

Hillsbery – Young Road property PA-80

Information from Columbia County's Building & Planning Department for buyer to build on property.

A House, garage, Shop or a few other things like horse stables are allowed. See details on:

PA-80 option #5 "Lot of Record on High Value Farmland"

Per Columbia County it is allowed, it would just be required that the Hillsbery's begin the process.

Before buyer purchases property, Hillsbery's will need to do the following to start this process.

- Buyer to decide on building site.
- Site chosen must be required space away from the slough/wetland (I believe that is 50').
- Site drawing created showing footprint of house, garage or shop showing sizes and location on the lot.
- Hillsberys will submit drawing to the county (I can help draw it also).
- Hillsberys will fill out county forms to begin the building permit process.
- Once these forms are approved the buyer will have years to build on the site. (I believe that can be extended)
- At this point the buyer can purchase and begin the building process.
- One of the first things the buyers need to do is the septic tank plan, but site needs to be decided upon first.

Young Road
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The County reserves this section for use if the County prepares the potential gross sales figures table, approved by DLCD, per acre for each assessor land class pursuant to OAR 660-033-0135(4).

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Lot of Record Dwelling on High Value Farmland.

- A. A dwelling may be authorized on a tract of land classified as High Value Farmland subject to the following criteria:
1. The lot or parcel on which the dwelling will be sited was lawfully created and was acquired and owned continuously by the present owner prior to January 1, 1985. (Note: Present owner may also qualify if the property was inherited by devise or intestate succession from a person that acquired the lawfully created parcel prior to January 1, 1985);
 2. The tract on which the dwelling will be sited has no existing dwellings;
 3. The lot or parcel on which the dwelling will be sited was part of a tract on November 4, 1993 and no dwelling exists on another lot or parcel of the tract;
 4. The dwelling meets all other land use regulations including, but not limited to, regulations which apply to flood hazard areas, development within the Willamette River Greenway, development in forested areas or development in significant resource areas such as riparian areas or big game habitat;
 5. When the lot or parcel on which the dwelling will be sited is part of a tract, the remaining portions of the tract are consolidated into a single lot or parcel when the dwelling is allowed;
 6. The parcel cannot practically be managed for farm use, by itself, or in conjunction with adjacent land, due to extraordinary circumstances inherent in the land or its physical setting or physical barriers that separates the lot from other agricultural land that do not apply generally to other land in the vicinity. Examples of "extraordinary circumstances inherent in the land or its physical setting" include very steep slopes, deep ravines, rivers, streams, roads, railroad or utility lines or other similar natural or physical barriers that by themselves or in combination separate the subject lot or parcel from adjacent agricultural land and prevent it from being practicably managed for farm use by itself or together with adjacent or nearby farms;
 7. The dwelling will not force a significant change in accepted farm or forest practices on surrounding lands devoted to farm and forest use;
 8. The dwelling will not significantly increase the cost of farm or forest practices on surrounding lands devoted to farm and forest use; and

9. The dwelling will not materially alter the stability of the overall land use pattern in the area.
 - B. Notice of the application pursuant to Section 1601 shall also be provided to the State Department of Agriculture at least 20 calendar days prior to any decision.
 - C. Authorization of a single-family dwelling under the provisions of this subsection may be transferred by a person who has qualified under this subsection to any other person after the effective date of the land use decision.
 - D. For the purpose of Subsections 305.5A. and .6A. of this section, "owner" includes wife, husband, son, daughter, mother, father, brother, brother-in-law, sister, sister-in-law, son-in-law, daughter-in-law, mother-in-law, father-in-law, aunt, uncle, nephew, stepparent, stepchild, grandparent or grandchild of the owner or a business entity owned by any one or combination of these family members.
 - E. The County Assessor shall be notified of the land use application for the proposed dwelling on the PA-80 property.
- .6 Lot-of-Record Dwelling Not High Value Farmland. A dwelling may be authorized on a lot-of-record on land not classified as High Value Farmland.
- A. To qualify as a lot-of-record, the parcel must meet the following criteria:
 1. The lot or parcel on which the dwelling will be sited was lawfully created and acquired and continuously owned by the present owner prior to January 1, 1985. (Note: The owner may also qualify if the property was inherited by devise or intestate succession from a person who acquired the lawfully created parcel prior to January 1, 1985);
 2. The tract on which the dwelling will be sited has no existing dwelling;
 3. The lot or parcel on which the dwelling will be sited was part of a tract on November 4, 1993 and no dwelling exists on another lot or parcel of the tract;
 4. The dwelling meets all other land use regulations including, but not limited to, regulations which apply to flood hazard areas, development within the Willamette River Greenway, development in forested areas or development in significant resource areas such as riparian or big game habitat; and
 5. When the lot or parcel on which the dwelling will be sited is part of a tract, the remaining portions of the tract are consolidated into a single lot or parcel when the dwelling is allowed.