

AGRICULTURAL BUILDING APPLICATION



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

| 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**
- ◆ See the attached sheet for a listing of accepted farm uses and for limitations on agricultural buildings.
 - ◆ The subject parcel must be enrolled in the agricultural tax deferral program to provide proof of farm use.

Building Information

1. Is the subject building to be located on a farm and used in the operation of the farm? (as defined by the uses listed in ORS 215.203)
 Yes No If yes, describe how land is employed for profit: _____
2. Total farm acreage to utilize the proposed building: _____
3. 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
4. What is the proposed maximum number of people that will be present in the building at any one time? _____
5. Will the structure be used by the public? Yes No If yes, explain how: _____
6. Describe the intended use of the structure: **(Be specific)**

7. Square footage of the proposed building: Length _____ Width _____ Square footage _____
8. 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 farm and will be used in the operation of the farm as defined in the Oregon Structural Specialty Code. I understand and acknowledge that should the subject building be converted to a non-agricultural 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. |



Hood River County Community Development Agricultural Building Application Definitions And Instructions

601 State Street / Hood River, OR 97031
(541) 387-6840 • FAX (541) 387-6873
plan.dept@co.hood-river.or.us

Definitions

Agricultural Building: An Agricultural Building is a structure *located on a farm and used in the operation of such farm* (see below). ORS 455.315 allows exemption from application of the State Structural Specialty Code to agricultural buildings. Per ORS 455.315 the Agricultural Building exemption does NOT apply to the following structures:

- 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 good (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.

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.
- The current employment of land for the primary purpose of obtaining a profit in money by 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 of human consumption.

Instructions for Application

1. Fill out the application completely and draw a site plan containing the required information.
2. Obtain the applicable “Required Approval” signatures by submitting your application and site plan to the various agencies.
3. Return the signed application and the site plan to the County Planning Department for review. The review process generally takes about two weeks. The Planning Department staff will conduct deed research, a review of past applications and will conduct an on-site visit to verify conditions.
4. You will receive notice in the mail indicating the decision and requirements for approval. You may be required to obtain other permits depending on the systems to be installed in the building.

SITE PLAN:

A site plan, drawn **TO SCALE** 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 www.co.hood-river.or.us - under "County Maps"

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 parcel's property lines, as well as the location of any easements or rights-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 and structures.
- ⇒ Setback distance of proposed buildings and structures from property lines, roads, other structures, streams, ponds, & wetlands.
- ⇒ Location and width of access roads, driveways, turnouts, turnarounds, and parking areas.
- ⇒ Location of utility services, *including approved septic drainfields, 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 to augment your site plan).

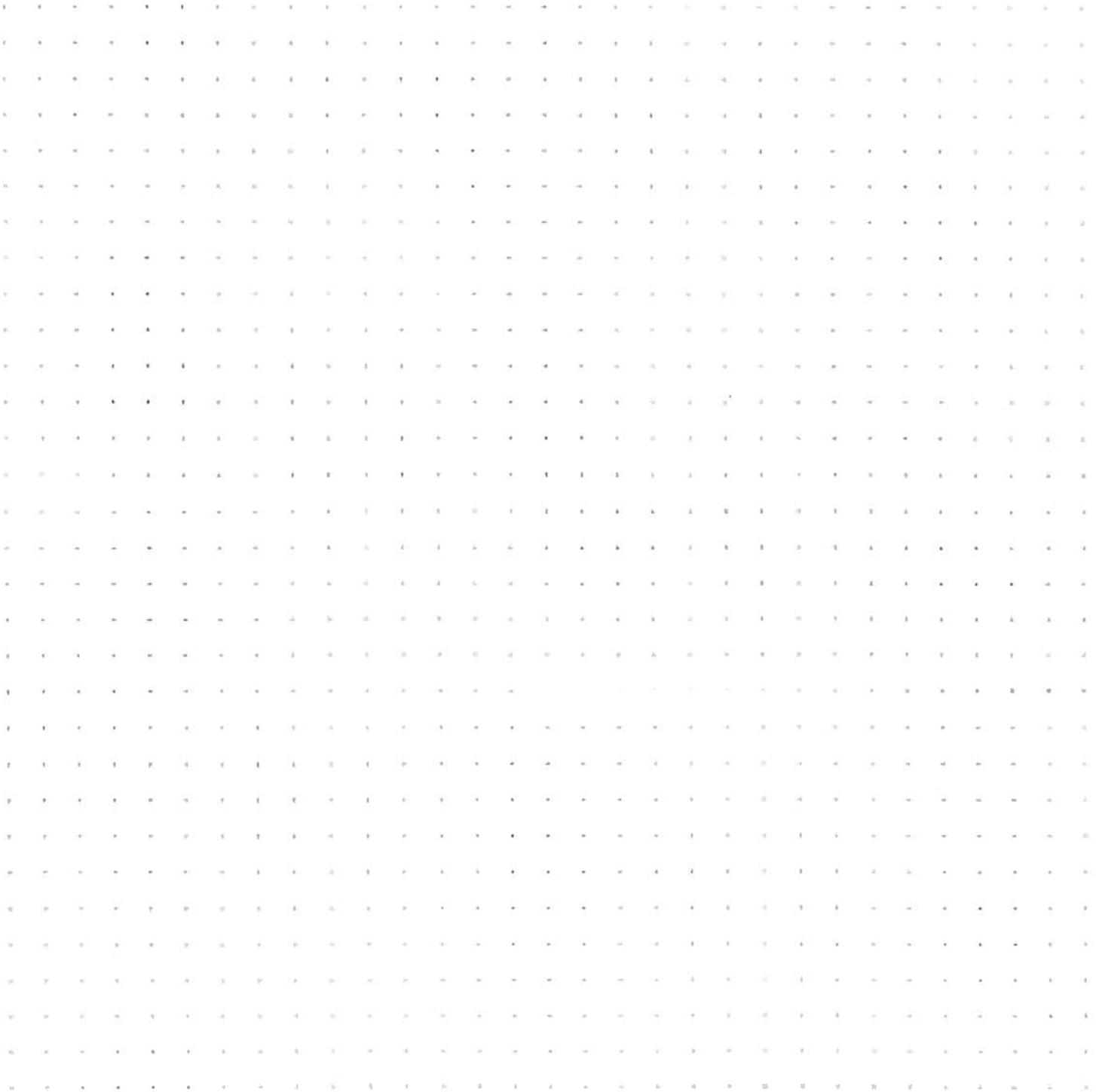
Site plans not drawn to scale or failing to include the required information will not be accepted. See the sample site plan provided.

