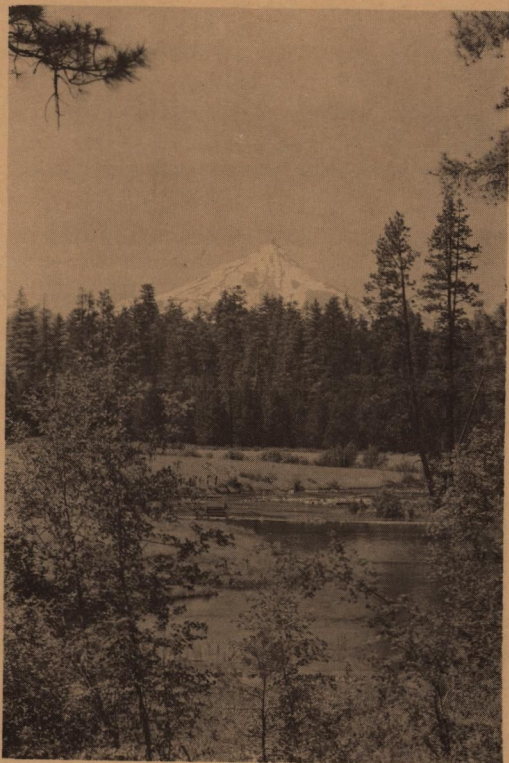


**RECREATIONAL-RESIDENCES  
IN  
THE NATIONAL FORESTS  
OF  
OREGON AND WASHINGTON**



Mt. Jefferson from Metolius River  
Deschutes National Forest, Oregon



U. S. DEPARTMENT OF AGRICULTURE  
FOREST SERVICE  
Pacific Northwest Region  
1960

## RECREATION RESIDENCES IN THE NATIONAL FORESTS OF OREGON AND WASHINGTON

Your national forests are more than tree-covered areas; they are a composite of trees, shrubs, grass, water, wildlife, and scenery. Under the broad principle of multiple use management which is practiced on the national forests, attention is given to the five major resources, which are water, timber, use of range by domestic stock, wildlife, and recreation. These resources are managed in an integrated manner so as to provide a continuous contribution to both the enjoyment and the economic stability of the Nation.

The Forest Service in its broad field of recreation management provides many kinds of outdoor recreation to people in all walks of life and of all ages. One form of outdoor recreation is the permitting of people to construct and maintain cabins or homes for recreational enjoyment. These are known as recreation residences. Some are for summer use, others for winter use; and many are used during both seasons.

Recreation residences, being of exclusive occupancy nature, have a rather low priority in the allocation of recreational land. While the sites set aside for this purpose may not enjoy the choice waterfront or scenic locations which are reserved for public use, they are usually situated adjacent to or close to areas of high recreational opportunity.

A recreation residence is a privately owned family dwelling occupying national forest land authorized by written permit. The following information is of interest to those who wish to own a residence for recreational purposes:

### WHERE TO FIND A RECREATION-RESIDENCE SITE

There are 19 national forests in Oregon and Washington, most of them located in higher, mountainous areas. Each national forest is administered by a supervisor and district rangers. Detailed maps and information regarding recreation residences are available from the supervisors' and rangers' offices.

### HOW TO OBTAIN A PERMIT FOR A RECREATION RESIDENCE

The special-use permits for recreation residences are issued and administered by the forest supervisor. Applications should be directed to the forest supervisor or district ranger in the general area in which you wish to construct a dwelling. He can tell you what is available, location, annual fees, etc. Not all national forests have recreation-residence sites available. If no lots are available on the forest of your choice, you may be referred to other forests having available sites. New sites may be available from time to time as the recreational program develops. It is sometimes possible to purchase a home already constructed from the previous owner. There is about a 10% turnover every year.



## LOT DESCRIPTION

An average residence lot is approximately 125' x 150' in size. They are of sufficient size to permit one residence and have adequate screening from adjacent lots. Isolated lots are not permitted. Homes are planned in colonies. This reduces vandalism, reduces development cost for the permittees, and lessens the administrative costs for the Government. Recreational homes are for your enjoyment and that of your family and friends. They may not be used for commercial purposes.

## SUMMER-HOME PERMIT FEES

The fee charged for a residence permit varies from \$30 to \$60 per year. The exact charge depends on the relative desirability of the lot. Exclusive use of the land is the basis for these charges. Permit fee is due January 1 of each year.

## RENEWALS AND TRANSFERS

The special-use permit which will be issued is automatically renewable yearly upon the payment of the fee, provided the other terms of the permit have been satisfactorily complied with.

Permits are not transferable. However, in case of sale or other legal transfer of title to the improvements, a new permit may be issued to the new owner upon proof of title provided he is willing to accept such new conditions as existing or prospective circumstances warrant, and provided issuance of the permit is otherwise desirable and in the public interest.

## CONDITIONS

A recreation-residence permit gives exclusive use of the lot but maintains certain obligations and restrictions. The regulations and conditions governing the construction and use of residences are only those necessary to safeguard the interests of the general public in the national forests and of other uses. Restrictions and special rules naturally vary with local conditions.

## FIRE PREVENTION

Fire prevention is a "must" in the forests. Most recreation residence fires are caused by leaving debris piles burning, by defective flues, and from use of wooden sills under fireplaces. A burned house is a loss to the owner and may be cause for a considerable loss and damage to the national forest for which the owner may be held responsible. Be sure you know the State fire laws before you attempt to burn trash around your recreation-residence. Check with the nearest ranger for a burning permit.

