

FILED WASCO CTY  
THE COUNTY OF OREGON  
IN THE COUNTY COURT OF THE STATE OF OREGON  
IN AND FOR THE COUNTY OF WASCO  
Aug 5 3 45 PM '92

IN THE MATTER OF AN AMENDMENT )  
TO THE LAND USE AND DEVELOPMENT )  
DEVELOPMENT ORDINANCE AND ) KAREN R. LEBRETON  
COMPREHENSIVE PLAN FOR WASCO ) COUNTY CLERK  
COUNTY, OREGON ) ORDINANCE AMENDMENT

NOW ON THIS DAY, the above-entitled matter having come on regularly for consideration, said day being one duly set in term for the transaction of public business and a majority of the Court being present; and

IT APPEARING TO THE COURT: That on February 3, 1982, the Wasco County Court unanimously passed and adopted a Comprehensive Plan and implementing ordinances for the Wasco County Planning and Economic Development Office;

IT FURTHER APPEARING TO THE COURT: That on August 25, 1983, the Land Conservation and Development Commission (LCDC) reviewed the Wasco County Comprehensive Plan and found Wasco County to be in compliance with the Statewide Land Use Planning Goals, with the exception of certain subareas identified as Seven Mile Hill and Rancho Rajneesh. On July 20, 1984, LCDC again reviewed the Comprehensive Plan for the Seven Mile Hill area, and found the Plan and Map changes to be in compliance with Statewide Land Use Planning Goals; and

IT FURTHER APPEARING TO THE COURT: That on June 9, 1992, at 6:00 p.m., in the Wasco County Courthouse, The Dalles, Oregon, the Wasco County Citizen Advisory

Group and Wasco County Planning Commission met to conduct a legislative public hearing on the proposed amendments to the Comprehensive Plan and Land Use and Development Ordinance; and

IT FURTHER APPEARING TO THE COURT: That also on June 9, 1992, in the Wasco County Courthouse, The Dalles, Oregon, the Wasco County Citizen Advisory Group and Wasco County Planning Commission continued the hearing until 7:00 p.m., June 23, 1992 at the Dufur Ranger Station, Dufur, Oregon; and

IT FURTHER APPEARING TO THE COURT: That on June 23, 1992, the Wasco County Citizen Advisory Group reconvened to consider the proposed changes and made a recommendation, (Attachment A), to the Wasco County Planning Commission that they recommend to the Wasco County Court to approve the amendments to both the Comprehensive Plan and Land Use and Development Ordinance as amended.

IT FURTHER APPEARING TO THE COURT: That on June 23, 1992, the Wasco County Planning Commission met for the purpose of continuing a public hearing on the proposed ordinance amendments. The Planning Commission reviewed the proposals and recommendation by the Citizen Advisory Group, and made available the opportunity for oral testimony. Based on the Planning Commission's review of the aforementioned information, it was the decision of the majority of the Commission to submit a recommendation to the County Court to approve the proposed amendments as amended (Attachment B);

IT FURTHER APPEARING TO THE COURT: That on July 29, 1992 written comment was received from 1000 Friends of Oregon. The comments addressed eight (8) ordinance provisions proposed to be adopted by Wasco County to bring the Wasco County Land Use and Development Ordinance into compliance with the new (amended) Goal 4 and OAR 660-06-000-060. To assure the proposed changes, addressed in the 1000 Friends letter, do comply with the goal and rule requirements additional amendments are proposed to be incorporated into the Planning Commission recommendation. (Attachment C);

IT FURTHER APPEARING TO THE COURT: That on August 5, 1992, at 10:15 a.m., in the County Courtroom of the Wasco County Courthouse, The Dalles, Oregon, this Court met to conduct a legislative public hearing on the above matter as the members of the Court were determined to be qualified to hear the matter;

IT FURTHER APPEARING TO THE COURT: That the Court took notice of the record of the Planning Commission, heard the Staff report and received all testimony and evidence from the parties and then closed the hearing for further input. The Court then announced it would deliberate, and based upon the evidence and findings of fact the County Court, being fully apprised in the premises;

NOW, THEREFORE, THE WASCO COUNTY COURT ORDAINS AS FOLLOWS: The Wasco County Comprehensive Plan and Land Use and Development Ordinance be amended, as proposed by the Wasco County Planning and Economic Development Office and amended by the Wasco County Citizen Advisory Group and

Planning Commission, including those portions of Chapter 3 of the Wasco County Land Use and Development Ordinance and Goal 4 of the Wasco County Comprehensive and those other portions of the Wasco County Comprehensive Plan related to Goal 4 (Attachment D, E and F).

**EMERGENCY CLAUSE:** Insomuch as this ordinance amendment is necessary for the immediate preservation of health, safety and welfare, an emergency is hereby declared to exist and this Ordinance amendment shall be in full force and effect immediately upon its adoption by the County Court.

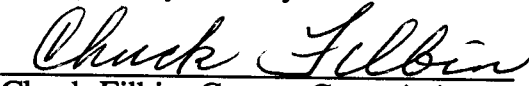
Regularly passed and adopted by a 3-0 vote of the County Court of the County of Wasco, State of Oregon.

DATED this 5th day of August, 1992.

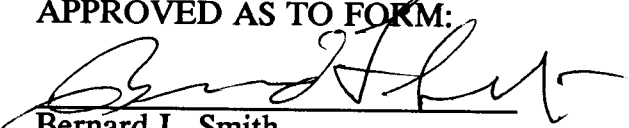
WASCO COUNTY COURT

  
John Mabrey, County Judge

  
Scott McKay, County Commissioner

  
Chuck Filbin, County Commissioner

APPROVED AS TO FORM:

  
Bernard L. Smith  
Wasco County District Attorney

<2C\wp\notice\decision.cc>

[ORDER - Page 4 of 4]

992-0371 (32)

WASCO COUNTY CITIZENS ADVISORY GROUP

FILED WASCO CTY  
JUN 25 11 12 AM '92

KAREN R. LEDBETON  
COUNTY CLERK

RECOMMENDATION

IN THE MATTER OF THE LEGISLATIVE )  
AMENDMENTS TO THE WASCO COUNTY )  
COMPREHENSIVE PLAN AND LAND USE )  
AND DEVELOPMENT ORDINANCE IN )  
COMPLIANCE WITH OREGON )  
ADMINISTRATIVE RULE (OAR) OAR-660- )  
06-000-060 AND STATEWIDE PLANNING )  
GOAL 4 AS AMENDED. )

NOW ON THIS DAY, the above-entitled matter having come before the Citizens Advisory Group for consideration, said day being one duly set for the transaction of Citizen Advisory Group business; and

IT APPEARING TO THE CITIZEN ADVISORY GROUP: That on June 9 and 23, 1992, the Wasco County Planning Commission and the Wasco County Citizen's Advisory Group met jointly to hold public hearings and discussion on the proposed legislative changes to the Wasco County Comprehensive Plan and Land Use and Development Ordinance; and

IT FURTHER APPEARING TO THE CITIZEN ADVISORY GROUP: That upon closure of the hearing, the Citizen Advisory Group, based on testimony received, voted ✓ to recommend to the Planning Commission that they recommend to the County Court to adopt the amendments to the Wasco County Comprehensive Plan and Land Use and Development Ordinance as amended by the Citizen Advisory Group and the Planning Commission.

