COLUMBIA COUNTY

COLUMBIA COUNTY LAND DEVELOPMENT SERVICES

COUNTY COURTHOUSE, ST. HELENS, OREGON 97051 PHONE (503) 397-1501 FAX (503) 366-3902

Case	No:	
Fee:_		

APPLICATION FOR BUILDING PERMIT EXEMPTION

HIS APP	LICATION IS FOR	⊀ (Check Which Ap _l	() Fore	icultural Building estry Building Ex ine Facility Exer	kemption
PPLICANT	·				
	g address:Stree				
					Zip
Phone	No.: Office:		Home:		
Email:	2			~~.	
	ou the property owner _				
ROPERTY	OWNER: Same as ab	ove,	OR: (Name):		
	g Address:Street				
	Street		City	State	Zip
Email:	-				
OCATION A	ADDRESS:Street		City		
			City	State	Zip
AP NO.:				Total Acr # of Acres Farm	es: ed:
		:	# of Acres In Act	ive Forest Manageme	nt:
) PROC	F OF OWNERSHIP:	Provide proof of ov	vnership or autho	orization of owner.	
the pa and di	OR PLOT PLAN: Ple rcel, existing and pro rainfields, farm and for ays, easements, wells	oposed structures, c orest areas, large n	learly identify al atural features (l distances from pro i.e. cliffs, streams, ra	perty lines, se
ROPOSED	BUILDING:				
Туре о	f Construction:				
Size of	Building: Length	Width	Height	Area	<u> </u>
Contrac	ctor's Name:				_
	ctor's License#				
				Required	Inspect

S:\PLANNING DIVISION\FORMS\Application Forms\Agricultural-Equine Building Exemptions

1020 Zoning/Setbacks
6010 Preliminary Erosion Control
6050 Final Erosion Control

.EAS	DE ANSWER THE FULLOWING QUESTIONS:
	Is this property classified by the Assessor as farm deferred? (Check one)
	as forest deferred? (Check one) □Yes □No Is this property located in an Urban Growth Boundary? (Check one) □Yes □No Note: Agricultural buildings are not allowed inside Urban Growth Boundaries.
	Will the proposed structure have any of the following systems*:
	a) Electrical? (Check one) □Yes □No
	b) Plumbing? (Check one) □Yes □No
	c) Mechanical? (Check one) □Yes □No
	d) Septic? (Check one) □Yes □No
∕ou a	nswered yes to any of the above, a separate permit is required.
	What is the maximum number of people present in the building at any one time?
	Is this structure used by the public at any time? (Check one) □Yes □No
,	Where will the restroom facilities be provided?
ÓPC	SED QUALIFIED BUILDING EXEMPTION:
APPL	LICANTS FOR AGRICULTURAL OR FORESTRY BUILDINGS COMPLETE THE FOLLOWING:
a) (Check the authorized agricultural or forestry building uses which apply to your proposed building
_	Storage, maintenance or repair of farm or forestry machinery and equipment used on this propert
-	Raising, harvesting and selling of crops or forest products on this property.
_	Dairying and sale of dairy products produced on this farm.
	Other agricultural, forestry, horticultural use or animal husbandry on this property. Describe:
V.=	
-	
k	o) Describe your commercial farm or forestry enterprise, size of operation, and annual profit
E	Be specific. For farms, provide proof of farm income for the last three (3) years. You need to show
F	a minimum of \$650 Income for the first six acres per year and \$100 per acre above six acres per year forestry operations attach a copy of forest deferral proof and your forest management plan.
	, , , , , , , , , , , , , , , , , , ,
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_	

