

GOAL 4 – FOREST LANDS

A. Goal:

To conserve forest lands so as to provide for economic and efficient forest management while minimizing conflicting uses, consistent with sound management of soil, air, water and fish and wildlife habitat, and to provide for recreation and agriculture.

B. Policies:

1. To conserve forest lands for forest uses consistent with existing and future needs and in accordance with Goal 4; OAR 660-Division 6, and ORS Chapters 215. [Formerly Goal 1]
2. Plan and zone all designated forest lands for forest uses.
3. Forest lands include: (a) lands composed of existing and potential forest lands suitable for commercial forest uses; (b) lands needed for air, soil, and watershed protection, wildlife and fisheries habitat and recreation; (c) lands where extreme conditions of climate, soil, and topography require the maintenance of vegetative cover; and, (d) lands which provide buffers, or are necessary to allow other lands to be used for forestry. [Formerly strategy 18]
4. Maintain two forest zones and provide for greater protection and conservation for the Primary Forest (F-2) Zone. The purpose of the F-1 Zone is to assure the continuous growing and harvesting of trees consistent with the management of soil, air, water, and fish and wildlife, and to provide for agriculture and recreation. The primary purpose of the F-2 Zone is to assure the continuous growing and harvesting of trees. Additionally, the purpose of the F-2 Zone is the management of soil, air, water, and fish and wildlife, and to provide for agriculture and recreation.
5. Support efforts to protect and enhance habitat identified as critical for fish and wildlife, especially if endangered.

C. Strategies:

1. Adopt buffer requirements, deed notice requirements, site, compatibility, fire, and access criteria consistent with the provisions found in ORS 215,

OAR Chapter 660 – Division 6, and Article 50 – Buffer Requirements – to ensure that new land uses are compatible with forest uses. [Formerly Policy 3]

2. Uses that are not provided for in OAR Chapter 660, Division 6 and ORS Chapter 215 shall not be allowed.
3. Adopt approval criteria to maximize the conservation of commercial forest lands and to discourage non-resource uses on such lands.
4. Recognize that activities regulated by the Oregon Forest Practices Act are not subject to zoning regulations.
5. Land uses must meet both State and County criteria for approval.
6. Notify appropriate state agencies and interested parties of development proposals. Responses will be included in evaluating development proposals.
7. Adjacent property owners will be encouraged to share roads.
8. Adopt an 80 acre minimum parcel size for new lots or parcels.
9. New land divisions less than 80 acres may only be approved for those uses specified in OAR 660-06 and shall not be created for dwellings even if the OAR is amended to provided exceptions for dwellings.
10. Plan amendments (unless to a farm designation) shall be based on the following:
 - a. Approval of an “exception” to Goal 4;
 - b. Protection of the more productive soils;
 - c. The least impact to commercial forest lands;
 - d. The least impact to other forest resources (i.e. habitat, recreation, soil, water, etc.)
11. Forest land that has been converted to farm use should be allowed to be changed to a Farm plan and zone designation.
12. The Floodplain Zone and Environmental Protection Zone shall be considered as overlay zones wherever they are adjacent to forest zoned lands. The base zone shall be the forest zone.
13. Encourage consolidation of ownership patterns where necessary to improve forest management. [Formerly standard 6]

14. Recreation development should be resource based and compatible with forest management. [Formerly standard 10]
15. Redevelopment and improvement of existing communities and other developed areas is favored over development which will utilize existing agricultural lands, wild area, forest land and other undeveloped areas. [Formerly standard 11]
16. Development shall not detrimentally affect or destroy natural features such as ponds, streams, wetlands, and forested areas, but will preserve and incorporate such features into the development's site design. [Formerly standard 12]
17. The County may adopt additional zoning restrictions on development beyond those required by the State in order to provide greater protection of forest lands.
18. Lands within the Columbia River Gorge National Scenic Area are not subject to the provisions of Goal 4 and the provision of Article 5 – Forest Lands.
19. Destination Resorts are subject to the Goal 8 process.