NOW, THEREFORE IT IS HEREBY RECOMMENDED: That the amendments to the Wasco County Comprehensive Plan and Land Use and Development Ordinance as amended by the Citizen Advisory Group and the Planning Commission be approved; and

IT IS HEREBY ORDERED: That this recommendation is based upon the need to fulfill the requirements of Oregon Administrative Rule (OAR) OAR-660-06-000-060 and Statewide Planning Goal 4 as amended.

SIGNED this 23rd day of June, 1992.

WASCO COUNTY CITIZEN ADVISORY GROUP

*By Jacob Ketchum*  
Harry Ketchum, Chairman

*Kimberly J. Jacobsen*  
Kimberly J. Jacobsen, Director

<5C\wp51\goal4\recomon.cag>

EXHIBIT A

P92-0371 (32)

WASCO COUNTY PLANNING COMMISSION

FILED WASCO CTY  
THE DALE OR.

JUN 25 11 12 AM '92

RECOMMENDATION  
COUNTY CLERK

IN THE MATTER OF THE LEGISLATIVE )  
AMENDMENTS TO THE WASCO COUNTY )  
COMPREHENSIVE PLAN AND LAND USE )  
AND DEVELOPMENT ORDINANCE IN )  
COMPLIANCE WITH OREGON )  
ADMINISTRATIVE RULE (OAR) OAR-660- )  
06-000-060 AND STATEWIDE PLANNING )  
GOAL 4 AS AMENDED. )

NOW ON THIS DAY, the above-entitled matter having come before the Planning Commission for consideration, said day being one duly set for the transaction of Planning Commission business and a majority of the Planning Commission being present; and

IT APPEARING TO THE PLANNING COMMISSION: That on June 9 and 23, 1992, the Wasco County Planning Commission and the Wasco County Citizen's Advisory Group met jointly to hold public hearings and discussion on the proposed legislative changes to the Wasco County Comprehensive Plan and Land Use and Development Ordinance; and

IT FURTHER APPEARING TO THE PLANNING COMMISSION: That on June 23, 1992, the Citizens Advisory Group made a Recommendation to the Planning Commission to approve the amendments to the Wasco County Comprehensive Plan and Land Use and Development Ordinances as amended by the Citizen Advisory Group and the Planning Commission; and

IT FURTHER APPEARING TO THE PLANNING COMMISSION: That upon closure of the hearing, the Planning Commission, based on the Recommendation from the Citizen Advisory Group and testimony received, voted 5-0 to recommend to the County Court to adopt the amendments to the Wasco County Comprehensive Plan and Land Use and Development Ordinance.

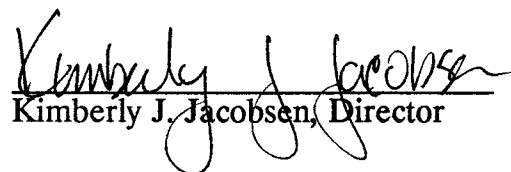
NOW, THEREFORE IT IS HEREBY RECOMMENDED: That the amendments to the Wasco County Comprehensive Plan and Land Use and Development Ordinance as amended by the Citizen Advisory Group and the Planning Commission be approved; and

IT IS FURTHER ORDERED: That this recommendation is based upon the need to fulfill the requirements of Oregon Administrative Rule (OAR) OAR-660-06-000-060 and Statewide Planning Goal 4 as amended.

SIGNED this 23rd day of June, 1992.

WASCO COUNTY PLANNING COMMISSION

  
\_\_\_\_\_  
Joe Sullivan, Chairman

  
\_\_\_\_\_  
Kimberly J. Jacobsen, Director

<5c\wp51\goal4\recomon.pc>

EXHIBIT B

P92 - 0371 (32)

**PLANNING AND ECONOMIC DEVELOPMENT OFFICE**  
**WASCO COUNTY**

2705 EAST SECOND STREET THE DALLES, OREGON 97058

KIMBERLY J. JACOBSEN, Director

PHONE: (503) 298-5169

FAX: (503) 296-3769

DATE: August 4, 1992  
TO: Wasco County Court  
FROM: Wasco County Planning and Economic Development Office  
RE: Additional Amendments to Proposed Changes to Section 3.110 and 3.120 of the Wasco County Land Use and Development Ordinance

In order to assure compliance with OAR 660-06-000-060 the following changes are proposed to be added to the draft changes recommended by the Planning Commission.

Key: add underlined material  
delete struckout material

Section 3.110

B. Definitions

2. Temporary - A structure or use used, located or enjoyed for a period of time not to exceed the length of the particular forestry operation ~~exceed nine (9) months within a twelve (12) month time frame~~. Any structure associated with a temporary use in the "F-1" zone shall not be located on a permanent foundation.

G. Siting Requirements for Structures

3. Siting shall minimize ~~limit~~ the amount of forest or farm land removed from production for access roads, service corridors, the dwelling and accessory structures.
4. Siting shall minimize ~~limit~~ the risks associated with wildfire by imposing fire prevention standards as described in subsection (H)(7) of this zone.

H. Property Development Standards

- 7.d All structures shall be surrounded by a maintained primary fire break, and a secondary break, not less than thirty (30) feet wide. The break shall consist of removal of fire fuels from the ground, shrubs from under large trees, and tree limbs within five (8) feet of the ground; based on the slope of the area surrounding a building site the width of the primary fire break may increase; and

EXHIBIT C

P92-0371 (32)

Section 3.120

B. Definitions

5. Temporary - A structure or use used, located or enjoyed for a period of time not to exceed the length of the particular forestry operation ~~exceed nine (9) months within a twelve (12) month time frame~~. Any structure associated with a temporary use in the "F-2" zone shall not be located on a permanent foundation.

