



**Marion County**  
OREGON

**PARTITION APPLICATION**

Applications submitted by mail will not be accepted

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

**RECEIVED**

DEC 16 2022

Marion County  
Planning

Fee: Please check the appropriate box:

Partition - \$940

Partition in an SGO Zone - \$1250

PROPERTY OWNER(S): RYAN & ROSE RASMUSSEN FAMILY TRUST	ADDRESS, CITY, STATE, AND ZIP: 10813 SOUTHVIEW LOOP SE JEFFERSON, OR 97352
PROPERTY OWNER(S) (if more than one):	ADDRESS, CITY, STATE, AND ZIP
APPLICANT REPRESENTATIVE: RYAN RASMUSSEN	ADDRESS, CITY, STATE, ZIP PO Box 110 AUMSVILLE, OR 97325
DAYTIME PHONE (if staff has questions about this application): 503-930-6155	E-MAIL (if any): RRASMUSSEN@MODERNVOLUTIONSYSTEMS.COM
ADDRESS OF SUBJECT PROPERTY: 10813 SOUTHVIEW LOOP SE JEFFERSON, OR 97352	SIZE OF SUBJECT PROPERTY: 7 ACRES +/-
The property owners of the subject property request to divide a <u>7</u> acre parcel into two or three parcels containing <u>4</u> , <u>3</u> acres or square feet each. Provide detailed information on the attached "Applicant Statement" page. <u>SEE ATTACHED</u>	
Will a railroad highway crossing provide the only access to the subject property? ( ) Yes <input checked="" type="checkbox"/> No If yes, which railroad:	

FOR OFFICE USE ONLY			
Township: <u>9</u>	Range: <u>3W</u>	Section: <u>10D</u>	Application elements submitted:
Tax lot number(s): <u>3000</u>	<input checked="" type="checkbox"/> Title transfer instrument		
Zone: <u>AR</u>	<input checked="" type="checkbox"/> Site plan		
Zone map number: <u>66</u>	<input checked="" type="checkbox"/> Applicant statement		
TPA/header: <u>Rasmussen</u>	GeoHazard Peer Review (if applicable)		
Case Number: <u>P22-014</u>	<input checked="" type="checkbox"/> Filing fee		
Urban <input checked="" type="checkbox"/> Rural	<input checked="" type="checkbox"/> SGO Peer Review (if applicable)		
Road name information			Application accepted by: <u>JAB</u>
Date determined complete:			Date: <u>12/16/2022</u>

IF THE PARTITION INCLUDES THE CREATION OF A PRIVATE ROADWAY PLEASE LIST BELOW FOUR (4) PROPOSED ROAD NAMES, IN THE ORDER OF PREFERENCE (see the attached information sheet):

- (1)
- (2)
- (3)
- (4)

ATTACH A MAP SHOWING ALL PARCELS THAT WILL HAVE ACCESS OFF THIS EASEMENT, AND INCLUDE THE ADDRESS AND LOCATION OF ALL DWELLINGS ON THE PARCEL, ALONG WITH THE DRIVEWAY LOCATION.

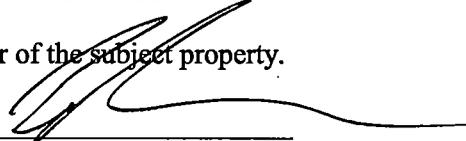
**THE APPLICANT(S) SHALL CERTIFY THAT:**

- 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.

RYAN RASMUSSEN TRUST

Print Name



Signature

Roni Rasmussen

Print Name



Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature

DATED this 12 day of DECEMBER, 20 22

## Applicant Statement (required)

It is up to the applicant to fully explain your proposal and how it conforms to Marion County land use regulations. This is your opportunity to provide detailed information on the "who, what, where, when and why" that is specific to your proposal.

There are specific criteria and regulations for each zone; these are available from the Planning Division. We strongly encourage you to obtain a copy of this information, review it, and then prepare your "applicant's statement".

These are a few items you should consider including (where applicable):

- Describe the property as it exists now and after implementation of the proposal: topography, existing structures and their use, new or alteration of structures, etc.
- Describe surrounding properties: type of land use, scale of development, etc. and any impact your proposed use might have on these properties such as dust, noise, fumes or odors, traffic, etc. And, if so, what measures will you take to mitigate these impacts?

HYDROGEOLOGIC REPORT COMPLETED & REVIEWED.

