

**WASCO COUNTY
NON FARM DWELLING APPLICATION**

REQUIREMENTS FOR NON FARM DWELLINGS

1. A completed general CUP application has been submitted with this application? NO YES

2. Parcel Creation: The parcel was created in its current configuration prior to July 1, 2001? NO YES

If no you do not qualify for a non farm dwelling.

If yes indicate the date of creation _____ Documentation proving the date of creation has been submitted with this application NO YES

3. There is another dwelling on the parcel? NO YES

If yes you do not qualify for a non-farm dwelling.

4. Generally Unsuitable

a. Soils: A soils map that indicates the soil classifications for the property and the % breakdown of these soils is required to be submitted as part of this application. These may be obtained either at the Wasco County Planning Department or the Wasco County GIS Department.

A soils map meeting these requirements has been submitted as part of this application? NO YES

(1) On parcels less than 80 acres the entire parcel is generally unsuitable for agriculture. That is, 51% of the parcel is a Class VII or poorer soil.

% of Class VII Soils on the subject parcel _____

If the less than 51% of the property has Class VII or poorer soils you do not qualify for a non-farm dwelling.

(2) On parcels at least 80 acres but less than 160 acres, a portion of the parcel that is identified for the dwelling site is a Class VII soil or poorer.

The subject parcel includes Class VII or poorer soils and the site plan indicates the dwelling will be sited on these Class VII or poorer soils? NO YES

(3) If the property is zoned A-1(40) it cannot be on High Value Farm Ground as defined by OAR 660-33-020(8)(a) and WCLUDO Section 1.090.

The subject parcel is zoned A-1(40)? NO YES

If yes is the property high value farm ground? NO YES

If yes you do not qualify for a non-farm dwelling.

(4) Forested Land Only: If the subject parcel is under forest assessment it is presumed unsuitable if it is composed predominantly (51% or greater) of soils capable of producing less than 20 cubic feet of wood fiber per acre per year.

The subject parcel is under forest assessment? NO YES

If yes list the soils which are capable of producing less than 20 cubic feet of wood fiber per acre per year and the indicate the % of the subject parcel made up of these soils

b. Other: In addition to being generally unsuitable based on soils, the property must meet at least one of the following:

(1) The subject parcel must be comprised of predominantly greater than (51% or more) 40% slope.

Does the subject parcel meet this standard? NO YES

(2) The subject parcel must produce less than 25 bushels per acre of wheat or cereal grains, or less than 1 ton per acre alfalfa or other type of hay (per Farm Services Agency (FSA) registered field crop information).

Does the subject parcel meet this standard? NO YES

(3) The subject parcel has never been cropped according to the FSA aerial photos and records, and requires more than 5 acres per AUM.

Does the subject parcel meet this standard? NO YES

5. Road Requirements: The subject parcel shall be located on an all-weather road that is maintained on a year-round basis and which construction and maintenance meets Wasco County Public Works Department approval.

The subject parcel has direct access from _____

This road is a

Private Easement Road (must be a 30 foot wide access easement meeting fire safety standards)

Private Road (must meet the standards of WCLUDO Section 21.420)

Publicly Dedicated Road (must meet the standards of WCLUDO Section 21.420)

Publicly Maintained

Privately Maintained

Describe how the subject road that provides access to the subject parcel currently meets or will meet these standards.

6. The site shall have appropriate physical characteristics such as adequate drainage, proper sanitation and water facilities to accommodate a residence or other non-farm use.

I have completed a septic evaluation with the Wasco County Sanitarian? NO YES

I have discussed the water rights process with the Water Master? NO YES

7. The dwelling or activities associated with the dwelling will not force a significant change in or significantly increase the cost of accepted farming or forest practices on nearby lands devoted to farm or forest use.

List all farm or forest uses on adjacent lands:

Taking into consideration the nature of these farm or forest uses and the proposed proximity of the non-farm dwelling to them, describe how the non-farm dwelling will not interfere with these farm or forest uses.

8. The landowner for the dwelling shall sign and record in the deed records for the county a document binding the landowner, and the landowner's successors in interest, prohibiting them from pursuing a claim for relief or cause of action alleging injury from farming or forest practices for which no action or claim is allowed under ORS 30.936 or 30.937.

I understand this will be required if my application is approved?

NO YES