E. Standards for Establishment of Forest Management Dwellings(s)

Prior to submission of an application and "Management Plan" to the Wasco County Planning and Economic Development Office the applicant shall submit a "management plan" on a form provided by the Wasco County Planning and Economic Development Office, to the Oregon Department of Forestry for their review so the Department can, within forty-five (45) days, determine that;

**Form to be provided by the Wasco County Planning and Economic Development Office (Attachment C1).**

G. Siting Requirements for Structures

3. Siting shall minimize ~~limit~~ the amount of forest or farm land removed from production for access roads, service corridors, the dwelling and accessory structures.
4. Siting shall minimize ~~limit~~ the risks associated with wildfire by imposing fire prevention standards as described in subsection (J)(8) of this zone.
5. Siting shall allow for a domestic water supply to be obtained from sources either contained within the boundaries of the property or legally acquired through easement or water rights from adjacent property. The applicant shall provide evidence to the approving authority that the domestic water supply is from a source authorized in accordance with the Department of Water Resources Oregon Administrative Rules for the appropriation of ground water (OAR 690, Division 10) or surface water (OAR 690, Division 20) and not from a Class II stream as defined in the Forest Practices Rule (OAR 629-24-101(3)).

H. Conditional Use Approval Standards

3. A written statement recorded with the deed or written contract with the county is obtained from the land owner which recognizes the rights of adjacent and nearby land owners to conduct forest operations consistent with the Forest Practices Act and Rules for use authorized in subsection D.(1)(2)(6)~~(13)~~(14)(18)(19)~~(23)~~(24).



J. Property Development Standards

- 8.d All structures shall be surrounded by a maintained primary fire break, and a secondary break, not less than thirty (30) feet wide. The break shall consist of removal of fire fuels from the ground, shrubs from under large trees, and tree limbs within five (8) feet of the ground; based on the slope of the area surrounding a building site the width of the primary fire break may increase; and

FOREST MANAGEMENT PLAN

Name \_\_\_\_\_ THIS SPACE FOR COUNTY'S USE ONLY \_\_\_\_\_

Date Received \_\_\_\_\_ Date Approved \_\_\_\_\_ Date Denied \_\_\_\_\_

Street Address \_\_\_\_\_ Telephone Number \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

DESCRIPTION OF PROPERTY  
TO BE MANAGED

Tax Lot Number or Parcel Number	Owned or Managed under Contract?	Section	Twp.	Rge.	Date Acquired	Acres

COMPLETE QUESTIONS BELOW

1. Is the predominant purpose of this land to grow and harvest trees of a marketable species and/or to grow and harvest Christmas trees?  
 Yes  No
2. To what extent do livestock use the property for grazing. (Kinds of animals, number of head, length of grazing, etc.)

\_\_\_\_\_  
\_\_\_\_\_

3. Is any portion of the land subject to a lease option which permits it to be used for any purpose other than the growing and harvesting of trees?  Yes  No If yes, briefly explain

\_\_\_\_\_  
\_\_\_\_\_

4. Is the property currently assessed under:
 

1. Designated Forest Land?	Yes <input type="checkbox"/> No <input type="checkbox"/>
2. Farm Use?	Yes <input type="checkbox"/> No <input type="checkbox"/>
3. Western Oregon Small Tract Option Tax?	Yes <input type="checkbox"/> No <input type="checkbox"/>

 If yes, Certificate Number \_\_\_\_\_  
 Has the property been removed from one of the above special assessments? If yes, date removed \_\_\_\_\_

\_\_\_\_\_

**EXHIBIT** CL

P92-0371 (32)

5. DURING THE PAST 10 YEARS HAVE ANY OF THE FOLLOWING OCCURRED:

\_\_\_\_\_ insect infestation  
If so, type of insect? \_\_\_\_\_

\_\_\_\_\_ Fire  
If so, how many acres burned? \_\_\_\_\_

6. LANDOWNER'S OBJECTIVES

A. THIS SECTION SHOULD INCLUDE A DISCUSSION OF THE LANDOWNER'S INTENTIONS WITH RESPECT TO THE ACTUAL MANAGEMENT OF THE PARCEL. OBJECTIVES SHOULD DEAL WITH IMPROVING GROWTH OF YOUNG TIMBER STANDS, INSURING HARVESTS WILL CONTINUE TO MATURE STANDS, REPLANTING UNUTILIZED GROUND, AND TYPE OF PRODUCT TO BE PRODUCED (POLES, SAWLOGS, CHRISTMAS TREES, ETC.)

---

---

---

---

---

B. IF CHRISTMAS TREES ARE TO BE GROWN, EXPLAIN YOUR OBJECTIVES WITH RESPECT TO THE GROWTH AND HARVEST OF CHRISTMAS TREES ON YOUR PROPERTY? EXPLANATIONS SHOULD ADDRESS WHETHER CHRISTMAS TREE MANAGEMENT WILL BE CONTINUOUS OR BE AN INTERIM MEASURE WHILE ESTABLISHING TIMBER STANDS.

---

---

---

---

C. A DISCUSSION OF CONSTRAINTS TO GOOD TIMBER MANAGEMENT AND/OR CHRISTMAS TREE GROWING SHOULD APPEAR IN THIS SECTION. INCLUDED HERE ARE EXISTING AND PLANNED LIMITATIONS ON INTENSIVE FOREST MANAGEMENT OR CHRISTMAS TREE CULTURING.

---

---

---

---

---

7. PRESENT STAND CONDITION - AN INVENTORY AND DESCRIPTION OF THE OWNERSHIP IN ITS CURRENT CONDITIONS.

- A. SHOULD INCLUDE A DESCRIPTION OF THE VEGETATIVE COVER TYPES ON THE PROPERTY. AREAS OF COMMERCIAL TIMBER SPECIES (DOUGLAS-FIR, PONDEROSA PINE, HEMLOCK, WHITE FIR, SPRUCE, RED ALDER) SHOULD BE IDENTIFIED BY SPECIES AND BY AVERAGE TRUNK DIAMETER ON DIAMETER RANGES. BRUSH AND SCRUBBY HARDWOOD NEED NOT BE IDENTIFIED BY SPECIES.
- B. SHOULD INCLUDE AN ESTIMATE OF THE TREE STOCKING LEVEL OF COMMERCIAL SPECIES. THIS IS AN ESTIMATE OF DENSITY AND MAY BE PRESENTED BY A RANKING OF LOW, MODERATE, OR HIGH.
- C. SHOULD INCLUDE FOREST SITE CLASSES. THIS IS AN ESTIMATE OF GROWTH POTENTIAL OF THE LAND. TWO SITE CLASSIFICATION SYSTEMS ARE ACCEPTABLE:
  - 1. FIVE CLASS SYSTEM: SITE I (HIGHEST POTENTIAL) TO SITE V (LOWEST).
  - 2. SEVEN CLASS SYSTEM BASED ON ANNUAL CUBIC FOOT PRODUCTION: SITE 1 (HIGHEST) TO SITE 7 (LOWEST).

