



# LAND USE PERMIT APPLICATION 2010

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For Any Type

Return Application  
Materials to Either:

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

**Darwin Johnson Jr.**  
Assistant Planner  
Voice: (541) 573-8174  
planningassistant@co.harney.or.us

at

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

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

## PLANNING COMMISSION MEETINGS ARE HELD

Harney County Courthouse  
Circuit Court Room  
3<sup>rd</sup> Wednesday of each month,  
7:00 PM

Get the latest version!  
Application Revision Date:

**January 2010**

## **LAND USE PERMIT APPLICATION REVIEW PROCESS**

This form provides for the simultaneous review of multiple proposed land use actions. Project review will be through an integrated and consolidated format as follows:

### **1. Pre-Application Meeting**

The applicant(s) will meet with the Planning Director to review the proposed development/request. Applicable information will be discussed in relation to the proposal. The applicant(s) will then submit all applicable materials to the Planning Department at their convenience.

### **2. Application Meeting**

The Planning Director will contact the applicant again to review the submitted application within one week after all materials have been submitted if the application is incomplete. The Planning Director will review applicable regulations in regards to the type of application. Once the application is complete the 150 day clock will begin which is the maximum amount of time the County has by law to process the application.

### **3. Consideration by Planning Commission**

Public notices are published in the Burns-Times Herald and sent to adjacent property owners. The application will then go before the Harney County Planning Commission in an Open Record Public Hearing (*unless* the application is for a Property Line Adjustment, Farm Dwelling, or other Land Use Action requiring Administrative Review which is heard by the Planning Director). Public comment is received and recommendations are made to the decision making body.

### **4. Decision Making Body Approval or Denial**

The decision-making body (Planning Commission or County Court) takes the recommendation and either approves or denies the application. The County Court may, if the action is legislative in nature, send the application back to the Planning Commission for further review.

### **5. Provision for an Appeal**

An appeal is provided for if the applicant/person with standing desires to challenge a decision of the decision-making body. The County Court or Planning Commission may hear the first level appeal.

### **6. First and Second Level Appeals**

An appeal process is provided and is heard by a legislative body - either: the Harney County Court, LUBA or the Oregon State Court of Appeals.



Project Application #: 10- \_\_\_\_\_

Date Complete: \_\_\_\_\_

Final Decision or Public Hearing Date: \_\_\_\_\_

## Harney County Planning Land Use Permit Application 2010

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.**

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### Section 1: Contact Information

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

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

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

Email & Telephone Number: \_\_\_\_\_

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

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

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

Email & Telephone Number: \_\_\_\_\_

The applicant or an appointed representative **MUST** be in attendance at the Public Hearing (*if required*) of the Harney County Planning Commission in order to explain the project. Planning Commission meetings occur every 3<sup>rd</sup> Wednesday of the month at 7 PM in the Harney County Circuit Court Room.

***If there is no representative present during the scheduled Public Hearing for this Land Use Permit Application, the application will be tabled until the next regularly scheduled meeting. Additional Notification fees may apply.***

## Section 2: Type of Application and Fees

The following total must be paid when submitting an application. (Note: Additional Costs will be billed and must be paid prior to receiving a decision on the application.)

