

**COLUMBIA COUNTY BOARD OF COMMISSIONERS  
STAFF REPORT**

December 14, 2022

Appeal of Planning Commission's Approval of a Minor Partition and Property Line  
Adjustment in the Rural Residential (RR-2) Zone

**BOC HEARING DATE:** December 21, 2022

**FILE NUMBERS:** PLA 22-20 and MP 22-04

**PROPERTY OWNER:** Voris D Probst and Mildred C Probst Revocable Living Trust,  
52490 SE 2<sup>nd</sup> Street, Suite 100, Scappoose, OR 97056

**APPLICANT:** MSS Engineering, 215 NW 4<sup>th</sup> Street, Corvallis, OR 97330

**PROPERTY LOCATION:** The subject property is located along Miloris Way near the City  
of Columbia City, Oregon

**TAX MAP ID AND  
ACCOUNT NOS:** 5128-CA-04002 and & 5128-CA-04600  
51646 and 51652

**ZONING:** Rural Residential (RR-2)

**SIZE:** 7.84-acre Tax Lot 4002 and 2.17 acre Tax Lot 4600

**REQUEST:** To reconfigure both subject properties that will relocate the  
Miloris Way Water Association's existing Infrastructure and  
Easements onto the enlarged 3.4 acre Tax Lot 4600 and allow  
the decreased and vacant 6.61-acre Tax Lot 4002 to be  
partitioned into 2 new parcels of 3.63 acres and 2.98 acres each.

**APPLICABLE REVIEW CRITERIA:**

<u>Columbia County Subdivision and Partitioning Ordinance (CCSPO)</u>	<u>Page</u>
Article X -Section 1005 – Frontage requirements for newly created RR-2 Parcels	8

**APPLICATIONS COMPLETE:** 01/25/22

**\*150 DAY DEADLINE:** 06/24/22

\*On July 20, 2022, the applicants waived the requirements in ORS 215.427(1) that Columbia County must take final action on the submitted applications within 150 days of deeming them complete (Attachment 1).

## **SUMMARY OF LAND USE ACTIONS FOR PLA 22-20 and MP 22-04:**

This matter came before the Columbia County Planning Department on the applications of the Voris D and Mildred C Probst Revocable Living Trust (PROPERTY OWNERS) represented by MSS Engineering (APPLICANTS) for a Minor Partition (MP 22-04) and Property Line Adjustment (PLA 22-20) in the Rural Residential (RR-2) Zone pursuant to the provisions in Section 620 of the Columbia County Zoning Ordinance (CCZO) and in Articles II, VII, and X of the Columbia County Subdivision and Partitioning Ordinance (CCSPO). The subject properties are approximately 10 acres and are further described per the County Assessor's records as Tax Map Identification Numbers 5128-CA-04002 and 5128-CA-04600.

Pursuant to the requirements in Section 1601.2 of the Columbia County Zoning Ordinance, on January 31, 2022 Notification of the applications submitted for PLA 22-20 and MP 22-04 were sent to affected agencies, surrounding property owners and the St. Helens Columbia City CPAC who were given ten (10) calendar days in which to request a public hearing before the Columbia County Planning Commission (Attachment 2 – Affidavit of Mailing).

Because no public hearing was requested, the Planning Director reviewed these applications and all submitted comments and objections to the proposal which included February 7, 2022 comments from James and Paulette Lichatowich. Based upon the review of the facts in the case and these County Ordinances, on June 14, 2022 the Director **APPROVED** the applications proposed for **PLA 22-40 and MP 22-04** with six (6) Conditions of Approval identified in the June 10, 2022 Staff Report and Final Order (Attachment 3- Affidavit of Mailing). On June 27, 2022 the applicant and parties who responded to these applications were notified of this Administrative Decision and were given 12 calendar days to APPEAL this Administrative Decision to the Planning Commission (Attachment 3).

On July 6, 2022 James and Paulette Lichatowich (APPELLENTS) timely submitted with fees the APPEAL of the Conditions of Approval of PLA 22-20 and MP 22-04 to the Board of Commissioners for a public hearing (Attachment 4). This APPEAL was to the Board of Commissioners, rather than the Planning Commission, because the current Conditions did not require the gravel turnaround of Miloris Way to be paved which was inconsistent with Conditions 3 (3E and 3I) the Board's Final Order No. 76-2003 titled "*Modification of Columbia County Road Standards and a Minor Partition to create an 8<sup>th</sup> 2-acre Lot with access onto Miloris Way*" (Also included in Attachment 4).

Land Development Services received a December 3, 2004 MEMO from Dave Hill County Public Works Director identifying the status of Final Order 76-2003 Conditions 3's requirements (Attachment 5).

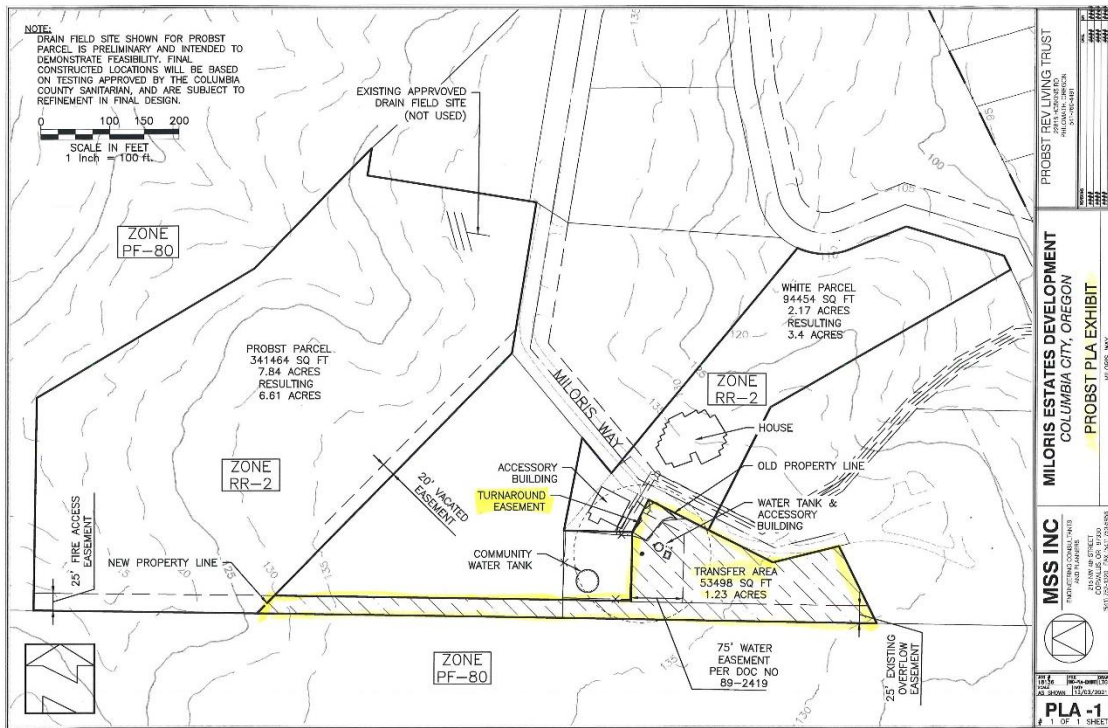
The Board of Commissioners took jurisdiction on August 3, 2022 and scheduled a public hearing for December 21, 2022 to consider the Appellants APPEAL. Notification of this Public Hearing

was sent to the surrounding property owners, affected agencies, the St. Helens -Columbia City CPAC on November 22, 2022 and to the Chronicle for publication in their November 30, 2022 edition (Attachment 6).

Joel D. Kalberer of Weatherford Thompson submitted comments to the APPEAL dated October 18, 2022 in support of both applications submitted for PLA 22-20 and MP 22-04 (Attachment 7). Mike Russell, Columbia County Public Works Director, submitted comments on the applications proposed for PLA 22-30 and MP 22-04 dated December 8, 2022 (Attachment 8).

The remainder of this report will address, evaluate and make Findings pertaining only to the Appellants' Issues identified in their 7/6/2022 APPEAL of the Planning Director's 6/27/2022 Final Decision. Issues not identified in this APPEAL will not be addressed in this Staff Report but are available for the Board to review in the Planning Division's June 10, 2022 Staff Report, Findings and Conditons of Approval in Attachment 3.

**Preliminary Plat of Probst Property Line Adjustment proposed for PLA 22-20 with location of improvements/easements**







## REVIEW CRITERIA, FACTS, ANALYSIS & FINDINGS:

Beginning with the applicable provisions of the Columbia County Subdivision and Partitioning (CCSPO):

### **ARTICLE X – SUBDIVISION AND PARTITION REQUIREMENTS**

#### **SECTION 1005. STREETS.**

- A. General Requirements. Except for private streets within Planned Unit Developments approved pursuant to Section 1200 of the Columbia County Zoning Ordinance, no subdivision or partition shall be approved unless the development has at least 50 feet of frontage on an existing public street and otherwise complies with County Road Standards and Specifications in effect at the time of development or with a more restrictive provision of an applicable Urban Growth Area Management Agreement. (emphasis added)

**APPELLANTS’ POINT OF ISSUE** The Appellants’ 07/06/2022 Point of Issue is unique in that their Appeal of the Planning Director’s Final Decision was to the Board of Commissioners, and not the Planning Commission, because they contend that *“We believe this order is a County Road Standards Modification and falls under the jurisdiction of County Commissioners which required County Land Development Services to enforce all requirements prior to continued land development along Miloris Way, Columbia City.*

The Appellants’ submitted Appeal of PLA 22-20 and MP 22-04 states the **Reason for appeal** as *“Condition of Approval does not follow the Code of County Final Order 76-2003-the gravel turnaround has moved and is not paved as directed by Modified Road Standards per County Road Department in 2004 (in Conditions 3 E and 3 I).”*

#### **Discussion**

**The paving and relocation of Miloris Way’s gravel turnaround:** The first component of the Appellant’s Point of Issue needs to begin with an explanation of the Board of Commissioners Final Order 76-2003 (Attachment 4) titled “Applications of Voris and Mildred Probst for a Modification of Columbia County Road Standards and Minor Partition to Create an 8<sup>th</sup> 2-acre Lot with Access onto Miloris Way”.

The applicable Findings and Conditions of Approval of Final Order 76-2003 that allow Land Development Services to process both land use applications proposed for PLA 22-20 and MP 22-04 include the following:

WHEREAS on September 4, 2002, Voris and Mildred Probst submitted an application to partition a 2 acre parcel from a parcel consisting of approximately 82 acres near the end of Miloris Way, a private road; and

WHEREAS the Columbia County Road Standards Section IV, allows a private road to serve up to six lots; and

WHEREAS on July 10 2003, Voris and Mildred Probst submitted an application for a Modification of Columbia County Road Standards to allow twelve residential lots and a Municipal Water Reservoir site to be served by Miloris Way; and

WHEREAS because the application of a Modification of Road Standards has a significant impact on the Minor Partition and future development on Miloris Way, the Board determined that the Road Modification application is a land use decision; and

WHEREAS having considered the evidence and testimony in the record, the Board of County Commissioners deliberated on the matter and voted to approve the application for a Modification of Road Standards for up to 11 lots with access onto Miloris Way subject to several conditions of approval, and noted to approved the application for a Minor Partition MP 02-13 subject to several conditions of approval.

