

GOAL 4 - FOREST LANDS

A. Introduction:

Timber producing forest land is an important economic, natural and scenic resource. Timber products contribute a substantial sum to the economy of Hood River County. Lumber mills and one hardboard plant provide employment for 500 people. Over 20 million dollars is introduced annually into the economy from the forest products industry. Yet, without the land resource, this raw material would not be available for the processors, and its contribution to the economy and employment picture would be lost.

Forest land provides a significant role in the natural environment. Watershed protection, wildlife habitat, and soil retention are important functions of forest land. In addition, forested areas are significant scenic resources. Of particular note are areas along the Columbia River and in the Hood River Gorge.

An analysis has been made of the potential of lands in the County for timber production (¹See Forest Suitability Maps 1, 2, 3 and 4). The forested portion of the City/Westside area is found along the western edge, in the northeastern corner and along the Hood River. Forest lands in the Central Valley area are noted in the eastern and western portions and within the middle mountain area. Also, the majority of mills that process timber are located in this area. Very little timber is harvested within the Columbia Gorge area.

B. Forest Land Values:

Forest land plays valuable roles even beyond its function of providing timber. Well-managed forest land protects and enhances air and watersheds, and fish and wildlife habitats. It also maintains soil stability, recreation opportunities, and maintains the aesthetic background so important to the high quality of life we enjoy in Hood River County. There is diversity both in the commercial timber species present within the County and in the timber harvesting methods utilized. Douglas Fir, Western Hemlock and True Firs (Grand Fir, Pacific Silver Fir, Noble Fir) are the main species in the west portion of the Central Valley area. These species are harvested primarily by clear cutting or the use of shelter woods. Ponderosa Pine is an important commercial tree species in the eastern portion of the Central Valley area. Because of climatic differences, the west portion of the area in general produces more timber per acre than does the east portion of the area. The Forest Suitability Maps identify the forest growing capability of the various soils outside the Mt. Hood National Forest. The maps are based upon cubic foot site class information.

¹ U.S. Forest Service Manual, "Field Instructions For Integrated Forest Survey and Timber Management Inventories: Oregon, Washington and California", 1974; and "Techniques For Mapping Forest Land By Site Productivity Using Soil Survey Information", Oregon State Forestry Department, 1978.

C. Forest Land Problems:

The Hood River Soil and Water Conservation District has identified (1) roadside erosion and (2) trespass as problems on woodlands. Logging roads and access roads are major sources of sediment in runoff. Sediment causes damage to irrigation facilities, fish spawning gravels and causes other problems. To minimize damage, roads should be located back from waterways, should be stabilized by proper sloping and vegetation, and should be winterized (have waterways, ditching and grading). The Hood River Soil and Water Conservation District recommends that the number of access roads be limited by having owners of small acreages share the driveways into their respective properties. The Hood River Soil and Water Conservation District identifies the problem of trespass on woodlands as having the following elements: (a) Use of off-road vehicles on wet land and steep slopes (this practice damages vegetation and accelerates erosion); (b) Dumping of refuse in easily accessible areas; (c) Wood cutting in unauthorized areas. This latter problem is partly due to the fact that people who obtain self-issuing U.S. Forest Service wood permits do not always make the effort to make certain they are cutting on the designated Forest Service land area – they sometimes end up cutting on private and county lands. (Source: Soil Conservation Service, Hood River Office, verbal communication, 1978.)

The development of private access roads and homesites has never been addressed in the County Policy Document under Goals 4 and 5. Furthermore, the Forest Zone has been updated to include access provisions, siting requirements, etc. The Oregon State Department of Forestry has recently (January, 1978) edited a publication entitled Fire Safety Consideration for Developments in Forested Areas. This publication identifies a number of concerns: (a) Fire protection agencies in wildland areas in general are not responsible for structure fires; they are poorly equipped to deal with structure fires; response times are often 1/2 hour or more; (b) Wildland fire protection is available only during the summer fire season. Rural fire protection districts may not have the resources to purchase the highest quality equipment, be manned by volunteers, and provide minimal fire protection in outlying areas. Rural fire protection districts do have the advantage over the former in that they are functioning the year around; (c) For fire protection, access roads need to be designed with fire equipment access and fire evacuation needs in mind; easy fire truck access to sources of water must be provided; and (d) Perimeter fire breaks and other considerations to prevent the spread of fire need to be provided in developments in forested areas.

The Forest Zone has been amended to require various siting and fire suppression standards in order to minimize fire danger in forest lands. The County is currently working with the Soil Conservation Service in developing a Sedimentation Control Ordinance.

D. Forest Land Management:

In order to maintain the forestry portion of the economy in the County, it is necessary to maintain the forest land base in parcel sizes large enough to be managed for intensive timber production. This is especially important for small private forest landholdings.

For additional information regarding commercial timber acreages see the report entitled "Forest Land: 40 Acre Justification". For western Oregon as a whole, estimates are that there will be a 22 percent decline in timber supplies by the year 2000. This translates to a loss of 53,625 industry jobs and 107,250 other jobs. (Written communication from Unit Forester's Office, Oregon Department of Forestry, The Dalles, January 28, 1978.) National forest lands, the largest single producer of timber in the State, by law must provide an even-flow sustained yield level of timber production from decade to decade. County forest lands (encompassing approximately 30,000 acres) also operate on a sustained yield basis. Champion International, the largest industrial timberland holder in the County, owns approximately 30,000 acres. Private industrial lands in western Oregon are predicted to again be able to produce timber at current levels by the year 2050. As of 1970, small forest landowners harvest 5.8 percent of the timber harvest in western Oregon, yet own 14 percent of the commercial forest lands. The importance of the actions of the small private forest landholders can thus be seen: if they intensively manage their timber lands, they can lessen the severity of the economic impacts that will occur in the timber industry in the time interval between now and the year 2050, when the large industrial timber landholdings that have been overcut in the past will have had time to recover their productivity. At present, only 20 percent of the small private forest landholders are managing their lands for timber production. These landholders as a group can increase their present cutting levels 2½ times without jeopardizing a sustained yield level of timber production (Oregon State Forestry Department, Unit Forester, personal communication, May 23, 1978).

A current controversy exists over the use of chemical spraying on forest lands. The use of sprays shortens the time interval between tree harvests by releasing the seedlings from competition with brush. On the other hand, there is a danger of toxic sprays getting into water courses or drifting onto neighboring properties. Manual brush controls are alternatives but are sometimes expensive.

A brief look at trends in the forest industry may be helpful. In the 1960's, it was anticipated that we would be going increasingly toward fiber production; the breakdown and reconstitution of forest products into such items as hardboard. But recent energy concerns have changed this. Now the trend is for relatively less energy-intensive forest products, for example plywood and more efficient utilization of lumber. There are economic incentives to manage small holdings for timber production: the State offers tax incentives for timber management and the fact that the stumpage value is going up at a rate of 3 percent a year over and above the inflation rate should help encourage small woodlot owners to intensively manage their timber holdings.

Reflecting a trend in the Pacific Northwest, more land in Hood River County is being planted in Christmas trees. Concerns of the Christmas tree growers in the Central Valley area include: (a) the right to market Christmas trees where they grow; (b) prevention of

encroachment by residences or adjacent properties; and (c) prevention of restrictions on Christmas tree spraying (Mid-Columbia Small Woods Owners, verbal communication, May, 1978).

E. Forest Land Inventory:

1. Map 4 shows additional forest lands inventoried per the LCDC directives. A larger detailed map, scale 2½"=1 mile entitled "Forest Lands Map, 1982", is available for review in the Hood River County Planning Department.
2. This inventory along with previous inventories submitted to the LCDC for the Columbia River Gorge, Central Valley, and City/Westside areas constitutes an inventory of forest lands on private lands in Hood River County. Due to time constraints, a consolidated map is not now presented, however a finalized map will be a major work task during post-acknowledgment. (See Maps 1, 2 and 3)
3. Additional Forest Lands were inventoried using the following sources: (a) Soil Survey of Hood River County; prepared by the U.S.D.A., Soil Conservation Service, in cooperation with the Oregon Agricultural Experiment Station, January, 1981; (b) U.S.F.S. Soil Resource Inventory; (c) County Department of Records and Assessments, 1982; (d) Techniques for Mapping Forest Land by Site Productivity Using Soil Survey Information, Oregon State Forestry Department, 1978; (e) Forest Survey Field Instruction for Northwest Oregon, 1978; and (f) factors listed in Goal 4.
4. The majority of additional forest lands identified are located primarily above the Valley bottomlands and exist upon the upper terraces and slopes in the southern portion of the County and in mountainous areas to the west. The isolated areas to the west within the Mt. Hood National Forest boundaries, are surrounded by federal lands that are currently designated as being used for forest purposes and are currently zoned Forest. Areas south are dominated by Forest and agriculture uses. Overall, the majority of the additional inventoried lands are designated and zoned primarily Forest and secondarily Exclusive Farm Use. Exceptions were taken for other areas and are currently being reviewed to see if they comply with the exceptions process.
5. SCS information was available for the areas to the south where the majority of lands have site class ratings 3 and 4. SCS soil data was unavailable to determine cubic foot site class ratings for private lands to the extreme west. As an alternative the U.S.F.S. Soil Resource Inventory (SRI) was used to determine cubic foot site class ratings. These lands consist primarily of site class ratings 3-5. Generally cubic foot site class ratings for the entire County vary from 3-7 with the dominant ratings being 3, 4, and 5. There are approximately 87,951± acres of land within the County with site class ratings between 3-7.

6. Total forest land throughout the County was also inventoried using an overlay map entitled “Major Timber ownerships, scale 1”=1 mile, January, 1982”, available for review in the Hood River County Planning Department. The map shows primarily Hood River County, SDS, Hanel, and Champion International. Other holdings exist such as Publisher Paper, Longview Fibre, Craik Lumber, Allied Timber, etc., however they were not shown on the map. The above private lands total approximately 33,350± acres or 52 square miles.

Hood River County has approximately 30,000± acres or 47± square miles utilized for forest land. The combined acreage of private and County forest lands is approximately 63,350± acres or 99± square miles.

The 52 square miles of private holdings represents approximately 38 percent of the County's private land base (i.e., 138 square miles).

7. Information from the Records and Assessments Department states that approximately 46,309± acres or 72 square miles of private lands within the County are receiving forest tax deferral
8. To assist in further identifying forest lands, the following definition, which is consistent with Goal 4 is added to the County Policy Document. Forest lands are: (a) lands composed of existing and potential forest lands which are suitable for commercial forest uses; (b) other forested lands needed for watershed protection, wildlife and fisheries habitat and recreation; (c) lands where extreme conditions of climate, soil and topography require the maintenance of vegetative cover, irrespective of use; (d) other forest lands in urban and agricultural areas which provide urban buffers, wind breaks, wildlife and fisheries habitat, livestock habitat, scenic corridors and recreational use.
9. Overall, the majority of the County's land base has been planned and zoned either Forest or Exclusive Farm Use. For example, approximately 70± square miles or 51 percent of the County's private land base (i.e., 138± square miles) is zoned Forest, while 45 square miles or 33 percent is zoned Exclusive Farm Use. Consequently, 84 percent of the County's private land base is zoned for resource purposes. Finally, approximately 87 percent of the County's entire land base (i.e., 529 square miles) is zoned Forest.
10. For additional comments regarding the County's Forest land base, see 40 Acre Justification Background Report.

F. Columbia Gorge Area:

Within the Columbia Gorge area, very little timber is harvested. This is not because of an absence of standing timber or good timber-growing sites. As a matter of fact, the forest suitability of the soils within the Mt. Hood National Forest portion of the Gorge area, is about equal to the overall Mt. Hood National Forest average (source: U.S. Department of

Agriculture, Forest Service, Eagle Creek Planning Unit Final Environmental Statement, 1975). (See Map #2.) This average is a relatively high one for Douglas Fir. The reason little timber is harvested is the public concern for the scenic grandeur of the Gorge and the extreme steepness of the slopes. Logging on steep slopes often causes excessive soil erosion and degradation of water quality.

Because the Gorge is in close proximity to the Portland Metropolitan area, and is next to a major highway, it is very accessible to many people who come seeking the recreation opportunities the Gorge offers. There are many hiking trails, and several picnic facilities. The number of people who used trails on the Oregon side of the Columbia Gorge in 1971 was estimated to be 53,800 (Source: U.S.D.A., Eagle Creek Planning Unit Final Environmental Statement, 1975, page 3). The Mt. Hood National Forest, recognizing the scenic qualities of the Gorge, has a land use plan that includes two designations: A Wilderness Study Area (Rare II roadless area #6090) in the higher elevation portion of the Gorge, and a Special Interest Zone-Scenic designation in the lower elevations. In the Wilderness Study designation, no timber cutting is permitted. In the Special Interest Zone-Scenic designation, timber cutting is limited to developing new viewpoints, developing campgrounds and helispots, and in some cases timber salvage after forest fires or insect damage.

