applicable)
Date determined complete:			Application accepted by: <i>JSS</i>
			Date: <i>2-20-2024</i>

IF THIS IS FOR A CONDITIONAL USE HARDSHIP:

WILL THE TEMPORARY DWELLING BE () MANUFACTURED HOME OR () RV? Check one.

IF USING AN RV, DO YOU INTEND TO:

() CONNECT TO THE EXISTING SEPTIC SYSTEM OR () USE THE RV HOLDING TANK? Check one.

NAME OF PERSON(S) WITH MEDICAL HARDSHIP:

HE/SHE/THEY WILL RESIDE IN: () PRIMARY DWELLING OR () TEMPORARY DWELLING

NAME OF CAREGIVER:

HE/SHE WILL RESIDE IN: () PRIMARY DWELLING OR () TEMPORARY DWELLING

RELATIONSHIP OF CAREGIVER TO PERSON(S) WITH MEDICAL HARDSHIP:

WHAT TYPE OF ASSISTANCE WILL CAREGIVER PROVIDE:

IF THERE ARE OTHER ADULTS THAT RESIDE OR WILL RESIDE IN THE DWELLING WITH THE PERSON(S) NEEDING CARE, PLEASE EXPLAIN WHY HE/SHE CANNOT BE THE CAREGIVER:

THE APPLICANT(S) SHALL CERTIFY THAT:

- A. If the application is granted the applicant(s) will exercise the rights granted in accordance with the terms and subject to all the conditions and limitations of the approval.
- B. I/We hereby declare under penalties of false swearing (ORS 162.075 and 162.085) that all the above information and statements and the statements in the plot plan, attachments and exhibits transmitted herewith are true; and the applicants so acknowledge that any permit issued on the basis of this application may be revoked if it is found that any such statements are false.
- C. I/We hereby grant permission for and consent to Marion County, its officers, agents, and employees coming upon the above-described property to gather information and inspect the property whenever it is reasonably necessary for the purpose of processing this application.
- D. The applicants have read the entire contents of the application, including the policies and criteria, and understand the requirements for approving or denying the application.

PRINTED NAME AND SIGNATURE of each owner of the subject property.

_____	<i>Joy Blackman</i>	_____	_____
Print Name <i>Joy Blackman</i>	Signature	Print Name	Signature
_____	_____	_____	_____
Print Name	Signature	Print Name	Signature

DATED this 13 day of February, 2024

CONDITIONAL USE: NON-FARM DWELLING IN SA ZONE

Applicant

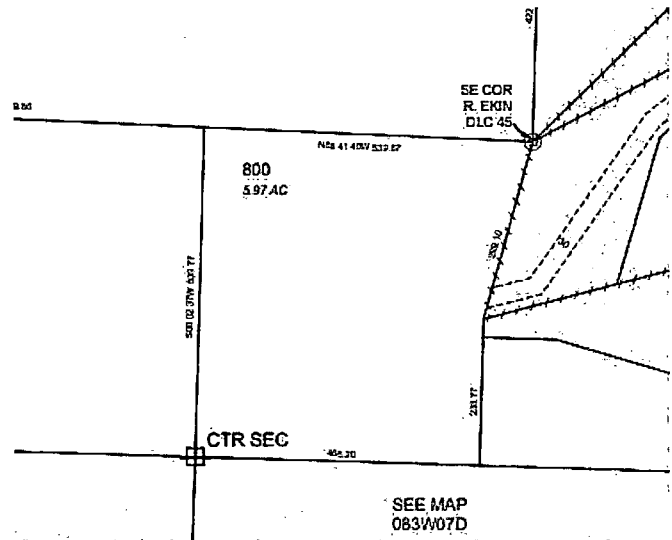
Ashlee Blackman
PO Box 3644
Salem, OR 97302

Owner

Joy M. Blackman Revocable Living Trust
utd May 18, 2000
Joy M. Blackman, Trustee
3181 Inland Dr. S.
Salem, OR 97302

Applicant's Representative

Michael J. Paluska, PC
Michael Paluska
1820 Commercial St. SE
Salem, OR 97302



I. GENERAL

A. Existing Designation, Zoning, and Uses

The subject property consists of one legally created parcel, which is illustrated in *Exhibit B*, (083W07B 00800; Parcel ID: 531628). The subject property is currently designated Special Agriculture, and zoned Special Agriculture ("SA"). The subject property is approximately 5.97 acres in size and is currently vacant.

B. Request

The Applicant is requesting a conditional use permit to establish a non-farm dwelling on the subject property. The existing configuration of the subject property can be seen in *Exhibits B, D*.

C. Procedure

This request is now being submitted for consideration to the County. The Applicant and Property Owner have fully executed the County's Conditional Use application form and submitted the necessary materials for an evaluation of this proposal. A copy of the application form has been included as *Exhibit A*.

D. Vicinity Map and Surrounding Uses

A vicinity map, tax map, and zoning map have been attached hereto as *Exhibits C, D and E*, respectively. The subject property is located just outside of the Salem area urban growth boundary, east

of Viewcrest Dr. S., Little Haven Ln. S. and Inland Dr. S. This area is located on Croisan Ridge, and the immediate area is defined by sloping topography. The subject property is directly adjacent to land zoned Acreage Residential (AR). There are several acreage homesites in these AR zoned areas closer to the urban growth boundary, but also on those lands in the area zoned SA, with nearly all of these parcels being below the minimum parcel size.

The lands in the area designated SA appear to be typical, at least as described by Marion County's Comprehensive Plan. From the Special Agriculture Goals and Policies section of Marion County's Comprehensive Plan, these lands are generally described as follows:

- The special agriculture land use designation identifies less extensive and specialized rural agricultural areas. The purpose of this designation is to identify, for special treatment, those lands in Marion County that are characterized by small-scale commercial farm enterprises or areas with a mixture of good and poor farm soils where the existing land use pattern is a mixture of large and small farm units and some acreage homesites. This classification is based on the premise that protection of Class I through IV soils in areas of mixed soil classification is feasible and desirable and that existing and potential productivity of the land resource can be protected.

It also recognizes that protection of farm soils need not preclude the use of significant areas of poor farm soil for rural residential use. These lands are characterized by a diversity of existing conditions that include:

- a. Predominantly poorer hill soils with fewer crop type choices, often involving specialized crops. Typical soil types are a mixture of Classes II through VI for agriculture.
 - b. Generally a mixture of parcel sizes ranging between five and 40 acres.
 - c. Existence of, or potential for, hobby or small farming units that are not full-time commercial operations.
 - d. Special terrain, vegetation or other land conditions that could allow additional small farms with residences to be located without adversely affecting commodity production from the area.
- The area is in a transition from the larger, marginal, more extensive agricultural enterprises to smaller part-time farm units. Because of the marginal soil types, small lot parcelization and existing scattered non-farm development, the few remaining larger scale farm operations are being phased out.
 - A few areas have good to marginal timber site class capability and there are scattered patches of existing marketable trees throughout the area. As the trees are harvested very few land owners are investing in reforestation of their land. Instead, it is either placed in a small hobby farm operation or it remains idle. There is value in maintaining the existing forested areas for harvest. However, it is questionable whether there is significant interest or potential to encourage long-term timber production for most of these lands. The same factors that are limiting agricultural production are limiting timber production in the areas: small lot parcelization, existing development and close proximity to Salem's urban area.
 - A review of the existing parcel sizes in the SA areas finds 83 percent of the total parcels are smaller than 20 acres while 70 percent are less than 10 acres in size. With this kind of small

lot parcelization having occurred in the past, it is evident that most of these parcels are not large-scale commercial farming enterprises.