**Condition 3** The application to Modify the Road Standard is APPROVED subject to the following conditions of approval. Prior to recording the final plat for MP 02-13 or any other further division or development of land with access onto Miloris Way, the Applicant shall:

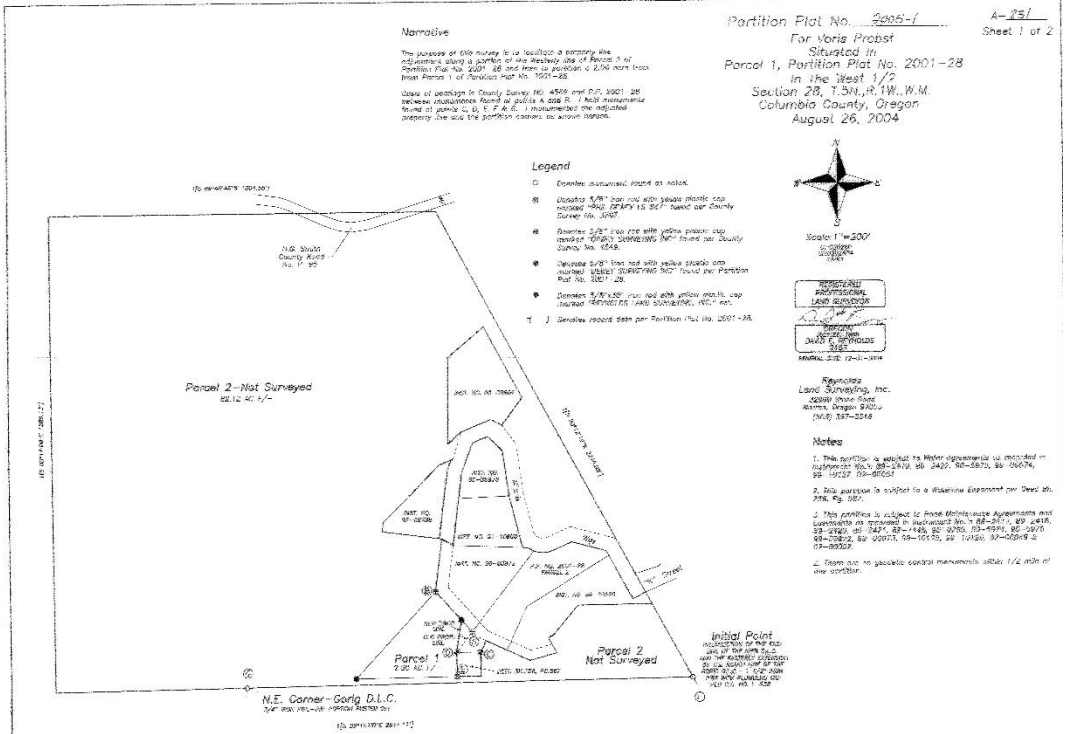
- E. Construct a standard paved turnaround in the vicinity of the existing gravel turnaround as directed by the Public Works Director.
- I. All road improvements are subject to the direction of the Columbia County Public Works Director. All improvements shall be approved by the Public Works Director

On December 3, 2004 Dave Hill, Columbia County Public Works Director provided written confirmation to Glen Higgins, Land Development Services (Attachment 5) concerning Miloris Way, Order 76-2003. In this MEMO Dave Hill stated:

*“Condition No. 3 (A through G) for the Final Order relating to the road improvements on Miloris Way has been satisfied. I do not believe there are any outstanding issues related to the road improvements.”*

Subsequently, the Final Plat proposed for MP 02-13 was recorded with the County Surveyor and County Clerk as Partition Plat 2005-01 shown below on Page 7. The recording of PP 2005-01 platted Miloris Way as Private Road with a 60’ right-of-way in compliance with the Conditions of Approval in Final Order 76-2003.

# Partition Plat 2005-01 authorized through Final Order 76-2003



The October 18, 2022 Letter to Columbia County Planning Division from Joel D. Kalberer (Attachment 7) also provides the following Oregon statutory law governing Land Use Planning Definitions and Procedures in the Oregon Revised Statutes which contradict the Appellants' Point of Issue related to the paving of Miloris Way's turnaround.

*“The decision to allow the recording of the 2005 Partition Plat is not a land use decision subject to any right of appeal. A local government’s decision “that approves or denies approval of a final subdivision or partition plat or that determines whether a final subdivision or partition plat substantially conforms to the tentative subdivision or partition plan” is not a land use decision that may be appealed. ORS 197.015(10)(b)(G).*

*Likewise, a local government’s determination that final engineering design, construction, operation, maintenance, repair or preservation of a transportation facility that is otherwise authorized by and consistent with the comprehensive plan and land use regulations is not a land use decision that may be appealed. ORS 197.015(10)(b)(D).*

*Even assuming the recording of the 2005 Partition Plat is final land use decision subject to appeal, any rights to appeal the County’s approval of the conditions has long lapsed over 17 years ago and beyond any applicable status of repose. ORS 197.830.*

*Further conditions of approval in Final Order 76-2003 were conditions placed by the County prior to allowing the recording of a partition plat in that set of land use applications These are not conditions of approval for future development permits.*

*The conditions of approval in Final Order 76-2003 were conditions not only for the partition but for the road modification application.*

**Finding 1:** With the December 3, 2004 Memo (Attachment 5) from Dave Hill to Glen Higgins confirming the County Public Works Director approved all required improvements identified in Conditions 3 A through G of Final Order 76-2003, Staff finds that the authorized party acknowledged a standard paved turnaround for Miloris Way was installed by the Probsts subject to the direction of and approval of the County Public Works Director in December 2004.

**Finding 2:** Although the Appellants statement that Miloris Way’s “gravel turnaround has moved and is not paved as directed by Modified Road Standards in 2004...”, Staff finds that provisions in ORS 197.015 and ORS 197.830 do not allow the current PLA and MP to revisit provisions in Condition 3 of Board Order 76-2003 that were signed off on by the Public Works Department in 2004 and, based on that, allowed for recording of the final plat. Specifically, Columbia County and the County Public Works Director approved the Miloris Way’s platted 60’ right-of-way and its installed turnaround and road improvements in December 2004 which, in turn, allowed the recording of PP 2005-01 and the finalization of Final Order 76-2003.

For these reasons, Staff finds the Appellants assertion that Miloris Way’s relocated gravel turnaround needs to be paved in 2022 because this was a Condition of Approval for Final Order 76-2003 is not warranted. Any such requirement would need to be imposed to satisfy one or more criteria applicable to the application *currently* before the County. Because no such criterion/criteria



have been identified the appellants, and because such improvements are not otherwise *currently* being required by the Public Works Director as a Condition of Approval for PLA 22-20 and MP 22-04, the imposition of such requirements is not merited.

**Minimum Street Frontage requirements for the applications proposed for PLA 22-20 and MP 22-04**

**ARTICLE X – SUBDIVISION AND PARTITION REQUIREMENTS**

**SECTION 1005. STREETS.**

- A. General Requirements. Except for private streets within Planned Unit Developments approved pursuant to Section 1200 of the Columbia County Zoning Ordinance, no subdivision or partition shall be approved unless the development has at least 50 feet of frontage on an existing public street and otherwise complies with County Road Standards and Specifications in effect at the time of development or with a more restrictive provision of an applicable Urban Growth Area Management Agreement. (emphasis added)

**Discussion**

The applications proposed for PLA 22-20 and MP 22-04 are exempt from the CCSP0’s minimum 50 feet of public street frontage in Article I Section 1005.A. These existing and new parcels are authorized to have these minimum frontage on Miloris Way, a private road which can serve up to 11 new residential lots pursuant to of Board Order 76-2003.

Finding 17 of the June 10, 2022 Staff Report (Attachment 3) explained that the County Public Works' Engineering Technician I submitted comments that that they had no objections of MP 22-04 and PLA 22-20, provided that the applicant obtains road access permits prior to any site development; the Miloris Way turnaround was not mentioned. Similarly, under the Comments Section of the June 10, 2022 Staff Report, showed that Fire Marshall for Columbia River Fire and Rescue (CRF&R) did not submit any comments to Land Development Services. Without any documentation from the County Public Works Department or CRF&R stating that Miloris Way has any deficiencies to its surface or foundations and is not in compliance with the minimum private road standards and specifications of the current County Road Standards Ordinance, Staff found that the proposals presented for PLA 22-20 and MP 22-04 complied with the Subdivision and Partition requirements in Article X Section 1005.A of the CCSP0.

The Appellants’ Appeal of PLA 22-20 and MP 22-04 also brings in to question whether or not Miloris Way’s existing gravel turnaround complies with the minimum requirements for Fire Service Turnarounds in Part II (C) of the County Road Standards Ordinance referred to in Article X Section 1005.A of the CCSP0.

Mike Russell, Director of County Public Works’ comment dated December 13, 2022 (Attachment 8) identifies the following concerns related to PLA 22-20 and MP 22-04.

*“It is Public Works desire that there be an adequate paved turnaround for fire apparatus at the end of Miloris Way consistent with previous development requirements.*

*It is my understanding that the initial paved turnaround next to a garage is insufficient for use by a fire truck and therefore a new turnaround was constructed. The new turnaround has not been paved and remains gravel. The new turnaround is obviously constructed for the purpose of a fire turnaround as it is signed as such. Public Works desires that the developer meet the original intent of previous requirements and pave this turnaround.*

*Public Works staff have inspected the site and determined that the new turnaround is adequate as constructed but needs to be prepared and paved to be finalized.”*

Because Miloris Way is an established *private* road, all responsibilities for its maintenance, upkeep and repair are borne by the property owners who use Miloris Way according to the terms of the recorded *Miloris Way Roadway, Utility and Maintenance Agreements*. These private agreements between all affected property owners also describe authorized uses of this private roadway for which the county has no enforcement responsibility or obligations.

The Appellants’ concern regarding the described relocation of Miloris Way’s turnaround was identified as Condition 3.b of PLA 22-20 and MP 22-04. That condition requires the Final Plat to contain the *“The location, dimensions and purpose of any recorded easements.”* (Attachment 3).

**Finding 3:** The County Public Works’ 12/13/2022 concerns that the existing Miloris Way fire service turnaround *“is adequate but needs to be prepared and paved to be finalized”*, support the Appellants’ assertions for PLA 22-20 and MP 22-04. Staff finds that requiring the applicants to install these improvements which shall be approved by the County Public Works Department prior to final partition approval, will ensure that PLA 22-20 and MP 22-04 comply with the minimum turnaround requirements in Part II (C) of the County Road Standards Ordinance. Consequently, Staff recommends that the Board of Commissioners add one new Condition, Condition 5 (D) to PLA 22-20 and MP 22-04’s Final Order to ensure compliance with Article X Section 1005.A of the CCSPO as follows:

5. The following shall be submitted to Land Development Services before final partition approval:

D. The applicants shall submit written documentation to Land Development Services confirming that the County Public Works Department and Columbia River Fire & Rescue have inspected and approved the Miloris Way fire service turnaround to the minimum applicable provisions of Part II (C) of the County Road Standards Ordinance.

