

AGRICULTURAL BUILDING & EQUINE FACILITY APPLICATION



Community Development
601 State Street
Hood River, OR 97031
Phone: (541) 387-6840
Fax: (541) 387-6873

Planning@hoodrivercounty.gov

OFFICE USE ONLY
Planning Department
Application No.:
Date received:
Date issued:

Required Approvals	Signature	Date	Remarks
Fire Department			
Public Works			
Sanitation			
Water District			
Irrigation District			
Building Dept.			

Owner			Zone:
Name:			Setbacks: to be completed by Planning Staff
Mailing Address:			
City:	State:	Zip:	Front:
Phone:	Fax/e-mail:		Int. Side:
Job Site Information			Ext. Side:
Township:	Range:	Section:	Tax Lot:
Job Address:			Height:
Special Conditions on Site (natural features, etc.):			Other:

Criteria
For Applicable Criteria and Submittal Requirements, See Back Side of this Form and Next Page.

Building Information

- Is the subject building to be located on a commercial farm or forest operation? (See attached definition from ORS 215.203)
Yes No If yes, describe how land is employed for profit: _____
- Is your property receiving farm or forest tax deferral from the County? Yes No If yes, which? _____
- Total farm acreage to utilize the proposed building: _____
- Which of the following systems will the proposed structure have? **A separate permit is required for each of these systems.**
Electrical Heating/Ventilation/Air Conditioning Plumbing Septic
- What is the proposed maximum number of people that will be present in the building at any one time? _____
- Will the structure be used by the public? Yes No If yes, explain how: _____
- Describe the intended use of the structure: (Be specific) _____

8. Square footage of the proposed building: Length _____ Width _____ Square footage _____

9. Height at peak (highest point): _____

Certification

I, (print name) _____, do hereby swear and affirm that my statements are true and correct. I further affirm that the subject building is located on a commercial farm or forest and will be used in the operation of the farm or forest as defined in the Oregon Structural Specialty Code. I understand and acknowledge that should the subject building be converted to a non-farm or forest use (e.g., garage, household storage, commercial use, etc.) I will obtain a building permit prior to such conversion. I am responsible for ensuring future owners, who I sell directly to, are made aware of these limitations. Failure to obtain appropriate permits may result in action to enforce the applicable building codes for such structure and use. I understand that periodic post-occupancy inspections may be made to assure continuing compliance with the agricultural building requirements.

_____, _____, _____
Signature of PROPERTY OWNER(S) Signature of all owners is required Date

Planning Department Review

Approved <input type="checkbox"/> Comments: _____	Denied <input type="checkbox"/> Comments: _____
Planner Signature: _____	Date: _____

Expiration Date of Land Use Permit: _____ Construction must be completed by this date or a permit extension must be requested.



Agricultural Building & Equine Facility Application Instructions

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(541) 387-6840 / plan.dept@hoodrivercounty.gov

Application Submittal Requirements/Checklist & Instructions

- Completed application form. (Including detailed information about the use of the property and building – see application form for more details.)
- Signed Building Permit Exemption Covenant. (Covenant is found on the front page of the application and must be signed by all property owners.)
- Scaled site plan, building floor plan, and building elevation drawings. (See attached instructions with sample plans/drawings identifying minimum required information.)
- Signatures from affected public agencies. (A planner can assist you on which agencies signoffs will be required although all are typically required. Please complete your application, site plan, building floor plan, and building elevations before seeking agency signoffs. It is always good to call ahead.)
- Other information as deemed necessary to supplement the application. (Such as proof of a commercial farm or forest operation when parcel is not receiving farm or forest deferral from the County.)

Once all of the above items have been completed or obtained, please return the application packet to the County Planning Department for review. The review process typically takes about 3 to 4 weeks. Planning staff will conduct deed research, review past applications, and may conduct an on-site visit to verify conditions.

When the review has been completed, you will receive notice in the mail indicating the decision, including conditions that apply. You may be required to obtain other permits, such as plumbing, electrical, and mechanical permits, depending on certain facilities proposed to be installed in the building.



Agricultural Building & Equine Facility Definitions

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Definitions

Agricultural Building: A structure located on a commercial farm or forest operation and used for: (a) Storage, maintenance or repair of farm or forest machinery and equipment; (b) The raising, harvesting and selling of crops or forest products; (c) The feeding, breeding, management and sale of, or the produce of, livestock, poultry, fur-bearing animals or honeybees; (d) Dairying and the sale of dairy products; or (e) Any other agricultural, forestry or horticultural use or animal husbandry, or any combination thereof, including the preparation and storage of the produce raised on the farm for human use and animal use, the preparation and storage of forest products and the disposal by marketing or otherwise, of farm produce or forest products.