There is a small amount of commercial timber cutting on private lands within the area. Private lands account for a very small proportion of the total acreage. Timber species harvested include Douglas Fir, Western Hemlock and Western Red Cedar. Selective cutting is permitted and limited clear cutting is allowed where windfall, insect damage, etc. occur.

A serious concern in forested areas is forest fires. Forest fires can start from lightning, campfires, and fires that begin in residential areas. The Forest Service and State Forestry Department provide fire protection for the timber in the area, but they are not equipped to fight structure fires. There is no rural fire protection district within the Columbia Gorge area.

G. Acreage Justification:

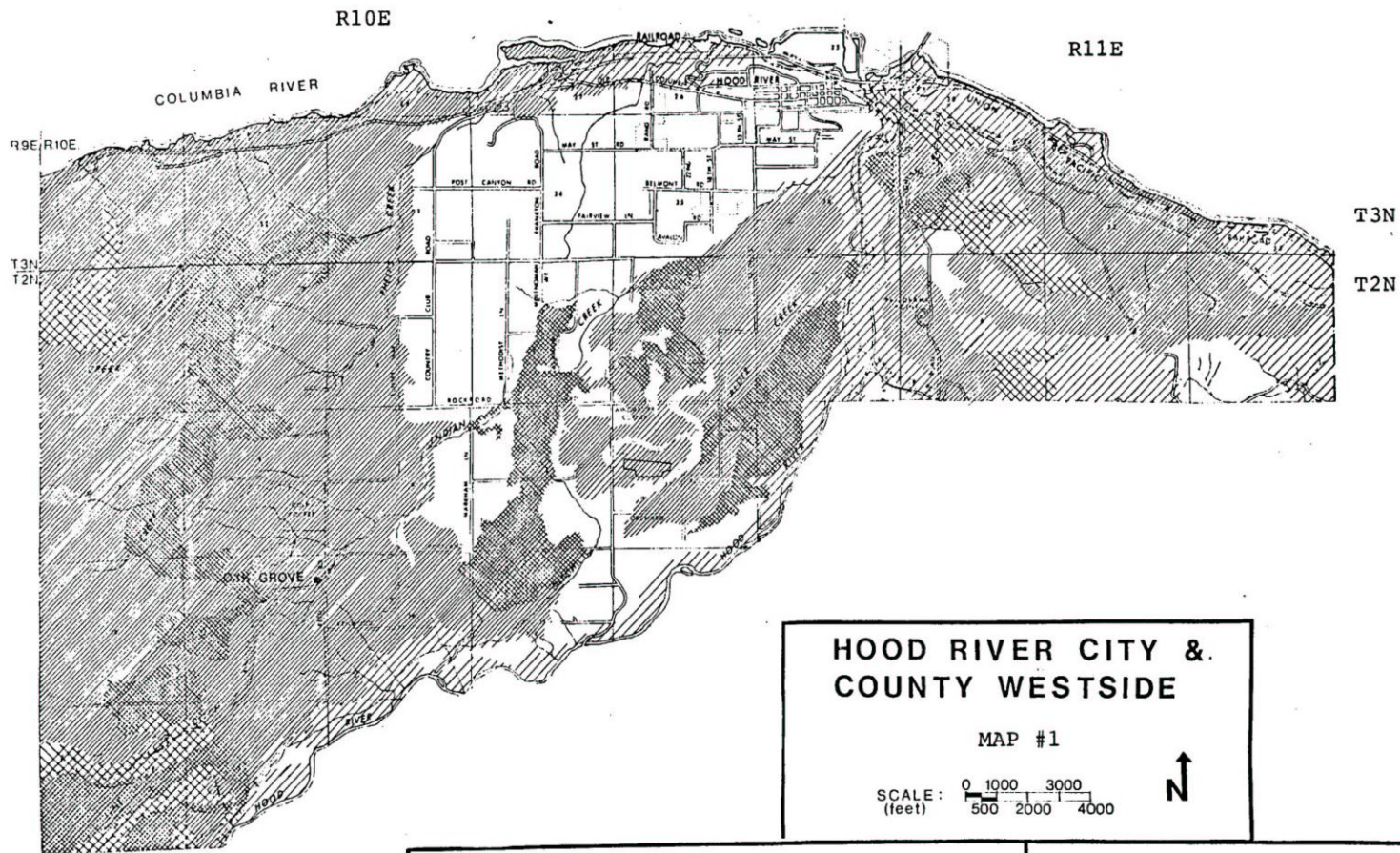
A separate detailed report has been prepared entitled "Forest Land 40 Acre Justification". This report justifies a forest lot adequate to conserve forest land for forest uses, including non-commercial forest uses such as wildlife habitats.

H. Conclusions and Observations: Findings:

1. Forest lands are important for the economy of Hood River County. The forest-related sector of the Hood River County economy is second only to the agriculture-related sector. The "multiplier effect" means that dollars generated by the forest industry also benefit other sectors of the overall County economy.

2. Maintenance of the forest-related sector of the economy will require intensive, sustained-yield management of the forest land base. Improved management of all forest landholdings, particularly small private forest landholdings, will be especially important during the next few decades.
3. If recreational homesite development is allowed, care must be taken in siting so that there are no conflicts with other forest uses, and that fire protection for the housing and forest land is adequate.
4. In general, residential, commercial, and industrial uses are not compatible with intensive timber management.
5. Watershed protection, wildlife and fisheries habitats are compatible with forest management provided that necessary precautions are taken.
6. Off-road vehicle erosion, roadside erosion, and trespass are all problems on forest lands.
7. Some consider chemical spray drift to be a problem on forest lands.
8. Forest lands are important for commercial timber production, air and watershed protection, fish and wildlife habitat, soil stability, and outdoor recreation. In the Columbia Gorge area, commercial timber production is very limited. Outdoor recreation is dominant.
9. Soils in the Columbia Gorge area are generally good for timber production, but they are for the most part on steep slopes.
10. There is no rural fire protection district in the Columbia Gorge area. The U.S. Forest Service and State Forestry Department are equipped to fight forest fires, but not structural fires.
11. The best timber land in the City/Westside area has a rating of 1-4 (from the Cubic Foot Site Class Index) according to U.S. Forest Service manual, "Field Instructions for Integrated Forest Survey and Timber Management Inventories: Oregon, Washington, and California, 1974".
12. Because of climatic differences, the west side of Hood River Valley produces more timber than land on the east side of the Valley.
13. Ravines with deep soils have the highest ratings for timber production.
14. Most of the timber in the City/Westside area is Douglas Fir, with lesser amounts of Grand Fir and Ponderosa Pine.

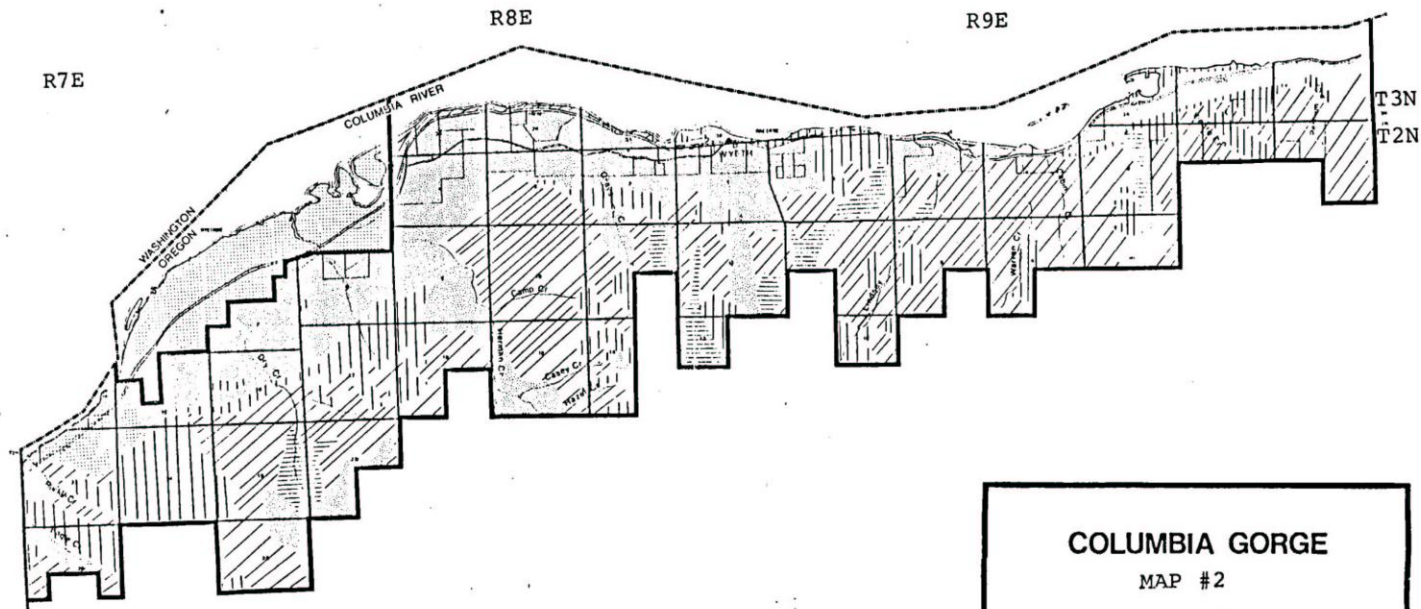
15. The most common timber harvesting practice is thinning and clear cutting, although in higher elevations and on south facing slopes shelter wood and group selection harvest methods are used. These latter systems allow a greater survival rate.
16. Improper harvesting practices can reduce future timber yields as well as reduce such multiple uses of the land as watershed protection, wildlife habitat, soil retention, and aesthetic value.
17. See additional comments in Subsection E, “Forest Lands Inventory”, Items 1-10.
18. See Background Report entitled “Forest Land; 40 Acre Justification” which presents 17 conclusions justifying 40 acres as the minimum lot size to conserve forest land for forest uses.



MAP #1

KEY		FOREST SUITABILITY DECEMBER 1976 HOOD RIVER COUNTY PLANNING DEPARTMENT
□ NO RATING	▨ CLASS 4	
▨ CLASS 6	▨ " 3	
▨ " 5		

Larger scale map available in the Hood River County Planning Department.