No other comments were received by the date of this Staff Report, December 14, 2022.

## CONCLUSION AND RECOMMENDATION

Based upon the December 14, 2022 Planning Staff Report's research, analysis and evaluations of the Appellant's Point of Issue identified in the APPEAL of the Planning Director's Final Decision of **PLA 22-20 and MP 22-04**, Staff recommends the Board of Commissioners **UPHOLD** the original Planning Director's approval of the applicants' request for a Property Line Adjustment and a 2 Parcel Partition of the subject RR-2 property, subject to the original Conditions of Approval identified in the Planning Director's June 27, 2022 Final Order with the addition of Condition 5(D) that will require Miloris Way's fire service turnaround to be improved to the minimum standards of Part II (C) of the Columbia County Road Standards Ordinance.

### Attachments:

- Attachment 1 Property Owner's Waiver of 150 Day Rule in ORS 215.427(1)
- Attachment 2 January 31, 2022 Affidavit of Mailing of the Notifications of the applications submitted for PLA 22-20 and MP 22-04
- Attachment 3 June 27, 2022 Affidavit of Mailing of Planning Staff's June 10, 2022 Staff Report including Attachments and Appeal Information for Final Order PLA 22-20 and MP 22-04
- Attachment 4 July 6, 2022 James and Paulette Lichatowich's APPEAL (with fee) of the Planning Director's Final Decision for PLA 22-20 and MP 22-04 including Board's Final Order No. 76-2003 titled "*Modification of Columbia County Road Standards and a Minor Partition to create an 8th 2-acre Lot with Access onto Miloris Way*"
- Attachment 5 December 3, 2004 MEMO from Dave Hill, County Public Works Director.
- Attachment 6 November 22, 2022 Notifications of the Board of Commissioners 12/21/2022 Public Hearing for PLA 22-20 and MP 22-04
- Attachment 7 October 18, 2022 Comments from Joel D. Kalberer of Weatherford Thompson
- Attachment 8 December 13, 2022 Comments from Mike Russell, Columbia County Public Works Director

cc: Peter Seaders, MSS Engineering [Peter@mssengineering.com](mailto:Peter@mssengineering.com)  
Joel D. Kalberer, Weatherford Thompson Attorneys at Law [jdk@wtlegal.com](mailto:jdk@wtlegal.com)  
Tad Pederson, Fire Marshall Columbia River Fire & Rescue [pedersenr@crfr.com](mailto:pedersenr@crfr.com)  
Mike Russell, County Public Works Department [michael.russell@columbiacountyor.gov](mailto:michael.russell@columbiacountyor.gov)

**COLUMBIA COUNTY  
LAND DEVELOPMENT SERVICES**

COURTHOUSE  
ST. HELENS, OREGON 97051  
PHONE (503) 397-1501



**WAIVER OF 120 AND 150 DAY RULE**

The undersigned hereby waives the requirement in ORS 215.427(1) that Columbia County must take final action on the application described below within 120 days (*inside urban growth boundary*) or 150 days (*all other applications*) of the application being deemed complete.

File Number: PLA - 22 - 20 & MP 22 - 04

Applicant Name(s) *please print*: MSS Engineering

Date Application Deemed Complete: 1-26-22

Tax Account Number: 15646

Purpose: Property Line Adjustment & Partitioning

Signed:  Date Signed: 7-20-22  
Applicant Signature

Signed: \_\_\_\_\_ Date Signed: \_\_\_\_\_  
Applicant Signature

Signed: \_\_\_\_\_ Date Signed: \_\_\_\_\_  
Applicant Signature

ORS 215.427 provides that, outside Urban Growth Boundaries (UGBs), the governing body of a county or its designate shall take final action on an application for a permit, limited land use decision or zone change, including resolution of all appeals, within 150 days after the application is deemed complete. Land use decisions within UGBs must be completed, including resolution of





**Tax Account: 5128-CA-04002 & 5128-CA-04600**  
**Case No.: MP 22-04 & PLA 22-20**  
**Applicant: Voris Probst**  
**Application: Partition & Property Line Adjustment**  
**Zone: RR-2**

**Affidavit of Mailing**

I, Kay Clay, being first duly sworn, depose and say, I am the Planning Secretary for Columbia County, and in that capacity I prepared the following mailing(s) and delivered the document(s) referenced therein:

On January 31 2022 I mailed MSS Engineering, Voris Probst and David White the following:

The deemed complete letter dated January 25, 2022

A copy of the surrounding property owners notice dated January 31,2022

Site card mailed to Voris Probst only

On January 31, 2022 I mailed the following information to the surrounding property owners (pursuant to ORS 197.763(2)(a)):

A copy of the surrounding property owners notice.

A surrounding property map.

On January 31, 2022 I e-mailed the following to CFRF, CRPUD, Columbia City, Building Official, Public Works, Sanitarian, Surveyor and Assessor

A referral and Acknowledgement form.

A copy of the application packet

On January 31, 2022 I mailed the following to the Miloris Water District, St Helens CPAC:

A referral and Acknowledgement form.

A copy of the application packet

Dated this 31<sup>st</sup> day of January 2022.

  
\_\_\_\_\_  
Kay Clay, Planning Secretary

**COLUMBIA COUNTY**  
Land Development Services



ST. HELENS, OR 97051

230 Strand St.  
Direct (503) 397-1501  
www.co.columbia.or.us

January 25, 2022

MSS Engineering  
215 NW 4<sup>th</sup> St  
Corvallis OR 97330

Voris Probst  
Mildred C Probst Trust  
52490 SE 2<sup>nd</sup> St Suite 200  
Scappoose, OR 97056

David White  
36370 Miloris Way  
Columbia City OR  
97018

**RE: Minor Partition and Property Line Adjustment Applications**

**File No.:** MP 22-04 & PLA 22-20  
**Map/Taxlot:** 5128-CA-04002 & 5128-CA-04600  
**Tax Account:** 15646  
**Site Address:** TBD  
**Zone:** RR-2

To whom it may Concern:

This department has conducted a preliminary review of your land use applications as described above, and has determined the following:

Your application are deemed **COMPLETE** as of the date of this letter. They will be processed administratively by staff with notice sent to neighboring property owners and applicable affected agencies. You will be mailed the decision and a copy of the staff report for the application once review is complete.

If you have any questions or concerns regarding your application, please contact your project planner, Deborah Jacob, at (503) 397-7260.

**Land Development Services**

Robert Wheeldon  
Planning Manager

cc: File



**MP**

**22-04**



**PLA**

**22-20**



**LAND DEVELOPMENT SERVICES**

*Planning Division*  
COURTHOUSE  
ST. HELENS, OREGON 97051  
(503) 397-1501

January 31, 2022

**ADMINISTRATIVE NOTICE**  
**Property Line Adjustment & Minor Partition**  
**Tax Account Number: 5128-CA-04002 & 5128-CA-4600**  
**PLA 22-20 & MP 22-04**

**NOTICE IS HEREBY GIVEN that MSS Engineering on behalf of David & Phillis White, has submitted an application for a property line adjustment and a minor partition. The subject property is zoned for rural residential (RR-2) uses and associated with Tax Map ID Nos. 5128-CA-04002 & 5128-CA-4600. The subject property is 37 acres and is located off Miloris Way.**

The Columbia County Zoning Ordinance (CCZO) permits the Planning Director to make a decision for the above application. The criteria to be used for notification of the request will be found in the following, but not limited to these documents and laws, as revised from time to time, Columbia County Zoning Ordinance Sections 1601 and 1609. The specific criteria applicable to this request are listed and evaluated in the staff report.

If no one requests a review within 10 days, by the Planning Commission and submits the \$250.00 fee, the Director will determine if the application meets the necessary criteria in the Columbia County Zoning Ordinance, and if so may approve the request.

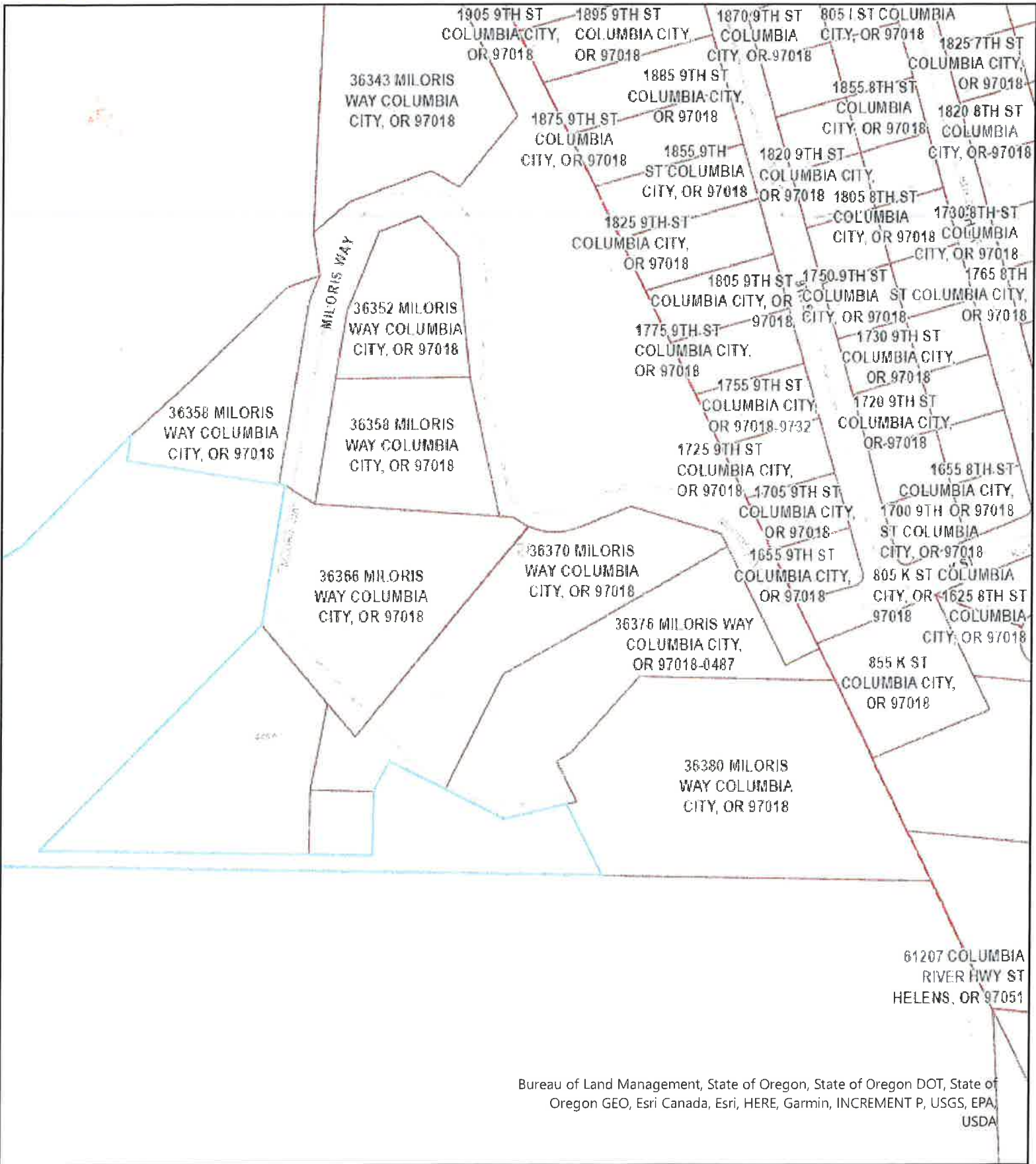
If you have any concerns or questions please contact the project planner.

