



CONDITIONAL USE APPLICATION

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

Fee: Please check the appropriate box:

- Conditional Use - \$1250
- Conditional Use Hardship - \$375
- Conditional Use Hardship Change of Occupant - \$100
- Non-Farm Dwelling \$1880
- UT Zone Replacement Dwelling - \$375
- Conditional Use Home Occupation - \$640
- Wireless Communication Facility - \$3130
- Amend Conditions/Permit - \$500
- Aggregate Site (non Goal 5) - \$2500+\$65/acre
- Agri-Tourism Single Event - \$375
- Agri-Tourism Max 6 Events - \$640
- Agri-Tourism Max. 18 Events/Longer Duration-\$640

PROPERTY OWNER(S): Youth With A Mission	ADDRESS, CITY, STATE, AND ZIP: 7085 Battle Creek RD SE Salem, OR 97317
PROPERTY OWNER(S) (if more than one): N/A	ADDRESS, CITY, STATE, AND ZIP: N/A
APPLICANT REPRESENTATIVE: Alan M. Sorem, Attorney, Saalfeld Griggs PC Margaret Y. Gander-Vo, Attorney, Saalfeld Griggs PC	ADDRESS, CITY, STATE, ZIP: PO Box 470 Salem, OR 97308
DAYTIME PHONE (if staff has questions about this application): (503) 399-1070	E-MAIL (if any): asorem@sglaw.com, margaret@sglaw.com jmarshall@sglaw.com, rgrimmnett@sglaw.com
ADDRESS OF SUBJECT PROPERTY: 7085 Battle Creek RD SE, Salem; Tax Map S25 T8S R3W, Lots 100, 300, 400, 500, 600, 700, 800, and 1001	SIZE OF SUBJECT PROPERTY: 31.72 Acres +/-
THE PROPERTY OWNERS OF THE SUBJECT PROPERTY REQUEST TO (summarize here; explain in detail on the "Applicant's Statement"):	
Request for a Conditional Use Permit to allow for phased expansion of the existing campus. Please see the attached Written Statement for detailed request.	

FOR OFFICE USE ONLY:			
Township 8S	Range 3W	Section 25B	Application elements submitted:
Tax lot number(s) 100, 300, 400, 500, 600, 700, 800, 1001			<input type="checkbox"/> Title transfer instrument
Zone:			<input checked="" type="checkbox"/> Site plan
Zone map number:			<input checked="" type="checkbox"/> Applicant statement
<input checked="" type="checkbox"/> TPA/header RD			<input type="checkbox"/> Filing Fee
Case Number: CU 21-004			<input type="checkbox"/> GeoHazard Peer Review (if applicable)
<input type="checkbox"/> Urban <input type="checkbox"/> Rural			<input checked="" type="checkbox"/> Physician's Certificate (if applicable)
Signs given:			<input type="checkbox"/> Home Occupation Supplemental (if applicable)
Date determined complete:			<input type="checkbox"/> Agri-Tourism Supplemental (if applicable)
			Application accepted by: [Signature]
			Date: 1/29/2021

IF THIS IS FOR A CONDITIONAL USE HARSHIP: N/A

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

IF USING AN RV, DO YOU INTEND TO:

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

NAME OF PERSON(S) WITH MEDICAL HARSHIP:

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

NAME OF CAREGIVER:

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

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

WHAT TYPE OF ASSISTANCE WILL CAREGIVER PROVIDE:

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

THE APPLICANT(S) SHALL CERTIFY THAT:

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

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

Youth With A Mission
Samuel Matthias, President

Print Name



Signature

Print Name

Signature

Print Name

Signature

Print Name

Signature

DATED this 28 day of January, 2021

CONDITIONAL USE WRITTEN STATEMENT

Applicant and Owner:

Youth With A Mission
7085 Battle Creek Rd SE
Salem, OR 97317

Applicant's Representative:

Alan M. Sorem
Margaret Y. Gander-Vo
Saalfeld Griggs PC
PO Box 470
Salem, OR 97308
(503) 399-1070