The surrounding properties and a description of the uses are as follows:

1. North - To the north are similarly situated parcels all zoned SA. These parcels are all below the 80-acre minimum parcel size for newly created parcels in this zone. Steep slopes are present in this area and the land is not generally suitable for farming. Several of the parcels have been developed with homesites. The urban growth boundary and River Rd. S. lie approximately one-half mile to the north of the subject property.

2. South - Directly to the south is more heavily sloped land. Properties to the south are zoned SA. Parcels to the south are all below the minimum parcel size for newly created parcels in this zone. Farther to the south is Murhammer Ln. S. and parcels that have been zoned AR and developed with small acreage homesites.

3. East - The subject property is directly adjacent to properties designated Rural Residential and zoning AR moving to the east. Properties to the east are predominantly acreage homesites, consistent with permitted uses in the AR zone. Viewcrest Rd. S. and the urban growth boundary are located approximately one-half mile to the east of the subject property.

4. West - To the west is a parcel, approximately 30 acres in size, zoned SA. Pettijohn Creek runs through this parcel, which is bordered to the west by Pettijohn Rd. S. Land gradually slopes down in elevation moving west towards River Rd. S. and the Willamette River. Immediately to the west of Pettijohn Rd. S is more land that is zoned AR and developed with acreage homesites.

E. Vesting Deed

The subject property is owned by the Joy M. Blackman Revocable Living Trust utd May 18, 2000. The vesting deed is attached as *Exhibit F*.

II. PROPOSED APPLICATION PURPOSE AND DESCRIPTION

A. Application Purpose

The purpose of this application is to qualify the subject property for a non-farm dwelling by demonstrating compliance with the applicable conditional use criteria. If approved, the Applicant intends to develop a single-family dwelling on the parcel, which will remain in the family. In addition to the criteria for a non-farm dwelling, the Applicant is addressing criteria to adjust the special setbacks applicable to non-farm dwellings, due to the relatively small parcel size and the limited areas on which a dwelling may be placed due to the presence of slopes.

B. Description

This parcel has remained under the ownership of the same family for nearly 50 years. The subject property was created by partition plat in 1978 (see MP 78-78, included with these materials as *Exhibit G*).¹ The parcel is accessed via an easement over tax lots 2300 and 2200 to the east, which connects to Little Haven Ln. S (see *Exhibits I and J*).

¹ A survey dated July 23, 1971 also shows the subject property as a discreet unit of land but no deed records have been located separately describing the property in this configuration. See *Exhibit H*.

Given the relatively low-value soils on the subject property, challenging topography, and small parcel size, this parcel is hardly suitable for any viable farm or forest uses. Despite being located in close proximity to the urban growth boundary and adjacent to land zoned for, and developed with acreage homesites, the parcel has remained vacant and undeveloped to this point.

Based on the criteria applicable to establishment of non-farm dwellings in the SA zone, the Applicant believes this parcel is the type for which the rules were intended to accommodate. Furthermore, this non-farm use is a continuation of the residential uses allowed of right directly adjacent to the east and those non-farm residential uses which already exist on a number of other SA-zoned parcels in the area. Applicant's representative has discussed this proposal with Marion County Planning Staff, and staff has assisted in reviewing the soils data and other applicable factors. The Applicant is now filing this formal application to demonstrate compatibility with the applicable criteria.

III. APPLICABLE CRITERIA

MCC 17.137.050(A) permits a single-family dwelling not in conjunction with farm use by obtaining a conditional use permit and satisfying the criteria in MCC 17.137.060(A), and further subject to the criteria and standards in MCC 17.137.060(B), 17.137.070, and 17.137.100. This chapter specifically applies to all proposed development in the SA zone.

The first criteria of this chapter, found in MCC 17.137.060(A), apply to all conditional uses in the SA zone and generally seek to ensure that the new use will not force a significant change in any surrounding lands devoted to resource use, can be adequately served by existing rural services, and will not have a significant adverse impact on nearby land uses or the surrounding environment. For the reasons set forth below, the Applicant believes that this proposal can satisfy these applicable criteria.

The criteria in MCC 17.137.060(B) apply specifically to requests to establish non-farm dwellings. Here, the criteria are primarily directed at ensuring that: 1) the dwelling will only be sited on land that contains predominantly low-value soils and, 2) that any dwelling that may be established will not create impacts, the effect of which would be to materially alter the stability of the overall land use pattern of the area. The Applicant has submitted a soil review and a cumulative impact analysis, both of which support finding that this proposal satisfy these applicable criteria.

MCC 17.137.070, and MCC 17.137.100 provide certain requirements and standards that apply to development of a non-farm dwelling in the SA zone. Since most of these standards address setbacks and other development restrictions, compliance with these standards and requirements may be achieved through the imposition of appropriate conditions of approval. As noted below, the Applicant acknowledges that the development standards set out in these sections will apply to any dwelling constructed on the subject property. As conditioned, this proposal can satisfy these applicable criteria.

Each separate element will be addressed below.

A. MCC 17.137.060(A)

The following criteria apply to all conditional uses in the SA zone:

- 1. 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.

2. Adequate fire protection and other rural services are or will be available when the use is established.

3. The use will not have a significant adverse impact on watersheds, groundwater, fish and wildlife habitat, soil and slope stability, air and water quality.

4. Any noise associated with the use will not have a significant adverse impact on nearby land uses.

5. 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.

Proposed Findings: The subject property is located directly adjacent to lands to the east that are zoned AR. The AR zone implements the Rural Residential Comprehensive Plan designation and is not intended to apply to lands that are devoted to farm or forest use. According to the Marion County Comprehensive Plan, those lands designated Rural Residential are lands for which the County has taken an exception to the Agricultural Lands and/or Forest Land Statewide Planning Goals. According to County Assessor's records, both tax lot 900 to the west of the subject property and tax lot 700 to the north of the subject property are developed with dwellings. While tax lot 1300 does not technically have an improvement on it, it completely surrounds a 2-acre homesite under common ownership. Also important to note is that some of the tax lots adjacent to the subject property (tax lots 1300 and 700), are also adjacent to lands zoned AR, which allows single family dwellings as permitted uses. The areas directly south and southwest of the subject property, on tax lots 1300 and 100, are impacted by steep slopes which do not appear suitable for any viable farm or forest uses. Marion County GIS shows that a substantial amount of timber was cleared from the adjacent portions of tax lot 1300 sometime after 2021, and the property owner appears to be allowing the land to lie idle. At any rate, the slopes on the southern portion of the subject property are not ideal for building and the Applicant intends to avoid any development in this area anyway, creating a natural buffer of distance, timber screening and topography with respect to the parcels to the south and southwest.