Project Planner: Deborah Jacob  
Telephone: 503.397.7260  
Email: [Deborah.Jacob@columbiacountyor.gov](mailto:Deborah.Jacob@columbiacountyor.gov)

CC: MSS Engineering  
David & Phyllis White



# Columbia County Web Map



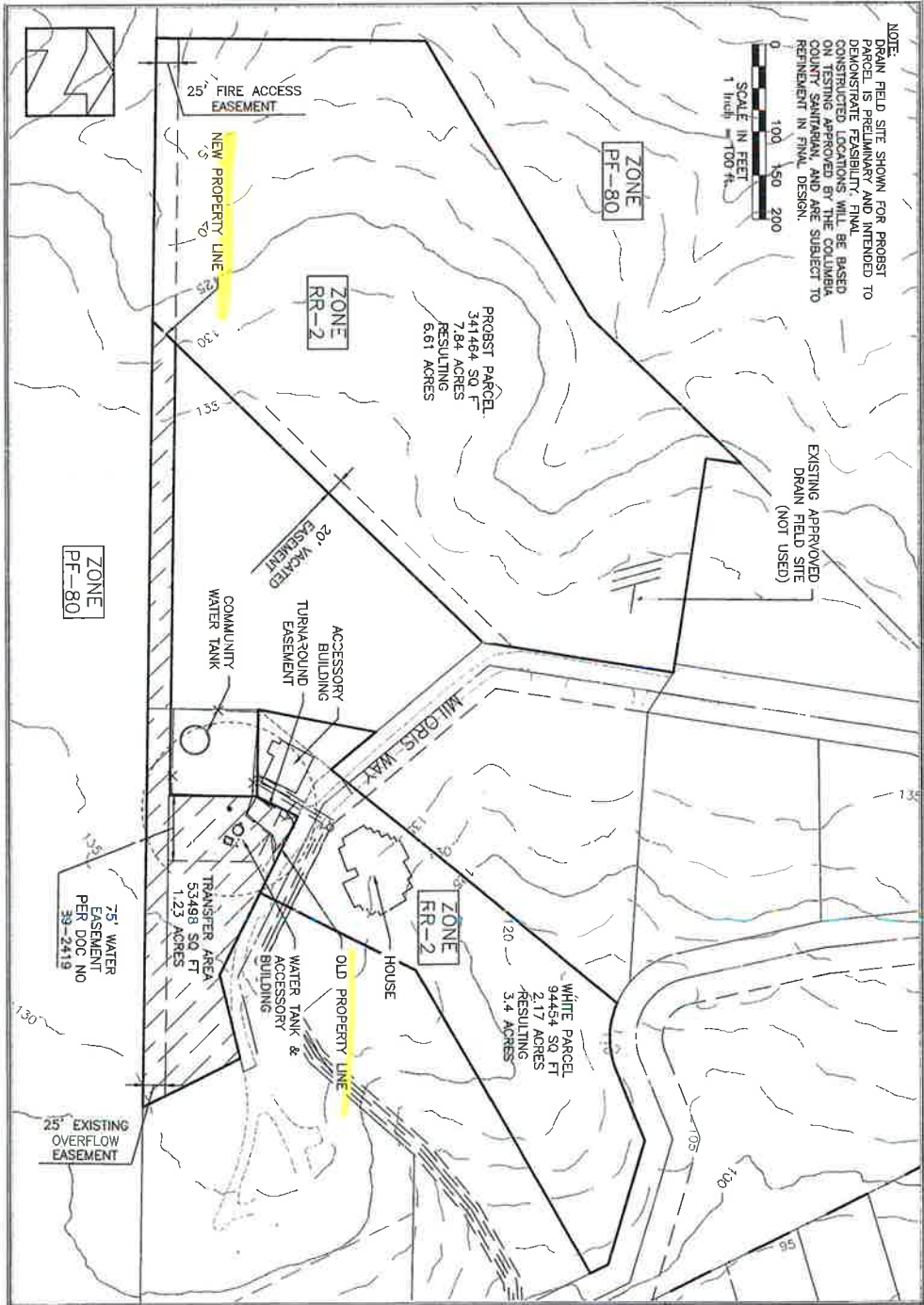
Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

1/31/2022 9:42 AM

Scale bar: 0 to 200 ft



NOTE:  
 DRAIN FIELD SITE SHOWN FOR PROBST PARCEL IS PRELIMINARY AND INTENDED TO DEMONSTRATE FEASIBILITY. FINAL CONSTRUCTED LAYOUTS WILL BE BASED ON STUDY PROVIDED BY THE COLLIER, COUNTY SANITARIAN, AND ARE SUBJECT TO REFINEMENT IN FINAL DESIGN.

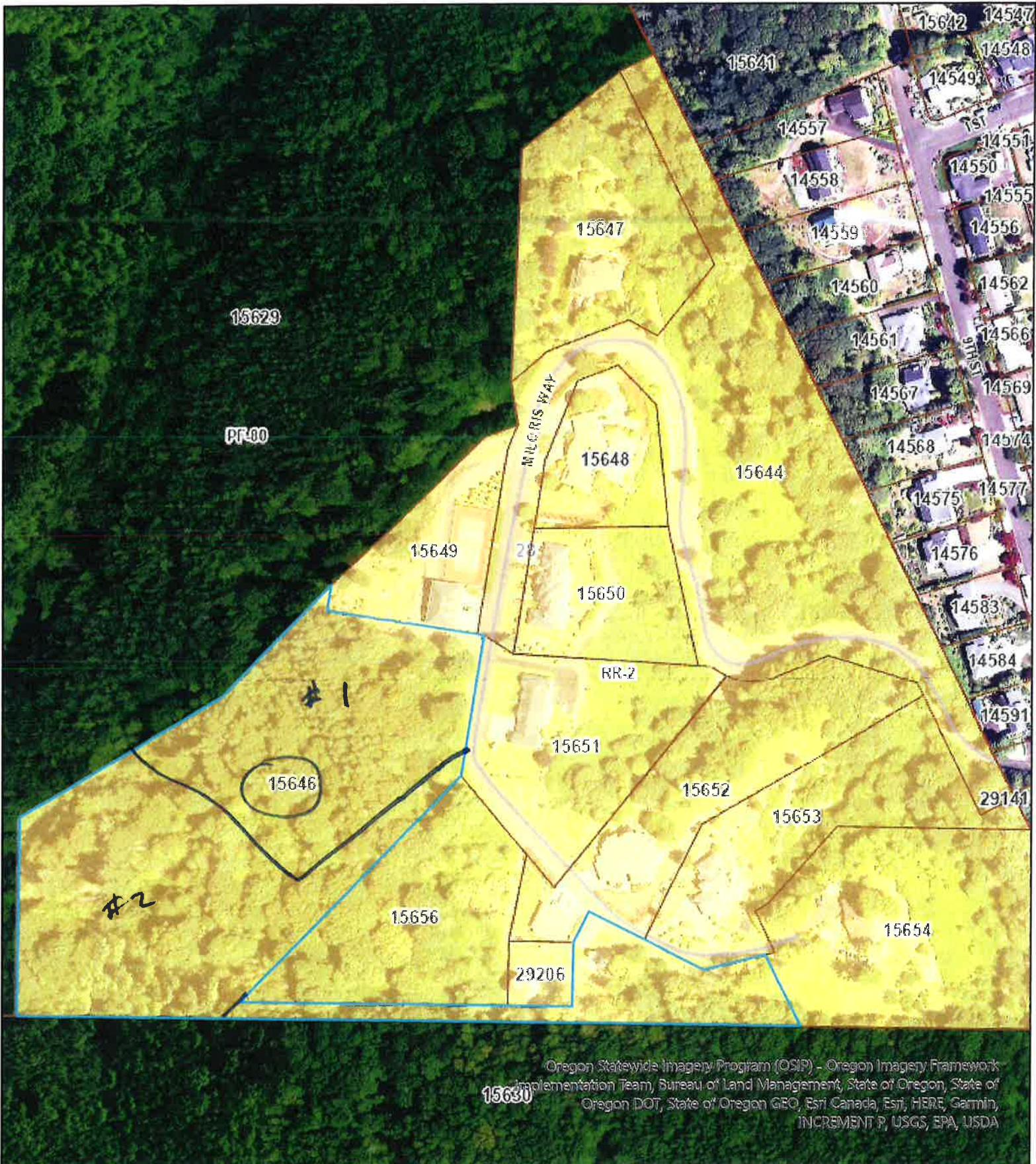


<p><b>MSS INC</b>          ENGINEERING CONSULTANTS          AND PLANNERS          215 NW 4th STREET          CORVALLIS, OR 97330          (541) 766-1300 FAX:(541) 753-5955</p>	<p><b>MILORIS ESTATES DEVELOPMENT</b>          COLUMBIA CITY, OREGON</p> <p><b>PROBST PLA EXHIBIT</b></p> <p>MILORIS WAY</p>	<p><b>PROBST REV LIVING TRUST</b>          22812 HOSKINS RD          PHILMATH, OREGON          971-760-4881</p>
		<p>PLA-1          OF 1 SHEETS</p>





# MP 22-04 Aerial and RR-2 Zoning



Oregon Statewide Imagery Program (OSIP) - Oregon Imagery Framework  
 Implementation Team, Bureau of Land Management, State of Oregon, State of  
 Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin,  
 INCREMENT P, USGS, EPA, USDA

