



# Oregon

Theodore R. Kulongoski, Governor

## Department of Land Conservation and Development

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March 2, 2007

TO: County Planning Directors and Interested Persons

FROM: Ronald Eber, Farm and Forest Lands Specialist 

SUBJECT: **Approved 2004-2005 EFU and Forest Reports**

### **APPROVED FARM AND FOREST REPORTS:**

On January 26, 2007, the Land Conservation and Development Commission approved the enclosed report required for submittal to the Legislature by ORS 197.065 analyzing applications for dwellings, non farm and non forest uses and land divisions in farm and forest zones. The purpose of the Farm and Forest Reports is to allow the Legislature, Commission, local officials and interested parties to evaluate how effective Goals 3 and 4 are at protecting agricultural and forestlands. The requirement to prepare the Farm Report was adopted in 1983 and 1989 for the Forest Report.

The statute requires the Commission to submit a report to the Joint Legislative Committee on Land Use before each Legislative session "analyzing applications approved and denied for" certain dwellings, nonfarm and nonforest uses and land divisions in EFU and Forest zones based on the information provided by each county and from other public comments. The report may also contain "such other matters pertaining to protection of agricultural or forest lands as the Commission deems appropriate." (ORS 197.065(1)(d)).

The current Biennial Report includes two separate reports, one for decisions on farm land and one for decisions on forest lands, for the two year period of January 1, 2004 to December 31, 2005. Information for 2006 period is just being submitted and is being readied for analysis.

Draft copies of the Farm and Forest reports were mailed to all of you previously for comment. Corrections were made to the Tables based on the comments received.

Additionally, the Commission directed the department to monitor any approvals for dwellings and other uses in farm and forest zones based on any waivers to the provisions of these zones resulting from the passage of Ballot Measure 37 and approved forms for providing information about these decisions as a regular part of these reports. These new forms are attached. Information about some land use decisions based on Measure 37 waivers approved in 2005 is included in these reports.

The Commission also directed the department to continue to explore cost effective means to map the geographic extent of the approvals of dwellings and non-farm and non-forest uses with Metro, counties and other interested parties. Further, the Commission believes such an effort can provide some very important information on the effectiveness of Oregon's land use program to protect its farm and forest land base that will be crucial to any upcoming review of these programs.

Overall, development approvals for dwellings, uses and land divisions on farm and forest lands during the 2004-05 reporting period continue to reflect the influence of changes to state laws and LCDC rules enacted since 1993.

Attachments:

- A. ORS 197.065
- B. 2004 and 2005 Farm Report
- C. 2004 and 2005 Forest Report
- D. Approved Post M 37 Reporting Forms

**197.065 Biennial report analyzing uses of certain land; annual local government reports.** (1) Prior to each legislative session, the Land Conservation and Development Commission shall submit to the Joint Legislative Committee on Land Use a written report analyzing applications approved and denied for:

(a) New and replacement dwellings under:

(A) ORS 215.213 (1)(e) and (g), (2)(a) and (b), (3) and (4), 215.283 (1)(e) and (f), 215.284 and 215.705; and

(B) Any land zoned for forest use under any statewide planning goal that relates to forestland;

(b) Divisions of land under:

(A) ORS 215.263 (2), (4) and (5); and

(B) Any land zoned for forest use under any statewide planning goal that relates to forestland;

(c) Dwellings and land divisions approved for marginal lands under:

(A) ORS 215.317 or 215.327; and

(B) Any land zoned for forest use under any statewide planning goal that relates to forestland; and

(d) Such other matters pertaining to protection of agricultural or forest land as the commission deems appropriate.

(2) The governing body of each county shall provide the Department of Land Conservation and Development with a report of its actions involving those dwellings, land divisions and land designations upon which the commission must report to the Joint Legislative Committee on Land Use under subsection (1) of this section. The department shall establish, after consultation with county governing bodies, an annual reporting period and may establish a schedule for receiving county reports at intervals within the reporting period. The report shall be on a standard form with a standardized explanation adopted by the commission and shall be eligible for grants by the commission. The report shall include the findings for each action except actions involving:

(a) Dwellings authorized by ORS 215.213 (1)(e) or 215.283 (1)(e); or

(b) Land divisions authorized by ORS 215.263 (2) creating parcels as large as or larger than a minimum size established by the commission under ORS 215.780.

(3) The governing body of each county shall, upon request by the department, provide the department with other information necessary to carry out subsection (1) of this section. [1983 c.826 §13; 1985 c.811 §9; 1987 c.555 §4; 1989 c.107 §1; 1993 c.792 §9; 2001 c.704 §9]

## New Dwellings Approved in Forest Zones

<b>TYPE OF DWELLING</b>	<b>1994</b>	<b>1995</b>	<b>1996</b>	<b>1997</b>	<b>1998</b>	<b>1999</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>TOTALS (% of Net)</b>
Forest Template ORS 215.750	368	309	252	276	264	277	281	237	218	232	278	275	3267 (72%)
Large Lot ORS 215.740	7	9	36	13	13	16	19	21	15	28	31	16	224 (5%)
Lot-of-Record ORS 215.720	23	68	63	52	78	46	41	47	33	43	55	41	590 (13%)
Temporary Hardship ORS 215.755(2)	58	55	43	45*	40	52	37	35	41	24	19	29	478 (10%)
<b>Net New Dwellings</b>	<b>456</b>	<b>441</b>	<b>394</b>	<b>386</b>	<b>395</b>	<b>391</b>	<b>378</b>	<b>340</b>	<b>307</b>	<b>327</b>	<b>383</b>	<b>361</b>	<b>4559</b>
Replacement ORS 215.755(1)	88	90	106	95	90	85	81	91	93	97	98	114	1128 (20%) of Total
<b>TOTAL DWELLINGS APPROVED IN FOREST ZONES</b>	<b>544</b>	<b>531</b>	<b>500</b>	<b>481</b>	<b>485</b>	<b>476</b>	<b>459</b>	<b>431</b>	<b>400</b>	<b>424</b>	<b>481</b>	<b>475</b>	<b>5687</b>