An “Agricultural Building” does NOT mean:

- A dwelling
- A structure in which 10 or more persons are present at any one time, unless for the purposes of growing plants
- A structure regulated by the State Fire Marshall pursuant to ORS 476
- A structure used by the public; or
- A structure subject to sections 4001 to 4127 Title 42, United States Code (the National Flood Insurance Act of 1968) as amended and regulations promulgated thereunder.

Additionally, the Agricultural Building exemption does not apply to facilities used for processing goods (making a new or different product from a naturally grown farm product), facilities where the majority of the products handled are from properties not owned or leased by the facility operator, or to storage or shop facilities accessory to the dwelling.

Forest Building exemption rules are incorporated within Agricultural Building exemption rules above.

Equine Facility: A structure located on a commercial farm and used by the farm owner or the public for: (a) Stabling or training equines; or (b) Riding lessons and training clinics.

An “Equine Facility” does NOT mean:

- A dwelling
- A structure in which 10 or more persons are present at any one time, unless for the purposes of growing plants
- A structure regulated by the State Fire Marshall pursuant to ORS 476
- A structure used by the public; or
- A structure subject to sections 4001 to 4127 Title 42, United States Code (the National Flood Insurance Act of 1968) as amended and regulations promulgated thereunder.

Definitions

Farm: Farm use is defined in ORS 215.203 as the current employment of land for the primary purpose of obtaining a profit from the following activities:

- Raising, harvesting and selling crops or the feeding, breeding, management and sale of, or the produce of, livestock, poultry, fur-bearing animals or honeybees or for dairying and the sale of dairy products or any other agricultural or horticultural use or animal husbandry or any combination thereof. See ORS 215.203 for further refinement of these definitions.
- Stabling or training equines including but not limited to providing riding lessons, training clinics, and schooling shows.
- The propagation, cultivation, maintenance and harvesting of aquatic species and bird and animal species to the extent allowed by the rules adopted by the State Fish and Wildlife Commission.
- The preparation, storage, and disposal of marketing or otherwise of the products or by-products raised on such land for animal or human consumption.
- Any other commercial agricultural or horticultural use or animal husbandry or any combination thereof.

To confirm that a farm or forest operation is commercial, Section 3.04(A) of the Hood River County Zoning Ordinance requires that either the parcel involved is receiving farm or forest tax deferral from the County or the owner provide proof of gross income generated from the onsite farm pursuant to ORS 308.A.071(2)(a) for at least one year.

SITE PLAN:

A site plan, drawn in black ink at a maximum scale of 1 inch = 100 feet, must be included with your submitted application. Please do not use highlighter, colors, or photographs/aerial photos since they are not easily reproducible. Site plans should be drawn on paper **NO LARGER THAN 11"X17"**.

If the parcel is large, planning staff suggests that you submit a detail site plan that shows only the portions of the parcel affected by the proposed development, together with a vicinity plan showing the overall site. If this option is pursued, please show at least two property lines and enough of the parcel or some adjacent features, such as roads, so that the planner and other viewers can locate the proposed development on the vicinity map.

Much of the required information may be obtained from the Hood River County Webmap at <http://hrccd.co.hood-river.or.us> under "County Webmap"

MINIMUM SITE PLAN INFORMATION REQUIREMENTS:

Please Note: Although most site plans can be drawn by the person making application, you may wish to hire a professional to prepare your site plan if your proposal is complex or the site is challenging. Site plans allow the planner and other interested parties to clearly understand the nature of the proposal and its relationship to the parcel, as well as surrounding parcels of land. Submitted site plans are considered legally binding documents. It is the responsibility of the applicant to know and accurately identify the subject parcels property lines, as well as the location of any easements or right-of-way.

- ⇒ Property information – address and map and tax lot
 - ⇒ Property owner and applicant name
 - ⇒ Scale and north arrow
 - ⇒ Boundaries of parcel with dimensions
 - ⇒ Location, labeling, and size of existing and proposed buildings
 - ⇒ Setback distance of proposed buildings and structures from property lines, roads, other structures, streams, ponds, and wetlands
 - ⇒ Location and width of access roads, driveways, turnouts, turnarounds, and parking areas.
 - ⇒ Location of utility services, *including approved septic drain fields, and replacement field*
 - ⇒ All easements (access, utility, irrigation, etc.)
 - ⇒ Significant slope or terrain features
 - ⇒ Vegetation type
 - ⇒ Portion of property in farm or forest use
 - ⇒ Vicinity map (if needed augment your site plan)
-

Site plans not drawn to scale or failing to include the required information will not be accepted. See the sample site plan provided.

Using a piece of graph paper, such as that included within this application form, may be the simplest way to draw your plan to scale!

SITE PLAN

Applicant: _____ Owner: _____

Property Address: _____ Twn _____ Rng _____ Sec _____ TxLt _____



Does your site plan show the following?

