

Marion County
OREGON

ZONE CHANGE/COMPREHENSIVE PLAN CHANGE APPLICATION

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Marion County
Planning

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

Fee: Please check the appropriate box:

- | | |
|---|--|
| <input type="checkbox"/> Zone Change - \$2500+\$40/acre | <input type="checkbox"/> Mineral Aggregate Site - \$6360 base fee+ |
| <input type="checkbox"/> Comprehensive Plan Change - \$3755+\$70/acre | \$30/acre - 0-100 acres |
| <input type="checkbox"/> Zone Change/Comprehensive Plan Change - \$4510+\$70/acre | \$90/acre - 101-200 acres |
| <input checked="" type="checkbox"/> Zone Change/Comprehensive Plan Change - | \$120/acre - 201-399 acres |
| with goal exception \$6010+\$70/acre | \$180/acre - 400+ acres |

PROPERTY OWNER(S): Johnny C. Davidson	ADDRESS, CITY, STATE, AND ZIP: 12054 West Stayton Rd. SE Aumsville, OR 97325
PROPERTY OWNER(S) (if more than one): N/A	ADDRESS, CITY, STATE, AND ZIP Same as above
APPLICANT REPRESENTATIVE: Mark Shipman & Margaret Y. Gander-Vo, Saalfeld Griggs Attorneys	ADDRESS, CITY, STATE, ZIP 250 Church St. SE Suite 200 Salem, OR 97301
DAYTIME PHONE (if staff has questions about this application): Mark: 503-485-4227 Margaret: 503-485-4271	E-MAIL: mshipman@sglaw.com margaret@sglaw.com
ADDRESS OF SUBJECT PROPERTY: 11679 McClellan Rd SE, Aumsville, OR 97325	SIZE OF SUBJECT PROPERTY: +/-2 Acres
The property owners request to change the zone from (current) <u>EFU</u> to (proposed) <u>AR</u> and/or change the Comprehensive Plan designation from <u>Primary Agriculture</u> to <u>Rural Residential</u> . Provide detailed information on the attached "Applicant Statement" page.	
Will a railroad highway crossing provide the only access to the subject property? () Yes (X) No If yes, which railroad:	

FOR OFFICE USE ONLY:			
Township <u>T9S</u>	Range <u>R2W</u>	Section <u>13DA</u>	Application elements submitted:
Tax lot number(s) <u>2000</u>	Zone: <u>EFU</u> Comp Plan: <u>Primary Agriculture</u>		<input checked="" type="checkbox"/> Title transfer instrument
Zone map number: <u>62</u>	<input type="checkbox"/> Urban <input type="checkbox"/> Rural		<input checked="" type="checkbox"/> 2 Site plans showing existing/proposed zoning
<input type="checkbox"/> TPA/header	Case Number: <u>EC/CP 24-003</u>		<input checked="" type="checkbox"/> Applicant statement
Signs given (min. agg. only):	Date determined complete:		<input type="checkbox"/> GeoHazard Peer Review (if applicable) <u>N/A</u>
Date:		<input checked="" type="checkbox"/> Filing fee	
Application accepted by: <u>ACS</u>		Set up by: <u>JB</u>	
Date:		<u>07/31/2024</u>	

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.

Johnny C Davidson
Print Name

John Davidson
Signature

Print Name

Signature

Print Name

Signature

Print Name

Signature

DATED this 17th day of April, 2024

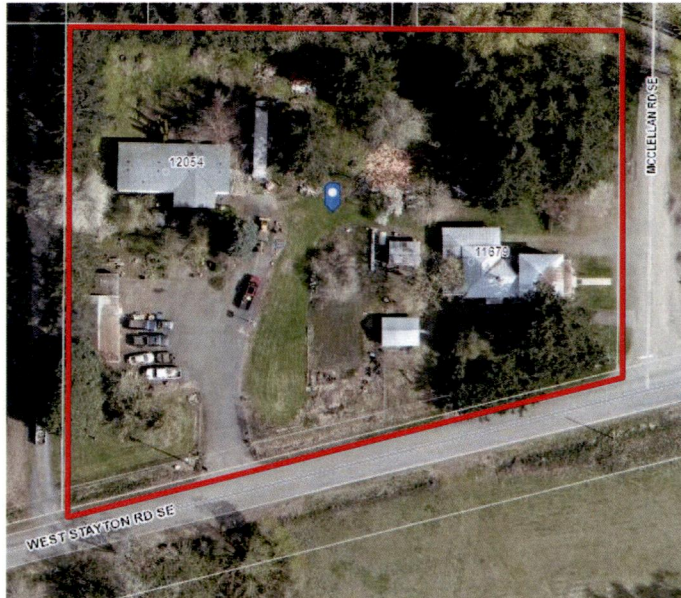
**CONSOLIDATED ZONE CHANGE/COMPREHENSIVE PLAN AMENDMENT/GOAL EXCEPTIONS
WRITTEN STATEMENT**

OWNER & APPLICANT:

Johnny C. Davidson
12054 West Stayton RD SE
Aumsville, OR 97325

APPLICANT'S REPRESENTATIVE:

Mark Shipman, Attorney
Saalfeld Griggs PC
PO Box 470
Salem, OR 97308
Phone: 503- 399-1070
Email: mshipman@sglaw.com



PROPERTY INFORMATION:

The property is approximately 2 acres in size and is commonly known as 11679 McClellan Road Southeast, Aumsville, Oregon 97325 and 12054 West Stayton Road Southeast, Aumsville, Oregon 97325, identified as Tax Lot 2000 in Township 9 South, Range 2 West, Section 13DA, in Marion County, Oregon (the "**Property**"). The Property is owned by Johnny C. Davidson (the "**Owner**" and "**Applicant**"). The current vesting deed (Warranty Deed) was re-recorded in the Marion County Records at Reel 3774, Page 175, and has been provided as part of this application and is attached hereto and incorporated by this reference herein as **Exhibit 101**. The Property is designated as Primary Agriculture in the Marion County Comprehensive Plan and zoned Exclusive Farm Use (EFU) in the Marion County Rural Zoning Ordinance, as shown on the Zoning Map which is attached hereto and incorporated by this reference herein as **Exhibit 102**. The Property is located within the Cascade School District and the Stayton Fire District. It is located outside of the City of Stayton and the Stayton Urban Growth Boundary. The Property is not within a FEMA flood plain, there are no identified wetlands located on the Property, it is not located within Marion County's Sensitive Groundwater Overlay Zone, and it is not located within a geohazard zone.

BACKGROUND AND PROPOSAL:

The Property is approximately 2 acres and is used for Rural/Residential use. Pursuant to approval of a conditional use hardship permit, there is an existing manufactured dwelling on the northwestern portion of the Property (the "**Hardship Dwelling**") which has a paved driveway that provides access from West Stayton Road Southeast. There is a shed located adjacent to the east of the Hardship Dwelling. The paved driveway abuts another shed near the western property line and serves as a parking lot for both dwellings. On the eastern portion of the Property, there is an existing dwelling (the "**Permanent Dwelling**") with two sheds located adjacent to the west of the dwelling. There is a paved driveway that provides access from McClellan Road Southeast. Applicant desires to convert the Hardship

Dwelling into a second permanent residence on the Property.

The Applicant is requesting the following:

- (1) An exception to Statewide Planning Goals 3 and 14 for the Property;
 - (2) A comprehensive plan designation change from Primary Agriculture to Rural Residential for the Property;
 - (3) A zone change for the Property from Exclusive Farm Use (EFU) to Acreage Residential (AR) pursuant to Section 17.123.020 of the Marion County Rural Zoning Code ("**MCC**" or the "**Code**").
- Applicant is filing this application as a consolidated application (the "**Application**").

The proposed amendments will better reflect the characteristics and predominate use of the Property. The proposed site plan for this Application is attached hereto and incorporated by this reference herein as **Exhibit 103**.

SURROUNDING PROPERTY INFORMATION:

The properties that immediately surround the Property are zoned, designated, and used as follows:

<u>PROPERTY</u>	<u>ZONING</u>	<u>USE</u>
North	AR	Rural/Residential
South	EFU	Farm use with Homesite
East	AR/EFU	Rural/Residential
West	EFU	Farm Use

The eastern property line abuts McClellan Road Southeast. The southern property line abuts West Stayton Road Southeast. The western property line abuts a private access road.

The use of the Property and the general development in the surrounding area shows a pattern of development which is not consistent with the current zoning and designation of the Property. To assess how the proposed amendment may impact the agricultural enterprises in the area, Applicant has conducted an analysis of an approximately 2,191-acre study area surrounding the Property and has submitted it as part of the Application, which is attached hereto and incorporated by this reference herein as **Exhibit 104**.

The study area was designed to provide the most accurate analysis of farm practices surrounding the Property. The study area is unique to the Property and this Application due to the proximity to the AR zoned properties to the north and southwest. The study area is bounded by Santiam Loop Southeast to the south, Dieckman Lane Southeast to the east, and Pleasant Grove Road Southeast and Karg Lane Southeast to the north. The study includes 246 parcels.

On the eastern boundary of the study area, there is one 2.03-acre parcel zoned Public, which is owned by the Santiam Water Control District. All other parcels within the study area are zoned EFU or AR.

Adjacent to the north and east of the Property is a residential neighborhood consisting of 38 parcels zoned AR which are engaged in rural residential use (the "**West Stayton Subdivision**"). The parcels were developed pursuant to a subdivision which was platted on May 16, 1911, attached hereto as **Exhibit 105** and incorporated by this reference herein, and the AR zone which was created to permit the development. The parcels in the West Stayton Subdivision range in size from approximately .09 acres to 3.1 acres. Counting parcels under contiguous ownership as one property, there are 25 properties ranging in size from .16 to 3.1 acres with the average size being .56 acres. The 3.1-acre parcel, split zoned AR and EFU, is adjacent to the east of the Property. The portion of the parcel directly east of the Property is zoned EFU. However, the parcel is used for rural residential purposes and the majority of the parcel is zoned AR. There are 17 parcels zoned AR approximately .4 miles to the southwest of the Property, with access from Stayton Road Southeast (the "**Stayton Road Subdivision**"). The parcels in the Stayton Road Subdivision range in size from approximately .26 to 3.07 acres with the average size being 1.05. Counting parcels under contiguous ownership as one property, there are 14 properties ranging in size from .32 to 3.07 acres with the average size being 1.28 acres. The average size for all properties zoned AR within the study area, counting parcels under contiguous ownership as one property, is approximately .82 acres. Of the 246 parcels in the study, at least 113 parcels are engaged in rural residential use, ranging in size from .01 to 9.5 acres. The average size for all parcels engaged in rural residential use is approximately 1.3 acres. Of the 246 parcels in the study, at least 127 parcels are engaged in farm use. Of those approximately 127 parcels engaged in farm use, 80 parcels are developed with a homesite. At least 193 of the 246 parcels are developed some sort of residential use showing that the residential uses in the area have been coexisting with the existing resource uses and an overall pattern of development consistent with Applicant's proposal.

The agricultural enterprises in the area include both large scale and small-scale farming operations. However, only three properties engaged in farm use are over 80 acres in size, all of which produce row crops. There is an 85.2-acre parcel located to the southeast approximately .35 miles from the Property and a 126.85-acre parcel located to the southwest approximately .6 miles from the Property. The owners of the 126.85-acre parcel own an adjacent 10-acre parcel engaged in rural residential use. Darley's Plantation, LLC owns six adjacent parcels which total 113.14 acres and are located to the northwest approximately .55 miles from the Property. Most parcels in the study are not under contiguous ownership. Smaller scale farming operations are scattered throughout the study area. The average size of the parcels engaged in farm use is approximately 15.9 acres.

APPLICANT'S PROPOSED FINDINGS:

EXCEPTION TO STATE PLANNING GOALS 3 AND 14

The purpose of Statewide Planning Goal 3 (herein "**Goal 3**") is to preserve and maintain agricultural lands and the purpose of Statewide Planning Goal 14 (herein "**Goal 14**") is to contain urban development and plan for orderly growth through a variety of tools, including the urban growth boundary ("**UGB**"). The mechanism for excusing the Application of Goals 3 and 14 is through the goal exception process under one of the three exceptions to the Statewide Goals established in ORS 197.732:

(2) A local government may adopt an exception to a goal if:

(a) The land subject to the exception is physically developed to the extent that it is no longer available for uses allowed by the applicable goal;

(b) The land subject to the exception is irrevocably committed as described by Land Conservation and Development Commission rule to uses not allowed by the applicable goal because existing adjacent uses and other relevant factors make uses allowed by the applicable goal impracticable; or

(c) The following standards are met:

(A) Reasons justify why the state policy embodied in the applicable goals should not apply;

(B) Areas that do not require a new exception cannot reasonably accommodate the use;

(C) The long term environmental, economic, social and energy consequences resulting from the use at the proposed site with measures designed to reduce adverse impacts are not significantly more adverse than would typically result from the same proposal being located in areas requiring a goal exception other than the proposed site; and

(D) The proposed uses are compatible with other adjacent uses or will be so rendered through measures designed to reduce adverse impacts.

Proposed Finding: As discussed above, the Property abuts a non-resource zone to the north and is approximately .4 miles from a non-resource zone to the southwest. Further, as demonstrated by the study, the surrounding area has been heavily developed with non-resource uses similar to the use proposed by Applicant. The Property is approximately 2 acres. Due to the development pattern in this area and the size and topography of the Property, the Property is irrevocably committed and is therefore unavailable for resource use. Applicant submits this Application for an irrevocably committed exception to Goals 3 and 14.

The applicable implementing rules for ORS 197.732 are OAR 660-004-0018 and 660-004-0028, which have been provided in relevant part below in bold and italics with Applicant's proposed findings following in plain type.

(1) Purpose. This rule explains the requirements for adoption of plan and zone designations for exceptions. Exceptions to one goal or a portion of one goal do not relieve a jurisdiction from remaining goal requirements and do not authorize uses, densities, public facilities and services, or activities other than those recognized or justified by the applicable exception. Physically developed or irrevocably committed exceptions under OAR 660-004-0025 and 660-004-0028 and 660-014-0030 are intended to recognize and allow continuation of existing types of development in the exception area. Adoption of plan and zoning provisions that would allow changes in existing types of uses, densities, or services requires the application of the standards outlined in this rule.

Proposed Finding: Applicant's proposal is essentially the expansion of an existing AR zone adjacent to

the north of the Property. The adjacent AR zone was created to permit rural residential development pursuant to an approved subdivision, the West Stayton Subdivision. The West Stayton Subdivision was platted in 1911, prior to the adoption of land use regulations and therefore did not require a goal exception. The development of the West Stayton Subdivision resulted in a residential neighborhood which is adjacent to the north of the Property. The West Stayton Subdivision is bordered to the west, north, and east by EFU-zoned parcels engaged in farm use and by the Property to the south which is zoned EFU but engaged in similar rural residential use. The parcel to the west of the Property is a farm parcel engaged in the cultivation of row crops. There is a private, gravel access road separating the Property from the farm use on the parcel to the west. The parcel to the south of the Property is also engaged in farm use, however West Stayton Road Southeast separates the Property from the parcel to the south. West Stayton Road Southeast is a two-lane, paved county road. The parcel to the east is split zoned AR and EFU but is engaged in rural residential use and is mostly zoned AR. McClellan Road Southeast is a private, dead-end paved road which only provides access to the Property and the West Stayton Subdivision from West Stayton Road Southeast. McClellan Road Southeast provides the only access to and from the West Stayton Subdivision.