MAP # 2

COLUMBIA GORGE

MAP #2

Planning Area Boundary
 State Boundary
 Cascade Locks UGB Area

SCALE
0
0.25
0.5
0.75
1.0
 MILES

1000 2000 3000 4000 5000
FEET

N

KEY

▨	CLASS 3
▩	CLASS 4
▧	CLASS 5
▦	CLASS 6
▥	CLASS 7

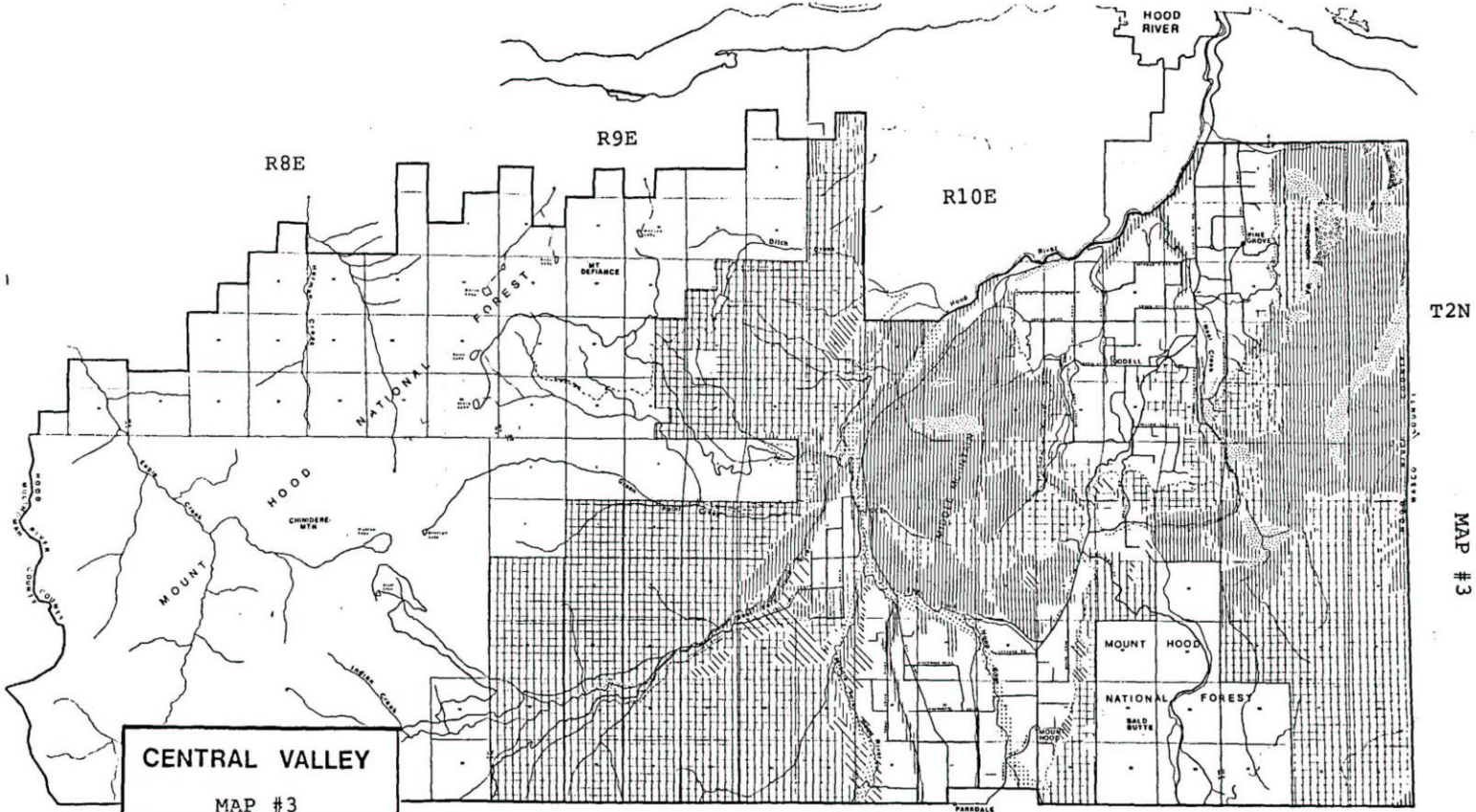
REFERENCES

SCS SOILS DATA
STATE FORESTRY DEPT.

FOREST SUITABILITY

AUGUST, 1979
HOOD RIVER COUNTY PLANNING DEPARTMENT

Larger scale map available in the Hood River County Planning Department.



CENTRAL VALLEY
MAP #3
FOREST SUITABILITY
 JANUARY 1978
 HOOD RIVER COUNTY PLANNING DEPARTMENT

PLANNING UNIT BDY _____
 MT HOOD NATIONAL FOREST BDY _____

REFERENCES
 SCS SOILS DATA
 STATE FORESTRY DEPT

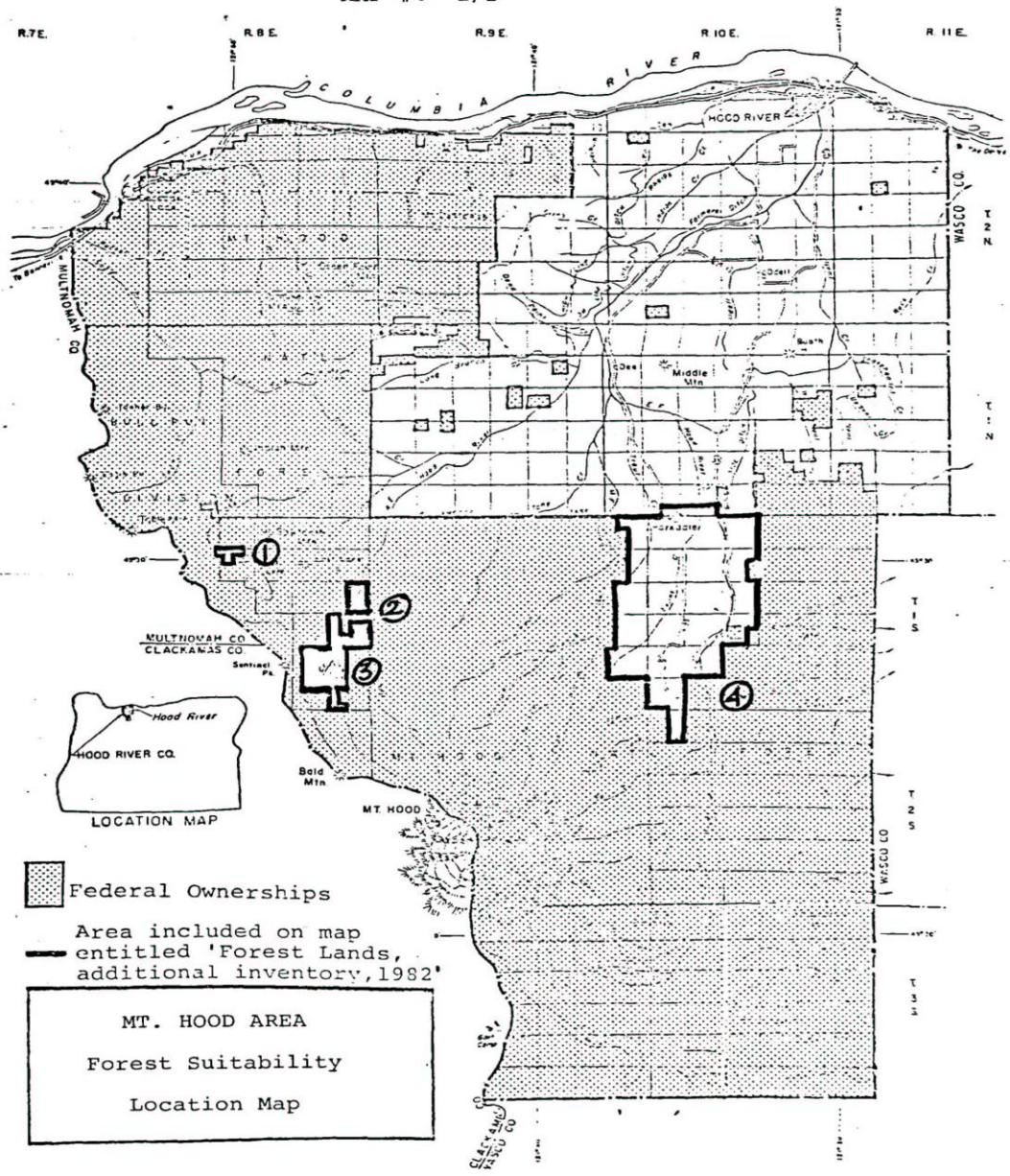
MILES
 FEET

KEY	
	CLASS 3
	CLASS 4
	CLASS 5
	CLASS 6
	CLASS 7
	VARIABLE SITE CLASS (3-7) XEROFLUVENT SOILS
	NO RATING

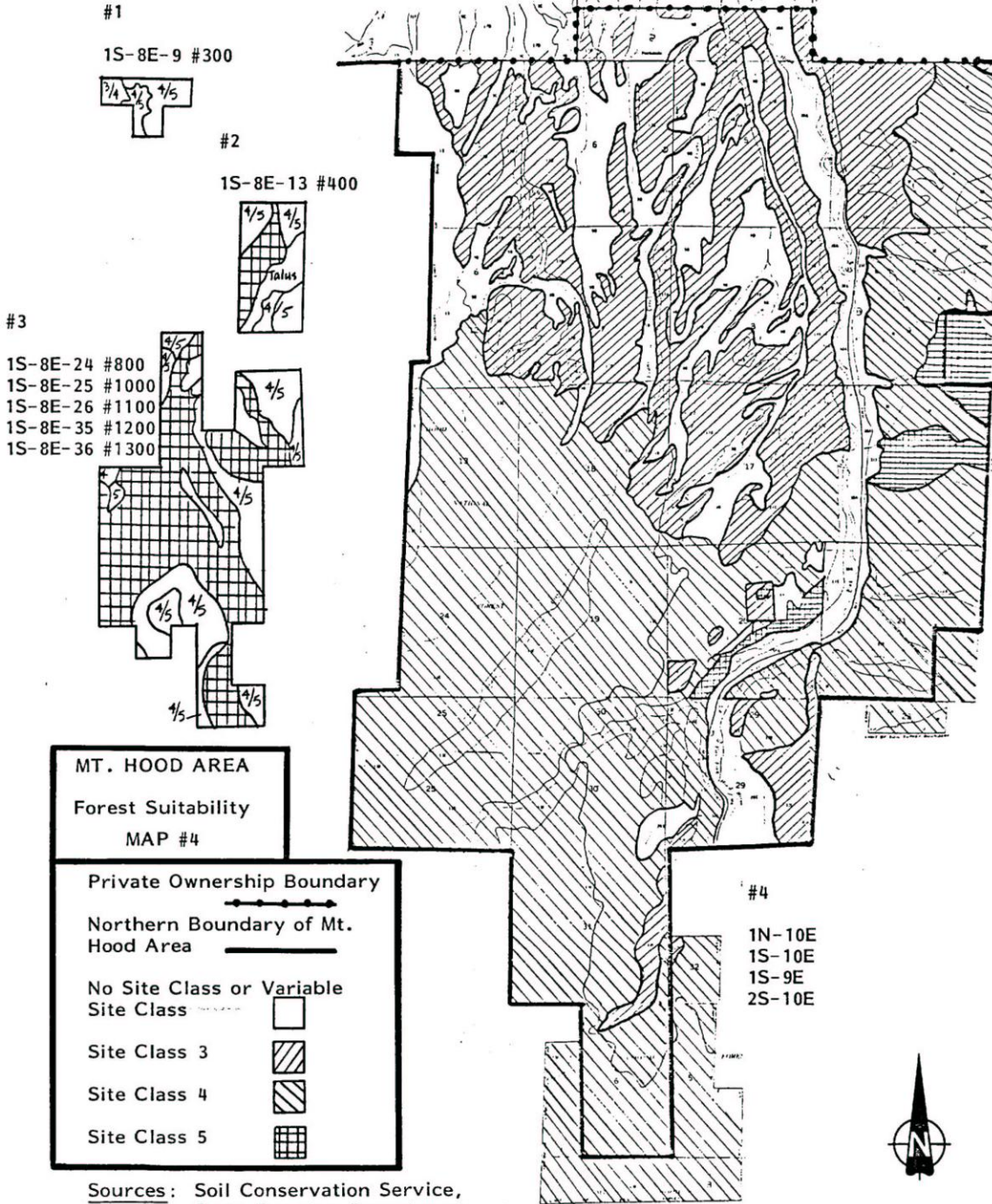


Larger scale map available in the Hood River
 County Planning Department.

MAP #4 1/2



MAP #4 2/2



MT. HOOD AREA
Forest Suitability
MAP #4

Private Ownership Boundary
 Northern Boundary of Mt. Hood Area

No Site Class or Variable Site Class

Site Class 3

Site Class 4

Site Class 5

Sources: Soil Conservation Service, State Forestry Department, U.S.F.S., Soil Resource Inventory.

Larger scale maps are available in the Hood River County Planning Department.

