

EXHIBIT L

*Planning*

BEFORE THE HEARINGS OFFICER  
FOR MARION COUNTY, OREGON

JUL 8 1977

In the matter of the application of )  
Christian Gospel Temple to divide )  
34 acres into two parcels of 17 )  
acres each in an EFU Zone on property )  
located on MR 59, at the northwest )  
corner of its intersection with )  
MR 429, near Aurora, Oregon. )  
SPECIAL EXCEPTION CASE NO. 77-37

FINDINGS OF FACT AND DECISION

Date and Place of Hearing: June 16, 1977, in the Board's Hearing Room, Marion County Courthouse, Salem, Oregon.

Appearances:

Staff Report by Pam Brown

Proponents: Cornelius Mears, Mary Mears, and the Reverend David Busch appeared in support of the application.

Opponents: No appearance in opposition.

DISCUSSION

This is an application to divide 34 acres into two parcels of 17 acres each in an EFU (Exclusive Farm Use) Zone on property located on Market Road 59, at the northwest corner of its intersection with Market Road 429, near Aurora, Oregon.

The subject property extends north and south along Market Road 59. The northerly half is tree-covered and supports approximately 20 buildings which comprise an existing church camp. The southerly half is cleared and is in agricultural production. A residence exists on each half of the property. The present owners wish to divide the property and sell the camp to another church organization. The farmable portion would then be sold to a party interested in continuing its agricultural use.

As proposed, the application would not create additional homesites, as homes already exist on the parcels. The use of the land would not be affected by this division as each parcel would continue to be used as it is at present. The campground is a legal use and may be continued so long as no material changes in activities take place.

The application as proposed will not result in a diminishing of agricultural land, will not seriously interfere with farm uses, and will not alter the stability of the land use pattern in the area.

The Marion County Health Department states that due to soil limitations the camp facility should be used only during the summer months and that continued expansion

## EXHIBIT L

of the camp cannot be approved. Since expansion is not contemplated in this application, the question cannot be specifically dealt with here. However, present or potential owners should be made aware that further discussions with the Sanitarian are advisable.

### FINDINGS OF FACT

1. The proposed division will not result in additional homesites.
2. The proposed division will not cause any change in the activities already existing on the property.
3. The application will not adversely affect farm activity in the area nor remove tillable land from production.
4. The division will not affect the land use pattern in the area.

BASED ON THE FOREGOING, THE HEARINGS OFFICER ENTERES THE FOLLOWING:

### CONCLUSIONS AND DECISION

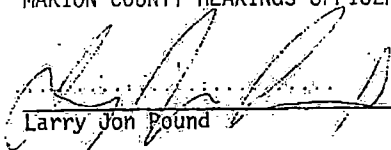
The Hearings Officer is empowered by the Ordinance to Grant the Special Exception in this case. The application, as proposed, is in harmony with the purpose and intent of the Ordinance.

The Special Exception is GRANTED, subject to the following conditions.

1. That the applicants shall, within 60 days of this Order, submit a partitioning map in the appropriate form to the Director of the Planning Department for approval. Said map shall reflect the Hearings Officer's decision herein. When approved, said map shall be recorded with the Marion County Clerk.
2. Should the applicants fail to submit or gain approval and have recorded a partitioning map within 60 days of this Order, the approval granted herein shall be void without further action by the Hearings Officer.

Dated this 7 day of July, 1977.

MARION COUNTY HEARINGS OFFICER

  
Larry Jon Pound