12/17/2021 3:45 PM

0 20 40 60 80 100 120 140 160 180 200 ft



**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



<p>RIGDON OLLIE LEROY &amp; SHERDEN SUE  PO BOX 428  COLUMBIA CITY, OR 97018</p>	<p>WHITE DAVID W &amp; PHYLLIS A  36370 MILORIS WAY  COLUMBIA CITY, OR 97018</p>	<p>PARKER SCOTT T &amp; GAIL  36352 MILORIS  COLUMBIA CITY, OR 97018</p>
<p>JACKSON ROBERT K FAMILY TRUST  PO BOX 250  COLUMBIA CITY, OR 97018</p>	<p>MILLER TRUST  33419 SLAVENS RD  WARREN, OR 97053</p>	<p>PROBST VORIS D &amp; MILDRED C REV LIV TRUST  22815 HOSKINS RD  PHILOMATH, OR 97370</p>
<p>PROBST VORIS D &amp; MILDRED C REV LIV TRUST  22815 HOSKINS RD  PHILOMATH, OR 97370</p>	<p>JACKSON FAMILY TRUST  PO BOX 250  COLUMBIA CITY, OR 97018</p>	<p>WESTRICK BRADLEY &amp; MELANIE  36380 MILORIS WAY  COLUMBIA CITY, OR 97018</p>
<p>MAISACK GARY E  36376 MILORIS WAY #BOX 523  COLUMBIA CITY, OR 97018</p>	<p>WEYERHAEUSER COMPANY  220 OCCIDENTAL AVE S  SEATTLE, WA 98104</p>	<p>COLUMBIA CITY  PO BOX 189  COLUMBIA CITY, OR 97018</p>
<p>PROBST VORIS D &amp; MILDRED C REV LIV TRUST  22815 HOSKINS RD  PHILOMATH, OR 97370</p>		

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Print using Adobe® Reader®'s "Actual size" setting

RIGDON OLLIE LEROY & SHERDEN SUE PO BOX 428 COLUMBIA CITY, OR 97018	WHEELER CHARLES M & HOEGEMAN WHE DONNA C 1775 9TH ST COLUMBIA CITY, OR 97018	WHITE DAVID W & PHYLLIS A 36370 MILORIS WAY COLUMBIA CITY, OR 97018
JACKSON ROBERT K FAMILY TRUST PO BOX 250 COLUMBIA CITY, OR 97018	MILLER TRUST 33419 SLAVENS RD WARREN, OR 97053	MENDENHALL S L & WILLIAMS-MENDENHALL C L 1655 9TH ST COLUMBIA CITY, OR 97018
PROBST VORIS D & MILDRED C REV LIV TRUST 22815 HOSKINS RD PHILOMATH, OR 97370	DECHANT PETER O & JULIANNE M 1755 9TH ST COLUMBIA CITY, OR 97018-9732	PROBST VORIS D & MILDRED C REV LIV TRUST 22815 HOSKINS RD PHILOMATH, OR 97370
JENSEN DON & ROSWITHA REVOCABLE LIV TRT 1705 9TH ST COLUMBIA CITY, OR 97018	CITY OF COLUMBIA CITY PO BOX 189 COLUMBIA CITY, OR 97018	QUICK RONALD M & CONNIE S 1725 9TH ST COLUMBIA CITY, OR 97018
WESTRICK BRADLEY & MELANIE 36380 MILORIS WAY COLUMBIA CITY, OR 97018	MAISACK GARY E 36376 MILORIS WAY #BOX 523 COLUMBIA CITY, OR 97018	WEYERHAEUSER COMPANY 220 OCCIDENTAL AVE S SEATTLE, WA 98104
COLUMBIA CITY PO BOX 189 COLUMBIA CITY, OR 97018	Scott Parker 36352 Miloris Way Columbia City	

January 31, 2022

**REFERRAL AND ACKNOWLEDGMENT**

**Responding Agency:**

**NOTICE IS HEREBY GIVEN NOTICE IS HEREBY GIVEN that MSS Engineering on behalf of David & Phillis White and Mildred Probst Estate, has submitted an application for a property line adjustment and a minor partition. The subject property is zoned for rural residential (RR-2) uses and associated with Tax Map ID Nos. 5128-CA-04002 & 5128-CA-4600. The subject property is 37 acres and is located off Miloris Way. MP 22-04 and PLA 22-20**

**THIS APPLICATION IS FOR:** (X) Administrative Review; ( ) Planning Commission, Hearing Date:

**PLEASE RETURN BY: February 10, 2022**

**Planner: Deborah Jacob**

The enclosed application is being referred to you for your information and comment. Your recommendation and suggestions will be used by the County Planning Department and/or the Columbia County Planning Commission in arriving at a decision. Your prompt reply will help us to process this application and will ensure the inclusion of your recommendations in the staff report. Please comment below.

1. \_\_\_\_\_ We have reviewed the enclosed application and have no objection to its approval as submitted.
2. \_\_\_\_\_ Please see attached letter or notes below for our comments.
3. \_\_\_\_\_ We are considering the proposal further, and will have comments to you by \_\_\_\_\_.
4. \_\_\_\_\_ Our board must meet to consider this; we will return their comments to you by \_\_\_\_\_.
5. \_\_\_\_\_ Please contact our office so we may discuss this.
6. \_\_\_\_\_ We recommend denial of the application, for the reasons below:

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_

Signed: \_\_\_\_\_ Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_ Date: \_\_\_\_\_

COLUMBIA COUNTY  
LAND DEVELOPMENT SERVICES  
Planning Division  
COURTHOUSE  
ST. HELENS, OREGON 97051  
Phone: (503) 397-1501 Fax: (503) 366-3902

January 31, 2022

To:

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Title: \_\_\_\_\_ Date: \_\_\_\_\_

January 31, 2022

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PLEASE RETURN BY: **February 10, 2022**

Planner: **Deborah Jacob**

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1. \_\_\_\_\_ We have reviewed the enclosed application and have no objection to its approval as submitted.
2. \_\_\_\_\_ Please see attached letter or notes below for our comments.
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4. \_\_\_\_\_ Our board must meet to consider this; we will return their comments to you by \_\_\_\_\_.
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6. \_\_\_\_\_ We recommend denial of the application, for the reasons below:

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_

Signed: \_\_\_\_\_ Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_ Date: \_\_\_\_\_



COLUMBIA COUNTY  
LAND DEVELOPMENT SERVICES  
COUNTY COURTHOUSE, 230 STRAND, ST. HELENS, OREGON 97051  
PHONE (503) 397-1501 FAX (503) 366-3902

PLA 22-20  
8615

### PROPERTY LINE ADJUSTMENT (PLA)

APPLICANT: Name: MSS Engineering, Linsey Godwin  
Address: 215 NW 4th Street, Corvallis, Oregon 97330  
Phone No. Home: see work No. Work: 541-753-1320  
Email: linseyg@mssengineering.com

**NOTES:**

1. Please attach plot plans showing all development (houses, barns, driveways, septic systems, wells, etc.) on both parcels, with measured distances to all existing and proposed lot lines.
2. Attach deeds with legal descriptions of all the parcels to be property-line adjusted.
3. ORS 92.060 requires that a survey of the new line be prepared and filed with the County Surveyor. (Provide County Survey Number \_\_\_\_\_.)
4. To complete the process a legal transfer of property takes place; usually this is done by recording a deed at the County Clerk's Office. (Provide County Clerk's Instrument Recording Number \_\_\_\_\_.)

LOCATION OR ADDRESS OF PARCELS: MTL 5128-CA-4002 and 36370 MILORIS WAY  
(5128-CA-04600)

**PARCEL BEING REDUCED IN SIZE:**

Tax account number: 15646, "Parcel 2" of PP 2020-10 5128-CA-04600  
Co. Clerk Recording Ref. Number: Bk. N/A Pg. N/A of F- N/A  
Reduced from 7.84 acres to 6.61 acres. Zoning: RR-2

**PARCEL BEING ENLARGED:**

Tax account number: 15652 "P.P. NO. 2001-28 Parcel 2" on PP 2005-01 5128-CA-04600  
Co. Clerk Recording Ref. Number: Bk. N/A Pg. N/A of F- N/A  
Enlarged from 2.17 acres to 3.4 acres. Zoning: RR-2

**PREVIOUS ACTIONS ON EITHER PARCEL: (File No., name, etc.)**

Tax Lot 4600 created as Parcel 2 on PP 2001-28 (192-MP 02-04) then adjusted by property  
line adjustment 192-PLA 06-09.  
Tax Lot 4002 created as Parcel 2 of PP 2020-10 (192-19-000242-PLNG)

**FINDINGS:**

- 1. (a) No parcel will be reduced below the minimum required by the Zoning Ordinance, OR,  
 (b) Any lots to be reduced by this PLA were already undersized before this action.
- 2. No new parcels or lots will be created by this action.
- 3. This PLA will not violate any provision of the Columbia County Comprehensive Plan, Columbia County Zoning Ordinance Subdivision and Partitioning Ordinance, nor any known provision of Oregon Revised Statutes or Oregon Administrative Rules.

**APPLICANT - CERTIFICATION:** Applicant certifies that all parcels involved in this Property Line Adjustment were, to his/her/their knowledge, legally created prior to this action, and that the following owners of all parcels have agreed to this action.

- 1. Name (printed): Brad Probst Signature: *Brad Probst Trustee*  
 Address: 22815 Hoskins Rd Philomath OR Date: 9-1-21
- 2. Name (printed): \_\_\_\_\_ Signature: \_\_\_\_\_  
 Address: \_\_\_\_\_ Date: \_\_\_\_\_
- 3. Name (printed): \_\_\_\_\_ Signature: \_\_\_\_\_  
 Address: \_\_\_\_\_ Date: \_\_\_\_\_
- 4. Name (printed): \_\_\_\_\_ Signature: \_\_\_\_\_  
 Address: \_\_\_\_\_ Date: \_\_\_\_\_

**COLUMBIA COUNTY LAND DEVELOPMENT SERVICES - CERTIFICATION:** Columbia County Land Development Services Department certifies that a records search has been conducted and there are, to their knowledge, no pending actions, zoning or partitioning irregularities, complaints, or any other land use reasons which would invalidate this Property Line Adjustment.

Tentative Approval  
 Of Concept: \_\_\_\_\_ Date: \_\_\_\_\_  
 Sanitarian Approval: \_\_\_\_\_ Date: \_\_\_\_\_  
 Applicant must provide: Columbia County Clerk Recording Number: \_\_\_\_\_  
 Columbia County Survey Number: \_\_\_\_\_  
 Final Approval: \_\_\_\_\_ Date: \_\_\_\_\_

+++++  
 Staff Use Only

Receipt No. \_\_\_\_\_ Received By: \_\_\_\_\_ Date: \_\_\_\_\_

**FINDINGS:**

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(b) Any lots to be reduced by this PLA were already undersized before this action.
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**APPLICANT - CERTIFICATION:** Applicant certifies that all parcels involved in this Property Line Adjustment were, to his/her/their knowledge, legally created prior to this action, and that the following owners of all parcels have agreed to this action.