(THESE CLASSIFICATIONS ARE NOT THE SAME AS THE SOIL CONSERVATION SERVICE'S AGRICULTURAL SOIL CLASSIFICATION SYSTEM WHICH RATES SOILS ON CAPABILITY FOR PRODUCING CROPS OR PASTURE.)

<u>TYPE</u>	<u>ACRES</u>	<u>SPECIES</u>	<u>AGE</u>	<u>DIA. RANGE</u>	<u>STOCKING</u>	<u>SITE CLASS</u>	<u># SLOPE</u>
_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____	_____	_____

- D. ATTACH A COVER TYPE MAP.
  - 1. A MAP INDICATING THE BOUNDARIES OF THE DIFFERENT VEGETATIVE TYPES LISTED ABOVE, STREAMS, ROADS, AND EXISTING OR PLANNED STRUCTURES SHOULD BE INCLUDED. A MAP SCALE OF 1" - 1000' OR LESS IS DESIRABLE.
  - 2. INDICATE ANY AREAS WHERE YOU PLAN TO CULTIVATE CHRISTMAS TREES.
- E. ATTACH A SOILS MAP, IF AVAILABLE, SHOWING SOIL TYPES MAPPED BY THE SOIL CONSERVATION SERVICE (SCS), FOR YOUR PROPERTY. ASSISTANCE IN OBTAINING THIS INFORMATION CAN BE OBTAINED FROM THE LOCAL (COUNTY) OFFICE OF THE SCS OR THE COOPERATIVE EXTENSION SERVICE.

8. THE MANAGEMENT PROGRAM

- A. THIS SECTION SHOULD DESCRIBE THE INTENDED USES, AND MANAGEMENT PRACTICES, STAND TREATMENTS ON EACH VEGETATIVE TYPE LOCATED ON THE TYPE MAP. (PLANNING HORIZON AT LEAST FIVE TO TEN YEARS.)
- B. EACH MANAGEMENT PRACTICE OR TREATMENT SHOULD BE ASSIGNED TO TARGET COMPLETION DATE.
- C. EACH MANAGEMENT PRACTICE OR TREATMENT SHOULD BE IDENTIFIABLE WITH A SPECIFIC ACREAGE ON THE COVER TYPE MAP.
- D. EACH MANAGEMENT PRACTICE OR TREATMENT SHOULD BE IDENTIFIABLE WITH GROWTH AND YIELD ESTIMATES.

<u>TYPE #</u>	<u>ACRES</u>	<u>YEAR</u>	<u>MANAGEMENT PRACTICE OR STAND TREATMENT*</u>	<u>ESTIMATED HOURS OF LABOR BY RESIDENT</u>	<u>ESTIMATED HOUR OF CONTRACT LABOR</u>
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____
_____	_____	_____	_____	_____	_____

\*List of Management Practices/Stand Treatments

- Fert. - Fertilization
- PCT - Precommercial Thin
- CT - Commercial Thin
- Pest. - Pesticide Application
- AP - Animal Protection
- PI - Planting Seedlings (including interplanting)
- RH - Regeneration Harvest
- PB - Prescribed Burn
- HR - Hand Relieve
- Road - Road Building
- PR - Pruning
- X-mas - Christmas Tree Cultivation

NARRATIVE OR CONCLUSIONS

TYPE #

NAME, PHONE NUMBER AND SIGNATURE OF PERSON WHO PREPARED PLAN IF DIFFERENT FROM APPLICANT, PREPARER'S NAME: \_\_\_\_\_ PHONE: \_\_\_\_\_  
PREPARER'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

---

---

DECLARATION

I declare under penalties of false swearing (ORS 305 305.990(4) that I have examined this document and any accompanying papers, and to the best of my knowledge they are true, correct and complete.

Applicant's Signature	Applicant's Signature	Date
x	x	

---

---

P92-0371 (32)

FOREST DWELLING SITING PLAN

---

Name \_\_\_\_\_ THIS SPACE FOR COUNTY'S USE ONLY

---

Street Address \_\_\_\_\_ Telephone Number \_\_\_\_\_

---

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

---

---

1. Will this dwelling be located within the boundaries of a rural fire protection district? \_\_\_ Yes \_\_\_ No Name of RFPD \_\_\_\_\_

2. How will water for domestic water supplies be obtained?

---

---

---

3. Attach a map showing proposed location of dwelling, related structures, access roads, service corridors (powerlines, sewers, and water lines and domestic water source, etc.), in relation to property boundaries, existing roads, and streams.

4. Is this property from fire by one or more of the following?

\_\_\_ payment to the fire patrol assessment \_\_\_ Assessment to a rural fire protection district \_\_\_ by protection devices \_\_\_ other (explain how)

---

---

---

DECLARATION

I declare under penalties of false swearing (ORS 305 305.990(4) that I have examined this document and any accompanying papers, and to the best of my knowledge they are true, correct and complete.

---

Applicant's Signature \_\_\_\_\_ Applicant's Signature \_\_\_\_\_ Date \_\_\_\_\_

---

x \_\_\_\_\_ x \_\_\_\_\_

---

P92-0371 (32)

*FINAL DRAFT***SECTION 3.110 "F-1" FOREST ZONE****A. Purpose**

The purpose of the "F-1" Forest Zone is to provide areas for the continued practice of timber production, harvesting and related areas, and to help protect those areas from the hazards of fire, pollution, and the conflicts of urbanization.

It is also the intent of the zone to preserve and protect watersheds, wildlife habitats and other uses associated with the forest, and preserve and maintain the high positive visual aspect of the forest area.

Residential development is prohibited in the "F-1" Forest Zone as the conflicts created between safe and efficient watershed management and residential development are unable to be mitigated.

Buildings or structures hereafter erected, structurally altered, enlarged or moved and land hereafter used in the "F-1" Forest Zone shall comply with the following regulations:

**B. Definitions**

1. **Auxiliary** - A use or alteration of a structure or land which provides help or is directly associated with the conduct of a particular forest practice. An auxiliary structure is located on site, temporary in nature, and is not designed to remain for the forest's entire cycle from planting to harvesting. An auxiliary use is removed when a particular forest practice has concluded.
2. **Temporary** - A structure or use used, located or enjoyed for a period of time not to exceed nine (9) months within a twelve (12) month time frame. Any structure associated with a temporary use in the "F-1" zone shall not be located on a permanent foundation.