As noted above, most of the lands surrounding the subject property are not devoted to farm or forest use, as explained by the criterion above. With respect to those parcels to the south and southwest that may be considered to be devoted to some type of resource use, the topography of the area is such that it is unlikely that there is any accepted farm or forest practices would occur adjacent to the subject property. Furthermore, given the slopes in the area, any approved dwelling would naturally need to be located far away, and upslope, from these property lines. The Property Owner has no intent on removing the trees on the southern portion of the subject property as it would providing screening of the adjacent properties and, given the slopes, would be prohibitively expensive. One additional dwelling in this area would not add significantly to the relatively minor effects of other residences in the area already may have had on farming and forest uses in the area, and the topography of the area, creating a buffer between the dwelling

and any potential farm or forest uses to the south, will further ensure that there are no significant conflicts. Based on these facts, the criterion in MCC 17.137.060(A)(1) is met.

The subject parcel will have a well, septic, and electrical service on the subject property. The land is within the Salem Suburban Rural Fire Protection District and served by the Marion County Sheriff. Based on these facts, the criterion in MCC 17.137.060(A)(2) is met.

The property does not contain any identified fish and wildlife habitat, air, or water quality resources, as inventoried by the Marion County Comprehensive Plan. The development of a single dwelling will not have a significant adverse impact on groundwater. Despite the presence of steep slopes in the vicinity, there is a relatively flat area on the subject property that the Applicant would like to build a dwelling. Any potential slope stability issues will be addressed through the building permit process. Based on these facts, the criterion in MCC 17.137.060(A)(3) is met.

The Applicant proposes to place a single-family residence on the subject property. Normal residential use does not create a significant adverse impact on nearby land. The Applicant shall comply with Marion County's noise ordinance. Based on these facts, the criterion in MCC 17.137.060(A)(4) is met.

The Marion County Comprehensive Plan identifies no potential water impoundments within 2 miles of the subject property and no significant mineral and aggregate sites that the dwelling may create significant conflicts with. Based on these facts, the criterion in MCC 17.137.060(A)(5) is met.

B. MCC 17.137.060(B)

Non-Farm Dwellings. The following additional criteria apply to non-farm dwelling requests:

- 1. The dwelling will be sited on a lot or parcel that is predominantly composed of Class IV through Class VIII soils that would not, when irrigated, be classified as prime, unique, Class I or Class II soils. Soils classifications shall be those of the Soil Conservation Service in its most recent publication, unless evidence is submitted as required in MCC 17.137.120(B).*
- 2. The dwelling will be sited on a lot or parcel that does not currently contain a dwelling and was created before January 1, 1993. The boundary of the lot or parcel cannot be changed after November 4, 1993, in a way that enables the lot or parcel to qualify for a non-farm dwelling.*
- 3. The dwelling will not materially alter the stability of the overall land use pattern of the area. In making this determination the cumulative impact of possible new non-farm dwellings and parcels on other lots or parcels in the area similarly situated shall be considered. To address this standard, information outlined in MCC 17.137.030(D)(11)(a)(iii) shall be provided.*

MCC 17.137.030(D)(11)(a)(iii): The dwelling will not materially alter the stability of the overall land use pattern in the area. To address this standard, the following information shall be provided:

(A) Identify a study area for the cumulative impacts analysis. The study area shall include at least 2,000 acres or a smaller area not less than 1,000 acres, if the smaller area is a distinct agricultural area based on topography, soil types, land use pattern, or the type of farm operations or practices that distinguish it from other, adjacent agricultural areas. Findings shall describe the study area, its boundaries, the location of the subject parcel within this area, and why the selected area is representative of the land use pattern surrounding the subject parcel and is adequate to conduct the analysis required by this standard. Lands zoned for rural residential or other urban or non-resource uses shall not be included in the study area;

(B) Identify within the study area the broad types of farm uses (irrigated or nonirrigated crops, pasture or grazing lands), the number, location and type of existing dwellings (farm, non-farm, hardship, etc.), and the dwelling development trends since 1993. Determine the potential number of non-farm/lot-of-record dwellings that could be approved under subsection (D) of this section and MCC 17.137.050(A), including identification of predominant soil classifications and parcels created prior to January 1, 1993. The findings shall describe the existing land use pattern of the study area including the distribution and arrangement of existing uses and the land use pattern that could result from approval of the possible non-farm dwellings under this provision;

(C) Determine whether approval of the proposed non-farm/lot-of-record dwellings together with existing non-farm dwellings will materially alter the stability of the land use pattern in the area. The stability of the land use pattern will be materially altered if the cumulative effect of existing and potential non-farm dwellings will make it more difficult for the existing types of farms in the area to continue operation due to diminished opportunities to expand, purchase, lease farmland, acquire water rights or diminish the number of tracts or acreage in farm use in a manner that will destabilize the overall character of the study area.

Proposed Findings: A soils review is included with these materials as *Exhibit K*. According to the review provided by Marion County Planning Staff, the soils on the subject property are 52.9% Class IV or worse. The soils review complies with MCC 17.137.120. Based on these facts, the criterion in MCC 17.137.060(B)(1) is met.

As noted above, the subject property appears to have been created by partition plat in 1978 (see *Exhibit G*). There have been no adjustments of the boundary of the subject property in any way that would enable the parcel to meet the criteria for a non-farm dwelling. Based on these facts, the criterion in MCC 17.137.060(B)(2) is met.

County Planning Staff assisted the applicant in identifying a study area and the requirements of MCC 17.137.060(B)(1) and MCC 17.137.030(D)(11)(a)(iii) to determine whether approval of this non-farm dwelling will materially alter the stability of the land use pattern of the area. The study area encompasses over 2000 acres surrounding the subject property. A map of the study area is included as *Exhibit L*. Given that the code requirements do not permit rural residential lands to be included in the study area, and the fact that this area is located in close proximity to Salem's urban growth boundary, the resulting study area is oddly shaped and is not defined by any significant natural features, roadways, or cohesive land use patterns. The study area includes a contiguous area made up of the eligible lands zoned SA and EFU, as required by the criteria. The study area includes those SA zoned lands to the north up to River Rd. S. The study area also includes those SA zoned lands to the west towards River Rd. S. and the Willamette River, but excludes large areas of land that have been zoned AR. There are some larger parcels zoned EFU located some distance west and north of the subject property, which are situated in between both River Rd. S. and the Illahee area inside Salem city limits, and the Willamette River. The study area continues south and includes those lands zoned SA to approximately Vitae Springs Rd. S. The study area excludes all of the property directly to the east of the subject property and large areas to the south due to the AR zoning that applies to those properties.

There are a total of 137 parcels in the study area. Details for each of these parcels is included as *Exhibit M*. While most of the land in the study area is zoned SA, there are 13 parcels in the study area that are zoned EFU. As noted above, large sections of land located in the vicinity of the subject property has been excluded from the study area due to the AR zoning that applies to those properties (except where a parcel is split zoned and contains land zoned either SA or EFU). The sizes of the parcels in the area vary widely, from as small as .18 acres up to 196 acres in size. That said, like the subject property, approximately 60% of the parcels in the study area (83 of the total 137 parcels) are less than 10 acres in size. 24 of the parcels in the study area are between 10-20 acres in size, while 19 of the parcels are between 20-40 acres. Only 11 of the parcels in the study area exceed 40 acres, with only 5 of those parcels actually exceeding the 80 acre minimum parcel size for newly created parcels in the SA or EFU zones.