			Process Summary			
<input checked="" type="checkbox"/>	Type of Application: (Alphabetically Listed)	Fee(s):	Public Comment Period	Open Record Hearing	Decision Made By	1 <sup>st</sup> and 2 <sup>nd</sup> Level Appeal
<input type="checkbox"/>	<b>Comp. Plan Amendment</b>	\$200. <sup>00</sup>	20 + days	PC	CC	LUBA
<input type="checkbox"/>	<b>Conditional Use Permit</b> (Including a Non-Farm Dwelling)	\$125. <sup>00</sup> **	20 + days	PC	PC	CC and LUBA
<input type="checkbox"/>	<b>Farm Dwelling</b> and other Permitted Uses requiring Admin. Review (Lot of Record Dwelling)	-\$**	20 + days	-	PD	CC and LUBA
<input type="checkbox"/>	<b>Property Line Adjustment</b>	\$50. <sup>00</sup> *	20 + days	-	PD	CC and LUBA
<input type="checkbox"/>	<b>Partition</b> (Divide parcel into 3-parcels) (A Surveyor's Review Fee is Required)	\$175. <sup>00</sup> * +\$75. <sup>00</sup>	20 + days	PC	PC	CC and LUBA
<input type="checkbox"/>	<b>Subdivision</b> (Divide parcel into 4 + lots)	\$200. <sup>00</sup> + \$10 /lot *	20 + days	PC	CC	LUBA
<input type="checkbox"/>	<b>Variance</b>	\$125. <sup>00</sup>	20 + days	PC	PC	CC and LUBA
<input type="checkbox"/>	<b>Zone Change (Rezone)</b> (Map/Text, Requires Petition)	\$200. <sup>00</sup>	20 + days	PC	CC	LUBA
<input type="checkbox"/>	* <b>Property Line Adjustments, Partitions and Subdivisions:</b> Tax Map Maintenance Fee.	<b>\$35</b> (+\$35 for each proposed lot to be created)	<p><u>Key for Abbreviations used above:</u>  <b>PD</b> - Planning Director, <b>PC</b> - Planning Commission, <b>CC</b> - County Court, <b>LUBA</b> - Land Use Board of Appeals</p> <p>° It should be noted that appeals above LUBA would go to the Oregon Court of Appeals and possibly the Oregon Supreme Court</p> <p>° <b>Application Fees are NON REFUNDABLE.</b> Waivers may be granted by the Planning Director upon special request.</p>			
<input checked="" type="checkbox"/>	<b>Site Plan Review</b> (required for all applications):	<b>\$35.00</b>				
<input checked="" type="checkbox"/>	<b>County Clerk Recording Fee of Findings and Decision:</b>	<b>\$86.00</b>				
<input type="checkbox"/>	** <b>Rural Addressing:</b> When constructing a home.	<b>\$50.00/ea</b>				
	<b>TOTAL FEE</b> ***(see below for Additional Costs to be billed and paid separately):	<b>\$</b>				

\*\*\***Advertisement Costs:** All land use applications will also have additional costs to be billed to the applicant **AFTER** the application is processed - actual costs for public notice in the Burns-Times Herald, \$2.00 for every adjacent landowner that receives a public notice by mail, AND \$8.00 for adjacent landowners map. *IF* applying for a Non Farm Dwelling an additional \$8.00 fee also applies to produce a Soils and 2000 acre Buffer Map. Other mapping fees may also apply (See HCZO Section 9.050 for Filing Fee Schedule).

**Appeals:** There is a non-refundable fee when appealing to the Harney County Court of \$250.00 **NOT All Sections** of this Land Use Permit Application **may** be applicable to every type of application. Sections 1-3, p. 2-6 and Sections 11-12, p. 15-17 are required for every application.

**Only complete the sections that apply:** Sec. 4 - a home or business; Sec. 5 - depends on the permit; Sec. 6 - Property Line Adjustment; Sec. 7 - Partition; Sec. 8 - Farm Dwelling; Sec. 9 - Non-Farm Dwelling; Sec. 10 - Lot of Record Dwelling.

## Section 3: Property Information

Complete this section for ALL applications.

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"/> No <input type="checkbox"/> Yes: _____
3. Assessor's <b>Account Number(s)</b> for the Property:	Parcel 1: _____ Parcel 2: _____ Parcel 3: _____
4. Assessor's <b>Tax Lot Number(s)</b> for the Property:	Parcel 1: _____ Parcel 2: _____ Parcel 3: _____
5. <b>Legal Description</b> of Property: Township: _____ Range: _____ Section: _____ <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)	
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) <input type="checkbox"/> OTHER _____
7. <b>Current Use</b> of Property:	
8. <b>Surrounding Uses</b> of Property:	
9. <b>Size</b> of Property: (acres)	
10. Does the Property reside in a <b>Floodplain</b> ? <i>If the Property is in a Floodplain (Zone Ax) you will need to complete a Floodplain Development Permit before building.</i>	No: _____ Yes: _____ Zone: _____ Panel Number: _____  Will <b>building permits</b> eventually be applied for on this project? <input type="checkbox"/> Yes <input type="checkbox"/> No
11. Is the property located in <b>Wetlands</b> as listed on the National Wetlands Inventory maps?	<input type="checkbox"/> No <input type="checkbox"/> Yes