In looking at the topography of the Property in addition to the size, and surrounding development, the Property is consistent with the parcels in the West Stayton Subdivision. The West Stayton Subdivision has parcels ranging from .16 to 3.1 acres. The Property is 2 acres. The parcels bordering the Property that are engaged in farm use are much larger. The parcel to the west is 8.28 acres and the parcel to the south is 62.84 acres. Not counting the Hardship Dwelling, the Property is almost entirely developed in a manner that would not enable the Property to be engaged in profitable farm uses. The eastern portion is developed with the Permanent Dwelling, a paved driveway, and two sheds located adjacent to the west of the Permanent Dwelling. The western portion of the Property is developed with a paved driveway which abuts a shed and provides access to the Hardship Dwelling from West Stayton Road Southeast while also serving as a parking lot for both dwellings. There is another shed located adjacent to the Hardship Dwelling in the northwest corner of the Property. The size of the Property in addition to the existing structures, not including the Hardship Dwelling, does not permit meaningful farm use. The Property is engaged in the same rural residential use as West Stayton Road Southeast and is a natural continuation of those uses. The Property is more similar in size and character to the adjacent parcels zoned AR than EFU and is not suitable for farm or forest use given the size, topography, and surrounding development. This criterion is met.

(2) For "physically developed" and "irrevocably committed" exceptions to goals, residential plan and zone designations shall authorize a single numeric minimum lot size and all plan and zone designations shall limit uses, density, and public facilities and services to those that satisfy (a) or (b) or (c) and, if applicable, (d):

(a) That are the same as the existing land uses on the exception site;

Proposed Finding: As described above, the Property is bordered to the north and east by the West Stayton Subdivision. The parcels to the west and south are engaged in farm use. However, the Property is bordered to the west by a private access road, to the south by West Stayton Road Southeast, and to the east by McClellan Road Southeast. The only parcel adjacent to the Property that is not separated by a road are the adjacent northern parcels in the West Stayton Subdivision. However, the Application of the zoning designation of the Property makes it appear to be a farmable parcel similar to the parcels engaged in farm use to the west and south, which is not the case. As described above, the Property is

consistent in size, topography, and use with the parcels in the West Stayton Subdivision. The primary use of the Property is currently rural residential use, consistent with the proposed zoning. The first dwelling on the Property was built in 1870 and the Property has been engaged in rural residential use since. Applicant is seeking a re-zoning of the Property as AR-2 for which the minimum lot size is 2 acres. The Property is 2 acres. This criterion is met.

(b) That meet the following requirements:

(A) The rural uses, density, and public facilities and services will maintain the land as "Rural Land" as defined by the goals, and are consistent with all other applicable goal requirements;

Proposed Finding: As part of this Application, Applicant is requesting a comprehensive plan designation change from "Agricultural" to "Rural Residential" and a zone change from "EFU" to "AR" to be consistent with the longtime use of the Property. The Rural Residential designation and implementing AR zone will not intensify the use of the Property as a residential use. The Property is already developed with the Permanent Dwelling and Hardship Dwelling. If this Application is granted, Applicant will seek to convert the Hardship Dwelling into a second permanent dwelling on the Property. The current dwellings on the Property have existing utilities, such as septic and well water. There are also overhead power lines which run along the southern and eastern borders of the Property. The Property is adjacent to the West Stayton Subdivision to the north which accesses some degree of urban services as well. The ability to contain and provide these services without adversely impacting the surrounding area is consistent with the County's interpretations regarding the goals and policies of the rural residential designation under the Marion County Comprehensive Plan as implemented by the AR zone. This criterion is satisfied.

(B) The rural uses, density, and public facilities and services will not commit adjacent or nearby resource land to uses not allowed by the applicable goal as described in OAR 660-004-0028; and

Proposed Finding: Applicant is not proposing development on the Property that would intensify the use but rather wishes to maintain the current development. Maintaining the current development of the Property will not affect nearby resource land. In addition to the current development on the Property as described above, the Property is already bordered by the West Stayton Subdivision to the north and east which have existing utilities. The proposal will not impact the adjacent resource parcels' ability to continue to engage in farm use. The parcels engaged in farm use are separated from the Property by a private access road to the west and West Stayton Road Southeast to the south and will not be affected by the approval of this Application. The proposal will not intensify the use of the Property or significantly increase the public facilities and services available to it. No additional roads are required for access. The Property will comply with applicable development standards. This criterion is satisfied.

(C) The rural uses, density, and public facilities and services are compatible with adjacent or nearby resource uses.

Proposed Finding: As demonstrated by the study, the surrounding area is developed with existing rural residential and farm uses. The West Stayton Subdivision borders the Property to the north and east and is zoned AR. The properties adjacent to the south and west are engaged in farm use and are separated by roads which border the Property. As mentioned above, the Property is already engaged in rural

residential use and has access to public facilities and services and the use will not intensify or significantly change upon approval of this Application. The Property has been engaged in rural residential use with the same level of development as is currently on the Property since approximately 1982. The current use has been compatible with the nearby resource uses and will continue to remain compatible upon approval of this Application.

(c) For uses in unincorporated communities, the uses are consistent with OAR 660-022-0030, "Planning and Zoning of Unincorporated Communities", if the county chooses to designate the community under the applicable provisions of OAR chapter 660, division 22;

Proposed Finding: The Property is not located within an unincorporated community. This criterion is not applicable.

(d) For industrial development uses and accessory uses subordinate to the industrial development, the industrial uses may occur in buildings of any size and type provided the exception area was planned and zoned for industrial use on January 1, 2004, subject to the territorial limits and other requirements of ORS 197.713 and 197.714.

Proposed Finding: The Proposed Development is residential in nature. This criterion is not applicable.

OAR 660-004-0028

Exception Requirements for Land Irrevocably Committed to Other Uses

(1) A local government may adopt an exception to a goal when the land subject to the exception is irrevocably committed to uses not allowed by the applicable goal because existing adjacent uses and other relevant factors make uses allowed by the applicable goal impracticable:

(a) A "committed exception" is an exception taken in accordance with ORS 197.732(2)(b), Goal 2, Part II(b), and with the provisions of this rule, except where other rules apply as described in OAR 660-004-0000(1).

Proposed Finding: As addressed above, Applicant is requesting a goal exception under ORS 197.732(2)(b). To obtain approval for a goal exception under that title, Applicant must demonstrate conformance with the requirements of this section.

(2) Whether land is irrevocably committed depends on the relationship between the exception area and the lands adjacent to it. The findings for a committed exception therefore must address the following:

(a) The characteristics of the exception area;

Proposed Finding: As previously stated, the Property is approximately 2 acres in size. It is designated as "Agricultural" under the Marion County Comprehensive Plan and Zoned "EFU." It is outside of both the City of Aumsville and the City of Stayton UGBs and is outside of any city limits. There are not any wetlands or flood plains on the Property. The Property is not within a sensitive groundwater overlay zone, a big game habitat, and there are no geological hazardous areas. The Property is a quadrilateral. The western and eastern property lines run parallel. The northern property line intersects the eastern

and western property lines at approximately 90-degree angles. The southern property line runs parallel to West Stayton Road Southeast. The Property contains multiple categories of soils and is entirely designated as High Value Farmland as mapped by the National Resource Conservation Service. The eastern portion of the Property which is already developed with the Permanent Dwelling, two sheds, and a driveway, is designated as prime farmland, capability class 2, irrigated capability class 2, non-hydric Salem gravelly silt loam soil. The northwestern portion of the Property which is currently developed with the Hardship Dwelling, two sheds, and a driveway, is designated as prime farmland, capability class 3, irrigated capability class 3, non-hydric Sifton gravelly loam. The southwestern portion of the Property which is adjacent to West Stayton Road Southeast is designated as prime farmland if drained, capability class 3, irrigated capability class 3, non-hydric Clackamas gravelly loam. The soil characteristics of the Property are predominantly classified as prime farmland. However, the surrounding development and the size and topography of the Property make farm or forest use impracticable.

The majority of the parcels in the surrounding area are not held under contiguous ownership. The West Stayton Subdivision, which is adjacent to the north and zoned AR, consists of 38 tax lots. However, counting parcels under contiguous ownership as one property, there are approximately 25 properties. The Property is relatively level and is bordered to the east, south, and west by roads. The Property is bordered by McClellan Road Southeast to the east which is a dead-end, private road that separates it from the adjacent 3.1-acre parcel engaged in rural residential use. To the east of the 3.1 -acre parcel are properties engaged in rural residential and farm uses. The Property is bordered by West Stayton Road Southeast to the south which is a two-lane paved county road that separates it from the adjacent parcel engaged in farm use. Further south is the Stayton Road Subdivision, which is zoned AR and located to the southeast approximately .4 miles from the Property. The Property is bordered by a private, gravel access road to the west that separates it from the parcel engaged in farm use. Further west are parcels mostly engaged in farm use. As demonstrated by the study above, most of the surrounding parcels engaged in farm use are also developed with a homesite and there is a mix of rural residential and farm uses throughout the area.

West Stayton Road Southeast is designated as a minor collector road on the Marion County Rural Transportation System Plan ("*RTSP*"). West Stayton Road Southeast runs west and then north into the City of Aumsville from the Property. West Stayton Road Southeast also runs east from the Property and merges into Stayton Road Southeast which leads into the City of Stayton. West Stayton Road Southeast merges into Stayton Road Southeast less than a mile from the Property. Stayton Road Southeast is designated as an arterial road on the RTSP. The portion of Stayton Road Southeast from West Stayton Road Southeast to the City of Stayton's UGB is designated on the RTSP as a bicycle and pedestrian improvement project as well as for safety widening improvements due to the high vehicular traffic volume and little or no shoulder. This demonstrates the increasing urbanization in the area. The increased level of bike and pedestrian traffic and high-volume vehicular traffic makes farming the Property impracticable due to the noise generated from traffic in addition to the increased difficulty and cost of maneuvering large farm equipment or equipment necessary for forest uses through residential and urban traffic in the area. In addition, there are overhead power lines which run along the southern and eastern property lines of the Property. The power lines are located above the driveway which provides access from West Stayton Road Southeast, above the driveway which provides access from McClellan Road Southeast, and across West Stayton Road Southeast itself, which increases the difficulty and cost of maneuvering large farm equipment or equipment necessary for forest uses to and from the Property.

The result of the Application of the Goal 3 and 14 exceptions in this circumstance is to allow the current rural residential use of the Property to continue and to acknowledge that the Property is more consistent with the zoning and use of those parcels directly north zoned AR and engaged in rural residential use than the parcels engaged in farm use given the size of the Property, the topography, and the surrounding development. The first dwelling on the Property was built in 1870 and the Property has been engaged in rural residential use since. Survey number 8087 dated April 16, 1934, attached hereto as **Exhibit 106** and incorporated by this reference herein, was created for Marion County by the county surveyor which shows the Property in its current configuration. As stated above the West Stayton Subdivision was developed pursuant to a plat recorded in 1911. The AR zone to the north of the Property was created to permit the development of the West Stayton Subdivision. Given that the Property was developed with rural residential use in approximately 1870, was bordered by the West Stayton Subdivision to the north and east before any land use regulations were adopted by the County, and was more similar in size, topography, development and use to the properties in the West Stayton Subdivision than the nearby properties engaged in farm use, the Property should have been included in the AR zone to the north and designated as Rural Residential when the County first adopted the Marion County Zoning Ordinance and the Comprehensive Plan.

The Permanent Dwelling is on the eastern portion of the Property and the Hardship Dwelling was added to the northwest portion of the Property in 1982. Based on historical aerial imagery, the Property has not been engaged in farm or forest use since at least 1994, but rather has been engaged in exclusively rural residential use consistent with the current use and configuration of the Property. The Property is only 2 acres with large portions developed with the Permanent Dwelling, four sheds, and two driveways, which makes profitable farming such as grazing, crop cultivation, or animal husbandry impracticable due to the limited space and proximity to the West Stayton Subdivision to the north which requires certain setbacks. Only a small portion of the Property is available for farm or forest use, which is the portion adjacent to the West Stayton Subdivision to the north and partially adjacent to McClellan Road Southeast to the east and the private, gravel access road to the west. The dust from the gravel access road which borders the Property along the entire western property line, and the noise from traffic and the adjacent residential uses limits the ability to engage in profitable farming or forest use on the Property. As shown on the site plan, there are some trees along the western and eastern property lines, however the largest group of trees is along the northern property line adjacent to the West Stayton Subdivision. Forest uses, such as harvesting timber, are impracticable given the location of the timber, limited amount of timber, and surrounding development. These limitations have rendered resource use impracticable, making the barriers to farming or forest use insurmountable.

This application of the goal exception process is consistent with the type of analysis that is required for determining whether farm use on a Property has been rendered "impracticable." While cost alone is not dispositive in determining whether land zoned for exclusive farm use is suitable for farm use as statutorily defined, a local jurisdiction is not precluded in evaluating whether "the current employment of the land for the primary purpose of obtaining a profit in money by engaging in specified farm or agricultural activities" is rendered impracticable by virtue of the level of costs or expenses required. *Wetherell v. Douglas Cty.*, 342 Or. 666, 160 P.3d 614 (2007). However, in this instance it is a factor weighing in favor of a determination that the Property is irrevocably committed by the adjacent development. As described above, profitable farm or forest use on the Property is impracticable due to the size of the parcel, topography, mature trees and vegetation, and surrounding development, requiring the application of a Goal 3 and 14 exception.

(b) The characteristics of the adjacent lands;

Proposed Finding: Adjacent to the north of the Property is the West Stayton Subdivision which is zoned AR and engaged in rural residential use. The 3.1-acre parcel to the east of the Property is split-zoned AR and EFU, but is engaged in rural residential use with the majority of the parcel zoned AR. The West Stayton Subdivision was created pursuant to a historical plat which was recorded in 1911 prior to the adoption of any land use regulations and therefore did not require an exception. The parcel to the west of the Property is an 8.28-acre farm parcel engaged in the cultivation of row crops. There is a private, gravel access road separating the Property from the farm use on the parcel to the west. The owners of the parcel to the west also own an adjacent rural residential parcel, which is part of the West Stayton Subdivision. Including the adjacent rural residential parcel under contiguous ownership, the farm operation to the west of the Property is 9.16 acres. The parcel to the south of the Property is a 62.84-acre farm parcel engaged in the cultivation of row crops. West Stayton Road Southeast separates the Property from the parcel to the south. West Stayton Road Southeast is a two-lane paved county road. Bordering the property to the east is McClellan Road Southeast, which is a dead-end, paved private road which provides access to the West Stayton Subdivision and the Property from West Stayton Road Southeast. The Property is entirely bordered to the east, south, and west by roads.

