

Memorandum

Comprehensive Plan Update

June 17, 2015

To: Farm, Forest and Rural Economy Subcommittee
Cc: Project Team
From: Rich Faith, Senior Land Use Planner
Re: Forest Dwellings Policy

FOREST DWELLINGS POLICY

This memo presents policies pertaining to forest dwellings as discussed by the Farm/Forest and Rural Economy Subcommittee at its May 27, 2015 meeting. The following policies include the subcommittee's requested changes, which were primarily about incorporating some of the same language found in the recommended farm dwellings policy. The subcommittee must decide whether to recommend these policies to the CAC as currently written or with further changes.

New text being added is underlined. Previous text being deleted is ~~struckout~~.

1. Allow non-forest uses, such as residences, on Commercial Forest Use Lands as permitted by Oregon Administrative Rules, lot aggregation requirements and other development standards that exceed minimum state requirements to better ensure public safety, public health and welfare, and protection of natural and environmental resources. Limit new non-forest uses and expansion of existing non-forest uses. This will result in a forest protection program for the County that is more restrictive than what state statutes and rules require.
2. Allow new dwellings on lands designated for commercial forest use only when it can be demonstrated that they will have no significant impact upon forestry practices, open space, public facilities, wildlife habitat, and rural community character. (*ESR*)
3. Allow non-forestry related uses, such as residences, on Commercial Forest Use Lands as ~~follows~~ according to any or all of the following conditions:
 - a. dwellings on 160 acre tracts or 200 acre non-contiguous tracts;
 - b. dwellings on existing lots of record owned continuously by the current owner or antecedents of the current owner since 1985 which are capable of producing less than 5,000 cubic feet per year of commercial timber;
 - c. dwellings on existing lots of record which contain at least eleven existing lots and five existing dwellings within a 160 acre square template centered on the lot of record containing the proposed dwelling;
 - d. dwellings authorized under ORS 195.300 through 195.336 (Measure 49 claims):

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- e4. ~~a~~All approved dwellings potentially authorized under any of these conditions in Commercial Forest Use zones must meet additional development standards and lot aggregation requirements to ensure public safety, public health and welfare, and protection of natural and environmental resources. (WH)
- 5. Except where disaggregation is currently allowed in the East of Sandy River rural area, prohibit parcelization, which detracts from agricultural practices and from protection of open space and rural community values. (ESR)