- 1. Name (printed): DAVID W. WHITE Signature: *David W. White*  
Address: 36370 Mitoris Way Columbia City, OR 97018 Date: Sept 2, 2021
- 2. Name (printed): Phyllis A. White Signature: *Phyllis A. White*  
Address: 36370 Mitoris Way Date: Dec 13, 2021
- 3. Name (printed): \_\_\_\_\_ Signature: \_\_\_\_\_  
Address: \_\_\_\_\_ Date: \_\_\_\_\_
- 4. Name (printed): \_\_\_\_\_ Signature: \_\_\_\_\_  
Address: \_\_\_\_\_ Date: \_\_\_\_\_

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Columbia County Survey Number: \_\_\_\_\_  
Final Approval: \_\_\_\_\_ Date: \_\_\_\_\_

+++++  
**Staff Use Only**

Receipt No. \_\_\_\_\_ Received By: \_\_\_\_\_ Date: \_\_\_\_\_

+++++  
S:\Planning Division\FORMS\Application Forms\Property Line Adjustment Application 2018

**FINDINGS:**

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 (b) Any lots to be reduced by this PLA were already undersized before this action.
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1. Name (printed): Alana Probst Signature: [Signature]  
 Address: \_\_\_\_\_ Date: 9/13/21

2. Name (printed): \_\_\_\_\_ Signature: \_\_\_\_\_  
 Address: \_\_\_\_\_ Date: \_\_\_\_\_

3. Name (printed): \_\_\_\_\_ Signature: \_\_\_\_\_  
 Address: \_\_\_\_\_ Date: \_\_\_\_\_

4. Name (printed): \_\_\_\_\_ Signature: \_\_\_\_\_  
 Address: \_\_\_\_\_ Date: \_\_\_\_\_

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Tentative Approval  
 Of Concept: \_\_\_\_\_ Date: \_\_\_\_\_  
 Sanitarian Approval: \_\_\_\_\_ Date: \_\_\_\_\_  
**Applicant must provide: Columbia County Clerk Recording Number:** \_\_\_\_\_  
**Columbia County Survey Number:** \_\_\_\_\_  
 Final Approval: \_\_\_\_\_ Date: \_\_\_\_\_

\*\*\*\*\*  
**Staff Use Only**

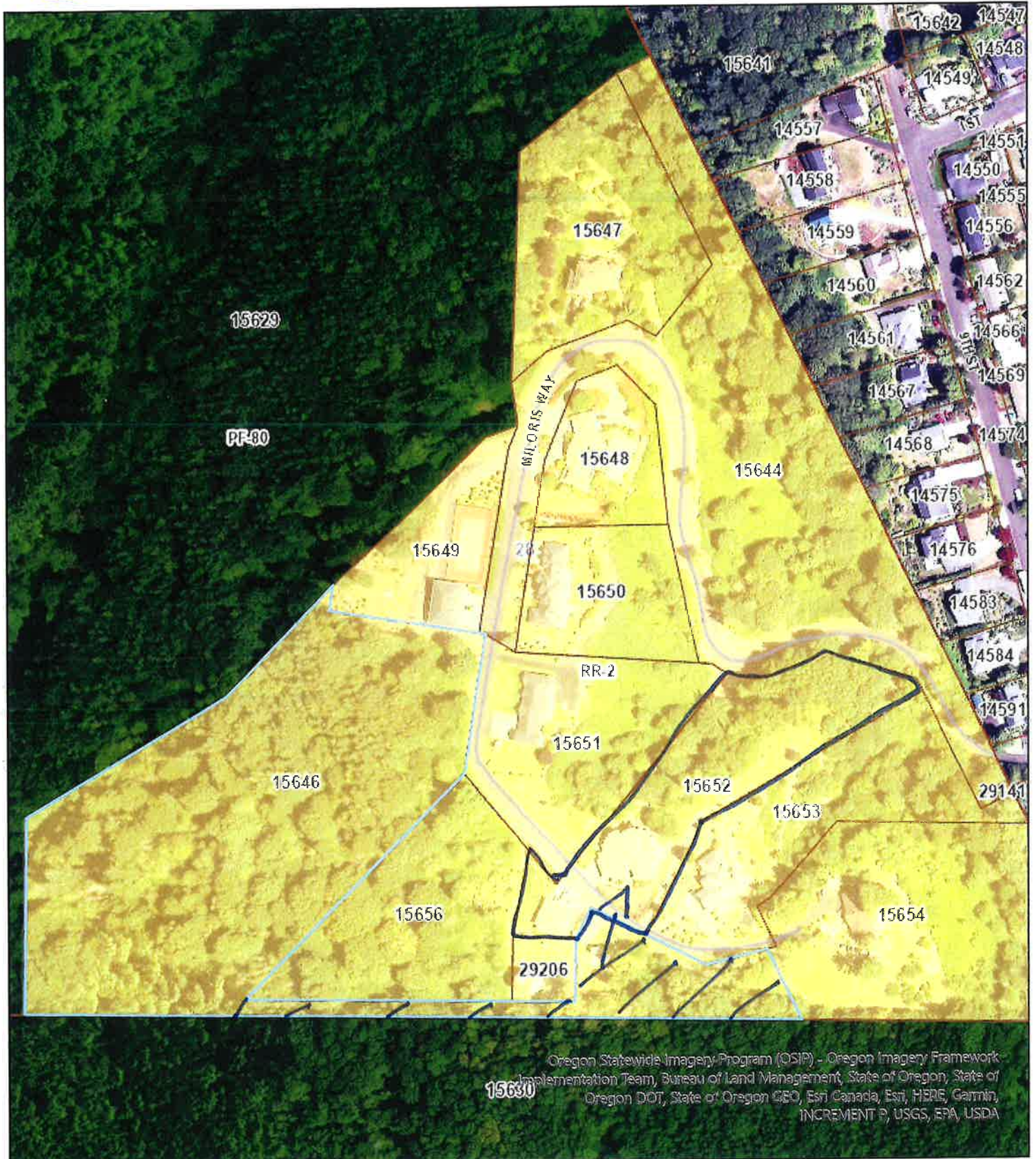
Receipt No. \_\_\_\_\_ Received By: \_\_\_\_\_ Date: \_\_\_\_\_

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# LA 22-20 & MP 22-04 Aerial an RR-2 Zoning



Oregon Statewide Imagery Program (OSIP) - Oregon Imagery Framework  
 Implementation Team, Bureau of Land Management, State of Oregon, State of  
 Oregon DOT, State of Oregon GEO, Esri, Canada, Esri, HERE, Garmin,  
 INCREMENT P, USGS, EPA, USDA

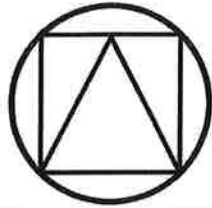
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0 50 100 150 200 ft



**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





December 17, 2021

To: Land Development Services  
County Courthouse  
230 Strand  
St. Helens, OR 97051

From: MSS Engineering  
215 NW 4th St  
Corvallis, OR 97330  
541-753-1320

**Probst Miloris Way Property Line Adjustment and Partition  
Planning Narrative**

**EXHIBITS**

PLA 1 – PROPERTY LINE ADJUSTMENT (PLA) EXHIBIT

PP-1 – PRELIMINARY PARTITION PLAT

PRELIMINARY STORMWATER REPORT

Table of Contents

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## I. PROJECT SUMMARY

The proposal involves the concurrent review of a property line adjustment and a partition. The property line adjustment will transfer approximately 1.23 acres from map and tax lot number 5128-CA-04002, no assigned address owned by the Voris D & Mildred C Probst Revocable Living Trust (Probst Parcel) to map and tax lot number 5128-CA-04600, 36370 Miloris Way, Columbia City owned by David and Phyllis White (White Parcel). As a result of this property line adjustment, the White Parcel will be 3.4 acres and the Probst Parcel will be 6.61 acres. The resulting configurations of the property line adjustment are shown on the Probst PLA Exhibit (PLA-1).

After the property line adjustment, the Probst Parcel will be partitioned into two parcels, Parcel 1 will be 3.63 acres and Parcel 2 will be 2.98 acres. The White Parcel is already developed with a house. The two parcels resulting from the partition are vacant and will be intended for future single-family dwelling development. The resulting configurations of all three parcels are shown on the Preliminary Partition Plat (PP-1). The Preliminary Stormwater Report, which includes existing conditions and stormwater improvements plans, is included with the application packet.

## II. PROPERTY LINE ADJUSTMENT NARRATIVE

Columbia County Code Criteria and Analysis

SECTION 212 Property Line Adjustment.

**212. Property lines may be adjusted between legal lots or parcels provided that no lot or parcel conforming to the minimum lot or parcel size requirement of the district is reduced below that minimum lot or parcel size, and any lot or parcel changed by the property line adjustment shall satisfy or not decrease compliance with the minimum width, depth, frontage, yard, and setback requirements of the district.**

*Applicant Response:* The parcel being reduced in size (Probst Parcel) is 7.84 acres and was created as "Parcel 2" of Partition Plat 2020-10, while the parcel being increased in size (White Parcel) is 2.17 acres and was created through a property line adjustment (192-PLA 06-09). Both are legal parcels.

The Section 625 standards referenced above are addressed in further detail below.

**212.1 Lot Line Adjustments may be allowed between undersized lots, or between an undersized lot and a complying lot, in any district provided that the resulting lots satisfy the minimum width, depth, frontage, and yard requirements of the district, and setbacks to existing structures are not reduced by the lot line adjustment below the minimum setback requirements.**

*Applicant Response:* Section 212.1 does not apply, because both parcels comply with the minimum parcel size.

SECTION 625 Standards

**625.1 The minimum lot size for uses permitted under this section shall be 2 acres.**

---

*Applicant Response:* Approximately 1.23 acres will be transferred from the Probst Parcel to the White Parcel, resulting in the Probst Parcel containing 6.61 acres and the White Parcel containing 3.4 acres. Both resulting parcels will be larger than the minimum lot size.

**625.3 The minimum average lot width shall be 100 feet.**

**625.4 The minimum average lot depth shall be 100 feet.**

*Applicant Response:* The White Parcel contains a house and septic system and will be increasing in size. The existing average lot wide and depth will be maintained or increased as a result of the proposed property line adjustment. The Probst Parcel is vacant and as a result of the proposed property line adjustment will be a trapezoid shape of approximately 370 feet by 730 feet. Both resulting parcels will meet the minimum average lot depth and width requirements.

**625.5 Lots or parcels shall conform to the following requirements before a building permit may be issued for construction on the property;**

**A. All lots or parcels legally recorded on or after June 4, 1991 shall have a minimum of 50 feet of usable frontage on a public right-of-way. The entire public right-of-way adjacent to the property shall be improved in accordance with the requirements of the Columbia County Road Standards. In lieu of such improvements, the owner or developer of the lot or parcel may secure a surety bond, or place cash in escrow or trust, to insure that the improvements will be completed according to the procedure outlined in Section 801 of the Columbia County Subdivision and Partitioning Ordinance.**

*Applicant Response:* As approved by the Board per Final Order No. 76-2003, Miloris Way meets the requirements of the Columbia County Road Standards. As a result of the proposed property line adjustment, the White Parcel will maintain approximately 160 feet of frontage along Miloris Way, while the Probst Parcel will maintain approximately 220 feet of frontage along Miloris Way.