I. SUBJECT PROPERTY INFORMATION:

Youth With A Mission Salem ("**YWAM**" or "**Applicant**") was established in 1978 and currently operates in more than 1,000 locations in over 180 countries providing training of youth for missionary work. The YWAM Salem campus is currently staffed by approximately ninety (90) people and provides training to approximately one hundred fifty (150) youth annually. The YWAM Salem Campus is located at 7085 Battle Creek Road SE and is comprised of eight (8) rectangular and irregular shaped tax lots designated by the Marion County Assessor as tax map S25 T8S R3W tax lots 100, 300, 400, 500, 600, 700, 800, and 1001 (the "**Subject Property**"). The Subject Property encompasses approximately 31.72 acres and is currently developed with office facilities, dorms, kitchens, staff housing, classrooms, multi-purpose rooms, a ropes course, and paved parking and drive areas (the "**Existing Improvements**"). Applicant's proposed development is focused on updating the YWAM campus, renovating the Existing Improvements, upgrading the existing infrastructure, and expanding the campus to allow for the expansion of YWAM's mission (the "**Proposed Development**"). As explained in detail below, Applicant is requesting approval of a conditional use permit for phased development of the Subject Property.

The Subject Property is located outside of the Salem City Limits and the Salem Urban Growth Boundary. It is zoned "Acreage Residential" (AR) in the Marion County Zoning Ordinance and designated "Rural Residential" in the Marion County Comprehensive Plan (MCCP). The Subject Property has a single access driveway onto and approximately one thousand, seven hundred forty five (1,745) feet of frontage along Battle Creek Road SE which is classified as a Major Collector according to the Marion County Transportation System Plan.

Battle Creek flows through the property, dividing the western portion of the campus from the eastern portion of the campus, additionally there are some moderate slopes (ten to fifty percent) along the western portion of the campus. The Subject Property is located within a sensitive groundwater overlay. Applicant is the owner of the Subject Property and has provided the requisite vesting deeds for the Subject Property. See **Exhibit 101**.

II. SURROUNDING PROPERTY INFORMATION:

The properties surrounding the Subject Property are zoned as follows:

PROPERTY	ZONING	DESIGNATION
North	Special Agriculture	Primary Agriculture
South	Acreage Residential	Rural Residential
West	Special Agriculture	Primary Agriculture
East	Acreage Residential	Rural Residential

The majority of the surrounding properties are developed as large lot residential use, with the exception of a few small farm operations and a vineyard to the west of the Subject Property. A number of the neighboring residential uses were developed after the establishment of the YWAM campus and the initial approval of YWAM's original conditional use permit.

III. REQUEST:

YWAM is currently operating under a Conditional Use Master Plan that was initially granted on September 2, 1980. Applicant is requesting an updated Conditional Use Master Plan pursuant to Marion County Code ("*MCC*" or the "*Code*") Chapter 17.128.030(E) which will allow for the phased expansion of the existing campus as follows:

Phase 1:

- Widen the entrance road to a two-lane private road with adjacent sidewalk.
- Improve road extending to water tower.
- Addition to Pioneer Dorm located on southwest side of the campus.
- Upgrade Infrastructure for future development, including enhancement of the existing RV Loop sites, upgrading the water distribution system, replacing the existing water tower.
- Construct covered recreational space.
- Construct information center with security vestibule.

Phase 2:

- Construct additional staff apartment to replace existing staff residence.
- Construct student dormitory to replace existing duplex.
- Remodel two existing dorm buildings.
- Expand existing kitchen and dining areas.
- Expand existing dorm with the addition of dining and kitchen facilities.

Phase 3:

- Construct second staff apartment to replace existing multipurpose room.
- Relocate current play area.
- Construct second student dormitory, replacing the existing dormitory building.

- Remodel existing multipurpose building into hospitality suite.
- Remodel existing hospitality suite into staff office space.
- Construct two additional office spaces.

Phase 4:

- Construct assembly hall, replacing the existing meeting space.
- Construct staff family housing and hospitality housing.
- Remodel existing staff housing into office space.

IV. CONDITIONAL USE REVIEW CRITERIA AND PROPOSED FINDINGS

The Subject Property is zoned AR. As such, listed conditional uses are subject to obtaining a Conditional Use Permit and satisfying the criteria in MCC Section 17.128.040, Section 17.119 and any additional criteria requirements and standards for the use.

