

AGRICULTURAL DWELLING PERMIT APPLICATION

DWELLING: _____ Lot of Record _____ Farm Dwelling _____ Family Farm Help Dwelling
_____ Non-Farm Dwelling _____ Accessory Farm Dwelling _____ Replacement Dwelling

APPLICANT: Name: _____

Mailing address: _____

_____ City State Zip Code

Email: _____

Phone No.: Office _____ Home _____

Are you the _____ property owner? _____ owner's agent?

PROPERTY OWNER: _____ same as above, OR:

Name: _____

Mailing Address: _____

_____ City State Zip Code

Email: _____

Phone No.: Office _____ Home _____

PROPERTY ADDRESS (if assigned): _____

TAX MAP NO.: _____ Acres: _____ Zoning: _____

_____ Acres: _____ Zoning: _____

SOIL TYPE(S) ON THE SUBJECT PROPERTY *(as determined by the US Soil Conservation Service's Soil Survey of Columbia County, Oregon)*

Soil Type(s) Approx. Acres High Value Farmland Non high value

Total acres (must agree with Tax Map No above): _____

WATER SUPPLY: _____ Private well. Is the well installed? ____ Yes ____ No
_____ Community system. Name _____

METHOD OF SEWAGE DISPOSAL: _____ Community Sewer. Name _____
_____ Not applicable.
_____ Septic System.

If Septic, does the subject property already have a system? ____ Yes ____ No

If no, is the property approved for a Septic System? ____ Yes ____ No

ELECTRICITY SUPPLIER:

CONTIGUOUS PROPERTY: List all other contiguous properties in the same ownership which have boundary lines touching this property. Only one dwelling is authorized per tract/contiguous properties in same ownership.
Tax Map No. Acres Names (s) of owner

ACCESS CONSULTATION: The applicant has consulted with the local Rural Fire Protection District regarding emergency apparatus access.

Fire Official's Signature: _____ Date: _____

TO YOUR KNOWLEDGE, DOES THE SUBJECT PROPERTY CONTAIN ANY OF THE FOLLOWING? (Check all that apply)

Floodplain _____ Fish, Wildlife or Big Game Habitat _____ Steep Slopes (>20%) _____
Wetlands _____ Creeks and/or seasonal streams _____ Other _____

CERTIFICATION:

I hereby certify that all of the above statements, and all other documents submitted, are accurate and true to the best of my belief and knowledge.

Date: _____ Property Owner(s) Signature: _____

Planning Department Use Only

Date Rec'd _____ Receipt No: _____ Fee: _____ Zoning: _____

Hearing Date: _____ Or: Administrative: _____

Staff Member: _____ Previous Land Use Actions: _____

Section 302 of the Columbia County Zoning Ordinance states:

