



COMMUNITY DEVELOPMENT DEPARTMENT

360 SW Avery Avenue
Corvallis, OR 97333-1139
(541) 766-6819
www.co.benton.or.us/cd/

APPLICATION

FARM DWELLING IN THE EFU OR MPA ZONE

File # _____

Fee: \$ _____
(SEE CURRENT FEE SCHEDULE)

ALL SECTIONS MUST BE COMPLETED. ATTACH ADDITIONAL SHEETS IF NECESSARY.
REVIEW WILL BEGIN ONLY WHEN THE APPLICATION IS DETERMINED TO BE COMPLETE

I. Property Owner(s) Information

Name(s): _____ Phone #1: _____
Mailing Address: _____ Phone #2: _____
City: _____ State: _____ Zip: _____ Email: _____

II. Applicant Information

Name(s): _____ Phone #1: _____
Mailing Address: _____ Phone #2: _____
City: _____ State: _____ Zip: _____ Email: _____

Other individuals to be notified of this application: Name, Address, City & Zip, or Email

III. Property Information

Site Address: _____
Assessor's Map & Tax Lot Number: T _____ S, R _____ W, Section(s) _____, Tax Lot(s) _____
Acreage: _____ Zoning: _____ Fire District: _____
Water Supplied By: _____ Sewage Disposal Type: _____
Existing Structures: _____
Current use(s) of the property: _____

IV. Request Summary (Example: "Conditional Use approval to operate a commercial kennel in the RR Zone.")

V. Attached Documentation: With all land use applications, the "burden of proof" is on the applicant. It is important that you provide ALL the information listed on the following pages at the time you submit your application. The processing of your application does not begin until the application is determined to be complete.



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Identify the soil characteristics on the property:

Soil Type: _____ USCS Class: _____ % of Parcel: _____ High Value? Y / N

Uses, Crops, etc.: _____

Table with 3 columns of Standard Industrial Class - SIC Code numbers and descriptions, including categories like 001-Not in Production, 011-Cash Grains, and 029-Gen. Farm, etc.

Please circle this property's Standard Industrial Class - SIC Code, above.

Attachments

- 1. Is there an existing well or spring on the proposed parcel(s)? ... Please attach a copy of any well log or pump test...
2. Is there an existing septic system on the proposed parcel(s)? ... An evaluation by Environmental Health...
3. A copy of deed(s) covering the subject property.
4. If the parcel for which a dwelling is proposed does not have frontage on a public road, attach a copy of the easement...
5. An accurate scale drawing of the property, showing the locations of existing and proposed: structures, roads, water supply...
6. Is the only access or proposed access to the property via a road that crosses a railroad? ... If yes, please draw the location on your map and explain here: _____

Please attach additional sheets, as necessary to complete the following information. The applicant has the option to complete either Section I, II, III, IV or V. Be sure to sign the form on page 4.

SECTION I (attach additional sheets to fully answer questions)

Is the petitioner applying, pursuant to Benton County Code Section 55.109, for a dwelling on property predominantly High Value Farmland as defined in Benton County Code Section 55.015(2)?_____ If yes, please continue with this section.

- 1. Provide information that shows the tract is currently employed for farm use.



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2. Provide information that shows that the current farm use produced \$80,000 (1994 dollars) in gross annual income from the sale of farm products in the last two years or three of the last five years. Only income from land owned, not leased or rented, shall be counted. The cost of purchased livestock shall be deducted from the total gross income.
3. What is the current farm use of the property that produced that gross annual income?
4. Is there a dwelling on this tract (other contiguous lots or parcels in the same ownership)?
5. Except as permitted for seasonal farm worker housing that has been approved pursuant to ORS 215.283(1)(p) (1999 Edition), is there any other dwelling on lands zoned Exclusive Farm Use or Multi-Purpose Agriculture owned by the farm or ranch operator?
5. Name of the occupant(s) of the proposed dwelling: _____
6. Will the proposed occupant be the person(s) who produced the commodities which grossed the income in Number 1 above? _____

SECTION II (attach additional sheets to fully answer questions)

Is the petitioner applying, pursuant to Benton County Code Section 55.110, for a dwelling on a tract that is **predominantly not High Value Farmland** as defined in Benton County Code Section 55.015(2) and that **contains at least 160 acres?** _____ If yes, please continue this section.