The applicable criteria require the applicant to identify the broad types of farm uses within the study area. It is, however, difficult to ascertain what active farm uses actually exist in the study area since they are few and far between. In the southern portion of the study area, there appear to be a few parcels with small farm activities of relatively low intensity – likely some row crops, maybe grass seed and a vineyard. Some of the larger parcels zoned EFU located to the west and north of the subject property appear to have more substantial existing farming activities. These parcels are relatively isolated from the rest of the study area however, being situated in between both River Rd. S. and the Illahee area inside Salem city limits, and the Willamette River. Given the amount of low-value soils in the area and the topography, most of the study area is covered in timber and forest uses appear to be the more viable than farm uses. As indicated above, this area is already highly parcelized and, besides a couple of the EFU parcels adjacent to the Willamette River, larger farming tracts simply do not exist in the study area. Beyond the relatively small parcel sizes in the study area, the majority of parcels are already developed with homesites and have been for many decades, as will be discussed further below. While the AR zoned parcels and lands inside of the urban growth boundary are not part of the study area, the influence of those areas on the SA and EFU zoned lands within the study area cannot be ignored, and in many ways are as representative of the land use pattern that has developed in this area.

As alluded to above, of the 137 total parcels in the study area, 92 are developed with at least one dwelling (and some have 2 or 3 dwellings). That is approximately 67% of the parcels in the study area that contain at least one dwelling. Based on a review of Marion County records, it appears that most of the dwellings in the study area (63 dwellings by applicant's count) were constructed prior to 1993. Of the 29 dwellings that appear to have been built more recently (1993 or later), only 21 of those parcels had no original residential structures on the property. This means that over 50% of the parcels in the study area have had

some type of residential structure on the properties for at least the last 30+ years. While there has been some additional residential development from January 1, 1993 through today, residential uses have been established, and have predominated, in the study area for decades. In this case, the proposed non-farm dwelling would be consistent with, and continue the development pattern that has been established on the majority of parcels in the study area, even prior to 1993.

Whatever impact there may be on existing farms in the area to continue operations appears to have happened several decades ago. It may be that the land in the study area was never going to be viable for large farming operations due to the amount of low-value soils and the topography of the area. While forest uses may be more viable, or even more prevalent in the study area, the applicable criteria address only those impacts to farms and farming operations. As noted above, any farming operations the applicant could identify are few and far between, and the use of lands in the study area for acreage homesites appears to be the dominant use pattern. It may be that some of the parcels that currently do not have homesites could be approved for non-farm dwellings in the future. Even assuming every single remaining parcel could qualify for a non-farm dwelling, given the relatively small number of parcels that remain vacant and the current use pattern in the area, it is hard to see how there would be any discernable impact on the distribution and arrangement of existing uses and the land use pattern of the study area. Certainly, whatever difficulties one might attribute to the continuation of farming operations in this area, or whatever factors can be said to contribute to a destabilization of the overall character of the study area are not attributable to further approval of a relatively small number of non-farm dwellings in the study area. Given the soils, topography, proximity to the Salem urban area and long-established residential uses in this area, it is uncertain whether the character of this area may have ever been associated with farming uses. The proposed dwelling will not make it more difficult for the few existing farming activities to continue and would not materially alter the land use stability of the area. Based on these facts, the criterion in MCC 17.137.060(B)(3) is met.

C. MCC 17.137.070

The following regulations shall apply to non-farm dwellings:

A. Special Setback.

- 1. Dwellings. A special dwelling setback of 200 feet from any abutting parcel in farm use or timber production is required.*
- 2. Accessory Buildings. A special setback of 100 feet is required for buildings accessory to a dwelling from any abutting parcel in farm use or timber production.*
- 3. Adjustments. The special setbacks in subsections (A)(1) and (2) of this section may be reduced if it is determined, concurrently with any land use application or as provided in Chapter 17.116 MCC, that a lesser setback will meet the following review criteria for alternative sites:*
 - 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 forestlands used to site access roads, service corridors, the dwelling and structures is minimized.

d. The risks associated with wildfire are minimized.

4. The special setback in subsection (A)(1) of this section shall not be applied in a manner that prohibits dwellings approved pursuant to ORS 195.300 through 195.336 nor should the special setback in subsection (A)(1) of this section prohibit a claimant's application for homesites under ORS 195.300 through 195.336.

B. Fire Hazard Reduction. As a condition of approval for any non-farm dwelling located closer than 200 feet to timber, the owner shall be required to provide continuing fire hazard management in accordance with Chapter 3 of "Fire Safety Consideration for Development in Forested Area," 1978, and any revisions thereto.

C. Prior to issuance of any residential building permit for an approved non-farm dwelling under MCC 17.137.050(A), evidence shall be provided that the county assessor has disqualified the lot or parcel for valuation at true cash value for farm or forest use; and that the additional tax or penalty has been imposed, if any is applicable, as provided by ORS 308A.113 or 308A.724 or 321.359(1)(b), 321.842(1)(A) and 321.716. A parcel that has been disqualified under this section shall not requalify for special assessment unless, when combined with another contiguous parcel, it constitutes a qualifying parcel.

Proposed Findings: As noted previously, the subject parcel is approximately 5.97 acres in size. The longest dimensions of the property are approximately 539 feet, with the southern boundary only about 466 feet. Setbacks of 200 feet would leave very little area on the subject property that would be eligible for building on a parcel that is already limited by its topography. There is an area on the northern portion of the subject property that is relatively flat and that could accommodate a dwelling, but it may fall within the 200 foot setback from the northern and western boundary lines. As such, the Applicant is proposing a reduced setback for the dwelling, as contemplated by MCC 17.137.070(A)(3).

The Applicant is proposing to locate any new dwelling no closer than 100 feet from the northern and western boundary line. As noted above, the parcels adjacent to the north and west have developed homesites. The parcel adjacent to the north (tax lot 700) is also directly adjacent to land zoned AR, which could see development of a homesite much closer to tax lot 700's eastern boundary. While the County Assessor's records indicate that these parcels are specially assessed forest land, there is no indication that these lands are being actively managed for resource use. Even so, there does not appear to be any potential conflict or impact that would be created by the establishment of a new non-farm dwelling if that dwelling were to be set back at least 100' from those property lines, in the event those adjacent property owners ever did decide to actively manage those areas for forest uses. Almost the entirety of the subject

property contains trees. The trees within the required setback will provide additional screening and buffer from those adjacent properties, further reducing any potential conflicts. To the east are parcels that are zoned AR and are not considered forest or agricultural lands. The 200' special setback does not apply to these properties. Based on these facts, the County can find that the site will have the least impact on those nearby forest lands.

The subject property contains mostly low-value soils. The relatively small size and challenging topography of the site makes logging the property prohibitively expensive. The dwelling site will be located on the northern portion of the subject property, allowing for access to the existing easement that crosses the AR-zoned parcels to the east. While there are no farm or forest operations on the subject property, and it is unlikely that there ever would be, the County can find that any adverse impacts on farm or forest uses on the site are minimized.