**B. All lots or parcels legally recorded before June 4, 1991 shall have a minimum of 50 feet of usable frontage on a public right-of-way or private non-exclusive easement. One-half of the public right-of-way or private non-exclusive easement adjacent to the lot or parcel shall be improved in accordance with the requirements of the Columbia County Road Standards. If the parcel to be developed abuts the end of a private non-exclusive access easement, one-half of the width of the easement shall be improved to current County Road Standards from the property line of the subject parcel to its connection to a public right-of-way. In lieu of such improvements, the owner or developer of the lot or parcel may secure a surety bond, or place cash in escrow or trust, to insure that the improvements will be completed according to the procedure outlined in Section 801 of the Columbia County Subdivision and Partitioning Ordinance. However, in the sole discretion of the Board, in lieu of the improvements or cash or surety bond to secure such improvements, the Board may require the owner or developer of the lot or parcel to put up cash in an amount equivalent to the cost of such improvements dedicated toward the improvement of the entire road rather than just the portion adjacent to the lot or parcel.**

*Applicant Response:* This standard does not apply, because both parcels were created after June 4, 1991.

**625.6 No dwelling shall be constructed closer than 30 feet to a property line. Where the property abuts resource zoning, the setback shall be increased to 50 feet.**

*Applicant Response:* The White Parcel contains a house and accessory structure. As a result of the proposed property line adjustment, the property line will be moved farther away from both buildings. As shown on the Probst PLA Exhibit, there is significant space available for locating a dwelling on the resulting configuration of the Probst Parcel that will meet the required setbacks.

### III. PARTITION NARRATIVE

The following applicant responses are based on the resulting configuration of the Probst Parcel after the property line adjust described above.

#### Columbia County Code Criteria and Analysis

##### SECTION 210 New Lot Division.

**210. It shall be a violation of this ordinance to partition or subdivide land into parcels or lots smaller than the lot or parcel size required in the zoning district, except under the provisions of this ordinance allowing variances from the minimum lot or parcel size provisions.**

**210.1 Any lot, parcel, or tract created by a deed release shall conform to all applicable zoning and subdivision requirements.**

##### SECTION 625 Standards

**625.1 The minimum lot size for uses permitted under this section shall be 2 acres.**

*Applicant Response:* The Probst Parcel will be approximately 6.61 acres after the property line adjustment requested concurrently with this partition application. Parcel 1 will be 3.63 acres and Parcel 2 will be 2.98 acres. The sizes of the proposed parcels are greater than 2 acres. The configurations of Parcel 1 and 2 are shown on the Preliminary Partition Plat.

**625.2 Dwellings permitted under this section must meet all of the following standards:**

- A. be within an existing public or community water district providing adequate domestic water; and**
- B. be approved for an individual subsurface septic system, or be served by a public or community sewer system; and**
- C. have direct access onto a public right-of-way meeting applicable County road standards; and**
- D. be within and can be served by a rural fire protection district.**

*Applicant Response:* The Probst Parcel is served by the Miloris Way Community Water District which is limited to serving 11 dwellings. The dwellings on Parcels 1 and 2 would be dwellings 10 and 11.

Proposed Parcels 1 and 2 will be served by individual subsurface septic systems. Parcel 1 was previously approved for a standard septic system, however, in order to allow a dwelling site location farther from Miloris Way, a new septic feasibility will be obtained in the location shown on the Preliminary Partition Plat. All proposed parcels will have direct access to Miloris Way. Miloris Way qualifies as meeting applicable County road standards as approved by the Board per Final Order No. 76-2003. The Probst Parcel is within and can be served by the Columbia River Fire & Rescue rural fire protection district.

**625.3 The minimum average lot width shall be 100 feet.**

*Applicant Response:* As shown on the Preliminary Partition Plat, both proposed parcels will have a minimum average lot width greater than 100 feet.

**625.4 The minimum average lot depth shall be 100 feet.**

*Applicant Response:* As shown on the Preliminary Partition Plat, both proposed parcels will have a minimum average lot depth greater than 100 feet.

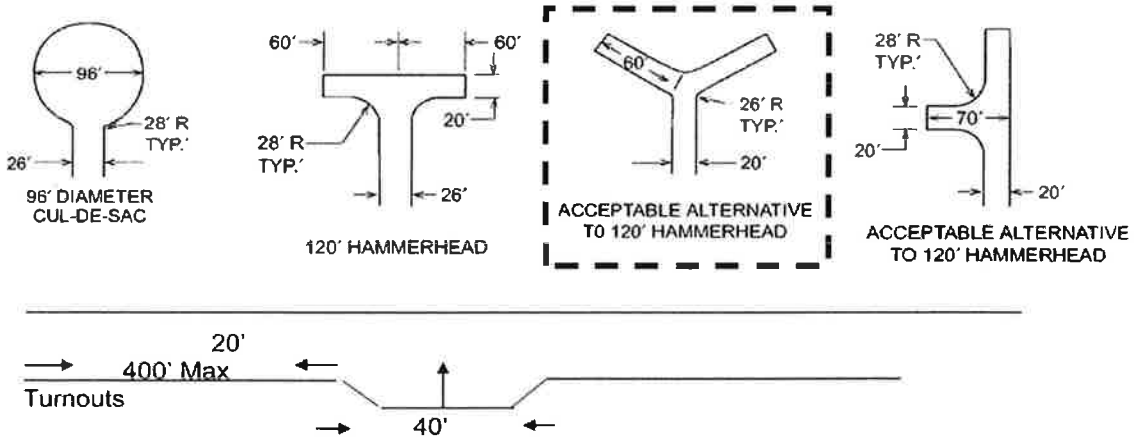
**625.5 Lots or parcels shall conform to the following requirements before a building permit may be issued for construction on the property;**

- A. All lots or parcels legally recorded on or after June 4, 1991 shall have a minimum of 50 feet of usable frontage on a public right-of-way. The entire public right-of-way adjacent to the property shall be improved in accordance with the requirements of the Columbia County Road Standards. In lieu of such improvements, the owner or developer of the lot or parcel may secure a surety bond, or place cash in escrow or trust, to insure that the improvements will be completed according to the procedure outlined in Section 801 of the Columbia County Subdivision and Partitioning Ordinance.**

*Applicant Response:* The Probst Parcel is described as "Parcel 2" on Partition Plat 2020-10, which was recorded as instrument number 2020-10836 (Columbia County Records) on October 19, 2020, which is after June 4, 1991. Concurrently with this partition, the Probst Parcel will be reduced in size through a property line adjustment. This partition narrative is written as though the property line adjustment has already occurred.

As a result of the proposed partition, both parcels will have at least 50 feet of usable frontage on Miloris Way (Parcel 1 will have approx. 169 feet and Parcel 2 will have approx. 51 feet). As approved by the Board per Final Order No. 76-2003, Miloris Way meets the requirements of the Columbia County Road Standards.

**Diagram 1: Turnarounds, cul-de-sacs, and other turnaround configurations**



Both dwelling sites will share a driveway located within the flag of proposed Parcel 2. The proposed flag of Parcel 2 is 30 feet wide with at least 50 feet of frontage along Miloris Way. A 30-foot-wide reciprocal access and utility easement and road maintenance agreement will be recorded as part of this partition. According to the Columbia County Fire Services Fire Apparatus Access Roads & Driveways Standard document, a “driveway”<sup>1</sup> with a 12-foot-wide fire road surface within a 20-foot right of way can be used to serve two private dwellings. The proposed shared driveway is dead-end and more than 150 feet long, which requires a turnaround, such as a hammerhead. An “Acceptable Alternative to the 120’ Hammerhead” (See Diagram 1 on Page 5 copied from section 5.4 in the above referenced document) is shown on the Preliminary Partition Plat.

A 20-foot access easement along the eastern property line of proposed Parcel 2 will be vacated and will be replaced by the 30-foot easement. There is also an existing 25-foot easement along the southern property line of proposed Parcel 2 that provides access for fire protection and maintenance to the benefit of the Miloris Water Association.

- B. All lots or parcels legally recorded before June 4, 1991 shall have a minimum of 50 feet of usable frontage on a public right-of-way or private non-exclusive easement. One-half of the public right-of-way or private non-exclusive easement adjacent to the lot or parcel shall be improved in accordance with the requirements of the Columbia County Road Standards. If the parcel to be developed abuts the end of a private non-exclusive access easement, one-half of the width of the easement shall be improved to current County Road Standards from the property line of the subject parcel to its connection to a public right-of-way. In lieu of such improvements, the owner or developer of the lot or parcel may secure a surety bond, or place cash in escrow or trust, to insure that the improvements will be completed according to the**

<sup>1</sup> 5.1 Definitions “Driveway” means “All driveways will require a 12’ wide firm, uniform all weather road surface with a clear and unobstructed 20’ right of way. Can be used when there are “not” more than two (2) Group R, Division 3 (private dwellings) served.”

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procedure outlined in Section 801 of the Columbia County Subdivision and Partitioning Ordinance. However, in the sole discretion of the Board, in lieu of the improvements or cash or surety bond to secure such improvements, the Board may require the owner or developer of the lot or parcel to put up cash in an amount equivalent to the cost of such improvements dedicated toward the improvement of the entire road rather than just the portion adjacent to the lot or parcel.

*Applicant Response:* This standard does not apply, because the parent parcel was created after June 4, 1991.

**625.6 No dwelling shall be constructed closer than 30 feet to a property line. Where the property abuts resource zoning, the setback shall be increased to 50 feet.**

*Applicant Response:* As shown on the Preliminary Partition Plat, the proposed dwelling sites are located more than 50 feet from the property lines that abut the resource zone to the west and south and are at least 30 feet from all other property lines.

#### SECTION 1003.

##### **A. Lot Improvements.**

**(1) Lot Arrangement.** The lot arrangement shall be such that there will be no foreseeable difficulties, for reason of topography or other conditions, in securing building permits to build on all lots in compliance with the Zoning Ordinance.

*Applicant Response:* The subject property contains no foreseeable difficulties for placement of future dwellings or other structures.

Proposed Parcel 1: The slopes of proposed Parcel 1 range from 6 to 10% on average. The dwelling site shown on the Preliminary Partition Plat for this parcel is located on 6.5 percent slopes. There are no identified streams or wetlands on the property. According to the topography, there is a drainage area in the middle of this property flowing to the west, but this does not prevent access between Miloris Way and the proposed dwelling site.

Proposed Parcel 2: The average slope of proposed Parcel 2 is 6.5 percent. There are no drainageways on this parcel. There are no identified streams or wetlands on the property.

**(2) Lot Dimensions.** The lot dimensions shall comply with the minimum standards of the Zoning Ordinance. When lots are more than double the minimum required area for the zoning district, the Commission may require that such lots be arranged so as to allow further subdivision and the opening of future streets where they would be necessary to serve such potential lots.

*Applicant Response:* As described above, both proposed parcels are larger than the minimum parcel size and meet the depth and width requirements. Neither parcel is more than double the minimum required area for the zoning district.

**(4) Lots should avoid driving access from arterials. When driveway access from arterials may be necessary for several adjoining lots, the Commission may require that such lots be served by a**



combined access drive in order to limit possible traffic hazards on such streets. Where possible, driveways should be designed and arranged so as to avoid requiring vehicles to back into traffic on arterials.

