

APPROVED 2006-07 FOREST REPORT

January 1, 2006 through December 31, 2007

Introduction

State law (ORS 197.065) requires the Oregon Land Conservation and Development Commission (LCDC) 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 a “mixed” farm/forest zone where the predominant use of the property is forest use.

The Department of Land Conservation and Development (DLCD) receives a description of each local decision and supporting information for these zones along with a compilation of all decisions made during the reporting period from each county. All counties except Lake County submitted this information.

Reporting Period and Content

This report summarizes the information provided by the counties for the two-year period from January 1, 2006 through December 31, 2007. Usually, the department prepares separate farm and forest land reports for each year. For this biennium, the reporting will be for the entire two-year period. Separate tables for each year are still included as the basis for the combined reports.

Tables A through J include information for dwelling and land division decisions, as well as information on other approved uses (for example, utility facilities, home occupations and telecommunication facilities). For information on plan amendments that involve the redesignation or rezoning of forest and farm land to urban or other rural uses, see the 2006-07 Farm Report. The Farm Report also includes information on non resource land designations and Measure 37 and 49 approvals in EFU and forest zones.

Use of Reported Information

The department uses the collected information to monitor the type and extent of development and parcelization occurring on agricultural land statewide and in individual counties to:

1. Assess the effectiveness of the forest and mixed farm/forest zone to implement Statewide Goal 4; and

2. Focus staff resources to assist counties and the public with the implementation of Goal 4 where needed.

The department recognizes that many counties have processes, such as pre-application conferences, which serve to discourage applications for uses unlikely to be approved. For this reason, we urge readers to use caution in creating “approval rates” based on the information in this report.

Relatively few applications (less than 10%) are actually denied. In many cases, early conferences between potential applicants and planners result in a decision by the potential applicant to submit an application. Some counties have compared the number of client contacts or “pre-application conferences” with the actual number of approvals and denials. These comparisons show that there are many more initial contacts than actual decisions.

Oregon’s Forest Land Protection Program

The conservation of forest land is one of the primary objectives of Oregon’s statewide planning program. Oregon has determined that it is in the state’s interest to protect the land resource foundation of one of its largest industries, forestry. Oregon is the nation’s #1 producer of lumber and the forest products sector is Oregon’s second largest industry. Forestry services and wood products manufacturing together generate about \$13 billion annually in sales or about 11% of the state’s economic output.

Oregon’s forest lands 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 forest and non-forest uses according to statutory (ORS 215.700 to 215.755) and administrative rule (OAR 660, division 6) provisions. The goal and administrative rule also incorporate statutory minimum lot sizes and standards for all land divisions (ORS 215.780).

Forest and Mixed Farm/Forest Zones

In Oregon, forest lands are protected from conversion to rural or urban uses or other conflicting non-forest uses by the use of forest and mixed farm/forest zoning. At present, about 8.2 million acres (30%) 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/forest zones under OAR 660-006-0050. Prior to 1990, the county forest zones were generally similar to those of 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 and a new administrative rule (OAR 660, Division 6). The 1993 legislature modified some of these rules (HB 3661) 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 forest land and established minimum lot sizes for forest zones. In March 1994, the commission adopted amendments to make its rules consistent with HB 3661.

Reported Data

Dwellings

In forest zones, dwellings are allowed in five different circumstances and include large-lot dwellings, lot-of-record dwellings, template dwellings, replacement dwellings and temporary hardship dwellings. The total number of dwellings approved in forest and mixed farm/forest zones 2006 was 464 and in 2007 it was 440. These numbers are consistent with those for previous years.

Large-Lot Dwellings – Regional approval standards for dwellings on ownerships of different sizes are provided for in ORS 215.740. In western Oregon, large-lot dwellings must be on ownerships of at least 160 contiguous or 200 non-contiguous acres. In eastern Oregon, they must be on ownerships of 240 or more contiguous or 320 or more non-contiguous acres. In 2006, 16 large-lot forest dwellings were approved and in 2007 the number was 22 (Table A). These numbers are consistent with those for previous years and the approvals are spread fairly evenly among the counties. Large-lot dwellings made up four percent of all dwelling approvals in forest zones in the two years combined.

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 2006, 34 such dwellings were approved and in 2007, 46 were approved. These numbers are consistent with those for previous years. While the approvals were spread fairly evenly across the state, one-third of all 2007 approvals took place in Douglas County. On average, about two-thirds of the approvals for the two years were for lots that were less than 21 acres (Table C). Lot-of-record dwellings made up nine percent of all dwelling approvals in forest zones in the two years combined.