There are approximately 38 parcels in the West Stayton Subdivision. However, some parcels are under contiguous ownership. Counting parcels under contiguous ownership as one property, there are 25 properties ranging in size from .16 to 3.1 acres with the average size being .56 acres, similar in nature and character to the Property. The soil classification for the West Stayton Subdivision is almost identical to the Property. The majority of the parcels are identified as Salem gravelly silt loam and are designated as high value, prime farmland, capability class 2, irrigated capability class 2, non-hydric Salem gravelly silt loam soil. The rest of the residential neighborhood designated as high-value, prime farmland, capability class 3, irrigated capability class 3, non-hydric Sifton gravelly loam. McClellan Road Southeast merges into McClellan Lane Southeast and is the only road which provides access to and from the West Stayton Subdivision. Similar to the Property, the properties in the West Stayton Subdivision are relatively flat, clustered around McClellan Road Southeast and McClellan Lane Southeast, and are developed with at least one single family dwelling, accessory structures, and driveways.

(c) The relationship between the exception area and the lands adjacent to it; and

Proposed Finding: As discussed above, the Property is similar in size and character to the properties in the West Stayton Subdivision and is more consistent with the AR zone. The Property is directly adjacent to the West Stayton Subdivision to the north and east and is separated from the adjacent farm uses by a private access road to the west and West Stayton Road Southeast to the south. Only a small portion of the Property is undeveloped and available for farm or forest use, which is the portion adjacent to the West Stayton Subdivision leaving even less land available for farm or forest use due to required setbacks. The dust from the gravel access road which borders the Property along the entire western property line, the noise from traffic, the overhead power lines, and the adjacent residential uses limits the ability to engage in profitable farming or forest use on the Property by increasing the cost and difficulty of such practices. The creation of the AR zone to the north of the Property allowed for the development of the existing residential area while leaving the Property an inadequate size for forest or farm use, and surrounded by development, including the roads, utilities, and the West Stayton Subdivision which makes profitable farm or forest uses impracticable. Given that the Property was

developed with rural residential use in approximately 1870, was bordered by the West Stayton Subdivision to the north and east before any land use regulations were adopted by the County, and was more similar in size, topography, development and use to the properties in the West Stayton Subdivision than the nearby properties engaged in farm use, the Property should have been included in the AR zone to the north and designated as Rural Residential when the County first adopted the Marion County Zoning Ordinance and the Comprehensive Plan. By virtue of the size and topography of the Property and the surrounding development, the Property has become irrevocably committed to residential use which has rendered it impracticable for agricultural or forest use.

(d) The other relevant factors set forth in OAR 660-004-0028(6).

Proposed Finding: Applicant will address these factors in detail below.

(3) Whether uses or activities allowed by an applicable goal are impracticable as that term is used in ORS 197.732(2)(b), in Goal 2, Part II(b), and in this rule shall be determined through consideration of factors set forth in this rule, except where other rules apply as described in OAR 660-004-0000(1). Compliance with this rule shall constitute compliance with the requirements of Goal 2, Part II. It is the purpose of this rule to permit irrevocably committed exceptions where justified so as to provide flexibility in the application of broad resource protection goals. It shall not be required that local governments demonstrate that every use allowed by the applicable goal is "impossible." For exceptions to Goals 3 or 4, local governments are required to demonstrate that only the following uses or activities are impracticable:

(a) Farm use as defined in ORS 215.203;

(b) Propagation or harvesting of a forest product as specified in OAR 660-033-0120; and

(c) Forest operations or forest practices as specified in OAR 660-006-0025(2)(a).

Proposed Finding: As described above, the Property is bordered by the West Stayton Subdivision to the north and east and is surrounded by a private, gravel access road to the west, West Stayton Road Southeast to the south, and McClellan Road Southeast to the east. West Stayton Road Southeast is a two-lane, paved county road designated as a minor collector road on the RTSP. McClellan Road Southeast is a dead-end, private road which only serves the Property and the West Stayton Subdivision. There is increasing urbanization in the area including an increased level of bike and pedestrian traffic and high-volume vehicular traffic which makes farming the parcel impracticable due to the noise generated from traffic in addition to the increased difficulty and cost of maneuvering large farm equipment or equipment necessary for forest uses, such as harvesting timber, through residential and urban traffic in the area. The dust from the gravel access road which borders the Property along the entire western property line, and the noise from traffic and the adjacent residential uses limits the ability to engage in profitable farming or forest use on the Property. As shown on the site plan, there are some trees along the western and eastern property lines, however the largest collection of trees is along the northern property line. Forest uses, such as harvesting timber, is impracticable given the location of the timber, limited amount of timber, and the surrounding development. The Property is almost entirely

developed with the Permanent Residence, the driveways, and the sheds, as shown on the site plan. Additionally, due to required setbacks from the roads and the West Stayton Subdivision, the location of the overheard power lines, and adjacent rural residential uses, the amount of the land that is practically available for resource use is heavily constrained to the point that it has become impracticable to productively farm the Property. These constraints would similarly constrain any forest operations on the Property. The combination of these factors results in a property designated for resource use, but for the vast majority of the Property resource use is impracticable.

(6) Findings of fact for a committed exception shall address the following factors:

(a) Existing adjacent uses;

Proposed Finding: As described above, the Property is bordered by the West Stayton Subdivision to the north and east. The majority of these parcels are less than three acres in size and are developed with at least one single-family dwelling, accessory structures, and driveways similar to the Property. There are approximately 38 parcels, however some parcels are under contiguous ownership. Counting parcels under contiguous ownership as one property, there are 25 properties zoned AR and engaged in rural residential use ranging in size from .16 to 3.1 acres with the average size being .56 acres. The owners of said properties primarily chose to live in the rural residential area due to the larger parcel sizes and lower levels of urban development.

To the south and west of the Property are parcels engaged in farm use. The owners of the parcel to the west of the Property also own an adjacent rural residential parcel zoned AR in the West Stayton Subdivision. The private, gravel access road bordering the Property to the west leads to the rural residential property under contiguous ownership. The parcel to the west is 8.28 acres, but including said rural residential parcel under contiguous ownership the property is 9.16 acres. The parcel to the south is 62.84 acres. The parcels to the west and the south are both engaged in the cultivation of row crops. West Stayton Road Southeast, which is a two-way paved road designated as a minor collector road on the RTSP, separates the Property from the farm use to the south.

The only parcels adjacent to the Property that are not separated by a road are the parcels in the West Stayton Subdivision to the north, which are similar in size and nature to the Property. Applicant's proposed rural residential use will be consistent with the general development that has already occurred throughout the surrounding area and will not create a significant adverse impact on the adjacent uses. As stated above, the Property has existed in its current configuration and been engaged in primarily rural residential use for decades and should have been included in the AR zone with the West Stayton Subdivision when the County first adopted the Marion County Zoning Ordinance. Applicant is not proposing significant changes or development, but rather seeks approval based on the Property as it currently exists. This factor favors a determination that the Property is irrevocably committed to non-resource use.

(b) Existing public facilities and services (water and sewer lines, etc.);

Proposed Finding: The Property is bordered by the West Stayton Subdivision to the east and north which is served by established utilities. The Property is developed with the Permanent Residence and Hardship Dwelling which are served by established utilities. Applicant desires to convert the Hardship Dwelling into a second permanent dwelling on the Property. As such, there will not be any significant

changes to or development of the Property. The Property is already developed with a septic system and well water. There are overhead power lines located along the southern and eastern borders of the Property. The purpose and intent of the AR Zone is to allow for rural residential uses where the development provides its own services, such as well water and septic. The Property has access to West Stayton Road Southeast, a county road, as well as McClellan Road Southeast which is a private road serving the Property and the West Stayton Subdivision. Additional roads or access points will not be required. The Property is within a defined ambulance district and is within the jurisdiction of the Marion County Sheriff, which provides policing services to the region. The Stayton Fire District provides emergency fire services and there is adequate road access by virtue of the existing roadways. The availability of public services and the feasibility of providing other necessary services supports a determination that the Property is irrevocably committed to non-resource use.

(c) Parcel size and ownership patterns of the exception area and adjacent lands:

(A) Consideration of parcel size and ownership patterns under subsection (6)(c) of this rule shall include an analysis of how the existing development pattern came about and whether findings against the goals were made at the time of partitioning or subdivision. Past land divisions made without application of the goals do not in themselves demonstrate irrevocable commitment of the exception area. Only if development (e.g., physical improvements such as roads and underground facilities) on the resulting parcels or other factors makes unsuitable their resource use or the resource use of nearby lands can the parcels be considered to be irrevocably committed. Resource and nonresource parcels created and uses approved pursuant to the applicable goals shall not be used to justify a committed exception. For example, the presence of several parcels created for nonfarm dwellings or an intensive commercial agricultural operation under the provisions of an exclusive farm use zone cannot be used to justify a committed exception for the subject parcels or land adjoining those parcels.

Proposed Finding: As described above, the West Stayton Subdivision was created pursuant to a historical plat and was subsequently zoned AR and designated Rural Residential to permit the development. The West Stayton Subdivision historical plat was recorded in 1911, prior to any land use regulations, and therefore it appears that a goal exception was not necessary. The West Stayton Subdivision historical plat provided for much smaller parcels than were developed. There are approximately half as many parcels as are shown on the original plat from 1911, all of which are developed similar to the Property with at least one single family dwelling, driveway, and accessory structures. Some properties have a second dwelling, such as a manufactured dwelling, as well. None of the properties in the West Stayton Subdivision were approved for development within the constraints of the EFU Zone, all of the development has been permitted via the subdivision approval and zoning of the West Stayton Subdivision as AR. There are overhead power lines which run along the entire southern and eastern property lines which serve the Property and the surrounding development. In addition to the West Stayton Subdivision to the north and east, the Property is bordered by further development to the east, west, and south due to the surrounding roads. The owners of the parcel to the west engaged in farm use also own an adjacent parcel in the West Stayton Subdivision which is engaged in rural residential use. A private, gravel access road which produces dust borders the Property to the west

which provides access to said rural residential parcel under contiguous ownership. McClellan Road Southeast, a private, dead-end road which provides access to the Property and the West Stayton Subdivision, borders the Property to the east. McClellan Road Southeast provides the only access to the West Stayton Subdivision. As described above, West Stayton Road Southeast, which borders the Property to the south, is a minor collector road which merges with Stayton Road Southeast less than a mile from the Property. Stayton Road Southeast is a high-volume traffic arterial road which leads into the City of Stayton. The portion of Stayton Road Southeast from West Stayton Road Southeast to the City of Stayton's UBG has been designated as an improvement project in order to accommodate increased bicycle and pedestrian traffic, demonstrating the increasing urbanization in the area which increases the difficulty and cost of maneuvering large farm equipment and equipment necessary for forest use, such as harvesting timber. As described above, Applicant's position is that the Property is similar in size and character to the West Stayton Subdivision zoned AR and should have been similarly zoned and designated Rural Residential when the County originally passed the Marion County Zoning Ordinance and adopted the Marion County Comprehensive Plan. Given the size and topography of the Property and the surrounding development, the Property is irrevocably committed to rural residential use making farm use impracticable by isolating it in a manner that will not allow for Farm Use.

(B) Existing parcel sizes and contiguous ownerships shall be considered together in relation to the land's actual use. For example, several contiguous undeveloped parcels (including parcels separated only by a road or highway) under one ownership shall be considered as one farm or forest operation. The mere fact that small parcels exist does not in itself constitute irrevocable commitment. Small parcels in separate ownerships are more likely to be irrevocably committed if the parcels are developed, clustered in a large group or clustered around a road designed to serve these parcels. Small parcels in separate ownerships are not likely to be irrevocably committed if they stand alone amidst larger farm or forest operations, or are buffered from such operations;

Proposed Finding: As provided above, the Property is approximately 2 acres in size and is not owned under contiguous ownership with any of the surrounding properties. The Property is a small parcel engaged in rural residential use and is adjacent to small parcels zoned AR to the north and east in the West Stayton Subdivision also engaged in rural residential use. Some parcels in the West Stayton Subdivision are under contiguous ownership. Counting parcels under contiguous ownership as one property, there are 25 properties zoned AR and engaged in rural residential use ranging in size from .16 to 3.1 acres with the average size being .56 acres. To the west of the Property is a small farm operation which is 8.28 acres and cultivates row crops. The owners of the parcel to the west also own an adjacent parcel in the West Stayton Subdivision which is engaged in rural residential use. The property to the west, including the rural residential parcel under contiguous ownership, is 9.16 acres. The parcel to the south is 62.84 acres and is also engaged in the cultivation of row crops. The Property is similarly developed to the properties in the West Stayton Subdivision. As shown by the site plan, the Property is almost entirely developed with the Permanent Residence, the two driveways, and the four sheds. The 25 properties are similarly developed with at least one single family dwelling, driveways, and accessory structures. McClellan Road Southeast is a dead-end, private road that borders the Property to the east and provides access to the Property and the West Stayton Subdivision from West Stayton Road Southeast. McClellan Road Southeast provides the only access to the West Stayton Subdivision. McClellan Road Southeast merges into McClellan Lane Southeast. The properties in the West Stayton

Subdivision and the Property are clustered in a large group around McClellan Road Southeast and McClellan Lane Southeast which exclusively serves these properties. As described above, the Property is separated by roads from all adjacent parcels except those parcels to the north in the West Stayton Subdivision. This factor favors a determination that the Property is irrevocably committed to non-resource use.

(e) Neighborhood and regional characteristics;

Proposed Finding: As outlined above in the discussion related to the adjacent uses, the West Stayton Subdivision is adjacent to the north and east of the Property and consists of 38 parcels. Counting parcels under contiguous ownership as one property, there are 25 properties engaged in rural residential uses and developed similarly to the Property ranging in size from .16 to 3.1 acres. Applicant's proposal is consistent with the existing development in the area. The West Stayton Subdivision and the Property are largely self-sufficient due to the existing utilities and County's rural services and which takes advantage of the opportunity for larger tracts that exists primarily on lands outside of existing UGBs. The proposed use will continue the existing development pattern and will allow for the Property to be designated and zoned appropriately given the topography of the Property, its size, and the surrounding development. There is a small farm operation adjacent to the west of the Property totaling 9.61 acres, including the adjacent residential parcel under contiguous ownership. There is a mid-size farm operation adjacent to the south of the Property which is 62.84 acres. As described in detail above regarding the study and as shown in **Exhibit 104**, the area surrounding the Property consists of mostly small and mid-size farming operations engaged in the cultivation of crops or grazing uses. There are only three farming operations in the study area that are larger than 80 acres. There are approximately 17 parcels zoned AR to the southwest of the Property located approximately .4 miles from the Property in the Stayton Road Subdivision. The parcels in the Stayton Road Subdivision range in size from approximately .26 to 3.07 acres. Counting the parcels under contiguous ownership as one property, there are 14 properties ranging in size from .32 acres to 3.07 acres with the average size being 1.28 acres. The properties are engaged in rural residential use and are developed similarly to the Property, with at least one permanent residence, driveways, and accessory structures.

