

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  
CONDITIONAL USE CASE NO. 18-047**

**APPLICATION:** Application of Reginald and Lora Keddie for a conditional use to establish a natural medicine business as a home occupation on a 14.48 acre parcel in an EFU (Exclusive Farm Use) zone located at 10236 Mattieu Ln NE, Aurora. (T4S; R1W; Section 07; tax lot 1100).

**DECISION:** The Planning Director for Marion County has **APPROVED** the above-described Conditional Use application subject to certain conditions.

**EXPIRATION DATE:** This Conditional Use Permit is valid only when exercised by **September 12, 2020**. The effective period may be extended for an additional year subject to approval of an 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 use is for land use purposes only. Due to septic, well, and drain field replacement areas, this parcel may not be able to support the proposed use. To ensure the subject property can accommodate the proposed use the applicant should contact 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. The applicant shall obtain approval for all required permits from the Marion County Building Inspection Division.
2. Public Works Land Development Engineering and Permits Division (LDEP) will not approve the use until the following condition has been satisfied:

*Condition A – If Marion County receives complaints of safety and/or roadway issues related to business operations of the Applicant, Owner shall work with Marion County to conduct periodic road stabilization along a 'to-be-determined' portion of Matthieu Lane. This may include Lignin treatment or another equally effective road stabilization alternative.*

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

3. The business shall continuously comply with the home occupation criteria in MCC 17.136.050(C) and listed in Finding #7.
4. Failure to continuously comply with the Conditions of Approval may result in this approval being revoked. Any revocation can be appealed to a Marion County Hearings Officer for a public hearing.

**OTHER PERMITS, FEES, AND RESTRICTIONS:** This approval does not remove or affect 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 #5 be contacted to identify restrictions or necessary permits. The applicant is advised of the following:

5. The applicants should contact the Aurora 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 Rd. NE, Salem, by 5:00 p.m. on **September 12, 2018**. If you have questions about this decision contact the Planning Division at (503) 588-5038 or at the office. This decision is effective **September 13, 2018** unless further consideration is requested.

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

1. The property is designated Primary Agriculture in the Marion County Comprehensive Plan. The purpose of this designation and the corresponding EFU (Exclusive Farm Use) zone is to promote and protect commercial agricultural operations. Non-farm uses, such as home occupations, can be approved where they do not have a significant adverse impact on farming operations in the area.
2. The property is located on the south side of Matthieu Ln NE approximately 3,850 feet west of its intersection with Butteville Rd NE. The property contains a new dwelling constructed in 2016, farm and accessory buildings, a well, and a septic system. The property was subject of a previous land use case, Conditional Use 79-4 (CU79-4) that approved a temporary medical hardship dwelling that has since been removed and is considered a legal parcel for land use purposes.
3. Surrounding properties in all directions consist of land being farmed in an EFU zone.
4. The applicants are proposing to establish a natural medicine business as a home occupation in the old dwelling that has been converted to storage.
5. Public Works Land Development and Engineering Permits requested that Condition A be included in the land use decision. LDEP also commented on requirements that are not part of the land use decision and available for review in the planning file. LDEP will not approve the use until the following condition has been met:

*“**Condition A** – If Marion County receives complaints of safety and/or roadway issues related to business operations of the Applicant, Owner shall work with Marion County to conduct periodic road stabilization along a ‘to-be-determined’ portion of Matthieu Lane. This may include Lignin treatment or another equally effective road stabilization alternative.*

Nexus for this condition is the potential for road destabilization and dust issues due to the volume of out-of-area visitors associated with classes, teachings, meetings, appointments, and deliveries of online sales as stated in the Application. Out-of-area drivers tend to drive gravel roads faster than local residents, causing dust and health issues for neighboring properties, wash boarding of the road, and occasional crashes due to overdriving the roadway.

Marion County Building Inspection commented that permits for a Change in Use or Occupancy and/or any new construction may be required.

Marion County On-Site Sewage commented that septic permits may be required.

Marion County Tax Assessor provided comments regarding taxes on the subject property.

6. Marion County Code (MCC) 17.136.050 permits a home occupation subject to the criteria in MCC 17.136.060(A) and (C) with the filing of a declaratory statement regarding nearby farm and forest practices. The recording of a declaratory statement was previously filed with the building permit for the replacement dwelling in 2016.
7. MCC 17.136.060 (C) provides specific criteria for approval of a home occupation:
  - 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:*
    - a. *The dwelling; or*
    - b. *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.*

Information provided by the applicants indicates Reginald and Lora Keddie will operate LOLO Creative LLC, a natural medicine business and are the residents of the property. The business will not include any additional employees. The applicant intends to use the former dwelling that was converted to an accessory structure for the home occupation. The owner practices natural medicine and healing techniques and makes her own natural healing products that she sells to her clients and online. The home occupation will also include providing cooking classes to her clients to make natural medicine and healing substances. The use will take place entirely within the existing building.

The home occupation business should not cause significant emissions, including noise, odors, vibration, and fumes, smoke, fire hazard, or electronic, electrical, or electromagnetic interference. There is no evidence that the business operation as proposed will interfere with other permitted uses in the area. Any sign will be required to meet the standard in MCC 17.191. There will be no dispatch of employees to or from the property and there will be no outside storage of materials or waste related to the business. The applicant is not requesting that retail sales from the property be allowed, such sales are not permitted as part of a home occupation. The proposal meets the criteria above.

8. In addition to the specific criteria, MCC 17.136.060(A) contains general criteria that apply to any conditional use:
  - A. *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.*
  - B. *Adequate fire protection and other rural services are, or will be, available when the use is established.*
  - C. *The use will not have a significant adverse impact on watersheds, groundwater, fish and wildlife habitat, soil and slope stability, air and water quality.*
  - D. *Any noise associated with the use will not have a significant adverse impact on nearby land uses.*
  - E. *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.*

The proposed use will take place entirely within the existing accessory building on the property. There is no anticipated impact from the use on surrounding farm or forest practices. Aurora Fire District provides fire protection to the property and the Marion County Sheriff provides police protection. Other rural services are available to the property, such as a well and septic system. There are no identified watersheds, groundwater, fish and wildlife habitat, soil and slope stability, air and water quality issues on the property. No significant noise is anticipated from the property because of the proposed use. There are no identified potential water impoundments or mineral and aggregate sites on the property or nearby that would be affected by this proposed use. These criteria are met by the proposal.

9. Based on the above findings it has been determined the applicant's request can meet all applicable criteria to establish a natural medicine business as a home occupation and is, therefore, **APPROVED**, subject to conditions.

Joe Fennimore  
Planning Director

Date: August 28, 2018

If you have any questions regarding this decision contact Patty Dorr 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.