Template Dwellings – “Template” dwellings may be approved where there is a certain amount of existing development and parcelization within a 160-acre “template” centered on the parcel. In 2006, 273 template dwellings were approved, a number that is consistent with previous approval numbers, while in 2007 the number of approvals dropped somewhat to 250 (Table B). About 70% of the dwellings were approved based on the template test for the most productive forest soils. About 71% of both 2006 and 2007 approvals were for parcels smaller than 21 acres. The largest number of approvals was for the Willamette Valley, followed by southern Oregon. Template dwellings made up over half (57%) of all dwelling approvals in forest zones in the two years combined.

Adjacent Land Ownership – DLCD has reviewed the siting of dwellings in locations where they may conflict with adjacent forest operations. The department has reviewed

template and lot-of-record dwelling approvals to find whether the new home sites are adjacent to public or private industrial timber ownerships (Table D). Of 307 template and lot-of-record dwellings approved in 2006, 15 were adjacent to public forest ownerships (U.S. Forest Service, U.S. Bureau of Land Management or State of Oregon) and 22 were adjacent to private industrial forest lands. Thus, 12% of these new dwellings were adjacent to these large-scale public and private forest uses. In 2007, 297 template and lot-of-record dwellings were approved, 15 of which were adjacent to public forest ownerships and 24 were adjacent to private industrial forest lands, resulting in a 13% rate of adjacency to public and private forest uses.

Replacement Dwellings – A replacement dwelling is a new home that replaces an older dwelling on a parcel. The older dwelling must be demolished, moved or converted to a non-residential use within three months of completion of the replacement dwelling. In 2006, 121 replacement dwellings were approved, while in 2007 the number was 90, figures that are at the high and low ends of reported numbers from previous years. In 2006, 42% of all replacement dwellings statewide were in Douglas County. Otherwise, most approvals have been in eastern Oregon. Replacement dwellings made up 23% of all dwelling approvals in forest zones in the two years combined. One concern is whether dwellings being replaced are in fact being demolished, moved or converted to non-residential uses within the required timeframe.

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. In 2006, 20 temporary hardship dwellings were approved, while in 2007 the number was 32, representing an increase over previous years. These approvals are spread fairly evenly around the state. Temporary hardship dwellings made up six percent of all dwelling approvals in forest zones in the two years combined.

Non-Forest Uses

The commission has recognized that some non-forest uses are acceptable in forest areas, such as utilities necessary for public service, home occupations and some types of dwellings. These uses are set forth in OAR 660-006-0025; all together, more than 50 uses are allowed in forest and mixed farm/forest zones. Table J provides a summary of the non-forest uses (excluding dwellings) approved in 2006 and 2007. It indicates a trend toward higher numbers of approvals for non-forest uses over the four previous years. In 2006, 114 such uses were approved, while for 2007 the number was 111. The most frequent types of approvals were for accessory uses, telecommunication facilities and mineral and aggregate sites.

Land Divisions

Forest Land Divisions. The number of new forest land divisions was 49 in 2006 and 32 in 2007, the latter a number that is down significantly from previous years. The drop was due primarily to the department's correction of county data on divisions that were

incorrectly labeled forest land divisions. In addition, the new figures exclude lot line adjustments and remainder parcels, which were previously sometimes inadvertently included in the calculations. The number of “new” parcels includes only additional parcels created, not counting the remainder parcel from the parent tract. This change allows for more meaningful tracking of the actual creation of new parcels (Table G).

Nearly all of the new forest land divisions were for new parcels of at least 80 acres, thus meeting the statutory minimum lot size for land divisions. Forest land divisions occurred fairly evenly across the state (Table H).

Non-forest Land Divisions. Non-forest land divisions may be allowed in only a few circumstances, including the creation of a parcel or parcels to separate one or more existing dwellings on a property in certain situations (ORS 215.780 (2)(b) and (e)). No newly-created parcel approved under these provisions may be larger than five to 10 acres. The separation of existing dwellings is the basis for most of the reported non-forest land divisions in 2006 and 2007. However, a number of divisions were also approved based on split zoning - that is when part of a parcel is in forest zoning and another part is in a different zone. In some cases, the other part of a parcel was in an EFU or mixed farm/forest zone; this is not a legitimate or legal basis for a non-forest land division.

