

Attention Property Owner: A land use proposal has been submitted for property near where you live or near property you own elsewhere. State law requires that the county notify property owners within a certain distance from this property. The proposal and address of the property is described in the "Application" section below. The decision in this case does not directly affect the zoning or use of your property. If you object to the decision, refer to the "Appeal" section. If you have questions, contact the staff person listed at the end of this report.

**NOTICE OF DECISION  
PROPERTY LINE ADJUSTMENT CASE NO. 25-009**

**APPLICATION:** Application of Thomas and Suzanne Kloft and Robert Van Hatten for a property line adjustment to adjust the property lines on a 3.98-acre parcel and a 10.95-acre parcel to create a 5.44-acre parcel and a 9.48-acre parcel in an EFU (Exclusive Farm Use) zone located at 11851 and 11821 Wilco Hwy NE, Mt. Angel (T5S; R1W; Section 34D, Tax lot 500 & 1300).

**DECISION:** The Planning Director for Marion County has **APPROVED** the above-listed Property Line Adjustment application subject to certain conditions.

**EXPIRATION DATE:** Title transfer instruments accomplishing the property adjustments shall be recorded by the applicants with the Marion County Clerk by **April 21<sup>st</sup>, 2027** (two years). The effective period of an approved application may be extended for an additional year subject to approval of an extension (Extension form available from the Planning Division). **Additional extensions may not be granted if the regulations under which this decision was granted have changed since the original approval.**

**WARNING:** A decision approving the proposed uses is for land use purposes only. Due to septic, well and drainfield replacement areas, this parcel may not be able to support the proposed activities. To be sure the subject property can accommodate the proposed use the applicant needs to check with the Building Inspection Division, (503) 588-5147.

**This decision does not include approval of a building permit.**

**CONDITIONS:** The following conditions must be met before a building permit can be obtained or the approved use established:

1. Properties 10 acres or less must be surveyed per ORS 92.060 (7) and the survey submitted for review. Survey checking fees are required at the time of review. Property line adjustment deeds shall be recorded with the Marion County Clerk's Office. Per ORS 92.190 (4).
2. Prior to recording the deeds, the applicants shall obtain any septic review and/or evaluations that may be required from the Marion County Building Inspection Division.
3. The resulting parcels shall significantly conform to the site plan submitted with the proposal. Minor variations are permitted upon review and approval by the Planning Director.

**ADDITIONAL CONDITIONS:** Once the approved use is established the following conditions must be continually satisfied:

4. After the property line adjustment has been completed, no alteration of property lines shall be permitted without first obtaining approval from the Planning Director.

**OTHER PERMITS, FEES, AND RESTRICTIONS:** This approval does not remove or affect any covenants or restrictions imposed on the subject property by deed or other instrument. The proposed use may require permits and/or fees from other local, State or Federal agencies. This decision does not take the place of, or relieve the responsibility for obtaining other permits or satisfying any restrictions or conditions thereon. It is recommended that the agencies mentioned in Finding #6 below be contacted to identify restrictions or necessary permits.

5. Prior to recording the deed all taxes due must be paid to the Marion County Assessor Tax Section (contact them at (503) 588-5215 for verification of payments).

6. The applicants should contact the Mt. Angel Fire District to obtain a copy of the District's Recommended Building Access and Premise Identification regulations and the Marion County Fire Code Applications Guide. Fire District access standards may be more restrictive than County standards.

**APPEAL PROCEDURE:** The Marion County Zone Code provides that certain applications be considered first by the County Planning Director. If there is any doubt that the application conforms with adopted land use policies and regulations the Director must condition or deny the application. Anyone who disagrees with the Director's decision may request that the application be considered by a Marion County hearings officer after a public hearing. The applicant may also request reconsideration (one time only and a fee of \$200) on the basis of new information subject to signing an extension of the 150-day time limit for review of zoning applications.