The Property is bordered to the east by McClellan Road Southeast, which is a dead-end, private road which provides access to the Property and the West Stayton Subdivision from West Stayton Road Southeast. West Stayton Road Southeast runs along the southern border of the Property. West Stayton Road Southeast is designated by the RTSP as a minor collector road, and is a two-lane, paved county road. Less than a mile to the east of the Property, West Stayton Road Southeast merges with Stayton Road Southeast, which is an arterial road which leads into the City of Stayton. The portion of Stayton Road Southeast from West Stayton Road Southeast to the City of Stayton's UGB is designated on the RTSP as a bicycle and pedestrian improvement project as well as for safety widening improvements due to the high vehicular traffic volume and little or no shoulder. This demonstrates the increasing urbanization in the area including an increased level of bike and pedestrian traffic and high-volume vehicular traffic. This factor favors a determination that the Property is irrevocably committed to non-resource use.

(f) Natural or man-made features or other impediments separating the exception area from adjacent resource land. Such features or impediments include but are not limited to roads,

watercourses, utility lines, easements, or rights-of-way that effectively impede practicable resource use of all or part of the exception area;

Proposed Finding: The Property is entirely bordered on the western, eastern, and southern property lines by roads. The only parcels directly adjacent to the Property and not separated by a road are the parcels to the north zoned AR in the West Stayton Subdivision. The Property is bordered by McClellan Road Southeast to the east, which is a dead-end, private road that provides access to the Property and West Stayton Subdivision from West Stayton Road Southeast. The parcels to the west and south of the Property are engaged in farm use. The Property is bordered by a private, gravel access road to the west which separates it from the adjacent parcel engaged in the cultivation of row crops. The Property is bordered to the south by West Stayton Road Southeast. West Stayton Road Southeast is a two-lane, paved county road designed as a minor collector road on the RTSP which separates the Property from the parcel engaged in the cultivation of row crops to the south. In addition, there are overhead power lines which run along the southern and eastern borders of the Property, crossing over the access point from West Stayton Road Southeast and the access point from McClellan Road Southeast. The power lines also run perpendicular across West Stayton Road Southeast from the Property to development to the south. The surrounding development impedes the practicability of using the small portion of the Property not developed with the Permanent Residence, driveways, and sheds for resource use. This factor favors a determination that the Property is irrevocably committed to non-resource use.

(g) Physical development according to OAR 660-004-0025; and

Proposed Finding: As outlined above, the West Stayton Subdivision consists of 25 properties developed similarly to the Property which borders the Property to the north and east and is zoned AR. There are three existing roads that border the Property to the west, south, and east. There are overhead utility lines that run along West Stayton Road Southeast, along McClellan Road Southeast, and across West Stayton Road Southeast. West Stayton Road Southeast, is a minor collector road that merges into Stayton Road Southeast, which is a high-volume traffic arterial road that is being improved to accommodate an increase in bicycle and pedestrian traffic. The Property is almost entirely physically developed. As shown on the site plan, the eastern portion of the Property is developed with the Permanent Dwelling, a paved driveway, and two sheds. The western portion of the Property is developed with a shed abutting the paved driveway which also serves as a parking lot. In the northwest corner, there is another shed located near the Hardship Dwelling. Not counting the Hardship Dwelling, almost the entire Property is physically developed leaving only a small portion of the Property available for farm or forest use. The small portion available for farm or forest use is the northern portion, which is adjacent to the parcels zoned AR in the West Stayton Subdivision and developed with residential uses similar to the Property. This level of physical development impacting the Property is a factor in favor of the determination that the Property is irrevocably committed to non-resource use.

(h) Other relevant factors.

Proposed Finding: As described above, the result of the Application of the Goal 3 and 14 exceptions in this circumstance is to allow the current rural residential use of the Property to continue and to acknowledge that the Property is more consistent with the parcels in the West Stayton Subdivision zoned AR and engaged in rural residential use than the parcels engaged in farm use given the size of the Property, the topography, and the surrounding development. The first dwelling on the Property was built in 1870 and the Property has been engaged in rural residential use since and the Property has

existed in its current configuration since at least 1934. The West Stayton Subdivision was developed pursuant to a plat recorded in 1911. The Permanent Dwelling is on the eastern portion of the Property and the Hardship Dwelling was added to the northwestern portion of the Property in 1982. Based on historical aerial imagery, the Property has not been engaged in farm or forest use since at least 1994, but rather has been engaged in exclusively rural residential use consistent with the current use and configuration of the Property. Given that the Property was developed with rural residential use in approximately 1870, was bordered by the West Stayton Subdivision to the north and east before any land use regulations were adopted by the County, and was more similar in size, topography, development and use to the properties in the West Stayton Subdivision than the nearby properties engaged in farm use, the Property should have been included in the AR zone to the north and designated as Rural Residential when the County first adopted the Marion County Zoning Ordinance and the Comprehensive Plan.

(7) The evidence submitted to support any committed exception shall, at a minimum, include a current map or aerial photograph that shows the exception area and adjoining lands, and any other means needed to convey information about the factors set forth in this rule. For example, a local government may use tables, charts, summaries, or narratives to supplement the maps or photos. The applicable factors set forth in section (6) of this rule shall be shown on the map or aerial photograph.

Proposed Finding: Applicant has provided a current map showing the Property and the adjoining lands, demonstrating the extent of development in the surrounding area which has rendered the Property irrevocably committed to non-resource use.

Applicant has provided evidence into the record showing that the Property satisfies the applicable approval criteria for the approval of an exception to Goal 3 and Goal 14.

CONFORMANCE WITH STATEWIDE PLANNING GOALS:

Oregon has nineteen statewide planning goals. Conformance with these goals is a requirement for approval of this Application. Applicant's findings regarding conformance with these goals is set forth below.

Goal 1 - Citizen Involvement:

Marion County has adopted a notice and the hearings process for applications before both the County's hearings officer and then the Board of Commissioners. This process provides an opportunity for citizen involvement. This Application is in compliance with Goal 1.

Goal 2 - Land Use Planning:

Applicant's proposal will be examined under Goal 2 plan amendment requirements. As part of the goal, each plan and related implementation measure is coordinated with the plans of affected governmental units. Affected governmental units are those local governments, state and federal agencies and special districts that have programs, land ownerships, or responsibilities within the area included in the plan.

The Planning Division will notify the applicable Fire District, School District, Marion County departments, and DLCD, of the proposed comprehensive plan amendment. This Application is consistent with Goal 2.

Goal 3 - Agricultural Lands.

An exception has been requested as a part of this Application, upon approval of the requested exception, Goal 3 will no longer be applicable.

Goal 4 - Forest Lands.

The Property and surrounding properties are not identified as forest lands in the Marion County Comprehensive Plan. Goal 4 is not applicable.

Goal 5 - Open Spaces, Scenic and Historic Areas, and Natural Resources.

The Marion County Comprehensive Plan does not identify any Goal 5 resources as being on or near the Property. Goal 5 is not applicable.

Goal 6 - Air, Water and Land Resources Quality.

No significant particulate discharges are anticipated, and no further development is being proposed. Goal 6 is satisfied.

Goal 7 - Areas subject to Natural Disasters and Hazards.

The Property is not in a Marion County Comprehensive Plan identified floodplain but is located within a Sensitive Ground Water area overlay zone, there are no mapped landslide hazard areas on the Property. Goal 7 is not applicable.

Goal 8 - Recreational Needs.

No Goal 8 resources are identified on the Property or implicated by this Application. This goal is not applicable.

Goal 9 - Economic Development.

OAR chapter 660, Division 009 does not require or restrict planning for industrial and other employment uses outside an urban growth boundary (UGB), but counties must comply with the division requirements within UGBs. The Property is not within a UGB. Goal 9 is not applicable.

Goal 10 - Housing.

OAR 660-008 defines standards for compliance with Goal 10 regarding adequate numbers of needed housing units and efficient use of buildable land within UGBs. The Property is not within a UGB. Goal 10 does not apply.

Goal 11 - Public Facilities and Services.

Applicant has shown it is feasible for domestic water wells to be constructed on the Property. With this

showing of feasibility, no urban water service will be necessary. Wastewater service feasibility has also been shown, and a condition requiring septic permitting is being imposed, therefore there is no need for urban wastewater services. Goal 11 is satisfied.

Goal 12 - Transportation.

The Property is served by the existing paved road system and additional access is not required in association with this Application. No additional traffic use is anticipated in association with the approval of this Application. Applicant does not propose changing the functional classification of any road or standards implementing them. Goal 12 is met.

Goal 13 - Energy Conservation.

Normal residential use will not significantly impact energy consumption. Goal 13 is satisfied.

Goal 14 - Urbanization.

An exception has been requested as a part of this Application, upon approval of the requested exception, Goal 14 will no longer be applicable.

Goals 15-19, Willamette River Greenway, Estuarine Resources, Coastal Shorelands, Beaches and Dunes, and Ocean Resources.

The Property is not within the Willamette River Greenway, or near any ocean or coastal-related resources. These goals do not apply.

COMPREHENSIVE PLAN CHANGE CRITERIA:

Marion County has two Housing Goals and seventeen Rural Residential Policies, conformance with which are applicable approval criteria for this Application. The goals and policies are set out in bold and italics below with Applicant's proposed findings, where applicable:

The housing goals of Marion County are:

- a. To facilitate the development of safe, affordable housing by providing for a variety of choices in type, location and density consistent with urban and rural land use plans.***

Proposed Finding: Marion County is in the midst of a severe housing crisis which has been exacerbated by the recent wildfires in the area. <https://www.co.marion.or.us/pages/news.aspx?NewsId=645>. The County has been coordinating with various federal and state agencies to obtain additional funding to provide housing relief to those displaced and redevelop existing rural residential properties to increase supply in the County, satisfying Policy 1. *Id*; <https://www.co.marion.or.us/HA>. However, there is currently not enough supply to meet the demand for housing within the County, both in urban and rural areas, with an estimated need of more than 7,100 units. <http://www.oregonhousingalliance.org/wp-content/uploads/2019/04/Marion-County-2018-color.pdf>. While the existing housing crisis is particularly acute regarding affordable housing, affordable housing is not the only needed housing and housing "should be built to serve people at a variety of incomes levels. A housing supply that meets community

needs is one that offers people a range of different places to live, different community densities to choose from, and does not overburden the financial resources of any group living there.” <https://www.oregon.gov/lcd/OP/Pages/Goal-10.aspx>. Applicant desires to convert the Hardship Dwelling which has existed since 1982 into a second permanent dwelling on the Property. While the proposed housing is not affordable housing, it will provide housing at a time when all levels of housing are needed within Marion County. Marion County has a need to increase available housing, not decrease it which is what will occur if the Application is not approved and Applicant is forced to remove the Hardship Dwelling when the hardship no longer exists. There is currently not an adequate amount of residential land to meet these needs. While Statewide Planning Goal 10 is not applicable to the County, the Comprehensive Plan identifies providing a variety of housing types as a defined goal for the County, the conversion of the previously approved conditional use on the Property to a permanent use is consistent with the County’s stated goal.

b. To minimize adverse social, economic, environmental and energy impacts resulting from housing development in rural areas.

Proposed Finding: Applicant is proposing to convert the Hardship Dwelling which has existed on the Property since 1982 into a second permanent dwelling on the Property. The development on the Property is similar to those properties in the West Stayton Subdivision, conforming to the existing development pattern in the area. The Property is already developed with the Hardship Dwelling and utilities to serve it. Applicant is not proposing additional development on the Property, but rather desires to maintain the current development. The Property is already developed with sufficient points of access and utilities. Approval of this Application will not result in adverse impacts on the surrounding area, but rather will maintain the status quo as it has existed for decades. The Application is in conformance with this goal.

Rural Residential Policies

- 1. Marion County will cooperate with the Marion County Housing Authority and other agencies to develop programs and funding sources to increase the level of support for maintenance and rehabilitation of existing housing in rural areas.***

Proposed Finding: Marion County has established a housing authority which focuses on providing low-income housing options and assistance throughout Marion County in both rural and urban areas. <https://www.co.marion.or.us/HA>. This current use of the Property, which Applicant is proposing to maintain, does not impact this work and this policy is not applicable to Applicant’s proposal.

- 2. Marion County will cooperate with governmental agencies and housing authorities within the region to promote unified housing policies and to ensure an equitable distribution of assisted housing units throughout the County.***

Proposed Finding: Marion County has an established a housing authority and engages in coordination with applicable state and federal agencies. This current use of the Property, which Applicant is proposing to maintain, does not impact this work and this policy is not applicable to Applicant’s proposal.

- 3. Marion County will attempt to keep development requirements to a minimum so that the cost of rural residential housing can be kept as low as possible consistent with public safety***

and health requirements thereby helping to make rural housing a viable housing choice available to low- and moderate-income families.

Proposed Finding: The County has developed policies and development requirements designed to protect the community's health and safety. Applicant will comply with the applicable development regulations. This policy is satisfied.

- 4. Marion County will encourage rural residential housing that takes maximum advantage of renewable energy resources and use of innovative technology in order to make rural housing as energy efficient and self-sustaining as possible to reduce the public cost of providing basic utility services to rural housing.***

Proposed Finding: Applicant desires to convert the Hardship Dwelling that has existed since 1982 to a second permanent dwelling on the Property. The Property is already developed with utilities, including overhead powerlines, septic, and well water. Applicant is not proposing the development of additional housing but rather seeks approval based on the Property as it currently exists. This policy is not applicable to the proposal.

- 5. Marion County considers rural residential living a distinct type of residential experience. The rural lifestyle involves a sacrifice of many of the conveniences associated with urban residences and the acceptance of lower levels of governmental services, narrow roads and the noises, smells and hazards associated with rural living and accepted farm and forest management practices. Marion County finds that it is financially difficult, not cost effective and inconsistent with maintaining a rural lifestyle for government to reduce or eliminate the inconveniences caused by lower levels of public services or farming and forest management practices. When residences are allowed in or near farm or forest lands, the owners shall be required to agree to filing of a declaratory statement in the chain of title that explains the County's policy giving preference to farm and forest uses in designated resource lands.***

Proposed Finding: The Property has been developed in accordance with the requirements of rural residential development. The Property is developed with a well and septic system. The West Stayton Subdivision is developed with rural residential sites that are similar to the Property. The Property is located within the Stayton Fire District and the surrounding area is developed with paved roads that are accessible to emergency vehicles. Applicant has a conditional use hardship permit which allows a Hardship Dwelling on the Property in addition to the Permanent Dwelling. Before the Hardship Dwelling was sited on the Property, the owners at the time recorded a declaration acknowledging the primacy of natural resource use in the surrounding area. Said declaration was recorded in the Real Property Records of Marion County on Reel 282 Page 328 on May 10, 1982, and is incorporated by this reference herein. Applicant understands that the tradeoff for the benefits of rural living comes at the cost of urban levels of services. This policy is satisfied.

- 6. Where designated rural residential lands are adjacent to lands protected for resource use, a reasonable dwelling setback from the resource land shall be required, and any other means used, to minimize the potential for conflicts between accepted resource management practices and rural residents.***

Proposed Finding: The Permanent Dwelling is located on the eastern portion of the Property and is not located near an adjacent resource use. The Hardship Dwelling is located in the northwestern portion of

the Property. The adjacent resource uses are located to the west and south of the Property. The Property is bordered to the south by West Stayton Road Southeast, which is a paved two-lane county road that separates the Property from the resource use to the south. The Property is bordered by a line of trees along its western property line in addition to a private access road which separates it from the resource use to the west. The Hardship Dwelling, which has been on the Property since 1982, is sited at a reasonable setback given the existing trees and access road separating it from the resource use to the west. Applicant will comply with the requirements of the AR zone upon approval of this Application. This policy is satisfied.

