



Benton County

COMMUNITY DEVELOPMENT DEPARTMENT

Office: Kalapuya Building
4500 SW Research Way
Corvallis, OR 97333
(541) 766-6819

www.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:

Name

Address

City & Zip

E-mail Address

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 mark this property's Standard Industrial Class – SIC Code:

001-Not in Production

017-Fruits and Tree Nuts

027-Animal Specialties

002-Cons. Reserve Prog. (CRP)

018-Hort. Specialties Crops

029-Gen. Farm, Primarily

011-Cash Grains

021-Livestock

Livestock

013-Field Crops

024-Dairy Farms

081-Forestry including woodlots

016-Vegetables & Melons

025-Poultry and Eggs

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)

<p>Assessed Property Value Notice</p> <p>This action or any future related action(s), if approved, may result in a change to my property valuation, and therefore the tax amount I pay annually. I will contact the Assessor's Office at 541-766-6855 to discuss and understand potential property tax impacts.</p> <p style="text-align: center;"><input type="checkbox"/> <i>I understand</i></p>
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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: _____