

COLUMBIA COUNTY
Land Development Services



ST. HELENS, OR 97051

230 Strand St.
 Direct (503) 397-1501
 www.co.columbia.or.us

OFFICIAL USE ONLY	
File No.: 192- _____	
Fee Paid: \$ _____	Receipt No.: _____
App. Received by: _____	
Zoning: _____	Date Rcvd.: _____

AGRICULTURAL DWELLING PERMIT APPLICATION

- TYPE: FARM OPERATOR DWELLING NON-FARM DWELLING ACCESSORY FARM WORKER DWELLING
 FAMILY FARM HELP DWELLING LOT OF RECORD DWELLING REPLACEMENT DWELLING

PROPERTY ADDRESS: _____

TAX ACCOUNT No.(s): _____ MAP ID No.(s): _____

PROPERTY ZONING: _____ ACRES: _____

PROPERTY OWNER:

APPLICANT:

(If Other than Property Owner)

NAME: _____
 MAILING ADDRESS: _____
 CITY: _____
 STATE: _____ ZIP: _____
 DAYTIME PHONE: _____
 EMAIL: _____
 SIGNATURE: _____

NAME: _____
 MAILING ADDRESS: _____
 CITY: _____
 STATE: _____ ZIP: _____
 DAYTIME PHONE: _____
 EMAIL: _____
 SIGNATURE: _____

AGENT:

(If Other than Applicant)

OTHER:

(Specify: _____)

NAME: _____
 MAILING ADDRESS: _____
 CITY: _____
 STATE: _____ ZIP: _____
 DAYTIME PHONE: _____
 EMAIL: _____
 SIGNATURE: _____

NAME: _____
 MAILING ADDRESS: _____
 CITY: _____
 STATE: _____ ZIP: _____
 DAYTIME PHONE: _____
 EMAIL: _____
 SIGNATURE: _____

****SEE DEFINITIONS ON LAST PAGE FOR ASSISTANCE WITH COMPLETING THIS SECTION****

IS THE PROPERTY CONSIDERED HIGH VALUE FARM LAND? YES NO

(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.)

WATER SUPPLY: PRIVATE WELL → INSTALLED: YES NO

APPROVED FOR SEPTIC SYSTEM? YES NO ~QR~ **ALREADY HAS SEPTIC SYSTEM?** YES NO

IS THE PROPERTY PART OF A TRACT? YES NO

• IF YES, ARE THERE ANY DWELLINGS ON OTHER LOTS IN THE TRACT? YES NO

TO YOUR KNOWLEDGE, DOES THE SUBJECT PROPERTY CONTAIN ANY OF THE FOLLOWING OVERLAYS:

- RIVERS/CREEKS/SEASONAL STREAM WETLANDS FLOODPLAIN
- SENSITIVE BIRD HABITAT BIG GAME HABITAT (MAJOR or PERIPHERAL) STEEP SLOPES

USES OCCURRING ON SURROUNDING PROPERTIES:

*IDENTIFY USES SUCH AS: "RESIDENTIALLY DEVELOPED", "FARMING", "FORESTRY", etc.

NORTH: _____

EAST: _____

SOUTH: _____

WEST: _____

*** I HEREBY CERTIFY THAT ALL OF THE ABOVE STATEMENTS, AND ALL OTHER SUPPORTING DOCUMENTS SUBMITTED, ARE ACCURATE AND TRUE TO THE BEST OF MY KNOWLEDGE AND BELIEF.*

SIGNATURE OF SUBMITTER: _____ **DATE:** _____

ONCE YOUR APPLICATION HAS BEEN FILLED OUT COMPLETELY, PLEASE SUBMIT TO COLUMBIA COUNTY LAND DEVELOPMENT SERVICES AND PAY THE ASSOCIATED FEE. YOUR FILE WILL BE ASSIGNED TO A PLANNER WHO WILL REVIEW THE APPLICATION FOR COMPLETENESS WITHIN 30 DAYS OF PAYMENT OF THE APPLICATION FEE. IF THERE ARE ANY MISSING ITEMS THAT ARE REQUIRED TO BE ADDRESSED, THE PLANNER WILL SEND YOU A LETTER ADVISING WHAT INFORMATION IS DEFICIENT AND NECESSARY TO BE SUBMITTED IN ORDER TO MOVE FORWARD WITH REVIEW OF YOUR APPLICATION.