GOAL 4: COUNTY FOREST LANDS

Due to concerns raised by the County Forester, District Attorney and Planning Director regarding existing Plan and Zone designations for County forest land, it is strongly recommended the attached described County forest lands be planned and zoned Forest with appropriate overlay zones

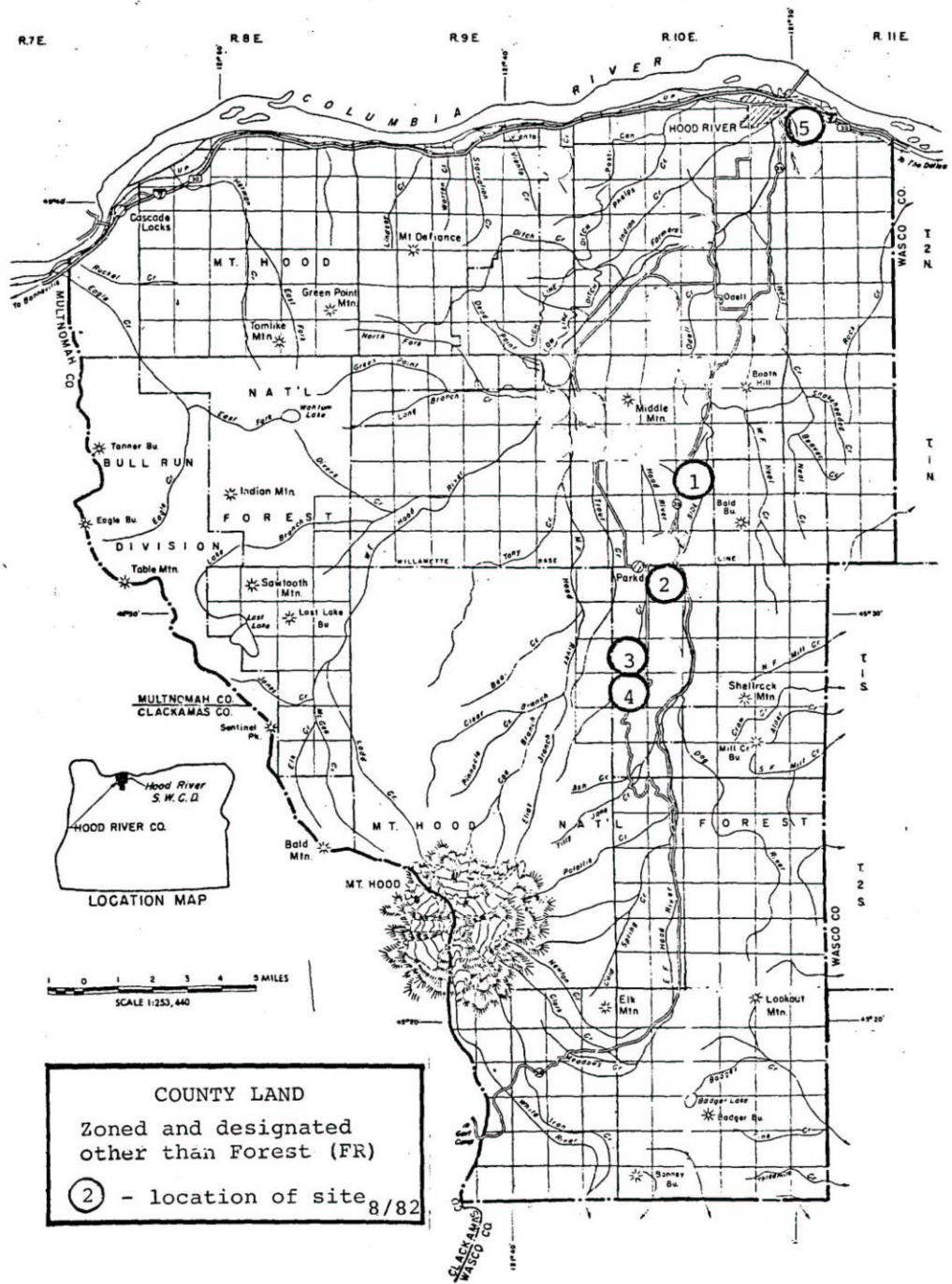
Other County forest lands are planned and zoned EFU, however, “accepted timber practices” are allowed in the EFU Zone, consequently they were not changed.

Attachment “A” provides a legal description for each parcel, notes existing and proposed plan and zone changes. MAP #1 shows the general locations of County lands while MAPS #2 through 6 are reduced Assessor maps, showing detailed locations.

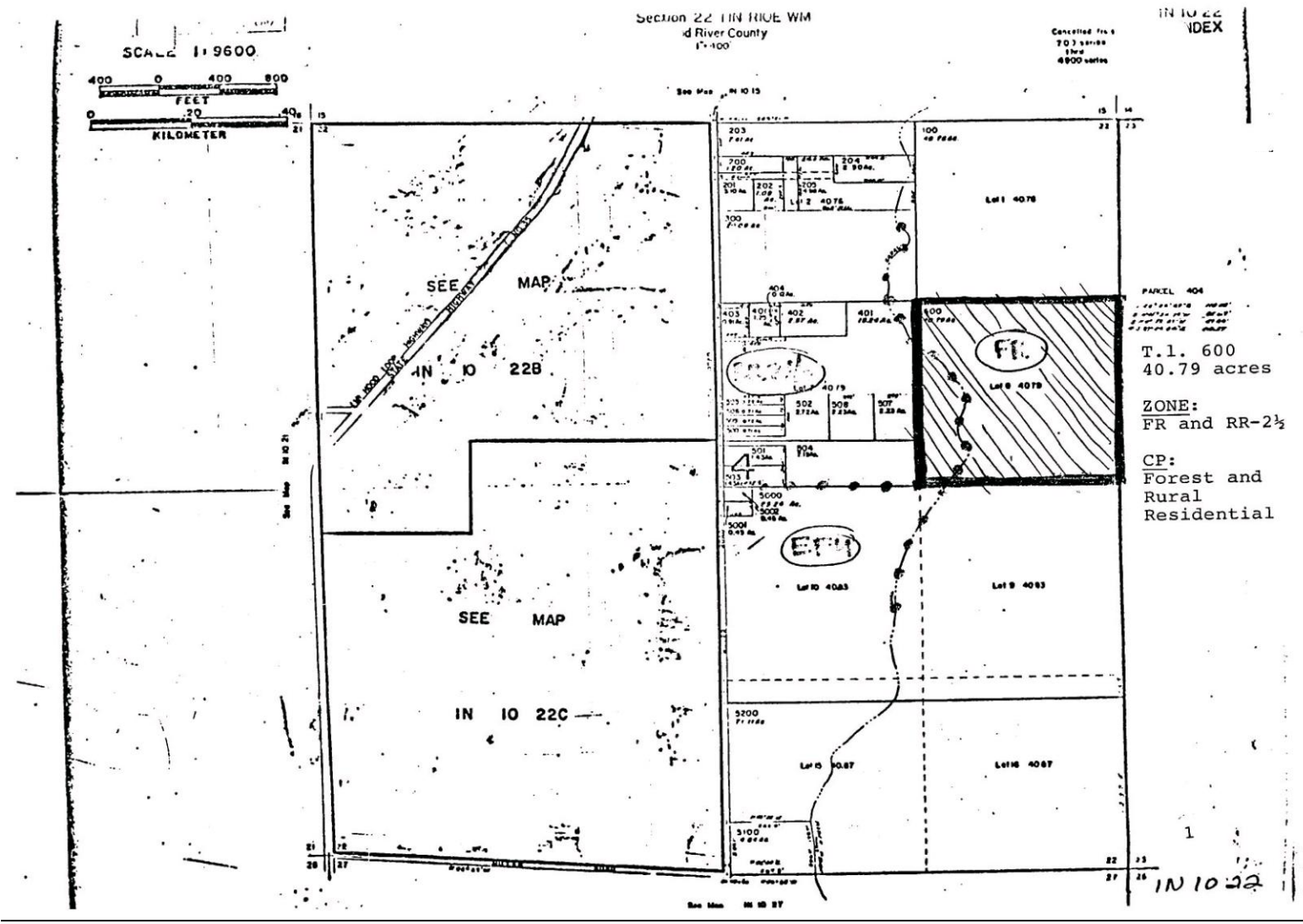
ATTACHMENT "A"

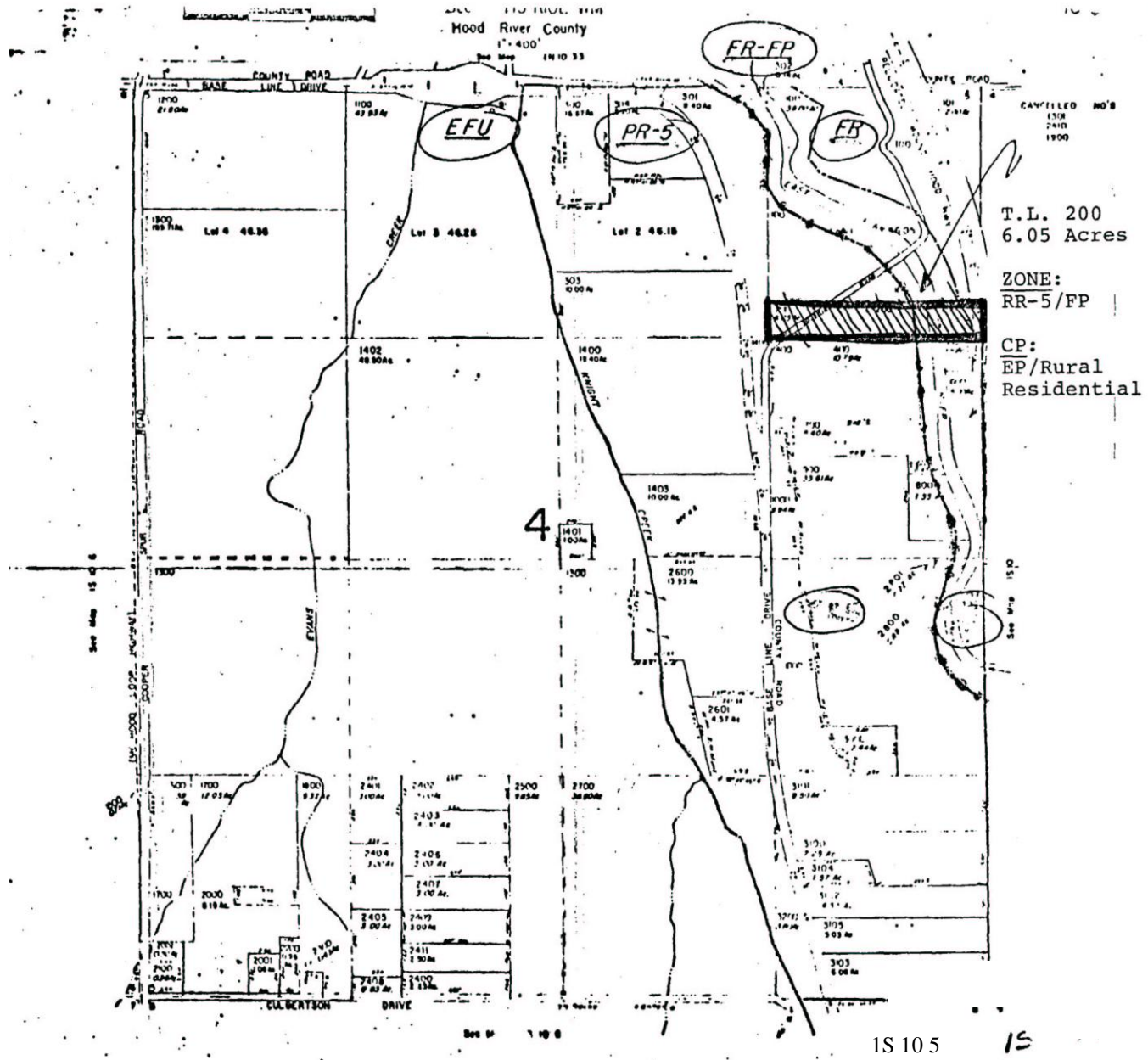
	Township	Range	Sec.	Tax Lot	Current Plan/Zone	Proposed Plan/Zone
1.	1N	10E	22	600	RR - RR 2 1/2	Forest-FR
2.	1S	10E	5	200	RR/EP-RR 5/FP	Forest/EP-FR/FP
3.	1S	10E	18	1300, 2500	*Forest-RR 5	Forest-FR
4.	1S	10E	19	300	*Forest-RR 5	Forest-FR
5.	3N	11E	31B	1500	RR-1/CG	Forest/CG-FR/CG

*South of Parkdale; conflict between Comprehensive Plan designation and zoning.