A public hearing is held on appeals subject to the appellant paying a \$250.00 fee. Requests for reconsideration, or consideration by a hearings officer, must be in writing (form available from the Planning Division) and received in the Marion County Planning Division, 5155 Silverton Road NE, Salem, by 5:00 p.m. on **April 21<sup>st</sup>, 2025**. If you have questions about this decision contact the Planning Division at (503) 588-5038 or at the office. This decision is effective **April 22<sup>nd</sup>, 2025**, unless further consideration is requested.

**FINDINGS AND CONCLUSIONS:** Findings and conclusions on which decision was based are noted below.

1. The subject properties are designated Primary Agriculture in the Marion County Comprehensive Plan and correspondingly zoned EFU (Exclusive Farm Use). The primary intent of both this designation and zone is to promote and protect commercial agricultural operations.
2. The properties are located directly west of Wilco Hwy NE and are situated ¼ mile north of Wilco Hwy's intersection with Domminic Road. Approximately 2.5 acres of farmland is divided between the two properties on the eastern portion of tax lot 500 and the northeastern portion of tax lot tax lot 1300. The western portions of the properties are wooded as Zollner Creek runs through the center of tax lot 1300 and through the southwest corner of tax lot 500. Both parcels contain single-family dwellings where the applicants reside.  
  
Tax lot 500 is 3.98 acres and contains a single-family dwelling built in 2005 and farm buildings. This property has been described in its current configuration since 1947 (Vol. 362 Page 427). Tax lot 1300 is 10.95 acres and contains a single-family dwelling built in 1926 and some farm buildings. This parcel has been described in its current configuration since 1951 (Vol. 438 Page 214). The parcels have not changed their configuration since these descriptions and are therefore legal for land use purposes.
3. All adjacent properties to the subject parcels are zoned EFU (Exclusive Farm Use) and contain large commercial farming operations. Zollner Creek and its vegetative buffer runs through the south and northeastern properties.
4. Soil Survey for Marion County, Oregon, indicates approximately 79.9% of the soils on the subject tax lots are classified as high value.
5. The applicants are proposing to adjust the property lines on a 3.98-acre parcel and a 10.95-acre parcel to create a 5.44-acre parcel and a 9.48-acre parcel. The purpose of this adjustment is to correct the septic system of the northern property, so it is entirely on the property it serves.
6. Various agencies were contacted about the proposal and given an opportunity to comment.

**Marion County Building Inspection commented:**

"No Building Inspection concerns as it doesn't appear the location of the proposed property line will impact any existing structures regulated by the state building code. Permit(s) are required to be obtained prior to development of structures and/or utilities installation on private property, if proposed."

**Marion County Septic commented:**

“An existing system evaluation is required for the system on Parcel 2 and an easement reversal is required for the system on Parcel 1. Please reach out to the septic department at [building@co.marion.or.us](mailto:building@co.marion.or.us) or at 503-566-4118 for additional information.”

Marion County Surveyor’s Office commented:

- A. Properties 10 acres or less must be surveyed per ORS 92.060 (7) and the survey submitted for review.
- B. Survey checking fee required at the time of review.
- C. Property line adjustment deeds shall be recorded with the Marion County Clerk’s Office. Per ORS 92.190 (4).

Marion County Assessor’s Office provided information regarding taxes on the subject properties.

All other contacted agencies either failed to comment or stated no objection to the proposal.

7. The criteria for reviewing property line adjustments within an EFU zone are listed in Chapter 17.136.090(C) MCC. These criteria are as follows:

- A. *When one or more lots or parcels subject to a proposed property line adjustment are larger than the minimum parcel size pursuant to subsection (A)(1) of this section, the same number of lots or parcels shall be as large or larger than the minimum parcel size after the adjustment. When all lots or parcels subject to the proposed adjustment are as large or larger than the minimum parcel size, no lot or parcel shall be reduced below the applicable minimum parcel size. If all lots or parcels are smaller than the minimum parcel size before the property line adjustment, the minimum parcel size pursuant to this section does not apply to those lots or parcels.*

Both parcels are smaller than the minimum parcel size. The criteria do not apply.

- B. *If the minimum parcel size in subsection (A)(1) of this section is larger than 80 acres, and a lot or parcel subject to property line adjustment is smaller than the minimum parcel size but larger than 80 acres, the lot or parcel shall not be reduced in size through property line adjustment to less than 80 acres.*

The minimum parcel size has been determined to be 80 acres. The criterion does not apply.