PLEASE SEE FOLLOWING PAGES FOR ADDITIONAL INFORMATION AND INSTRUCTIONS ON COMPLETING YOUR APPLICATION AND PREPARING YOUR SITE PLAN.

***** IMPORTANT*****

All submitted information is clear, legible, and can be reproduced in black and white (*no aerial imagery on site/plot plan). All written information should be in pen or ink, on 8.5" x 11" or 8.5" x 14" paper.

IF YOU HAVE QUESTIONS, PLEASE CONTACT THE PLANNING DEPARTMENT

**FARM DWELLING PERMIT APPLICATIONS
REQUIRE THE FOLLOWING:**

1. **Completed Application Form:** Submittal of a completed and signed Columbia County Land Development Services Farm Dwelling Permit Application Form. If you have someone else prepare the application materials on your behalf and wish to have them receive communications from the planning department and respond on your behalf, you will also need to sign and submit a NOTICE OF AUTHORIZED REPRESENTATIVE FORM.
2. **Application Fee:** The application will not be considered submitted until the required fee is paid. This fee may change at the beginning of each fiscal year, please contact Columbia County Land Development Services to obtain the current fee for this application.
3. **Site / Plot Plan drawn to a scale divisible by 10 and submitted on 8.5" x 11" or 8.5" x 14" paper:** A uniform drawing scale is important to accurately display how various elements of your development proposal fit together. An example of a drawing scale is 1" = 50' (one inch on your plan will represent 50 feet on your property). This allows you to measure distances on your property and draw them proportionately on your plot plan. You must use a scale divisible by 10 (such as: 1" = 10' or 20' or 60', etc.).

The site/plot plan must show all existing and proposed development on the property, such as: Septic, drainfield, and repair area (if applicable), wells, accessory structures, etc. and the distance of the proposed (new) development to all property lines, the septic system and the well, if existing. The plot plan must show the whole property. If the property is large, you must show, at least, the distance to the two (2) nearest property lines and preparation of a "development inset" may be necessary to show all development in detail. If there are overlays such as floodplain, wetlands, steep slopes, wildlife habitat, riparian corridors, or other natural areas, you must show these on the site plan and also provide the distance separating all proposed development from the areas of the property that contain these overlays.

*** **The site plan should not contain aerial imagery.** The use of aerial imagery may make the site plan and the distances drawn difficult or impossible to read.***

4. **Written Response to Review Standards Specific to Farm Zone Development:** Please provide written responses on a separate sheet of paper to be turned in with your application, which address the following two (2) General Review Standards of CCZO § 307 to site a Dwelling in the PA-80 zone:
 - **How 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**
 - **How the proposed use will not significantly increase the cost of accepted farm or forest practices on lands devoted to farm or forest use.**
5. **Supplemental Information related to the specific type of Farm Dwelling:** In addition to addressing the two (2) criteria above, you must also provide written response addressing the criteria specific to the type of farm dwelling you are applying for, as identified in Columbia County Zoning Ordinance Section 300.

**COLUMBIA COUNTY ZONING ORDINANCE SECTION 302
HELPFUL 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.
- .3 **"Contiguous"** means connected in such a manner as to form a single block of land.
- .6 **"Farm Operator"** is a person who operates the farm, doing the work and making the day-today decisions about such things as planting, harvesting, feeding, and marketing
- .7 **"Farm use"** is defined in ORS 215.203 including marijuana growing or producing subject to standards in Section 1803 and psilocybin-producing fungi growing or production subject to standards in Section 1804.
- .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.