**C. Permitted Uses**

In the "F-1" Forest Zone, the following non-residential uses and activities and their accessory uses are permitted subject to the general provisions and exceptions set forth by this Ordinance:

1. Forest operations or forest practices including, but not limited to, reforestation of forest land, road construction and maintenance, harvesting of forest tree species, application of chemicals and disposal of slash.
2. Temporary onsite structures which are auxiliary to and used during the term of a particular forest operation, as set forth in ORS 527.722. All structures proposed shall comply with the definition of temporary as defined in Section (B)(2) of zone.

**EXHIBIT D**

P92-0371 (32)



3. Physical alterations to the land auxiliary to forest practices including, but not limited to, those made for the purposes of exploration, mining, commercial gravel extraction and processing, landfills, dams, reservoirs, road construction or recreational facilities. All uses proposed shall comply with the definition of auxiliary as defined in Section (B)(1) of this zone.
4. Use to conserve water, soil, open space, forest or wildlife resources including accepted fish and wildlife practices.
5. Farm use, as defined in Oregon Revised Statutes (ORS) 215.203(2).

D. Uses Permitted Conditionally

In the "F-1" Forest Zone, the following non-residential uses and activities and their accessory uses are permitted when authorized by the Approving Authority upon satisfactory demonstration of compliance with the general provisions and exceptions set forth by this Ordinance:

1. Exploration for mineral and aggregate resources as defined in ORS Chapter 517.
2. Exploration for and production of geothermal, gas, oil, and other associated hydrocarbons, including the placement and operation of compressors, separators and other customary production equipment for an individual well adjacent to the well head.
3. Mining and processing of oil, gas or other subsurface resources as defined in ORS Chapter 520 and mining and processing of aggregate and mineral resources as defined in ORS Chapter 517.
4. Television, microwave and radio communication facilities and transmission towers.
5. Utilities facilities for the purpose of generating five (5) megawatts of power or less (subject to Chapter 19).
6. Water intake facilities, related treatment facilities, pumping stations and distribution lines.
7. Reservoirs and water impoundments.

E. Conditional Use Approval Standards

In addition to the general standards and conditions that may be attached to the approval of a conditional use as provided by Chapter 5 of this Ordinance and Section (G) and (J) of this zone, the following review criteria shall apply to a conditional uses applied for in subsection (D) of this zone:

1. The proposed use will not force a significant change in, or significantly increase the cost of, accepted farming or forest practices on agriculture or forest lands.
2. The proposed use will not significantly increase the fire hazard or significantly increase fire suppression costs or significantly increase risks to fire suppression personnel.
3. A written statement can be recorded with the deed or written contract with the county is obtained from the land owner which recognizes the rights of adjacent and nearby land owners to conduct forest operations consistent with the Forest Practices Act and Rules.
4. Complies with such other conditions as the governing body of the County considers necessary.

F. Prohibited Uses

1. All other uses not listed which are not determined to be similar uses as provided in Section 4.010 of this Ordinance.

G. Siting Requirements for Structures

1. Siting shall result in the least possible impact on nearby or adjoining forest or agricultural lands.
2. Siting shall ensure that forest operations and accepted farming practices will not be curtailed or impeded.
3. Siting shall limit the amount of forest or farm land removed from production for access roads, service corridors, the dwelling and accessory structures.
4. Siting shall limit the risks associated with wildfire by imposing fire prevention standards as described in subsection (H)(7) of this zone.

H. Property Development Standards

1. Property Size - The minimum property size is eighty (80) acres with a 1,000 foot minimum lot width.
2. Setbacks - No structure other than a fence shall be located closer than forty (40) feet from the right-of-way of a public road (front yard) and one-hundred (100) feet from all other property lines.
3. Height - Maximum height for all structures shall be thirty-five (35) feet.

4. Stream Setbacks - All structures, or similar permanent fixtures (except hydroelectric facilities) shall be set back from the high water line or mark along all streams or lakes a minimum distance of one hundred (100) feet when measured horizontally at a right angle.
5. Signs - Signs shall not extend over a public right-of-way or project beyond the property line.
  - a. Signs shall not be illuminated or capable of movement.
  - b. Signs shall be limited to twelve (12) square feet in area and shall describe only uses permitted and conducted on the property which the sign is located.
  - c. Signs advertising the sale or rental of the premise and temporary in nature are permitted provided the sign is erected no closer than ten (10) feet from right-of-way of public road.
6. Parking - Off street parking shall be provided in accordance with Chapter 4 when and if necessary.
7. Fire Safety Standards - All structures shall institute the following fire safety measures for protection of the development and surrounding forest areas:
  - a. An adequate water supply, capable of pumping ten (10) gallons per minute (gpm) for two hundred fifty (250) consecutive minutes (2500 gallon supply) with a minimum of twenty-five (25) psi of pressure from the hose nozzle shall be employed prior to issuance of zoning approval; and
  - b. At least one standpipe shall be placed a minimum of fifty (50) feet from the structure and shall be capable of handling the (gpm) requirements of (a) above; and
  - c. Separate power service from the structure shall be provided for the pump utilized in (a), above; and
  - d. All structures shall be surrounded by a maintained primary fire break not less than thirty (30) feet wide. The break shall consist of removal of fire fuels from the ground, shrubs from under large trees, and tree limbs within five (8) feet of the ground; based on the slope of the area surrounding a building site the width of the primary fire break may increase; and
  - e. Any chimney or stovepipe on any structure for use with a woodstove or fireplace shall be screened, with a spark arrester, to prevent discharge of sparks or other burning material; and

P92-0371 (32)

- f. Access drives (driveways) shall be maintained to a level that is passable for fire equipment.
    1. Grades shall no exceed an average of eight percent (8%) with a maximum of twelve percent (12%) on short pitches.
    2. Driveway widths shall be a minimum of twelve (12) feet.
    3. Turnouts shall be provided at four-hundred (400) foot intervals on one-lane drives (drives lees than sixteen (16) feet in width).
    4. Dead-end driveways shall have a turnaround of not less than a forty-eight (48) foot radius.
    5. Driveways shall be marked with the property owners address. Letters and numbers shall be a minimum of three (3) inches in height and made of a reflectorized material. Placement of the address numbers or letters shall occur at the entrance to the driveway.
    6. All private roadways and driveways shall be capable of supporting vehicular traffic equal to or greater than fifty thousand (50,000) pounds of gross vehicle weight.
    7. Driveways shall have a vertical clearance of 13'6".
  - g. The exterior roofing of all structures shall be of fire-resistant materials.
  - h. Power and telephone lines shall be located underground whenever possible.
  - i. If a water supply is available and suitable for fire protection, such as pond, stream or lake, then road access shall be provided for pumping units. The road access shall be sited so as to allow adequate turnaround area for fire fighting equipment. Access roads leading to the water supply shall be signed.
8. Lighting - All outdoor lighting shall be sited, limited in intensity, shielded and hooded in a manner that prevents the lighting from projecting onto adjacent properties and roadways. There shall be no visual pollution due to the siting or brilliance, nor shall it constitute a hazard for traffic.