17.128.040 Conditional use review criteria.

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

A. The conditional use as described by the applicant will be in harmony with the purpose and intent of the zone.

Proposed Finding: The AR Zone is the implementing zone for the Marion County Comprehensive Plan's Rural Residential Designation. The purpose of the AR zone is to allow for large lot residential uses in areas where acreage homesites are appropriate. AR zoned properties are designed to meet the housing needs for individuals seeking "the advantages of a rural homesite" while ensuring that the property has adequate water and can manage wastewater disposal without compromising the rural nature of the area or requiring excessive public services in excess of local capabilities. MCC 17.128.010. Applicant has been operating the YWAM campus as a conditional use for approximately forty-two years, in compliance with the conditional use criteria for the zone through that period. The YWAM campus was originally approved as a conditional use for the operation of a "church related school/conference facility" in the AR zone on September 2, 1980 through Conditional Use Case No. 80-35. At that time, the Subject Property contained two single family residences, a duplex, four mobile homes, a dormitory, an office, a staff house, a lecture hall, and several accessory buildings. Case No. 80-35 was confined to the relocation of two of the existing mobile homes and the construction of an additional staff residence.

The original conditional use was subsequently expanded through Conditional Use Case No. 81-15 which was approved on May 5, 1981. Case No. 81-15 resulted in the expansion of the YWAM campus through the approval of a master plan which spread the development over a five (5) year period, approving the construction of five small cabins for guests and/or staff; two small apartment buildings for student families; parking areas; two additional mobile homes for staff housing; an enlarged activity area; the library; the lecture stage; a staff home; a large kitchen and dining facility with a daycare center attached; and an exhibit area with animal shelters, offices, lecture hall, grow beds and display booths.

The subsequent applications modified and clarified Case No. 81-15. On September 13, 1984, Marion County approved Case No. CU84-56 to modify Case No. 81-15 by removing the proposed activity center and adding a prayer chapel as well as clarifying some of the conditions of approval that Case No. 81-15 placed on the Subject Property. Case No. 90-114 was filed to allow for the expansion of an existing

dormitory; Site Plan Amendment and Adjustment Case No. 99-1 added a climbing wall to the approved site plan.

On September 5, 2001, the Marion County Board of Commissioners approved Case No. 01-2 which approved a zone change, comprehensive plan change, took exception to statewide planning Goal 3, and allowed for a lot line adjustment and conditional use application. This allowed Applicant to bring a previously illegal unit of land into a larger parcel owned by Applicant, as well as resolve an issue with the chapel being constructed over a property line. This approval resulted in the current configuration of the Subject Property. Applicant is now requesting this conditional use permit to allow for the Proposed Development and expansion of its mission.

Both church and school uses were contemplated as uses in the AR Zone where an applicant is able to demonstrate that the individual property is able to show that it has adequate water, can properly dispose of any wastewater that will be generated, will not exceed the environmental capacity of the surrounding area, and will not compromise the rural character of the neighborhood. As discussed in detail below, Applicant's Proposed Development will satisfy these requirements, operating within the intent of the AR zone. This criterion is satisfied.

B. The use will not increase traffic beyond the capacity of existing roads.

Proposed Finding: Applicant is proposing an expansion of the campus, which will allow for additional participants on the Subject Property. However, the use on the Subject Property will generate different traffic volumes for what will be referred to herein as a "Typical Day" and a "Peak Day." Applicant engaged DKS Associates to prepare a Transportation Impact Study for the Proposed Development which has been submitted as **Exhibit 102** (the "**TIA**"). The TIA focused on the three intersections in the vicinity of the Subject Property, Delaney Road SE and Parrish Gap Road; Delaney Road SE and Battle Creek Road SE; and the existing access from the Subject Property onto Battle Creek Road SE. Due to the COVID-19 Pandemic, historic counts were used with an adjustment to increase those counts to account for changes in the vicinity. This adjustment gives an approximation of the existing counts that is in line with the standard practices used for studies of this type in these scenarios.

