

Notes from Planning Director:

All are zoned multiple use range and would be subject to dwelling placement criteria for MUR zone.

If they are each separate legal tracts and have been owned since before 1985 they may qualify for lot of record dwellings. If they are separate legal tracts - none are large enough to qualify for farm dwelling based on acres. In order to qualify they would have to be lawfully combined into tracts of at least 320 and the applicant would need to be using them for agriculture at a commercial scale with the intent of making a profit in order to apply for a farm dwelling based on acreage

If each could show income from the sale of farm products of 40,000 for the last two years or three of the last five years they could apply for farm dwelling based on farm income. If no farm options fit they could apply for non-farm dwellings - they would need to show that they are not suitable for farm/ag use, would not be detrimental to neighboring farm use and would not be materially detrimental to the land use pattern of the area. If approved and on special assessment there is a back tax penalty of ten years difference between real market value and specially assessed values and they could never be eligible for special assessment in the future.

Shannon Springer

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Effective June 26, 2022 the Planning Department will be open from **8 a.m. – 5 p.m., Monday through Thursday.**

Hi Shannon,

What is the zoning for each of these and are any buildable? Its under one ownership of Alyn Vail.
Thanks.

Julie Mansfield Smith