



Marion County
OREGON

CONDITIONAL USE APPLICATION

RECEIVED

NOV 10 2025

Marion County
Planning

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

Fee: Please check the appropriate box:

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

APPLICANT(S): <u>Antonio Ceja Lopez</u> <u>Belia Barocio</u>	ADDRESS, CITY, STATE, AND ZIP: <u>6430 Lardon Rd ne</u> <u>Salem Or 97305</u>
APPLICANT(S) (if more than one):	ADDRESS, CITY, STATE, AND ZIP
APPLICANT REPRESENTATIVE:	ADDRESS, CITY, STATE, ZIP
DAYTIME PHONE (if staff has questions about this application): <u>971-388-9763</u>	E-MAIL (if any): 2. <u>bbarocio15@georgetox.edu</u> 1. <u>info@copperheadrc.com</u>
ADDRESS OF SUBJECT PROPERTY: <u>6430 Lardon Rd NE</u>	SIZE OF SUBJECT PROPERTY: <u>0.71 acres</u>
THE PROPERTY OWNERS OF THE SUBJECT PROPERTY REQUEST TO (summarize here; provide detailed information on the attached "Applicant Statement" page): <u>6430 Lardon Rd ne</u> <u>Salem Or. 97305</u> <u>to run a home occupation from our residence.</u>	

FOR OFFICE USE ONLY:

Township <u>7S</u>	Range <u>2W</u>	Section <u>16A</u>	Application elements submitted:
Tax lot number(s) <u>500</u>			☒ Title transfer instrument
Zone: <u>EFU</u>			☒ Site plan
Zone map number: <u>39</u>			☒ Applicant statement
Case Number: <u>CV25-049</u>			☐ GeoHazard Peer Review (if applicable) <u>N/A</u>
☐ Urban ☒ Rural			☐ Physician's Certificate (if applicable) <u>N/A</u>
			☒ Home Occ Supplemental (if applicable)
			☐ Agri-Tourism Supplemental (if applicable) <u>N/A</u>
			☒ Filing fee
			Application accepted by: <u>ACS</u> Set up by: <u>ACS</u>
Date determined complete:			Date:



Marion County
OREGON

HOME OCCUPATION SUPPLEMENTAL INFORMATION

**Applications will no longer be accepted by email or mail.
All applications must be submitted in person.**

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

APPLICANT NAME: <u>Antonio Cega L. & Belia Barocio</u>	ADDRESS, CITY, STATE, AND ZIP: <u>6430 Lardon Rd Ne Salem, Or. 97305</u>	
DAYTIME PHONE (if staff has questions about this application): <u>971-388-9763</u>	E-MAIL (if any): <u>Pinfo@copperheadrc.com</u> <u>@bbarocio15@georgefox.edu</u>	
ADDRESS OF SUBJECT PROPERTY: <u>6430 Lardon Rd Ne Salem, Or 97305</u>	SIZE OF SUBJECT PROPERTY: <u>.71 acres</u> <u>home is 1512 sq ft.</u>	
DESCRIBE IN DETAIL THE PROPOSED BUSINESS AND HOW IT WILL BE OPERATED FROM YOUR HOME. INCLUDE PRODUCTS OR SERVICES PROVIDED (attach additional sheet if necessary): <u>We have a small Family owned Roofing business</u> <u>"Copperhead Roofing". We repair & Replace roofs for customers</u> <u>which is conducted at the customers residence. We will use our</u> <u>Property to park work truck, dump truck, portable potty and TOOLS.</u> <u>We don't sell any products out of our home. No employees or customers will be coming to our residence.</u>		
THE NAME OF THE PROPOSED BUSINESS: <u>Copperhead Roofing & Construction,</u> <u>LLC</u>		
WILL THE BUSINESS BE OPEN TO THE PUBLIC? ☐ YES ☒ NO		
WHERE WILL THE BUSINESS BE CONDUCTED: <u>6430 Lardon Rd. Ne Salem, Or. 97305</u> In the boxes below, list the <u>total square footage</u> of the proposed business (in all buildings on the property, if applicable). Also list, in the line below each applicable building, the square footage for associated activities of the business such as office, warehouse, service area:		
☒ Home	Total sq. ft. of home: <u>1512</u>	Total sq. ft. of business in the home: <u>Home office</u> <u>8x12 ft.</u>
☐ Garage	Total sq. ft. of garage:	Total sq. ft. of business in the garage:
☐ Accessory building	Total sq. ft. of accessory bldg.:	Total sq. ft. of business in accessory bldg: <u>10 ft wide</u> <u>by 28 ft long.</u>
PLEASE EXPLAIN, IN DETAIL, WHAT EQUIPMENT WILL BE USED IN YOUR BUSINESS. INCLUDE THE QUANTITY AND SIZE OF EQUIPMENT AND HOW IT WILL BE OPERATED: <u>The equipment that will be</u> <u>used in my business includes, 1 work truck GMC Diesel 2500, 2009 Isuzu</u> <u>NPR dump truck, portable potty, flat bed trailer, 3 Roofing guns, air</u> <u>compressor 2000 gas & the other is electric, 1 generator 4 ladders</u> <u>(2 32 ft long, 1-24 ft long, 1-16 ft), 1 Skill saw, 1 drill, 2 work helmets, 2 pair eye</u> <u>glasses to protect eyes, 4 harness → for protection while replacing roofs,</u> <u>4 pairs of ropes used for safety while on the roof of customers.</u>		
PLEASE EXPLAIN, IN DETAIL, WHAT TYPE OF HAZARDOUS MATERIALS, IF ANY, WILL BE USED OR ACTIVITIES CONDUCTED (i.e. welding, paint, stripper, solvents, petroleum products, fiberglass, resins, flammable materials, etc.): <u>NO, we do not use any hazardous materials</u> <u>We store everything according to DEQ requirements</u>		