The easement that provides access to the subject property is located on tax lots 2300 and 2200, adjacent to the northeastern portion of the subject property. See *Exhibit I*. By siting the dwelling on the northern portion of the subject property, it will provide for an efficient connection to this easement. The areas on the subject property that could accommodate a dwelling are limited by topography, as well as required setbacks. Building a dwelling on the northern half of the subject property, near the existing access easement, minimizes the amount of agricultural and forestlands on the subject property that are used for the non-farm dwelling.

A condition of approval requiring the Owner to provide continuing fire hazard management in accordance with Chapter 3 of "fire Safety Consideration for Development in Forested Area," 1978, and any revisions thereto, would be appropriate to ensure compliance with MCC 17.137.070(B) in the event the County approves a reduction of the special setback to at least 100' and the dwelling needs to be sited closer than 200 feet to timber. The Applicant's continuing commitment and obligation to provide continuing fire hazard management demonstrates that the risks associated with wildfire can be minimized.

Based on the information above and for the reasons set forth herein, the Applicant respectfully requests that the County find that a reduction of the special setback in MCC 17.137.070(A)(1), from 200 feet to 100 feet, meets the criteria for an alternative building site. A condition of approval requiring a 100' setback for any dwelling or accessory building from any abutting parcel in farm use or timber production would be appropriate under the circumstances. Additionally, as conditioned, the County should find that compliance with MCC 17.137.070(B) can be met.

Prior to approval of a building permit, the owner or Applicant will submit evidence to Marion County Planning showing that the subject property has been disqualified from farm and forest deferral by the Marion County Tax Assessor's Office. A condition of approval would be appropriate to ensure compliance with this criterion. As conditioned, compliance with MCC 17.137.070(C) can be met.

D. MCC 17.137.100

The following standards apply to development in an SA zone:

A. Maximum Height.

- 1. Dwellings: 35 feet.*
- 2. Farm-related structures on farm parcels: none.*

3. *Nonresidential and non-farm structures: 35 feet unless they are in conjunction with conditional uses allowed in MCC 17.137.050, and a greater height is requested and approved as part of the conditional use permit.*

B. Minimum Setbacks. Except as required in MCC 17.137.070(A), the following setback requirements shall be implemented for all new structures other than farm-exempt buildings, signs and fences:

1. Rear Yard. A minimum of 20 feet.

2. Side Yard. A minimum of 20 feet, except for lots or parcels of one-half acre or smaller created prior to January 1, 1994, in which case the side yard setback shall be five feet.

3. Front Yard. A minimum of 20 feet. When by ordinance a greater setback or a front yard of greater depth is required than specified in this section, then such greater setback line or front yard depth shall apply (See Chapter 17.112 MCC).

C. Declaratory Statement. For all dwellings, and other uses deemed appropriate, the property owner shall be required to sign and allow the entering of the following declaratory statement into the chain of title for the lot(s) or parcel(s):

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 subject to common, customary and accepted farm or forest management practices conducted in accordance with federal and state laws that ordinarily and necessarily produce noise, dust, smoke and other impacts. The grantors, 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 acknowledge the need to avoid activities that conflict with nearby farm or forest uses and practices, grantors 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.

Proposed Findings: The Applicant acknowledges that the development standards set out in MCC 17.137.100(A) and (B) will apply to any dwelling constructed on the subject property.

MCC 17.136.100(C) requires that a declaratory statement acknowledging surrounding farm and forest uses be recorded for all newly approved dwellings. This can be made a condition of approval. As conditioned, compliance with MCC 17.136.100 can be met.

IV. CONCLUSION

Based on the information provided by the Applicant and its representative, and the information in the record as a whole, the Applicant has satisfied all applicable criteria for placing a non-farm dwelling on the subject property, and for the approval of a reduced 100' setback for any dwelling or accessory building from any abutting parcel in farm use or timber production. Applicant respectfully requests that the Marion County Planning Department approve this conditional use request with those conditions of approval identified herein.

Marion County Soils Analysis Detail

EXHIBIT " K "

Time: 1:27:30 PM

Date: 12/7/2023

The following values are the rounded calculations of the selected area...

ID LAYER KEY	SOIL NAME	SOIL TYPE	SOIL CLASS	HIGH VALUE	SOIL PERCENT	SOIL ACRES
083W07B000800	Nekia silty clay loam, 2%-7% slopes	NeB	3	Yes	47.0%	2.8
083W07B000800	Nekia silty clay loam, 20%-30% slopes	NeE	4	No	38.6%	2.3
083W07B000800	Nekia silty clay loam, 30%-50% slopes	NeF	6	No	14.3%	0.9
						5.9

SOIL VALUE

GRAND TOTALS	VALUE	ACRES	PERCENT
	High Value Soils	2.8	47.1%
	Non High Value Soils	3.2	52.9%
		5.9	100%

Disclaimer: Information is based on NRCS soil information & Marion County Tax Assessment data. This information is provided for land use planning purposes only. Marion County is not responsible for map errors, omissions, or misinterpretation. Percent and total calculations are based on precise geometric calculations and may be rounded to the nearest significant digit.

TAXLOT	SITUS	ACRES	OWNERNAME	OWNERCSZ	ZONE	DWELLINGS
083W06C000100		2.62	WYLAM, EMMETT & WYLAM, ERIN	SALEM, OR, 97302	SA	0
083W06C000200	3875 RIVERDALE RD S	4.37	BURLESON, MARC & BURLESON, SHERI	SALEM, OR, 97302	SA	1
083W06C000300	3939 RIVERDALE RD S	11.08	DILLON, JUSTIN W & DILLON, GAYLA M	SALEM, OR, 97302	SA	1
083W06C000400	3900 RIVER RD S	4.63	ANDERSON, STEVEN R & ANDERSON, BRENDA L	SALEM, OR, 97302	SA	1
083W06C000402	3656 RIVER RD S	6.2	POLKHOVSKIY, ALEKSANDR & POLKHOVSKIY, TATYANA N	SALEM, OR, 97302	SA	1
083W06C000600		6.97	4097 RIVERDALE LLC	SALEM, OR, 97308	SA	0
083W06C000601	4079 RIVERDALE RD S	0.9	KROES, GERRIT & KROES, JUDY LYNN	SALEM, OR, 97302	SA	1
083W06C000700		2.18	MUNGER, KELLY E & MUNGER, JILL M 50% & HADDAD, HOLLIE R HADDAD, MATTHEW A 50%	SALEM, OR, 97308	SA	0
083W06C000800	4039 RIVERDALE RD S	0.68	KROES, GERRIT & KROES, JUDY LYNN	SALEM, OR, 97302	SA	1
083W06C000900	3949 RIVERDALE RD S	1.75	GERMANN RLT & GERMANN, ANTHONY D TRE	SALEM, OR, 97302	SA	1
083W06C001000	3888 RIVERDALE RD S	24.36	FOX, MARK J	SALEM, OR, 97301	SA	2
083W07A003500		4.47	SHERYL F BLACKMAN TR BLACKMAN, SHERYL F	SALEM, OR, 97306	SA	0
083W07A003600		4.34	JOY M BLACKMAN RLT & BLACKMAN, JOY M TRE	SALEM, OR, 97302	SA	0
083W07B000100		10.63	JACOBS, TRACY J	SALEM, OR, 97302	SA	0
083W07B000200	4090 RIVERDALE RD S	1	JACOBS, TRACY J	SALEM, OR, 97302	SA	1
083W07B000300	4080 RIVERDALE RD S	11.72	KOLETAR, VINCENT J & KOLETAR, MEIKA O	SALEM, OR, 97302	SA	0
083W07B000400	4088 RIVERDALE RD S	0.58	HAYDON, RON	SALEM, OR, 97302	SA	1
083W07B000500	4108 RIVERDALE RD S	1.34	TODD A KOONCE RT KOONCE, TODD A	SALEM, OR, 97302	SA	1
083W07B000700	4156 RIVERDALE RD S	39.64	BAILEY, CHRISTOPHER G & BAILEY, MARI	SALEM, OR, 97302	SA	2
083W07B000800		5.97	JOY M BLACKMAN RLT & BLACKMAN, JOY M TRE	SALEM, OR, 97302	SA	0
083W07B000900	4204 RIVERDALE RD S	33.47	POLLMAN, DEAN W & GUNNER LLC	TUALATIN, OR, 97062	SA	2
083W07B001000	4316 PETTYJOHN RD S	6.01	BAKER DERN LT & BAKER, MATTHEW D TRE & DERN, ASHLEY AP TRE	SALEM, OR, 97302	SA	1
083W07B001100	4220 RIVERDALE RD S	1.36	GAGE, EDWARD D	SALEM, OR, 97302	SA	1
083W07B001200	4218 RIVERDALE RD S	4.32	STEKETEE, CHARLES & STEKETEE, AIMEE	SALEM, OR, 97302	SA	1

