



Planning Department

201 S. Humbolt, Suite 170

Canyon City, OR 97820

(541) 575-1519 / gcplan@grantcounty-or.gov

September 16, 2025

Teresa Bogle
L.R. Forrest Legacy Ranch, LLC
3004 Rd 61
Pasco, WA 99301

Teresa-

Attached please find the approval for your lot of record dwelling on a tract of land made up of tax lot 600, located at Township 8 South, Range 28 East, Sections 4, 5, 7, 8, 17 & 18 and tax lot 3300, located at Township 7 South, Range 28 East, Section 32 & 33, WM in Grant County Oregon.

Attached is a "Declaration Prohibiting Pursuit of Claim of Relief" for the property that must be recorded in accordance with Grant County Land Development Code Section 64.060 (D). This document recognizes that you are placing a dwelling in a resource zone, and that no injury can be alleged from farm or forest practices in the area. The document must be signed by the property owner in the presence of a Notary and be recorded with the deeds by the Grant County Clerk. After recording by the Clerk, the original signed document needs to be presented to the Planning Department.

Until the declaration is recorded with the Grant County Clerk and the original returned to the Planning Department, no Land Use Compatibility Statements can be signed and no building permits for this dwelling will be issued.

If you have any questions, please do not hesitate to call our office.

Sincerely,

Shannon Springer, Planning Director
Grant County Planning Department



Planning Department
201 S. Humbolt, Suite 170
Canyon City, OR 97820
(541) 575-1519 / gcplan@grantcounty-or.gov

September 16, 2025

ADMINISTRATIVE REVIEW – AR2-25-06

Applicant: Teresa M. Bogle
3004 Rd 61
Pasco, WA 99301

Owner: L. R. Forrest Legacy Ranch, LLC
Same

Teresa Bogle is indicated as the manager for L. R. Forrest Legacy Ranch, LLC and is an owner of a tract of land made up of tax lot 600, located at Township 8 South, Range 28 East, Sections 4, 5, 7, 8, 17 & 18 and tax lot 3300, located at Township 7 South, Range 28 East, Sections 32 & 33, WM in Grant County Oregon. It is zoned Multiple Use Range (MUR) and contains 1806.6 acres. Application has been made to establish a lot of record dwelling on this tract.

The Planning Staff has reviewed your request, and found the following:

CRITERIA #1:

Section 40.040 – Application requirements

A complete application will have some of the following information either answered on the application or as an attachment to the application as determined by the person conducting the pre-application conference:

FINDING:

A complete application was submitted which contained the following items either included or attached: recorded deeds which serve as proof of ownership and complete legal description of the property; a completed application form with the appropriate signatures; a signed Statement of Understanding; the required fee; a plot plan drawn to scale and documentation of unrestricted access to County Road #4, Wall Creek Rd.

CRITERIA #2:

Section 43.040 – Processing

- D. Within 5 working days of receiving an application, the Planning Director shall check the wetlands maps located in the Planning Department, to determine if the site proposed for development may have wetlands located on it. ...

FINDING:

The wetlands maps were checked to determine if wetlands are present. There are no wetlands in the area of development. The North Fork John Day River is a Scenic Waterway, but the proposed development site is more than ¼ mile from the river. This criterion is satisfied.

Oregon Parks and Recreation Department administer state scenic waterway rules. Please contact them for specific requirements.

CRITERIA #3:

64.070 – Dwelling

Single family or manufactured dwellings may be allowed using a Type II Review Procedure as set out in Section 22.040. Farming of a marijuana crop, and the gross sales derived from selling a marijuana crop, may not be used to demonstrate compliance with the approval criteria for a farm dwelling. Dwellings shall meet the standards set out in Sections 64.060(D) and 64.095 when applicable and may be allowed as follows:

- D. One single-family dwelling on a lawfully created lot or parcel subject to the following:
 - 1. A lot of record dwelling may be approved on a pre-existing lot or parcel if:
 - a. 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 Subsection 64.070(D)(5):
 - (1) Since prior to January 1, 1985; or
 - (2) 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.

FINDING:

The tract on which the dwelling will be sited has existed unchanged since 1965 and has been in the Forrest family since before 1978.

The tract of land does not include a dwelling, and a dwelling does not exist on another lot or parcel that was formerly part of this tract. There is a cabin on the property, but it does not have toilet or bathing facilities, therefore does not meet the definition of a dwelling.