1. What is the current farm use of the property? _____
2. Will the dwelling be occupied by a person(s) who will be principally engaged in the farm use of the land, such as planting, harvesting, marketing or caring for livestock, at a commercial scale? _____
If yes, please describe the work that will be conducted by the occupant(s) of the proposed dwelling.
3. Is there any other dwelling on the subject tract (other contiguous lots or parcels in the same ownership)? _____
If yes, please describe the use of these dwellings.

SECTION III (attach additional sheets to fully answer questions)

Is the petitioner applying, pursuant to Benton County Code Section 55.112, for a dwelling on a tract that is **predominantly not High Value Farmland** as defined in Benton County Code Section 55.015(2) and that **produced at least \$40,000** in gross annual income? _____ If yes, please continue this section.

1. Provide information that shows the tract is currently employed for farm use. Provide information that shows that the current farm use produced in the last two years or three of the last five years the lower of the following:
 - a. At least \$40,000 in gross annual income from the sale of farm products, or
 - b. Gross annual income of at least the midpoint of the median income range of gross annual sales for farms in the county with gross annual sales of \$10,000 or more according to the 1992 Census of Agriculture, Oregon



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- 2. Are there any other dwellings on the subject tract? _____ If yes, describe the use of this/these dwellings and describe the work conducted by the occupants.
- 3. Name of the occupant or occupants of the proposed dwelling: _____
- 4. Would the occupants of the proposed dwelling be the person or persons who produced the commodities which grossed the income identified in number one (1) of this section?
- 5. In determining the gross income, the cost of purchased livestock shall be deducted from the total gross income attributed to the tract.

SECTION IV (attach additional sheets to fully answer questions)

Is the petitioner applying, pursuant to Benton County Code Section 55.115, for an **accessory farm related dwelling**? _____ If yes, please continue this section.

- 1. Is the subject property, and contiguous property in the same ownership, in farm use? _____
- 2. Demonstrate that the principal farm dwelling to which the proposed dwelling would be accessory meets one of the following:

(A) On land not identified as high-value farmland, the principal farm dwelling is located on a tract that is currently employed for farm use, as defined in ORS 215.203, that produced in the last two years or three of the last five years the lower of the following:

- (i) At least \$40,000 in gross annual income from the sale of farm products. In determining the gross income, the cost of purchased livestock shall be deducted from the total gross income attributed to the tract;
- (ii) Gross annual income of at least the midpoint of the median income range of gross annual sales for farms in the county with gross annual sales of \$10,000 or more according to the 1992 Census of Agriculture, Oregon. In determining the gross income, the cost of purchased livestock shall be deducted from the total gross income attributed to the tract; or

(B) On land identified as high-value farmland, the principal farm dwelling is located on a tract that is currently employed for farm use, as defined in ORS 215.203, that produced at least \$80,000 (1994 dollars) in gross annual income from the sale of farm products in the last two years or three of the last five years. In determining the gross income, the cost of purchased livestock shall be deducted from the total gross income attributed to the tract.

- 3. Describe who will occupy the accessory dwelling, what their role will be in the farm use of the land and why their assistance in the management of the farm use will be required by the primary farm operator.
- 4. The accessory dwelling be located: (choose one) _____ on the same lot or parcel as the dwelling of the primary farm operator; _____ on an adjacent parcel in the same ownership; or _____ on a non-adjacent parcel?
- 5. Are there any other dwellings on *any* land owned by the farm operator and designated for Exclusive Farm Use that are vacant or currently occupied by persons not working on the subject farm or ranch? _____ If yes, explain why this/these dwelling(s) could not reasonably be used as the requested accessory dwelling.



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SECTION V (attach additional sheets to fully answer questions)

Is the petitioner applying, pursuant to Benton County Code Section 55.120, for an accessory farm related dwelling for a relative of the farm operator? ____ If yes, please continue this section.

- 1. Is the subject property, and contiguous property in the same ownership, in farm use?
2. How will the occupant(s) of the proposed dwelling be related to the farm operator?
3. In what ways is the occupant's assistance required by the farm operator?
4. Is the farm operation a commercial farm operation? ____ Describe.

(The dwelling must be located on the same lot or parcel as the dwelling of the farm operator. The dwelling must be occupied by a relative of the farm operator or the farm operator's spouse, which means a child, parent, step-parent, grandchild, grandparent, step-grandparent, sibling, stepsibling, niece, nephew or first cousin of either, whose assistance in the management and farm use of the existing commercial farming operation is required by the farm operator).

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 requested farm dwelling would not violate any deed restrictions attached to the property.

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: