

FOREST DWELLING PERMIT APPLICATION**TYPE:** _____ Lot of Record _____ Template _____ Large/Multi Tract _____ Other**APPLICANT****NAME:** _____

Mailing address: _____

City_____
State_____
Zip Code

Phone No.: Office _____ Home: _____

Email: _____

Are you the _____ property owner? _____ owner's agent?

PROPERTY OWNER: _____ same as above, OR:

Name: _____

Mailing Address: _____

City_____
State_____
Zip Code

Phone No.: Office _____ Home _____

PROPERTY ADDRESS (if assigned): _____**TAX MAP NO.:** _____ Acres: _____ Zoning: _____

_____ Acres: _____ Zoning: _____

_____ Acres: _____ Zoning: _____

PRESENT USES: (farm pasture, forest, residential, etc.)Use:Approx. Acres

Total acres (must agree with above):

WATER SUPPLY: _____Private well. Is the well installed? ____Yes ____No

_____Community system. Name_____

METHOD OF SEWAGE DISPOSAL: _____Community Sewer. Name_____

_____Not applicable.

_____Septic System.

If Septic, does the subject property already have a system?____Yes ____No

If no, is the property approved for a Septic System?____Yes ____No

ELECTRICITY SUPPLIER:

CONTIGUOUS PROPERTY: List all other properties you own which have boundary lines touching this property:

Tax Map No.

Acres

Co-owners (if any)

ACCESS CONSULTATION: The applicant has consulted with the local Rural Fire Protection District regarding emergency apparatus access.

Fire Official's Signature:_____ Date:_____

CERTIFICATION:

I hereby certify that all of the above statements, and all other documents submitted, are accurate and true to the best of my belief and knowledge.

Date: _____ **Property Owner(s) Signature:** _____

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Planning Department Use Only

Date Rec'd:_____ Hearing Date: _____

Or: Administrative_____

Receipt No: _____

Zoning: _____ Staff Member: _____

Previous Land Use Actions: _____

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3. Explain how this proposal minimizes the amount of forest lands used for building sites, road access and service corridors;
4. Explain how this proposal is consistent with the provisions of Section 510 of the Columbia County Zoning Ordinance related to Fire Siting Standards and how the proposed use will not significantly increase fire hazard, significantly increase fire suppression costs, or significantly increase risks to fire suppression personnel;
5. Explain how this proposal is consistent with other requirements contained in the Comprehensive Plan or implementing ordinances, including, but not limited to, regulations which apply to flood hazard areas, development within the Willamette River Greenway, big game habitat areas, development in forested areas or development in significant resource areas, such as protected riparian corridors, wetlands, steeply sloped, or slide prone areas.

WHAT IS A FOREST DWELLING PERMIT?

The Columbia County Zoning Ordinance (CCZO) allows a single-family residential dwelling to be constructed in a forest zone if one of the following tests can be met:

1. Lot of Record Test: Only available on lots created prior to January 1, 1985 and has been continuously owned by a person who acquired the lot or inherited the lot by devise or intestate succession from a person who acquired the lawfully created lot prior to January 1, 1985.
2. Template Test: A “Template Test” is a process which typically uses a 160 acre square or rectangle that is centered over the property. The template is then evaluated by the number of parcels, created prior to January 1, 1993, it touches (excluding the subject property) and the number of pre-1993 dwellings on those same parcels as they existed on January 1, 1993.
3. Large/Multi Tract Dwelling, On a minimum of 160 Acres or 200 Acres: Allows a forest dwelling on a contiguous 160-acre tract under single ownership or on a noncontiguous 200 acre tract under single ownership that may consist of separate vacant tracts of designated forest land in Columbia County or its adjacent counties.

WHAT IS NEEDED FOR LAND DEVELOPMENT SERVICES TO REVIEW THE PROPOSED FOREST DWELLING PERMIT APPLICATION?

Forest dwellings MAY be permitted after evaluation according to criteria in the Columbia County Zoning Ordinance (CCZO). The County must make written findings to support the decision. The applicant is responsible for providing evidence, through the application and a site plan, to support the forest dwelling request according to the criteria in Sections 506, 507, 508, 509, and 510 of the CCZO.

APPLICATION PROCESS

Forest dwelling permits are subject to the Administrative Action process and public notice. Public comments received from the Citizen Planning Advisory Committee (CPAC), adjacent property owners, government agencies and other interested parties may affect the decision on the application. Special conditions may be attached to any approvals. Any decision on this application may be appealed to the County Planning Commission by the applicant or any other affected party.