On a Typical Day, students primarily remain on campus and relatively few staff people commute to and from campus. The current trip calculation for a Typical Day is 60 AM Peak Hour Trips and 47 PM Peak Hour Trips. *TIA p. 6.* On a Peak Day, students are being dropped off or picked up from campus, or there are scheduled events that result in a typical trip generation. The current trip calculation for a Peak Day is 110 AM Peak Hour Trips and 72 PM Peak Hour Trips. *TIA p. 6.* At full buildout, the Proposed Development will generate an estimates 46 "Typical Day" trips and 240 "Peak Day" trips. *TIA p. 12.* However, it should be noted that the majority of the traffic will be flowing in the opposite direction of the existing traffic patterns and will have a lesser impact on the traffic flow than additional residential traffic in the area which is comprised primarily of commuters who drive north along Battle Creek Road SE in the AM Peak Hour and south along Battle Creek Road SE in the PM Peak Hour. *Id.*

As indicated in the TIA, the Subject Property is in rural Marion County, there are not any bicycle or pedestrian facilities along the Subject Property's frontage. The nearest transit stop is more than three (3) miles from the Subject Property and the only adjacent transit route is Route 30X, which provides service between Mill City and Downtown Salem. *Id. p. 3.*

The Safety Performance of the Surrounding Transportation System indicates that there were a total of seven (7) collisions at the Delaney Road/Parrish Gap Road intersection and six (6) collisions at the Delaney Road/Battle Creek Road SE intersection between the study period from 2014-2018. Of those collisions, all were turning related. Both intersections have calculated collision rates higher than 90th percentile collision rates. *Id.* 3-4. Marion County is in the process of designing a safety improvement project for the Delaney Road/Battle Creek Road SE intersection. Based on the proposed improvement, no additional safety mitigation will be required for this intersection. *Id.* 4.

At the Delaney Road/Parrish Gap Road intersection, Applicant proposes that it contributes its proportionate share of the following low- cost measures that would mitigate any additional trips Applicant will generate: (1) Install larger (or additional) Stop signs; (2) Install Stop Ahead pavement markings; (3) Install double-wide Stop bars; and (4) Increase retro reflectivity of Stop signs. As mitigated, the Proposed Development will not increase traffic beyond the capacity of the existing roads. This criterion is satisfied.

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

Proposed Finding: The Subject Property is located in rural Marion County and YWAM has been operating on the site for more than forty (40) years. The Proposed Development includes an upgrade to the existing water system and the interior roads as well as other elements of the Subject Property's infrastructure, which are designed to modernize the campus and provide for better access in the case of an emergency. Applicant has reached out to the Turner Fire District to consult with them regarding the proposed improvements and is prepared to work with Marion County Fire and the Marion County Sheriff to ensure that the Proposed Development addresses any reasonable safety concerns those service providers may have. This criterion is satisfied.

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

Proposed Finding: As stated above, Applicant has been operating the YWAM campus for over forty (40) years. During that time period the YWAM campus has grown and now employs ninety five (95) staff members and serves approximately one hundred and twenty (120) students per year who typically reside on the Subject Property for periods ranging from one week to three months. When the Subject Property is fully developed it will be supported by a staff of approximately one hundred sixty five (165) and will serve a student population of approximately three hundred (300). This is a significant increase; however, the full staff and all of the students will not be on the Subject Property at one time as the program will continue to train smaller groupings of students. Proposed Development will mitigate its impact on the surrounding resources as follows:

Fish and Wildlife Habitat: The Proposed Development will not have a significant adverse impact on fish and wildlife habitat. The Proposed Development is confined to the updating and expansion of several existing buildings and the construction of new buildings in areas that have previously been developed. The Proposed Development is not located within any riparian zone or within the habitat of an identified protected species. One goal of the Proposed Development is to update existing infrastructure to ensure that older systems do not fail and inadvertently impact the surrounding area.

Air and Water Quality: A representative from the Department of Environmental Quality (“DEQ”) conducted a site evaluation of the Subject Property and the Proposed Development on October 23, 2020. A letter outlining the findings of the Site Evaluation are summarized in a letter issued to Applicant’s representative which is dated December 7, 2020, and included in this application as **Exhibit 103** (the “**Site Evaluation**”). As outlined in the Site Evaluation, at full buildout there will be an estimated four hundred and sixty one (461) students and staff occupying the campus and an estimated ninety (90) day users comprised of staff and guests. DEQ evaluated fourteen (14) test pits and determined that the soils were suitable for the wastewater treatment system that will be installed as part of the Proposed Development. *Site Evaluation p. 1-2*. The Site Evaluation provides an outline of the test pit findings that demonstrate that the proposed septic system will be adequate to properly treat the wastewater produced by the Proposed Development at full buildout. The Applicant will follow the requirements set out in the Site Evaluation and the Proposed Development will be constructed in accordance with applicable building and permitting requirements. Based on this evaluation, Applicant has demonstrated that the Proposed Development will not have a negative impact on the water quality in the surrounding area.