Prepared by the Department of Land Conservation and Development (DLCD)

Using data submitted by Oregon's 36 counties

**Note: For 2001 only, the numbers shown are a 12 month average (16 month total ÷ 16 x 12 = 2001)**

**The 1997 number is an average for the approvals of temporary hardship dwellings from 1994 to 2002 because the actual number approved in 1997 is not available.**

# Approved 2004-05 FOREST REPORT

## January 1, 2004 through December 31, 2005

### Introduction

State law (ORS 197.065) requires the Oregon Land Conservation and Development Commission to submit a report to the Legislature "analyzing applications approved and denied" for certain land uses in exclusive farm use (EFU) and forest zones and "such other matters pertaining to protection of agricultural or forest land as the Commission deems appropriate." Land use decisions compiled in this report were made on land protected by Statewide Planning Goal 4, in either a forest or in a "mixed" agricultural/forest zone where the predominant use of the property was determined to be forest use.

The Department of Land Conservation and Development receives a description of each local decision affecting forest, along with a compilation of all decisions made during the reporting period from each county. This report summarizes the information provided by the counties for the two year period.

**Usually the department prepares separate farm and forest land reports for each year. For this biennium, there will be separate farm and forest land reports for the entire two year period. Separate tables for each year are still included as the basis for the combined reports.**

### Reporting Period

This report includes the land use decisions made between January 1, 2004 and December 31, 2005. This time-frame is referred to in this report as the 2004 or 2005 reporting period. This report contains information on land use decisions involving dwellings, divisions, and other non forest uses approved on land zoned for forest use. The data on which this report is based is contained in Tables A through J. These tables cover dwelling and division decisions, as well as other types of uses

### Use of Reported Information

The Department uses the collected information to monitor the type and extent of development occurring on private forest land statewide and in individual counties in order to:

1. Assess the effectiveness of the forest zone to implement Statewide Goal 4; and
2. Focus staff resources to assist counties and the public with the implementation of Statewide Goal 4 where needed.

The Department recognizes that many counties have processes, such as pre-application conferences, which serve to discourage applications that are unlikely to be approved. Such local processes are not specifically addressed in this report. **For this reason, we urge readers to use caution in creating "approval rates" based on the information in this report.**

Relatively few applications for dwellings and land divisions are actually denied. In many cases, early conferences between potential applicants and planners result in a decision by the potential applicant not to apply. Some counties have compared the number of client contacts or "pre-application conferences" with the actual number of approvals and denials. These numbers show there are many more of these initial contacts than actual decisions.

## Ballot Measure 37

This report includes a new section for the land use decisions approved in farm zones based on waivers to state and local land use regulations under Ballot Measure 37 (ORS 197.352). All these decisions were made in the 2005 reporting period. These decisions are based on the Goal 4 and forest zone standards for dwellings and land divisions in effect at the time an applicant acquired the property and will be an added feature of this and future reports. A new reporting form was approved by the Commission for use with the 2006 Farm/Forest report.

## Oregon's Forestland Protection Program

The conservation of forestland is one of the primary objectives of Oregon's statewide planning program. Oregon has determined that it is the state's interest to protect the land resource foundation of one of its largest industries, forestry.

Oregon's forestlands protection program is based on several elements composed of statutory and administrative rule provisions, the forest lands goal, and LUBA/Court opinions and interpretations. These elements are held together in a program by Statewide Planning Goal 4 "Forest Lands." This goal requires the identification and zoning of forest lands, and requires counties to review certain non forest uses according to statutory forest land and LCDC administrative rule provisions. The LCDC rule (OAR 660, Division 6) and statutory provisions (ORS 215.700 to 215.755) set forth the dwellings and other non forest uses allowed in forest zones. The goal and administrative rule also incorporate the statutory minimum lot sizes and standards for non forest land divisions (ORS 215.263 and 215.780).

## Uses in Forest Zones

In Oregon, forestlands are protected from conversion to rural or urban uses and other conflicting non forest uses by the use of forest zones based on statutory and administrative rule provisions. At present, about 8.2 million acres (29.7%) of private land in Oregon are included in forest zones under Statewide Planning Goal 4. An additional 2.2 million acres (7.9%) of private land is

included in mixed farm and forest zones under OAR 660-006-0050. Prior to 1990, the county forest zones were generally similar to those for EFU zones applied to agricultural lands. Based on several court decisions and concerns about the amount of development allowed on the state's productive forest lands, the Commission adopted amendments to Goal 4 (*Forest Lands*) and a new administrative rule (OAR 660, Division 6). The 1993 Legislature (HB 3661) modified some of these rules and directed the Commission to conform Goal 4 and its administrative rule with the new provisions of HB 3661. This bill established the types of dwellings allowed on forestland and established minimum lot sizes for forest zones. In March 1994, the Commission adopted amendments to make their rules consistent with HB 3661.

## Dwellings

In forest zones, dwellings are allowed for five (5) different reasons and include lot-of-record dwellings, large-lot dwellings, template dwellings, temporary hardship dwellings, and replacement dwellings. Each of these dwelling types is discussed in this section. The number of approved dwellings in 2004 was 481 and in 2005, 475 as opposed to 424 in 2003.

**Overall, there have been no significant changes in the approval rates for the different types of dwellings allowed in Forest zones statewide.** In general, the number of yearly approvals for template dwellings has been on a downward trend with the current approvals slightly higher than its respective eleven year average since 1995. The number of yearly approvals for the other types of allowed dwellings have been relatively stable with the current approvals slightly less than its respective eleven year average since 1995. See the "New Dwellings Approved in Forest Zones" chart attached to the cover memorandum.

### Lot-of-Record Dwellings

"Lot-of-record" dwellings may be approved on lots that have been in the same ownership since 1985 and have a low capability for growing merchantable tree species. In 2004, 55 were approved and in 2005, 41 were approved. The total approved lot-of-record dwellings in 2003 was 43 (Table A). For both reporting periods, over ninety percent (90%) are on parcels less than 40 acres in size (Table C).

