

Basic Information on the “Buildability” of the Strawberry View Parcels,

From the Grant County Planning Director, Shannon Springer,
in her email to Rod Johnson on October 21, 2021:

“Because the Strawberry View parcels are in the MUR zone, an agriculture zone, the only options are for a farm dwelling or for a non-farm dwelling. I will give you a quick summary of the high points.

- A farm dwelling always requires that the applicant be engaged in farm use of the property at a commercial scale. Trying to make money. There are two types of farm dwellings:
 - (1) A farm dwelling based on acres requires 320 acres. Since none of the new parcels as they are meet this parcel size, someone would need to purchase two or more adjacent parcels and replat to consolidate them in order to apply for this type of dwelling.
 - (2) A farm dwelling based on farm income requires the applicant to show \$40,000 annually for the last 2 years or 3 of the last 5 years. Seems unlikely on these properties
- A non-farm dwelling requires that the applicant show that the property is not suitable for farm use (size alone is not adequate justification), that placement of a dwelling will not adversely affect neighboring farm uses and that it will not materially alter the land use pattern of the area. This is the most complicated application we typically process. This is the most often contested and **most often denied** type of application we process. There are also tax consequences with this type of approval:
 - * back tax penalty – the difference between the real market value and the specially assessed value for the last 5 years.
 - ** never eligible to go on any special assessment.”

The above “quick summary” is not intended to be and cannot be relied on to be a complete description of all the factors that affect the process of obtaining a dwelling permit on the Strawberry View parcels. Any buyer of any of those parcels must do his or her own due diligence, including but not limited to:

- (1) studying the then-current Section 64.070 and related provisions of Chapter 6 of the Grant County Land Development Code;***
- (2) contacting the Planning Director at (541) 575-1519; and/or***
- (3) retaining independent legal counsel and/or a zoning consultant.***