The Proposed Development is a continuation and expansion of an existing use on the Subject Property, which has not historically had a detrimental impact on the air quality in the area. The two components of the Proposed Development are a church facility with accessory residential uses. Because a portion of the campus provides on-site residential facilities for the majority of YWAM’s employees, there is a level of efficiency provided by the campus that is atypical for single family residential uses, which are more typical in the AR Zone. This is demonstrated by the estimated trip generation, which is lower per person than the typical rural residential use due to a reduced percentage of commuters and an above average consolidation of trips as students and staff members often carpool when running errands. Additionally, due to the nature of the campus and the large parcel size in the AR zone, the typical maintenance performed on the Subject Property is performed with equipment equivalent to those used on the surrounding parcels in the developed residential areas. These factors demonstrate that the use on the Subject Property is in-line with the type of uses expected in the vicinity and that Proposed Development will not significantly impact the air quality in the surrounding area.

Groundwater and Watersheds: As the Subject Property is located within the Sensitive Groundwater Overlay the Applicant hired Rehm Geological to prepare a Hydrological Review which was submitted to Marion County on Wednesday June 21, 2018 (the “**Hydrological Review**”) and which is attached to this application as **Exhibit 104**. The Hydrological Review was performed in compliance with MCC 17.181.100 and was subsequently peer reviewed by Wood Environment & Infrastructure Solutions, Inc, which provided Marion County with a peer review letter dated March 26, 2019 (the “**Peer Review**”), which is attached to this application as **Exhibit 105**. As outlined in Hydrological Review and confirmed by the Peer Review, there are two (2) wells which are projected to provide for the planned future usage of 20,000 gallons per day as an exempt use for a single private water system. *Peer Review p. 1*. The Hydrological Review and Peer review confirmed that this projected usage is an estimated twenty two (22%) percent of the available groundwater recharge rate, well below the County’s ninety (90%) percent cap. *Id. p. 2*. The Proposed Development at full buildout is projected to result in an increase of water use of approximately three hundred forty two (342%) percent of the current level, which can be met by the existing water supply. *Hydrological Review p. 8-9*. Applicant pulls its water from two (2) existing wells which tap into an aquifer, not Battle Creek, and which is a separate source from the majority of the surrounding neighbors and there is adequate water to support the Proposed Development without a significant adverse impact on the groundwater system. *Id. 9*.

Applicant is currently working with Cascade Earth Sciences (CES) to develop a wastewater management system which will satisfy the requirements set by DEQ and Marion County for wastewater management systems. The Site Evaluation found that the soils are suitable for the installation of an Onsite Wastewater Treatment System with projected flows of up to 24,400 gallons per day based on four hundred sixty one (461) occupants and ninety (90) day-users, which will support the campus at full buildout. Based on the Site Evaluation and on CES's work designing a conceptual design for the proposed expansion, CES has provided a letter as part of this application which states that based on its review of the site, soil evaluation, and the proportion of the area designated for the septic system expansion, Applicant's Proposed Development will not have a significant adverse impact on the surrounding area. CES has provided a letter outlining that the ultimate system design will be capable of managing the wastewater produced at full buildout. The CES Letter is included in Applicant's materials and is attached hereto as **Exhibit 106**. Further, Applicant's proposed design shall be reviewed and approved by DEQ and Marion County prior to the issuance of building permits. This process is designed to ensure that Applicant's systems will operate at the level needed to manage the expanded campus' wastewater in a manner that will ensure there is no impact on the surrounding area.

Applicant is also working with Multi/Tech Engineering to design a stormwater detention and treatment system which will meet Marion County's requirements for this type of system. Multi/Tech provided a letter which Applicant has submitted along with this application which demonstrates that Applicant will be able to provide the necessary stormwater detention and treatment facilities on the Subject Property to prevent any adverse impact to the surrounding ground water and watersheds. Multi/Tech's letter is attached hereto as **Exhibit 107**. The proposed stormwater facilities are depicted on Applicant's site plan.

