
DWELLING TYPE FINDINGS

Only fill out the section below that corresponds with the type of dwelling you are proposing.

Primary Farm Dwelling

1. Is there an existing dwelling on the subject tract (all properties in contiguous ownership)? NO YES
2. Indicate who will be living in the dwelling and their role in the farming operation. The dwelling must be occupied by an owner or a person or persons 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 the owner is not principally engaged in the day to day farm operation, no accessory dwelling for farm help may be authorized pursuant to WCLUDO 3.210(G).

3. On land not identified as high-value farmland and less than 160 acres in size documentation showing the subject tract (all properties in contiguous ownership) produced in the last two years or three of the last five years gross annual income of at least \$40,000 must be provided. In determining the gross income required by this subsection the cost of purchased livestock shall be deducted from the total gross income attributed to the tract.

Documentation verifying this has been submitted? NO YES N/A

4. On land identified as high-value farmland, documentation showing the subject tract (all properties in contiguous ownership) produced at least \$80,000 (1994 dollars) in gross Annual income from the sale of farm products in the last two or three of the last five years must be submitted. In determining the gross income required by this subsection, the cost of purchased livestock shall be deducted from the total gross income attributed to the tract.

Documentation verifying this has been submitted? NO YES N/A

Accessory Farm Dwelling

1. Describe how the person(s) occupying the accessory farm dwelling will be principally engaged in the farm use of the land and whose assistance in the management of the farm use is or will be required by the farm operator.

2. A map has been included showing the relative help dwelling will be on the same parcel as the primary dwelling? NO YES

3. The accessory farm dwelling be located on the same lot or parcel as the primary dwelling? NO YES

If no indicate how it will meet the standards of Section 3.210(G)(1)(b).

4. Are any other dwellings on lands designated exclusive farm use owned by the farm operator, other than the primary farm dwelling? NO YES

If yes explain why this dwelling(s) cannot reasonably be used as an accessory farm dwelling

5. The principal farm dwelling is located on a farm or ranch operation that is currently employed for farm use, as defined in ORS 215.203, and produced in the last two years or three of the last five years, one (1) of the following:

- a. On land not identified as high-value farmland at least \$40,000 (1994 dollars) 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.

Documentation verifying this has been submitted? NO YES N/A

- b. On land identified as high-value farmland, and produced at least \$80,000 (1994 dollars) in gross annual income. In determining the gross income, the cost of purchased livestock shall be deducted from the total gross income attributed to the tract.

Documentation verifying this has been submitted? NO YES N/A

Relative Help Dwelling

1. A map has been including showing the relative help dwelling will be on the same parcel as the primary dwelling? NO YES

2. Describe the relationship between the person(s) who will be living in the new dwelling and the person(s) living in the primary dwelling.

3. Describe how the relative occupying the dwelling will provide assistance in the management and farm use of the existing commercial farming operation.

4. Describe how the farm operator shall continue to play the predominant role in the management and farm use of the farm.

Seasonal Farm Worker Housing

1. Describe the role the seasonal laborers will play in regards to the farm use.

2. How long per year will the seasonal laborers occupy the housing? The time frame shall not exceed nine months or 273 days in any calendar year.

FARM MANAGEMENT PLAN

All of the dwelling types allowed as part of this application require verification of a farm use on the subject tract consistent with ORS 215.203. A farm management plan includes but is not limited to the following:

1. The subject parcel is enrolled in the farm deferral program with the Wasco County Assessor? NO YES
2. List the existing and/or proposed types of farm uses and their acreages on the subject tract:

3. List the current and/or proposed number and type of animals grazing or being raised on the subject tract:

4. List existing and/or proposed farm structures (including irrigation sprinklers) supporting the farm use.

5. List the existing and/or proposed number of employees, including owners, working the farm parcel, and their responsibilities and the hours per week they will be principally engaged in the farm use.

6. A map(s) has been included that shows the location of all current and/or proposed farm activities (registered fields, grazing areas, areas dedicated to farm structures, acres and location of water rights). Check with the Farm Services Agency for maps identifying the location of all registered field crops. NO YES

7. For farm uses or activities not yet established, a schedule of when they will be completed is included? NO YES N/A

8. Other information to verify the farm use:

SHADED AREA TO BE COMPLETED BY PLANNING DEPARTMENT

Review Authority: Sections 2.060(A)(6) , 2.080, and 2.110(D) _____
 Review Criteria: Chapter 3 _____
 Other: _____

- Legal Parcel:** Property has been determined to be a legal parcel?
- Fire Safety:** A Fire Safety Self Certification Form has been submitted?
- Site Plan:** A site plan has been submitted that includes all required information (verify checklist on site plan sheet)?
- Elevation drawings:** An elevation drawing has been submitted that shows the sides and heights of all proposed buildings including surrounding final grades?

Zoning Overlays – Development Site is within the following Divisions:

- | | | |
|---|-----------------------------|------------------------------|
| 1. Flood Hazard: Specify Zone _____ | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
| 2. Geological Hazards: | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
| 4. Cultural, Historic and Archeological _____ | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
| 5. Mineral & Aggregate | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
| 7. Natural Areas _____ | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
| 8. Sensitive Wildlife Habitat _____ | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
| 12. Sensitive Bird Sites: | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
| 13. Pond Turtle Sensitive Area: | <input type="checkbox"/> NO | <input type="checkbox"/> YES |
| Other: Specify _____ | | |

Easements – Are there any easements on the property (aerial or land based)? NO YES
 If easement limits development, deed(s) shall be required which explain the easement.
 Describe: _____

Water Resources
 Are there water sources on property or adjacent properties? NO YES
 If yes indicate resource type, location and required buffer.

Does proposed development meet required buffer? NO YES

Setbacks
 Proposed development meets all property and agricultural setbacks? NO YES

Previous Map and Tax Lot #'s: _____

Past Actions: If yes, list review #(s) _____ NO YES
 Is property still subject to conditions from previous review? NO YES
 If yes, list review # and condition(s). _____

Access:
 Property has a legal access from _____
 Waiver of Remonstrance is required? NO YES
 County or ODOT approach permit is required and has been obtained or initiated? NO YES

Address:
 Address exists and has been verified to be correct? _____ NO YES
 Address needs to be assigned after approval? NO YES