

Yamhill County Department of Planning & Development
APPLICATION FOR PRINCIPAL FARM DWELLING

Docket _____
 Date _____
 Rec'd by _____
 Receipt # _____
 Fee \$1,838.71

400 NE Baker Street, McMinnville, OR 97128 • Tel: 503 434-7516 • Fax: 503 434-7544

APPLICANT			LEGAL OWNER (IF DIFFERENT)		
Last name	First	MI	Last name	First	MI
Mailing address (Street or PO Box)			Mailing address (Street or PO Box)		
City	State	Zip	City	State	Zip
Telephone			Telephone		
E-mail address			E-mail address		

PROPERTY INFORMATION	
Tax Lot(s) _____	Zone _____
Property Address _____	
Size of Tract (including all contiguous lots under the same ownership) _____	
List any other non-contiguous Tax Lots under the same ownership as the subject parcel _____	

REQUEST (check one):

- Dwelling on a tract* that is high-value farmland and has produced a minimum of \$80,000 in gross annual income from the sale of farm products in the last two years, or three of the last five years.
- Dwelling on a tract* that is not high-value farmland and has produced a minimum of \$40,000 in gross annual income from the sale of farm products in the last two years, or three of the last five years.
- Dwelling on a 160-acre tract* that is not high-value farmland.

***A tract includes all contiguous lots that are under the same ownership.**

PROPERTY INFORMATION:

1. Is there a septic system on the property? [] Yes [] No
2. How will water be provided? Well: [] Existing [] Proposed
- [] On-site spring or creek [] Water Association [] Other: _____

3. What road or easement will be used as access? _____

4. Is the property in a Fire District? _____ Name of Fire District: _____

5. To your knowledge, do any of the following natural hazards exist on the property?

- Floodplain Areas of erosion Steep slopes Fish or wildlife habitat
 Soil limitations for building or septic

6. Are there presently any buildings or mobile homes on the tract? Yes No

If yes, list the present use of each building: _____

7. Who has been farming the property for the last five years? _____

8. Who will occupy the proposed dwelling? _____

9. **Current farm use.** Provide information for the entire tract. Please include information on the number of acres, if any, that are not currently being farmed:

Crop	Acres	Yield last year
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Livestock	No. of Head	Head sold last year
_____	_____	_____
_____	_____	_____
_____	_____	_____

10. **Soils.** List the soils on the entire tract, and indicate whether they are high-value farmland. Soils maps are available from the United States Department of Agriculture Natural Resources Conservation Service website. Indicate the soil names and symbols (for example Peavine, PcD) of each soil on the tract, the percentage of the tract made up of that soil, and whether it is high-value farmland (Y or N). Include a copy of the soil map and your calculations with the application. Use additional paper if necessary.

Soil Name and Symbol	Percent of Tract	High Value?
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Percentage of the tract that is high-value soils: _____ **low value soils:** _____
The tract is considered to be high-value farmland if it is predominantly (more than 50%) composed of high-value soils.

11. Gross farm income earned from a lot or parcel that has been used previously to qualify another lot or parcel for the construction or siting of a principal farm dwelling may not be used. Was any of the income claimed used previously to qualify another lot for the construction or siting of a principal farm dwelling? Yes No
- If yes, please explain: _____

12. **Justification for dwelling:** On tracts that are predominantly high-value farmland, documentation must be provided showing that the tract had annual gross sales of at least \$80,000 for the last two years, three of the last five years, or in an average of three of the last five years. On tracts that are not high-value farmland, the tract must be at least 160 acres in size, or documentation must be provided showing that the tract had annual gross sales of at least \$40,000 for the last two years, three of the last five years, or in an average of three of the last five years.

To demonstrate gross income, the applicant must submit an IRS tax return transcript obtained from the IRS. Other information may be required to demonstrate compliance with the gross farm income requirement, such as receipts from the sale of farm products, or other evidence showing sales (not profit - no expense data is required). Only gross income from land owned, not leased or rented, shall be counted.

The documentation must show all of the following for each relevant year:

1. What farm uses generated the income being claimed;
2. Where the farm uses occurred;
3. Who conducted the farm uses that generated the income;
4. Who purchased the farm products, and;
5. How much in gross annual income was made from the farm uses.

If the income was from the sale of livestock, include information regarding the original purchase price of the animals sold, since the purchase price of livestock must be deducted from the total gross income.

There may be additional approval standards for dwellings in the zoning ordinance and/or the Oregon Administrative Rules. A county Planner will provide you with the full requirements.

IT IS THE RESPONSIBILITY OF THE APPLICANT TO PROVIDE SUFFICIENT INFORMATION TO JUSTIFY HOW THE APPLICATION COMPLIES WITH ALL OF THE APPROVAL CRITERIA.

THE APPLICATION MUST INCLUDE:

1. Completed application form, signed by the applicant and property owner (if different). The owner's signature must be notarized.
2. Site plan drawn to scale showing the parcel boundaries, all existing buildings, the proposed dwelling location, existing or proposed access, and any significant natural features.
3. Written justification, maps, and other evidence showing compliance with the approval criteria.
4. Proof that the proposed dwelling will be sited on a lot that was lawfully created. This may include copies of the recorded partition or subdivision plat that created the subject properties and/or a copy of the deed or land sales contract dated on or prior to October 3, 1975 which describes the subject properties. A lot or parcel does not include a unit of land created on or after October 4, 1975 solely to establish a separate tax account or to obtain financing for construction or other purposes.
5. Filing fee. **NOTE: Fees are not refundable.**

I hereby declare under penalties of false swearing (ORS 162.075 and 162.085) that the above information is true and correct to the best of my knowledge. I understand that issuance of an approval based on this application will not excuse me from complying with other effective ordinances and laws regulating the use of the land and buildings.

I hereby grant permission for and consent to Yamhill County, its officers, agents, and employees coming upon the above-described property to gather information and inspect the property whenever it is reasonably necessary for the purpose of processing this application.

Applicant's signature Date

Property owner's signature (if different) Date

State of _____)

County of _____)

Signed or attested before me on this _____ day of _____, 20 ____

by _____ .

Notary Public _____

My Commission expires _____

Yamhill County

DEPARTMENT OF PLANNING AND DEVELOPMENT

400 NE BAKER STREET • McMinnville, Oregon 97128

Phone: 503-434-7516 • Fax: 503-434-7544 • TTY: 800-735-2900 • Internet Address:

<http://yamhillcounty.gov/283/Planning-Development>

Building Questionnaire

To Be Completed by the Owner/Applicant

Property owner name: _____

Property address: _____

- What is the intended use of the building? _____
- Is this a new build? Yes: No:
- Is this an existing structure to be converted? Yes: No:
 - If existing, what is the current use of the building? _____
- Was the original construction permitted? Yes: No:
 - If yes, what was it permitted as? _____
- Please provide floor plan of entire building with dimensions and each space labeled per it's intended use.
- Site map (with all structures and labeled)

The information provided will be used to determine the design requirements of the building. Additional requirements might be required once building plans/calcs are submitted for building review.

By signing I confirm that the above information is correct to the best of my ability:

Signed _____

Name _____ Title _____ Date _____