The number of new non-forest land divisions jumped to 54 in 2006 and 60 in 2007, a three-fold increase over the average of the three previous years. While part of this increase can be explained by the correction of mislabeled forest land divisions (see above) that resulted in the department adding additional numbers to the non-forest land division column, the jump still represents a substantial increase in the numbers of these divisions. In 2006, 76% of the new parcels created were 10 acres or fewer, while in 2007, 85% of the new parcels met this standard.

Changes in Designation

There are a few different ways in which designated forest lands can be 1) replanned and/or rezoned for other uses or 2) identified as qualified for waivers of resource zone requirements. These options and affected lands are described in the accompanying Farm Report.

New Dwellings Approved in Forest Zones

TYPE OF DWELLING	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	TOTALS (% of Net)
Forest Template ORS 215.750	276	264	277	281	237	218	232	278	275	273	250	2861 (57%)
Large Lot ORS 215.740	13	13	16	19	21	15	28	31	16	16	22	210 (4%)
Lot-of-Record ORS 215.720	52	78	46	41	47	33	43	55	41	34	46	516 (10%)
Temporary Hardship ORS 215.755(2)	45*	40	52	37	35	41	24	19	29	20	32	374 (7%)
Net New Dwellings	386	395	391	378	340	307	327	383	361	343	350	3961
Replacement ORS 215.755(1)	95	90	85	81	91	93	97	98	114	121	90	1055 (21% of Total)
TOTAL DWELLINGS APPROVED IN FOREST ZONES	481	485	476	459	431	400	424	481	475	464	440	5016

Prepared by the Department of Land Conservation and Development (DLCD)
Using data submitted by Oregon's 36 counties.

NOTES: 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.

**NEW STANDARD DWELLINGS
ON FOREST LAND**

2006 Table A

County	Low Production	Medium Production	High Production	Public Road	60+ acres	Template Totals	Large Lot	Lot of Record	Total All
Baker									
Benton			1			1	1	1	3
Clackamas		2	26			28	2	5	35
Clatsop				3		3		1	4
Columbia			23	2		25			25
Coos			14			14			14
Crook									
Curry			2			2	3	2	7
Deschutes		1	4			5			5
Douglas	2		17	17	2	38		1	39
Gilliam									
Grant								1	1
Harney									
Hood River		1		1		2			2
Jackson	10		9	3	2	24	2	6	32
Jefferson									
Josephine	1	2	3	2		8	1		9
Klamath					6	6		4	10
Lake									
Lane	3	2	20	6		31	1	1	33
Lincoln			6	4		10		1	11
Linn	2		6			8	1	2	11
Malheur									
Marion			5			5			5
Morrow			3			3	1		4
Multnomah			2			2		1	3
Polk	2	7	7	1	1	18	1		19
Sherman									
Tillamook			2			2			2
Umatilla							1		1
Union							1	5	6
Wallowa	1			2		3		2	5
Wasco									
Washington			19			19			19
Wheeler									
Yamhill	1		15			16	1	1	18
Totals	22	15	184	41	11	273	16	34	323

Previous Years Totals

2005	16	17	191	27	24	275	16	41	332
2004	22	7	210	22	17	278	31	55	364
2003	20	14	150	32	16	232	28	43	303

**FOREST DWELLINGS APPROVED
BASED ON TEMPLATE TESTS**

2006 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 79	80 & Over	
Baker								
Benton					1			1
Clackamas		11		11	6			28
Clatsop					3			3
Columbia		4	8	10	2	1		25
Coos		6	6		2			14
Crook								
Curry			2					2
Deschutes		3	2					5
Douglas		4	6	14	4	8	2	38
Gilliam								
Grant								
Harney								
Hood River		2						2
Jackson		3	3	6	8	3	1	24
Jefferson								
Josephine		5	1	1			1	8
Klamath		2		1	1	1	1	6
Lake								
Lane		6	13	6	4	2		31
Lincoln		3		3	2	2		10
Linn		3			2	1	2	8
Malheur								
Marion		1	1	3				5
Morrow		3						3
Multnomah		1		1				2
Polk		5	3	5		3	2	18
Sherman								
Tillamook					2			2
Umatilla								
Union								
Wallowa			1		1	1		3
Wasco								
Washington		4	4	5	3	3		19
Wheeler								
Yamhill		8	4		3	1		16
Totals	0	74	54	66	44	26	9	273

Previous Years Totals

2005	22	64	49	55	47	24	13	274
2004	3	69	57	58	59	22	10	278
2003	0	55	40	53	56	22	6	232

