



Clatsop County

Community Development
800 Exchange Street, Suite 100
Astoria, Oregon 97103
Phone 503 325-8611 Fax 503 338-3606
comdev@co.clatsop.or.us www.co.clatsop.or.us

Conditional Use Permit Non-Farm Dwelling New Parcel

Fee: \$750.00 Dwelling Only Fee: \$1,025.00 Dwelling & Minor Partition

Fee: \$1,150.00 Dwelling & Major Partition

Proposed Use: Non-Farm Dwelling on parcel created after January 1, 1993

Non-Farm Partition: Major Minor None

Legal Description of Property:

T _____ R _____ S _____ Lot _____ Acres _____ Zone EFU

Adjacent Property Owned by Applicant:

T _____ R _____ S _____ Lot _____ Acres _____ Zone _____

T _____ R _____ S _____ Lot _____ Acres _____ Zone _____

Applicant Name: _____

Email: _____

Mail Address: _____

City/State/Zip _____

Phone: _____

Phone: _____

Owner Name: _____

Email: _____

Mail Address: _____

City/State/Zip _____

Phone: _____

Phone: _____

Agent Name: _____

Email: _____

Mail Address: _____

City/State/Zip _____

Phone: _____

Phone: _____

Applicant's Signature: _____ Date: _____

Owner's Signature: _____ Date: _____

Each of the following criteria and standards must be addressed by the applicant.

The information needed should be submitted on separate 8.5" by 11" sheets of paper, typed.

- (2) In addition to the other applicable standards of this ordinance, the hearing body must determine that the development will comply with the following criteria to approve a conditional development and use.
- a. The proposed use does not conflict with any provision, goal, or policy of the Comprehensive Plan.
 - b. The proposed use meets the requirements and standards of the Clatsop County Land and Water Development and Use Ordinance (Ordinance 80-14).
 - c. The site under consideration is suitable for the proposed use considering:
 1. The size, design, and operating characteristics of the use, including but not limited to off-street parking, fencing/buffering, lighting, signage, and building location.
 2. The adequacy of transportation access to the site, including street capacity and ingress and egress to adjoining streets.
 3. The adequacy of public facilities and services necessary to serve the use.
 4. The natural and physical features of the site such as topography, natural hazards, natural resource values, and other features.
 - d. The proposed use is compatible with existing and projected uses on surrounding lands, considering the factors in (c) above.
 - e. The proposed use will not interfere with normal use of coastal shorelands.
 - f. The proposed use will cause no unreasonably adverse effects to aquatic or coastal shoreland areas.
 - g. The use is consistent with the maintenance of peripheral and major big game habitat on lands identified in the Comprehensive Plan as Agricultural Lands or Conservation Forest Lands. In making this determination, consideration shall be given to the cumulative effects of the proposed action and other development in the area on big game habitat.
- (3) In addition to compliance with the criteria as determined by the hearing body and with the requirements of Sections 1.040 and 1.050, the applicant must accept those conditions listed in Section 5.025 that the hearing body finds are appropriate to obtain compliance with the criteria.

Also address the following:

Section 3.520. Certain non-farm dwellings may be permitted under Section 3.566(9) of the EFU zone subject to the following standards.

- (a) The County must make findings that:
 - (A) 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.
 - (B) The dwelling is situated upon a lot or parcel, or a portion of a lot or parcel, that is generally unsuitable land for the production of farm crops and livestock or merchantable tree species, considering the terrain, adverse soil or land conditions, drainage and flooding, vegetation, location and size of the tract. A lot or parcel shall not be considered unsuitable solely because of size or location if it can reasonably be put to farm or forest use in conjunctions with other land. If the parcel is under forest assessment, the dwelling shall be situated upon generally unsuitable land for the production of merchantable tree species recognized by the Forest Practices Rules, considering the terrain, adverse soil or land conditions, drainage and flooding,

vegetation, location and size of the parcel. A lot or parcel is not “generally unsuitable” simply because it is too small to be farmed profitably by itself. If a lot or parcel can be sold, leased, rented or otherwise managed as a part of a commercial farm or ranch it is not “generally unsuitable”. A lot or parcel is presumed to be suitable if it is composed predominantly of Class I-IV soils. Just because a lot or parcel is unsuitable for one farm use does not mean it is not suitable for another farm use. If a lot or parcel is under forest assessment, the area is not “generally unsuitable” simply because it is too small to be managed for forest production profitably by itself. If a lot or parcel under forest assessment can be sold, leased, rented or otherwise managed as a part of a forestry operation, it is not “generally unsuitable”. If a lot or parcel is under forest assessment, it is presumed suitable if it is composed predominantly of soils capable of producing 50 cubic feet of wood fiber per acre per year. If a lot or parcel is under forest assessment, to be found compatible and not seriously interfere with forest uses on surrounding land it must not force a significant change in forest practices or significantly increase the cost of those practices on the surrounding land.

- (C) The dwelling will not materially alter the stability of the overall land use pattern of the area. In determining whether a proposed non-farm dwelling will alter the stability of the land use pattern in the area, a County shall consider the cumulative impact of non-farm dwellings on other lots or parcels in the area similarly situated. If the application involves the creation of a new parcel for the non-farm dwelling, a County shall consider whether creation of the parcel will lead to creation of other non-farm parcels, to the detriment of agriculture in the area, and
 - (D) The dwelling complies with such other conditions the County considers necessary.
 - (E) Cubic feet per acre per year, as the phrase is used in subsection (B) of this section, means the average annual increase in cubic foot volume of wood fiber per tract for fully stocked stands at the culmination of mean annual increment as reported by the USDA Soil Conservation Service. Where SCS data are not available or are shown to be inaccurate, an alternative method for determining productivity may be used. An alternative method must provide equivalent data and be approved by the Department of Forestry.
- (b) If a single family dwelling is established on a lot or parcel as set forth in Section (3) of this rule or OAR 660-06-027, no additional dwelling may be later sited under the provisions of Section (4) of this rule.