

COLUMBIA COUNTY



DEPARTMENT OF LAND DEVELOPMENT SERVICES
PLANNING DIVISION

Columbia County Courthouse, St. Helens, Oregon 97051
Phone: (503)397-1501 Fax: 503-366-3902

October 1, 2015

Harve Dethlefs
13820 NW Main St.
Banks, OR 97106

RE: Template Test (TT #16-09) for an approximate 37.80 acre property associated with current Tax Map ID Number 6211-00-00102

Tax Map ID #6211-00-00102 was determined to be a legal lot of record by Columbia County Land Development Services per LRD 08-06, LRD 08-07 and LRD 08-08. Since the 37.80 acre property in the Primary Forest (PF-80) zone is a historic lot of record, it can be reviewed for home authorization under the template test criteria. The template test you requested for Tax Map ID #6211-00-00102 has been completed. According to the attached Template Test map, this property meets the minimum requirements of Oregon Administrative Rule 660-006-0027(1)(f) and Section 506.4 of the Columbia County Zoning Ordinance.

According to the Soil Survey of Columbia County, Oregon, the soils on the 37.80 acre tract consist of Goble Silt loam, soil types 23C&D. The growth at the culmination of the mean annual increment (CMAI) for Douglas-fir production for Goble Silt loam is 183 cubic feet per acre. A forest dwelling on this soil requires all or part of at least eleven (11) other lots of parcels and three (3) dwellings that existed on January 1, 1993 to be within a 160 acre template centered on the subject tract.

The attached Template Test dated 10/1/15 revealed the following:

<u>Property</u>	<u>Dwellings prior to Jan. 1, 1993</u>	<u>Parcels prior to 1/1/93</u>
6211-00-00102	6	13

This Template Test Approval does not constitute an approval for a forest dwelling. A Columbia County Forest Dwelling Permit is required to be submitted to Land Development Services in order to site a forest dwelling on the subject property. This Template Test map must be submitted with the future Forest Dwelling Permit application. This approval is specific to the facts presented as part of this Template Test application. Staff will reexamine the template area at the time of an application for a Forest Dwelling Permit.

If you have any questions please feel free to contact me at 503-397-7221.

