

Yamhill County Department of Planning & Development
APPLICATION FOR FOREST TEMPLATE DWELLING

525 NE Fourth Street, McMinnville, OR 97128 • Tel: 503-434-7516 • Fax: 503-434-7544

Docket _____
 Date _____
 Rec'd by _____
 Receipt # _____
 Fee \$1492.00

APPLICANT	LEGAL OWNER (IF DIFFERENT)
Last name _____ First _____ MI _____	Last name _____ First _____ MI _____
Mailing address (Street or PO Box) _____	Mailing address (Street or PO Box) _____
City _____ State _____ Zip _____	City _____ State _____ Zip _____
Telephone _____	Telephone _____
E-mail address _____	E-mail address _____

PROPERTY INFORMATION

Tax Lot(s) _____ Zone _____

Size of Tract (including all contiguous lots under the same ownership): _____

PROPERTY INFORMATION:

1. Is there a septic system on the property? Yes No
2. How will water be provided? Well: existing proposed
 On-site spring or creek Water Association Other: _____
3. What road or easement will be used as access? _____
4. Is the property in a Fire District? _____ Name of Fire District: _____
5. To your knowledge, do any of the following natural hazards exist on the property?
 Floodplain Areas of erosion Steep slopes Fish or wildlife habitat
 Soil limitations for building or septic

FOREST TEMPLATE REQUIREMENTS

1. **Evidence of forest use.** If the subject property is in an AF zone, the applicant must provide evidence that the tract was "predominantly devoted to forest use on January 1, 1993." This evidence can be an aerial photograph, stocking survey, or

other documentation that the land was in forest production. If the property is in the F-80 zone, this evidence is not required.

2. **Soil Type.** Please indicate the soil types that make up the tract:

Soil Abbreviation (e.g. WkE)	Percent of Parcel

3. **Reconfiguration of Tract.**

Is the parcel the same size and shape as it was on November 4, 1993? Yes No

4. **Template Test.** The applicant must submit an accurately scaled map with a 160-acre template drawn on it. The template must be centered on the center of the subject tract. There generally must be all or part of at least 11 other lots that existed on January 1, 1993 within the template. (If the subject tract has poor soils, fewer lots may be required to be within the template.) Three of the lots that are in the template must contain dwellings that existed on January 1, 1993. Lots and dwellings that are inside an Urban Growth Boundary may not be counted.

In the AF district, the template is usually a 160-acre circle (1489.46 foot radius). In the F-80 district, the template is usually a 160-acre square. However, in both zones if the tract abuts a public road that existed on January 1, 1993, a rectangular template that is one mile long and one-quarter mile wide may be used. The rectangular template must be aligned as nearly as possible with the road. It still must be centered on the center of the subject tract.

If the tract is 60 acres or larger and abuts a road or perennial stream, the rectangular template must be used. It must be aligned to the maximum extent possible with the road or stream. At least one of the three required dwellings must be on the same side of the road or stream as the proposed dwelling. This dwelling may be outside the width of the template provided that it is within one-quarter mile of the subject tract.

The scaled map submitted with this application must show the parcels that are wholly or partially within the 160-acre template, and the approximate location of dwellings on these parcels. Also, Tax assessment records or other evidence that the parcels and dwellings were in existence on January 1, 1993 must be submitted with the application.

5. **Site Plan.** Prepare a site plan on a separate sheet, approximately to scale. An Assessor’s map may be used. The following information should be included:

- A. Parcel boundaries (shape) and dimensions. Include the entire tract.
- B. Location of existing and proposed buildings and structures. Include the distance from parcel boundaries.
- C. Existing and proposed access.
- D. Location of significant natural features such as steep slopes and creeks.
- E. Scale and direction to north

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6. Siting Standards. The zoning ordinance contains standards for siting dwellings on forest land, in order to protect forest uses. Please state why the proposed location of the dwelling, as shown on your site plan, will satisfy each of the following standards. Considering relevant physical and locational factors including, but not limited to, topography, prevailing winds, access, and surrounding land use, explain how the proposed building site:

A. Has the least impact on nearby or adjacent lands zoned for forest or agricultural use.

B. Ensures that adverse impacts on forest operations and accepted farming practices on the tract will be minimized.

C. Minimizes the amount of forest lands used for the building site, road access and service corridors.

D. Minimizes the risk associated with wildfire.

7. Fire Safety Standards. The dwelling must either be within a residential fire protection district, obtain residential fire protection by contract, or be provided with a fire sprinkling system and maintain a water supply on the property for fighting fires. The zoning ordinance contains a number of other siting and construction standards to lessen fire danger, which will be included as conditions of approval that must be met before building permits will be issued.

8. Stocking. If the tract is more than 5 acres in size, it must satisfy the stocking requirements of Oregon Revised Statutes Sections 527.610 to 527.770. A stocking survey report that shows the parcel is sufficiently stocked must be submitted to the Tax Assessor's office prior to issuance of building permits.

9. Deed Affidavits. An affidavit acknowledging the rights of property owners in the area to conduct farming and forestry activities must be recorded in the deed records of the county prior to issuance of building permits. An additional affidavit is required if the parcel is within one mile of a mineral resource site.

THE APPLICATION MUST INCLUDE:

1. Completed application form, signed by the applicant and property owner (if different). The owner's signature must be notarized.
2. Site plan drawn to scale showing the parcel boundaries, all existing buildings, the proposed dwelling location, existing or proposed access, and any significant natural features.
3. Evidence that the parcel was predominantly devoted to forest use on January 1, 1993 (if in an AF zone).
4. Evidence showing compliance with the approval criteria. This must include a map showing the lots and dwellings within the 60-acre template and Tax assessment printouts or other information showing that at least three of the lots in the template contain dwellings that were built before January 1, 1993.

NOTE: Fees are not refundable.

I hereby declare under penalties of false swearing (ORS 162.075 and 162.085) that the above information is true and correct to the best of my knowledge. I understand that issuance of an approval based on this application will not excuse me from complying with other effective ordinances and laws regulating the use of the land and buildings.

I hereby grant permission for and consent to Yamhill County, its officers, agents, and employees coming upon the above-described property to gather information and inspect the property whenever it is reasonably necessary for the purpose of processing this application.

Applicant's signature

Date

Property owner's signature (if different)

Date

State of _____)

)

County of _____)

Signed or attested before me on this _____ day of _____, 20 _____

by _____.

Notary Public for Oregon
My Commission expires _____