

GCPlan <gcplan@grantcounty-or.gov>

Wed, 18 Oct 2023,
08:29

to Shana, me

The property is zoned Primary Forest 80 (240)

There are no records for that property

I don't believe they would be eligible for a lot of record dwelling. There are more criteria in the forest zone than just length of ownership. See below in italics

Lot of record dwelling

1. *The lot or parcel on which the dwelling will be sited was lawfully created and was acquired and owned continuously by the present owner as defined in paragraph Subsection 65.070(B)(4):*

a. *Since prior to January 1, 1985; or*

b. *By devise or by intestate succession from a person who acquired and had owned continuously the lot or parcel since prior to January 1, 1985.*

2. *The tract on which the dwelling will be sited does not include a dwelling;*

3. *The lot or parcel on which the dwelling will be sited was part of a tract on November 4, 1993, no dwelling exists on another lot or parcel that was part of that tract.*

4. *For purposes of this subsection, "owner" includes the wife, husband, son, daughter, mother, father, brother, brother-in-law, sister, sister-in-law, son-in-law, daughter-in-law, mother-in-law, father-in-law, aunt, uncle, niece, nephew, stepparent, stepchild, grandparent or grandchild of the owner or a business entity owned by any one or combination of these family members.*

5. *The dwelling must be located on a tract that is composed of soils not capable of producing 4,000 cubic feet per year of commercial tree species and is located within 1,500 feet of a public road as defined under ORS 368.001 that provides or will provide access to the subject tract. The road shall be maintained and either paved or surfaced with rock and shall not be:*

a. *A United States Bureau of Land Management road; or*

b. *A United States Forest Service road unless the road is paved to a minimum width of 18 feet, there is at least one defined lane in each*

direction and a maintenance agreement exists between the United States Forest Service and landowners adjacent to the road, a local government or a state agency.

6. *When the lot or parcel on which the dwelling will be sited lies within an area designated in an acknowledged comprehensive plan as habitat of big game, the siting of the dwelling shall be consistent with the limitations on density upon which the acknowledged comprehensive plan and land use regulations intended to protect the habitat are based; and*

7. *When the lot or parcel on which the dwelling will be sited is part of a tract, the remaining portions of the tract shall be consolidated into a single lot or parcel when the dwelling is allowed.*

The yellow highlighted section is the part that looks like it would exclude them from applying. This is in statute so I don't have a mechanism to waive it.

It doesn't look like there would be enough parcels or dwellings around to qualify for a template test dwelling which leaves a non-contiguous large tract test dwelling. Under this process 185 acres in a forest zone in grant or a surrounding county would have deed restriction placed so no dwelling could be placed there and the acres couldn't be used to qualify for a forest dwelling and then they could apply to build on the subject property. We have done a couple of these over the years.

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Hi, We have not had water or power on the property since the late 90's (+/-). The concrete is from old buildings that were removed - shop, assay building, saw mill, etc, Our cabins were a few hundred yards up the forest road (not on property for sale) before the road was paved and we took water directly from the creek. Easiest to discuss mine location while we are both looking at a picture/map but it is extensive and tunnels extend beyond our property boundary. Good story behind abandoned car. Look forward to talking, Greg