### Large-Lot/Ownership Dwellings

Regional approval standards for dwellings on ownerships of different sizes are provided for in western and eastern Oregon by ORS 215.740. In western Oregon, the tract must be larger than 160 contiguous acres or 200 non-contiguous acres. In eastern Oregon, it must be larger than 240 contiguous acres or 320 non-contiguous acres. The approval of large-lot/ownership dwellings in 2004 was 31 and dropped to 16 in 2005 as compared to the 28 approvals in 2003 (Table A).

## Template Dwellings

“Template” dwellings may be approved based on the amount of development (dwellings and parcels) within a 160-acre “template” centered on the parcel.

The total number of template dwellings increased again to 278 in 2004 and then dropped slightly to 275 in 2005 compared to the 232 template dwellings approved in 2003 (Table A). The great majority of the dwellings (> 70%) were approved based on the template test for the most productive forest soils.

For the 2004-05 reporting periods, most template dwellings (>85%) were approved on parcels less than 40 acres (Table B).

## Adjacent to Public or Private Industrial Forest Lands

A number of parties have expressed concern that state law allows siting of dwellings in locations where they would likely conflict with adjacent forest operations. The Department has reviewed template and lot-of-record dwellings approved to find whether the new home sites are adjacent to public or private industrial timber ownerships (Table D).

Ownership	'96	'97	'98	'99	'00	'01	'02	'03	'04	'05
Private Ind.	23	23	68	70	56	62*	52	50	62	31
Public	21	18	51	74	31	59*	32	43	34	20

**Note:** \* These are the 2001 averages.

The total approved for template and lot-of-record dwellings was 331 dwellings in 2004 and 314 in 2005. Most (71 & 84%) of these dwellings are not adjacent to forest operations.

## Replacement Dwellings

A "replacement dwelling" is a new site-built house or manufactured home that replaces an older dwelling on a parcel. The older dwelling must be demolished, converted to a non-residential use, or moved if it is a manufactured home.

The total approved in 2004 was 98 dwellings and increased to 114 in 2005. The overall number of replacement dwellings continues to increase. (Table E). A previous review of these decisions shows that replacement dwellings are overwhelmingly sited on small parcels less than the minimum lot size and likely less than 10 acres in size.

## Temporary Hardship Dwellings

A "temporary hardship dwelling" is usually a manufactured home placed on a parcel temporarily for reasons of a specific hardship (usually medical) and must be removed at the end of the hardship. Temporary dwellings now account for 10% of all dwellings approved in forest zones. (Table E). Typically, the hardship dwelling houses an ill or elderly relative of a household member who lives in the main dwelling on the property. The approval of temporary hardship dwellings decreased from 24 to 19 in 2004 and increased to 29 in 2005. (Table E).

## **Land Divisions**

### Forest Land Divisions

The number of new forest parcels created in 2004 increased to 60 and decreased back to 50 in 2005. (Table G). However, most of the new parcels created were larger than the statutory 80 acre minimum lot size in ORS 215.780 (Table H).

### Non Forest Land Divisions

Non forest land divisions may be authorized for certain types of non forest uses. Non forest land divisions may only include one existing dwelling that was established prior to 1995, with no more than 10 acres, and when the remaining parcel satisfies the minimum parcel size of the zone (ORS 215.780(2)(b)). The 2001 Legislature approved Senate Bill 715 (now ORS 215.780(2)(e)) which allows parcels with multiple dwellings to be divided with one dwelling per new parcel. The number of new non forest parcels created decreased to 13 in 2004 and increased to 21 in 2005. (Table G). However, >77% of the new parcels created were less than 10 acres in size (Table I).

### **Other Uses**

Table J is a summary of the non forest uses approved in 2004 and 2005. No significant changes in approvals has emerged.

## **Ballot Measure 37**

At least two counties approved land uses in Forest zones based on waivers to current land use regulations granted under Ballot Measure 37 (ORS 197.352). These included 3 new dwellings on existing parcels, a seven lot residential subdivision and a personal use airport.

**Grant County:** A personal use airstrip on 80 acres as permitted in 1978 by ORS 215 (M120534).

**Union County:**

One dwelling on a 121 acre parcel as permitted in 1972.

Two dwellings on a 38 acre parcel as permitted in 1963.

Seven lot residential subdivision of 236 acres as permitted by 1975 standards for the division of farmland and for farm dwellings under ORS 215 (M118967). County did not apply 1975 standards required under Goal 3 and the state's waiver.

3 additional lots with dwellings have tentatively been approved pending the approval of a comparable state waiver.

Baker, Clackamas, Douglas, Deschutes, Jackson, Lane, Lincoln, Linn, Marion, Multnomah, Polk, Umatilla, Wallowa and Yamhill counties reported not making any decisions in Forest zones in 2005.

**NEW STANDARD DWELLINGS  
ON FOREST LAND**

**2004 Table A**

**Stream / Road**

<b>County</b>	<b>Low Production</b>	<b>Medium Production</b>	<b>High Production</b>	<b>Public Road</b>	<b>60+ acres</b>	<b>Template Totals</b>	<b>Large Lot</b>	<b>Lot of Record</b>	<b>Total All</b>
Baker									
Benton			1			1			1
Clackamas		1	40		1	42		9	51
Clatsop				6	1	7			7
Columbia	1		7	2	2	12			12
Coos		1	20	4		25		6	31
Crook								1	1
Curry			18		1	19	16	5	40
Deschutes	1			1		2			2
Douglas			1	1		2	1	1	4
Gilliam								1	1
Grant		1				1	1	1	3
Harney									
Hood River					1	1			1
Jackson	13	1	19	1		34	7	11	52
Jefferson									
Josephine			15	5		20	1	1	22
Klamath					8	8	2	5	15
Lake									
Lane	2		19	2		23		1	24
Lincoln			9			9		2	11
Linn	1		12			13		1	14
Malheur									
Marion			5			5			5
Morrow			1			1			1
Multnomah									
Polk	2	3	8		2	15			15
Sherman									
Tillamook			4			4			4
Umatilla									
Union							2	5	7
Wallowa	1		1			2	1	1	4
Wasco									
Washington			21		1	22		1	23
Wheeler									
Yamhill	1		9			10		3	13
<b>Totals</b>	<b>22</b>	<b>7</b>	<b>210</b>	<b>22</b>	<b>17</b>	<b>278</b>	<b>31</b>	<b>55</b>	<b>364</b>