Soil and Slope Stability: The Applicant engaged Redmond Geotechnical Services to perform and Geotechnical Investigation and prepare a Geologic Hazard Evaluation ("**Geotechnical Review**") which has been submitted as part of this application as **Exhibit 108**. The eastern portion of the Subject Property is relatively flat, with slopes of less than five (5) percent while the western portion of the Subject Property is moderately sloped with slopes of ten (10) to fifty (50) percent. *Geotechnical Review p. 3*. The Geotechnical Review states that test pits and soil samples were used to determine the Subject Property's subsurface conditions. The test pits demonstrated that Subject Property, especially the western portion, is comprised of clayey sandy silt to clayey, silty sand subgrade soil deposits that are alluvial in nature and characterized as low to moderate strength and moderate compressibility with an infiltration rate between 0.8 and 1.2 inches per hour. *Geotechnical Review p. 4 & p. 5*. The combination of this soil structure and the historical likelihood of seismicity in the region indicates that there is a low to very low potential for liquefaction and landslides, indicating that the soil and slope stability in the area is not a concern for the Proposed Development. *Id. 6-7*. To ensure that the Proposed Development does not have a significant adverse impact on the Subject Property and the surrounding area's soil and slope stability, the Geotechnical Review recommends that any grading and earthwork for the Proposed Development occur during the summer months when the soil is drier and should follow certain construction standards which minimize the use of cuts and fill dirt to some degree in the areas with moderate slopping and in the vicinity of Battle Creek as well as follow several other recommendations proposed in the Geotechnical Review. Applicant is committed to completing the Proposed Development in a manner that preserves the safety of its staff and students, including following best practices for construction where it is feasible to do so. As proposed, the Proposed Development will not have a significant adverse impact on the surrounding soil and slope stability. This criterion is satisfied.

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

Proposed Finding: The primary noise associated with the Proposed Development is noise generated by the students and participants of Applicant's ropes course and the maintenance of the campus. The United States Centers for Disease Control and Prevention warn that exposure to the noises above 85 decibels can pose a health hazard and contribute to hearing loss when there is long term or close range exposure. https://www.cdc.gov/nceh/hearing_loss/what_noises_cause_hearing_loss.html. The typical gas-powered lawnmower and leaf blowers typically generate noise within an 80-85 decibel range while a typical conversation generates noise at a 60 decibel range. *Id.* Based on these levels, the loudest noise generated by the Proposed Development would likely stem from Applicant's maintenance of the campus grounds, however, the use of this equipment would be similar to the noise generation of residential power equipment and farm equipment which is expected in the AR Zone. Additionally, because the intensity of sound waves dissipates significantly over distances, noise generated on the Subject Property will not exceed the 65 decibel limitation set forth in the Marion County Noise Ordinance (the "***Ordinance***") for day time use when measured, as required under the Ordinance, from within the dwelling. The Applicant has provided its staff handbook as ***Exhibit 109***. Which shows that Applicant strictly enforces quiet hours on site, effectively limiting any noise disturbances between 10:00PM and 7:30AM Monday-Friday and 11:00 PM and 9:00AM Saturday-Sunday. All maintenance work performed on the Subject Property is performed between 7:00 AM and 10:00 PM, as provided in the Ordinance. The Proposed Development will not have a significant adverse impact on the surrounding residential uses.

F. The use will not have a significant adverse impact on potential water impoundments identified in the Comprehensive Plan, and not create significant conflicts with operations included in the Comprehensive Plan inventory of significant mineral and aggregate sites.

Proposed Finding: The Subject Property is not located near any potential water impoundments or sites identified in the Marion County Comprehensive Plan as a significant source of mineral or aggregate. This criterion is not applicable.

Conclusion: Applicant's request complies with the relevant criteria, as set forth above. As such, Applicant respectfully requests that this Conditional Use Permit request be approved as submitted.

EXHIBIT LIST:

- Exhibit 101 – Vesting Deeds
- Exhibit 102 – Traffic Impact Analysis
- Exhibit 103 – DEQ Site Evaluation
- Exhibit 104 – Hydrological Review
- Exhibit 105 – Peer Review
- Exhibit 106 – CES Letter
- Exhibit 107 – Multi/Tech Letter
- Exhibit 108 – Geotechnical Review
- Exhibit 109 – Staff Handbook