The property was acquired by Lynn and Irene Forrest prior to 1978 and deed records confirm continuous ownership by the Forrest family since before 1978. In 2023 the property was conveyed from Teresa Bogle, Jonathan Bogle and Joseph Forrest to L.R. Forrest Legacy Ranch, LLC. Teresa Bogle and Joseph Forrest are grandchildren of Lynn and Irene Forrest and are considered owners since the property was acquired by their grandparents, consistent with Section 64.070 (D)(5). These criteria are satisfied.

CRITERIA #4:

Section 65.070 (D) (1)

- b. The tract on which the dwelling will be sited does not include a dwelling;
- c. 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;
- d. The proposed dwelling is not prohibited by, and will comply with, the requirements of the acknowledged comprehensive plan and land use regulations and other provisions of law;
- e. The lot or parcel on which the dwelling will be sited is not high-value farmland except as provided in Subsections 64.070(D)(3) and (4); and

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

FINDING:

The tract of land does not contain a dwelling; there is a cabin on the property which does not meet the definition of a dwelling. Assessment records show that property has not changed configuration since 1965 and is part of a tract which includes tax lot 600, located at T8S, R28E and tax lot 3300 located at T7S, R28E. The proposed dwelling is not prohibited by, and will comply with the comprehensive plan and provisions of law. The tract is not considered high value farm land. The tract is not within a big game zone designated in the comprehensive plan. These criteria are satisfied.

CRITERIA #5:

Section 64.070 (D)

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

FINDING:

This property is a tract made up of two tax lots in different townships. Deed records for the property indicate it has always been conveyed as one unit. This criterion is satisfied.

CRITERIA #6:

Section 64.070 (D)

3. Notwithstanding the requirements of Subsection 64.070(D)(1)(e), a single-family dwelling may be sited on high-value farmland if:
4. Notwithstanding the requirements of Subsection 64.070(D)(1)(e), a single-family dwelling may be sited on high-value farmland if:

FINDING:

The parcel is not considered high value farm land. These criteria are not applicable.

CRITERIA #7:

Section 64.070 (D)

5. For purposes of Subsection 64.070(D)(1), "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 a combination of these family members;
6. The county assessor shall be notified that the governing body intends to allow the dwelling.
7. An approved single-family dwelling under this Section may be transferred by a person who has qualified under this Section to any other person after the effective date of the land use decision.

8. The county shall provide notice of all applications for lot of record dwellings on high value farmland to the State Department of Agriculture. Notice shall be provided in accordance with land use regulations and shall be mailed at least 20 calendar days prior to the public hearing.

FINDING:

The property has been owned continuously by the Forrest family since before 1978.

The Planning Department will notify the assessor of the dwelling approval.

An approval for a Lot of Record dwelling may only be transferred to one subsequent owner.

The property is not comprised of high value farmland so notification of the Department of Agriculture will not be required. The request meets these criteria

CRITERIA #8:

64.080 – Siting Standards

The placement of dwellings shall be on the least productive, buildable portion of the parcel taking into consideration terrain, adverse soil or land conditions, drainage and flooding, access, vegetation, location and the size of the tract. If the parcel is under forest assessment, the dwelling shall be sited upon generally unsuitable land for the production of merchantable tree species recognized under the Forest Practice Rules. The following will be required:

A. Drawing requirements:

1. A site map of the property which shows the township, range, section and tax lot numbers held in ownership by the property owner;
2. All physical features on the site which are of significance with regard to review of the above application process including steep slopes, access roads, existing buildings and structures, and other improvements;
3. The proposed location of new dwellings to be placed on the site.

B. Siting requirements:

1. The dwelling or activities associated with the dwelling will not force a significant change in or significantly increase the cost of accepted farming or forest practices on nearby lands devoted to farm or forest use; and
2. The placement of dwellings shall be on the least productive, buildable portion of the parcel taking into consideration terrain, adverse soil or land conditions, drainage and flooding, access, vegetation, location and the size of the tract;
 - a. A lot or parcel shall not be considered unsuitable solely because of size or location if it can reasonably be put to farm or forest use in conjunction with other land; and
3. If the parcel is under forest assessment, the dwelling shall be sited upon generally unsuitable land for the production of merchantable tree species recognized under the Forest Practice Rules considering the terrain, adverse soil or land conditions, drainage and flooding, vegetation, location and size of the parcel; and
4. The dwelling will not materially alter the stability of the overall land use pattern of the area; and
5. If the dwelling is established under Sections 64.070(B) or (C), then additional dwellings may not be approved or sited.

FINDING:

The dwelling will comply with all of the above provisions. The applicant has submitted a plot map with the application showing the proposed location of the dwelling. The only agriculture use in the vicinity is seasonal grazing. The dwelling is sited in such a manner as to limit the impact on nearby or adjoining agricultural lands. The dwelling will not materially alter the stability of the overall land use pattern of the area. There is no other dwelling on the subject tract. These criteria are met.