EXHIBIT " M "

STEKETEE, C H & STEKETEE, MIRIAM (LE)					
083W07B001201	4218 RIVERDALE RD S	1.91	STEKETEE, CHARLES & C/O CHARLES STEKETEE	SALEM, OR, 97302	SA 1
083W07B001900	4228 RIVERDALE RD S	19.24	KAUTH, DONALD J	SALEM, OR, 97302	SA 1
KORTE, RONALD & MCFARLAND, JIM &					
083W07B002000	4230 RIVERDALE RD S	0.4	MCFARLAND, JOYCE	SALEM, OR, 97302	SA 1
083W07B002200	4227 RIVERDALE RD S	0.9	URBIGKEIT RLT URBIGKEIT, JOANNE M	SALEM, OR, 97302	SA 1
083W07B002300	4219 RIVERDALE RD S	17	PETERS, KAREN L	SALEM, OR, 97302	SA 1
083W07B002400	4209 RIVERDALE RD S	1.94	POLISHCHUK, VLADIMIR	SALEM, OR, 97302	SA 1
HOWARD, JARROD F & HOWARD, JESSICA A					
083W07B002500	4179 RIVERDALE RD S	6.06	MCGUIGAN	SALEM, OR, 97302	SA 1
083W07B002600	4199 RIVERDALE RD S	6.38	HOWARD, JARROD HOWARD, JESSICA	SALEM, OR, 97302	SA 1
083W07B002700		6.39	RIVERDALE ESTATES LLC	SALEM, OR, 97302	SA 0
083W07B002800	4119 RIVERDALE RD S	0.87	JANKE, HEIDI C	SALEM, OR, 97302	SA 1
BLACKBURN, TERENCE CHRISTIAN BLACKBURN,					
083W07B002900	3558 GRANDON LN S	3.5	MISTY L	SALEM, OR, 97302	SA 1
SANTA MONICA TR BLOOMFIELD, BENJAMIN					
083W07C000100		40.96	BLOOMFIELD, KAREN	SALEM, OR, 97304	SA 0
WALNUT POND ACRES LLC C/O WILFRED					
083W07C000200	4946 PETTYJOHN RD S	20.48	SYLVESTER E-PRES	VANCOUVER, WA, 98685	SA 1
WALNUT POND ACRES LLC C/O WILFRED					
083W07C000300	4950 PETTYJOHN RD S	40.69	SYLVESTER E-PRES	VANCOUVER, WA, 98685	SA 1
083W07C000400	4826 PETTYJOHN RD S	12.39	CORNETT, DUANE R & CORNETT, JANNAL	SALEM, OR, 97301	SA 1
083W07C000600	4778 PETTYJOHN RD S	8.86	CINDY J MCPIKE TR & MCPIKE, CINDY J TRE	SALEM, OR, 97302	SA 1
083W07C000700	4626 PETTYJOHN RD S	29.8	LEE, LISA DIANNE (LE)	EUGENE, OR, 97402	SA 1
083W07C000800	4564 PETTYJOHN RD S	2.71	HOLIDAY REAL ESTATE COMPANY	SALEM, OR, 97302	SA; AR 0
WELDIN LT & WELDIN, CLAUDE A TRE &					
083W07D000100	4757 VIEWCREST RD S	39.44	WELDIN, BARBARA A TRE	SALEM, OR, 97302	SA 3
BUCKENDORF LT & BUCKENDORF, JACOB L TRE					
083W07D000200	4837 VIEWCREST RD S	9.81	& BUCKENDORF, LESLIE J TRE	SALEM, OR, 97302	SA 1
083W07D000300	3155 MURHAMMER LN S	9.86	MERINA, PATRICK M & MERINA, JOANN	SALEM, OR, 97306	SA 1
GLORIA LOU GARLAND RLT & GARLAND, GLORIA					
083W07D000400	4917 VIEWCREST RD S	8.88	LOU TRE	TIGARD, OR, 97224	SA 0
083W07D000500	3090 MURHAMMER LN S	1	OBERAN, STEPHEN L & OBERAN, TERRI N	SALEM, OR, 97302	SA 1