- 302 Definitions. For purposes of the PA-80 Zone, the definitions in ORS 215.203, the Statewide Planning Goals, OAR Chapter 660 and the following definitions apply:
- .1 **“Agricultural Land”** is comprised of predominately Class I-IV soils as classified by the U.S. Natural Resources Conservation Service (NRCS) and other lands which are suitable for farm use taking into consideration soil fertility, suitability for grazing, climatic conditions, existing and future availability of water for farm irrigation purposes, existing land use patterns, technological and energy inputs required, and accepted farming practices. Agricultural land shall also include other classes which are necessary to permit farm practices to be undertaken on adjacent or nearby lands. Agricultural land also includes land in capability classes other than I-IV/I-VI that is adjacent to or intermingled with lands in capability classes I-IV/I-VI within a farm unit, and shall be inventoried as agricultural lands even though this land may not be cropped or grazed. Agricultural Land does not include land within acknowledged urban growth boundaries or land within acknowledged Exception Areas for Statewide Planning Goals 3 or 4.
- .8 **“High Value Farmland”** is land in a tract composed predominately of soils that are irrigated and classified by NRCS as prime, unique Class I or II, or not irrigated and classified by NRCS as prime, unique Class I or II. High Value Farmland also includes tracts growing “specified perennials” as demonstrated by aerial photography of the Agricultural Stabilization and Conservation Service of the U. S. Department of Agriculture prior to December 6, 2007 and defined in ORS 215.710. "Specified perennials" means perennials grown for market or research purposes including, but not limited to, nursery stock, berries, fruits, nuts, Christmas trees, or vineyards, but not including seed crops, hay, pasture or alfalfa.
- .9 **"Tract"** means one or more contiguous lots or parcels in the same ownership.
1. **Lot of Record Dwelling:** An application for a Lot of Record Dwelling in the PA-80 Zone must comply with the review criteria in Sections 305.5 (dwellings on high value farmland) or 305.6 (dwellings on non-high value farmland) of the Columbia County Zoning Ordinance that are based on provisions in the Oregon Administrative Rules 660-033-130 (3).
- A. **THE INFORMATION BELOW MUST BE SUBMITTED FOR ALL LOT OF RECORD DWELLING APPLICATIONS:**
1. A copy of deed(s) covering the subject property
 2. Submit recorded documents verifying that the subject property on which the dwelling will be Sited was lawfully created and was acquired by the present owner prior to January 1, 1985 or By devise or by intestate succession from a person who acquired the property prior to January 1, 1985.
 3. Identify by Assessor’s Map and Tax Lot Number and contiguous properties in the same ownership as the subject property. Also identify any contiguous properties that were in the same ownership as the subject property on November 4, 1993.
 4. Is there currently a dwelling on any contiguous properties currently in the same ownership or on any contiguous properties that were in the same ownership as the subject property on November 4, 1993? A dwelling on any of these properties will preclude approval of anew dwelling on the subject property.
 5. An accurately scaled drawing of the subject property showing the location of existing structures, development, public or private roads, existing easements, and natural features in relation to the proposed location of new dwelling.

6. Address how the new lot of record dwelling will comply with the following requirements:
 - a. The proposed use will not force a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use; and
 - b. The proposed use will not significantly increase the cost of accepted farm or forest practices on lands devoted to farm or forest use.
 - c. The dwelling will not materially alter the stability of the overall land use pattern in the area.

B. LOT OF RECORD DWELLING APPLICATIONS ON HIGH VALUE FARMLAND SHALL SUBMIT ADDITIONAL DOCUMENTATION DEMONSTRATING THE FOLLOWING:

1. The parcel cannot practically be managed for farm use, by itself, or in conjunction with adjacent land, due to extraordinary circumstances inherent in the land or its physical setting or physical barriers that separates the lot from other agricultural land that do not apply generally to other land in the vicinity.

Examples of “extraordinary circumstances inherent in the land or its physical setting” include very steep slopes, deep ravines, rivers, streams, roads, railroad or utility lines or other similar natural or physical barriers that by themselves or in combination separate the subject lot or parcel from adjacent agricultural land and prevent it from being practicably managed for farm use by itself or together with adjacent or nearby farms;

FARM DWELLING PERMIT APPLICATIONS
REQUIRE THE FOLLOWING:

1. Completed Farm Dwelling Permit Application Form - Information on applicant and land involved in the application. This application will indicate which specific type of Farm Dwelling is being proposed: (1) Lot of Record Farm Dwelling (2) Farm Dwelling (3) Family Farm Dwelling (4) Non-Farm Dwelling (5) Accessory Farm Dwelling or (6) Replacement Dwelling.

2. Application Fee

3. Plot Plan drawn to scale on 8.5'' x 11'' or 8.5'' x 14'' paper, showing the property and your proposal (buildings, driveway, etc.). The site plan must demonstrate compliance with the PA- 80 Zoning Development Standards identified in Section 308 of the CCZO and delineate the distance separating all proposed development from the areas of the property that contain floodplain, wetlands, steep slopes, wildlife habitat, riparian corridors, or other natural areas.

4. Address on a separate sheet how the proposed dwelling in the PA-80 Zone will not significantly impact existing land uses on surrounding properties and show how:

- a. **The proposed use will not force a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use; and**
- b. **The proposed use will not significantly increase the cost of accepted farm or forest practices on lands devoted to farm or forest use.**
- c. **The dwelling will not materially alter the stability of the overall land use pattern in the area.**

5. Supplemental Information related to the specific type of Farm Dwelling. It is important that all submitted information is clear and legible so that it can be copied and are clear and legible. All written information should be in pen or ink, on 8.5'' x 11'' or 8.5'' x 14'' paper.