



LINN COUNTY PLANNING AND BUILDING DEPARTMENT

Robert Wheeldon, Director

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**RURAL RESOURCE ZONE DWELLING  
STEP 1 REVIEW -- CONDITIONAL USE SOILS SCREEN**

**Application Fee - \$350.00**

The purpose of this application is to determine if a property can satisfy the conditional use soils screen for a new dwelling in a rural resource zoning district. The soils screen is classified as a Type 1B application in Linn County Code (LCC) 921.075(C)(10).

The soils screen criteria must be satisfied before the property owner can submit a conditional use permit application for a new dwelling in a rural resource zone. The rural resource zones in Linn County are the Exclusive Farm Use (EFU) zone, the Farm/Forest (F/F) zone, and the Forest Conservation and Management (FCM) zone.

**RURAL RESOURCE ZONE DWELLING  
STEP 1 REVIEW – CONDITIONAL USE SOILS SCREEN**

Date Received: \_\_\_\_\_ Receipt number: \_\_\_\_\_ Fee paid: \_\_\_\_\_

Application accepted by: \_\_\_\_\_ Application reviewed by: \_\_\_\_\_

Proposed dwelling test:  Farm dwelling  
 Accessory farm dwelling  
 Class IV or worse non-farm dwelling  
 Class VI or worse non-farm dwelling  
 Pre-1985 dwelling (lot-of-record test)  
 Alternative forest land dwelling (template test)  
 Pre-1985 forest land dwelling (forest lot-of-record test)  
 Other \_\_\_\_\_

**THIS FORM MUST BE FILLED OUT COMPLETELY, IN INK OR TYPE WRITTEN**

**I. Property Owner/Applicant Information**

A. Applicant(s) \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Phone number (home) \_\_\_\_\_ (work) \_\_\_\_\_

B. Property owner(s) \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Phone number (home) \_\_\_\_\_ (work) \_\_\_\_\_

C. Applicant's representative (if any) \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

Phone number (home) \_\_\_\_\_ (work) \_\_\_\_\_

**II. Property Information**

- A. Legal description of property: Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_\_  
Tax Lot(s) \_\_\_\_\_
- B. Property size \_\_\_\_\_
- C. Site Address (if any) \_\_\_\_\_  
\_\_\_\_\_
- D. Zoning designation \_\_\_\_\_ Comp Plan designation \_\_\_\_\_
- E. Date property was purchased by current owner (**attach copy of deed**) \_\_\_\_\_
- F. Is there a dwelling located on the subject tax lot? ( ) Yes ( ) No
- G. Is the property managed for farm use? ( ) Yes ( ) No  
If yes, who is the farm operator? \_\_\_\_\_  
If yes, describe the farm use. Include the types of farm activities and the acreage involved.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- H. Was the property predominately forest land on January 1, 1993? ( ) Yes ( ) No  
If yes, describe the acreage in forest use and the predominant tree species: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- I. Adjacent tax lots under the same ownership as the subject property on the date of the application:  
Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_ Tax Lot(s) \_\_\_\_\_ Size \_\_\_\_\_  
Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_ Tax Lot(s) \_\_\_\_\_ Size \_\_\_\_\_
- J. Adjacent tax lots under the same ownership as the subject property on November 4, 1993:  
Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_ Tax Lot(s) \_\_\_\_\_ Size \_\_\_\_\_  
Township \_\_\_\_\_ Range \_\_\_\_\_ Section \_\_\_\_ Tax Lot(s) \_\_\_\_\_ Size \_\_\_\_\_
- K. Is there a dwelling on one of the tax lots identified in **Item J above**? ( ) Yes ( ) No
- L. Total acreage in contiguous ownership \_\_\_\_\_
- M. Is there a dwelling on a contiguous tax lot under the same ownership? ( ) Yes ( ) No
- N. Name of nearest public road: \_\_\_\_\_
- O. Distance to nearest public road: \_\_\_\_\_

**III. Attachments**

**YOU MUST SUBMIT THE FOLLOWING ATTACHMENTS WITH THIS APPLICATION:**

- A. A site plan showing the property dimensions, location of existing and proposed structures and natural features. The site plan must be submitted on paper no larger than 8½ inches by 14 inches and must be drawn to scale.
- B. The current deed or contract showing ownership and containing the property's legal description.

**IV. Owner/Applicant Certifications**

**I hereby certify that the statements, attachments, exhibits, plot plan and other information submitted as a part of this application are true and any approval granted based on this information may be revoked if it is found that such statements are false.**

Owner/applicant signature \_\_\_\_\_ Date \_\_\_\_\_  
 Owner/applicant signature \_\_\_\_\_ Date \_\_\_\_\_

**V. Verification of Ownership**

**Only the owner of the property is authorized to complete this section.**

- A. I hereby certify that this application does not violate any recorded codes, covenants or restrictions that are attached to the subject property.

I have the following legal interest in the property:

- \_\_\_\_\_ owner of record
- \_\_\_\_\_ land sales contract purchaser
- \_\_\_\_\_ holder of a recorded exclusive option to purchase

Property Owner Signature \_\_\_\_\_ Date \_\_\_\_\_

- B. This section to be completed by Linn County Assessor or Planning and Building staff. County Code does not allow an application to be reviewed unless the owner has first authorized it. The assessor's office records are used to verify the ownership.

The Linn County Assessor's Office records indicate that:

Township\_\_\_\_, Range\_\_\_\_, Section(s)\_\_\_\_, Tax Lot(s)\_\_\_\_\_

is owned or is being purchased by: \_\_\_\_\_

If more than one owner is included, please list all other owners.