MAP #1

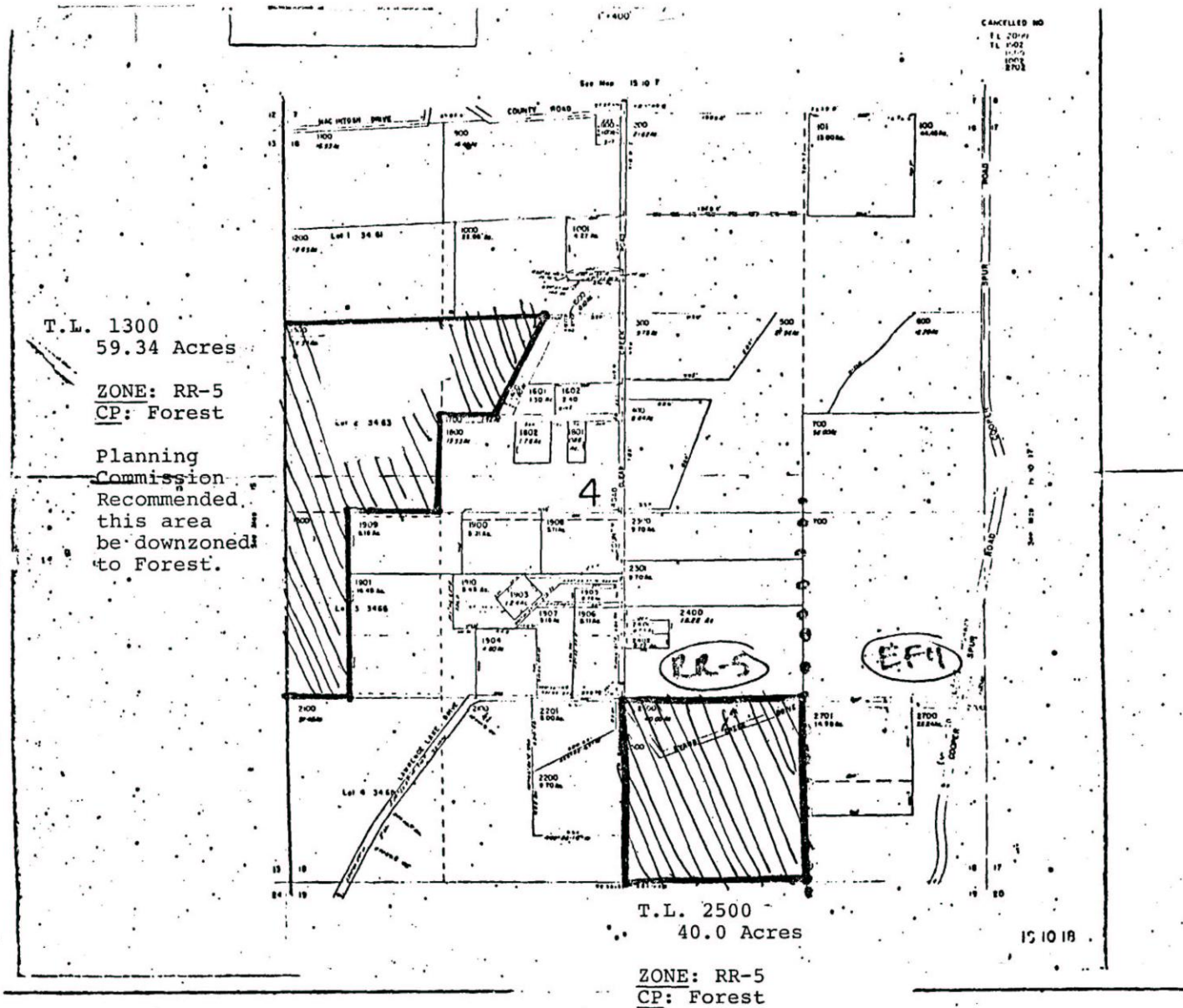




MAP #3

T.L. 200
6.05 Acres
ZONE:
RR-5/FP
CP:
EP/Rural
Residential

1S 10 5 15



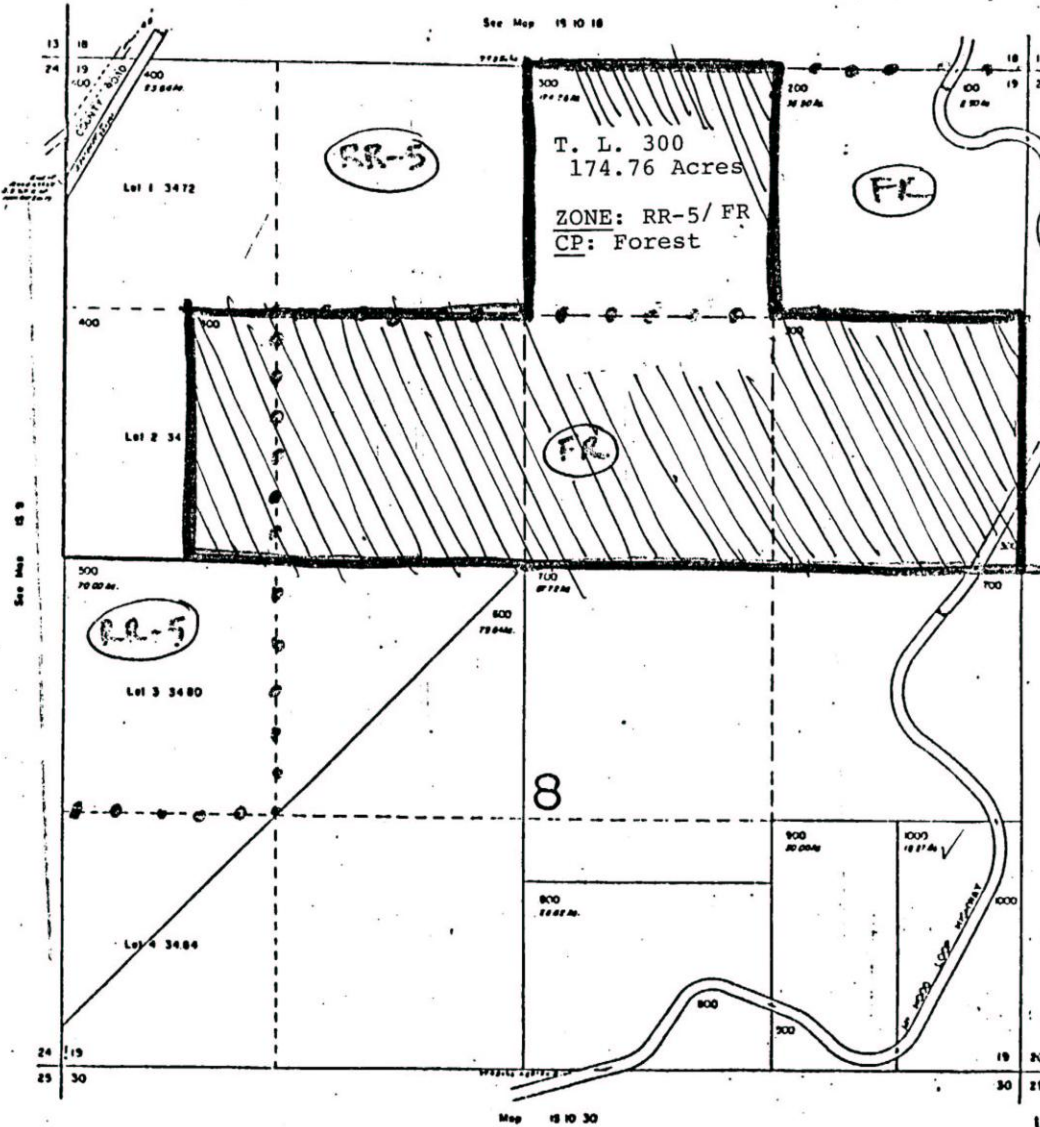
MAP #4

3

15 10 18

See Map 15 10 18

SCALE 1:9600



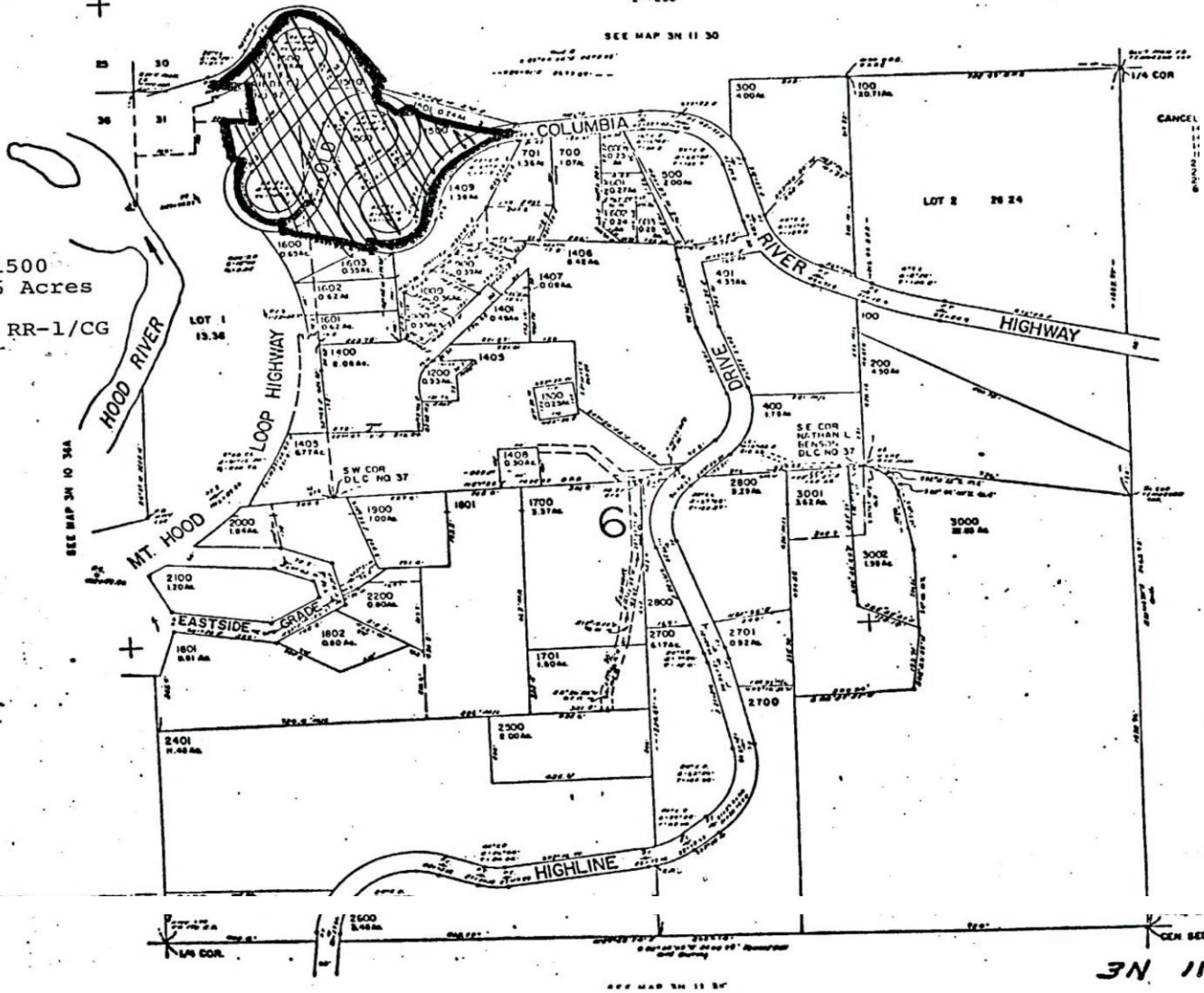
MAP # 5

The Hood River County Planning Commission recommended this area be downzoned to Forest.

15 19

NW1/4 SEC. 31 1.3N. R.1E. W.M.
HOOD RIVER COUNTY
S=200'

T.L. 1500
7.56 Acres
ZONE: RR-1/CG



MAP #6

5

3N 11 31B

GOAL 4: FOREST ZONE (F-1): 40 ACRE JUSTIFICATION

A. LCDC Critique:

Amend the Plan to adopt findings and analysis to demonstrate that the 40 acre minimum area requirement is adequate to conserve forest land for forest uses including non-commercial forest uses such as wildlife habitat. Katherine Handweg, Plan Reviewer, also stated in correspondence to the County dated June 17, 1983, “create a primary forest zone (and plan designation) with a larger minimum lot requirement adequate to conserve the County's large parcel commercial forest land (e.g., 80 or 160 acres). I strongly encourage the County to adopt a primary forest zone with larger (80 to 160 acres) minimum lot requirement, as the Department and Commission would not likely support a single 40 acre zone”.

B. County Response:

The County's acreage justification is presented in the following two reports: (1) Forest Zone (F-1): 40 Acre Justification; and (2) Primary Forest Zone (F-2): 40 Acre and 80 Acre Justifications. Also see the following zoning ordinances: (1) Forest Zone (F-1); and (2) Primary Forest Zone (F-2).

This report presents information justifying Forest Zone (F-1): 40 Acre Justification.

1. The Existing 40 Acre Minimum: This report discusses lands that are currently designated Forest and zoned 40 acre minimum. Primary purpose of this designation is to maintain the forest land base, however due to the existence of non-forest uses (e.g., non-forest dwellings rural fire protection service, rural water service, smaller parceling, improved road access, etc.) limited development will and can occur.
2. ¹Contribution to Area's Economy: In brief within the Hood River County economy, lumber and wood products manufacturing is one of the five industries that dominate the export sector. Forest products contribute to the Hood River County economy from three sources: lumber and wood products manufacturing, logging and forestry, and the growing of forest nursery stock. Reported wage and salary earnings in the forest products industry were \$11.5 million annually for 1979 and 1980.

Forest industry commerce is the key contributor to the flow of export dollars into the Hood River County economy.

It is estimated that 75.6% of total production is exported from the area. It is questionable whether there will be significant expansion of production

¹ The above information was abstracted from the following report: “Hood River County - An Analysis of Alternative Economic Futures”, Pacific Economica, Inc. , Salem, Oregon, 1981.

capability or employment within the forest products industry during the planning period.