## PLANS

Architectural plans will include design and class of materials used. This will include floor plans, a perspective sketch or simple front and side elevations, and construction details for foundation, sills, size and spacing of floor joists, framing, roof pitch, size and spacing of rafters, electric wiring, flue construction, and plumbing. Usually a residence smaller than 16' x 20' is not practical.

Permittee's plans, including architectural designs, dimensions, and class of materials to be used for the proposed structures, must be submitted to and have the approval of the forest supervisor before any construction is undertaken. On building sites which slope in one or more directions, a ground plan showing the foundation elevation in relation to the finished ground line may be necessary.

Construction plans must meet Forest Service specifications for fire protection, sanitation, and appearance. Acceptable designs for residences may be secured from architects, magazines, or lumber companies. Style and color of buildings should harmonize with forest setting.

No changes in approved layout or building plans will be allowed without prior approval of the forest supervisor.

## LANDSCAPING

Landscaping must be kept as natural as possible to conform to the forest atmosphere. Before commencing any landscape work, the local forest ranger should be consulted. Trees and shrubbery screens will be given proper consideration at the time of approval action. No cutting or trimming of trees and shrubs is permitted without approval of the district ranger.

## BUILDINGS AND OTHER IMPROVEMENTS

The location of buildings, roads, and other necessary developments will be approved by the forest supervisor before any construction is authorized. Permittee's layout plan, approved by the forest supervisor and showing the locations in which all facilities are to be built, will be a part of the permit.

The annual fee charged for the recreation-residence site is for the use of the land only and does not imply any responsibility on the part of the Forest Service to furnish additional services such as water, police protection or fire protection beyond that given other national forest lands, or maintenance of roads to a higher standard than that required for the administration and protection of the national forest. Some counties may assess the improvements on the land for personal property taxes.

If logs are desired for building, information about availability, cost, and use of logs in construction may be obtained from the nearest forest ranger. In building the recreation residence, care should be taken not to remove official surveyors' markings which may be on stakes, rocks, or trees.

Latrines and garbage pits must meet State and county laws and national forest regulations. The premises and improvements must be maintained in an orderly condition and in a good state of repair.

Continuous foundations are required. These may be of native rock masonry, solid concrete, or concrete with native rock veneer. Foundations will rest on good footings and extend not less than 12 inches below the ground unless set on solid rock. Preferred height above ground is 12 inches, and the maximum allowable height of foundation wall is 20 inches. Screened vents shall be provided in the foundation. 16 to 19-gauge galvanized wire cloth with 1/4" to 1/3" mesh in metal frames of 24 or 26-gauge galvanized sheet steel are ideal. Exterior walls and porches may be of peeled logs, either round, sawed, or hewed; log siding; edged, peeled slabs; rough lumber; manufactured sidings; or native stone. Vertical boards and battens stained a harmonious color, brown, gray, or green, are acceptable. Blocks of concrete, pumice, etc., are acceptable in appropriate design of all types. The use of bright-colored mortar or stucco, corrugated iron, tarpaper, or cobblestones will not be approved. Stains are preferable to paints for outside wood surfaces. The natural wood color may be retained or stains may be colored to produce a neutral brown or weathered gray. Where paint is required, soft browns and grays are preferred.

Chimneys must extend to a solid ground foundation with adequate footings and must be of fireproof construction lined with flue tile or fire brick. All exposed surfaces must be in keeping with the exposed building foundation.

All roofs must be designed for the maximum live loads of the area in which construction is contemplated. Pitched roofs are preferred. Shed-type or flat roofs may be used when in harmony with the building design and forest setting. The following roof coverings are acceptable: for high-pitched roofs--shakes and other wood shingles, composition shingles (mineral surfaced and asbestos), tile, fiberglass and other flexible materials for low-pitched or flat roofs--composition or built-up roofing with a gravel topping or mineral-surfaced cap sheet is permitted. Certain modern types of metal roofing may be used when specifically approved by the regional forester. These may be of aluminum or steel and must be painted. Tin, flat sheet metal (other than aluminum), corrugated metal, single-ply roll roofing, or tar paper will not be permitted. Roof colors must harmonize with the walls.



## GENERAL INFORMATION

All recreation residences and premises are inspected at least once a year by the Forest Service. While principally an advisory inspection, it is also a public safeguard to determine that fire, sanitation and other reasonable safety rules are observed.

Associations of recreation-residence permittees and recreation users for handling local community business, water developments, fire protection, sanitation, etc., are of mutual benefit and are welcomed by the Forest Service. Permittees are not required to become members of such associations but must agree to be subject to all rules and regulations of any cooperative public service organization composed of a majority of the permittees which may exist or be organized. Association rules and regulations must not conflict with Federal or State laws.

Wildflowers may not be picked nor shrubs and plants dug on or near highways and recreation areas. Where removal is authorized, care and judgment should be used so the aesthetic value will not be destroyed.

Recreation-resident permittees are usually desirous of maintaining a quiet, restful atmosphere. For this reason chickens, cattle, sheep, and other farm animals are not allowed in a recreation-residence area.



A recreation residence on the Snoqualmie  
National Forest