<p>12. 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))</p>	
<p>13. Will the Property need an <b>Access Permit</b> onto a County Road or State Highway? (<i>If so call Eric Drushella, County Road master, 541-573-6232, or ODOT, 541-889-9115</i>).</p>	<p><input type="checkbox"/> No  <input type="checkbox"/> Yes, <i>if so</i> please contact the proper authority and provide that documentation with this application.</p>
<p>14. Are there any <b>Easements</b> that provide the <b>MAIN ACCESS</b> for the Property <b>OR</b> adjacent properties?</p>	<p><input type="checkbox"/> Yes, <i>if so</i> please provide the documentation with this application.  <input type="checkbox"/> No</p>
<p>15. Does the Applicant hold <b>Title</b> to the Property? <i>If not</i>, what is your interest in the Property?</p>	<p><input type="checkbox"/> Yes  <input type="checkbox"/> No _____</p>
<p>16. What type of <b>Water Use/Rights</b> is present on this Property? Describe type of Water Use - domestic wells, surface water rights, etc. (Contact Tony Rutherford, Watermaster, OWRD, County Courthouse, 541-573-2591.)</p>	<p><input type="checkbox"/> No water uses/rights present.  <input type="checkbox"/> Yes, there are water uses/rights. Check those that apply and list the number of each:  <input type="checkbox"/> <b>Stock Wells (No. _____)</b>  <input type="checkbox"/> <b>Domestic Wells (No. _____)</b>  <input type="checkbox"/> <b>Irrigation Wells (No. _____)</b></p>
<p>17. What is the <b>Environmental Health</b> of this Property? (For example: are there any dumpsites, pollutants, etc. which makes this Property environmentally unhealthy?)</p>	<p><input type="checkbox"/> Good  <input type="checkbox"/> Fair  <input type="checkbox"/> Poor, <i>if so</i>, please explain:</p>
<p>18. Are there any <b>Natural Hazards</b> found on the Property? (Examples of natural hazards are natural floodways and steep slopes. <i>If your proposal for development of a dwelling is on a slope greater than 12%, compliance with the standards under HCZO 4.070 is required.</i>)</p>	<p><input type="checkbox"/> No  <input type="checkbox"/> Yes, <i>if so</i>, please explain:</p>
<p>19. Are there any <b>Archeological Sites</b> on this Property? (<i>If during construction, remains are uncovered please contact the Harney County Planning Department immediately.</i>)</p>	<p><input type="checkbox"/> No  <input type="checkbox"/> Yes, <i>if so</i>, please describe:</p>

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20. Is the Property considered a **Legal Lot of Record**? This means that the parcel or lot was created according to required procedures. Mark which description applies and provide documentation (i.e. Property Deed Card – Assessor’s Office):

- A lot in an existing, duly recorded **subdivision**; or,
- A parcel in an existing, duly recorded major or minor land **partition**; or,
- An existing unit of land for which a **survey** has been duly filed which conformed to all applicable regulations at the time of filing, or,
- Any unit of land **created PRIOR to zoning** and partitioning regulations by deed or metes and bounds description, and recorded with the Harney County Clerk, provided, however that contiguous units of land so created under the same ownership and not conforming to the minimum property size of the underlying zone shall be considered one (1) lot of record.
- The **Property does not meet any of the above** descriptions.

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21. Projected timeline of proposal: (*If applying for a Conditional Use Permit it should be noted that if there is no substantial development begun within 1 year from the date of approval, an extension must be written and approved by the Harney County Planning Commission before the permit expires [the 1 year anniversary date]. There is a limit to one extension.*)

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22. Provide a **description of proposal**:

## Section 4: Facilities and Services to Serve Project

Complete this section ONLY if applying for a dwelling.