- 7. Lands available for rural residential use shall be those areas developed or committed to residential use or significant areas unsuitable for resource use located in reasonable proximity to a major employment center.***

Proposed Finding: As stated previously, the Property is bordered by the West Stayton Subdivision to the north and east, which in addition to the size and topography of the Property have caused it to be irrevocably committed to rural residential use. The surrounding area is developed with acreage residential properties, farm uses developed with homesites, and developed roadways. The Property is bordered to the south by West Stayton Road Southeast, which is a minor collector road. Less than a mile to the east of the Property, West Stayton Road Southeast merges with Stayton Road Southeast, an arterial road, which leads into the City of Stayton. The city limits for the City of Stayton are less than 3 miles from the Property. To the west, West Stayton Road Southeast turns north and leads into the City of Aumsville, meaning that the surrounding urban employment centers are close at hand. This policy is satisfied.

- 8. Since there is a limited amount of area designated Rural Residential, efficient use of these areas shall be encouraged. The minimum lot size in Rural Residential areas existing on October 4, 2000, shall not be less than two acres allowing for a range of parcel sizes from two to 10 acres in size unless environmental limitations require a larger parcel. Areas rezoned to an Acreage Residential zone after October 4, 2000, shall have a 10-acre minimum lot size unless an exception to Goal 14 (Urbanization) is granted.***

Proposed Finding: As outlined in detail above, Applicant is requesting an exception to Goal 14 to allow for the Property to be rezoned to Acreage Residential based on the finding that the Property is irrevocably committed to rural residential use. The Property is approximately 2 acres, which is larger than the vast majority of the properties included in the study that are zoned AR. Provided Applicant's goal exception is approved, this policy is satisfied.

- 9. When approving rural subdivisions and partitionings each parcel shall be approved as a dwelling site only if it is determined that the site: 1) has the capacity to dispose of wastewater; 2) is free from natural hazards or the hazard can be adequately corrected; 3) there is no significant evidence of inability to obtain a suitable domestic water supply; and 4) there is adequate access to the parcel.***

Proposed Finding: Applicant is not proposing a rural subdivision or partition, but rather seeks approval based on the Property as it currently exists. This policy is not applicable.

- 10. All residential uses in rural areas shall have water supply and distribution systems and sewage disposal systems which meet prescribed standards for health and sanitation.***

Proposed Finding: As described above, the Property is developed with a well and septic system that comply with applicable standards. This policy is satisfied.

11. Rural residential subdivisions shall be required to have paved streets.

Proposed Finding: Applicant is not proposing a rural residential subdivision. This policy is not applicable.

12. Where a public or community service district exists, the extension of services within designated rural residential areas may be permitted. The district may be allowed to provide service extensions to lands outside the designated residential areas if necessary for health and safety reasons but the district shall only annex lands designated for residential use.

Proposed Finding: There is not a developed community service district in the area. However, as described above, there are existing utility lines to the Property in addition to a well and septic system. Applicant is not proposing annexation of the Property as alternative means of providing adequate services. This policy is satisfied.

13. Where the use of community water supply systems is cost effective and there is not a service district able to provide the service they may be allowed. The availability of community water services shall not be considered justification for increasing the density of development beyond two acres per dwelling.

Proposed Finding: There is not an existing community water supply system in the vicinity. The Property is developed with a well which has been sufficient to serve the existing uses and Applicant is not proposing additional development on the Property. This policy is satisfied.

14. In rural residential areas within one mile of an urban growth boundary, a redevelopment plan may be required as a condition of land division. The plan shall demonstrate that reasonable urban density development is possible should the urban growth boundary need to be expanded in the future.

Proposed Finding: The Property is not located within one (1) mile of an urban growth boundary and Applicant is not proposing land division. A redevelopment plan is not required. This policy is not applicable.

15. Where parcels of 20 acres or larger are suitable for rural residential development and previous nearby development does not create a precedent for conventional subdivision development, the developer shall be encouraged to cluster the residences through the planned development process to retain any resource use potential, preserve significant blocks of open space and wildlife habitat and to provide buffers between the residences and nearby resource uses and public roadways.

Proposed Finding: The Property is approximately 2 acres and Applicant is not proposing a subdivision or planned development. This policy is not applicable.

16. The Acreage Residential (AR) zone will be the predominant zone applied to the lands designated Rural Residential. A numerical suffix may be used to indicate the minimum lot size allowed in the zone.

Proposed Finding: The Property is approximately 2 acres and Applicant is requesting a zone change to AR-2 in order to maintain the existing development pattern. The properties in the West Stayton Subdivision zoned AR range in size from .16 to 3.1 acres and the properties in the Stayton Road Subdivision zoned AR range in size from .32 to 3.07 acres. Upon approval of the zone change portion of this Application, this policy will be satisfied.

17. In rural areas mobile homes and manufactured dwellings will be allowed on the same basis as conventional site-built single-family housing.

Proposed Finding: There is a manufactured dwelling, the Hardship Dwelling, currently located on the Property pursuant to a conditional use hardship permit first approved in 1982. Applicant will comply with applicable requirements. This policy is satisfied.

Applicant is proposing an amendment in the comprehensive plan designation from "Agricultural" to "Rural Residential" and a corresponding zone change from "Exclusive Farm Use" to "Acreage Residential-2." Applicant has demonstrated that the proposed development is consistent with Marion County's Rural Residential Goals and Policies. This criterion is satisfied.

ZONE CHANGE CRITERIA:

Under MCC Section 123.020(C) the owner of a piece of property may initiate a quasi-judicial zone change consistent with the Application requirements of MCC 119.020 and 119.025 and subject to satisfaction of the mandatory approval criteria set forth in MCC 123.060, which is set out in bold and italics below with Applicant's proposed findings, where applicable:

17.123.060 Criteria.

Approval of a zone change application or initiated zone change shall include findings that the change meets the following criteria:

- A. The proposed zone is appropriate for the Comprehensive Plan land use designation on the property and is consistent with the goals and policies of the Comprehensive Plan and the description and policies for the applicable land use classification in the Comprehensive Plan; and***

Proposed Finding: As part of this Application, Applicant is proposing a comprehensive plan amendment, changing the designation from "Primary Agriculture" to "Rural Residential." Upon approval of the comprehensive plan amendment, the implementing zone for the Property will be Acreage Residential-2. As part of this Application, Applicant demonstrated consistency with these goals and policies in detail above. This criterion is satisfied.

- B. The proposed change is appropriate considering the surrounding land uses and the density and pattern of development in the area; and***

Proposed Finding: The proposed change will allow for rural residential use that is consistent with the existing residential development in the surrounding area. As described above, Applicant's proposal is designed to continue the existing development pattern in the area and extend the existing AR zone adjacent to the north to include the Property, which should have been included in said AR zone when

the County first adopted the Marion County Zoning Ordinance. Approximately .4 miles to the southeast of the Property, Stayton Road Subdivision is also zoned AR and engaged in rural residential use. The Property is similar in size, topography, and use to the West Stayton Subdivision and Stayton Road Subdivision. As described above, the Property is bordered by roads to the east, south, and west and is only directly adjacent to the residential parcels to the north in the West Stayton Subdivision. Applicant is not proposing to develop the Property further, but rather desires to maintain the level of development on the Property as it has existed for decades. The proposal is to make the zone and comprehensive plan amendment consistent with the available use of the Property given its size, topography, and the surrounding development. As described in further detail above in the goal exception criteria, the Property has maintained its current use and configuration for decades and should have been zoned AR when the County first adopted the Marion County Zoning Ordinance based on its similarity in size, topography, and development to the West Stayton Subdivision zoned AR to the north. The proposal is consistent with the surrounding uses and will have minimal, if any, impact on the surrounding uses. This criterion is satisfied.

C. Adequate public facilities, services, and transportation networks are in place, or are planned to be provided concurrently with the development of the property; and

Proposed Finding: As previously addressed, the Property has access from West Stayton Road Southeast, which is a two-lane paved, minor collector road as designated by the RTSP. The Property also has access from McClellan Road Southeast which is a paved private road. There are existing overhead power lines which serve the Property in addition to a well and septic system. The Property is within the Stayton Fire District and Cascade School District. There is a system of private and public roads that serve the surrounding area. Adequate public facilities and services are in place. This criterion is satisfied.

D. The other lands in the county already designated for the proposed use are either unavailable or not as well suited for the anticipated uses due to location, size or other factors; and

Proposed Finding: As established above, Marion County is in the midst of a severe housing shortage. At the time of filing this Application, there are only three (3) properties for sale within the study area, one undeveloped lot, one farm parcel developed with a homesite, and one property engaged in primarily rural residential use, all of which are zoned EFU. The property for sale engaged in primarily rural residential use is similar in size to the Property, at 2.5 acres. However, the property for sale is less developed and has significantly more open space than the Property making it more suitable for farm use. The closest properties for sale that are not zoned EFU are located within the City of Stayton. However, the parcels are significantly smaller in size than the Property. Applicant, like many rural residential property owners, primarily chose to live in a rural residential area due to the larger parcel sizes and lower levels of urban development, which is not available within city limits. The available residential properties, or lack thereof throughout the County, do not fully meet the need for housing in the area and demonstrate that lands in the county designated for the proposed use are unavailable. This criterion is satisfied.

E. If the proposed zone allows uses more intensive than uses in other zones appropriate for the land use designation, the new zone will not allow uses that would significantly adversely affect allowed uses on adjacent properties zoned for less intensive uses.

Proposed Finding: As described above, the Property is currently developed with the Permanent Dwelling

and Hardship Dwelling. Applicant desires to convert the hardship dwelling to a second permanent dwelling on the Property. Residential uses are permitted as an accessory use in the EFU zone; however, Applicant is proposing a level of density which is more intensive than what would be permitted in the EFU zone. As addressed above, the Property will be developed similarly to the properties in the West Stayton Subdivision and Stayton Road Subdivision which are zoned AR. As demonstrated by the study, there are also acreage residential properties engaged in rural residential use and farms developed with homesites throughout the study area. The approval of this Applicant will not significantly impact the adjacent rural residential uses or the adjacent farm uses. The Property has been developed with a permanent residence since approximately 1870 and the Hardship Dwelling was added in 1982. The Property has sufficient existing access to utilities including electrical, well water, and septic. Applicant is not proposing significant change or development, but rather is seeking approval based on the Property as it currently exists which has not resulted in significant adverse effects on adjacent uses. This criterion is satisfied.

CONCLUSION:

The Applicant has shown compliance with all applicable regulations which would permit a zone change, comprehensive plan amendment, and exceptions to Goal 3 and Goal 14. Applicant has also shown that all aspects of this request are in conformance with the applicable goals and policies of the Statewide Planning Goals, the Marion County Comprehensive Plan, and the Marion County Rural Zoning Ordinance. As such, the Applicant respectfully requests that the proposed request be APPROVED as submitted.

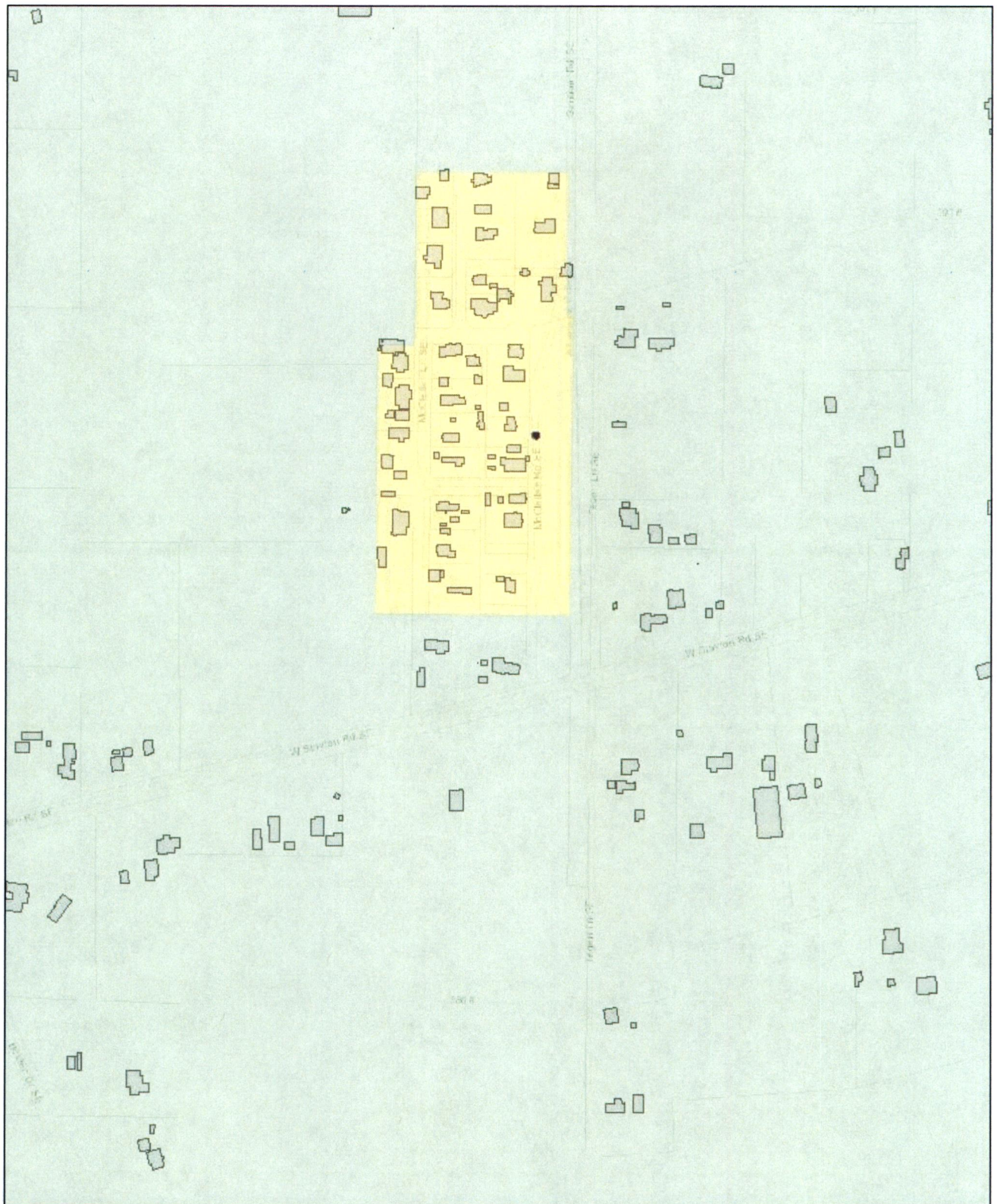
EXHIBIT LIST:

- Exhibit 101 – Vesting Deed for the Property
- Exhibit 102 – Zoning and Aerial Maps
- Exhibit 103 – Site Plan
- Exhibit 104 – Surrounding Property Inventory
- Exhibit 105 – West Stayton Subdivision Historical Plat
- Exhibit 106 – 1934 County Survey