**LOT OF RECORD FOREST DWELLING ACTIONS
BY PARCEL**

2006 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 79	80 & Over	
Baker								
Benton		1						1
Clackamas		1	2	1	1			5
Clatsop				1				1
Columbia								
Coos								
Crook								
Curry						1	1	2
Deschutes								
Douglas		1						1
Gilliam								
Grant							1	1
Harney								
Hood River								
Jackson		1	1	2	1		1	6
Jefferson								
Josephine								
Klamath		2	1		1			4
Lake								
Lane					1			1
Lincoln			1					1
Linn			1				1	2
Malheur								
Marion								
Morrow								
Multnomah				1				1
Polk								
Sherman								
Tillamook								
Umatilla								
Union		1	1	1	2			5
Wallowa		1			1			2
Wasco								
Washington								
Wheeler								
Yamhill		1						1
Totals	0	9	7	6	7	1	4	34

Previous Years Totals

2005	1	6	10	9	12	2	1	41
2004	0	16	11	14	8	2	3	54
2003	0	8	6	12	11	3	3	43

**FOREST OWNERSHIPS
ADJACENT TO DWELLING APPROVALS**

2006 Table D

County	Total Template and Lot of Record Dwellings	Adjacent Ownerships			Private Industrial
		USFS	BLM	State	
Baker					
Benton	2				
Clackamas	33				
Clatsop	4				
Columbia	25				
Coos	14				
Crook					
Curry	4				1
Deschutes	5		1		
Douglas	39				
Gilliam					
Grant	1				
Harney					
Hood River	2				
Jackson	30	3	8		2
Jefferson					
Josephine	7		1		1
Klamath	10				
Lake					
Lane	32	1			3
Lincoln	11				4
Linn	10	1			
Malheur					
Marion	5				1
Morrow	3				1
Multnomah	3				
Polk	19				1
Sherman					
Tillamook	2				
Umatilla					
Union	5				1
Wallowa	5				
Wasco					
Washington	19				4
Wheeler					
Yamhill	17				3
Totals	307	5	10	0	22

Previous Years Totals

2005	315	3	15	2	31
2004	331	11	19	4	62
2003	275	9	28	6	50

**HARDSHIP AND REPLACEMENT DWELLINGS
ON FOREST LAND**

2006 Table E

County	Temporary Hardship	Replacement Dwellings	All Denials
Baker			
Benton			
Clackamas			
Clatsop			
Columbia	1		
Coos		11	
Crook			
Curry		2	
Deschutes			
Douglas		51	
Gilliam			
Grant			
Harney			
Hood River			
Jackson	3	4	
Jefferson			
Josephine			
Klamath	3	14	
Lake			
Lane	4	13	
Lincoln			
Linn	8		
Malheur			
Marion		2	
Morrow		1	
Multnomah		1	
Polk		8	
Sherman			
Tillamook			
Umatilla		2	
Union		6	
Wallowa			
Wasco			
Washington		6	
Wheeler			
Yamhill	1		
Totals	20	121	0

Previous Years Totals

2005	29	114	1
2004	19	98	2
2003	24	97	1

NEW STANDARD DWELLINGS ON FOREST LAND
TOTALS BY YEAR
(1993, 1997-2006)

2006 Table F

New Permanent Dwellings (Excludes Replacement and Hardship)

County	1993	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
Baker	3	2		1	5	2					
Benton	2	5	4	2	5	2	4	3	1	2	3
Clackamas	92	60	51	50	41	50	16	30	51	30	35
Clatsop	7		2	6	5	6	5	4	7	4	4
Columbia	27	35	18	33	35	32	40	16	12	24	25
Coos	13	10	16	10	14	17	15	23	31	19	14
Crook			1					1	1	1	
Curry	32	4	4	2	5	14	9	13	40	18	7
Deschutes	8	4	8	9	13	6	3	1	2	3	5
Douglas	137	3	7	2	6	10	5	7	4	15	39
Gilliam									1		
Grant	1	6	9	6	6	10	4	8		4	1
Harney											
Hood River	14	3	2	7	7	8	4	2	1	1	2
Jackson	124	42	37	78	45	57	42	52	52	40	32
Jefferson											
Josephine	219	27	17	13	12	28	14	18	22	29	8
Klamath	36	8	22	14	9	20	9	15	15	16	10
Lake											
Lane	110	28	38	45	48	67	39	40	24	38	33
Lincoln	27	6	10	12	7	15	12	8	11	14	11
Linn	33	12	12	12	7	8	5	11	14	10	11
Malheur											
Marion	6	9	17	5	6	8	2	7	5	3	5
Morrow		3	2	4	3	1	1	1	1		4
Multnomah	98	5	8	4	2	1	8	1		5	3
Polk	11	7	29	2	22	20	12	13	15	16	20
Sherman											
Tillamook	2	2	3	2	3	5	1	3	4	3	2
Umatilla						2	1	1		2	1
Union		5	1	5	4	3	2	9	7	3	6
Wallowa		9		2	5	3	3	1	4	2	5
Wasco	1					1					
Washington	8	21	12	10	4	6	8	8	23	13	19
Wheeler						1					
Yamhill	9	25	25	3	22	4	2	7	13	16	18
Totals	1020	341	355	339	341	407	266	303	361	331	323