All facilities and services provided in Harney County are listed below. Please indicate who will provide each facility/service (either public or private) by providing name, address, and phone. For example, if a private domestic well were providing the drinking water, the provider would be the property owner.

Facilities and Services	Name of Provider, Address and Phone
23. Potable (drinking) Water:	<input type="checkbox"/> Private Property Owner, <input type="checkbox"/> Other _____
24. Sanitary Sewage Disposal:	<input type="checkbox"/> Private Property Owner, <input type="checkbox"/> Other _____
25. Electrical Services:	<input type="checkbox"/> Harney Electric Co-op, <input type="checkbox"/> Idaho Power <input type="checkbox"/> Oregon Trail Electric Co-op, <input type="checkbox"/> Other _____
26. Solid Waste (trash):	<input type="checkbox"/> C & B Sanitary, <input type="checkbox"/> Landfill: _____
27. County Roads:	<b>Harney County Road Department</b> , 266 S. Date, Burns, OR 97720, 541-573-6232
28. Law Enforcement:	<b>Harney County Sheriffs Department</b> , 485 N. Court, Burns, OR 97720, 541-573-6156
29. Structural Fire Protection:	(Currently there is no Rural Fire District in the County to provide structural Fire Protection.)
30. Public Schools:	
31. Telephone:	<input type="checkbox"/> Centurytel - (800)-637-9843, <input type="checkbox"/> Other _____

32. Will there be any **undue impacts** on public facilities and services as a result of this land use proposal? (Attach additional pages *if necessary*.)

- No  
 Yes, *if so*, please explain:

**NOTE:** "Undue impacts" are when the public facilities or services mentioned above will be adversely impacted or reach a point where they can no longer provide adequate levels of service to the general public.

**Section 5: Multiple Permits** (Comprehensive Plan Amendment, Conditional Use Permit, Variance, or Zone Change) Complete this section ONLY if submitting an application type listed above. *If* applying for a **Conditional Use Permit - Non-Farm Dwelling**, complete Section 9 as well.

33. <b>Proposed Zoning</b> Classification of the Property:	<input type="checkbox"/> No Change in Zoning <input type="checkbox"/> New Zoning Proposed: _____
34. <b>Proposed Use</b> of the Property:	
35. What is the <b>nature and purpose</b> of this Comprehensive Plan Amendment, Conditional Use Permit, Variance, or Zone Change?	
36. What are the <b>reasons</b> this Property needs and is suited for a Comprehensive Plan Amendment, Conditional Use Permit, Variance, or Zone Change?	
37. What <b>effects</b> might the Comprehensive Plan Amendment, Conditional Use Permit, Variance, or Zone Change have on <u>adjoining property</u> ?	

38. Complete ONLY if applying for a **Variance**:

**Setback**  
 Required Minimum Setback:      20 feet                      Proposed:      \_\_\_\_\_

**Lot Size**  
 Required Minimum Lot Size:      \_\_\_\_\_                      Proposed:      \_\_\_\_\_

## Section 6: Property Line Adjustment

Complete this section ONLY if submitting a Property Line Adjustment application. (See "Definition" below)

39. Please provide a **Legal Description** for EACH parcel that will be effected by this Property Line Adjustment:

Legal Description of **Parcel 1:**

Township: \_\_\_\_\_ Range: \_\_\_\_\_

Section: \_\_\_\_\_ Tax Lot: \_\_\_\_\_

**Use separate sheet of paper for ENTIRE Legal Description and mark it "Exhibit A-1".**

Legal Description of **Parcel 2:**

Township: \_\_\_\_\_ Range: \_\_\_\_\_

Section: \_\_\_\_\_ Tax Lot: \_\_\_\_\_

**Use separate sheet of paper for ENTIRE Legal Description and mark it "Exhibit A-2".**

**Definition of a Property Line**

**Adjustment:** *"An adjustment of a property line by the relocation of a common boundary where an additional unit of land is not created and where the existing unit of land reduced in size by the adjustment complies with any applicable zoning ordinances. Property line adjustment means the relocation of a common property line between two abutting properties."*

**PLEASE NOTE:** All applications for Property Line Adjustments must have a Record of Survey Map completed by a Licensed Surveyor showing the proposal to County standards as found in the Harney County Subdivision and Partitioning Ordinance, Article 5. As well as new legal descriptions of EACH parcel involved.