FOREST DWELLING PERMIT APPLICATIONS
REQUIRE THE FOLLOWING:

1. Completed Forest Dwelling Permit Application Form - Information on applicant and land involved in the application. This application will indicate which specific type of Forest Dwelling is being proposed: (1) Lot of Record Forest Dwelling (2) Template Test Forest Dwelling or (3) Large/Multi-Tract Forest Dwelling.

2. Application Fee

3. Plot Plan drawn to scale on 8.5" x 11" or 8.5" x 14" paper, showing the property and your proposal (buildings, driveway, well, septic, forested areas, wetlands, waterways, steep slopes, etc.). The site plan must demonstrate compliance with the PF- 80 Zoning and fire siting/fuel break requirements in Sections 507, 508, 509, and 510 of the CCZO.

4. Answer the attached questions related to how the proposed forest dwelling will comply with Siting Standards and General Review Standards identified in Sections 507 and 508 of the CCZO.

5. Supplemental Information related to the specific type of Forest Dwelling. It is important that all submitted information is clear and legible so that it can be copied and are clear and legible. All written information should be in pen or ink, on 8.5" x 11" or 8.5" x 14" paper.

A. FOR THE LOT OF RECORD DWELLING SUBMIT THE FOLLOWING:

1. Proof of ownership prior to January 1, 1985 (Deed records, etc.).
2. **If not the owner on January 1, 1985**, information to demonstrate compliance with Section 506.1(A & B) Please provide family history of ownership, i.e., grandfather, father, son, grandson etc. and names of each.
3. Proof that the parcel was lawfully created prior to January 1, 1985 (Deed records, Planning Department research, etc.).
4. Statement that the tract does not currently contain a dwelling. (*A tract is defined as contiguous property under the same ownership*)
5. Identify any adjacent property that is in the same ownership as the subject property. The subject property cannot currently be part of a tract which contains a dwelling, nor could it have been part of a tract on November 4, 1993 which had a dwelling.

6. Demonstrate through the site plan and/or other written information that the Primary Forest and fuel break standards described in Section 509 and 510 of the CCZO can be met.
7. Identify soils found on the property and demonstrate that the property is not capable of producing 5,000 cubic feet per year of commercial tree species. (*Soils information can be obtained from the Natural Resources Conservation Service's Soil Survey of Columbia County, Oregon.*)
8. Identify the public road that must be within 1,500 feet of the subject property that provides or will provide access to the dwelling. If access to the subject property is by a private easement over adjoining properties, you must provide a copy of this easement with the application.
9. If the subject property is located in a Forest Agriculture (FA-80) Zoning District, provide evidence that the property was predominantly used for forest uses, rather than farm uses, on January 1, 1993.

B. FOR A TEMPLATE TEST DWELLING SUBMIT THE FOLLOWING:

1. Include the results of a 160-acre Template Test approved and conducted by LDS per provisions in Section 506.4 or 506.5 CCZO on the subject property. No properties within any urban growth boundary will be included in this Template Test. This LDS approved Template Test will identify the properties and lawfully established dwellings that currently exist and which were in existence on January 1, 1993.
2. Identify the fire district that serves the subject property. If the property is not within a fire protection district, the applicant shall provide written documentation to the County of an approved residential fire protection plan per Section 510.7 of the CCZO.
3. Demonstrate through the site plan and/or other written information that the PA-80 and fuel break standards described in Sections 509 and 510 of the CCZO can be met.
4. Evidence that the lot or parcel was lawfully created (i.e. deed records, research completed by LDS, etc.)
5. Provide a statement that the tract does not currently contain a dwelling.
6. Include a copy of any road / access easements, as applicable. If access is by private easement the applicant shall provide a copy of this easement with the application.

7. If the subject property is located in a Forest Agriculture Zoning District (FA-80), provide evidence that the property was predominantly used for forest uses, rather than farm uses, on January 1, 1993.
- C. **FOR A LARGE/MULTI-TRACT FOREST DWELLING on a 160-acre minimum contiguous tract or on a 200-acre non-contiguous tract, submit the following documentation:**
 1. Documented evidence the designated forest land consists of a contiguous 160-acre tract under single ownership or that the designated forest land consists of 200 acres noncontiguous land in Columbia County or adjacent counties that are under single ownership. List all the parcels/lots in tracts by tax map numbers.
 2. Provide a statement that the tract does not currently contain a dwelling.
 3. Demonstrate through the site plan and/or other written information that the PA-80 and fuel break standards described in Sections 509 and 510 of the CCZO can be met.
 4. Include a copy of any road / access easements, as applicable. If access is by private easement you must provide a copy of this easements with your application.
 5. If the subject property is located in a Forest Agriculture Zoning District (FA-80), provide evidence that the property was predominantly used for forest uses, rather than farm uses, on January 1, 1993.