

Disclaimer

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This brochure is for information purposes only and is not a complete list of all codes relating to forest dwellings. The complete set of codes is available online and at the Community Development Department. Rules are subject to change, and likely will. Please always check to verify you have the most current flyer or codes, both available on the website.



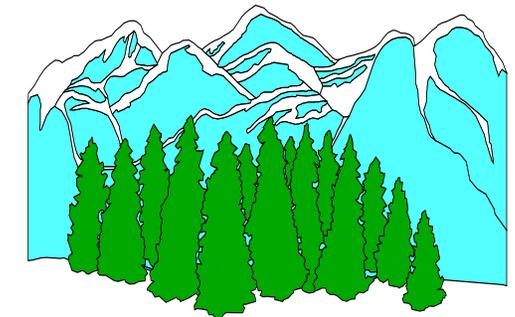
Josephine County Oregon

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JOSEPHINE COUNTY COMMUNITY DEVELOPMENT



Forest Dwellings

All dwellings to be built on forest zoned lands must receive a special permit from the Planning Office. There are four ways a dwelling can be approved:

LOT OF RECORD

A parcel qualifies if:

- ❖ it was created before January 1, 1985
- ❖ it has been owned by the same person (or the person's heir) since January 1, 1985
- ❖ no dwelling now exists
- ❖ soils produce less than 5,000 cubic feet of commercial tree each year
- ❖ it meets tree stocking rules
- ❖ it is located 1,500' from a maintained road (no BLM or USFS roads)
- ❖ all touching lots owned by same person are made into one parcel

LARGE TRACT

A new dwelling is allowed if the tract upon which it will be placed is at least 160 acres in size. A tract includes all touching parcels owned by the same person.

MULTI-TRACT

This method is when someone owns parcels in different places. A dwelling is allowed when the size of all the parcels added up make at least 200 acres, even though they do not touch. A

dwelling is allowed on one parcel if the owner agrees no more dwellings can ever be put on any of the other parcels used to make up the 200 acres.

TEMPLATE TEST

This method allows a dwelling when the area surrounding your property is already developed. You must count the number of parcels and dwellings within a 160 acre square or rectangle (called a *template*) when centered on your property. The number of parcels that must be in the 160 acres increases when the soils on your property are better. In order to be counted, the parcels and dwellings must exist prior to January 2, 1993. If you own other parcels that touch the property in the request, none of the other parcels can already have a dwelling. Even if the other touching parcels do not have a dwelling, you must agree in writing never to place a dwelling on the other parcels. This will also bind anyone who buys any of the other touching parcels.

OTHER RULES

State law lists other standards for the permit. Records or evidence must be submitted to show the following:

- ❖ detailed site map
- ❖ house location rules met
- ❖ driveway standards met
- ❖ wildlife rules met
- ❖ parcel legally created
- ❖ water supply for the house is approved
- ❖ fire protection service
- ❖ conflict statement signed and recorded

STEPS

The following is a *step-by-step* outline for making an application:

1. Obtain An Application. Applications are available at the Planning Division or on-line at our planning website. The application lists all of the requirements with more explanation.

2. Consultant's Help. A list of consultants is available at the Planning Division and as a handout on the planning website.

3. Ask Questions. The Planning Division is available to help answer general questions and guide you through the process.

4. File the Application. Bring your completed application to the Planning Division with the required fee.

5. Notice Sent. State law requires notice of the application be sent to nearby property owners for comments. A copy of the application is also sent to state land use agencies, the Department of Land Conservation and Development (DLCDC), and the Oregon Forestry office in Grants Pass and Salem. Ten days is given for comments and/or objections; after which time, staff will review the file and comments to reach a decision. Notice of the decision is mailed to nearby property owners and a twelve-day appeal period follows where the decision can be appealed by anyone who has commented on the application. The Planning Director may also schedule a public hearing if necessary. Time limits vary with each application depending on the complexity.