THE SUBJECT PROPERTY IS A LARGE-LOT RESIDENTIAL PROPERTY IN A NEIGHBORHOOD OF LARGE-LOT RESIDENCES. KEEPING THE LOT SIZE WELL ABOVE THE 2 ACRE MINIMUM WILL CONFORM WITH THE NEIGHBORHOOD WHICH PROVIDES AN OPPORTUNITY FOR AN ADDITIONAL SINGLE-FAMILY HOME, IN THE FUTURE. SURVEYORS AND THE HYDRO REVIEW ENGINEER HAVE CONFIRMED THE ABILITY OF THE PROPOSED PARTITION TO MEET SOIL FOUNDATION REQUIREMENTS, AVAILABILITY OF A POTENTIAL SPACE FOR SEPTIC FOR A POTENTIAL FUTURE SINGLE FAMILY HOME ON THIS RESIDENTIAL ACRES WITH PLENTY OF SPACING FROM EXISTING HOMES & STRUCTURES ON ALL SIDES TO MAINTAIN A RURAL ACRES FEEL, CONSISTENT WITH THE CURATOR SURROUNDING HOMES & LOTS.

(use additional paper if needed)

RECEIVED

JAN 06 2023



Marion County  
OREGON

Marion County  
Planning

VARIANCE APPLICATION

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

Fee: \$1565

PROPERTY OWNER(S): RYAN & ROSE RASMUSSEN FAMILY TRUST	ADDRESS, CITY, STATE, AND ZIP: PO BOX 137 AUMSVILLE, OR 97325
PROPERTY OWNER(S) (if more than one):	ADDRESS, CITY, STATE, AND ZIP
APPLICANT REPRESENTATIVE: RYAN & ROSE RASMUSSEN TRUSTEES	ADDRESS, CITY, STATE, ZIP: PO BOX 137 AUMSVILLE, OR 97325
DAYTIME PHONE (if staff has questions about this application): 503-930-6155	E-MAIL (if any): RRASMUSSEN@MODERNBUILDINGSYSTEMS.COM
ADDRESS OF SUBJECT PROPERTY: 10913 SOUTHVIEW LOOP JEFFERSON, OR 97352	SIZE OF SUBJECT PROPERTY: 7 ACRES +/-
THE PROPERTY OWNERS OF THE SUBJECT PROPERTY REQUEST TO (summarize here; provide detailed information on the attached "Applicant Statement" page): RECORD AN ACCESS TO A PRIVATE ROADWAY, APPROX 65 FEET WIDE, FOR A PARTIAL	
WILL A RAILROAD HIGHWAY CROSSING PROVIDE THE ONLY ACCESS TO THE SUBJECT PROPERTY? ( ) YES <input checked="" type="checkbox"/> NO IF YES, WHICH RAILROAD:	

FOR OFFICE USE ONLY:			
Township 09	Range 3W	Section 10D	Application elements submitted:
Tax lot number(s) 3000	<input checked="" type="checkbox"/> Title transfer instrument		
Zone: AR	<input checked="" type="checkbox"/> Site plan		
Zone map number: 66	<input checked="" type="checkbox"/> Applicant statement		
<input type="checkbox"/> TPA/header	<input type="checkbox"/> GeoHazard Peer Review (if applicable) n/a		
Case Number: V23-002	<input checked="" type="checkbox"/> Filing fee		
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural	Application accepted by: NLR 1-6-23		
Date determined complete:	Date: 1-9-23 NLR set up		

## **Applicant Statement (required)**

It is up to the applicant to fully explain your proposal and how it conforms to Marion County land use regulations. This is your opportunity to provide detailed information on the "who, what, where, when and why" that is specific to your proposal.

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These are a few items you should consider including (where applicable):

- Describe the property as it exists now and after implementation of the proposal: topography, existing structures and their use, new or alteration of structures, etc.
- Describe surrounding properties: type of land use, scale of development, etc. and any impact your proposed use might have on these properties such as dust, noise, fumes or odors, traffic, etc. And, if so, what measures will you take to mitigate these impacts?

WE ARE LOOKING TO HAVE A VARIANCE APPROVED FOR ACCESS  
TO A PAVED DRIVE. THIS ACCESS IS PRE-EXISTING PRIOR  
TO OUR PURCHASE OF THE PROPERTY. IT ALSO HAS PLenty  
OF SIDEWALK AND PLenty OF SPACE BETWEEN THE LOCATION,  
SEE ATTACHED, PROPOSED & THE NEIGHBORLY ACCESS.

**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.

Roni Rasmussen                      Roni M. Rasmussen  
Print Name                                      Signature

Ryan Rasmussen                      [Signature]  
Print Name                                      Signature

\_\_\_\_\_  
Print Name                                      Signature

\_\_\_\_\_  
Print Name                                      Signature

DATED this 5 day of JANUARY, 2023