**Previous Years Totals**

2003	20	14	150	32	16	232	28	43	303
2002	18	12	142	32	14	218	15	33	266
*2001 Average	37	10	144	38	8	237	21	47	305

**FOREST DWELLINGS APPROVED  
BASED ON TEMPLATE TESTS**

**2004 Table B**

County	Size Not Reported	Parcel Size by Acreage						Totals
		0 to 5	6 to 10	11 to 20	21 to 40	41 to 80	80 & Over	
Baker								
Benton					1			1
Clackamas		12	3	12	11	4		42
Clatsop		1		3	3			7
Columbia		5		5	2			12
Coos		8	5	8	2	1	1	25
Crook								
Curry		3	10	1	5			19
Deschutes	1	1						2
Douglas				1	1			2
Gilliam								
Grant								
Harney								
Hood River					1			1
Jackson	1	8	9	8	4	4		34
Jefferson								
Josephine		4	6	4	2	3	1	20
Klamath		2	3	1	1		1	8
Lake								
Lane		7	5	1	6	4		23
Lincoln		4		2	1		2	9
Linn		4	2	2	3	1	1	13
Malheur								
Marion		2			3			5
Morrow		1						1
Multnomah								
Polk		4	3	4		3	1	15
Sherman								
Tillamook				1	1	2		4
Umatilla								
Union								
Wallowa					1		1	2
Wasco								
Washington	1	2	8	3	7		1	22
Wheeler								
Yamhill		1	3	2	4			10
<b>Totals</b>	<b>3</b>	<b>69</b>	<b>57</b>	<b>58</b>	<b>59</b>	<b>22</b>	<b>9</b>	<b>277</b>

Previous Years Totals

2003	0	55	40	53	56	22	6	232
2002	0	58	41	41	41	25	12	218
*2001 Average	0	55	49	55	49	19	10	237

**FOREST  
LOT-OF-RECORD DWELLINGS**

**2004 Table C**

County	Size Not Reported	Parcel Size by Acreage						Totals
		0 to 5	6 to 10	11 to 20	21 to 40	41 to 80	80 & Over	
Baker								
Benton								
Clackamas		3	4	1	1			9
Clatsop								
Columbia								
Coos		4		1	1			6
Crook					1			1
Curry				2	2		1	5
Deschutes								
Douglas				1				1
Gilliam								
Grant		1						1
Harney								
Hood River								
Jackson		3	3	3	1		1	11
Jefferson								
Josephine					1			1
Klamath			1	2		1	1	5
Lake								
Lane		1						1
Lincoln			1	1				2
Linn				1				1
Malheur								
Marion								
Morrow								
Multnomah								
Polk								
Sherman								
Tillamook								
Umatilla								
Union		1	1	1	1	1		5
Wallowa		1						1
Wasco								
Washington		1						1
Wheeler								
Yamhill		1	1	1				3
<b>Totals</b>		<b>16</b>	<b>11</b>	<b>14</b>	<b>8</b>	<b>2</b>	<b>3</b>	<b>54</b>

Previous Years Totals

2003	0	8	6	12	11	3	3	43
2002	0	10	6	8	4	2	3	33
*2001 Average	0	7	8	16	10	4	2	47

**FOREST  
OWNERSHIPS ADJACENT TO DWELLING APPROVALS**

**2004 Table D**

County	Total Template and Lot of Record Dwellings	Adjacent Ownerships			Private Industrial
		USFS	BLM	State	
Baker					
Benton	1				1
Clackamas	51				
Clatsop	7				
Columbia	12				5
Coos	31				10
Crook	1	1			
Curry	24				8
Deschutes	2				1
Douglas	3				
Gilliam					
Grant	1				
Harney					
Hood River	1				
Jackson	45	2	17	1	1
Jefferson					
Josephine	21				
Klamath	13	1			
Lake					
Lane	24	2	1		8
Lincoln	11				7
Linn	14				3
Malheur					
Marion	5	1			1
Morrow	1				
Multnomah					
Polk	15				3
Sherman					
Tillamook	4	1		1	3
Umatilla					
Union	5				1
Wallowa	3				
Wasco					
Washington	23	3	1	2	10
Wheeler					
Yamhill	13				
<b>Totals</b>	<b>331</b>	<b>11</b>	<b>19</b>	<b>4</b>	<b>62</b>

Previous Years Totals

2003	275	9	28	6	50
2002	251	3	20	9	52
*2001 Average	379	19	49	11	83

**HARDSHIP AND REPLACEMENT DWELLINGS  
ON FOREST LAND**

**2004 Table E**

<b>County</b>	<b>Temporary Hardship</b>	<b>Replacement Dwellings</b>	<b>All Denials</b>
Baker		1	
Benton		2	
Clackamas	6		
Clatsop		3	
Columbia	2	1	
Coos	1	16	
Crook			
Curry			
Deschutes			
Douglas		14	
Gilliam			
Grant		2	
Harney			
Hood River		1	
Jackson		1	
Jefferson			
Josephine			
Klamath		4	
Lake			
Lane	4	29	2
Lincoln			
Linn	1		
Malheur			
Marion		3	
Morrow		2	
Multnomah		2	
Polk		6	
Sherman			
Tillamook		1	
Umatilla		3	
Union			
Wallowa		1	
Wasco		1	
Washington	2	5	
Wheeler			
Yamhill	3		
<b>Totals</b>	<b>19</b>	<b>98</b>	<b>2</b>

