

Yamhill County Department of Planning & Development

APPLICATION FOR SECONDARY FARM DWELLING

525 NE Fourth Street, McMinnville, OR 97128 • Tel: 503-434-7516 • Fax: 503-434-7544

Docket _____
Date _____
Rec'd by _____
Receipt # _____
Fee **\$1,883.34**

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 for a relative of the farm operator whose help is or will be needed on the farm. Please indicate the relationship of the person who will occupy the second dwelling to the owner: _____.

_____ Dwelling for unrelated farm help whose assistance on the farm is required by the farm operator.

*** A tract includes all contiguous lots that are under the same ownership.**

PROPERTY INFORMATION:

- How many dwellings are currently on the parcel? _____.
- Does the property owner own other land that is zoned Exclusive Farm Use? ☐ Yes ☐ No
If yes, please list the tax lot numbers of all such properties, and indicate whether there are dwellings on any of the lots: _____

- Are all of the dwellings listed in #1 and #2 occupied by someone who works on the farm? ☐ Yes ☐ No
Please explain who is occupying each dwelling, and the type of work they do on the farm:

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4. **Soils.** List the soils on the tract, the percentage of the tract made up of that soil, and whether it is high-value farmland. (High-value farmland is based on soil type, and is defined in the Zoning Ordinance).

Soil Name and Symbol	Percent of Tract	High Value?

5. **Current farm use.** List the farm products raised on the tract where the dwelling will be located:

Crop	Acres	Yield last year
Livestock	No. of Head	Head sold last year

6. **Farm management activities:** Explain the day-to-day work that the resident(s) of the proposed dwelling will be doing on the farm, and approximately how much time is required to do these activities.

7. **Farm operator's activities:** Explain the day-to-day farming activities that the property owner will be doing if the secondary dwelling is approved:

SECONDARY FARM DWELLING STANDARDS:

Income Requirements: In order for Yamhill County to approve a secondary farm dwelling, the applicant must demonstrate that the dwelling will be located on a commercial farm, and that the farm owner needs additional help with the farm work. For the purposes of a secondary dwelling for a relative of the farm operator, a commercial farm is defined as making at least \$10,000 in gross farm income per year. The gross income requirements for a secondary dwelling that will be occupied by a non-relative are \$80,000 per year if the farm tract is made up of predominantly high-value farmland, or \$40,000 if the farm tract is not high-value farmland. Evidence of gross income must be provided for the last two years, or three of the last five years. The purchase cost of livestock must be deducted from the total gross income. Receipts from the sale of farm crops or income tax statements (Schedule F) may be used to justify that the farm meets the gross income requirements.

Location of dwelling: A secondary dwelling for a relative of the farm operator must be located on the same lot or parcel as the dwelling of the farm operator. A secondary dwelling for other non-related farm help must either be located on the same lot or parcel as the principal farm dwelling, or may be located as follows:

- 1) On the same tract as the principal farm dwelling, but on a different parcel, provided that all contiguous lots in the tract are consolidated into one parcel; or
- 2) On a different lot than the principal farm dwelling, provided that the secondary dwelling is a manufactured home and a deed restriction is recorded requiring that the manufactured home be removed if the lot is conveyed to another party.

There may be additional approval standards for dwellings in the zoning ordinance and/or the Oregon Administrative Rules. A county Planner will provide you with the full requirements.

The applicant must provide sufficient information to show compliance with all applicable 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 and other evidence, including proof of gross farm income, showing compliance with the approval criteria.
4. Filing fee.

NOTE: Fees are not refundable.

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I hereby declare under penalties of false swearing (ORS 162.075 and 162.085) that the above information is true and correct to the best of my knowledge. I understand that issuance of an approval based on this application will not excuse me from complying with other effective ordinances and laws regulating the use of the land and buildings.

I hereby grant permission for and consent to Yamhill County, its officers, agents, and employees coming upon the above-described property to gather information and inspect the property whenever it is reasonably necessary for the purpose of processing this application.

Applicant's signature

Date

Property owner's signature (if different)

Date

State of _____)

County of _____)

Signed or attested before me on this _____ day of _____, 20 _____

by _____.

Notary Public for Oregon

My Commission expires _____