Sincerely,

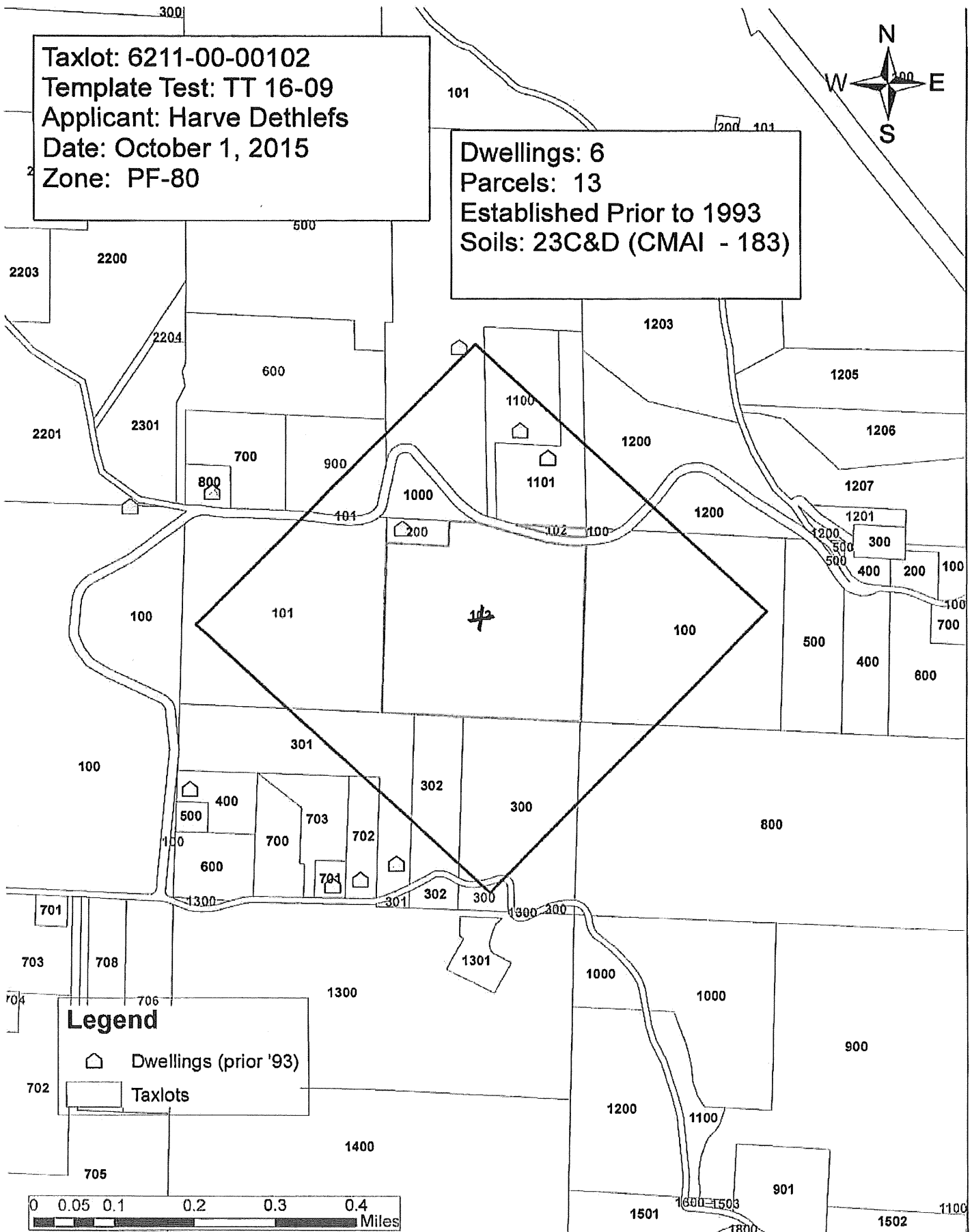
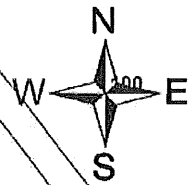
A handwritten signature in black ink, appearing to read "Ginger Davidson".