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).

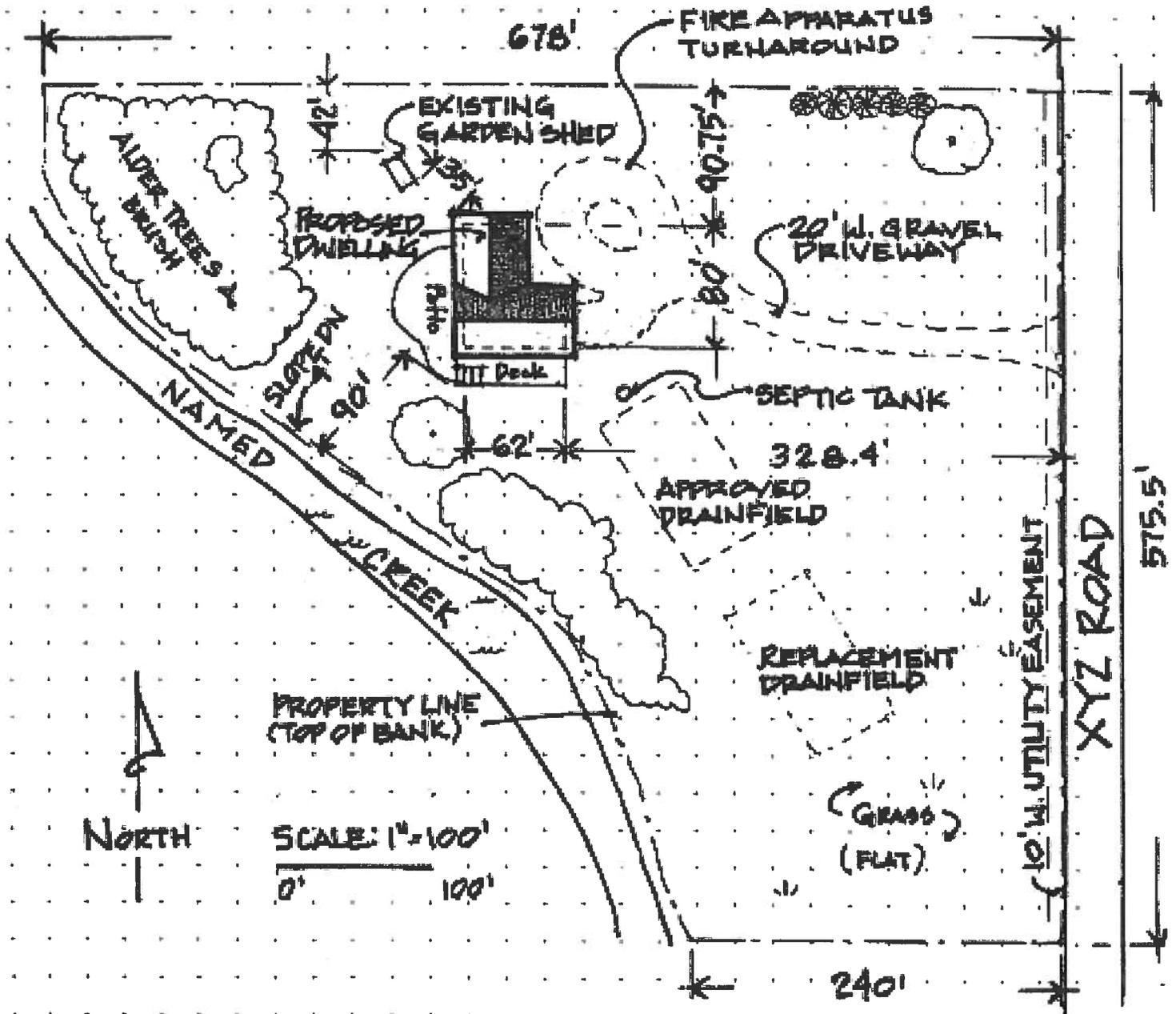
SITE PLAN EXAMPLE

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). |