Other owners:

- (1) \_\_\_\_\_ (3) \_\_\_\_\_
- (2) \_\_\_\_\_ (4) \_\_\_\_\_

\_\_\_\_\_  
 Assessor or Planning Staff Signature Date

**VI. Soils Review (To be completed by Planning Department staff)**

SOIL TYPE	SCS CLASS	HIGH-VALUE TYPE	PERCENT	ACREAGE	CU FT/ ACRE/YR	TOTAL CU FT/YR
TOTAL	--	--			--	

Property is predominantly:

Type 1 high-value farmland       Type 2 high-value farmland  
 Non-high-value farmland       SCS Class IV-VIII soils

Minimum farm income to qualify under farm income test:

\$40,000 per year       \$80,000 per year

Predominant Forest Productivity Rating (cubic feet/acre/year):

0-49       50-85       More than 85

Template to be applied:

160-acre square       160 acre rectangle

Total units of land which existed on January 1, 1993 within template area: \_\_\_\_\_

Total lawful dwellings which existed on January 1, 1993 on template properties: \_\_\_\_\_

Forest Capability (cubic feet/year):

Less than 5000       More than 5000

**VII. Criteria Check List**

**Criteria Check List (for departmental use only)**

Criteria reviewed by: \_\_\_\_\_ Date completed: \_\_\_\_\_

Property is a lot-of-record created before January 1, 1993? ( ) Yes ( ) No

Property is under pre-1985 ownership? ( ) Yes ( ) No

Tract as it currently exists already includes a dwelling? ( ) Yes ( ) No

Tract as it existed on January 1, 1993 already includes a dwelling? ( ) Yes ( ) No

Property is managed for farm use? ( ) Yes ( ) No

Property is predominately type 1 high-value farmland? ( ) Yes ( ) No

Property is predominately type 2 high-value farmland? ( ) Yes ( ) No

Property is predominately non-high-value farmland? ( ) Yes ( ) No

Property is predominately SCS Class IV - Class VIII soils? ( ) Yes ( ) No

Property is 95 percent SCS Class VI - Class VIII soils? ( ) Yes ( ) No

Property is equal to or larger than 100 acres? ( ) Yes ( ) No

Property is stocked with trees per ORS 527.610-770? ( ) Yes ( ) No

Property was predominately forestland on January 1, 1993? ( ) Yes ( ) No

Property meets the minimum template requirements for a dwelling?( ) Yes ( ) No

Property can produce 5,000 cu/ft/yr of commercial tree species? ( ) Yes ( ) No

Property qualifies for the following primary farm-related dwelling review(s):

\_\_\_ \$80,000 income test \_\_\_ \$40,000 income test \_\_\_ Size test \_\_\_ Median test

Property qualifies for the following accessory farm-related dwelling review(s):

\_\_\_ \$80,000 income test \_\_\_ \$40,000 income test

Property qualifies for the following pre-1985 nonfarm dwelling review:

\_\_\_ Non-high-value farmland \_\_\_ Type 2 high-value farmland \_\_\_ High-value farmland

Property qualifies for the following nonfarm dwelling review(s):

\_\_\_\_\_ Class IV-VIII nonfarm dwelling test \_\_\_\_\_ Class VI-VIII nonfarm dwelling test

Property qualifies for the following forest land dwelling review(s):

\_\_\_\_\_ Pre-1985 forest land dwelling test \_\_\_\_\_ Template test for a dwelling

## STANDARD SITE PLAN DRAWING

For a complete and accurate evaluation of your proposal, it is necessary to include sufficient information and detail on a site plan drawing. An example is provided as a guide to the preparation of your plan. The site plan you submit will constitute the formal development plan upon which your request is based.

You may submit separate plans to show details of particular aspects of your proposal, i.e. landscaping, off-street parking, topography and drainage plans.

Any public or semi-public use or activity will require written detail and description of such use, i.e. number of employees, hours of operation, unusual equipment or activities that may produce noise, odor, glare, vibration, etc., equipment storage areas, guard or watchman requirements, aerial hazards and road access needs.

This site plan requirement is in addition to any other requirements for zoning, building, sanitation or other governmental permits or standards compliance.

### SITE PLAN REQUIREMENTS:

- (1) The site plan must be submitted on paper no larger than 8½ inches by 14 inches and drawn to scale.
- (2) Indicate the scale (for example, 1" = 200') on the site plan.
- (3) Include a North arrow indicating the direction of North on the map.
- (4) Include the applicant's name and address in an information block at the bottom of the page.
- (5) Show the dimensions of the property. These may be taken from surveys, deeds and assessor's records.
- (6) Indicate the names of roads adjacent to the property.
- (7) Indicate the approximate distance and direction to nearest city or town.
- (8) Indicate the dimensions and distance from property lines to all structures, both existing and proposed, as well as fences, culverts, light standards and signs on the property and adjacent properties.
- (9) Indicate the location of existing and proposed access ways, parking and loading areas, approaches and barriers. The type of surfacing should be indicated.
- (10) Identify the location of significant land features, such as streams, creeks, drainage areas and slope.
- (11) Identify the location of existing and/or proposed septic tanks, repair areas and wells. If known, indicate any wells or septic systems on adjacent properties if they are within 10 feet of this property.
- (12) Indicate existing uses of land (cultivation, pasture, timber, etc.). Indicate types of crops, pasture, grass and timber species.

Attach sample plot plan (see sample plotplan on Planning and Building webpage)