	c) Describe the use of and/or commodities that will be stored in the proposed structure. Be specific.
	d) If the proposed structure is to be used for an indoor marijuana grow, please complete the attached supplemental questionnaire to determine the building occupancy classification of the use and whether the use is eligible for exemption under ORS 455.315(2)(a)&(b).
2. APP	LICANTS FOR EQUINE FACILITIES COMPLETE THE FOLLOWING:
	a) Check the authorized equine facility uses which apply to your proposed building:
	Stabling or training equines.
	Riding Lessons and training clinics.
s	b) Describe the equine use of the proposed structure. Be specific.
,	
APPLIC	CANT/OWNER CERTIFICATION AND ACKNOWLEDGEMENT:
knowled	certify that all of the above statements, and all other documents submitted, are accurate and true to the best of my ge and belief. I understand that the agricultural, forestry or equine building, must be sited according to minimum and other zoning requirements of the zoning district in which it is located as indicated on an approved plot plan.
I underst	ons To Verify Setbacks and Use: cand that a pre-building inspection will be conducted to verify setbacks and post-occupancy inspection may be made continuing compliance with the agricultural building, forestry building or equine facility use requirements.
This exe inspection	on of Agriculture, Forestry or Equine Building Exemption Certificate: mption is valid for one (1) year from the date of issuance or The County may perform an n to determine if the building has been completed within the one year period. If the exempted building is not ed by this date, a new Exemption Certificate or building permit shall be required.
	ion to Non-Agricultural, Non-Forestry, or Non-Equine Use: understand and acknowledge that should the subject building be converted in the future to a non-agricultural,

forestry or equine use (i.e. garage, non-agricultural home occupation, etc.) that prior to such conversion a new building permit must be obtained from Columbia County and that failure to do so may result in action to enforce the applicable building codes for such structure and use. An engineer's certification will be required to verify the structural integrity of the

building to current code.

PRE CONSTRUCTION SITE VISIT REQUIRED PRIOR TO ISSUANCE: Applicant to have building location staked out and call 503-397-1501 to schedule the inspection. Site visit to be performed on: (date) ________ Site visit to be performed by ________ Signature: _______ Date: ________ Print Name: ________ Phone: _________ Mailing Address: _______ City: _________ Zip: _________

NOTE: RECORDING OF BUILDING PERMIT EXEMPTION COVENANT REQUIRED

Prior to Land Development Department final approval of an agricultural, forestry, or equine
building exemption and commencement of construction, the "OWNER" shall record the attri

building exemption and commencement of construction, the "OWNER" shall record the attached Building Permit Exemption Covenant along with the applicable exhibits, pay the required recording fees, and return a copy of the recorded document to Land Development Services.

STATUTORY PROVISIONS

The following define agricultural, forestry, and equine buildings and contain provisions governing when a structure is exempt from the plan review and permitting requirements of the 2014 Oregon Structural Specialty Code.

OREGON REVISED STATUTES

Note: Forestry Building exemption rules are incorporated within Agricultural Building exemption rules below

ORS 455.315 Exemption of agricultural buildings, agricultural grading and equine facilities.

- (1) Nothing in this chapter is intended to authorize the application of a state structural specialty code to any agricultural building, agricultural grading or equine facility.
- (2) As used in this section:

(a) "Agricultural building" means a structure located on a farm or forest operation and used for:

- (A) Storage, maintenance or repair of farm or forestry machinery and equipment:
- (B) The raising, harvesting and selling of crops or forest products:
- (C) The feeding, breeding, management and sale of, or the produce of, livestock, poultry, fur-bearing animals or honeybees;
- (D) Dairying and the sale of dairy products; or
- (E) Any other agricultural, forestry or horticultural use or animal husbandry, or any combination thereof, including the preparation and storage of the produce raised on the farm for human use and animal use, the preparation and storage of forest products and the disposal by marketing or otherwise, of farm produce or forest products.

(b) "Agricultural building" does not mean:

- (A) A dwelling;
- (B) A structure used for a purpose other than growing plants in which 10 or more persons are present at any one time;
- (C) A structure regulated by the State Fire Marshal pursuant to ORS chapter 476;
- (D) A structure used by the public; or
- (E) A structure subject to sections 4001 to 4127, title 42, United States Code (the National Flood Insurance Act of 1968) as amended, and regulations promulgated thereunder.

- (d) "Equine facility" means a building located on a farm and used by the farm owner or the public for:
 - (A) Stabling or training equines; or
 - (B) Riding lessons and training clinics.
- (e) "Equine facility" does not mean:
 - (A) A dwelling;
 - (B) A structure in which more than 10 persons are present at any one time;
 - (C) A structure regulated by the State Fire Marshal pursuant to ORS Chapter 476; or
 - (D) A structure subject to sections 4001 to 4127, Title 42, United States Code (The National Flood Insurance Act of 1968) as amended, and regulations promulgated thereunder

2014 OREGON STRUCTURAL SPECIALTY CODE APPENDIX C: GROUP U-AGRICULTURAL BUILDINGS

CIO1.1 Scope. Agricultural buildings and equine facilities meeting the parameters of ORS 455.315(1) and (2) are exempt from this code, including submission of plans and permits.