EXHIBIT 102
ZONING AND AERIAL MAP



Zoning Surrounding Subject Property



6/20/2023, 10:04:22 AM

MC Building Outlines - 2016

County Zoning

Acreage Residential

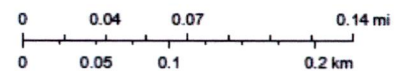
EFU

Parcels

County Boundary

City Boundaries

1:4,514



MC-ASR, MC-IT GIS, County of Linn, Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, MC IT-GIS, MC

EXHIBIT 103

SITE PLAN

Zone Change Site Plan
11679 McClellan Rd. SE, Aumsville, OR 97325
and
12054 West Stayton Rd SE, Aumsville, OR 97325

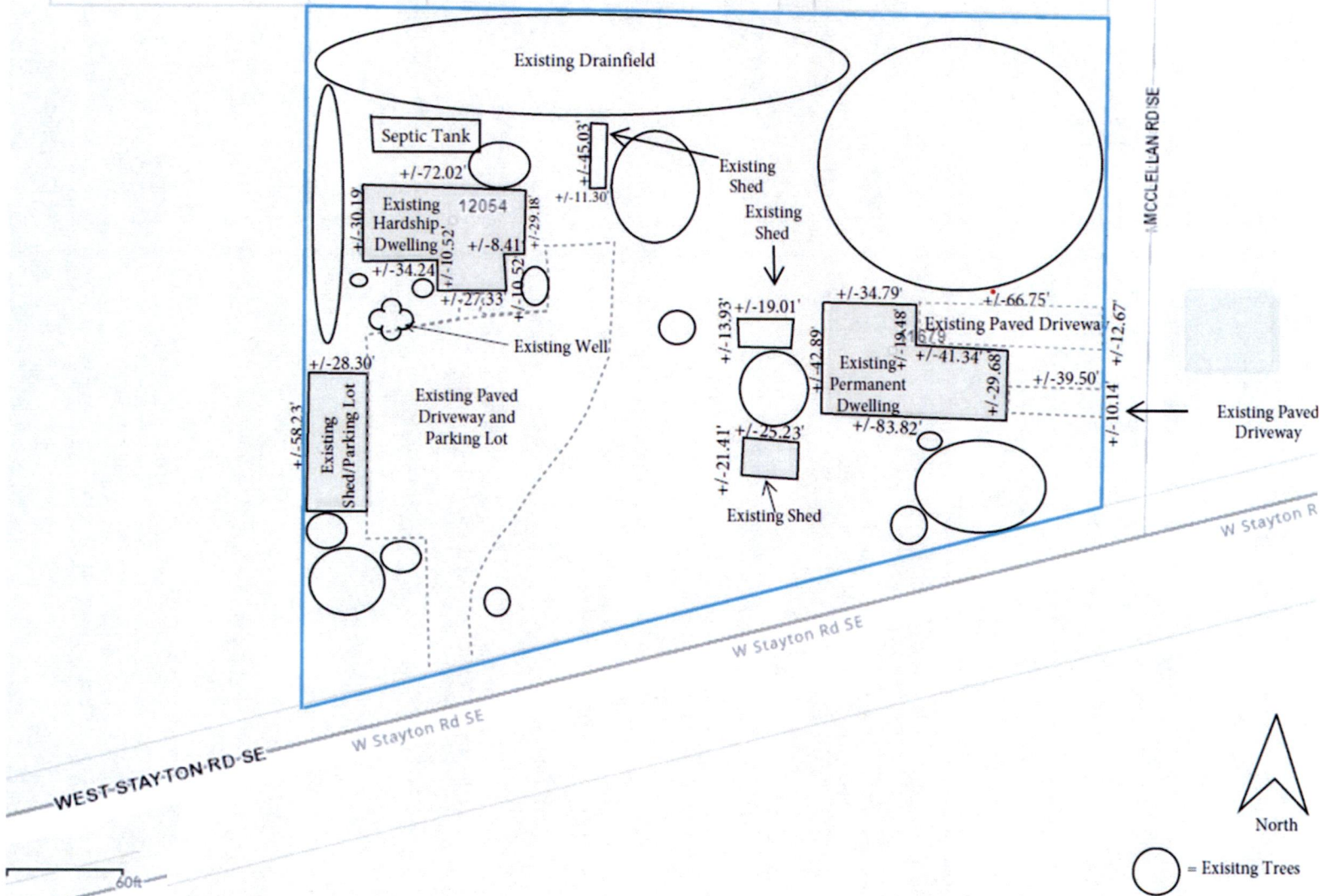


EXHIBIT 104

Surrounding Property Inventory

Taxlot Number	Owner	Situs Address	Use	Acreeage
091W070000900	FULL BEARD FARMS LLC		Farm Use	41.15
091W07C000200	USSELMAN, ANTHONY M	10756 BEAN ALLEY RD SE	Farm with Homesite	20.53
091W07C000300	GUTIERREZ, ROBERT E & GUTIERREZ, DEBRA A	10846 BEAN ALLEY RD SE	Farm with Homesite	8.88
091W07C000400	TAYLOR, STEVEN M & BOAZ, CAITLIN N	10926 BEAN ALLEY RD SE	Rural/Residential Use	0.85
091W07C000500	KEUDELL BROTHERS LLC		Farm Use	70.03
091W07C000600	MAJORS FAM TR, MAJOR, R ELAINE	10976 BEAN ALLEY RD SE	Rural/Residential Use	1.03
091W07C000800	TAYLOR, KEVIN L & TAYLOR, AMANDA E	10985 BEAN ALLEY RD SE	Farm with Homesite	10.00
091W07C001400	TROMBLEY, JACQUELYN M MARCEAU, CHERYLE L	9603 KARG LN SE	Farm with Homesite	13.96
091W18A000100	FULL BEARD FARMS LLC		Farm Use	26.64
091W18A000300	ODENTHAL, JON & ODENTHAL, KATHLEEN	10339 STAYTON RD SE	Farm with Homesite	17.40
091W18A000400	HAKSAK LLC, C/O PAULA M. SMITH		Farm Use	14.67
091W18A000700	AK SANTIAM PROPERTIES LLC	12444 WEST STAYTON RD SE	Farm Use	8.78
091W18A000701	HAKSAK LLC, C/O PAULA M SMITH		Farm Use	19.52
091W18A000800	HAKSAK LLC, C/O PAULA M SMITH		Farm Use	20.00
091W18A001000	MACK, MICHAEL J & MACK, PAMELA G	12424 WEST STAYTON RD SE	Farm with Homesite	15.19
091W18A001100	BOATMAN, PHILLIP DANIEL	12384 WEST STAYTON RD SE	Rural/Residential Use	0.92
091W18A001200	ADAS, FARAH	12374 WEST STAYTON RD SE	Rural/Residential Use	0.5
091W18A001300	HAKSAK LLC, C/O PAULA M. SMITH	12434 WEST STAYTON RD SE	Farm with Homesite	1.29
091W18A001400	HALSETH, DIANE LYNN	12474 WEST STAYTON RD SE	Rural/Residential Use	0.30
091W18A001500	MACK FAM TR & MACK, ROBERT L TRE & MACK, BEATRICE K TRE	12494 WEST STAYTON RD SE	Farm with Homesite	4.99
091W18A001700	LEDERER, ERIC & LEDERER, KATHRYN	10337 STAYTON RD SE	Rural/Residential Use	2.84
091W18A001800	LEDERER, ERIC & LEDERER, KATHRYN	10337 STAYTON RD SE	Rural/Residential Use	0.39
091W18A001900	MOORE, ALEX RAY & MACKENZIE, BARKER, BRANDON E, SEARLE, BRITTNIAIE R	10477 STAYTON RD SE	Rural/Residential Use	1.82
091W18A002000	SANTIAM WATER CONTROL DISTRICT	11371 DIECKMAN LN SE	Rural/Residential Use	2.03
091W18A002200	KEATON, WILLIAM E & KEATON, CATHY F	11481 DIECKMAN LN SE	Farm with Homesite	7.93
091W18B000100	ANUNDI, MARK & ANUNDI, AMANDA	11116 BEAN ALLEY RD SE	Farm with Homesite	9.80
091W18B000200	HAKSAK LLC C/O PAULA M SMITH		Farm Use	27.00
091W18B000300	MOYNIHAN, GARY & BURSON, VIRGINIA C	11226 BEAN ALLEY RD SE	Rural/Residential Use	0.41
091W18B000400	HAKSAK LLC C/O PAULA M SMITH		Farm Use	12.03

Taxlot Number	Owner	Situs Address	Use	Acreage
091W18B000500	NEWTON, OSCAR F & NEWTON, JEWEL A	9637 SNODDY DR SE	Rural/Residential Use	0.24
091W18B000600	MACK, THOMAS W JR	9747 SNODDY DR SE	Farm with Homesite	7.56
091W18B000700	MILLER, DONALD G & MILLER, MARY F	11225 BEAN ALLEY RD SE	Farm with Homesite	10.50
091W18B000800	LENT, DAVID C & LENT, CHRISTINA L	11105 BEAN ALLEY RD SE	Rural/Residential Use	5.00
091W18B000900	JONES, JACQUELYN A	11065 BEAN ALLEY RD SE	Rural/Residential Use	0.76
091W18B001000	TROMBLEY, JACQUELYN M MARCEAU, CHERYLE L		Farm Use	9.24
091W18B001100	TROMBLEY, JACQUELYN M MARCEAU, CHERYLE L	9601 KARG LN SE	Farm with Homesite	5.00
091W18B001200	TROMBLEY, JACQUELYN M MARCEAU, CHERYLE L		Farm Use	5.00
091W18B001300	TROMBLEY, JACQUELYN M MARCEAU, CHERYLE L		Farm Use	2.51
091W18B001400	SANTIAM WATER CONTROL DISTRICT		Rural/Residential Use	0.60
091W18B001500	SWINT, LISA I	9567 SNODDY DR SE	Farm with Homesite	4.49
091W18B001600	CULBERTSON, KAREN LYNN & CULBERTSON, ADAM ELIJAH MCFARLAND	9548 SNODDY DR SE	Farm with Homesite	6.19
091W18B001700	HANSON, SHAWN K		Farm Use	3.18
091W18B001800	HANSON, SHAWN K		Farm Use	8.95
091W18B001900	STEVENS, RAYFORD L & STEVENS, SHIRLEY A & STEVENS, LESLIE A	9688 SNODDY DR SE	Rural/Residential Use	2.13
091W18B002000	LARSON, LANCE E & LARSON, ELIZABETH A	11351 BEAN ALLEY RD SE	Farm with Homesite	8.34
091W18B002100	MACK, THOMAS W JR	11306 BEAN ALLEY RD SE	Rural/Residential Use	0.85
091W18C000100	THOMPSON, CURTIS D & THOMPSON, MONA JO	12364 WEST STAYTON RD SE	Rural/Residential Use	0.70
091W18C000200	MATHIASSEN, LUKE S & MATHIASSEN, SELINA R	12354 WEST STAYTON RD SE	Rural/Residential Use	5.10
091W18C000300	HOLT, DARIN RAY HOLT, SANDRA SUE	12314 WEST STAYTON RD SE	Farm with Homesite	9.78
091W18C000400	GRIESENAUER, BENJAMIN D	11446 BEAN ALLEY RD SE	Farm with Homesite	9.63
091W18C000500	BETHELL, NATHAN DANIEL BETHELL, DANIELLE MARIE	12254 WEST STAYTON RD SE	Farm with Homesite	8.86
091W18C000600	HANSON, SHAWN K		Farm Use	9.73
091W18C000800	LAFFERTY FAM TR & LAFFERTY, KENNETH A TRE & LAFFERTY, JACQUELINE J TRE	12224 WEST STAYTON RD SE	Farm with Homesite	4.56
091W18C000900	CORDIS, PHILIP	12214 WEST STAYTON RD SE	Rural/Residential Use	0.38
091W18C001200	HANSON, SHAWN K	11532 TEGEN LN SE	Farm with Homesite	5.64
091W18C001300	QUINONES, CYNTHIA & QUINONES, EDWARD		Rural/Residential Use	0.40
091W18C001400	QUINONES, CYNTHIA & QUINONES, EDWARD	11612 TEGEN LN SE	Farm with Homesite	1.99
091W18C001500	HAUSE, KENNETH EARL	12164 WEST STAYTON RD SE	Rural/Residential Use	2.52
091W18C001600	PIETROK FAM TR PIETROK, HAROLD J PIETROK, ALYCE F	11712 TEGEN LN SE	Farm with Homesite	5.82

Taxlot Number	Owner	Situs Address	Use	Acreage
091W18C001700	PRINCE, KELLY L	12175 WEST STAYTON RD SE	Rural/Residential Use	5.84
091W18C001800	GARDNER, DAVID L & GARDNER, JUDY A	12173 WEST STAYTON RD SE	Farm with Homesite	4.33
091W18C001900	FISH, CURTIS D	12233 WEST STAYTON RD SE	Farm with Homesite	10.96
091W18C002000	LOWE, THOMAS HOBART & LOWE, JOANNE LOUISE	12283 WEST STAYTON RD SE	Farm with Homesite	10.52
091W18C002200	BAKER, BRIAN & BAKER, SONDR		Rural/Residential Use	0.92
091W18C002300	BAKER, BRIAN & BAKER, SONDR	12393 WEST STAYTON RD SE	Rural/Residential Use	0.72
091W18C002400	BAKER, BRIAN & BAKER, SONDR		Rural/Residential Use	1.48
091W18C002600	FULTZ, RANDALL	10047 STAYTON RD SE	Farm with Homesite	20.00
091W18C002700	WOOSLEY, ALLEN WOOSLEY, KAY	12235 WEST STAYTON RD SE	Farm with Homesite	10.33
091W18C002800	DAVISON, LISA R & COLLIER, EUGENE I	11932 TEGEN LN SE	Farm with Homesite	8.22
091W18C003000	MOLL, KEVIN		Farm Use	8.24
091W18C003100	WOOSLEY, ALLEN & WOOSLEY, KAY		Farm Use	8.99
091W18C003200	MOLL, KEVIN		Farm Use	4.37
091W18C003300	MOLL, KEVIN		Farm Use	6.80
091W18D000100	PLANTENGA, ALEX R 50% & BIELENBERG, MICHAEL 50%		Farm Use	16.13
091W18D000200	PLANTENGA, ALEX R 50% & BIELENBERG, MICHAEL 50%	10338 STAYTON RD SE	Farm with Homesite	31.84
091W18D000300	CARDOZA, JOSE A & CARDOZA, STACY L	10168 STAYTON RD SE	Farm with Homesite	20.00
091W18D000400	INGRAM, TIMOTHY L	10227 STAYTON RD SE	Rural/Residential Use	0.98
091W18D000500	MACK, MICHAEL J & MACK, PAMELA G		Farm Use	18.12
091W18D000600	JONES, JASON 50% & ADAS, TERESA ABU 50%	10187 STAYTON RD SE	Rural/Residential Use	0.46
091W18D000700	STROHMEYER, RALPH L & STROHMEYER, LORETTA	10177 STAYTON RD SE	Rural/Residential Use	0.78
091W18D000800	BRAMHALL, ROBERT E & BRAMHALL, DIANE M	10147 STAYTON RD SE	Rural/Residential Use	0.93
091W18D000900	FULTZ, RANDALL	10107 STAYTON RD SE	Farm with Homesite	9.08
091W18D001000	BUTLER DESK LLC	9978 STAYTON RD SE	Farm with Homesite	126.85
091W18D001100	BUTLER DESK LLC	11781 DIECKMAN LN SE	Farm Use	10.00
091W18D001200	ANITA M WOLF RLT	11801 DIECKMAN LN SE	Rural/Residential Use	1.21
091W18D001300	MACK, MICHAEL J & MACK, PAMELA G	11951 DIECKMAN LN SE	Rural/Residential Use	1.98
091W190000200	DICKMAN LLC	9948 STAYTON RD SE	Farm with Homesite	16.37
091W190000300	MOLL, KEVIN	9867 STAYTON RD SE	Farm with Homesite	15.00
091W190000400	MARTIN, SHARON LOUISE	9547 STAYTON RD SE	Rural/Residential Use	8.80