2001 average = 305

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

**FOREST and NON-FOREST
LAND DIVISION ACTIONS**

2006 Table G

County	Forest Divisions			Non Forest Divisions		
	Decisions Approved	Decisions Denied	New Parcels	Decisions Approved	Decisions Denied	New Parcels Created
Baker						
Benton	2		2			
Clackamas	2		5	9		10
Clatsop				1		1
Columbia						
Coos	1		1	4		4
Crook						
Curry	5		10			
Deschutes	1		1			
Douglas	3		4	9		9
Gilliam						
Grant	1		1			
Harney						
Hood River						
Jackson	3		4	3	1	5
Jefferson						
Josephine						
Klamath	3		5	1		1
Lake						
Lane	1		2	1		1
Lincoln						
Linn	1		1	1		2
Malheur						
Marion						
Morrow	1		1			
Multnomah				4		5
Polk	2		3	5		11
Sherman						
Tillamook						
Umatilla	1		1			
Union	3		5			
Wallowa	1		2			
Wasco						
Washington						
Wheeler						
Yamhill	1		1	5		5
Totals	32	0	49	43	1	54

Previous Years Totals

2005	30	0	50	10	0	21
2004	35	0	60	10	0	13
2003	33	0	43	12	0	16

**FOREST DIVISIONS
RESULTING PARCELS**

2006 Table H

County	Size Not Reported	Parcel Size by Acreage						80 & Over	Totals
		0 to 5	6 to 10	11 to 20	21 to 40	41 to 79			
Baker									
Benton						1	1	2	
Clackamas							5	5	
Clatsop									
Columbia									
Coos						1		1	
Crook									
Curry							10	10	
Deschutes							1	1	
Douglas							4	4	
Gilliam									
Grant							1	1	
Harney									
Hood River									
Jackson							4	4	
Jefferson									
Josephine									
Klamath							5	5	
Lake									
Lane							2	2	
Lincoln									
Linn							1	1	
Malheur									
Marion									
Morrow							1	1	
Multnomah									
Polk					2		1	3	
Sherman									
Tillamook									
Umatilla							1	1	
Union							5	5	
Wallowa							2	2	
Wasco									
Washington									
Wheeler									
Yamhill							1	1	
Totals	0	0	0	0	2	2	45	49	

Previous Years Totals

2005	0	9	2	5	6	3	25	50
2004	0	2	2	1	3	6	46	60
2003	0	1	1	2	4	7	28	43

**NON-FOREST DIVISIONS
RESULTING PARCELS**

2006 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		10					10
Clatsop		1					1
Columbia							
Coos		4					4
Crook							
Curry							
Deschutes							
Douglas		7	1		1		9
Gilliam							
Grant							
Harney							
Hood River							
Jackson		3	1	1			5
Jefferson							
Josephine							
Klamath						1	1
Lake							
Lane		1					1
Lincoln							
Linn		2					2
Malheur							
Marion							
Morrow							
Multnomah		2	1	2			5
Polk		4		1	5	1	11
Sherman							
Tillamook							
Umatilla							
Union							
Wallowa							
Wasco							
Washington							
Wheeler							
Yamhill		3	1			1	5
Totals	0	37	4	4	6	3	54

Previous Years Totals

2005	0	12	5	2	0	2	21
2004	0	7	3	1	1	1	13
2003	0	10	2	3	1	0	16

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

2006 Table J

Use	Number of Approvals					
	2001	2002	2003	2004	2005	2006
Accessory Use	75	11	16	9	8	22
Bed and Breakfast		1				
Church	2				1	
Commercial Activity	3					1
Dog Kennel						1
Farm Exempt Building	3		2	1	9	14
Farm Use			1		9	2
Home Occupation	8	1	2	7	6	7
Mineral & Aggregate	5	4	6	12	2	9
Natural Gas Facility *	-----	-----	-----	-----	-----	1
NonConforming Use	1	2	1	9		14
Private Park	2	2	5	6	2	2
Public Facility	4				1	4
Roads	2	2	2	1	3	7
School	1	1		1	2	
Telecommunication Facility*	-----	-----	-----	-----	-----	18
Utility Facility	56	15	19	21	25	10
Youth Camp		1		1	2	2
Totals	162	40	54	68	70	114

