

Wasco County Planning Department

"Service, Sustainability & Solutions"

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FILE NUMBER: _____

FARM DWELLING APPLICATION

DWELLING TYPE

Indicate which type of dwelling you are applying for:

- Primary Farm Dwelling**
- Accessory Farm Dwelling**
- Relative Help Dwelling**

A **farm management plan** must also be submitted describing the farm operation, and how the dwelling and dwelling occupant(s) relate to the farm operation. Is a farm management plan attached? NO YES

Describe who will occupy the dwelling and how they will be engaged in the farm operation (such as such as planting, harvesting, marketing or caring for livestock, at a commercial scale) or how they will provide assistance to the farm operator:

DETAILED STRUCTURAL INFORMATION

PROPOSED Improvements				
Structure/Development	Length	Width	Height	Square Footage
Dwelling				
Driveway				
EXISTING Development				
Dwelling				
Agricultural Building				

PLEASE FILL OUT THE SECTION WHICH CORRESPONDS TO THE REQUESTED DWELLING TYPE:

Primary Farm Dwelling

Is there an existing dwelling on the on the subject tract (all properties in contiguous ownership)? NO YES

Is the land on which the dwelling to be sited classified as "high-value farmland"? NO YES

Is the parcel less than 160 acres? NO YES. If YES, attach income documentation showing:

- On non-"high value farmland":** the subject tract is currently employed for farm use and produced at least \$55,000 (2009 dollars adjusted for inflation at an annual rate of 2.375%) in gross annual income from the sale of farm products in the last two, or three of the last five years; OR
- On "high value farmland":** the subject tract is currently employed for the farm use and produced at least \$110,000 (2009 dollars adjusted for inflation at an annual rate of 2.375%) in gross annual income from the sale of farm products in the last two, or three of the last five years.

The following table provides the inflation-adjusted income requirements:

2009	2010	2011	2012	2013	2014	2015
\$55,000	\$56,306	\$57,644	\$59,013	\$60,414	\$61,849	\$63,318
\$110,000	\$112,613	\$115,287	\$118,025	\$120,828	\$123,698	\$126,636

Accessory Farm Dwelling

Please check the box which describes the location of the accessory farm dwelling [per OAR 660-033-0130(24)(a)(B)]:

- On the same lot or parcel as the dwelling of the primary farm dwelling; OR
- On the same tract as the primary farm dwelling when the lot/parcel on which the accessory farm dwelling will be sited is consolidated into a single parcel with all other contiguous lots/parcels in the tract; OR
- On a lot/parcel on which the primary farm dwelling is not located, when the accessory farm dwelling is limited to only a manufactured dwelling and a deed restriction is filed with the county clerk. The deed restriction shall require the manufactured dwelling to be removed when the lot/parcel is conveyed to another party. The manufactured dwelling may remain if it is reapproved under these rules; OR
- On a lot/parcel on which the primary farm dwelling is not located, when the accessory farm dwelling is limited to only attached multi-unit residential structures allowed by the applicable state building code or similar types of farm labor housing as existing farm labor housing on the ranch operation registered with the Dept. of Consumer & Business Services, Oregon Occupational Safety and Health Division under ORS 658.750; OR
- On a lot/ parcel on which the primary farm dwelling is not located, when the accessory farm dwelling is located on a lot/parcel that is at least 160 acres or complies with the applicable gross farm income requirements.

Are there any other dwellings on EFU lands owned by the farm operator that are vacant or currently occupied by persons not working on the subject farm or ranch? NO YES

Please provide the map and taxlot, address, or other property identifier for the location of the primary farm dwelling (to which the proposed dwelling would be "accessory"):

The principal farm dwelling must be located on a farm or ranch operation that complies with the following:

- On **non-“high value farmland”**: the subject tract is currently employed for farm use and produced at least \$55,000 (2009 dollars adjusted for inflation at an annual rate of 2.375%) in gross annual income from the sale of farm products in the last two, or three of the last five years; OR
- On **“high value farmland”**: the subject tract is currently employed for the farm use and produced at least \$110,000 (2009 dollars adjusted for inflation at an annual rate of 2.375%) in gross annual income from the sale of farm products in the last two, or three of the last five years.

See above table for inflation-adjusted income figures. In determining the gross income, the cost of purchased livestock shall be deducted from the total gross income attributed to the tract.

Relative Help Dwelling

A single family dwelling on property used for farm use, to be occupied by a relative of the farm operator (or farm operator’s spouse) and located on the same lot or parcel as the farm operator’s dwelling.

Describe the family relationship between the occupant of the proposed dwelling and the farm operator:

Explain why the farm operator requires assistance from the relative in the management of the farm operation:

What role will the farm operator play in the management of the farm operation?