- Property Information.
- Scale and north arrow.
- Boundaries of parcel with dimensions.
- Existing and proposed structures.
- Setback distances of proposed buildings.
- Access roads, driveways, turnarounds, & parking.
- Location of utilities, septic drainfields.
- All easements (access, utility, irrigation, etc.).
- Significant slope or terrain features.
- Vegetation type.
- Portion of property in farm or forest use.
- Vicinity map (if needed to augment your site plan).

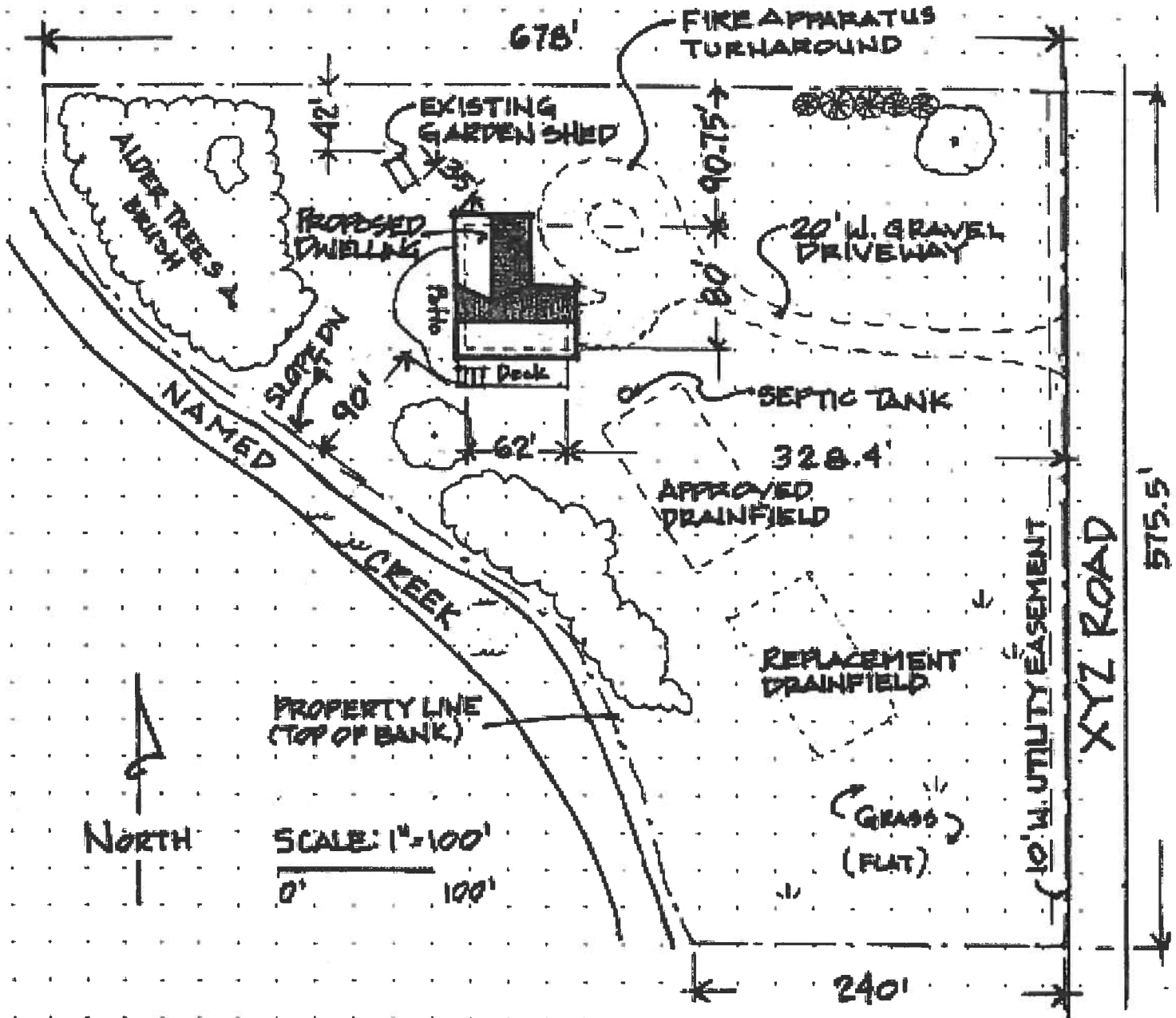
SITE PLAN EXAMPLE

Applicant: Joe and Jane Homeowner

Owner: Joe and Jane Homeowner

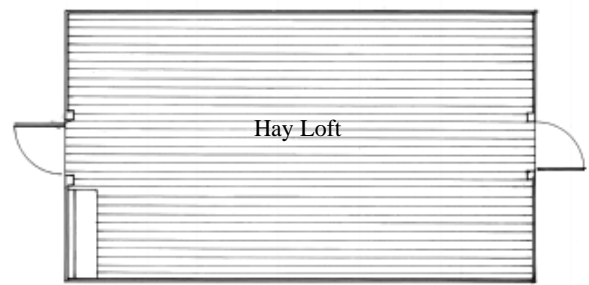
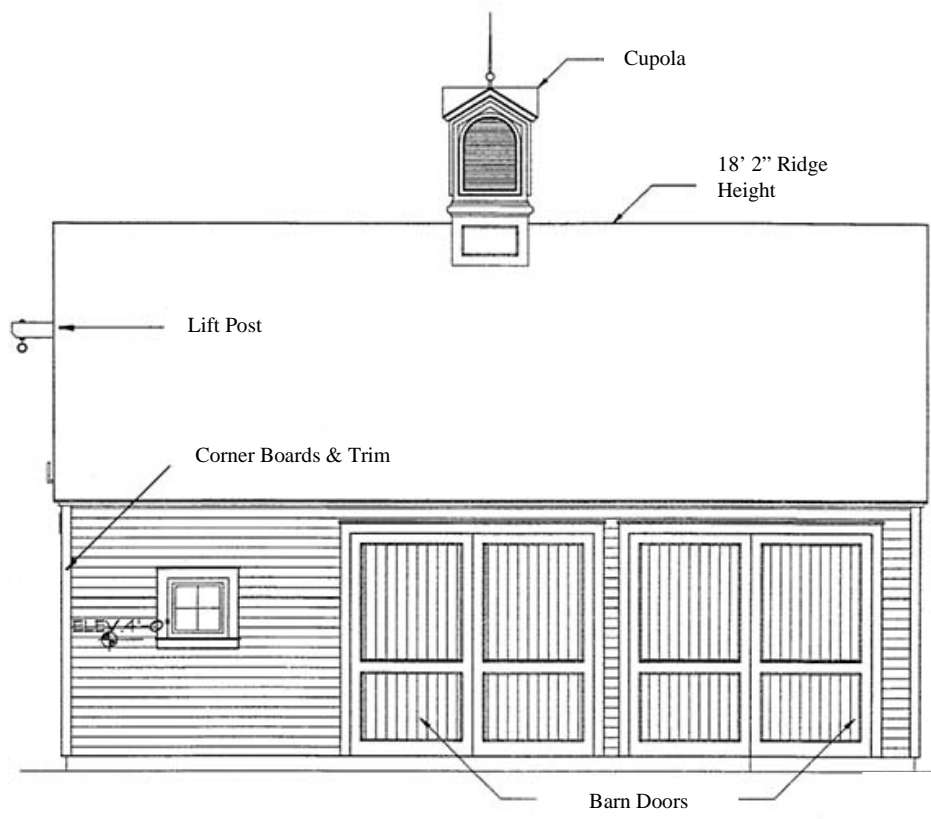
Property Address: 123 XYZ Road

Twn 3N Rng 8E Sec 10 TxLt 2010

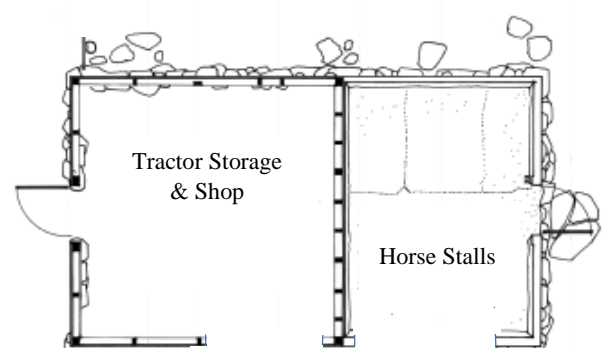


Does your site plan show the following?

- | | |
|--|---|
| <input checked="" type="checkbox"/> Property Information. | <input checked="" type="checkbox"/> Location of utilities, septic drainfields. |
| <input checked="" type="checkbox"/> Scale and north arrow. | <input checked="" type="checkbox"/> All easements (access, utility, irrigation, etc.). |
| <input checked="" type="checkbox"/> Boundaries of parcel with dimensions. | <input checked="" type="checkbox"/> Significant slope or terrain features. |
| <input checked="" type="checkbox"/> Existing and proposed structures. | <input checked="" type="checkbox"/> Vegetation type. |
| <input checked="" type="checkbox"/> Setback distances of proposed buildings. | <input checked="" type="checkbox"/> Portion of property in farm or forest use. |
| <input checked="" type="checkbox"/> Access roads, driveways, turnarounds, & parking. | <input checked="" type="checkbox"/> Vicinity map (if needed to augment your site plan). |



Second Floor



First Floor

Sample Building Floor Plan & Building Elevation Drawing