- C. *Any property line adjustment shall result in a configuration of lots or parcels that are at least as suitable for commercial agriculture as were the parcels prior to the adjustment.*

The property line dividing the farmable land between the two properties will be adjusted south, increasing the northern properties farmland. This configuration will enhance its suitability for commercial agriculture. The criterion is met.

- D. *A property line adjustment may not be used to:*

- i. *Decrease the size of a lot or parcel that, before the relocation or elimination of the common property line, is smaller than the minimum lot or parcel size for the applicable zone and contains an existing dwelling or is approved for the construction of a dwelling, if the abutting vacant tract would be increased to a size as large as or larger than the minimum tract size required to qualify the vacant tract for a dwelling;*
  - ii. *Decrease the size of a lot or parcel that contains an existing dwelling or is approved for construction of a dwelling to a size smaller than the minimum lot or parcel size, if the abutting vacant tract would be increased to a size as large as or larger than the minimum tract size required to qualify the vacant tract for a dwelling;*
  - iii. *Allow an area of land used to qualify a tract for a dwelling based on an acreage standard to be used to qualify another tract for a dwelling if the land use approval would be based on an acreage standard; or*

- iv. *Adjust a property line that resulted from a subdivision or partition authorized by a Measure 49 waiver so that any lawfully established unit of land affected by the property line adjustment is larger than the size granted by the waiver.*

Both subject parcels are smaller than the minimum parcel size, and neither parcel will exceed this minimum. Therefore, the criteria do not apply.

E. *Any property line adjustment that results in an existing dwelling being located on a different parcel shall not be subject to the standards in MCC 17.136.030(A) so long as the adjustment:*

- i. *Does not increase any adverse impacts on the continued practice of commercial agriculture on the resulting parcels;*
- ii. *Does not increase the potential number of dwellings on the resulting parcels.*
- iii. *c. Does not allow an area of land used to qualify a tract for a dwelling based on an acreage standard to be used to qualify another tract for a dwelling if the land use approval would be based on an acreage standard.*

No dwellings will be situated on a different parcel as a result of this proposal, nor will it permit land that has already been utilized to qualify for a dwelling. Therefore, this criterion does not apply.

- 8. Under MCC 17.172.120(E), property line adjustment deeds shall be recorded with the Marion County clerk's office prior to submitting the property line adjustment survey, if a survey is required. Deed recording reference numbers shall be noted on the required survey.
- 9. The resulting lots shall significantly conform to the site plan submitted with the proposal. Minor variations are permitted upon review and approval of the Planning Director.
- 10. Based on the above findings, the applicants' proposal meets the criteria for a property line adjustment in an SA zone. The property line adjustment request is, therefore, **APPROVED**.

Brandon Reich  
Planning Director/Zoning Administrator

April 4<sup>th</sup>, 2025

If you have any questions regarding this decision contact Gillian Peden at (503) 588-5038.

Notice to Mortgagee, Lienholder, Vendor or Seller: ORS Chapter 215 requires that if you receive this Notice, it must promptly be forwarded to the purchaser.



## ZONING MAP

**Input Taxlot(s):** 051W34D000500, 051W34D001300

**Owner Name:** KLOFT, THOMAS E & KLOFT, SUZANNE J

**Situs Address:** 11851 WILCO HWY NE  
**City/State/Zip:** MOUNT ANGEL, OR, 97362  
**Land Use Zone:** EFU  
**School District:** MT ANGEL  
**Fire District:** MT ANGEL

### Legend

Input Taxlots

Lakes & Rivers

Highways

Cities



scale: 1 in = 445 ft

DISCLAIMER: This map was produced from Marion County Assessor's geographic database. This database is maintained for assessment purposes only. The data provided hereon may be inaccurate or out of date and any person or entity who relies on this information for any purpose whatsoever does so solely at his or her own risk. In no way does Marion County warrant the accuracy, reliability, scale or timeliness of any data provided on this map.