



**LAND USE PERMIT APPLICATION**

This form provides for the review and approval of replacement dwellings in the EFRU and FU zones.

This application must be submitted to the Harney County Planning Department, 450 N. Buena Vista, Burns, OR 97720, (541) 573-6655, and must be accompanied by a non-refundable application fee(s). Acceptance of the application and fee(s) does not guarantee approval. **PLEASE COMPLETE THIS APPLICATION BY PRINTING CLEARLY WITH A BLUE or BLACK INK PEN (copies come out better). THANK YOU.**

**LAND USE  
PERMIT  
APPLICATION  
2018**

**Replacement Dwelling**

Return Application  
Materials to Either:

**Brandon McMullen,**  
Planning Director  
Voice: (541) 573-6655  
planning@co.harney.or.us

at

**Harney County Planning  
Department**  
450 N. Buena Vista  
Burns, OR 97720  
Fax: (541) 573-2762

Visit us @  
[www.co.harney.or.us](http://www.co.harney.or.us)

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Application Revision Date:

2018

Project Application #:	<u>18- -RD</u>
Replacement Dwelling Fee:	<u>\$35.00</u>

Name of Applicant: \_\_\_\_\_

Address: \_\_\_\_\_

City, State, Zip code: \_\_\_\_\_

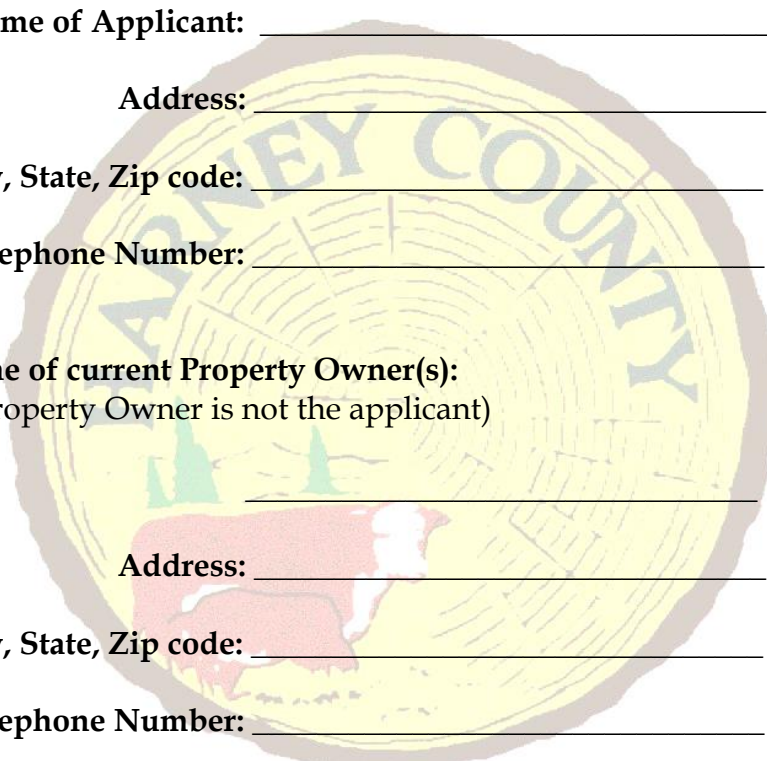
Telephone Number: \_\_\_\_\_

Name of current Property Owner(s):  
(If Property Owner is not the applicant)

Address: \_\_\_\_\_

City, State, Zip code: \_\_\_\_\_

Telephone Number: \_\_\_\_\_



## Section 1: Property Information

Complete this section.

1. <b>Location</b> of Property (Provide directions you would give someone to get to the property):	
2. Has the Property or dwelling received a <b>Rural Address</b> ? <i>If so, what is it?</i>	<input type="checkbox"/> Yes: _____ <input type="checkbox"/> No
3. Assessor's <b>Account Number(s)</b> for the Property:	Parcel 1: _____
4. Assessor's <b>Tax Lot Number(s)</b> for the Property:	Parcel 1: _____
<p>5. <b>Legal Description</b> of Property: Township: _____ Range: _____ Section: _____</p> <p><b>Use separate sheet of paper for ENTIRE Legal Description and mark it "Exhibit A".</b>          (Obtain the legal description from either the Planning Department or Tax Assessor's Office)</p>	
6. <b>Current Zoning</b> Classification:	<input type="checkbox"/> EFRU-1 (Exclusive Farm & Range Use) <input type="checkbox"/> EFRU-2 (Exclusive Farm & Range Use) <input type="checkbox"/> FU (Forest Use)
7. <b>Size</b> of Property: (acres)	
8. Does the Property reside in a <b>Floodplain</b> ? If the Property is in a Floodplain (Zone Ax) you will need to complete a Floodplain Development Permit before building.	No: _____ Yes: _____ Zone: _____ Panel Number: _____  Will building permits eventually be applied for on this project? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
9. Is the property located in <b>Wetlands</b> as listed on the National Wetlands Inventory maps?	<input type="checkbox"/> No <input type="checkbox"/> Yes
10. What road provides <b>Access</b> to the Property? ( <b>Note:</b> Applicants must present evidence of legal access to any subject parcel proposed for development prior to the issuance of building permits and/or land use permits. (HCZO 4.120))	

