



COMMUNITY DEVELOPMENT DEPARTMENT

360 SW Avery Avenue
Corvallis, OR 97333-1139
(541) 766-6819
FAX (541) 766-6891

APPLICATION
PARTITION OF A NONFARM PARCEL FOR RESIDENTIAL USE
IN THE EXCLUSIVE FARM USE ZONE
(East of the Summit of the Coast Range)

File # _____

Note: West of the Summit of the Coast Range, apply using the standard partition application.

Fee: **Planning** \$1135* plus \$130 per parcel *no Public Hearing*
or \$1365* plus \$130 per parcel *if Public Hearing required*
Public Works \$ 240* plus \$68 per parcel
Recording: \$ 48 to record plat (Planning)
Assessment \$ 50 processing fee

*includes partition application fee

Property Owner or Contract Purchaser Information

Name: _____ Day Phone: _____

Site Address: _____ Alternate Phone: _____

Mailing Address: _____ Email: _____

Other individuals to be notified of this application:

<u>Name</u>	<u>Address</u>	<u>City & Zip</u>

General Property Information

Assessor's Map & Tax Lot Number: T _____ S, R _____ W, Section(s) _____, Tax Lot(s) _____

Acreage: _____ Zoning: _____

Existing Structures: _____

Current use(s) of the property: _____

When was the subject property first described in its current configuration in a separate recorded legal description? _____ Recorded Document Number: _____

Uses of adjacent property (not under the ownership of the applicant):

North of property: _____

South of property: _____

East of property: _____

West of property: _____

(Standard Industrial Class - SIC Code)		
001-Not in Production	002-Cons. Reserve Prog. (CRP)	011-Cash Grains
013-Field Crops	016-Vegetables & Melons	017-Fruits and Tree Nuts
018-Hort. Specialities Crops	021-Livestock	024-Dairy Farms
025-Poultry and Eggs	027-Animal Specialities	029-Gen. Farm, Primarily Livestock
081-Forestry including woodlots	082-Christmas Trees	

Farm Use (SIC Code) _____

Partitioning Details

- Please describe the proposed parcels. Identify the size of the parcels; how the proposed parcels will obtain access (by private easement or by public road); the amount of frontage on a public road, if any; existing improvements (i.e. house, shed, well, septic system); and the **file number** of any other permits which you may had made application (i.e. septic) or source of other any off-site water or sewer service.

<u>Parcel</u>	<u>Acreage</u>	<u>Access</u>	<u>Frontage</u>	<u>Improvements</u>	<u>Water</u>	<u>Sewer</u>
1)	_____	_____	_____	_____	_____	_____
2)	_____	_____	_____	_____	_____	_____
3)	_____	_____	_____	_____	_____	_____

- Will any of the proposed parcels contain a “panhandle” access strip? _____
If yes, which parcel? _____; length? _____ ft. The access portion of the lot must not exceed 750 feet in length.
- Is the only access or proposed access to any of the proposed parcels via a road that crosses a railroad?
_____ If yes, draw the location on your map and explain here: _____

Criteria to Authorize a Nonfarm Parcel for Residential Use

- Is the originating lot or farm parcel equal to or larger than 80 acres (or 20 acres if located in the Multi-Purpose Agricultural Zone)?
- Does the proposed parcel fail to meet the forest stocking standards under ORS 527.610 to ORS 527.770?
- Is the proposed parcel composed of at least 95 percent Class VI through Class VIII soils?
- Is the proposed parcel composed of at least 95 percent soils not capable of producing 50 cubic feet per acre per year of wood fiber?
- Is the proposed new parcel at least 20 acres in size?
- Has the Planning Commission approved a Conditional Use Permit authorizing a nonfarm dwelling within the proposed parcel per BCC 55.220? Indicate date of approval, file number, and any special conditions of approval?
- Describe how the proposed nonfarm parcel will not force a significant change or significantly increase the cost of accepted farming or forest practices on nearby lands devoted to farm or forest use.
- What are the farm uses in the area? What is the extent of nonfarm dwellings in the area? Would the proposed nonfarm parcel alter the stability of the overall land use pattern of the area?

9. Describe how the proposed nonfarm parcel would not lead to the creation of other nonfarm parcels that would be detrimental to agriculture in the area.

Mitigating Measures

1. Describe any special measures you propose to undertake in order to minimize the impacts on adjacent properties and public services, and to ensure compliance with the purpose of the zone.
2. Consider such features as: location of the use on the parcel; road capacities in the area; driveway location; parking area; on-site traffic circulation; landscape or fencing separations; size of structures; signs; exterior lighting; noise; air emissions; drainage.

Signature(s)

I hereby certify that I am the legal owner or contract purchaser of the above noted property; that the information contained herein is accurate to the best of my knowledge; and that the proposed partitioning would not violate any deed restrictions attached to the property. I understand that tax penalties may be assessed as a result of this request and that the proposed nonfarm parcel will be ineligible for future farm use valuation unless later combined with a larger farm parcel.

Owner/Contract Purchaser Signature

Date

Owner/Contract Purchaser Signature

Date

For Office Use Only

Date Application Received: _____ Receipt Number: _____ By: _____

File Number Assigned: _____ Planner Assigned: _____

Date Application Deemed Complete: _____