40. Please describe the **reasons** these parcels should have adjustments made to their boundaries:

41. What is the **current size** of each parcel involved?

Parcel 1 \_\_\_\_\_ acres

Parcel 2 \_\_\_\_\_ acres

42. What would be the **final size** of each parcel involved?

Parcel 1 \_\_\_\_\_ acres

Parcel 2 \_\_\_\_\_ acres

43. How many acres will be **exchanged** between the parcels involved?

**NOTE (1):** ALL property owners must sign this Land Use Permit Application "Property Line Affidavit" form having it notarized by a Notary Public (see Section 12) to ensure all are in agreement with the modifications requested.

**NOTE (2):** Definition of a Property Line Adjustment taken directly from ORS 92.101(7)(b) and 92.010(11).

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## Section 7: Partition

Complete this section ONLY if submitting a Partition application.

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44. Please provide a **Legal Description** for the parcel that will be effected by this Partition:

Legal Description of **Original Parcel**:

Township: \_\_\_\_\_ Range: \_\_\_\_\_ Section: \_\_\_\_\_ Tax Lot: \_\_\_\_\_

**Use separate sheet of paper for ENTIRE Legal Description and mark it "Exhibit A".**

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45. Please describe the **reasons** this parcel should have a division:

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46. What is the **current size** of the parcel involved?

Original Parcel \_\_\_\_\_ acres

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47. What is the **proposed size** of each parcel created?

Parcel 1 \_\_\_\_\_ acres  
Parcel 2 \_\_\_\_\_ acres  
Parcel 3 \_\_\_\_\_ acres

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## Section 8: Farm (Ranch) Dwelling

Complete this section ONLY if the application being submitted is for a Farm Dwelling, or an Accessory Farm Dwelling.

The definition of “Farm Use” as indicated in the Harney County Zoning Ordinance, Section 3.010:

*“As used in this section, ‘farm use’ means the current employment of land for the primary purpose of obtaining a profit in money by 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. "Farm use" includes the preparation, storage and disposal by marketing or otherwise of the products or by-products raised on such land for human or animal use. "Farm use" also includes 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. "Farm use" also includes 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. "Farm use" includes the on-site construction and maintenance of equipment and facilities used for the activities described in this subsection. "Farm use" does not include the use of land subject to the provisions of ORS chapter 321, except land used exclusively for growing cultured Christmas trees as defined in subsection (3) of this section or land described in ORS 321.267(1)(e) or 321.415(5). (ORS 215.203(2)(a))”*

<p>48. Does the <b>intent</b> of the applicant to farm/ranch the Property fit within the definition of “Farm Use” as stated above?</p>	<p><input type="checkbox"/> Yes, if so complete a Farm/Ranch Management Plan (see below)  <input type="checkbox"/> No</p>
<p>49. Does the applicant of this dwelling affirm intent to farm the Property for commercial purposes? <i>If so, provide a <b>Farm/Ranch Management Plan</b> indicating the type of operation, size, markets, etc. Use an additional sheet of paper.</i></p>	<p>Is a <b>Farm/Ranch Management Plan</b> attached?  <input type="checkbox"/> Yes  <input type="checkbox"/> No (<b>Note:</b> A plan is required; the application will not be found complete until one is submitted.)</p>
<p>50. Will you be <b>selling a product</b> from the farming/ranching operation? <i>If so, what will it be and to what scale?</i></p>	<p><input type="checkbox"/> Yes, provide more details.  <input type="checkbox"/> No</p>
<p>51. Is the Property where the farm/ranch dwelling is to be located <b>currently being farmed/ranched?</b></p>	<p><input type="checkbox"/> Yes, then answer below  <input type="checkbox"/> No, then go to #53</p>

52. If the Property is **ALREADY** being farmed/ranched, what **crops, stock, or other farm uses** and activities are involved (indicate number of acres in each use, irrigated or dry, etc. in the table below)?