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## Section 2: Replacement Dwelling

Complete this section.

11. Will the dwelling be replaced, demolished, or converted to an allowable non-residential use in the zone within **3 months** of completion of the replacement dwelling?

Yes  No

Please describe your plans for removal or conversion of the dwelling to be replaced:

12. (*Staff Only*) Does the dwelling to be replaced comply with the criteria for replacement dwellings as listed in the Harney County Zoning Ordinance and the Oregon Revised Statutes?  Yes  No

Description of decision (*Exhibits from planning staff may accompany this application*):

13. Have **photographs** or other evidence of compliance with the Zoning Ordinance and Oregon Revised Statutes been submitted?  Yes  No (*if yes, please attach as "Exhibit C"*)

14. Has the dwelling been assessed as a dwelling by the County Tax department for the lesser of five (5) years, or within the last 5 years but had its value eliminated as a result of destruction (i.e by fire or natural hazard), or demolition in the case of restoration, of the dwelling?

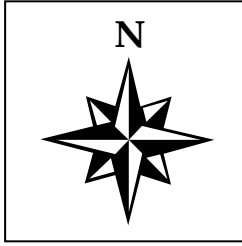
## Section 3: Required Application Materials

Complete this section.

15. These materials are to be submitted with the application: The proceeding page is to be used as a base for the site plan. This drawing DOES NOT take the place of any maps required to be submitted by a Licensed Surveyor. This site plan will **show what is or will be on the property**. Additional material may be requested.

<input checked="" type="checkbox"/>	<b>Materials to be submitted:</b>
<input type="checkbox"/>	a) Completed <b>Application form</b> .
<input type="checkbox"/>	b) Applicable <b>Application fee (\$35.00)</b> .
<input type="checkbox"/>	c) <b>Photographs</b> of the existing home to be replaced ( <b>Note:</b> Copies will be kept in the file created for this application.)
<input type="checkbox"/>	d) <b>Site Plan</b> Marked “ <b>Exhibit B</b> ” (see proceeding page) to include:
<input type="checkbox"/>	• North Arrow
<input type="checkbox"/>	• Site area showing <b>Property boundaries</b> and dimensions
<input type="checkbox"/>	• Proposed and existing <b>structures</b> with dimensions (setbacks) to nearest Property lines.
<input type="checkbox"/>	• Location of existing <b>wells</b> and <b>water rights</b> .
<input type="checkbox"/>	• Location of existing <b>septic systems</b> (i.e. tanks, drain fields)
<input type="checkbox"/>	• Widths and names of <b>roads</b> adjacent to the site as well as existing roads, which provide direct access to the Property.
<input type="checkbox"/>	• Existing <b>access points</b> (driveways, lanes, etc.)
<input type="checkbox"/>	• <b>Easements</b> and rights-of-ways
<input type="checkbox"/>	• Existing <b>utility lines</b> (above and below ground)
<input type="checkbox"/>	• Approximate location of any unusual <b>topographical</b> features
<input type="checkbox"/>	• Major <b>geographic</b> features
<input type="checkbox"/>	• Location of <b>all</b> creeks, streams, ponds, springs and other drainage ways.
<input type="checkbox"/>	e) <b>Quick Print</b> showing property details.
<input type="checkbox"/>	f) <b>Property Deed Card</b> – property history.
<input type="checkbox"/>	g) The <b>Deed</b> of the Property in question.
<input type="checkbox"/>	h) <b>Tax Map</b> – Assessor’s map of the Property.