Taxlot Number	Owner	Situs Address	Use	Acreage
091W190000500	JOSEPH & MARYLEN AMSBERRY TR AMSBERRY, JOSEPH M AMSBERRY, MARYLEN Z	9538 STAYTON RD SE	Farm with Homesite	14.01
091W190000600	MEINERS FAM TR & MEINERS, MICHAEL DVM TRE & MEINERS, MERILEE TRE	9392 SANTIAM LOOP SE	Farm with Homesite	24.28
091W190000700	HAMPTON LT & HAMPTON, JOHN A TRE & HAMPTON, MAE I TRE	9362 SANTIAM LOOP SE	Rural/Residential Use	0.33
091W190000800	CARL GENE AHLBERG RT & AHLBERG, CARL GENE TRE		Farm Use	19.87
091W190000900	JOSEPH S SCHIEMAN TR & SCHIEMAN, JOSEPH S TRE	9828 STAYTON RD SE	Farm with Homesite	47.19
091W190001000	SCHIEMAN-SHEPHERD, LINDA	12288 HATCH LN SE	Farm with Homesite	1.14
091W190001100	HALEY, KENNETH W & HALEY, MARY L	12284 HATCH LN SE	Farm with Homesite	6.00
091W190001200	JENKINS, RICKY L	12286 HATCH LN SE	Farm with Homesite	4.67
091W190001300	SUELZLE, TERESA & SUELZLE, RONALD D	12290 HATCH LN SE	Farm with Homesite	4.92
091W190001400	SUELZLE, TERESA & SUELZLE, RONALD D	12298 HATCH LN SE	Farm with Homesite	41.89
091W190001600	HAMMER FAM TR HAMMER, STEVEN G HAMMER, MOLLY E	9352 SANTIAM LOOP SE	Farm with Homesite	76.52
091W198B00100	MOLL, KEVIN		Farm Use	9.52
091W198B00200	MOLL, KEVIN		Farm Use	10.19
091W198B00300	KISOR JRLT & KISOR, KELLY D TRE & KISOR, SUSAN K TRE		Rural/Residential Use	0.23
091W198B00400	KISOR JRLT & KISOR, KELLY D TRE & KISOR, SUSAN K TRE	9637 STAYTON RD SE	Rural/Residential Use	0.66
091W198B00500	HARDER, JOSEPH ROBERT HARDER, ALEXANDRIA	12247 WAPITI LN SE	Rural/Residential Use	0.51
091W198B00600	KISOR JRLT & KISOR, KELLY D TRE & KISOR, SUSAN K TRE	12237 WAPITI LN SE	Rural/Residential Use	0.66
091W198B00700	GALITSIN, SUSANNA	12238 WAPITI LN SE	Rural/Residential Use	2.82
091W198B00701	MOLL, STACEY	12227 WAPITI LN SE	Rural/Residential Use	2.71
091W198B00702	MOLL, JONATHAN E & MOLL, STEPHANIE S	12057 WAPITI LN SE	Rural/Residential Use	2.56
091W198B00703	MCMULLEN, SEAN M & MCMULLEN, RAMONA C	12137 WAPITI LN SE	Rural/Residential Use	3.07
091W198B02600	DOLORES A TABLER SUR TR TABLER, DOLORES A	9747 STAYTON RD SE	Rural/Residential Use	0.32
091W198B02700	LAURITSEN, CONNIE J	12086 NEAL ST SE	Rural/Residential Use	0.59
091W198B02800	BENTON, KEITH A & BENTON, TONYA J	12145 NEAL ST SE	Rural/Residential Use	0.80
091W198B02900	MOLL, KEVIN A		Rural/Residential Use	0.40
091W198B03000	MOLL, KEVIN A	12055 NEAL ST SE	Rural/Residential Use	0.40
091W198B03100	BENDER, JACOB A	12053 NEAL ST SE	Rural/Residential Use	0.64

Taxlot Number	Owner	Situs Address	Use	Acreage
091W198B03200	JOHNSON, DONNIE & JOHNSON, BRENDA	12056 NEAL ST SE	Rural/Residential Use	0.33
091W198B03300	JOHNSON, DONNIE & JOHNSON, BRENDA	12056 NEAL ST SE	Rural/Residential Use	0.26
091W198B03400	BURNETT, GLEN A & BLACKBURN, CHERI D	12155 NEAL ST SE	Rural/Residential Use	0.53
091W198B03700	HAGEL, KAREN E	9777 STAYTON RD SE	Rural/Residential Use	0.59
092W120002100	TROMBLEY, JACQUELYN M MARCEAU, CHERYLE L		Farm Use	54.04
092W120002200	BUNDE, DAVID WILLIAM & BUNDE, DONNA MARIE	10384 WEST STAYTON RD SE	Farm with Homesite	9.70
092W120002300	GUZMAN, ROSARIO FRANCO	11083 WEST STAYTON RD SE	Farm with Homesite	55.07
092W120002400	SLAVKOVSKY, DEVON P SLAVKOVSKY, CAROLYNNE J	8846 PLEASANT GROVE RD SE TURNER	Rural/Residential Use	2.00
092W120002500	GILBERT PROPERTIES LLC	8736 PLEASANT GROVE RD SE TURNER	Farm with Homesite	52.77
092W130000100	OCCUPANT		Farm with Homesite	10.00
092W130000200	JUDY L FROMHERZ LT & FROMHERZ, JUDY L TRE		Farm Use	10.00
092W130000300	JUDY L FROMHERZ LT & FROMHERZ, JUDY L TRE	11924 WEST STAYTON RD SE	Farm with Homesite	7.34
092W130000400	CARL GENE AHLBERG RT & AHLBERG, CARL GENE TRE	11663 WEST STAYTON RD SE	Farm with Homesite	20.00
092W130000500	SCHELSKE, DIANE L SCHELSKE, STEVEN J	8749 DARLEY RD SE	Farm with Homesite	35.86
092W130000700	STEVEN & SHARON KEUDELL TR & KEUDELL, STEVEN R TRE & KEUDELL, SHARON R TRE	8678 DARLEY RD SE	Farm with Homesite	15.00
092W130000800	GRAVES, ELTON W & GRAVES, BRENDA S	8834 DARLEY RD SE	Farm with Homesite	16.00
092W130000900	ESPARZA, HECTOR & ESPARZA, ABEL	8948 DARLEY RD SE	Farm with Homesite	12.00
092W130001000	TODD, SUZANN C/O SUZANN DOZLER	9068 DARLEY RD SE	Farm with Homesite	15.00
092W130001100	LINGENFELTER, ROY L & LINGENFELTER, KAREN L	11844 BELDEN DR SE	Farm with Homesite	19.76
092W130001200	1993 STEWART FAM TR & STEWART, PAUL L TRE & STEWART, JUDITH A TRE	11936 BELDEN DR SE	Farm with Homesite	3.79
092W130001300	OBER, PAUL W	11913 WEST STAYTON RD SE	Rural/Residential Use	4.38
092W130001400	HEDGES, RICHARD L & HEDGES, KRISTIN	11993 WEST STAYTON RD SE	Rural/Residential Use	3.71
092W130001500	DAVE A & KIRSTEN E PICK RLT PICK, DAVE A PICK, KIRSTEN E	12023 WEST STAYTON RD SE	Farm with Homesite	2.50
092W130001700	BELDEN JRLT & BELDEN, JAMES D TRE & BELDEN, CYNTHIA A TRE	12073 WEST STAYTON RD SE	Farm with Homesite	62.84
092W13A000100	TIMMS, BUDDY E	9517 SNODDY DR SE	Farm with Homesite	11.75
092W13A000200	KEUDELL, ALAN J		Farm Use	39.04
092W13A000300	KEUDELL, ALAN J & KEUDELL, PATRICIA A	11084 WEST STAYTON RD SE	Rural/Residential Use	1
092W13A000600	SMITH, DANNY P & SMITH, REBECCA	11174 WEST STAYTON RD SE	Farm with Homesite	9.60
092W13A000700	FULTON, JAMES F & FULTON, BETTY	9227 SNODDY DR SE	Farm with Homesite	9.58

Taxlot Number	Owner	Situs Address	Use	Acreage
092W13A000800	SON, JEREMIAH & SON, REBEKAH M		Rural/Residential Use	2.99
092W13A000900	PAYNE-GIBBY, DEBORA A	9367 SNODDY DR SE	Rural/Residential Use	0.60
092W13A001000	SWINT, MERRIAN J	9387 SNODDY DR SE	Rural/Residential Use	0.60
092W13A001100	SON, JEREMIAH & SON, REBEKAH M		Rural/Residential Use	0.60
092W13A001200	SON, JEREMIAH & SON, REBEKAH M	9437 SNODDY DR SE	Rural/Residential Use	0.40
092W13A001300	SON, JEREMIAH & SON, REBEKAH M		Rural/Residential Use	1.54
092W13A001400	PARSONS, THOMAS	9457 SNODDY DR SE		2.93
092W13A001500	SANTIAM WATER CONTROL DISTRICT		Rural/Residential Use	0.90
092W13A001600	PARSONS, THOMAS	9500 SNODDY DR SE		0.90
092W13A001700	HANSEN, LINDA J	9068 SNODDY DR SE	Rural/Residential Use	9.54
092W13A001800	OCCUPANT		Farm Use	10.00
092W13AD00100	SCHELSKE, CRAIG L	9478 SNODDY DR SE	Farm with Homesite	6.71
092W13AD00200	SCHELSKE, CRAIG L <DAVIS, SHANE	9368 SNODDY DR SE	Farm with Homesite	27.16
092W13AD00300	LAYMON, BRIAN LAYMON, PAULA		Rural/Residential Use	0.14
092W13AD00400	LAYMON, BRIAN LAYMON, PAULA		Rural/Residential Use	0.13
092W13AD00500	LAYMON, BRIAN LAYMON, PAULA		Rural/Residential Use	0.13
092W13AD00600	LAYMON, BRIAN & LAYMON, PAULA	11416 MCCLELLAN LN SE	Rural/Residential Use	0.13
092W13AD00700	SANDERS, PATRICIA D		Rural/Residential Use	0.13
092W13AD00800	SANDERS, PATRICIA D	11455 MCCLELLAN LN SE	Rural/Residential Use	0.13
092W13AD00900	CLAFLIN, TERRY L & CLAFLIN, BETH A	11456 MCCLELLAN LN SE	Rural/Residential Use	0.38
092W13AD01000	MCDONALD, DEREK L & MCDONALD, CHRISTINA M	11460 MCCLELLAN LN SE	Rural/Residential Use	0.31
092W13AD01100	BIRRUETE, LUIS ALVAREZ BIRRUETE, EVELIN ALVAREZ	11466 MCCLELLAN LN SE	Rural/Residential Use	0.16
092W13AD01200	BIRRUETE, LUIS ALVAREZ BIRRUETE, EVELIN ALVAREZ	11466 MCCLELLAN LN SE	Rural/Residential Use	0.16
092W13AD01300	MACK, THOMAS W JR	11446 MCCLELLAN LN SE	Rural/Residential Use	0.33
092W13AD01400	MACK, THOMAS W JR	11415 MCCLELLAN LN SE	Rural/Residential Use	0.51
092W13AD01500	HOPKINS, BILLY & HOPKINS, JILL	11457 SANTIAM RD SE	Rural/Residential Use	1.05
092W13AD01600	BONOGOFSKI, NICHOLAS M BONOGOFSKI, LAURA L		Rural/Residential Use	0.09