Type of Use	Number of Acres in each use	Irrigated or Dry	Estimated Annual Income from Property
Crops			
Livestock			

53. Is the Property where the farm/ranch dwelling is to be located under **Farm Use Special Assessment (Class 550-9)**?

- Yes, Class: \_\_\_\_\_  
 No

54. Is the Property where the farm/ranch dwelling is to be located **suitable for farming**? Consider soil productivity, drainage, terrain, special soil or land conditions, availability of water, etc.

- Yes  
 No

55. Are the **properties that surround** the subject Property farmed/ranched?

- Yes  
 No

56. What **other uses are located on** the subject Property?

57. Are there any **other dwelling(s)** on the Property? *If so*, how many and indicate their location on the Site Plan (detailed in Section 11).

- No  
 Yes

58. **Who will live** in this dwelling?

## Section 9: Non-Farm Dwelling

Complete this section ONLY if applying for a Non-Farm Dwelling.

<p>59. Will the dwelling or activities associated with the dwelling <b>force a significant change</b> in or significantly increase the cost to associated farming or forest practices on nearby lands devoted to farm or forest use? <i>If so, please describe:</i></p>	<p><input type="checkbox"/> No  <input type="checkbox"/> Yes, <i>if so</i> please explain in detail.                  (Use separate sheet: Label it <i>Section 9:59.</i>)</p>
<p>60. Is the dwelling situated upon a lot or parcel or portion of a lot or parcel that is <b>generally unsuitable land</b> 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?</p>	<p><input type="checkbox"/> Yes, <i>if so</i> please explain in detail.                  (Use separate sheet: Label it <i>Section 9:60.</i>)  <input type="checkbox"/> No</p>
<p>61. Will the dwelling be sited on a lot or parcel <b>created before January 1, 1993</b>? <i>If so, provide documentation from the County Assessor's office stating that fact (i.e. Property Deed Card).</i></p>	<p><input type="checkbox"/> Yes, (see Property Deed Card)  <input type="checkbox"/> No</p>
<p>62. Will the dwelling <b>materially alter</b> the stability of the overall land use pattern of the area?</p>	<p><input type="checkbox"/> No  <input type="checkbox"/> Yes, <i>if so</i> please explain in detail.                  (Use separate sheet: Label it <i>Section 9:62.</i>)</p>
<p>63. Is the parcel on <b>Farm Use Special Assessment</b>? <i>If so, the parcel will not receive final approval without evidence that the lot or parcel has been disqualified. Payment of these back taxes will be collected <u>AFTER</u> this application has been approved.</i></p>	<p><input type="checkbox"/> No  <input type="checkbox"/> Yes, <i>if so</i> Contact the County Assessor's office for the amount to be paid.</p>

## Section 10: Lot of Record Dwelling

Complete this section ONLY if applying for a Lot of Record Dwelling.

<p>64. Was the lot or parcel on which the dwelling will be established lawfully created, acquired and <b>owned continuously by the present owner:</b></p> <p>a. Since <b>prior to January 1, 1985</b>; or</p> <p>b. <b>By devise</b> or intestate succession from a person who acquired and had owned continuously the lot or parcel since prior to January 1, 1985.</p>	<p><input type="checkbox"/> Yes, <i>if so</i> please explain in detail. (Use separate sheet: Label it <i>Section 10:64</i> and provide legal documents.)</p> <p><input type="checkbox"/> No</p>
<p>65. Does the tract on which the dwelling will be sited <b>include a dwelling</b>?</p>	<p><input type="checkbox"/> No</p> <p><input type="checkbox"/> Yes</p>
<p>66. Was the lot or parcel on which the dwelling will be sited <b>part of a tract on November 4, 1993</b>? <i>If so</i>, no other dwelling may exist on another lot or parcel that was part of that tract.</p>	<p><input type="checkbox"/> No</p> <p><input type="checkbox"/> Yes</p>
<p>67. Does the proposed dwelling comply with the provisions of the Harney County Comprehensive Plan and land use regulations and any other relevant provisions of law?</p>	<p><input type="checkbox"/> Yes, <i>if so</i> please explain in detail. (Use separate sheet: Label it <i>Section 10:67</i>.)</p> <p><input type="checkbox"/> No</p>
<p>68. Does the parcel lie within <b>Big Game Habitat</b> as designated in the Harney County Comprehensive Plan? <i>If so</i>, the siting of the dwelling shall be consistent with the Comprehensive Plan and land use regulations providing protection to the big game habitat resource.</p>	<p><input type="checkbox"/> No</p> <p><input type="checkbox"/> Yes</p>
<p>69. Is the parcel part of a tract? <i>If so</i>, the remaining portions of the tract are consolidated into a single lot or parcel when the dwelling is allowed.</p>	<p><input type="checkbox"/> No</p> <p><input type="checkbox"/> Yes</p>