Ginger Davidson
Planner II

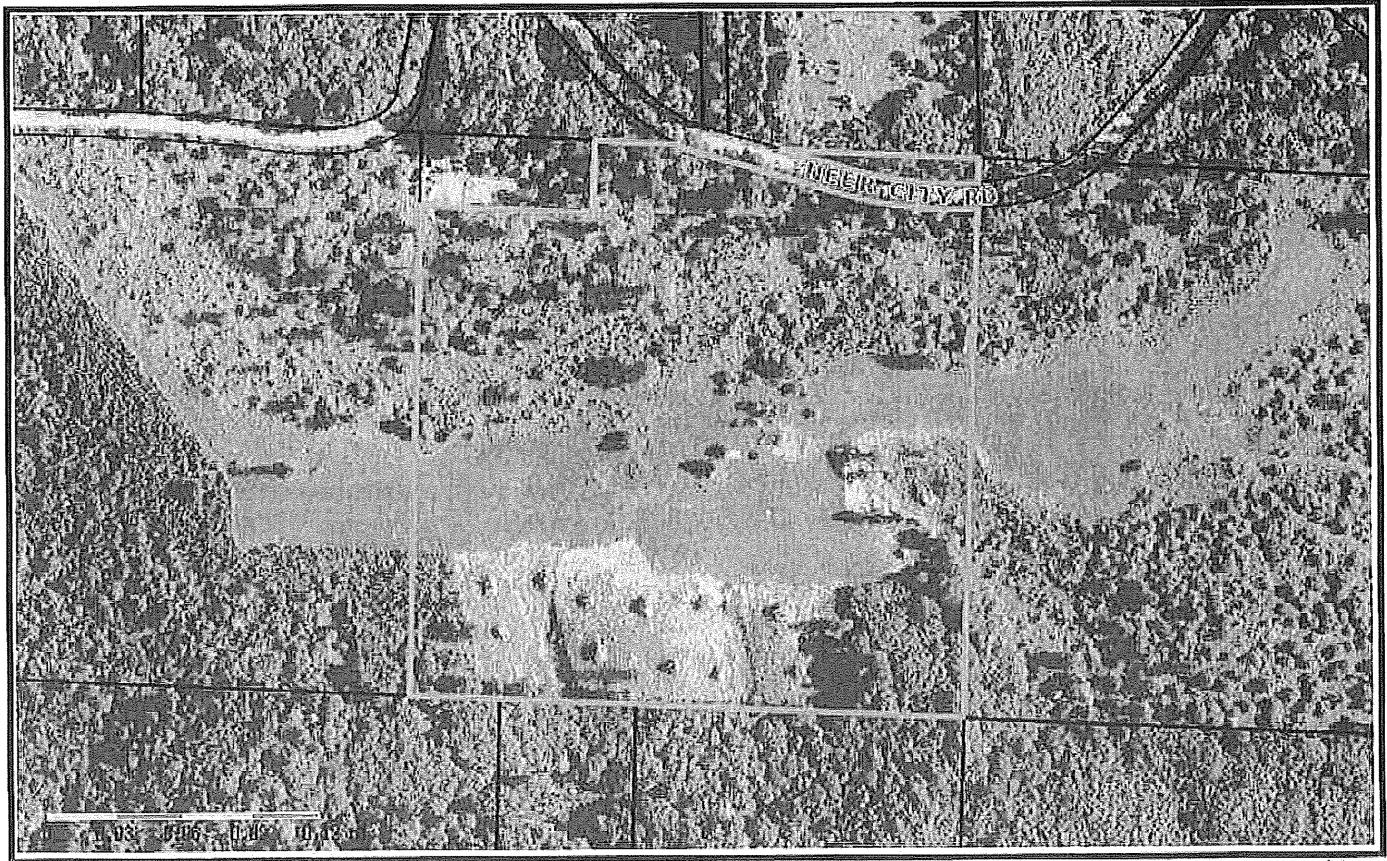
Attachment: Template Test 16-09 Map

Taxlot: 6211-00-00102
Template Test: TT 16-09
Applicant: Harve Dethlefs
Date: October 1, 2015
Zone: PF-80

Dwellings: 6
Parcels: 13
Established Prior to 1993
Soils: 23C&D (CMAI - 183)



6211-00-00102



Columbia County



Columbia County Web Maps

Disclaimer: This map was produced using Columbia County GIS data. The GIS data is maintained by the County to support its governmental activities and is subject to change without notice. This map should not be used for survey or engineering purposes. Columbia County assumes no responsibility with regard to the selection, performance or use of information on this map.

GeoInfo

Printed 09/22/2015

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Phone: (503)397-1501 Fax: (503)366-3902

www.co.columbia.or.us

TEMPLATE TEST REQUEST

Application number TT 16-09

Road Name Neer City Road

Zoning PF80

Owner James and Linda Brodie PO Box 77 Ramona OK 74061

Applicants Name Harve Dethlefs

Mailing Address 13820 NW Main Street Banks OR 97106

Telephone 503 324 2422

Tax Lot(s) T16N, R2W, Sec 11, T.L. 102, W.M.

Cost is **\$100.00** per template test

Signature Harve E. Brodie

Planner's signature _____

Receipt # 15728

Ck# 456

Cash ☐

Credit Card ☐

(TT 16-09) Harve Dethlefs
6211-00-00102

PLA = 0

MP = 0

Account	Tax Id	Address	Lot	Home Imp
19289	6211-00-00100		LRD08-06...	
433179	6211-00-00101		LRD08-06...	
19290	6211-00-00200	79057 Neer City Rd	pre73	1950
19291	6211-00-00300	32381 Bishop Rd	1979	
19292	6211-00-00301	32263 Bishop Rd	1979	1970
19293	6211-00-00302	32307 Bishop Rd	1988	1993
19298	6211-00-00702	32231 Bishop Rd	1978	1979
19300	6211-00-00800		1973	
19031	6202-00-00900		1973	
19032	6202-00-01000	70948 Neer City Rd	pre73	1927
19033	6202-00-01100	70896 Neer City Rd	pre73	1920
19034	6202-00-01101	70898 Neer City Rd	1975	1976
19035	6202-00-01200		1973	
			_____	_____
			13 lots	6 houses