CRITERIA #9:**64.060 – Review Criteria**

Applications for an Administrative Permit or a Conditional Use Permit in an EFU or MUR Zone shall be reviewed against the following criteria in addition to those enumerated in Sections 43.030 and 46.030 as applicable:

- A. The use will not force a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use;
- B. The use will not significantly increase the cost of accepted farm or forest practices on surrounding lands devoted to farm or forest use;
- C. The proposed use will be compatible with vicinity uses, and satisfies all relevant requirements of this ordinance and the following general criteria:
- D. The landowner shall sign and record in the deed records for the county a document binding the landowner, and the landowner's successors in interest, prohibiting them from pursuing a claim for relief or cause of action alleging injury from farming or forest practices for which no action or claim is allowed under ORS 30.936 or 30.937 for the following uses:
 - 8. A single-family dwelling on a lawfully created lot or parcel as provided in 64.070(D).

FINDING:

The development should be compatible with neighboring uses and not force a change or increase costs of farm or forest practices in the area. A statement consistent with Section 64.060 D will be recorded with the deeds as a condition of approval. These criteria are satisfied or can be satisfied as conditions of approval.

CRITERIA #10:**Section 72.020 – Structure Height and Setback Requirements**

The following minimum requirements shall be applied to all permitted, administrative, conditional, and accessory structures allowed except where more restrictive dimensions are specified elsewhere in this Code. All requirements are specified in feet:

MUR Zone Front 30 Side 25_s Rear 30

- 5. For non-farm residential parcels adjacent to farm or forest lands, side yards of 50 feet minimum required.

FINDING:

The plat map submitted with the application shows that the proposed dwelling will meet the required setbacks of the Multiple Use Range Zone. The plat map submitted with the application shows the dwelling will be located more than 380 feet from the nearest property boundary. This exceeds the minimum setback requirement of the Multiple Use Range Zone. This criterion is satisfied.

CRITERIA #11:

Section 72.040 – Special Setback Requirements

- A. Stream Setbacks. No structure, excluding fences, boat landings, docks, bridges, hydroelectric facilities, pumping or water treatment facilities, shall be located closer than 100 feet to the banks of any recognized watercourse:
1. This setback shall be maintained, to the greatest extent feasible, in stabilized vegetation;
 2. Stream side vegetation that provides shading of the surface waters shall be retained;
 3. Existing stream side vegetation shall be maintained to the greatest extent possible during construction and development.

FINDING:

The plot map submitted shows that the proposed dwelling will be sited in compliance with the above requirements. The plot map indicates that the dwelling will be located at least 1308 feet from Wall Creek and 1323 feet from the North Fork John Day River. This criterion is satisfied.

CRITERIA #12:

Article 32 – Public Notice

FINDING:

Notice, as required by Article 32, was mailed to surrounding landowners and interested government agencies. Notice was mailed on August 30, 2025. Responses were due by 5:00 p.m. on September 10, 2025. No responses to the mailed notice were received.

CONCLUSION:

The criteria and findings support the approval of this application for a lot of record dwelling. Therefore, AR2-25-06 is **APPROVED**, subject to the following conditions:

- A written statement shall be recorded with the deed records by the land owner that recognizes the rights of adjacent and nearby land owners to conduct farm and forest operations (64.060 D).
- A permit for placement of a septic system must be obtained prior to a building code permit being issued.
- Proper building code permits must be obtained prior to construction.
- An address will need to be assigned for the dwelling, please contact the Planning Department for more information and an application.
- An approval for a Lot of Record dwelling may only be transferred to one subsequent owner.

Zoning Permit ZP-25-60 is attached. This permit is valid for four years from this date, and construction must begin within that time.

Respectfully submitted this 16th day of September 2025.



Shannon Springer, Planning Director
Grant County Planning Department



Planning Department

Zoning Permit # ZP-25-60

NAME: Teresa M. Bogle/L.R. Forrest Legacy Ranch, LLC

ADDRESS: 3004 Rd 61 CITY: Pasco STATE: Washington ZIP: 99301

This Permit is issued for: Lot of Record Dwelling

On tax lot 600 located at T 8 S, R 28 E, Section 7, W.M. in Grant County, Oregon. The tract also includes T7S, R28E tl 3300.

It is zoned Multiple Use Range and contains 1206.6 acres.

