

Columbia County



DEPARTMENT OF LAND DEVELOPMENT SERVICES PLANNING DIVISION

Columbia County Courthouse, St. Helens, OR 97051
Phone: (503)397-1501 www.co.columbia.or.us

February 18, 2020

Lea Chitwood
PO Box 470
Scappoose, OR 97056

RE: Template Test (TT 20-20) for an approximate 4.5-acre property owned by Linda A. Todd and currently associated with Tax Map ID Number 4216-00-02401.

The template test you requested for the referenced Primary Forest (PF-80) zoned property identified as Tax Id map Number 4216-00-02401 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(A) of the Columbia County Zoning Ordinance (CCZO).

According to the Soil Survey of Columbia County, Oregon, the soil on the approximate 4.5-acre tract consists of Bacon silt loam (Type 6D) and Dowde silt loam (Type 19E). The growth at the culmination of the mean annual increment (CMAI) for these combined soil types is greater than 85 cubic feet per acre. A forest dwelling on these soil types 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 02/18/2020 revealed the following:

<u>Tax Lot</u>	<u>Parcels prior to Jan. 1, 1993</u>	<u>Dwellings prior to 1/1/93</u>
4216-00-02401	28	14

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 (RDF) 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, and will review the application with criteria B, C & D of 506.4.

If you have further questions, contact me at 503-397-7216.

Sincerely,

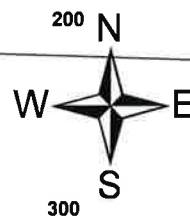
A handwritten signature in black ink, appearing to read 'Hayden Richardson'.

Hayden Richardson
Planner II

Attachment: Template Test 20-20

Tax Map ID:
4216-00-02401
Template Test: TT 20-20
Applicant: Linda Crain
Date: 2/18/2020
FA-80

Parcels: 28
Dwellings: 14
Established Prior to 1993
Soils: 6D, 19E



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Dwellings: 14
Established Prior to 1993
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