3. Study Areas: To assist in identifying areas that should remain zoned Forest 40 acre minimum, four study areas were selected based upon timber cover types as defined by the County Forester. The Study Areas and location are noted in Attachment “A” to this report. The County Forester identified three distinct types of timber stands which because of their composition and characteristics have different growth and harvest rates. In general, timber stands east of Dee Highway require 25% more growing time than those to the west. The following comments can also apply to the Primary Forest Zone.

Timber cover types defined include the following: (a) Forest Cover Type “A”, located west of Dee Highway where stands are composed of 85-95% Douglas fir and 5% other species (Grand fir, Silver fir, Noble fir, etc.); (b) Forest Cover Type “B”, located east of Dee Highway, where stands are composed of 40% Douglas fir, 35% Western fir or Grand fir, and 10-15% other species (Ponderosa Pine, Cedar, etc.); and (c) Forest Cover Type “C”, located south of Baseline where timber stands are composed primarily of 30% Douglas fir, 20-30% Western fir or Grand fir, and 15% Pines (Ponderosa, Lodgepole, White) and 15% other species (Larch, Red Cedar, Pacific Silver, Sub Alpine).

General observations from the four Study Areas include the following (list is not exclusive): (a) Areas are within rural fire protection districts meaning equipment is available for suppression of structural fires, also portions of these areas are served by rural water districts; (b) access by public roads is available; (c) areas are considered “transitional” or buffers between farm and rural residential areas in the Valley and commercial timber lands at higher elevations; (d) non-forest uses in all four areas amount to approximately 17 dwelling units (these are located on approximately 3,000 acres, which is the total land base of the four study areas); other non-forest uses include surface mining and combining and orchard lands; overall these factors indicate development is limited within the study areas; (e) average parcel size varies from 29 to 44 acres, however, taking into consideration large contiguous ownerships noted only in Study Area #4, the average parcel size could be as high as 93 acres; (f) in general, these areas are not owned by major commercial timber operators who are in the exclusive business of growing commercial timber; (g) the State Fish and Wildlife Department states the 40 acre minimum is adequate to minimize conflicts between non-forest and non-farm uses and wildlife resources; (h) the majority of lands have a cubic foot site class rating between 4 and 5; and (i) the average parcel size of all other private ownerships including those in the study area (excluding major commercial timber companies and public ownership) is 55 acres.

4. Identify Existing Forest Uses in the County Particularly on Private Lands: TABLE 1 below shows acreages and square miles for private and Hood River County forest lands planned and zoned 40 acre and for Primary Forest Lands.

TABLE 1

FOREST LAND: PRIVATE AND HOOD RIVER COUNTY LAND BASE

<u>Ownership</u>	<u>Acreage</u>	<u>Square Miles</u>
a. Major Private Timber Companies (Designated F-2 Primary Forest Land)	33,350±	52±
b. Hood River County (Designated F-2 Primary Forest Land)	30,000	47±
c. Other Forest Ownerships (Designated F-1 Forest Land, 40 acre minimum)	8,705±	14±
<hr/>		
GRAND TOTAL	³ 72,055 Acres	113± Square Miles

Source: Hood River County Planning, County Forest and Records and Assessments Departments, and other 1982-1983.

Overall, the majority of the County's private land base has been planned and zoned either Forest or Exclusive Farm Use. For example, approximately 66 square miles or 49% of the County's private land base, which is 138± square miles, is planned and zoned Forest while 45 square miles or 33% is planned and zoned Farm; consequently approximately 82% or 111± square miles of the County's private land base (138 square miles) is planned and zoned either Forest or Farm.

It must be remembered that Hood River County also owns 30,000± acres that are managed by the Hood River County Forest Department strictly for timber use.

Other forest uses as defined by LCDC include open space, wildlife and fisheries habitats, watershed protection, recreation, etc. A portion of the big game winter range areas and other important wildlife habitats identified by Goal 5 are in areas planned and zoned for Forest, 40 acre minimum. The State Department of Fish and Wildlife stated in a letter to LCDC (9/14/81), the 40 acre minimum lot size proposed by the County seems adequate to minimize potential conflicts between residential development and wildlife resources. Some natural areas identified in Goal 5 Background Reports exist throughout areas zoned Forest, however it is felt

² These figures update figures presented in Goal 4: Forest Lands Inventory.

³ This figure could be larger because information from County Records and Assessments states that approximately 46,300 acres are receiving forest deferral.

that they will be protected by the Forest designation. Others needing protection are designated and planned Natural Areas. Surface Mining Combining operations also have been allowed in areas designated Forest.

The potential for additional partitioning in areas zoned 40 acre minimum, is approximately 58 parcels. This figure was higher (88 parcels) however it was decreased in recognition of site development limitations (e.g., access problems, topographical problems septic tank capabilities, etc.).

The growing of timber is still the primary use in this

5. Discuss How Proposed Minimums Will Affect Forest Uses: The State Department of Fish and Wildlife stated in a letter to LCDC that the 40 acre minimum lot size and various other provisions seemed adequate for minimizing potential conflicts between residential development and wildlife resources.

Lands designated and zoned 40 acre will act as a buffer between more populated rural residential and farm areas along the valleys and the commercial forest lands at higher elevations. Development will be limited primarily due to the following: (a) limited additional parcels or lots for development can be created; (b) development will be controlled by siting criteria, buffers, deed notifications regarding surrounding resource practices; conditional use permit requirements, etc.; (c) development will be limited to existing parcels or parcels created by new partitions; (d) allowing controlled development on these lands will relieve development pressures on lands exclusively devoted to commercial timber production; and (e) the majority of parcels (75%) in areas designated 40 acre minimum are under forest deferral, the 40 acre minimum should not decrease this figure. Raising of timber will still be the primary use of these lands.

There are approximately 46,300± acres of private lands in the County that are designated by the State as Forest land. It is estimated that the majority of lands designated 40 acre are designated Forest Land.

6. Percentage of Parcels Less Than 80 Acres and Thus Not Allowed to Divide: Additional divisions will be limited primarily due to the following: (a) average parcel size in Study Areas varies from 29 to 44 acres which is an indicator of limited additional development; (b) the area has the potential for only 58 additional divisions; (c) it is estimated that 51 contiguous parcels out of 376± total parcels have development capability; and (d) the average parcel size of all other private ownerships (excluding major commercial timber companies and public ownership) is approximately 55 acres meaning that further development or further divisions are limited.
7. Development Activity in Forest Areas: Twelve dwelling permits were issued between January, 1980 and July, 1982 (January, 1980 was when the 40 acre

minimum lot size and the current Forest zoning took effect). All these dwellings are in areas currently designated and planned 40 acre minimum.

Non-forest uses permitted outright, conditionally or denied within the areas designated and planned 40 acre include the following: (a) one 1-2 person business (selling log cabins); (b) numerous conditional use permits for single family mobile homes for dependent relatives; (c) four conditional use permits for quarrying operations; and (d) one recreational Planned Unit Development (Mt. Hood Meadows) that was denied.

Prior to 1980, these areas were designated A-1 or A-2 (7,500 square feet or 5 acres). However, even with smaller lot sizes allowed by previous zoning, limited development has occurred in the past four years in areas planned and zoned 40 acre minimum. Figures are limited for the number of dwellings in the entire area designated 40 acre minimum, however the four Study Areas reveal that 17 dwelling units on 3,000 acres are noted.

8. Will Other Limitations Applied to Non-Forest Uses Along With the Minimum Lot Size be Adequate to Retain Forest Lands for Forest Uses: Residential development in these areas will require the applicant meeting siting criteria, deed restrictions, buffer requirements, fire suppression standards, and emergency vehicle access standards, consequently it is felt that the minimum 40 acre requirement and these additional mitigating measures will protect forest lands for forest use. One dwelling per new lot or parcel is permitted when meeting the above criteria.

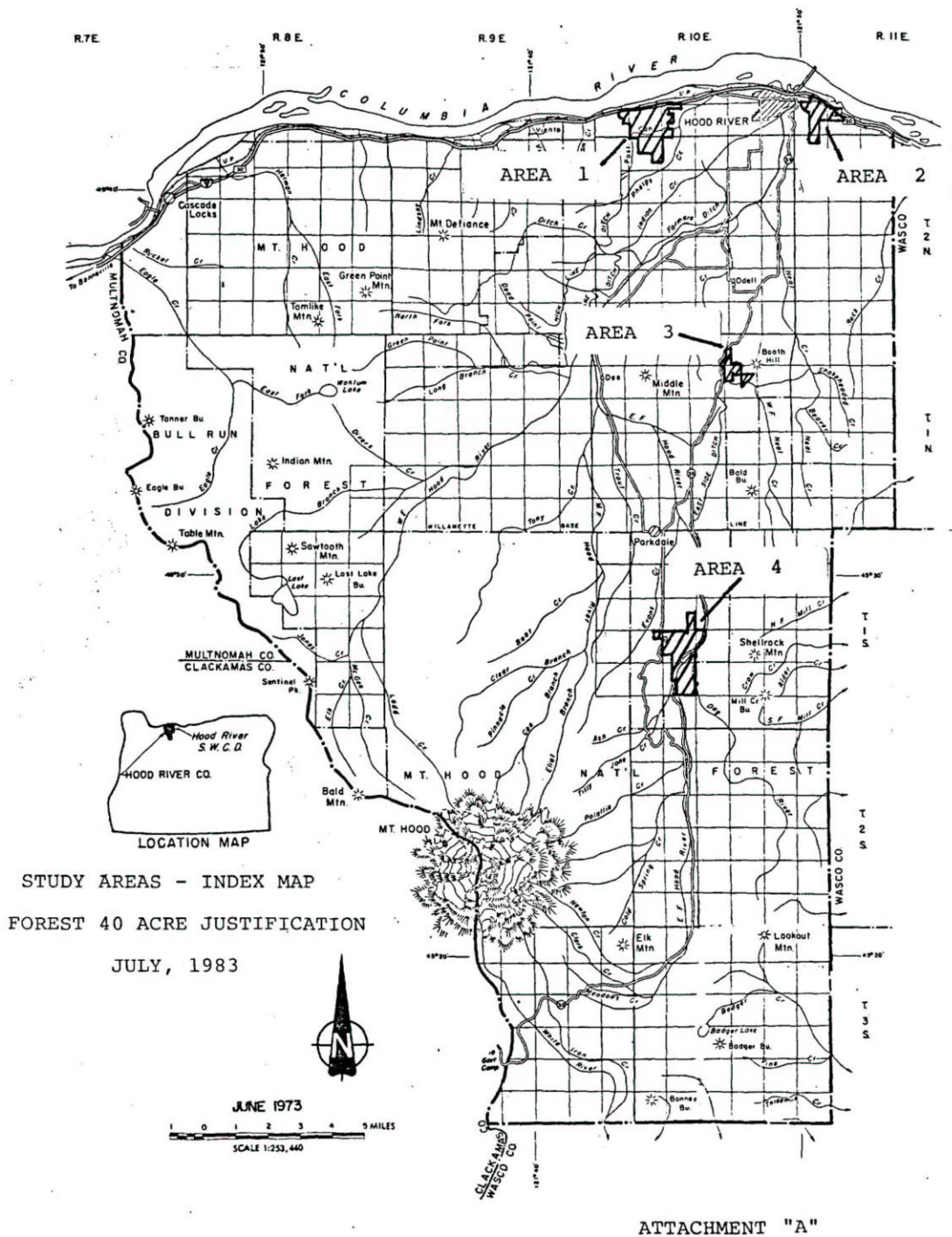
Other non-forest uses are treated as conditional uses and must also comply with siting criteria, fire suppression standards, emergency vehicle standards, buffering, deed notification requirements, etc., including compliance with comments from the State Forester, County Forester, County Sanitarian, etc.

9. Population Growth: The Population Projection Background Report states that an additional 232± dwellings will be located outside the Cities of Hood River and Cascade Locks and both of their UGAs and outside areas considered “built upon and committed” to development. This additional development should occur in areas designated 40 acre minimum and areas considered to be marginal resource lands rather than within areas designated as commercial timber lands or agricultural lands.
10. Comments 40 acre and Larger: Attachment “B” presents comments from representatives in the timber industry regarding lot size justification. Generally they support the larger lot sizes than the 40 acre minimum for the protection of commercial lands.

C. Recommendations:

1. Add the above to the County Background Report.
2. Areas identified in Attachment *‘‘C’’ remain designated Forrest and zoned Forest (F-1) 40 acre minimum.
3. In areas planned and zoned Forest (F-1) one dwelling per 40 acre lot or parcel is permitted when the dwelling is necessary and accessory to a forest use and when affirmative findings are presented illustrating that siting, fire suppression and emergency vehicle criteria and other provisions within the Forest Zone (F-1) are met.