Previous Years Totals

2003	24	97	1
2002	41	93	2
*2001 Average	47	121	6

**NEW STANDARD DWELLINGS ON FOREST LAND  
TOTALS BY YEAR  
(1993, 1997-2004)**

**2004 Table F**

New Permanent Dwellings (Excludes Replacement and Hardship)

<b>County</b>	<b>1993</b>	<b>1997</b>	<b>1998</b>	<b>1999</b>	<b>2000</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>
Baker	3	2		1	5	2			
Benton	2	5	4	2	5	2	4	3	1
Clackamas	92	60	51	50	41	50	16	30	51
Clatsop	7		2	6	5	6	5	4	7
Columbia	27	35	18	33	35	32	40	16	12
Coos	13	10	16	10	14	17	15	23	31
Crook			1					1	1
Curry	32	4	4	2	5	14	9	13	40
Deschutes	8	4	8	9	13	6	3	1	2
Douglas	137	3	7	2	6	10	5	7	4
Gilliam									1
Grant	1	6	9	6	6	10	4	8	3
Harney									
Hood River	14	3	2	7	7	8	4	2	1
Jackson	124	42	37	78	45	57	42	52	52
Jefferson									
Josephine	219	27	17	13	12	28	14	18	22
Klamath	36	8	22	14	9	20	9	15	15
Lake									
Lane	110	28	38	45	48	67	39	40	24
Lincoln	27	6	10	12	7	15	12	8	11
Linn	33	12	12	12	7	8	5	11	14
Malheur									
Marion	6	9	17	5	6	8	2	7	5
Morrow		3	2	4	3	1	1	1	1
Multnomah	98	5	8	4	2	1	8	1	
Polk	11	7	29	2	22	20	12	13	15
Sherman									
Tillamook	2	2	3	2	3	5	1	3	4
Umatilla						2	1	1	
Union		5	1	5	4	3	2	9	7
Wallowa		9		2	5	3	3	1	4
Wasco	1					1			
Washington	8	21	12	10	4	6	8	8	23
Wheeler						1			
Yamhill	9	25	25	3	22	4	2	7	13
<b>Totals</b>	<b>1020</b>	<b>341</b>	<b>355</b>	<b>339</b>	<b>341</b>	<b>407</b>	<b>266</b>	<b>303</b>	<b>364</b>

2001 average = 305

Footnote: 1994, 1995 and 1996 not displayed, because of lack of space.

**FOREST  
LAND DIVISION ACTIONS**

**2004 Table G**

County	Forest Divisions			Non Forest Divisions		
	Decisions Approved	Decisions Denied	Resulting Parcels	Decisions Approved	Decisions Denied	NF Parcels Created
Baker						
Benton						
Clackamas	7		4	1		4
Clatsop	1					
Columbia						
Coos						
Crook						
Curry	1		2			
Deschutes						
Douglas	3		13	6		7
Gilliam						
Grant	4		8			
Harney						
Hood River						
Jackson						
Jefferson						
Josephine						
Klamath	1		2			
Lake						
Lane	1		2			
Lincoln				3		
Linn	1		2			
Malheur						
Marion						
Morrow	4		6			
Multnomah	1		1			
Polk	2		4			
Sherman						
Tillamook	1		2			
Umatilla	1		3			
Union	1		3			
Wallowa	4		6			
Wasco	1					2
Washington						
Wheeler						
Yamhill	1		2			
<b>Totals</b>	<b>35</b>		<b>60</b>	<b>10</b>		<b>13</b>

Previous Years Totals

2003	33	0	43	12	0	16
2002	31	1	63	10	0	9
*2001 Average	38	0	81	8	0	15

**FOREST DIVISIONS  
RESULTING PARCELS**

**2004 Table H**

County	Size Not Reported	Parcel Size by Acreage						Totals
		0 to 5	6 to 10	11 to 20	21 to 40	41 to 80	80 & Over	
Baker								
Benton								
Clackamas		1				1	2	4
Clatsop								
Columbia								
Coos								
Crook								
Curry							2	2
Deschutes								
Douglas					1	1	11	13
Gilliam								
Grant							8	8
Harney								
Hood River								
Jackson								
Jefferson								
Josephine								
Klamath			1			1		2
Lake								
Lane						1	1	2
Lincoln								
Linn		1					1	2
Malheur								
Marion								
Morrow			1				5	6
Multnomah					1			1
Polk						2	2	4
Sherman								
Tillamook							2	2
Umatilla							3	3
Union							3	3
Wallowa							6	6
Wasco								
Washington								
Wheeler								
Yamhill				1	1			2
<b>Totals</b>		<b>2</b>	<b>2</b>	<b>1</b>	<b>3</b>	<b>6</b>	<b>46</b>	<b>60</b>

Previous Years Totals

2003	0	1	1	2	4	7	28	43
2002	0	3	1	1	5	10	43	63
*2001 Average	0	5	2	2	3	4	65	81

**NON FOREST DIVISIONS  
RESULTING PARCELS**

**2004 Table I**

County	Size Not Reported	Parcel Size by Acreage					Totals
		0 to 5	6 to 10	11 to 20	21 to 40	41 and Over	
Baker							
Benton							
Clackamas		2	1	1			4
Clatsop							
Columbia							
Coos							
Crook							
Curry							
Deschutes							
Douglas		5	2				7
Gilliam							
Grant							
Harney							
Hood River							
Jackson							
Jefferson							
Josephine							
Klamath							
Lake							
Lane							
Lincoln							
Linn							
Malheur							
Marion							
Morrow							
Multnomah							
Polk							
Sherman							
Tillamook							
Umatilla							
Union							
Wallowa							
Wasco							
Washington					1	1	2
Wheeler							
Yamhill							
<b>Totals</b>		<b>7</b>	<b>3</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>13</b>