<5dd:B\stfpcF1.dft>

P92-0371 (32)

*FINAL DRAFT***SECTION 3.120 "F-2" FOREST ZONE****A. Purpose**

The purpose of the "F-2" Forest Zone is to protect land designated as Forest on the Comprehensive Plan Map that is suitable and desirable for commercial forestry activities. The scope of the zone also encompasses the management of areas for the continued use of lands for renewable resource production, retention of water resources, open space, recreation, wildlife habitats and related forest uses. Residential development which might be affected by or in itself affect accepted forest management practices will be limited or prohibited so as to maximize the productivity of forest resource management in the zone.

Buildings or structures hereafter erected, structurally altered, enlarged or moved and land hereafter used in the "F-2" Forest Zone shall comply with the following regulations:

**B. Definitions**

1. **Auxiliary** - A use or alteration of a structure or land which provides help or is directly associated with the conduct of a particular forest practice. An auxiliary structure is located on site, temporary in nature, and is not designed to remain for the forest's entire cycle from planting to harvesting. An auxiliary use is removed when a particular forest practice has concluded.
2. **Accessory to** - The dwelling is incidental and subordinate to the main forest use.
3. **Necessary for** - The dwelling will contribute substantially to effective and efficient management of the forest or farm land to be managed by the resident(s) of the dwelling.
4. **Parks and Campgrounds** - An area devoted to overnight temporary use for vacation, recreational or emergency purposes, but not for residential purposes. A camping site may be occupied by a tent, travel trailer or recreational vehicle. Campgrounds approved under this section shall not include intensively developed recreational uses such as, but not limited to, swimming pools, tennis courts, retail stores or gas stations.
5. **Temporary** - A structure or use used, located or enjoyed for a period of time not to exceed nine (9) months within a twelve (12) month time frame. Any structure associated with a temporary use in the "F-2" zone shall not be located on a permanent foundation.

**EXHIBIT E**P92-0371  
(32)

C. Permitted Uses

In the "F-2" Forest Zone, the following uses and activities and their accessory buildings and uses are permitted subject to the general provisions and exceptions set forth by this Ordinance:

1. Forest operations or forest practices including, but not limited to, reforestation of forest land, road construction and maintenance, harvesting of forest tree species, application of chemicals and disposal of slash.
2. Temporary on-site structures which are auxiliary to and used during the term of a particular forest operation, as set forth in ORS 527.722. All structures proposed shall comply with the definition of temporary as defined in Section (B)(5) of this zone.
3. Physical alterations to the land auxiliary to forest practices including, but not limited to, those made for the purposes of exploration, mining, commercial gravel extraction and processing, landfills, dams, reservoirs, road construction or recreational facilities.
4. Uses to conserve soil, air and water quality and to provide for wildlife and fish resources.
5. Farm use as defined in Oregon Revised Statutes (ORS) 215.203(2).
6. Additional local distribution lines within existing right-of-ways, accessory utility equipment and facilities that provide service hookups, including water service hookups.
7. Temporary portable facilities for the primary processing of forest products. All structures/facilities proposed shall comply with the definition of temporary as defined in Section (B)(5) of this zone.
8. Private hunting and fishing operations without any lodging accommodations or any other physical development.
9. Towers and fire stations for forest fire protection.
10. Widening of roads within existing rights-of-way in conformance with the transportation element of the Wasco Comprehensive Plan including public roads and highway projects as described in ORS 215.213 (l)(m) through (p) and ORS 215.283 (l)(k) through (n).
11. Water intake facilities, canals and distribution lines for farm irrigation and ponds.

12. Uninhabitable structures accessory to fish and wildlife enhancement.
13. Temporary forest labor camps (subject to C. 20). All structures/facilities proposed shall comply with the definition of temporary as defined in Section (B)(5) of this zone.
14. Maintenance, repair or replacement of existing legally implemented dwellings and/or accessory structures.
15. The rehabilitation, replacements, minor betterment, repair and improvements and other similar construction activities, not considered by the Approving Authority to have land use impact, in public parks, public playgrounds, and public recreational grounds.

D. Conditional Uses

In the "F-2" Forest Zone, the following uses and activities and their accessory buildings and uses may be permitted when authorized by the Approving Authority upon satisfactory demonstration of compliance with the general provisions and exceptions set forth by this Ordinance:

1. Single family dwellings necessary for and accessory to forest operations, subject to the request meeting the requirements of the Approving Authority pursuant to subsection (E), (G), (H) and (J) of this section and Chapter 5 of this Ordinance.
2. Single family dwellings not necessary for and accessory to forest operations, subject to the request meeting the requirements of the Approving Authority pursuant to subsection (F), (G), (H) and (J) of this section and Chapter 5 of this Ordinance.
3. Permanent facility for the primary processing of forest products.
4. Log scaling and weigh stations.
5. Disposal site for solid waste, for which the Department of Environmental Quality has granted a permit under ORS 459.245, together with equipment, facilities or buildings necessary for its operation.
6. Parks and campgrounds. All parks and/or campgrounds shall comply with the definition of parks and campgrounds as defined in Section (B)(4) of this zone.
7. Mining and processing of oil, gas or other subsurface resources as defined in ORS Chapter 520 and mining and processing of aggregate and mineral resources as defined in ORS Chapter 517.