* Reduced tax assessor maps are available in the Planning Department showing detailed locations of all parcels that will remain planned and zoned Forest (F-1).



ATTACHMENT "B"

*SOME COMMENTS REGARDING FOREST ACREAGE JUSTIFICATIONS

A. CHAMPION - Steve Nance 5/19/83

1. Minimum lot size will have little or no effect on their timber production.
2. They would rather have larger pieces because:
 - a. More manageable.
 - b. Fewer conflicts with neighbors.
 - c. Fewer people who can afford large acreages and just use for residential uses.
3. Buffers help reduce problems but don't alleviate them.
4. Would prefer 160-640 minimum lot sizes.
5. There aren't many small commercial timber operators that the large (160-640 minimum) would affect.

B. HANEL - Harley Horn 5/20/83

1. Minimum lot size will have little or no effect on their timber production.
2. When buying and selling, they would prefer larger parcels.
3. Questionable if 40 acre parcels can be managed without conflicts with other uses.
4. People who are in the forest business won't be bothered by larger lot sizes.
5. Buffers help.
6. 40 acres doesn't harm but doesn't help. 40 acres is OK. Larger lots would be preclude some smaller owners from expanding.

C. STATE FORESTRY - Howard Strobel 6/8/83

1. Minimum lot size determination depends on markets of specific areas.
2. State Forestry has never objected to a comprehensive plan on the basis of minimum lot size.
3. As long as minimum lot size does not jeopardize forest uses, then no problems.
4. Large lot sizes increase opportunities for raising timber.
5. They will not file an objection unless it's demonstrated that the minimum will preclude forest uses.

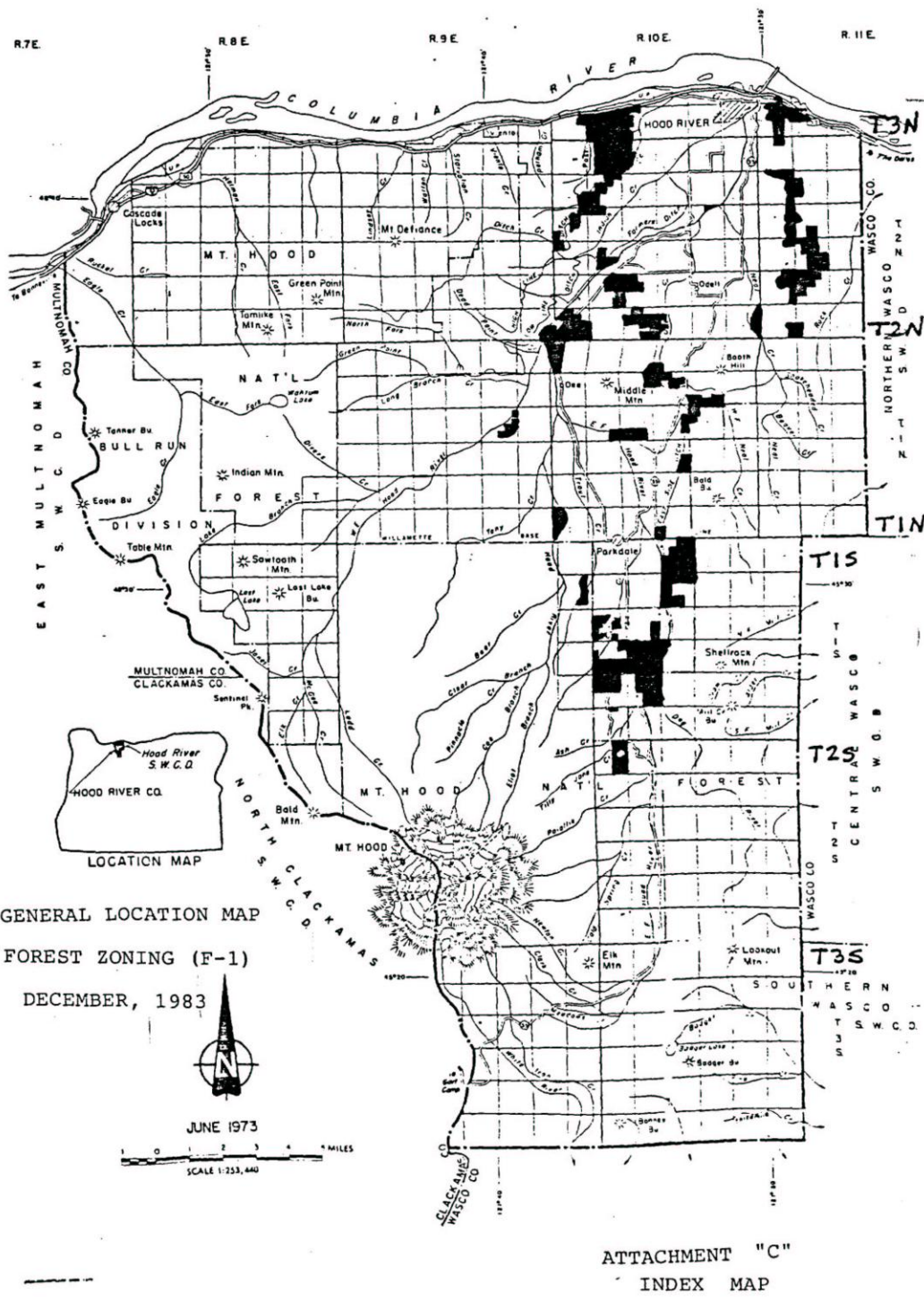
*The above comments are not exclusive and are being updated.

6. Large lot sizes may mean 300 acres.
7. 40 acres has been standard in the State to provide anyone the opportunity to purchase.
8. Uses permitted, siting on non-productive forest land as well as lot size keeps timber lands in forest use.

D. STATE FORESTRY - Ray Miller

1. Would rather not see minimum lot size on Forest lands; only purpose is to regulate housing density, which is not advantageous to managing forest lands.
2. As long as minimum lot doesn't prohibit the Forest Practices Act, they won't object.
3. If housing is allowed, they will probably object. Shouldn't be permitted outright. Could be permitted on conjunction with farm or forest uses.
4. Buffers and siting standards are good.
5. If we allow dwellings outright, they would object. Need to allow with conditions of approval and siting criteria.
6. Prefer larger lot sizes, preserves forest land. 160 acres is great; they would support it.
7. Would prefer to see housing not allowed; not needed in commercial timber ownerships.

ATTACHMENT "B" 2/2



GOAL 4: PRIMARY FOREST ZONE (F-2): 40-80 ACRE JUSTIFICATION

A. LCDC Critique:

Amend the Plan to adopt findings and analysis to demonstrate that the 40 acre minimum area requirement is adequate to conserve forest land for forest uses including non-commercial forest uses such as wildlife habitat. Katherine Handweg, Plan Reviewer, stated in correspondence to the County dated June 17, 1983: “create a primary forest zone (and plan designation) with a larger minimum lot requirement adequate to conserve the County's large parcel commercial forest land (e.g., 80 or 160 acres). I strongly encourage the County to adopt a primary forest zone with a larger (80 to 160 acres) minimum lot requirement, as the Department and Commission would not likely support a single 40 acre zone.”

B. County Response:

The County's acreage justification is presented in two reports: (1) Forest Zone (F-1): 40 Acre Justification; and (2) Primary Forest Zone (F-2): 40 Acre and 80 Acre Justification. Also see the following zoning ordinances: (1) Forest Zone (F-1); and (2) Primary Forest Zone (F-2).

This report presents information justifying the Primary Forest Zone (F-2): 40 Acre and 80 Acre Justification.

1. Concept: In general, the purpose of the Primary Forest designation and zone is to primarily protect commercial timber resource lands. This designation allows 40 acre divisions for resource purposes but not for the purpose of creating a dwelling. An 80 acre parcel will be required per dwelling. Furthermore, the dwelling must be necessary and accessory to a commercial timber use and must also meet criteria regarding site development, fire suppression, and emergency access.
2. Commercial Lands and Ownership: Commercial lands generally include timber corporations, public ownership, individuals in the business of raising timber, small woodland owners, and others who have small ownerships within the County, but are part of a larger timber growing industry outside the County.

Specific commercial ownerships within Hood River County include at least the following: Champion International, Hanel Lumber Company, SDS, Bohemia, Inc., Publishers Paper, Longview Fiber, Craik Lumber Company, Allied Timber Company (Mt. Fir), H2Y Company, A & R Timber Company, Don Shalhope, Ellett, BIA, McCarthy (Glacier Ranch), Dettmon and Oakes, Cascade Locks Lumber, Zeman, U.S. Forest Service, Hood River County, BLM and State Forestry.

The list is not exclusive and will be subject to interpretation. These major timber ownerships are shown in general on a larger scale map available for review in the

Hood River County Planning Department. Attachment “A” also shows all lands that are proposed to be designated and zoned Primary Forest (F-2).

3. Commercial Land Characteristics: A discussion of general characteristics regarding commercial lands includes the following: (The following comments are based upon indicators, as such exceptions for particularly individual parcels or ownerships could exist.) (a) Although major road systems (e.g., Lost Lake Road, Highway 35, etc.) bisect large areas of commercial ownerships, overall access to the majority of commercial lands is limited and controlled by the owners to prevent vandalism, fires, etc., and in many cases roads are gated; (b) overall access by improved public roads is limited to non-existent; (c) rural fire protection districts do not provide structural fire protection to commercial lands, however the State Forestry provides protection for forest lands, they do not have the capability to suppress structural fires; (d) in general the existing water districts do not provide service to remote or isolated commercial lands located at higher elevations above the valleys; (e) commercial lands are susceptible to seasonal climatic conditions (e.g., snow, ice, etc.) making them inaccessible during portions of the year; (f) they are generally located at higher elevations and due to extreme slopes, seasonal climatic conditions, etc., encroachment of non-forest activities such as roads and housing are generally restricted; (g) they are located in areas generally removed from non-forest uses like those noted in the Forest 40 acre designation and from more intensive uses located along the lower valley bottomlands; (h) development in these areas is costly primarily due to non-improved access, seasonal weather conditions, well drilling, lack of fire protection, etc.; (i) the average parcel size of timber company ownerships is 282 acres (excluding Champion International whose ownerships is 27,426± acres and mostly contiguous), this is an indicator that the management direction is primarily resource oriented and not oriented towards development; (j) a further indicator of parcel sizes oriented to protection of timber resource lands includes: Hood River County, 500± acres, and Champion International, 1,140± acres; (k) obviously if the State Fish and Wildlife Department state that the 40 acre minimum is adequate to protect wildlife resources, then 80 acres per dwelling will be more than adequate to protect wildlife resources; (l) the majority of lands have a cubic foot site class rating of between 3 to 7 with the dominant ratings being 3, 4, and 5 which is about average for Hood River County; and (m) generally development over the past four years has been almost non-existent.
4. Identify Existing Commercial Forest Uses in the County Particularly on Private Lands: Considering the private land base in Hood River County (138± square miles), there are approximately 33,350± acres or 52± square miles of commercial timber lands in Hood River County.

Overall approximately 87% of the County's entire land base (529 square miles which includes private and public lands) is planned and zoned Forest.

The majority of these lands are used for commercial growing and harvesting of forest resources.

It must also be recognized that Hood River County has approximately 30,000 acres or 47 square miles of timber land. These lands are used primarily for the growing and harvesting of timber.

5. Contributions to the Area's Economy: Within the Hood River economy, lumber and wood products manufacturing is one of five industries that dominate the export sector. Forest products contribute to the Hood River County economy from three sources: lumber and wood products manufacturing, logging and forestry, and the growing of forestry nursery stock. Reported wage and salary earning in the forest products industry are \$11.5 million annually for 1979-1980.

Forest industry commerce is a key contributor to the flow of export dollars into Hood River County's economy. It is estimated that 75.6% of the total production is exported from the area. It is questionable whether there will be significant expansion of production capability or employment within the forest products industry of the County during the planning period.

6. Discuss How Proposed Minimums Will Affect Forest Uses: If the State Department of Fish and Wildlife states that 40 acre minimum lot sizes are adequate for protecting wildlife resources and habitats, then 80 acre minimums will be more than adequate for protecting wildlife habitats. Allowing one dwelling per 80 acres will not substantially impact forest operations primarily due to the following reasons: (a) only dwellings that are necessary and accessory to forest use will be permitted; (b) it is unlikely that an individual would purchase acreage in commercial resource lands for a non-forest dwelling due to lack of access, seasonal climatic problems, lack of fire protection, overall cost involved, etc.; (c) past history of non-issuance of permits within the commercial timber lands indicates a precedence, and due to the economy, it is highly unlikely that additional permits will be issued; (d) dwellings permitted in conjunction with timber uses also have to comply with siting criteria, fire suppression and emergency vehicle standards, buffering criteria, deed notifications, etc.; (e) only 40 acre divisions for resource purposes will be allowed; and (f) in general major timber owners feel that 40 acre parceling is an appropriate size for trading, leasing, or selling.

