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

November 21, 2019

[redacted]

RE: Template Test **(TT 20-10)** for an approximate 40-acre property owned by Ernest, Tomasa & Gregoria Balonzo and currently associated with Tax Map ID Number 5224-00-00200.

The template test you requested for the referenced Primary Forest (PF-80) zoned property identified as Tax Id map Number 5224-00-00200 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 40-acre tract consists of Dowde silt loam (Type 18E) and Goble silt loam (Type 23C). 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 11/21/19 revealed the following:

Tax Lot	Parcels prior to Jan. 1, 1993	Dwellings prior to 1/1/93
5224-00-00200	18	6

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.

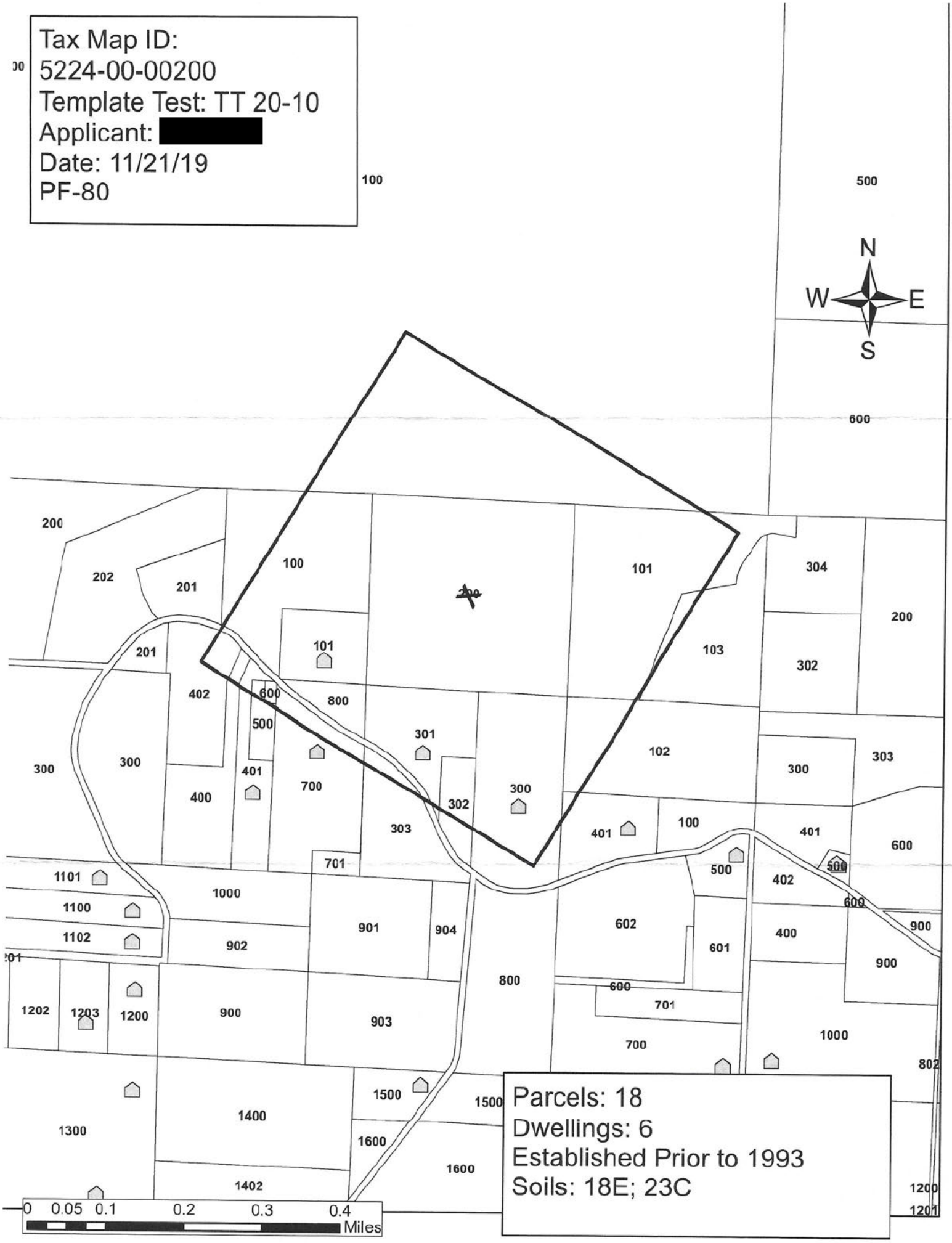
If you have further questions, contact me at 503-397-7221.

Sincerely,

Ginger Davidson
Planner II

Attachment: Template Test 20-10

Tax Map ID:
5224-00-00200
Template Test: TT 20-10
Applicant: [redacted]
Date: 11/21/19
PF-80



Parcels: 18
Dwellings: 6
Established Prior to 1993
Soils: 18E; 23C