**Contact County Assessor Dept - for a copy of these**

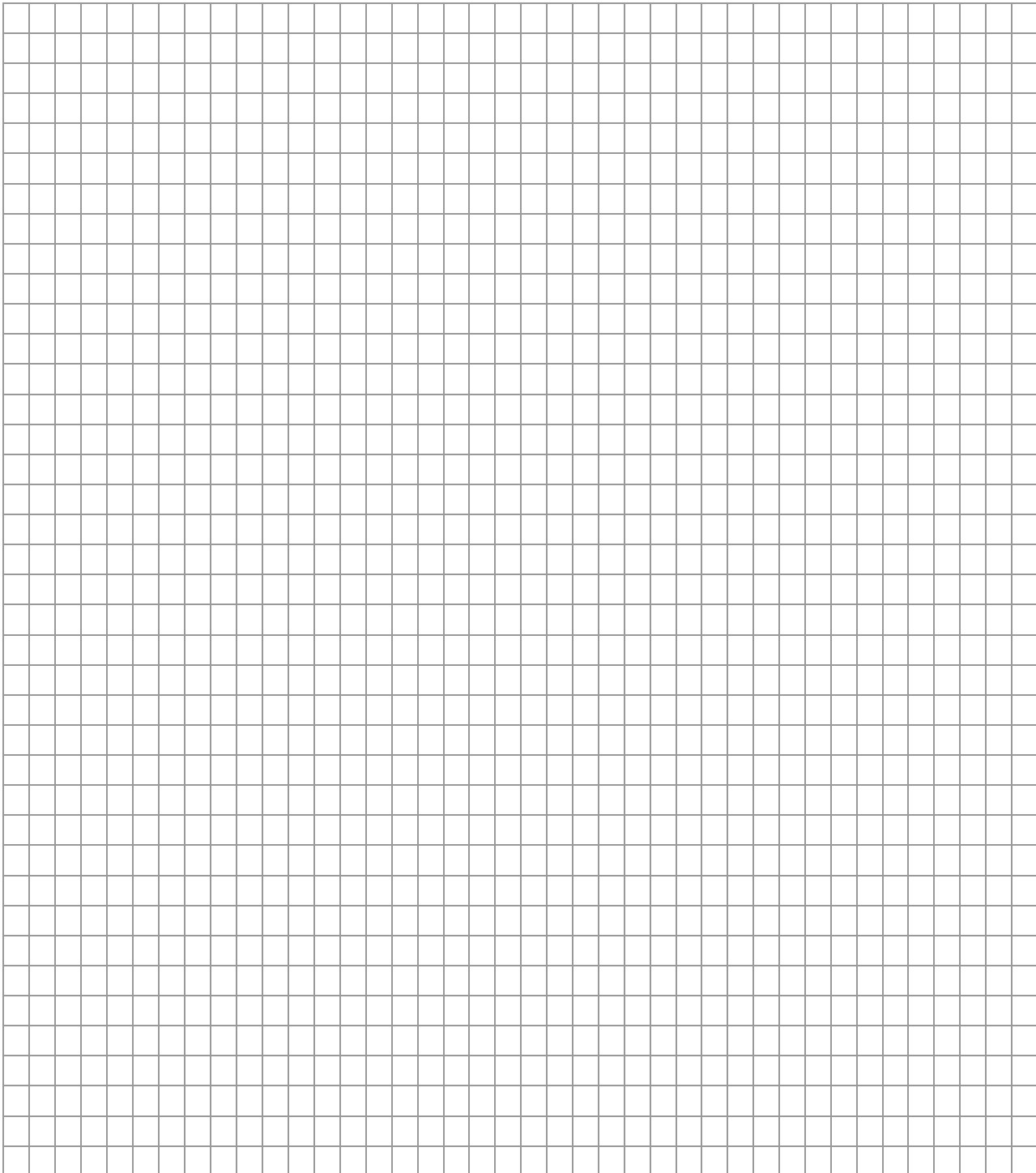


**Exhibit B**  
**Site Plan**

Owner/Applicant: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_



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## Section 4: Certification

Complete this section.

I/We, the undersigned, swear under penalty of perjury that the above responses are made truthfully and to the best of my knowledge. It is further understood that the signing of this application will preclude any lawsuits related to the by-products (i.e. noise, dust, order, etc.) of farming operations.

**ALL Property Owners** with any interest in the properties being affected by this Land Use Permit Application must sign and date this form. *If* more room is needed signing the reverse side of this page is appropriate.

X

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name of Applicant

X

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name of Property Owner

X

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name of Property Owner

### **(Staff Only) Zoning Signoff**

This application and all attached exhibits, *if* signed by a Harney County Planning Official, acts as the zoning permit for a replacement dwelling. Approval of this permit is based on the above information provided by the applicant and Harney County Planning Staff.

\_\_\_\_\_  
PRINT NAME/POSITION

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
DATE