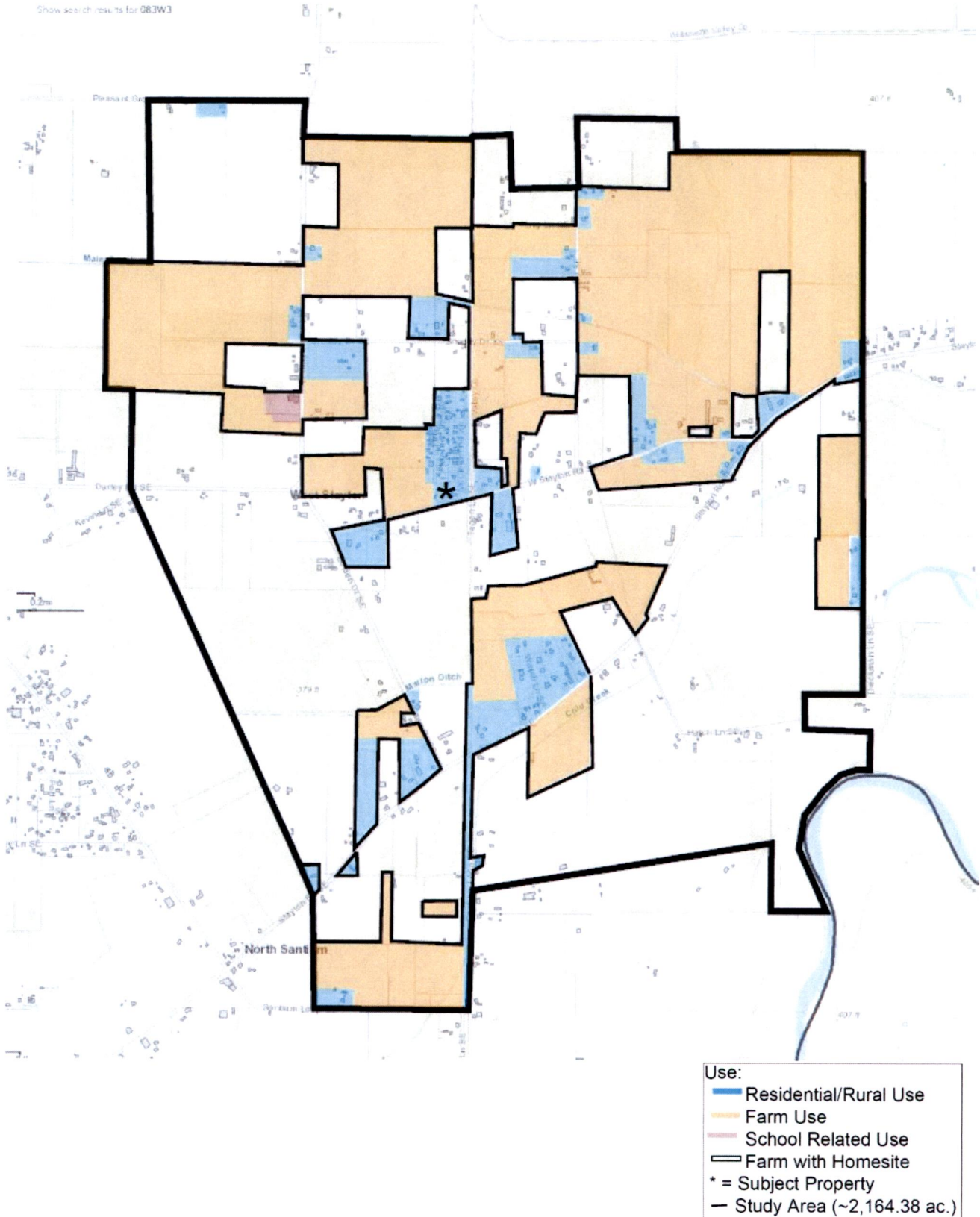
Taxlot Number	Owner	Situs Address	Use	Acreage
092W13AD01700	BONOGOSKI, NICHOLAS M BONOGOSKI, LAURA L	11467 MCCLELLAN LN SE	Rural/Residential Use	0.35
092W13B000100	DARLEYS PLANTATION LLC		Farm Use	7.38
092W13B000200	MACK, THOMAS W JR	11173 WEST STAYTON RD SE	Rural/Residential Use	0.60
092W13B000300	FRANCO, JOSE MANUEL	11333 WEST STAYTON RD SE	Rural/Residential Use	1.17
092W13B000400	DARLEYS PLANTATION LLC		Farm Use	35.31
092W13B000500	DARLEYS PLANTATION LLC		Farm Use	35.14
092W13B000600	DARLEYS PLANTATION LLC		Farm Use	9.15
092W13B000700	DARLEYS PLANTATION LLC	11343 WEST STAYTON RD SE		16.26
092W13B000800	CASCADE SCHOOL DISTRICT #5 WEST STAYTON ELEMENTARY SCHOOL	11463 WEST STAYTON RD SE	School Related Use	3.00
092W13B000900	CASCADE SCHOOL DISTRICT #5		School Related Use	1.00
092W13B001000	DARLEYS PLANTATION LLC		Farm Use	9.90
092W13DA00100	UNION PACIFIC RAILROAD CO PROPERTY TAX		Rural/Residential Use	3.10
092W13DA00200	ARNESON, MARTIN J	11576 MCCLELLAN LN SE	Rural/Residential Use	0.17
092W13DA00300	SALINAS, TANA & ANTHONY BLAYLOCK, DENNIS & ANGELA	11547 MCCLELLAN RD SE	Rural/Residential Use	0.09
092W13DA00500	BLAYLOCK, DENNIS & BLAYLOCK, ANGELA	11517 MCCLELLAN RD SE	Rural/Residential Use	0.26
092W13DA00600	BLAYLOCK, DENNIS L & BLAYLOCK, ANGELA D	11587 MCCLELLAN RD SE	Rural/Residential Use	0.26
092W13DA00700	BLAYLOCK, DENNIS & BLAYLOCK, ANGELA	11497 MCCLELLAN RD SE	Rural/Residential Use	0.35
092W13DA00800	SUNSERI, DEMETRI MARCUS	11486 MCCLELLAN LN SE	Rural/Residential Use	0.35
092W13DA00900	HAHL, ERIC	11496 MCCLELLAN LN SE	Rural/Residential Use	0.34
092W13DA01000	SMILEY, DAVID & SMILEY, BARBARA	11536 MCCLELLAN LN SE	Rural/Residential Use	0.34
092W13DA01100	MCPHERSON, MINDY M	11556 MCCLELLAN LN SE	Rural/Residential Use	0.31
092W13DA01300	SPENCE-MAJORS, MICHIEL R	11535 MCCLELLAN LN SE	Rural/Residential Use	0.48
092W13DA01400	MONDRAGON, JACQUELINE	11495 MCCLELLAN LN SE	Rural/Residential Use	0.38
092W13DA01500	BARKMEYER, JOHN P BARKMEYER, SHERRY L	11485 MCCLELLAN LN SE	Rural/Residential Use	0.23
092W13DA01600	SUAREZ, ARTURO SUAREZ, ABIGAIL		Farm Use	10.60
092W13DA01700	STANLEY, WENDELL L & STANLEY, OPAL	11954 WEST STAYTON RD SE	Farm with Homesite	4.80
092W13DA01800	SUAREZ, ARTURO SUAREZ, ABIGAIL		Farm Use	8.28
092W13DA01900	SUAREZ, ARTURO SUAREZ, ABIGAIL	11545 MCCLELLAN LN SE	Rural/Residential Use	0.88
092W13DA02000	DAVIDSON, JOHNNY CLEVE	11679 MCCLELLAN RD SE	Rural/Residential Use	2.00
092W13DA02100	DOLORES A TABLER ST TABLER, DOLORES A	11559 MCCLELLAN LN SE	Rural/Residential Use	0.51

Taxlot Number	Owner	Situs Address	Use	Acreage
092W13DA02200	COLLIER, TRAVIS & COLLIER, LEOTA	11557 MCCLELLAN LN SE	Rural/Residential Use	0.34
092W13DA02300	RAGON, TREVOR TESKY, CAITLYN	11555 MCCLELLAN LN SE	Rural/Residential Use	0.34
092W13DA02400	DORAN, DENNIS L	11567 MCCLELLAN RD SE	Rural/Residential Use	0.16
092W13DA02600	HUSTED, ROY L & HUSTED, CLEONE	11577 MCCLELLAN RD SE	Rural/Residential Use	0.24
092W13DA02700	HUSTED, ROY L & HUSTED, CLEONE		Rural/Residential Use	0.09
092W13DA02800	HUSTED, ROY L & HUSTED, CLEONE		Rural/Residential Use	0.09
092W13DA02900	HUSTED, ROY L & HUSTED, CLEONE		Rural/Residential Use	0.09
092W13DA03100	ANDERSON, DEBRA ANN & ANDERSON, THOMAS EUGENE	11597 MCCLELLAN RD SE	Rural/Residential Use	0.26
092W13DA03200	ANDERSON, THOMAS E		Rural/Residential Use	0.09
092W240000100	HART, TRINA J	9467 STAYTON RD SE	Farm with Homesite	14.00
092W240000200	JENNINGS, KEVIN R & JENNINGS, DEBORAH K	12236 BELDEN DR SE	Rural/Residential Use	0.50
092W240000400	ASMAN, AMY M ASMAN, JOHN HENRY JR	12015 BELDEN DR SE	Farm with Homesite	85.20
092W240000401	JACKSON, JAMES E & JACKSON, LINDA I		Farm Use	1.20
092W240000402	ASMAN, JOHN & ASMAN, AMY	12195 BELDEN DR SE	Farm with Homesite	5.16
092W240001400	REYNOLDS LT & REYNOLDS, MICHAEL J TRE & REYNOLDS, TINA B TRE	9119 STAYTON RD SE	Farm with Homesite	20.64
092W240001500	SCHAEFER BROTHERS LLC C/O SCHAEFER, JAMES	9185 STAYTON RD SE	Farm with Homesite	20.03
092W240001600	FRANCO, JESUS DE FRANCO, ADRIANA RAMOS	9227 STAYTON RD SE	Farm with Homesite	18.50
092W240001700	JACKSON LT JACKSON, JAMES E JACKSON, LYNDIA I		Farm Use	5.81
092W240001800	JACKSON LT JACKSON, JAMES E JACKSON, LYNDIA I	12265 BELDEN DR SE	Farm with Homesite	1.40
092W240001900	COLLIER, DANNY C	0 STAYTON RD SE	Rural/Residential Use	7.01
092W240002000	ADAIR, RICHARD L SR & ADAIR, LAURA J	9327 STAYTON RD SE	Farm with Homesite	6.94
092W240002100	DYNER, ELIZABETH BLAIR, JANET	9367 STAYTON RD SE	Rural/Residential Use	2.50
092W240002200	STANLEY FARMS LLC	12335 BELDEN DR SE	Rural/Residential Use	4.32
092W240002300	SNOWCARP, JAMES SNOWCARP, HELEN ELIZABETH	468 STAYTON RD SE	Farm with Homesite	21.00
092W240002400	BAXTER, RONALD D STURGEON, TRACY L		Rural/Residential Use	6.14
092W24D0000100	WILSON, KENT R WILSON, MEGAN L	9348 STAYTON RD SE	Farm with Homesite	7.74
092W24D0000200	COOTS, CHRISTOPHER LEE & COOTS, JOANNE LEA	9328 STAYTON RD SE	Farm with Homesite	7.32
092W24D0000300	JORDAN, MONTE L & JORDAN, KIM K	9218 STAYTON RD SE	Rural/Residential Use	1.50
092W24D0000400	GLIDEWELL, KEVIN	9117 STAYTON RD SE	Rural/Residential Use	1.15
092W24D0000700	PETERS, THOMAS L & PETERS, LINDA M	9138 STAYTON RD SE	Farm with Homesite	18.92
092W24D0000800	PETERS, THOMAS L & PETERS, LINDA M		Farm Use	2.00
092W24D0000900	PETERS, THOMAS L & PETERS, LINDA M	9168 STAYTON RD SE	Farm with Homesite	9.17

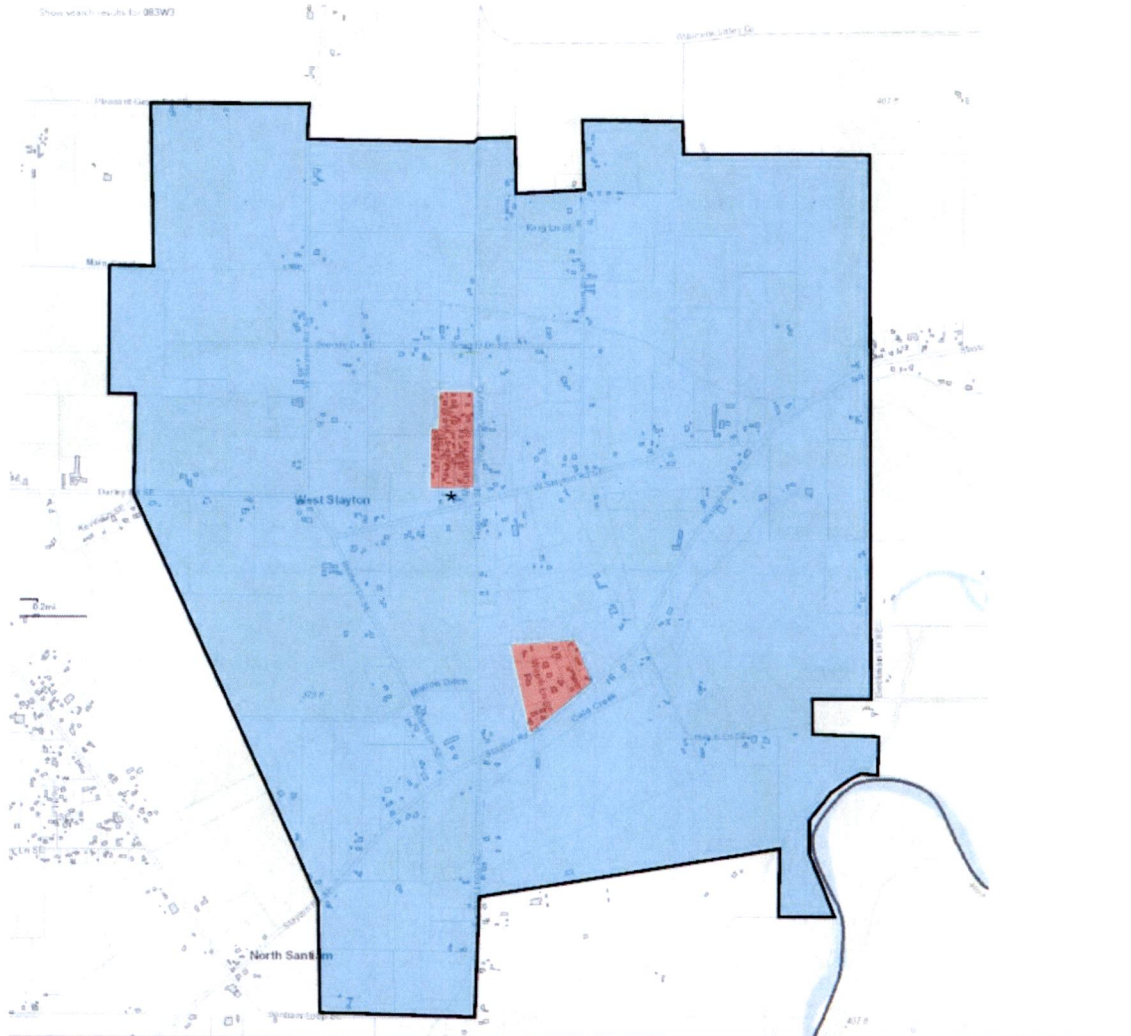
Taxlot Number	Owner	Situs Address	Use	Acreage
092W24D001000	MARTIN, PATRICIA E	9351 SANTIAM LOOP SE	Farm with Homesite	4.68
092W24D001100	PETERS, THOMAS L & PETERS, LINDA	9331 SANTIAM LOOP SE	Farm with Homesite	0.48
092W24D001200	PETERS, THOMAS L & PETERS, LINDA M		Farm Use	1.63
092W24D001300	HOFMANN FAM TR & HOFMANN, RICHARD C TRE & HOFMANN, ANDREA C TRE	9301 SANTIAM LOOP SE		5.95
092W24D001400	HOFMANN FAM TR & HOFMANN, RICHARD C TRE & HOFMANN, ANDREA C TRE		Farm Use	0.06
092W24D001500	RAINBOW ORCHARDS VIII LLC ATTN MIA COHEN MANAGER		Farm Use	9.74
092W24D001600	RAINBOW ORCHARDS VIII LLC ATTN MIA COHEN MANAGER		Farm Use	1.51
092W24D001700	RAINBOW ORCHARDS VIII LLC ATTN MIA COHEN MANAGER		Farm Use	1.03
092W24D001800	RAINBOW ORCHARDS VIII LLC ATTN MIA COHEN MANAGER		Farm Use	7.21
092W24D001900	RAINBOW ORCHARDS VIII LLC ATTN MIA COHEN MANAGER		Farm Use	0.01
092W24D002000	RAINBOW ORCHARDS VIII LLC ATTN MIA COHEN MANAGER		Farm Use	16.50
092W24D002100	HOFMANN, KENNETH W	9051 SANTIAM LOOP SE	Rural/Residential Use	3.00

Surrounding Property Inventory Map

Show search results for 083W3



Surrounding Property Inventory Map



Use:

■ Rural Residential

■ Farm Use

* Subject Property

Study Area = Approx. 2,245.3 Acres