New categories 2006 = *
For years 1999-2001

2001 Average 146

Previous Years Totals

2000-2001	116		1996-1997	134
1999-2000	154		1995-1996	94
1998-1999	100		1994-1995	123
1997-1998	90		1993-1994	88

**NEW STANDARD DWELLINGS
ON FOREST LAND**

2007 Table A

Stream / Road

County	Low Production	Medium Production	High Production	Public Road	60+ acres	Template Totals	Large Lot	Lot of Record	Total All
Baker							1	2	3
Benton							1		1
Clackamas			30			30	1	3	34
Clatsop			1	2		3		6	9
Columbia			16			16			16
Coos		1	30			31		2	33
Crook									
Curry			3			3	1	2	6
Deschutes		2	2			4	1	1	6
Douglas		1	2	7		10		13	23
Gilliam									
Grant	1			1		2	3		5
Harney									
Hood River			1			1	1	1	3
Jackson	3		15	1		19	2	3	24
Jefferson									
Josephine		1	9	6	1	17	1		18
Klamath					5	5		4	9
Lake									
Lane		2	8	5		15	2		17
Lincoln			5	5		10	1		11
Linn	1		17	4		22	1		23
Malheur									
Marion			2			2		1	3
Morrow			4			4	2		6
Multnomah			1			1			1
Polk	8	3	11	2	4	28			28
Sherman									
Tillamook			1	2		3		2	5
Umatilla					2	2	2	2	6
Union							1	1	2
Wallowa							1		1
Wasco								1	1
Washington			5	5		10		2	12
Wheeler									
Yamhill			12			12			12
Totals	13	10	175	40	12	250	22	46	318

Previous Years Totals

2006	22	15	184	41	11	273	16	34	323
2005	16	17	191	27	24	275	16	41	332
2004	22	7	210	22	17	278	31	55	364

**FOREST DWELLINGS APPROVED
BASED ON TEMPLATE TESTS**

2007 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 79	80 & Over	
Baker								
Benton								
Clackamas		5	3	10	7	5		30
Clatsop		2			1			3
Columbia		5	6	2	1		2	16
Coos		19	2	5	3		2	31
Crook								
Curry				1	1	1		3
Deschutes		3			1			4
Douglas		2	2	2	3	1		10
Gilliam								
Grant		1		1				2
Harney								
Hood River						1		1
Jackson		5	8	5	1			19
Jefferson								
Josephine		3	2	6	3	3		17
Klamath		2	1	1			1	5
Lake								
Lane		3	3	6	2	1		15
Lincoln		2	2	2	4			10
Linn		4	4	3	6	3	2	22
Malheur								
Marion		1			1			2
Morrow		4						4
Multnomah					1			1
Polk		8	7	7	3	3		28
Sherman								
Tillamook			1	1			1	3
Umatilla					2			2
Union								
Wallowa								
Wasco								
Washington		4	2	3	1			10
Wheeler								
Yamhill		3	2	2	5			12
Totals	0	76	45	57	46	18	8	250

Previous Years Totals

2006	0	74	54	66	44	26	9	273
2005	22	64	49	55	47	24	13	274
2004	3	69	57	58	59	22	9	277

**LOT OF RECORD FOREST DWELLING ACTIONS
BY PARCEL**

2007 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 79	80 & Over	
Baker						2		2
Benton								
Clackamas		1		1	1			3
Clatsop		4	1	1				6
Columbia								
Coos				1	1			2
Crook								
Curry					1	1		2
Deschutes			1					1
Douglas			5	5	1	2		13
Gilliam								
Grant								
Harney								
Hood River		1						1
Jackson				1		1	1	3
Jefferson								
Josephine								
Klamath		1	1	1			1	4
Lake								
Lane								
Lincoln								
Linn								
Malheur								
Marion				1				1
Morrow								
Multnomah								
Polk								
Sherman								
Tillamook			1	1				2
Umatilla				1			1	2
Union						1		1
Wallowa								
Wasco					1			1
Washington			1		1			2
Wheeler								
Yamhill								
Totals	0	7	10	13	6	7	3	46