WILL YOU BE PREPARING FOOD ITEMS OR PRODUCTS FOR SALE TO THE PUBLIC OR RETAIL STORES?
(if yes, please describe):

We will not be preparing any food items or products to sale to the public or retail stores.

IF THIS IS A BED AND BREAKFAST, WILL YOU BE RENTING MORE THAN TWO ROOMS TO THE PUBLIC OR HAVING EVENTS (i.e. gatherings, receptions, weddings, etc.):

NO, this is not a bed and breakfast.

WILL THIS BUSINESS INCREASE THE VOLUME ON THE SEPTIC SYSTEMS (liquid or solid waste)?

NO, this business will not increase the volume on the septic systems or solid waste. Employees and customers will not come to our premises.

WHAT OUTSIDE ACTIVITY OR STORAGE DOES THIS BUSINESS REQUIRE (please explain in detail):

The outside activity or storage required for this business is to park work truck, Dump truck, utility trailer, portable potty and tools used for work site → replace roofs.

HOW MANY EMPLOYEES DOES THIS BUSINESS REQUIRE, INCLUDING YOURSELF?

2 Employees including myself and my wife who does the paperwork. part-time.
WHERE DO THEY RESIDE? My wife resides w/me and my brother lives at my residence, 6430 Lardon Rd. NE Salem, Or. 97305

ARE VEHICLES USED BY THE BUSINESS? ☐ NO ☒ YES - HOW MANY? 2

ARE DELIVERIES OR PICK-UPS REQUIRED? ☒ NO ☐ YES

IS ADDITIONAL PARKING REQUIRED? ☒ NO ☐ YES

ESTIMATE THE TOTAL NUMBER OF DAILY CUSTOMERS: we do sub contract work communication is done by contractors. we show up to jobsites and do typically one job per week.

WILL THERE BE ANY NEW CONSTRUCTION, ALTERATION, REMODELING, ADDITIONS OR REPAIRS TO ANY BUILDINGS FOR THE BUSINESS? NO

WILL A SIGN BE PLACED ON YOUR PROPERTY TO ADVERTISE YOUR BUSINESS?

NO, there won't be any signs placed on premises.

I/We hereby declare under penalties of false swearing (ORS 162.075 and 162.085) that all the above information, statements, and attachments herewith are true; and the applicants so acknowledge that any agreement or permit issued on the basis of this information may be revoked if it is found that any such statements are false.

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

Antonio Ceja L. Antonio Ceja L.

Print Name

Signature

Bella Barocio

Print Name

Signature

Print Name

Signature

Print Name

Signature

DATED this 26 day of October, 2025

Please Note: It is unlawful to disturb an archaeological site. In the event of unintentional discovery of an archeological site please stop work, protect the discovery site and contact the Oregon State Historic Preservation Office PH: 503-986-0690; Confederated Tribes of Grand Ronde PH: 503-879-5211; Confederated Tribes of Siletz Indians PH: 541-444-2532; Confederated Tribes of Warm Springs Reservation of Oregon PH: 541-553-3257. If human remains are encountered, do not disturb them in any way, instead please contact the Oregon State Police PH: 800-442-0776.

Application Questions:

Question: Describe in detail the proposed business and how it will be operated from your home. Include products or services provided.

Answer: We have a small family roofing business; we will only be using our property to store our work vehicles and equipment / tools. We will not be providing any services to our customers on our property as we do not sell any products such as materials / tools. We have a small home office utilized to file documents, receipts and invoices. All correspondence, invoicing and communication with customers and employees is strictly done via telephone calls, text messaging or emails. No employees or customers will come to our premises as all the work is done at customers residence.

Question: Please explain in detail what equipment will be used in your business. Include the quantity and size of equipment and how it will be operated.

Answer: 2008 GMC Sierra 2500 Diesel will be used to drive to work sites, 2009 Diesel Isuzu NPR Dump truck, his vehicle will be used at work sites (at customers residence) to dispose of roofing debris. Portable potty is used at work sites for employees to use if need be. Flat bed trailer 16ft long will be used as needed to haul plywood, and other roofing materials from the Lumber store to the jobsites. Roofing nail guns are used at jobsites to nail down shingles, air compressors are used to connect air hoses used to connect the roofing nail guns, generator is used to connect battery chargers used for the saw saw, skill saws and other battery tools, ladders are used at job sites to be able to get on the roof.

C. Home Occupations.

1. Notwithstanding MCC [17.110.270](#) and [17.120.075](#), home occupations, including the parking of vehicles in conjunction with the home occupation and bed and breakfast inns, are subject to the following criteria:

- a. A home occupation or bed and breakfast inn shall be operated by a resident of the dwelling on the property on which the business is located. Including residents, no more than five full-time or part-time persons shall work in the home occupation ("person" includes volunteer, nonresident employee, partner or any other person).
- b. It shall be operated substantially in:
 - i. The dwelling; or
 - ii. Other buildings normally associated with uses permitted in the zone in which the property is located.
- c. It shall not unreasonably interfere with other uses permitted in the zone in which the property is located.
- d. A home occupation shall not be authorized in structures accessory to resource use on high-value farmland.
- e. A sign shall meet the standards in Chapter [17.191](#) MCC.
- f. The property, dwelling or other buildings shall not be used for assembly or dispatch of employees to other locations.
- g. Retail and wholesale sales that do not involve customers coming to the property, such as internet, telephone or mail order off-site sales, and incidental sales related to the home occupation services being provided are allowed. No other sales are permitted as, or in conjunction with, a home occupation.

C. Home Occupations.

- 1a.) Our Roofing business operates from our property; however, the only activities conducted on-site are parking our work vehicles and storing tools related to the business. The business has two full-time employees, and no customers or sales occur at the property.
- b)(i.)ii.) We use one of the existing outbuildings solely to store equipment and tools related to the roofing business, and the property is also used to park work vehicles. No customers or clients come to the property, as all business activities are conducted at customers' locations and through phone calls or emails. No materials are stored on-site, as we do not sell or distribute materials from this property.
- c.) The proposed roofing business will not unreasonably interfere with other uses permitted in the zone. The property will not be used for any industrial activity. No machinery will be operated on site, and the property will only be used to park work related vehicles and for the storage of tools or equipment related to the business.

d.) The proposed roofing business will not interfere with or impact any farmland or resource use. The property will not be used for any activities that disturb or alter the high-value farmland. The business operations are limited to parking work vehicles and storing tools and equipment, and no portion of the farmland will be affected or converted from its intended agricultural use.

e.) No business sign will be installed on the property. The roofing business will not have any exterior signage, and therefore will fully comply with the standards outlined in Chapter 17.191 MCC.

f.) The property, dwelling, and outbuildings will not be used for the assembly or dispatch of employees to other locations. The roofing business is operated solely by the property owners, and no customers or additional employees will come to the property. All business activities occur off-site at customer locations or are handled remotely by phone or email.

g.) The roofing business will not involve any retail or wholesale sales on the premises. No tools, materials, or products are sold from the property, and no customers will come to the site. All business transactions and communications are conducted off-site at customers' residences or remotely by phone, email, or text messages. We will be in full compliance with all applicable regulations governing our business and home occupation use.

17.136.060 Conditional use review criteria.

The uses identified in MCC [17.136.050](#) shall satisfy criteria in the applicable subsections below:

A. The following criteria apply to all conditional uses in the EFU zone:

1. The use will not force a significant change in, or significantly increase the cost of, accepted farm or forest practices on surrounding lands devoted to farm or forest use. Land devoted to farm or forest use does not include farm or forest use on lots or parcels upon which a non-farm or non-forest dwelling has been approved and established, in exception areas approved under ORS [197.732](#), or in an acknowledged urban growth boundary.
2. Adequate fire protection and other rural services are, or will be, available when the use is established.
3. The use will not have a significant adverse impact on watersheds, groundwater, fish and wildlife habitat, soil and slope stability, air and water quality.
4. Any noise associated with the use will not have a significant adverse impact on nearby land uses.
5. The use will not have a significant adverse impact on potential water impoundments identified in the Comprehensive Plan, and not create significant conflicts with operations included in the Comprehensive Plan inventory of significant mineral and aggregate sites.



ORS 215.296 Criteria

Approval requires review by the governing body or its designate under ORS 215.296. Uses may be approved only where such uses:

- (a) Will not force a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use; and
- (b) Will not significantly increase the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use.
- (c) For purposes of subsection (a) and (b), a determination of forcing a significant change in accepted farm or forest practices on surrounding lands devoted to farm and forest use or a determination of whether the use will significantly increase the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use requires:
 - * (A) Identification and description of the surrounding lands, the farm and forest operations on those lands, and the accepted farm practices on each farm operation and the accepted forest practices on each forest operation;
 - (B) An assessment of the individual impacts to each farm and forest practice, and whether the proposed use is likely to have an important influence or effect on any of those practices; and
 - (C) An assessment of whether all identified impacts of the proposed use when considered together could have a significant impact to any farm or forest operation in the surrounding area in a manner that is likely to have an important influence or effect on that operation.
 - (D) For purposes of this subsection, examples of potential impacts for consideration may include but are not limited to traffic, water availability and delivery, introduction of weeds or pests, damage to crops or livestock, litter, trespass, reduction in crop yields, or flooding.
 - (E) For purposes of subsection (a) and (b), potential impacts to farm and forest practices or the cost of farm and forest practices, impacts relating to the construction or installation of the proposed use shall be deemed part of the use itself for the purpose of conducting a review under subsections (a) and (b).
 - (F) In the consideration of potentially mitigating conditions of approval under ORS 215.296(2), the governing body may not impose such a condition upon the owner of the affected farm or forest land or on such land itself, nor compel said owner to accept payment to compensate for the significant changes or significant increases in costs described in subsection (a) and (b).

(a) ① Our business will not force a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use. Our property will only be utilized to park work vehicles and store equipment needed for the business.

(b) Our Roofing business will not significantly increase the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use. We will not be selling any products or materials at property 6430 Lardon Rd NE Salem, OR-97305.

The proposed business will not result in any significant
(C) change to accepted farm or forest practices on surrounding lands devoted to farm or forest use, nor will it significantly increase the cost of such practices. The property will be used solely for parking work vehicles and storing tools. No manufacturing or other operational activities will occur on-site. As such, the proposed use will have no impact on surrounding farmland or forest land and will remain compatible with existing agricultural and forestry operations in the area.

(A) Our property is .71 acres, we will not force a significant change in farm land as we will not be open to the public and no business signs will be put up. We will only use property to park work truck, utility trailer, portable potty, dump truck and store tools and equipment needed for roofing business. Such as, air hoses, harnesses,

cont. (A) ladders, roofing nail guns, air compressors and generator. The ^{a grass seed} farm use around the area are for growing grass for hay. To the best of my knowledge, most of the other properties surrounding me are not farming. Types of activity are harvesting grass feed, hay baling and spraying.

(B) There will not be a negative impact of the proposed business as we will not be open to the public or customers. Also, we won't sell any products or materials. All roof repairs or replacements are conducted at the customer's residence. All communication with employees or customers is strictly done via text messages, phone calls or emails.

(C) The proposed use will not have any impact, when considered individually or cumulatively, that could significantly affect any farm or forest operations in the surrounding area. The business will not be open to the public or to employees, and there will be no change to the existing use or character of the land. The property will be used exclusively for parking work-related vehicles and storing tools and equipment associated with the business. As such, the proposed use is low-intensity, will not interfere with nearby agricultural or forestry activities, and will not influence or affect surrounding farm or forest operations.

D) The proposed business use will not result in any of the potential impacts identified in this subsection, such as increased traffic, changes to water availability or delivery, introduction of weeds or pests, damage to crops or livestock, litter, trespass, reduction in crop yields, or flooding. The business will not be open to customers or employees. All roofing work is conducted at the customer's residence. There will not be material deliveries to the property, and no increase in traffic beyond normal residential use. The property will be used solely for parking work vehicles and storing business-related tools and equipment. As such, the proposed use will not create any adverse effects on surrounding farm or forest operations or the rural environment.

E) The proposed use will not result in any potential impacts to farm or forest practices or increase the cost of such practices surrounding lands. The property will be used solely for parking work vehicles and tools. No sales or transactions will occur on-site, as no customers or employees will be coming to the property. There will be no additional traffic or change in land use activity. Accordingly, the proposed use will not interfere with or place any

2. Not applicable, we will only be using our property to park work related vehicles such as work truck, GMC, utility trailer, portable potty and store equipment / tools.

3. Our business will not have a significant adverse impact on property as we will not be open to public or employees. The use of the property is exclusively for parking work vehicles and the storage of tools.

4. Noise will not have a significant adverse impact and will not create significant conflicts. The level and type of noise associated with our business is comparable to typical residential sounds, such as a vehicle entering or leaving a driveway. Therefore, it will blend with the normal acoustic environment of the area and is considered negligible.

5. The proposed business use will not have a significant adverse impact on potential water impoundments identified in the comprehensive plan, nor it will create conflicts with surrounding operations. The property will be used solely for parking work vehicles and