



Marion County
OREGON

PARTITION APPLICATION

RECEIVED

AUG 08 2025

**Marion County
Planning**

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

Fee: Please check the appropriate box:

- ☐ Partition - \$1250
☒ Partition in an SGO Zone - \$1450

PROPERTY OWNER(S): D and J F Vinyards LLC	ADDRESS, CITY, STATE, AND ZIP: [REDACTED]
PROPERTY OWNER(S) (if more than one):	ADDRESS, CITY, STATE, AND ZIP
APPLICANT REPRESENTATIVE: Norman Bickell	ADDRESS, CITY, STATE, ZIP [REDACTED]
DAYTIME PHONE (if staff has questions about this application): [REDACTED]	E-MAIL (if any): [REDACTED]
ADDRESS OF SUBJECT PROPERTY: 7412 Liberty Road S	SIZE OF SUBJECT PROPERTY: 27 ACRES
The property owners of the subject property request to divide a <u>27</u> acre parcel into two or three parcels containing <u>6</u> , <u>6</u> , and <u>15</u> acres or square feet each. 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>T8S</u>	Range <u>R3W</u>	Section <u>28A</u>	Application elements submitted:
Tax lot number(s) <u>2000</u>			☒ Title transfer instrument
Zone: <u>SA/AR</u>			☒ Site plan
Zone map number: <u>56</u>			☒ Applicant statement
			☐ SGO Peer Review (if applicable)
			☐ GeoHazard Peer Review (if applicable)
			☐ Road name information (if applicable)
Case Number: <u>P25-017</u>			☒ Filing fee
☐ Urban ☒ Rural			Application accepted by: <u>GB</u> Set up by:
Date determined complete:			Date:

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

- (1) GREEN PATCH LANE
- (2) RED HILLS LANE
- (3) SOLACE HILL DRIVE
- (4) STARRY HILL LANE

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

THE APPLICANT(S) SHALL CERTIFY THAT:

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

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

[Redacted Signature Area]

Print Name

Signature

Print Name

Signature

Print Name

Signature

DATED this 25 day of July, 2025

APPLICANT STATEMENT

D & J F Vineyards LLC own a 27 acre parcel located at 7412 Liberty Road S that is split zoned as AR (Acreage Residential) and SA (Special Agriculture) [T8S; R3W; S28A; Tax lot 2000]. The property was largely devoted to a vineyard and contains a mobile home and farm structures. The vineyard has been removed. The area devoted to AR zoning scales out to be 12 acres. The applicants are proposing to divide this portion of the parcel into two six acre lots for future residential development. The remainder of the lot is zoned SA and will remain a farm parcel. No divisions are taking place in the SA zoned portion of the subject parcel. The property is also located within a SGO (Sensitive Ground Water) overlay. The following will address the proposed partitioning:

17.128.070 The minimum lot size for subdivisions and partitioning is two acres. When a numerical suffix has been applied to the AR zone, the minimum lot size shall conform to the numerical designation.

Response: The subject parcel is a total of 27 acres in size and is split zoned between an AR and a SA zone. Only the portion within the AR zone is proposed to be divided into two residential lots. Each lot is proposed to be six acres each within the AR zone of the property. This will leave approximately 15 acres of land within the SA zone. This division will allow for the creation of two building sites. The most westerly lot will have direct frontage on Liberty Road and the easterly lot will have a 20 foot flag to Liberty Road for access and utilities. This layout will allow for sufficient area for a well and septic system for each lot. Since all of the parcels will meet or exceed the two acre minimum of the AR zone the applicants proposal will comply with 17.128.070 above.

The property is within a Limited Groundwater Overlay zone (chapter 17.181 of the rural zoning ordinance) so additional findings were required to address this development limitation. Chapter 17.181.070 outlines the study requirements for residential developments within this zone:

- A. *Applications to partition a parcel of land shall be subject to the following requirements:*
 - a. *If the minimum parcel size proposed in the application is equal to or greater than five acres, no demonstration of water supply is required;*
 - b. *If the minimum parcel size proposed in the application is less than five acres, the application shall be accompanied by a hydrogeology review pursuant to MCC 17.181.100.*

Response: The applicant is proposing two six acre lots for future residential development. Because both parcels are over five acres in size, the proposal will not require a hydrogeology review. Also, not divisions are being proposed for the remainder of the parcel within the SA zone.

The findings above are sufficient to conclude that the proposed partitioning will comply with all of the standards of the AR zone and should be approved. If there are questions or a need for further clarification please call Norman Bickell at [REDACTED]
[REDACTED]