Previous Years Totals

2006	0	9	7	6	7	1	4	34
2005	1	6	10	9	12	2	1	41
2004	0	16	11	14	8	2	3	54

**FOREST OWNERSHIPS
ADJACENT TO DWELLING APPROVALS**

2007 Table D

County	Total Template and Lot of Record Dwellings	Adjacent Ownerships			Private Industrial
		USFS	BLM	State	
Baker	2	1			
Benton					
Clackamas	33				
Clatsop	9				
Columbia	16				
Coos	33				
Crook					
Curry	5				3
Deschutes	5	1	1		
Douglas	23				
Gilliam					
Grant	2				
Harney					
Hood River	2			1	
Jackson	22	2	3		
Jefferson					
Josephine	17		1		
Klamath	9				
Lake					
Lane	15	2		1	1
Lincoln	10	1			2
Linn	22				1
Malheur					
Marion	3				
Morrow	4				
Multnomah	1				1
Polk	28				
Sherman					
Tillamook	5				3
Umatilla	4				1
Union	1				1
Wallowa					
Wasco	1				
Washington	12			1	7
Wheeler					
Yamhill	12				4
Totals	296	7	5	3	24

Previous Years Totals

2006	307	5	10	0	22
2005	315	3	15	2	31
2004	331	11	19	4	62

**HARDSHIP AND REPLACEMENT DWELLINGS
ON FOREST LAND**

2007 Table E

County	Temporary Hardship	Replacement Dwellings	All Denials
Baker		1	
Benton		1	
Clackamas	7		2
Clatsop			
Columbia	2		
Coos	2		
Crook		11	
Curry			
Deschutes		4	
Douglas		1	
Gilliam	6	29	
Grant			
Harney		4	
Hood River			
Jackson		2	
Jefferson			
Josephine			
Klamath			
Lake	1	10	
Lane			
Lincoln	2	7	
Linn	1		
Malheur	4		
Marion			
Morrow			
Multnomah		3	
Polk	4	6	
Sherman			
Tillamook			
Umatilla			
Union	1	2	
Wallowa			
Wasco		1	
Washington	1	8	
Wheeler			
Yamhill	1		
Totals	32	90	2

Previous Years Totals

2006	20	121	0
2005	29	114	1
2004	19	98	2

NEW STANDARD DWELLINGS ON FOREST LAND

2007 Table F

TOTALS BY YEAR

(1993, 1998-2007)

New Permanent Dwellings (Excludes Replacement and Hardship)

County	1993	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007
Baker	3		1	5	2						3
Benton	2	4	2	5	2	4	3	1	2	3	1
Clackamas	92	51	50	41	50	16	30	51	30	35	34
Clatsop	7	2	6	5	6	5	4	7	4	4	9
Columbia	27	18	33	35	32	40	16	12	24	25	16
Coos	13	16	10	14	17	15	23	31	19	14	33
Crook		1					1	1	1		
Curry	32	4	2	5	14	9	13	40	18	7	6
Deschutes	8	8	9	13	6	3	1	2	3	5	6
Douglas	137	7	2	6	10	5	7	4	15	39	23
Gilliam								1			
Grant	1	9	6	6	10	4	8		4	1	5
Harney											
Hood River	14	2	7	7	8	4	2	1	1	2	3
Jackson	124	37	78	45	57	42	52	52	40	32	24
Jefferson											
Josephine	219	17	13	12	28	14	18	22	29	8	18
Klamath	36	22	14	9	20	9	15	15	16	10	9
Lake											
Lane	110	38	45	48	67	39	40	24	38	33	17
Lincoln	27	10	12	7	15	12	8	11	14	11	11
Linn	33	12	12	7	8	5	11	14	10	11	23
Malheur											
Marion	6	17	5	6	8	2	7	5	3	5	3
Morrow		2	4	3	1	1	1	1		4	6
Multnomah	98	8	4	2	1	8	1		5	3	1
Polk	11	29	2	22	20	12	13	15	16	20	28
Sherman											
Tillamook	2	3	2	3	5	1	3	4	3	2	5
Umatilla					2	1	1		2	1	6
Union		1	5	4	3	2	9	7	3	6	2
Wallowa			2	5	3	3	1	4	2	5	1
Wasco	1				1						1
Washington	8	12	10	4	6	8	8	23	13	19	12
Wheeler					1						
Yamhill	9	25	3	22	4	2	7	13	16	18	12
Totals	1020	355	339	341	407	266	303	361	331	323	318

