



**Benton  
County**

**COMMUNITY DEVELOPMENT  
DEPARTMENT**

Community Development Department

Office: (541) 766-6819  
360 SW Avery Avenue  
Corvallis, OR 97333

co.benton.or.us/cd

**APPLICATION**

**LOT OF RECORD DWELLING IN THE EXCLUSIVE FARM USE ZONE  
OR MULTI-PURPOSE AGRICULTURE ZONE  
(Non-High-Value Soils)**

File #

Fee: \$   
(SEE CURRENT FEE SCHEDULE)

**Property Owner or Contract Purchaser Information**

Name: \_\_\_\_\_ Day Phone: \_\_\_\_\_

Address: \_\_\_\_\_ Alternate Phone: \_\_\_\_\_

City & Zip: \_\_\_\_\_ Email: \_\_\_\_\_

Other individuals to be notified of this application:

<u>Name</u>	<u>Address</u>	<u>City &amp; Zip</u>	<u>E-mail Address</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; if farmed, list the crops or livestock produced: \_\_\_\_\_

Please circle this property's Standard Industrial Class – SIC Code:

(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	

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: \_\_\_\_\_

**Required Application Information**

An application for a lot-of-record dwelling in the Exclusive Farm Use Zone must comply with the review criteria in Benton County Code (BCC) Section 55.230 and Oregon Administrative Rules (OAR) 660-033-0130(3), as well as the siting standards in BCC 55.405 and BCC Chapter 99. Copies of these sections of the Code are available at the Community Development Department. The information listed below must be submitted with the application and will be used to determine if the application complies with Code requirements for a dwelling.

1. A copy of deed(s) covering the subject property.
2. A copy of the easement granting access to any proposed parcel that does not have frontage on a public road.
3. Attach an accurate scale drawing of the property, showing the locations of existing structures, roads, water supply, subsurface sewage system, easements, driveways, etc., and the tentative location of all proposed structures and improvements. Show setback distances to property lines for all improvements. Label all tax lot(s). The proposed dwelling and all other structures shall be sited in compliance with BCC Sections 55.405.
4. 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 sheet(s), as necessary to complete the following information.**

1. Recorded documents verifying that the lot or parcel 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 lot or parcel prior to January 1, 1985.
2. Identify by Assessor's Map and Tax Lot number any 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.
3. Is there currently a dwelling on any of the following: the subject property; contiguous property in the same ownership as the subject property; contiguous property that was in the same ownership as the subject property on November 4, 1993? A dwelling on any of these properties will preclude approval of a dwelling for the subject property.
4. Is the lot or parcel on which the dwelling will be sited within an area designated as a big game habitat area? \_\_\_\_\_ If yes, how many dwellings are in the big game habitat in this section? \_\_\_\_\_ Explain how the siting of the dwelling is consistent with the limitations on density upon which the acknowledged comprehensive plan and land use regulations intended to protect the habitat are based.
6. Identify the facilities and services in the area (roads, utilities, fire protection, etc.).
7. What are the conditions and capabilities of these facilities and services?

8. How will the proposed dwelling affect the capabilities of these facilities and services?
9. What is the overall land use pattern of the area? What are the parcel sizes and uses? Are there dwellings on parcels of sizes similar to the subject property? Please identify by showing on a map (or by address or Assessor's Map and tax lot numbers). Would the proposed dwelling alter the land use pattern in the area?
10. Have any measures been taken to reduce potential impacts to area properties? Please discuss these or other measures taken: size and location of site; road capacities in the area; number and location of access points; location and amount of parking; internal traffic circulation; fencing screening, and landscape separations; exterior lighting; noise, vibration, air pollution, and other environmental influences; water supply and sewage disposal; law enforcement and fire protection.
11. List the soil types which occur on the property, the percentage in each type, and the soil capability class for each soil type. If the property is more than 50% "High Value" soils (as defined in BCC 55.015(2)), you need to fill out the "High-Value Soil" application.

**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.

\_\_\_\_\_ Date  
 Owner/Contract Purchaser Signature

\_\_\_\_\_ Date  
 Owner/Contract Purchaser Signature

=====  
*For Office Use Only*

Date Application Received: \_\_\_\_\_ Receipt Number: \_\_\_\_\_ By: \_\_\_\_\_

File Number Assigned: \_\_\_\_\_ Planner Assigned: \_\_\_\_\_

Date Application Deemed Complete: \_\_\_\_\_