Previous Years Totals

2003	0	10	2	3	1	0	16
2002	0	6	3	0	0	0	9
*2001 Average	1	9	1	0	1	3	15

**OTHER USES APPROVED ON LAND ZONED FOR FOREST USE**

**2004 Table J**

Use	Number of Approvals				
	2000	2001	2002	2003	2004
Accessory Use	26	75	11	16	9
Bed and Breakfast			1		
Church	1	2			
Commercial Activity	1	3			
Dog Kennel					
Farm Exempt Building		3		2	1
Farm Use				1	
Home Occupation	6	8	1	2	7
Mineral & Aggregate	5	5	4	6	12
NonConforming Use	5	1	2	1	9
Private Park	2	2	2	5	6
Public Facility	1	4			
Roads	7	2	2	2	1
School		1	1		1
Utility Facility	61	56	15	19	21
Youth Camp	1		1		1
<b>Totals</b>	<b>116</b>	<b>162</b>	<b>40</b>	<b>54</b>	<b>68</b>

**For years 1999-2001 2001 Average 146**

**Previous Years Totals**

<b>1999-2000</b>	<b>154</b>		<b>1995-1996</b>	<b>94</b>
<b>1998-1999</b>	<b>100</b>		<b>1994-1995</b>	<b>123</b>
<b>1997-1998</b>	<b>90</b>		<b>1993-1994</b>	<b>88</b>
<b>1996-1997</b>	<b>134</b>			

**NEW STANDARD DWELLINGS  
ON FOREST LAND**

**2005 Table A**

**Stream / Road**

<b>County</b>	<b>Low Production</b>	<b>Medium Production</b>	<b>High Production</b>	<b>Public Road</b>	<b>60+ acres</b>	<b>Template Totals</b>	<b>Large Lot</b>	<b>Lot of Record</b>	<b>Total All</b>
Baker									
Benton			1			1		1	2
Clackamas			25	1		26	1	3	30
Clatsop				1		1		3	4
Columbia			22		1	23		1	24
Coos			18	1		19			19
Crook							1		1
Curry			17			17		1	18
Deschutes	1	1	1			3			3
Douglas	2		9			11	1	3	15
Gilliam									
Grant		1				1	2	1	4
Harney									
Hood River			1			1			1
Jackson	6	1	15	4	1	27	5	8	40
Jefferson									
Josephine	2	6	13	3		24	1	4	29
Klamath					9	9		7	16
Lake									
Lane	5	1	18	5	8	37		1	38
Lincoln			10	3		13		1	14
Linn		1	8		1	10			10
Malheur									
Marion			1	1		2		1	3
Morrow									
Multnomah			1	1		2		3	5
Polk		2	8	2	3	15	1		16
Sherman									
Tillamook				3		3			3
Umatilla			1			1	2		3
Union			1			1	1	1	3
Wallowa				1		1	1		2
Wasco									
Washington			11		1	12		1	13
Wheeler									
Yamhill		4	10	1		15		1	16
<b>Totals</b>	<b>16</b>	<b>17</b>	<b>191</b>	<b>27</b>	<b>24</b>	<b>275</b>	<b>16</b>	<b>41</b>	<b>332</b>

**Previous Years Totals**

2004	22	7	210	22	17	278	31	55	364
2003	20	14	150	32	16	232	28	43	303
2002	18	12	142	32	14	218	15	33	266

**FOREST DWELLINGS APPROVED  
BASED ON TEMPLATE TESTS**

**2005 Table B**

County	Size Not Reported	Parcel Size by Acreage						Totals
		0 to 5	6 to 10	11 to 20	21 to 40	41 to 80	80 & Over	
Baker								
Benton						1		1
Clackamas	1	4	4	5	9	3		26
Clatsop		1						1
Columbia		3	5	9	6			23
Coos	3	8	4	1		1	2	19
Crook								
Curry		5	4	1		1	6	17
Deschutes		1		1	1			3
Douglas		3		3	4	1		11
Gilliam								
Grant								
Harney								
Hood River		1						1
Jackson	2	7	7	4	3	4		27
Jefferson								
Josephine	1	6	3	3	6	3	2	24
Klamath			5	2	1	1		9
Lake								
Lane	10	8	4	10	3	1	1	37
Lincoln		4	3	2	2	2		13
Linn	1	5		2	1	1		10
Malheur								
Marion	1		1					2
Morrow								
Multnomah	1		1					2
Polk	1	4	2	3	3	1	1	15
Sherman								
Tillamook			1	2				3
Umatilla							1	1
Union					1			1
Wallowa				1				1
Wasco								
Washington		2	1	4	3	2		12
Wheeler								
Yamhill	1	2	4	2	4	2		15
<b>Totals</b>	<b>22</b>	<b>64</b>	<b>49</b>	<b>55</b>	<b>47</b>	<b>24</b>	<b>13</b>	<b>274</b>

Previous Years Totals

2004	3	69	57	58	59	22	9	277
2003	0	55	40	53	56	22	6	232
2002	0	58	41	41	41	25	12	218

**FOREST  
LOT-OF RECORD DWELLINGS**

**2005 Table C**

County	Size Not Reported	Parcel Size by Acreage						Totals
		0 to 5	6 to 10	11 to 20	21 to 40	41 to 80	80 & Over	
Baker								
Benton					1			1
Clackamas	1	1			1			3
Clatsop					2	1		3
Columbia					1			1
Coos								
Crook								
Curry					1			1
Deschutes								
Douglas		1			1		1	3
Gilliam								
Grant		1						1
Harney								
Hood River								
Jackson		1	4	1	2			8
Jefferson								
Josephine			1	1	1	1		4
Klamath		1	2	3	1			7
Lake								
Lane			1					1
Lincoln				1				1
Linn								
Malheur								
Marion			1					1
Morrow								
Multnomah				3				3
Polk								
Sherman								
Tillamook								
Umatilla								
Union					1			1
Wallowa								
Wasco								
Washington		1						1
Wheeler								
Yamhill			1					1
<b>Totals</b>	<b>1</b>	<b>6</b>	<b>10</b>	<b>9</b>	<b>12</b>	<b>2</b>	<b>1</b>	<b>41</b>

Previous Years Totals

2004	0	16	11	14	8	2	3	54
2003	0	8	6	12	11	3	3	43
2002	0	10	6	8	4	2	3	33

**FOREST  
OWNERSHIPS ADJACENT TO DWELLING APPROVALS**

**2005 Table D**

County	Total Template and Lot of Record Dwellings	Adjacent Ownerships			Private Industrial
		USFS	BLM	State	
Baker					
Benton	2				
Clackamas	29				
Clatsop	4				
Columbia	24				
Coos	19				
Crook					
Curry	18				2
Deschutes	3				
Douglas	14				2
Gilliam					
Grant	1				
Harney					
Hood River	1				
Jackson	35	1	9		
Jefferson					
Josephine	28	1	5		1
Klamath	16				
Lake					
Lane	38	1	1		
Lincoln	14				3
Linn	10				4
Malheur					
Marion	3				2
Morrow					
Multnomah	5				1
Polk	15				
Sherman					
Tillamook	3			2	2
Umatilla	1				
Union	2				
Wallowa	1				
Wasco					
Washington	13				3
Wheeler					
Yamhill	16				11
<b>Totals</b>	<b>315</b>	<b>3</b>	<b>15</b>	<b>2</b>	<b>31</b>

Previous Years Totals

2004	331	11	19	4	62
2003	275	9	28	6	50
2002	251	3	20	9	52

**HARDSHIP AND REPLACEMENT DWELLINGS  
ON FOREST LAND**

**2005 Table E**

<b>County</b>	<b>Temporary Hardship</b>	<b>Replacement Dwellings</b>	<b>All Denials</b>
Baker			
Benton			
Clackamas	10		
Clatsop		1	
Columbia	2		
Coos		25	
Crook			
Curry		1	
Deschutes			
Douglas		24	
Gilliam			
Grant		1	
Harney			
Hood River			
Jackson	2	2	
Jefferson			
Josephine		1	
Klamath		6	
Lake			
Lane	6	23	1
Lincoln			
Linn	6	1	
Malheur			
Marion			
Morrow			
Multnomah		2	
Polk	1	9	
Sherman			
Tillamook		1	
Umatilla		4	
Union		3	
Wallowa			
Wasco			
Washington	1	10	
Wheeler			
Yamhill	1		
<b>Totals</b>	<b>29</b>	<b>114</b>	<b>1</b>

Previous Years Totals

2004	19	98	2
2003	24	97	1
2002	41	93	2

**NEW STANDARD DWELLINGS ON FOREST LAND**

**2005 Table F**

**TOTALS BY YEAR**

(1993, 1997-2005)

New Permanent Dwellings (Excludes Replacement and Hardship)

County	1993	1997	1998	1999	2000	2001	2002	2003	2004	2005
Baker	3	2		1	5	2				
Benton	2	5	4	2	5	2	4	3	1	2
Clackamas	92	60	51	50	41	50	16	30	51	30
Clatsop	7		2	6	5	6	5	4	7	4
Columbia	27	35	18	33	35	32	40	16	12	24
Coos	13	10	16	10	14	17	15	23	31	19
Crook			1					1	1	1
Curry	32	4	4	2	5	14	9	13	40	18
Deschutes	8	4	8	9	13	6	3	1	2	3
Douglas	137	3	7	2	6	10	5	7	4	15
Gilliam									1	
Grant	1	6	9	6	6	10	4	8		4
Harney										
Hood River	14	3	2	7	7	8	4	2	1	1
Jackson	124	42	37	78	45	57	42	52	52	40
Jefferson										
Josephine	219	27	17	13	12	28	14	18	22	29
Klamath	36	8	22	14	9	20	9	15	15	16
Lake										
Lane	110	28	38	45	48	67	39	40	24	38
Lincoln	27	6	10	12	7	15	12	8	11	14
Linn	33	12	12	12	7	8	5	11	14	10
Malheur										
Marion	6	9	17	5	6	8	2	7	5	3
Morrow		3	2	4	3	1	1	1	1	
Multnomah	98	5	8	4	2	1	8	1		5
Polk	11	7	29	2	22	20	12	13	15	16
Sherman										
Tillamook	2	2	3	2	3	5	1	3	4	3
Umatilla						2	1	1		2
Union		5	1	5	4	3	2	9	7	3
Wallowa		9		2	5	3	3	1	4	2
Wasco	1					1				
Washington	8	21	12	10	4	6	8	8	23	13
Wheeler						1				
Yamhill	9	25	25	3	22	4	2	7	13	16
<b>Totals</b>	<b>1020</b>	<b>341</b>	<b>355</b>	<b>339</b>	<b>341</b>	<b>407</b>	<b>266</b>	<b>303</b>	<b>361</b>	<b>331</b>

2001 average = 305

Footnote: 1994, 1995 and 1996 not displayed, because of lack of space.

**FOREST  
LAND DIVISION ACTIONS**

**2005 Table G**

County	Forest Divisions			Non Forest Divisions		
	Decisions Approved	Decisions Denied	Resulting Parcels	Decisions Approved	Decisions Denied	NF Parcels Created
Baker						
Benton						
Clackamas	13		15			3
Clatsop						
Columbia						
Coos						
Crook						
Curry						
Deschutes						
Douglas	5		18	5		6
Gilliam						
Grant	3		7			
Harney						
Hood River						
Jackson	3		2	1		6
Jefferson						
Josephine						
Klamath						
Lake						
Lane				3		3
Lincoln						
Linn	1		1			1
Malheur						
Marion						
Morrow	1		2			
Multnomah						
Polk	1		1			2
Sherman						
Tillamook						
Umatilla						
Union	1		2	1		
Wallowa						
Wasco	1					
Washington						
Wheeler						
Yamhill	1		2			
<b>Totals</b>	<b>30</b>		<b>50</b>	<b>10</b>		<b>21</b>

Previous Years Totals

2004	35	0	60	10	0	13
2003	33	0	43	12	0	16
2002	31	1	63	10	0	9

**FOREST DIVISIONS  
RESULTING PARCELS**

**2005 Table H**

County	Size Not Reported	Parcel Size by Acreage						Totals
		0 to 5	6 to 10	11 to 20	21 to 40	41 to 80	80 & Over	
Baker								
Benton								
Clackamas		9	1		2		3	15
Clatsop								
Columbia								
Coos								
Crook								
Curry								
Deschutes								
Douglas			1	2	3	2	10	18
Gilliam								
Grant							7	7
Harney								
Hood River								
Jackson				1		1		2
Jefferson								
Josephine								
Klamath								
Lake								
Lane								
Lincoln								
Linn							1	1
Malheur								
Marion								
Morrow								
Multnomah							2	2
Polk					1			1
Sherman								
Tillamook								
Umatilla								
Union							2	2
Wallowa								
Wasco								
Washington								
Wheeler								
Yamhill				2				2
<b>Totals</b>		<b>9</b>	<b>2</b>	<b>5</b>	<b>6</b>	<b>3</b>	<b>25</b>	<b>50</b>

Previous Years Totals

2004	0	2	2	1	3	6	46	60
2003	0	1	1	2	4	7	28	43
2002	0	3	1	1	5	10	43	63

**NON FOREST DIVISIONS  
RESULTING PARCELS**

**2005 Table I**

County	Size Not Reported	Parcel Size by Acreage					Totals
		0 to 5	6 to 10	11 to 20	21 to 40	41 and Over	
Baker							
Benton							
Clackamas		2		1			3
Clatsop							
Columbia							
Coos							
Crook							
Curry							
Deschutes							
Douglas		4	2				6
Gilliam							
Grant							
Harney							
Hood River							
Jackson		3	1	1		1	6
Jefferson							
Josephine							
Klamath							
Lake							
Lane		1	2				3
Lincoln							
Linn						1	1
Malheur							
Marion							
Morrow							
Multnomah							
Polk		2					2
Sherman							
Tillamook							
Umatilla							
Union							
Wallowa							
Wasco							
Washington							
Wheeler							
Yamhill							
<b>Totals</b>		<b>12</b>	<b>5</b>	<b>2</b>		<b>2</b>	<b>21</b>

Previous Years Totals

2004	0	7	3	1	1	1	13
2003	0	10	2	3	1	0	16
2002	0	6	3	0	0	0	9

**OTHER USES APPROVED ON LAND ZONED FOR FOREST USE**

**2005 Table J**

Use	Number of Approvals					
	2000	2001	2002	2003	2004	2005
Accessory Use	26	75	11	16	9	8
Bed and Breakfast			1			
Church	1	2				1
Commercial Activity	1	3				
Dog Kennel						
Farm Exempt Building		3		2	1	9
Farm Use				1		9
Home Occupation	6	8	1	2	7	6
Mineral & Aggregate	5	5	4	6	12	2
NonConforming Use	5	1	2	1	9	
Private Park	2	2	2	5	6	2
Public Facility	1	4				1
Roads	7	2	2	2	1	3
School		1	1		1	2
Utility Facility	61	56	15	19	21	25
Youth Camp	1		1		1	2
<b>Totals</b>	<b>116</b>	<b>162</b>	<b>40</b>	<b>54</b>	<b>68</b>	<b>70</b>

**For years 1999-2001    2001 Average    146**

Previous Years Totals			
<b>1999-2000</b>	<b>154</b>		<b>1995-1996</b> <b>94</b>
<b>1998-1999</b>	<b>100</b>		<b>1994-1995</b> <b>123</b>
<b>1997-1998</b>	<b>90</b>		<b>1993-1994</b> <b>88</b>
<b>1996-1997</b>	<b>134</b>		

# POST MEASURE 37 LAND USE FOREST LAND

Fill in section I for all decisions. Fill in sections II, III and IV as appropriate. Attach adopted written findings and conclusions if any.

## I. GENERAL INFORMATION

County Name: \_\_\_\_\_ Local File Number: \_\_\_\_\_

Applicant: \_\_\_\_\_ State Claim Number: \_\_\_\_\_

Claimant Name (if Different): \_\_\_\_\_ State Waiver Date: \_\_\_\_\_

Current Zone: \_\_\_\_\_ Location: T: \_\_\_\_\_ R: \_\_\_\_\_ S: \_\_\_\_\_ TL: \_\_\_\_\_

Qtr Section: \_\_\_\_\_ Qtr/Qtr Section: \_\_\_\_\_ (Fill in NE, NW, SE OR SW; or A, B, C or D.)

Zone, if any on State Waiver Date: \_\_\_\_\_

Forest Tax Deferral:  Yes  No Adjacent Ownerships: BLM  USFS  State Govt.

Date of Final Decision: \_\_\_\_\_ Timber Industry  Private

## II. USES OTHER THAN DWELLINGS

Approved  Denied

Specific Use: \_\_\_\_\_

Total Parcel Size: \_\_\_\_\_ Acres Portion of Parcel Involved: \_\_\_\_\_ Acres

## III. DWELLING DECISIONS

Approved  Denied

Dwelling Type (i.e Forest, Non-Forest, Other: Specify Approved Standard Applied, if any)

\_\_\_\_\_

Size of Parcel: \_\_\_\_\_ Size of Ownership/Tract Involved: \_\_\_\_\_ # of Parcels Involved: \_\_\_\_\_

## IV. DIVISIONS AND LOT LINE ADJUSTMENTS

Approved  Denied  Forest Division  Non-Forest Division  Lot Line Adjustment

Size of Parent Parcel(s): \_\_\_\_\_ acres \_\_\_\_\_ acres \_\_\_\_\_ acres

For each resulting parcel, fill in the size, whether the parcel is forest or non-forest, and the number of existing dwellings on each parcel. To report additional parcels use a separate piece of paper.

	Size	Forest/ Non-Forest	# of Existing Dwellings	New Dwelling/ Other Use
Parcel 1	_____ acres	_____	_____	_____
Parcel 2	_____ acres	_____	_____	_____
Parcel 3	_____ acres	_____	_____	_____