Columbia County

Oregon

DEPARTMENT OF LAND DEVELOPMENT
SERVICES PLANNING DIVISION

Columbia County Courthouse, St. Helens, OR 97051
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September 22, 2026

Owner
Serene Sherwood
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RE: Template Test **(TT 26-137)** for the approximate 21.75-acre Primary Forest (PF-80) property currently associated with Tax Map ID Number 7410-00-01100 and Tax Account Number 27068

The template test you requested for the referenced PF-80 zoned property identified above 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 subject tract consists of Goble and Brau -Scaponia Silt Loam Soils 23D and 7D. The growth at the culmination of the mean annual increment (CMAI) for these 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 or 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 09/22/2026 revealed the following:

Tax Lot	Lots prior to Jan. 1, 1993	Dwellings prior to 1/1/93
7410-00-01100	12	6

Tract on January 1st, 2019	Other parcel(s) in tract	Comments
No	n/a	

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 the criteria of CCZO Section 506.4.

If you have further questions, feel free to contact me at 503-397-7260.

Deborah S. Jacob
Senior Planner

Attachment: Template Test 26-137 Results