OREGON ADMINISTRATIVE RULES

660-006-0025(3) The following uses may be allowed outright on forest lands:

(s) An agricultural building, as defined in ORA 455.315, customarily provided in conjunction with farm or forest use. A person may not convert an agricultural building authorized by this section to another use."

340-071-0220 Table 1(11): Minimum Separation Distances:

Foundation lines of any Building or Structure, including Garages and Out Buildings shall be 10 feet from the property's Subsurface Absorption Area (septic drainfield) including Replacement Area.

	LA	AND DE	VELOP	MENT SER	VICES	JSE ONLY	
ZONING:							
SETBACKS must be:	Front:		Side:		Side: _	Rear:	
FLOOD PLAIN?	No	Yes	:	Map No.:		Flood Zone:	
Needs Elevation Certificate?	No	Yes	Mayb	pe			
WETLANDS?	No	Yes	:	NWI quad r	nap:	Designation:	
INSIDE UGB?	No	Yes	:	City:			
OTHER HAZARDS?	No	Yes	_:	Describe:_			
		AP	PROVA	<u>LS</u>			
COPY OF RECORDED BUILDI	NG PERI	VIT EXI	EMPTIO	N COVENA	NT REC	EIVED ON	
PLANNING DEPT		BUIL	DING D	EPT		ON-SITE DEPT	
Date Approved		Date	Approv	ed		Date Approved	
COMMENTS (Planning):							
COMMENTS (On-Site):							

	OFFICE	USE ONLY		
Date:	Receipt No.:	Check No.:	AG	Cash Credit Card



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SUPPLEMENTAL QUESTIONAIRE BUILDING & FIRE CODE COMPLIANCE Hemp/Cannabis/Marijuana Grow Facilities Applicant Structure Report

Failure to accurately answer the questions in this report is a violation of ORS162.375 (Initiating a False Report to a Fire Department); and is subject to a class "A" misdemeanor, which is subject to a fine of up to \$6,250.00. Hemp is classified as the species Cannabis Sativa or sometimes known as marijuana as defined in OAR 603-048-2310 by the Oregon Department of Agriculture and the USDA Classification for Kingdom Plantae.

APPLIC	CANT: _	EMAIL:
Mailing	addres	s:
	•	te Zip
Phone	No.: () Office: () Home: ()
Are you	u the pro	operty owner?OR: owner's agent?
PROPE	ERTY O	WNER: Same as above, OR: (Name):
Mailing	Addres	s:
Street (City Stat	te Zip
Email:_		
LOCAT	ION AD	DRESS:
Street (City Stat	e Zip
Building Size: LENGTH: WIDTH HEIGHT		
		NUMBER OF STORIES:
PROOF	OF OV	VNERSHIP: Provide proof of ownership or authorization of owner,
		SUPPLEMENTAL QUESTIONS
YES	NO	
		Does your proposal include the use of a structure?
		Is this a <u>new</u> or <u>existing</u> building? (Answer and circle one)
		Is the grower or farmer the legal owner of the property?
		Will part of the building be used for or as an office?
		Will a locked gate control the property access road?
		Will any part of the building be used for assembling, disassembling, fabricating, finishing, manufacturing, packaging, repair or processing?



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YES	NO	
		Are any of the following products being manufactured: (Rosin, RSO, BHO, Kief, Dry Sift)?
		Are any of the following chemicals used? (CO2, Propane, Butane, Ethanol, Isopropyl alcohol, Sulfur Dioxide, Insecticides or Pesticides)
		Is the building going to be partitioned or divided up into separate growing rooms or drying rooms?
		Will Visqueen or Mylar be used inside of the building?
		Will soil enriching or any type of indoor fumigation process be used?
		Are any of the following lights being used: (High Pressure Sodium (HPS), High Intensity Discharge Lights (HID), Metal Halide (MH), Ceramic Metal Halide (CMS))?
		Will the lights described above be used for more than 10 hours at any one time?
		Will hydroponics or misting be part of your irrigation system? If so, what type and how will your electrical system be grounded?
Signat	ure of P	Person Completing Form:Date:
Printed	i Name	of Person Completing Form:
Eailuna t	o accurat	aly answay the questions in this papert is a violation of ODS162 275 (Initiating A. Falsa Dayout To A. Fi