083W07D000800	4951 ROSEY VIEW ST S	1.78	HASTINGS, LAURA J	SALEM, OR, 97302	SA	1
083W07D000801	4931 ROSEY VIEW ST S	1.5	GRAVES, SAMUEL H JR & GRAVES, JANET L	SALEM, OR, 97302	SA	1
083W07D000802	4941 ROSEY VIEW ST S	6.54	KOESAN, RICHARD & DIETZ, MARCIA	SALEM, OR, 97301	SA	1
083W07D000803		0.18	GRAVES, SAMUEL H JR & GRAVES, JANET L	SALEM, OR, 97302	SA	0
083W07D000900	4961 ROSEY VIEW ST S	1.5	HINKLE, JACK T	SALEM, OR, 97302	SA	1
083W07D000901	3496 MURHAMMER LN S	8.58	RAMIREZ, ZACH RAMIREZ, EMILY MCCLARAN	SALEM, OR, 97302	SA	1
083W07D001000	3495 MURHAMMER LN S	10.01	BEWLEY, ELLEN MARIE	SALEM, OR, 97302	SA	1
083W07D001100	3375 MURHAMMER LN S	10.01	HEISE LT & HEISE, SUSAN M TRE	SALEM, OR, 97302	SA	1
083W07D001200	3272 INLAND DR S	2	KAREN J BUZA LT & BUZA, KAREN J TRE	SALEM, OR, 97302	SA	1
083W07D001300	3272 INLAND DR S	37.89	KAREN J BUZA LT & BUZA, KAREN J TRE	SALEM, OR, 97302	SA	0
083W17C000200	2797 VITAE SPRINGS RD S	196.04	LASSEN, LARRY LYNN	SALEM, OR, 97306	SA	1
083W17C000300	5935 SKYLINE RD S	9.93	SLETTEN, JAMES P & SLETTEN, MARY C MANCKE, WILBUR WILLIAM JR &	SEATTLE, WA, 98178	SA	0
083W17C000400	5885 SKYLINE RD S	4.95	MANCKE, SUSAN	SALEM, OR, 97306	SA	2
083W17C000500	5845 SKYLINE RD S	9.83	PACHECO, FERNANDO ORDAZ & CARRENO, MARIA DOMITILA HERNANDEZ	SALEM, OR, 97306	SA	1
083W18A002000	3356 BALLYNTYNE RD S	2.89	BEAN, PEGGY J (LE) & BEAN, GARY A (LE) IM2 LLC PMB 180	SALEM, OR, 97302	SA	1
083W18A002100		16.87	BEAN, PEGGY J (LE) & BEAN, GARY A (LE) IM2 LLC PMB 180	SALEM, OR, 97302	SA	0
083W18A002200	3116 BALLYNTYNE RD S	20.78	STANLEY, DEBRA L & STANLEY, JAMES D	SALEM, OR, 97302	SA	1
083W18A002300	3156 BALLYNTYNE RD S	1.84	VANDE BURGT TR VANDE BURGT, HARVEY VANDE BURGT, MARLENE	SALEM, OR, 97302	SA	1
083W18A002400	3136 BALLYNTYNE RD S	0.92	DOMRUDE, BRETT	SALEM, OR, 97302	SA	1
083W18B000100	3675 BALLYNTYNE RD S	41.03	MATTISON JRLT MATTISON, BARBARA MATTISON, STEVEN	SALEM, OR, 97302	SA	1
083W18B000500	3705 BALLYNTYNE RD S	9.4	ZHOU, MICHELLE YITONG MA, ZHENCHUAN	SALEM, OR, 97302	SA	1
083W18B000501		0.53	ZHOU, MICHELLE YITONG MA, ZHENCHUAN	SALEM, OR, 97302	AR, SA	0
083W18B000600	5285 MISTY PINE LN S	16.49	SHELLY A WARNER LT 50% & GAVAN FAM TR 50% & WARNER, SHELLY A TRE	SALEM, OR, 97302	SA	0

083W18B000601	5255 MISTY PINE LN S	GAVAN FAM TR & GAVAN, WILLIAM L TRE & 2 GAVAN, JOAN A TRE	SALEM, OR, 97302	SA	1
083W18B000602	5235 MISTY PINE LN S	2 SHELLY A WARNER LT & WARNER, SHELLY A TRE	SALEM, OR, 97302	SA	1
083W18B000700	3810 BALLYNTYNE RD S	31.68 STANLEY, JAMES D STANLEY, DEBRA L	SALEM, OR, 97302	SA	1
083W18B000800	3800 BALLYNTYNE RD S	10.22 STANLEY, DEBRA L STANLEY, JAMES D	SALEM, OR, 97302	SA	1
083W18B000900	3416 BALLYNTYNE RD S	JAMES D STANLEY LT 50% & STANLEY, JAMES D TRE & DEBRA L STANLEY LT 50%	SALEM, OR, 97302	SA	1
083W18C000100		34.55 ZIELINSKI, BRIAN	GERVAIS, OR, 97026	SA	0
083W18C000200	3701 VITAE SPRINGS RD S	34.92 ZEEB, JEFF A & ZEEB, RACHEL A	SALEM, OR, 97301	SA	2
083W18C000300	3941 VITAE SPRINGS RD S	LAMONT-WITTE FAM TR & WITTE, MICHAEL J 25 TRE & LAMONT, KRISTIN TRE	SALEM, OR, 97306	SA	2
083W18C000400	3921 VITAE SPRINGS RD S	4.78 FRY, ANDREW JAEGER, PAULETTE	SALEM, OR, 97306	SA	1
083W18C000500	3799 VITAE SPRINGS RD S	7.78 HANES, EDWIN C & HANES, CARMEL M	SALEM, OR, 97306	SA	1
083W18C000600	3731 VITAE SPRINGS RD S	6.87 CANNON JR LT & CANNON, GORA TRE	SALEM, OR, 97302	SA	1
083W18C000700	3675 VITAE SPRINGS RD S	17.68 VITAE SPRINGS ESTATE LLC	SALEM, OR, 97306	SA	1
083W18C000800	3535 VITAE SPRINGS RD S	17.62 VITAE SPRINGS ESTATE LLC	SALEM, OR, 97306	SA	1
083W18D000300	3399 VITAE SPRINGS RD S	11.42 HARE, MICHAEL J & ARCHAMBAULT, A L	SALEM, OR, 97306	SA	1
083W18D000401	3401 VITAE SPRINGS RD S	KENOYER JR LT & KENOYER, JOSEPH K TRE & 32.86 KENOYER, RUTH A TRE	SALEM, OR, 97306	SA	2
083W18D000500		0.94 HARE, MICHAEL & ARCHAMBAULT, ALISON	SALEM, OR, 97306	SA	0
083W18D000600		13.05 HARE, MICHAEL & ARCHAMBAULT, ALISON	SALEM, OR, 97306	SA	0
083W18D000700	3371 VITAE SPRINGS RD S	0.91 ALUMBAUGH, WILLIAM C	SALEM, OR, 97306	SA	1
083W18D000800	3281 VITAE SPRINGS RD S	EDWARD B & MARILYN K BACON JR LT & BACON, EDWARD B TRE & BACON, MARILYN K 1.74 TRE	SALEM, OR, 97306	SA	1
083W18D000900	3273 VITAE SPRINGS RD S	0.71 PRICE, JAMES EARL JR	SALEM, OR, 97306	SA	1
083W18D001000		2.65 LASSEN, LARRY LYNN	SALEM, OR, 97306	SA	0
083W19A000300	3200 VITAE SPRINGS RD S	11.07 SEEGER, LEE ANN	SALEM, OR, 97302	SA	1
083W19A000400	3250 VITAE SPRINGS RD S	BRADFORD-BLEVINS, MARIE A & BLEVINS, ALEX 5.43 P	SALEM, OR, 97306	SA	1
083W19A000600	6038 INWOOD LN S	4.28 JACOB MULLIN TR & MULLIN, JACOB R TRE	SALEM, OR, 97306	SA	1
083W19A000700		2.13 MULLIN, JACOB RYAN	SALEM, OR, 97306	SA	0
083W19A000701		2.59 MULLIN, JACOB RYAN	SALEM, OR, 97306	SA	0