8. Exploration for and production of geothermal, gas, oil, and other associated hydrocarbons, including the placement and operation of compressors, separators and other customary production equipment for an individual well adjacent to the well head.
9. Television, microwave and radio communication facilities and transmission towers.
10. Fire stations for rural fire protection.
11. Utilities facilities for the purpose of generating five (5) megawatts of power or less (subject to Chapter 19).
12. Aids to navigation and aviation.
13. Water intake facilities, related treatment facilities, pumping stations and distribution lines.
14. Reservoirs and water impoundments.
15. Cemeteries.
16. Exploration for mineral and aggregate resources as defined in ORS Chapter 517.
17. Temporary asphalt and concrete batch plants as accessory uses to specific highway projects.
18. Home occupations as defined in ORS 215.448.
19. A mobile home in conjunction with an existing legally implemented dwelling as a temporary use for the term of a hardship suffered by the existing resident or a relative as defined in ORS 215.213 and 215.283 (subject to C. 8).
20. Expansion of existing airports
21. Public road and highway projects as described in ORS 215.213(2)(q) through (s) and ORS 215.283(2)(p) through (r).
22. Forest management research and experimentation facilities as defined in ORS 526.215 or when accessory to forest operations
23. Caretaker residence for public parks and public fish hatcheries.
24. Private seasonal accommodations for fee hunting or fishing operations occupied on a temporary basis may be approved upon findings that the request complies with the following requirements;



- a) Accommodations are limited to no more than fifteen (15) guest rooms as that term is defined in the Oregon Structural Specilality Code.
  - b) Only minor incidental and accessory retail sales are permitted.
  - c) Accommodations shall only be occupied seasonally and temporarily for the purpose of hunting and fishing during seasons authorized by the Oregon Department of Fish and Wildlife.
  - d) Fishing accommodations must be located within 1/4 mile of a fish-bearing Class 1 waters.
  - e) Other conditions imposed by the Approving Authority deemed necessary.
25. Firearms training facility.
26. New distribution lines (e.g. electrical, gas, oil, geothermal) with rights-of-way fifty (50) feet or less in width.

E. Standards for Establishment of Forest Management Dwelling(s)

Prior to submission of an application and "Management Plan" to the Wasco County Planning and Economic Development Office the applicant shall submit a "management plan" to the Oregon Department of Forestry for their review so the Department can, within forty-five (45) days, determine that;

- 1. The information describing the productivity and current condition of the forest land to be managed is complete and accurate.
- 2. Fulfillment of the forest management plan will result in the use of the parcel for the required management purpose in terms of stocking, stand density and harvest.
- 3. The siting and safety standards in OAR 660-06-029/035 have been adequately addressed.

The applicant shall then demonstrate, through the submission of the "Management Plan" and application, on a form prescribed by the Director of Planning, to the Wasco County Planning and Economic Development Office that;

- 4. The proposed dwelling complies with subsection (G), (H) and (J) of this zone and Chapter 5 of this Ordinance.
- 5. Each dwelling is necessary for and accessory to a forest operation, including cultured Christmas trees as defined in ORS 215.203(3). All dwellings proposed

shall comply with the definition of accessory to and necessary for as defined in Section (B)(3) and (4) of this zone.

6. There are no other dwellings on the property which are vacant or currently occupied by persons not engaged in forest or farm management, which could be used as the principal forest or farm dwelling.
7. The property qualifies for and is enrolled in one of Oregon's forest tax programs.
8. The dwelling will not significantly interfere with, significantly increase the costs of, or impede forest or farm management on adjacent forest and agricultural lands.
9. If road access to the dwelling is by a road owned and maintained by a private party or by the Oregon Department of Forestry, the Bureau of Land Management or the United States Forest Service, then the applicant shall provide proof of a long-term road access use permit or agreement.
10. The forest lands to be managed by the resident of the proposed dwelling meet the stocking and survival requirements of the Forest Practices Rules for the Eastern region (OAR 629-24-402).

F. Standards for Establishment of Non-Forest Management Dwelling(s)

1. The parcel on which the dwelling is proposed is serviced by a rural fire protection district.
2. The parcel on which the dwelling is proposed was lawfully created prior to adoption of this ordinance (July 26, 1985).
3. The parcel is composed primarily of soils which are;
  - a) Capable of 0 to 50 cf/ac/yr and where this parcel and at least all or part of seven (7) other parcels exist within a one-hundred sixty (160) acre square when centered on the center of the subject parcel; or
  - b) Capable of above 50 cf/ac/yr and where this parcel and at least all or part of eleven (11) other parcels exist within a one-hundred sixty (160) acre square when centered on the center of the subject parcel.
4. The dwelling would not force a significant change in, significantly increase the costs of, or impede accepted forest or farming practices on surrounding agricultural or forest lands.
5. The parcel on which the proposed dwelling would be located has been disqualified from receiving a farm or forest tax deferral.

6. If road access to the dwelling is by a road owned and maintained by a private party or by the Oregon Department of Forestry, the Bureau of Land Management or the United States Forest Service, then the applicant shall provide proof of a long-term road access use permit or agreement. The road use permit may require the applicant to agree to accept responsibility for road maintenance.
7. The proposed dwelling complies with subsection (G), (H) and (J) of this section and Chapter 5 of this Ordinance.

\* Within thirty (30) days of the LCDC adopting goal and rule amendments establishing secondary lands, dwelling not in conjunction with forest or farm use shall be prohibited.

#### G. Siting Requirements for Dwellings and Accessory Structures

1. Siting shall result in the least possible impact on nearby or adjoining forest or agricultural lands.
2. Siting shall ensure that forest operations and accepted farming practices will not be curtailed or impeded.
3. Siting shall limit the amount of forest or farm land removed from production for access roads, service corridors, the dwelling and accessory structures.
4. Siting shall limit the risks associated with wildfire by imposing fire prevention standards as described in subsection (J)(8) of this zone.
5. Siting shall allow for a domestic water supply to be obtained from sources either contained within the boundaries of the property or legally acquired through easement or water rights from adjacent property.

#### H. Conditional Use Approval Standards

In addition to the general standards and conditions that may be attached to the approval of a conditional use as provided by Chapter 5 of this Ordinance, the following review criteria shall apply to a conditional uses applied for in subsection (D) of this Section:

1. The proposed use will not force a significant change in, or significantly increase the cost of, accepted farming or forest practices on agriculture or forest lands.
2. The proposed use will not significantly increase the fire hazard or significantly increase fire suppression costs or significantly increase risks to fire suppression personnel.

3. A written statement recorded with the deed or written contract with the county is obtained from the land owner which recognizes the rights of adjacent and nearby land owners to conduct forest operations consistent with the Forest Practices Act and Rules for use authorized in subsection D.(1)(2)(6)(13)(18)(19)(23).
4. Complies with such other conditions as the governing body of the County considers necessary.

I. Prohibited Uses

1. All other uses not listed which are not determined to be similar uses, as provided in Section 4.010 of this Ordinance.