Failure to accurately answer the questions in this report is a violation of ORS162.375 (Initiating A False Report To A Fire Department); and is subject to a class "A" misdemeanor, which is subject to a fine of up to \$6,250,00. Hemp is classified as the species Cannabis Sativa or sometimes known as marijuana as defined in OAR 603-048-2310 by the Oregon Department of Agriculture and the USDA Classification for Kingdom Plantae.

IMPORTANT PLEASE NOTE:

YOUR PROJECT MAY ALSO REQUIRE ONE OR MORE OF THE FOLLOWING PERMITS.

- 1) PLANNING APPROVAL
- 2) BUILDING PERMIT (As Determined by Review of Exemption Application)
- 3) MECHANICAL PERMIT
- 4) ELECTRICAL PERMIT
- 5) PLUMBING PERMIT
- 5) SEPTIC PERMIT
- 6) WELL DRILLING PERMITS
- 7) ROAD ACCESS PERMIT
- 8) WASTEWATER FORM
- 9) COLUMBIA COUNTY FIRE SERVICE DRIVEWAY FORM

AFTER RECORDING RETURN TO: Planning Manager Columbia County Planning Division 230 Strand Street, St Helens, OR 97051

BUILDING PERMIT EXEMPTION COVENANT (Agricultural Building/Forestry Building/Equine Facility)

FHIS COVENANI, made thisday or, 20, by and between
(owners) and Columbia County (County) in consideration of the County's issuance of Agricultural, Forestry or Equine Exemption Approval No. , which is incorporated herein by this reference, for the placement of a structure on real property located in Columbia County, Oregon. The property is described as follows:
Attach Legal Description as "Attachment A"
Owners do hereby promise and covenant as follows: The structure proposed under Agricultural, Forestry or Equine Exemption Approval No located on the real property described above, and generally depicted on the plot plan attached as "Attachment B", will be used solely as an agricultural building, forestry building or equine facility as defined by ORS 455.315(2)(a) or 455.315(2)(d), respectively (see below).
In farm zones, or land devoted to farm use in a mixed farm/forest zone, this agreement further serves as notice to the owners and all successors in interest that no change in use of the structure shall occur without obtaining the necessary land use approval and building permits from Columbia County.
In forest zones, or land devoted to forest use in mixed farm/forest zone, this agreement further serves as notice to the owners and all successors in interest that an agricultural building authorized by ORS 455.315(2)(a) or 455.315(2)(d) may not be converted to another use, without obtaining the necessary land use approval and building permits from Columbia County.
This covenant will run with the land and is intended to and hereby binds owners, their successors, heirs, assigns and lessees.
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(a) "Agricultural building" means a structure located on a farm or forest operation and used for: (A) Storage, maintenance or repair of farm or forestry machinery and equipment; (B) The raising, harvesting and selling of crops or forest products;
(C) The feeding, breeding, management and sale of, or the produce of, livestock, poultry, fur-bearing animals or honeybees; (D) Dairying and the sale of dairy products; or
(E) Any other agricultural, forestry or horticultural use or animal husbandry, or any combination thereof, including the preparation and storage of the produce raised on the farm for human use and animal use, the preparation and storage of forest products and the disposal by marketing of otherwise, of farm produce or forest products. (b) "Agricultural building" does not mean:
 (A) A dwelling; (B) A structure used for a purpose other than growing plants in which 10 or more persons are present at any one time;
(C) A structure regulated by the State Fire Marshal pursuant to ORS chapter 476; (D) A structure used by the public; or (E) A structure subject to sections 4001 to 4127, title 42, United States Code (the National Flood Insurance
Act of 1968) as amended, and regulations promulgated thereunder.
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In Witness Whereof, the owners have executed this instrument this day of20
Owner Owner
STATE OF OREGON) Columbia County) ss.
This instrument acknowledged before me this day of, 20
Accepted on
Notary Signature Accepted on Date
My Commission Expires On:By:Columbia County Planning
and a manufacture of the second and

Notary Seal