083W19A000800	6029 INWOOD LN S	5.6	MULLIN, JACOB RYAN	SALEM, OR, 97306	SA	1
083W19B000100	6056 VITAE SPRINGS LN S	10.39	JOE & ANN LITTLE RT LITTLE, JOE LITTLE, ANN	SALEM, OR, 97306	SA	1
083W19B000200	6057 VITAE SPRINGS LN S	9.14	JOE & ANN LITTLE RT LITTLE, JOE LITTLE, ANN	SALEM, OR, 97306	SA	1
084W010000100			FRY, DANIEL J JR & FRY, PEGGY ANN 33.3% MILLER, ERNEST H &; FITZMAURICE, JACK & C/O			
084W010000101		2	GREENWAY FARMS	SALEM, OR, 97302	EFU; UT-5	0
084W010000101		182.32	MILLER, WALTER R	SALEM, OR, 97302	EFU	0
084W010000102	4125 RIVER RD S	97.7	NEILSEN	SALEM, OR, 97302	EFU	0
084W010000200		2.19	MILLER, WALTER R	SALEM, OR, 97302	EFU	0
084W010000300		1.92	ILLAHE HILLS COUNTRY CLUB	SALEM, OR, 97302	EFU	0
084W11D000100	4485 RIVER RD S	1.57	RICHARD & SIBYLLE BECK TR & BECK, RICHARD D TRE & BECK, SIBYLLE I TRE	SALEM, OR, 97302	AR; EFU	1
084W11D000200		2.14	STATE OF OREGON-PARKS & REC	SALEM, OR, 97301	AR; EFU	0
084W12A000300		4.19	RHOTEN, D ALEX JR & RHOTEN, KIRSTIN A 8.34% & JOHN W REEVES DECEDENTS TR 12.5%	SALEM, OR, 97302	SA	0
084W12A000400	4308 RIVERDALE RD S	13.98	ALAN R & BRENDA E NEWMAN LT NEWMAN, ALAN R NEWMAN, BRENDA E	SALEM, OR, 97302	SA	1
084W12A000500		47.19	RHOTEN, D ALEX JR & RHOTEN, KIRSTIN A 8.34% & JOHN W REEVES DECEDENTS TR 12.5%	SALEM, OR, 97302	SA	0
084W12A000700	4258 RIVERDALE RD S	9.94	BAIN, DAVID J & BAIN, DORIS E	SALEM, OR, 97302	SA	1
084W12A000800	4248 RIVERDALE RD S	10.06	MACKLIN, JESSICA MARIE HURLEY, PAUL EVAN	SALEM, OR, 97302	SA	1
084W12A000900	4238 RIVERDALE RD S	19.73	SCHIEDLER, MICHAEL SCHIEDLER, GENEVIEVE	SALEM, OR, 97302	SA	1
084W12B000100		33.96	RHOTEN, D ALEX JR & RHOTEN, KIRSTIN A 8.34% & JOHN W REEVES DECEDENTS TR 12.5%	SALEM, OR, 97302	SA	0

084W12B000200	0 RIVER RD S	35.16	RHOTEN, D ALEX JR & RHOTEN, KIRSTIN A 8.34% & JOHN W REEVES DECEDENTS TR 12.5%	SALEM, OR, 97302	EFU; SA	0
084W12B000300		3.85	RHOTEN, D ALEX JR & RHOTEN, KIRSTIN A 8.34% & JOHN W REEVES DECEDENTS TR 12.5%	SALEM, OR, 97302	EFU	0
084W12BC00700	4465 RIVER RD S	0.62	KLINSKY, ROBERT L & KLINSKY, NANCY K	SALEM, OR, 97302	EFU; AR	1
084W12BC00800	4435 RIVER RD S	0.8	BECKS RIVERVIEW LLC	SALEM, OR, 97302	AR; EFU	1
084W12BC00900	4365 RIVER RD S	1.83	BECK, DAREN L & BECK, JODY Y	SALEM, OR, 97302	AR; EFU	1
084W12BC01000	4335 RIVER RD S	6.65	BECKS RIVERVIEW LLC	SALEM, OR, 97302	AR; EFU	1
084W12D000300	4687 PETTYJOHN RD S	16.71	BRADLEY FAM TR & BRADLEY, GARY TRE & BRADLEY, BONNIE TRE	SALEM, OR, 97302	AR; SA	1
084W130000100	3949 VITAE SPRINGS RD S	40	YOUNG, JONATHAN B & YOUNG, SANDRA F	SALEM, OR, 97302	SA	1
084W13A000100	5197 PETTYJOHN RD S	25.39	KEVIN & FRANCINE MONAGHAN LT & MONAGHAN, KEVIN J TRE & MONAGHAN, FRANCINE M TRE	LAKE OSWEGO, OR, 97034	SA	1
084W13A000101		0.55	PLOWHEAD, JEREMY J & PLOWHEAD, ANGELA	SALEM, OR, 97302	SA	0
084W13A000200	5200 PETTYJOHN RD S	2.71	PETTYJOHN TR & COREY, DOUGLAS B TRE & COREY, MARILEE R TRE	SALEM, OR, 97302	SA	1
084W13A000300		11.76	ROBERT E COREY LT 50% & BETTY L COREY LT 50% & COREY, ROBERT E TRE	SALEM, OR, 97302	SA	0
084W13A000400		4.99	ROBERT E COREY LT 50% & BETTY L COREY LT 50% & COREY, ROBERT E TRE	SALEM, OR, 97302	SA	0
084W13A000500		19.9	ROBERT E COREY LT 50% & BETTY L COREY LT 50% & COREY, ROBERT E TRE	SALEM, OR, 97302	SA	0
084W13A000600		5.01	ROBERT E COREY LT 50% & BETTY L COREY LT 50% & COREY, ROBERT E TRE	SALEM, OR, 97302	SA	0
084W13A000700		73.54	ROBERT E COREY LT 50% & BETTY L COREY LT 50% & COREY, ROBERT E TRE	SALEM, OR, 97302	SA	0
084W13A000701		1.52	STAATS, SANDRA L	KEIZER, OR, 97307	SA	0
084W13A000800	4974 RIVERDALE RD S	22.05	GERALD & LINDA BOWERS LT & BOWERS, GERARD F TRE & BOWERS, LINDA O TRE	SALEM, OR, 97302	SA	1

084W13A000900		GERALD & LINDA BOWERS LT & BOWERS, 1.66 GERARD F TRE & BOWERS,LINDA O TRE	SALEM, OR, 97302	AR; SA	0
084W13B002700	5478 RIVERDALE RD S	4.83 MAHAFFEY, WAYNE E	SALEM, OR, 97302	SA	1
084W13B002800	5388 RIVERDALE RD S	35.35 SMILEY, JESSICA L	SALEM, OR, 97302	SA	1
084W24A001500	4051 VITAE SPRINGS RD S	82.11 YOUNG, JONATHAN B & YOUNG, SANDRA F	SALEM, OR, 97302	SA	0
084W24A001501	4011 VITAE SPRINGS RD S	ROBERT J TAGGART LT 50% & BETTY J TAGGART 19.64 LT 50% & TAGGART,ROBERT J & BETTY J TRE	SALEM, OR, 97302	SA	1
084W24A001502		JONATHAN B YOUNG RETIREMENT PLAN & 92.33 YOUNG, JONATHAN B TRE	SALEM, OR, 97302	SA	0