

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

Docket _____
 Date _____
 Rec'd by _____
 Receipt # _____
 Fee \$1,492.00

NE 525 Fourth Street, McMinnville, OR 97128
 Phone: (503) 434-7516 • Fax: (503) 434-7544 • TTY: (800) 735-2900

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 _____
 Size of Tract (including all contiguous lots under the same ownership)

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.
- Dwelling on a tract* that is not high-value farmland based on analysis of the surrounding area. Please ask a county planner for additional information and requirements for this option.

***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. High-value soils are listed below. Soils maps are available from the Soil Conservation Service, 2200 W. Second St., McMinnville. 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.

HIGH-VALUE SOILS

Class I, II, prime and unique soils:

Aloha (Ah), Amity (Am), Briedwell (Br), Carlton (CaB), Chehalis (Ch) (Ck), Cloquato (Cm), Jory (JrB) (JrC), Knappa (KnB), Labish (Lb), Laurelwood (LuC), McBee (Mb), Newberg (Nu) (Nw), Willamette (WIA) (WIC), Woodburn (WuB) (WuC), Yamhill (YhB).

Class III and IV soils:

Carlton (CaC) (CaD), Chehalem (CeC), Dayton (Da) (Dc), Jory (JrD) (JrE), Laurelwood (LuD) (LuE), Nekia (NcB) (NcD), Willakenzie (WeC) (WeD) (WeE) (WkB) (WkD), Woodburn (WuD), Yamhill (YaC) (YaD) (YaE) (YhD).

11. **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, or 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, or three of the last five years. Documentation of farm income may be receipts from the sale of farm products, income tax statements (Schedule F), or other evidence showing sales (not profit - no expense data is required). 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. Please consult a Planner for the requirements for applying for a dwelling on a tract that is not high-value farmland using the surrounding area analysis.

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.

NOTE: Fees are not refundable.