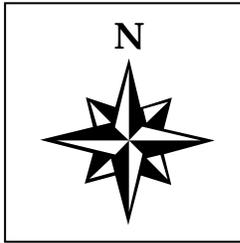
## Section 11: Required Application Materials

Complete this section for ALL applications.

70. 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 for ALL types of Applications:</b>
<input type="checkbox"/>	a) Completed <b>Application form</b> .
<input type="checkbox"/>	b) Applicable <b>Application fees</b> .
<input type="checkbox"/>	c) <b>Site Plan</b> Marked Exhibit 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 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"/>	d) <b>Quick Print</b> showing property details.
<input type="checkbox"/>	e) <b>Property Deed Card</b> – property history.
<input type="checkbox"/>	f) The <b>Deed</b> of the Property in question.
<input type="checkbox"/>	g) <b>Tax Map</b> – Assessor’s map of the Property.
<input type="checkbox"/>	<b>PROPERTY LINE ADJUSTMENT Applications</b> All applications for Property Line Adjustments must have a Record of Survey Map completed by a Surveyor licensed in the State of Oregon, showing the proposal to County standards as found in the Harney County Subdivision and Partitioning Ordinance, Article 5
<input type="checkbox"/>	<b>PARTITION and SUBDIVISION Applications:</b> A Surveyor licensed in the State of Oregon must submit a Preliminary Plat showing the proposal to County standards as found in the Harney County Subdivision and Partitioning Ordinance, Article 5.