ADMINISTRATIVE REVIEW #: AR2-25-06

Specific conditions of this permit:

- ❖ Setbacks of 30 feet front, 25 feet sides and 30 feet rear must be maintained from structures to property lines. Maximum height 35 feet.
- ❖ No structures shall be located closer than 100 feet to the banks of any defined water channel. Stream side vegetation that provides shading to the stream surface shall be maintained to the greatest extent possible.
- ❖ Adequate access and turn-around for fire-fighting vehicles shall be provided to within 50 feet of all habitable structures including Manufactured dwellings and other significant buildings, and shall terminate in an approved cul-de-sac, clear area, or other turnaround arrangement. Minimum surface width shall be 12 feet and all gates a minimum of 14 feet wide. Unsurfaced driveways shall not exceed a grade of 12%, and all culverts or crossing structures shall have a design load of a minimum of 50,000 pounds.
- ❖ Manufactured/Mobile Homes shall be a minimum of 14 feet wide and contain a minimum of 660 square feet. The manufactured/mobile home shall have been manufactured after June 15, 1976, and bear the Oregon Department of Commerce "Insignia of Compliance."

Permit holder agrees to abide by the requirements of the Grant County Comprehensive Plan and the Grant County Land Development Code as they apply to this permit. Acceptance of this permit implies acceptance of all the terms and conditions of the Land Development Code. This permit is valid for four years from this date.

Authorized by: Shannon Spryger

Planning Director September 16, 2025

After recording please return to:

Grant County Planning Department
201 S. Humbolt, Suite 170
Canyon City, OR 97820

GRANT COUNTY – A POLITICAL SUBDIVISION OF THE STATE OF OREGON

.....
**DECLARATION PROHIBITING PURSUIT OF CLAIM OF
RELIEF – ORS 215.295**

PROPERTY OWNER:

L.R. Forrest Legacy Ranch, LLC.
3004 Rd 61
Pasco, WA 99301

WHEREAS the Grant County governing body or its designate has required as a condition of approval of a single family dwelling under ORS 215.213, 215.283 or 215.284 or otherwise in a farm or forest zone that the landowner of the dwelling sign and record in the deed records for the County a document binding the landowner, and the landowner's successors in interest, prohibiting them from pursuing a claim for relief or cause of action alleging injury from farm or forest practices for which no action or claim is allowed under ORS 30.936 or ORS 30.937; and

WHEREAS the owner has accepted such condition of approval of a single family dwelling; now therefore

THE UNDERSIGNED OWNER hereby waives any and all claims for relief or causes for action present and future, alleging injury from farming or forest practices for which no action or claim is allowed under ORS 30.936 or ORS 30.937, and the undersigned declares that he/she is prohibited from pursuing any such claim and that this waiver and declaration is binding upon the undersigned successors in interest in the following described property, and such waiver and declaration shall run with the land forever:

Land in Grant County, Oregon, described as follows:

See Exhibit A

Dated this _____ day of _____, _____.

Teresa M. Bogle for L.R. Forrest Legacy Ranch, LLC

Date

STATE OF)
County of):ss

The foregoing instrument was acknowledged before me on this _____ day of _____ by Teresa M. Bogle.

Before me:

Notary Public for Oregon

My commission expires: _____

EXHIBIT "A" LEGAL DESCRIPTION

Township 7 South, Range 28 East, Willamette Meridian, Grant County, Oregon:

Section 32: E 1/2NE1/4, SW1/4NE1/4, SE1/4NW1/4, SE1/4.

Section 33: NW1/4NE1/4, NW1/4, W1/2SW1/4.

(Tax Acct. 8 7-28 TL3300; Ref. 5339)

Township 8 South, Range 28 East, Willamette Meridian, Grant County, Oregon:

Section 4: Lot 4, SW1/4NW1/4.

Section 5: Lots 1 and 2, S1/2NE1/4, N1/2SE1/4, SW1/4SE1/4, SE1/4SW1/4.

Section 7: SE1/4NE1/4, N1/2SE1/4, SE1/4SE1/4, SAVE & EXCEPT that portion conveyed to Grant County, Oregon, by deed recorded June 28, 1965 in Deed Book 93, page 153, for right of way.

Section 8: W1/2, S1/2NE1/4, N1/2SE1/4, SW1/4SE1/4.

Section 17: N1/2NW1/4, SW1/4NW1/4, SAVE & EXCEPT that portion conveyed to Grant County, Oregon, by deed recorded June 28, 1965 in Deed Book 93, page 153, for right of way.

Section 18: NE1/4NE1/4, SAVE & EXCEPT that portion conveyed to Grant County, Oregon, by deed recorded June 28, 1965 in Deed Book 93, page 153, for right of way.

(Tax Acct. 8 8-28 TL600; Ref. 5446)