2001 average = 305

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

**FOREST AND NON-FOREST
LAND DIVISION ACTIONS**

2007 Table G

County	Forest Divisions			Non Forest Divisions		
	Decisions Approved	Decisions Denied	New Parcels	Decisions Approved	Decisions Denied	New Parcels Created
Baker	1		1	1		1
Benton	1		1	1	1	1
Clackamas				5	3	6
Clatsop	1		1	2	1	2
Columbia				1		1
Coos				6		11
Crook						
Curry						
Deschutes		1				
Douglas	2		2	11		14
Gilliam						
Grant				1		1
Harney						
Hood River						
Jackson	1	1	2	5		7
Jefferson	1		1			
Josephine				2		2
Klamath	5		9	2		3
Lake						
Lane				1		1
Lincoln	4		4			
Linn				2	1	4
Malheur						
Marion	1		1	1		1
Morrow						
Multnomah						
Polk	1		1	3		4
Sherman						
Tillamook				1		1
Umatilla	1		2			
Union	3		4			
Wallowa					1	
Wasco	1		2			
Washington						
Wheeler						
Yamhill	1		1			
Totals	24	2	32	45	7	60

Previous Years Totals

2006	32	0	49	43	1	54
2005	30	0	50	10	0	21
2004	35	0	60	10	0	13

**FOREST DIVISIONS
RESULTING PARCELS**

2007 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 79	80 & Over	
Baker							1	1
Benton							1	1
Clackamas								
Clatsop							1	1
Columbia								
Coos								
Crook								
Curry								
Deschutes								
Douglas							2	2
Gilliam								
Grant								
Harney								
Hood River								
Jackson					2			2
Jefferson							1	1
Josephine								
Klamath							9	9
Lake								
Lane								
Lincoln		1		2			1	4
Linn								
Malheur								
Marion					1			1
Morrow								
Multnomah								
Polk						1		1
Sherman								
Tillamook								
Umatilla							2	2
Union							4	4
Wallowa								
Wasco							2	2
Washington								
Wheeler								
Yamhill				1				1
Totals	0	1	0	3	3	1	24	32

Previous Years Totals

2006	0	0	0	0	2	2	45	49
2005	0	9	2	5	6	3	25	50
2004	0	2	2	1	3	6	46	60

**NON-FOREST DIVISIONS
RESULTING PARCELS**

2007 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		1					1
Benton		1					1
Clackamas		6					6
Clatsop				1		1	2
Columbia		1					1
Coos		10	1				11
Crook							
Curry							
Deschutes							
Douglas		8	4	2			14
Gilliam							
Grant		1					1
Harney							
Hood River							
Jackson		5	1			1	7
Jefferson							
Josephine		1	1				2
Klamath			2			1	3
Lake							
Lane		1					1
Lincoln							
Linn		4					4
Malheur							
Marion		1					1
Morrow							
Multnomah							
Polk			1	2	1		4
Sherman							
Tillamook		1					1
Umatilla							
Union							
Wallowa							
Wasco							
Washington							
Wheeler							
Yamhill							
Totals	0	41	10	5	1	3	60

Previous Years Totals

2006	0	37	4	4	6	3	54
2005	0	12	5	2	0	2	21
2004	0	7	3	1	1	1	13

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

2007 Table J

Use	Number of Approvals					
	2002	2003	2004	2005	2006	2007
Accessory Use	11	16	9	8	22	33
Bed and Breakfast	1					
Church				1		
Commercial Activity					1	4
Dog Kennel					1	5
Farm Exempt Building		2	1	9	14	6
Farm Use		1		9	2	13
Home Occupation	1	2	7	6	7	4
Mineral & Aggregate	4	6	12	2	9	9
Natural Gas Facility *	-----	-----	-----	-----	1	1
NonConforming Use	2	1	9		14	1
Private Park	2	5	6	2	2	4
Public Facility				1	4	10
Roads	2	2	1	3	7	8
Telecommunication Facility*	-----	-----	-----	-----	18	12
School	1		1	2		
Utility Facility	15	19	21	25	10	1
Youth Camp	1		1	2	2	
Totals	40	54	68	70	114	111

New Categories 2006 and 2007 = *

For years 1999-2001

2001 Average 146

Previous Years Totals

2001-2002	162		1996-1997	134
2000-2001	116		1995-1996	94
1999-2000	154		1994-1995	123
1998-1999	100		1993-1994	88
1997-1998	90			