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

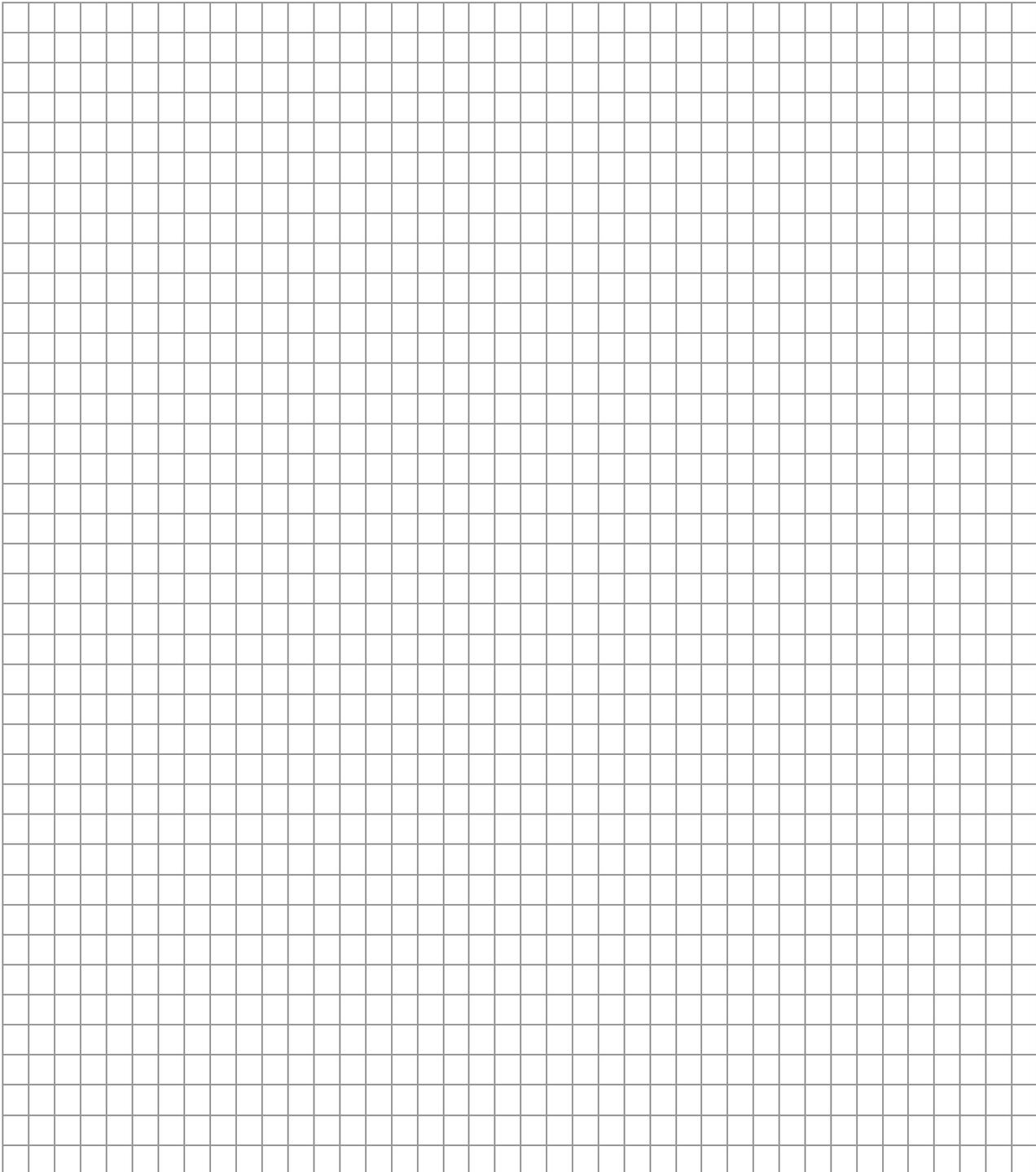


Owner/Applicant: \_\_\_\_\_

**Exhibit B  
Site Plan**

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

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



## Section 12: Certification

Complete this section for ALL applications.

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 *if* for a dwelling will preclude any lawsuits related to the by-products (i.e. noise, dust, odor, 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

### **ADDITIONAL NOTICE to interested parties**

Is there anyone else besides the property owner and adjacent property owners who would like to receive notice of this application during its' review period and notice of decision? (Realtor, perspective buyer, etc.) *If so*, provide name and mailing address:

Name: \_\_\_\_\_

Name: \_\_\_\_\_

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

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

**PROPERTY LINE CONSENT AFFIDAVIT AND DECLARATION**

We, the undersigned, do hereby own the property as referenced by the Instrument Numbers listed below, and that we do hereby consent and agree to the surveying and/or platting of said Property Line Adjustment (PLA) Survey and that the said PLA has been made with our free consent and in accordance with our desires.

Instrument #: \_\_\_\_\_ Map #: T \_\_\_\_\_ R \_\_\_\_\_ Sec. \_\_\_\_\_ TL \_\_\_\_\_

\_\_\_\_\_  
Property Owner                      Property Owner                      Property Owner

State of Oregon    )  
                                  ) SS  
County of Harney    )

Acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2010 by

\_\_\_\_\_

\_\_\_\_\_  
Notary Public State of Oregon  
My commission expires \_\_\_\_\_



Instrument #: \_\_\_\_\_ Map #: T \_\_\_\_\_ R \_\_\_\_\_ Sec. \_\_\_\_\_ TL \_\_\_\_\_

\_\_\_\_\_  
Property Owner                      Property Owner                      Property Owner

State of Oregon    )  
                                  ) SS  
County of Harney    )

Acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2010 by

\_\_\_\_\_

\_\_\_\_\_  
Notary Public State of Oregon  
My commission expires \_\_\_\_\_