The minimum 40 acre lot size is more acceptable to resource owners because of the following (See Attachment "B" for detailed comments from representatives of major timber ownerships): (a) minimum lot size will have little or no effect on timber production; (b) few people can afford large acreages and just for residential purposes; (c) State Forestry has never objected to a comprehensive plan on the basis of minimum lot size; (d) according to State Forestry, 40 acre minimum has been the standard in the State to provide anyone the opportunity to purchase; (e) Uses Permitted, siting on non-productive forest land, and lot size

keep timber lands in forest use; (f) would rather not see minimum lot size on forest lands; only purpose is to regulate housing density, which is not advantageous to managing forest lands; (g) as long as minimum lot size doesn't prohibit the Forest Practices Act, objection should not be noted; and (h) if dwelling allowed outright objections would occur, consequently conditions of approval and siting criteria would be required.

Overall there are approximately 46,300± acres of private lands in Hood River County classified as forest land by the state. Commercial timber acreages receiving tax deferral amount to 33,350± acres.

Overall the 40 and 80 acre minimums will do the following: (a) control fire danger and suppression costs; (b) will not restrict economically feasible management practices; (c) will not impose economic or social hardships to neighboring forest owners who utilize forest management practices; (d) will not set a precedent for additional non-forest uses and supporting facilities and services; and (e) will maintain ease in administration of the Oregon Forest Practices Act.

7. Will Other Limitations Apply to Non-Forest Uses Along with the Minimum Lot Size be Adequate to Retain Forest Land for Forest Uses: Basically the answer is yes. Only one dwelling per 80 acre division that is accessory and necessary for forest use is permitted subject to meeting siting criteria, fire suppression and emergency standards, buffer requirements, deed notification requirements, etc.

Other forest related and non-forest uses as outlined in the Zoning Ordinance (e.g., parks, playgrounds, temporary sawmills, low intensity recreation facilities, operations conducted for mineral extraction, etc.) are subject to Conditional Use Permits and must also comply with siting criteria, fire suppression standards, etc. Conditional Use Permits are evaluated by the Planning Commission through a hearings process. All applications are sent as referrals prior to the hearing to the following agencies who have an interest in protecting resource lands: State Forestry Department, surrounding property owners, State Department of Fish and Wildlife, County Sanitarian, County Forester, etc. Their comments are taken into consideration by the Commission when making decisions.

The above comments are also applicable to lands designated 40 acre minimum.

8. Parcel Sizes Versus Further Divisions: Indicators that further division would be restricted include: (a) division for dwellings, 80 acres plus the dwelling would be required to be accessory and necessary for a commercial forest use plus meeting additional siting, fire suppression, and emergency access criteria; (b) average parcel size of timber companies (excluding Champion International whose ownership is 27,426± acres) 282± acres; (c) average parcel sizes for all other private ownerships including those in four Study Areas for 40 Acre Justification, 55 acres; (d) average parcel size Hood River County, 500± acres; (e) average

parcel size Champion International, 1,140± acres; (f) only 40 acre resource parceling can occur; (g) the State Fish and Wildlife Department states that a 40 acre minimum is adequate to protect wildlife resources than 80 acres per dwelling should be more than adequate; (h) dwelling building permits within the Primary Forest designated areas have been almost non-existent in past years; and (i) economic costs involved in developing will further negate additional development.

It is highly unlikely that substantial development will occur within the primary designation because that many accessory dwellings in conjunction with forest use are not anticipated within the planning period. Overall these commercial lands are currently used for resource purposes, not development. Finally, due to physical limitations and characteristics noted, it is highly unlikely that development (dwellings) will occur.

9. Comments from Timber Industry Regarding Lot Size: Consolidated comments from representatives in the timber industry regarding lot size justification are found in Attachment “B”. They are not exclusive and are continually being updated.
10. Accessory and Necessary to a Forest Use: In areas planned and zoned Primary Forest (F-2), one dwelling per 80 acre lot or parcel is permitted when necessary and accessory to a forest use and when affirmative findings are presented by the applicant illustrating that siting, fire suppression and emergency vehicle criteria, and other provisions within the Primary Forest Zone (F-2) have been met.

According to the Hood River County Forester and a Forester employed by SDS who is also a member of the Hood River County Planning Commission, the statement “a dwelling that is necessary and accessory to a forest use...” is within the forestry profession a highly restrictive statement primarily due to the fact that only under unique or special circumstances would a forest land owner within the Primary Forest Zone need to have a dwelling that is necessary and accessory to a forest use.

Special circumstances warranting a dwelling that is necessary and accessory to a forest use could include: (a) land that is managed at such a high intensive standard of operation that a full-time employee is required; (b) the land is managed as a specialty crop (e.g., Christmas trees, utility poles, nursery stock, etc.) and full-time employment can be justified; and (c) the land is subject to acts of trespass and vandalism, fire problems and other security needs and consists of a substantial land base warranting full-time employment.

Basically the overall objective is to house an individual who is employed full-time by or through a forest use. Justification must be presented that the dwelling is not only necessary and accessory to a forest use, but will be continually used to support a forest use beyond the issuance of a building permit and completion of

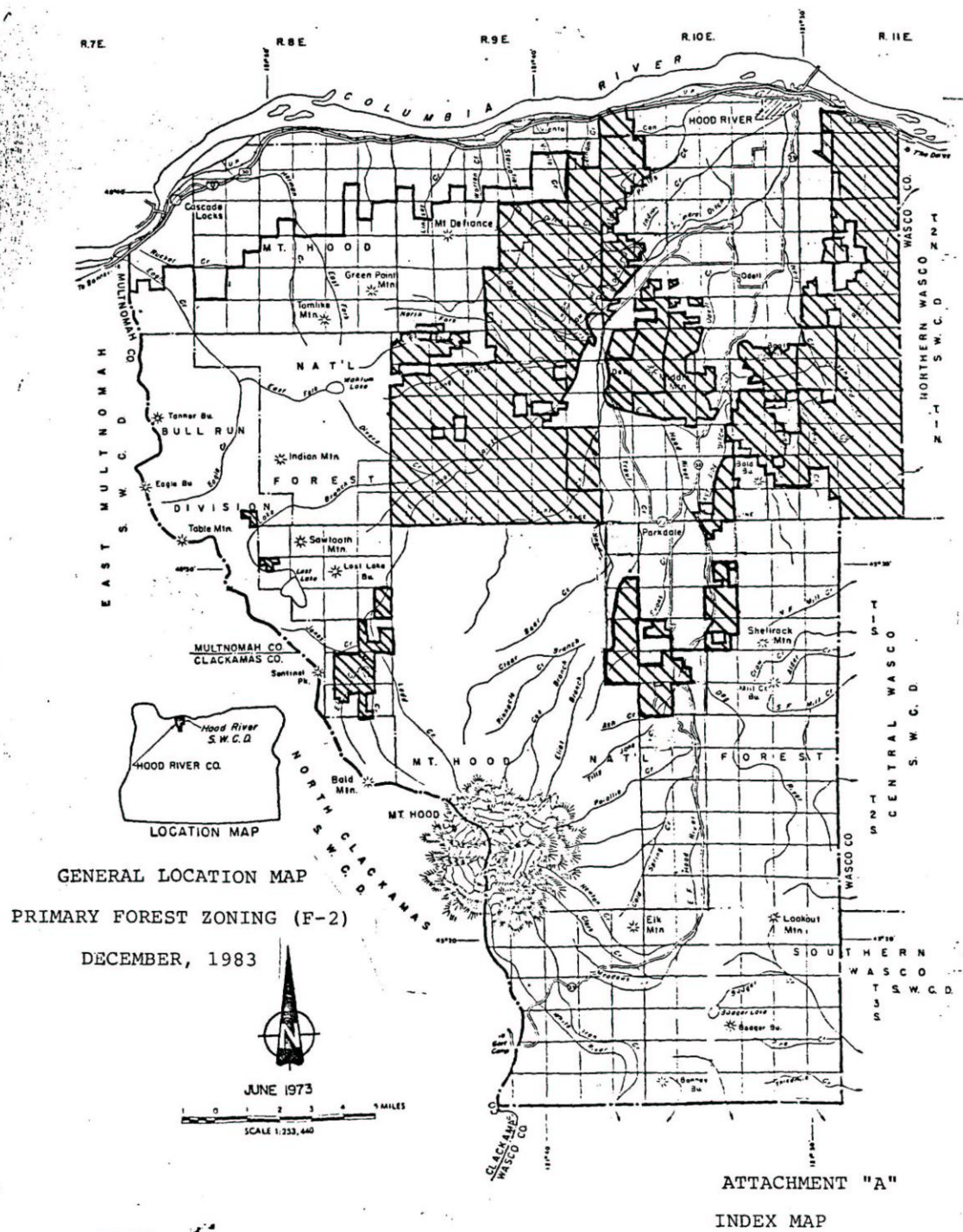
the dwelling. The County must provide a mechanism to ensure the dwelling will be necessary and accessory now and in the future, and not be used as a non-forest dwelling (e.g., rental unit, second home recreational, etc.).

Mechanisms to ensure that dwelling(s) are necessary and accessory to a forest use could include (list is not exclusive): (a) single family dwelling per 80 acre parcel or lot in contiguous ownership when necessary and accessory to a forest use; (b) the property is enrolled in the Designated Forest Land tax program and property owner agrees to continue said enrollment; and (c) the applicant submits a management plan either approved by the County Forester or County Forestry Extension Agent which indicates that expenditures or activities such as commercial thinning, slash burning, fertilizing, restocking of areas not stocked to FPA Standards, spraying, pruning, etc., will occur on the parcel such that the parcel will be used for commercial timber production.

C. Recommendations:

1. Add the above information into the County Background Document.
2. Lands identified in Attachment “A” be designated and zoned Primary Forest (F-2): 40 acre per resource division and 80 acres for a dwelling necessary and accessory to a forest use.*
3. Add to the Goal 4 Policies the following: “In areas planned and zoned Primary Forest (F-2) one dwelling per 80 acre lot or parcel is permitted when necessary and accessory to a forest use and when affirmative findings are presented illustrating that siting, fire suppression, and emergency vehicle standards and criteria, and other provisions within the Primary Forest. Zone (F-2) are met.
4. In areas planned and zoned Primary Forest (F-2) a 40 acre division is permitted for forest resource purposes provide however that no dwelling may be erected appurtenant to such a division.

* Reduced tax assessor maps showing areas designated Primary Forest Zone are available for review in the Planning Department, Hood River County Courthouse.



ATTACHMENT "B"

*SOME COMMENTS REGARDING FOREST ACREAGE JUSTIFICATIONS

- A. CHAMPION - Steve Nance 5/19/83
1. Minimum lot size will have little or no effect on their timber production.
 2. They would rather have larger pieces because:
 - a. More manageable.
 - b. Fewer conflicts with neighbors.
 - c. Fewer people who can afford large acreages and just use for residential uses.
 3. Buffers help reduce problems but don't alleviate them.
 4. Would prefer 160-640 minimum lot sizes.
 5. There aren't many small commercial timber operators that the large (160-640 minimum) would affect.
- B. HANEL - Harley Horn 5/20/83
1. Minimum lot size will have little or no effect on their timber production.
 2. When buying and selling, they would prefer larger parcels.
 3. Questionable if 40 acre parcels can be managed without conflicts with other uses.
 4. People who are in the forest business won't be bothered by larger lot sizes.
 5. Buffers help.
 6. 40 acres doesn't harm but doesn't help. 40 acres is OK. Larger lots would be preclude some smaller owners from expanding.
- C. STATE FORESTRY - Howard Strobel 6/8/83
1. Minimum lot size determination depends on markets of specific areas.
 2. State Forestry has never objected to a comprehensive plan on the basis of minimum lot size.
 3. As long as minimum lot size does not jeopardize forest uses, then no problems.
 4. Large lot sizes increase opportunities for raising timber.
 5. They will not file an objection unless it's demonstrated that the minimum will preclude forest uses.

*The above comments are not exclusive and are being updated.

ATTACHMENT "B" 1/1

6. Large lot sizes may mean 300 acres.
7. 40 acres has been standard in the State to provide anyone the opportunity to purchase.
8. Uses permitted, siting on non-productive forest land as well as lot size keeps timber lands in forest use.

D. STATE FORESTRY - Ray Miller

1. Would rather not see minimum lot size on Forest lands; only purpose is to regulate housing density, which is not advantageous to managing forest lands.
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