J. Property Development Standards

1. Property Size - The minimum property size is eighty (80) acres with a one thousand (1,000) foot minimum average lot width.
2. Setback - No structure other than a fence or sign shall be located closer than forty (40) feet from the right-of-way of a public road (front yard), and one hundred (100) feet from all other property lines.
3. Vision Clearance - Vision clearance on corner properties shall be a minimum of thirty (30) feet.
4. Height - Maximum height for all structures shall be thirty-five (35) feet. Maximum height of transmission towers may exceed this height requirement upon administrative approval of a site plan review.
5. Stream Setbacks - All structures, or similar permanent fixtures (except hydroelectric facilities) shall be setback from the high water line or mark along all streams or lakes a minimum distance of one hundred (100) feet when measured horizontally at a right angle.
6. Signs - Signs shall not extend over a public right-of-way or project beyond the property line.
  - a. Signs shall not be illuminated or capable of movement.
  - b. Signs shall be limited to twelve (12) square feet in area and shall describe only uses permitted and conducted on the property which the sign is located.
  - c. Signs advertising the sale or rental of the premise and temporary in nature are permitted provided the sign is erected no closer than ten (10) feet from right-of-way of public road.

7. Parking - Off street parking shall be provided in accordance with chapter 4
8. Fire Safety Standards - All dwellings, and other structures shall institute the following fire safety measures for protection of the development and surrounding forest areas:
  - a. For dwellings and accessory structures;

An adequate water supply, capable of pumping ten (10) gallons per minute (gpm) for two hundred fifty (250) consecutive minutes (2500 gallon supply) with a minimum of twenty-five (25) psi of pressure from the hose nozzle shall be employed prior to issuance of zoning approval; and
  - b. At least one standpipe shall be placed a minimum of fifty (50) feet from the dwelling or accessory structure and shall be capable of handling the (gpm) requirements of (a) above; and
  - c. Separate power service from the dwelling or accessory structure shall be provided for the pump utilized in (a), above; and
  - d. All structures shall be surrounded by a maintained primary fire break not less than thirty (30) feet wide. The break shall consist of removal of fire fuels from the ground, shrubs from under large trees, and tree limbs within five (8) feet of the ground; based on the slope of the area surrounding a building site the width of the primary fire break may increase; and
  - e. Any chimney or stovepipe on any structure for use with a woodstove or fireplace shall be screened, with a spark arrester, to prevent discharge of sparks; and
  - f. Access drives (driveways) shall be maintained to a level that is passable for fire equipment.
1. Grades shall no exceed an average of eight percent (8%) with a maximum of twelve percent (12%) on short pitches.
2. Driveway widths shall be a minimum of twelve (12) feet.
3. Turnouts shall be provided at four-hundred (400) foot intervals on one-lane drives (drives lees than sixteen (16) feet in width).
4. Dead-end driveways shall have a turnaround of not less than a forty-eight (48) foot radius.

5. Driveways shall be marked with the residents address. Letters and numbers shall be a minimum of three (3) inches in height and made of a reflectorized material. Placement of the address numbers or letters shall occur at the entrance to the driveway.
  6. All private roadways and driveways shall be capable of supporting vehicular traffic equal to or greater than fifty thousand (50,000) pounds of gross vehicle weight.
  7. Driveways shall have a vertical clearance of 13'6".
  - g. The exterior roofing of all structures shall be of fire-resistant materials.
  - h. Power and telephone lines shall be located underground whenever possible.
  - i. If a water supply is available and suitable for fire protection, such as a swimming pool, pond, stream or lake, then road access shall be provided for pumping units. The road access shall be sited so as to allow adequate turnaround area for fire fighting equipment. Access roads leading to the water supply shall be signed.
9. Lighting - All outdoor lighting shall be sited, limited in intensity, shielded and hooded in a manner that prevents the lighting from projecting onto adjacent properties and roadways. There shall be no visual pollution due to the siting or brilliance, nor shall it constitute a hazard for traffic.

<5dd:B\stfpcF2.dft> >

P92-0371 (32)

GOAL 4 FOREST LANDS

To conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water and fish and wildlife resources and to provide for recreational opportunities and agriculture.

POLICY 1 Land use regulations and tax incentives should be designed to safeguard forest management operations on both private and public lands.

IMPLEMENTATION

- A. Encourage resource management on those lands which meet the stocking and survival requirements of the Forest Practices Rules for Eastern Oregon.
- B. Only allow residential development, (i.e. in conjunction with forest use and not in conjunction with forest use), as conditional uses in the "F-2" Forest zone.
- C. Prohibit residential development, (i.e. in conjunction with forest use and not in conjunction with forest use), in the "F-1" Forest zones (i.e. City of The Dalles Watershed and City of Dufur Watershed).
- D. The minimum lot size of lands designated on the Comprehensive Plan map as "Forest" shall be eighty (80) acres.
- E. Approval of a conditional use permit for a dwelling not in conjunction with forest use shall be preceded by the parcels disqualification from receiving a farm or forest tax deferral.

POLICY 2 Lands within the "F-1" Forest designation shall be managed for maintenance of water quality and quantity, in addition to timber protection, fish and wildlife, soil conservation and air quality.

IMPLEMENTATION

- A. Land use actions within the "F-1" Forest zones shall be consistent with "The Dalles Municipal Watershed-Comprehensive Management Plan" and the City of Dufur Watershed Management Plan.

- B. A limited number of uses are allowed within the "F-1" Forest zone, of these use residential development is not one. As a result of negative impacts, which are unable to be mitigated, on the water supply to the City of The Dalles and Dufur, residential development is prohibited.

POLICY 3 All physical development should be located such that it minimizes the risk of wildfire and allows for assistance in the control of wildfire.

**IMPLEMENTATION**

- A. All physical developments shall implement the applicable "Fire Safety Standards" of the zone in a timely manner.
- B. A functioning on-site water supply shall be implemented prior to issuance of any zoning approval/building permit within the "F-1" and "F-2" Forest zones. The aforementioned water supply shall be connected to all applicable "Fire Safety Standards" of the zone.
- C. Coordination with the appropriate fire protection agency shall occur prior to issuance of any zoning approval for any dwelling, temporary or permanent, in the "F-2" Forest zone.
- D. Requests for dwellings not in conjunction with forest use, on property which is located outside of a rural fire protection district, shall not be accepted by the Approving Authority unless a contract for services has been reached with a rural fire protection district.

POLICY 4 Coordination with the Oregon Department of Forestry and Oregon Department of Fish and Wildlife should occur whenever possible during the land use review process.

**IMPLEMENTATION**

- A. Notice of action on all conditional use permits shall be forwarded to these departments for their comments and analysis. Lack of concurrence from either department shall be considered by the Approving Authority in the decision making process.

<5dd:B\g4Poly>