*Applicant Response:* The subject property is not adjacent to an arterial.

**(5) Fencing.** An applicant shall be required to furnish and install fencing wherever the Commission determines a hazardous condition may exist. The fencing shall be constructed according to standards established by the County Engineer or Roadmaster. No certificate of occupancy shall be issued until said fence improvements have been duly installed.

*Applicant Response:* If any fencing is deemed necessary, it will be designed and installed as required.

**(6) Erosion Control.** Grass seed planting shall take place prior to September 30th on all lots upon which a dwelling has not been started but the ground cover has been disturbed. The seeds shall be of an annual rye grass variety and shall be sown at not less than four pounds to each 1,000 square feet of land area.

*Applicant Response:* At the time of site development this standard will be followed.

**(7) Lot Boundary of Right-of-way Lines.** No new lot shall be divided by the boundary line of a county, city, school district, or other taxing district or by the right-of-way of a street, utility transmission line or major drainage way.

*Applicant Response:* Neither parcel is divided by the boundary line of a county, city, school district, or other taxing district or by the right-of-way of a street, utility transmission line or major drainage way.

#### SECTION 1005. STREETS.

**A. General Requirements.** Except for private streets within Planned Unit Developments approved pursuant to Section 1200 of the Columbia County Zoning Ordinance, no subdivision or partition shall be approved unless the development has at least 50 feet of frontage on an existing public street and otherwise complies with County Road Standards and Specifications in effect at the time of development or with a more restrictive provision of an applicable Urban Growth Area Management Agreement.

*Applicant Response:* Both parcels have at least 50 feet of usable frontage on Miloris Way, a private road. As approved by the Board per Final Order No. 76-2003, Miloris Way meets the requirements of the Columbia County Road Standards and Specifications.

As described above, both dwelling sites will share a driveway located within the flag of proposed Parcel 2. According to the Columbia County Fire Services Fire Apparatus Access Roads & Driveways Standard document, a "driveway" with a 12-foot-wide fire road surface within a 20-foot right of way can be used to serve two private dwellings. The proposed flag portion of Parcel 2 is 30 feet wide with 50 feet of frontage along Miloris Way. The 30-foot-wide flag will provide

sufficient space for the 20-foot right of way for the shared driveway. Since both driveways will be dead-end driveways, turnarounds are feasible as shown on the Preliminary Partition Plat.

SECTION 1013. UTILITIES.

**B. Sewerage Facilities.** The method of sewage disposal for each lot within a subdivision or partitioning shall be in accordance with the requirements and standards for sewage disposal administered by and under the jurisdiction of the following agencies and political subdivisions when applicable: The Oregon State Department of Environmental Quality, the County, other State or Federal agencies which have regulations applicable to septic tank/drainfields, community collection and treatment facilities or other methods of sewage disposal. The subdivider shall be responsible for providing the necessary information required to determine the adequacy of the method of sewage disposal proposed. All methods of sewage disposal shall also meet any additional requirements of the Commission, the Board, or the Sanitarian, whichever is more restrictive. The method of sewage disposal must be approved for every buildable lot prior to final plat approval.

*Applicant Response:* Proposed Parcels 1 and 2 will be served by individual subsurface septic systems. Parcel 1 has an approved septic system. However, a different dwelling site location is proposed for Parcel 1 and a closer septic system is desired. As a result, new septic feasibilities will be obtained for both proposed parcels prior to final plat approval.

**D. Requirements for Rural Areas.**

**(1) Water Facilities.** If a subdivision or partition proposes to take water from individual wells, the developer must show there is adequate potential for water at the site. This may be done by drilling test wells or by documentation from well drilling logs for the area of the subdivision. If the subdivision will be served by a community water system, the developer must show there is an adequate supply for all dwellings served by the system. Water lines serving the subdivision or partition shall be installed to provide adequate water pressure to serve present and future consumer demand. Materials, sizes and locations of water mains, valves, and hydrants shall be in accordance with the standards of the Fire District, the County, the State and the American Public Works Association.

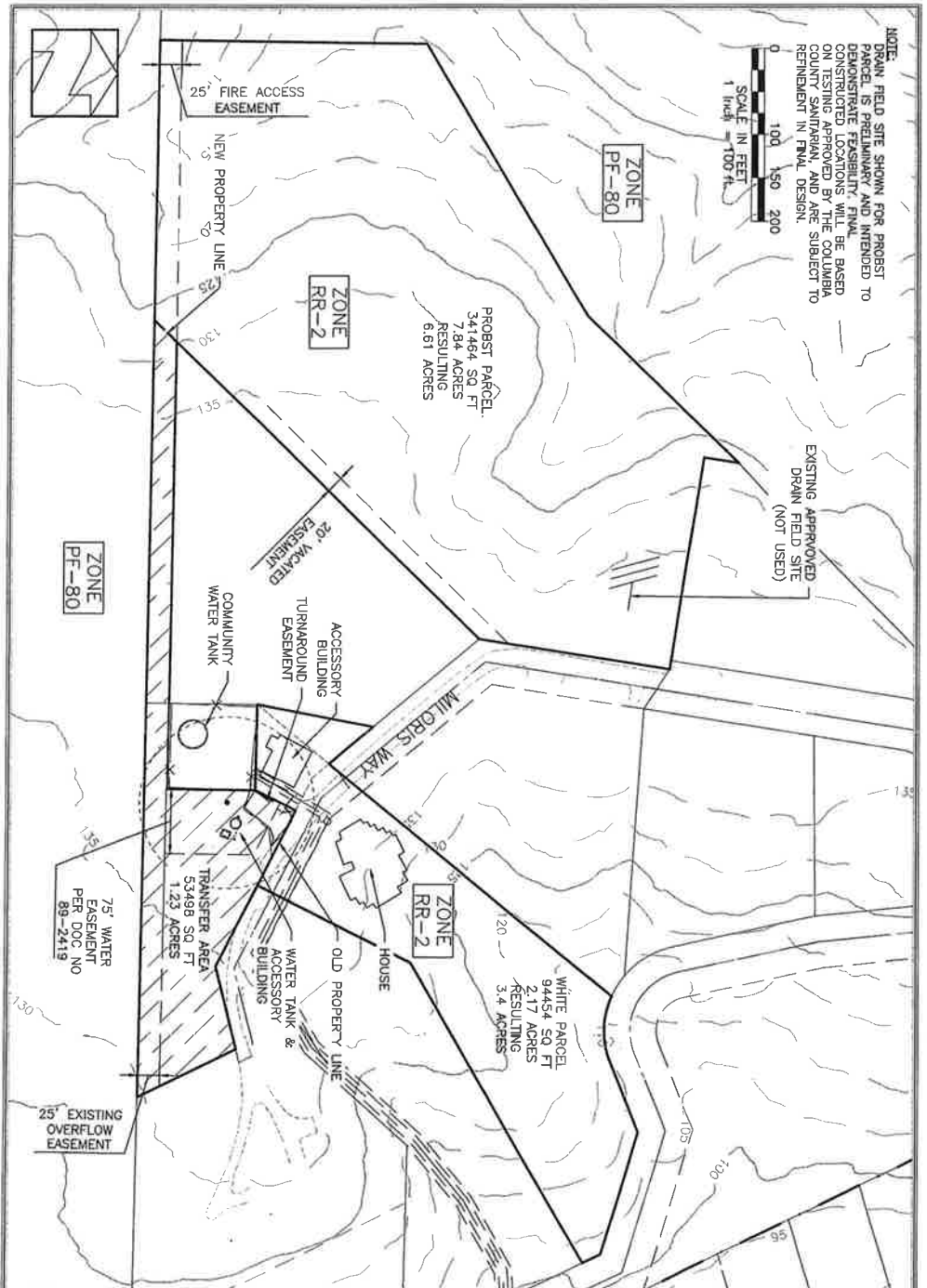
*Applicant Response:* The subject property is served by the Miloris Way Community Water District which is limited to serving 11 dwellings. The dwellings on Parcels 1 and 2 would be dwellings #10 and #11. Water lines are existing within Miloris Way.

**(2) Utilities.** Underground utilities are not required but are encouraged where the cost of installing underground and above ground utilities are approximately equal. Utilities shall be installed pursuant to the requirements of the utility company. Electric power transmission lines (over 50,000 volts or primary feeder lines), and transformer vaults are exempted from these requirements.

*Applicant Response:* Underground utilities already exist within Miloris Way. If needed, installation of additional utilities will be done per the required standards at the time of site development.



**NOTE:**  
 DRAIN FIELD SITE SHOWN FOR PROBST PARCEL IS PRELIMINARY AND INTENDED TO DEMONSTRATE FEASIBILITY. FINAL CONSTRUCTED LOCATIONS WILL BE BASED ON THE RESULTS OF A PERMITTING PROCESS WITH CLATSOP COUNTY, SANDHARLAN AND ARE SUBJECT TO REFINEMENT IN FINAL DESIGN.



<p><b>MSS INC</b>          ENGINEERING CONSULTANTS          AND PLANNERS          210 NW 6th STREET          CORVALLIS, OR 97330          (541) 753-1320 FAX: (541) 753-5955</p>	<p><b>MILORIS ESTATES DEVELOPMENT</b>          COLUMBIA CITY, OREGON  <b>PROBST PLA EXHIBIT</b></p>	<p><b>PROBST REV LIVING TRUST</b>          22815 HOSKINS RD          PHOENIX, OREGON          541-760-4991</p>
		<p>PLA-1</p>
		<p>MILORIS WAY</p>

COLUMBIA COUNTY  
LAND DEVELOPMENT SERVICES

COURTHOUSE  
230 STRAND  
ST. HELENS, OREGON 97051  
(503) 387-1501

**PARTITION**  
General Information

File No. MP 2204  
81951  
8210 SEC

APPLICANT: Name: MSS Engineering

Mailing address: 215 NW 4th Street Corvallis OR 97330  
City State Zip Code  
Phone No.: Office 541-753-1320 Home \_\_\_\_\_

Are you the \_\_\_\_\_ property owner?  owner's agent?

PROPERTY OWNER: \_\_\_\_\_ same as above, OR:

Name: Voris D. Probst, Mildred C. Probst Trust

Mailing Address: 52490 SE 2nd St. Suite 100, Scappoose, OR, 97056  
City State Zip Code

Phone No.: Office \_\_\_\_\_ Home \_\_\_\_\_

PROPERTY ADDRESS (if assigned): No address assigned, MTL 5128-CA-04002

TAX ACCOUNT NO.: 15646 Acres: 6.61 Zoning: RR-2

PROPOSED PARCEL SIZES (acres): 3.63 2.98

WATER SUPPLY: \_\_\_\_\_ Private well. Is the well installed?  Yes \_\_\_\_\_ No  
 Community system. Name Miloris Way

METHOD OF SEWAGE DISPOSAL: \_\_\_\_\_ Community Sewer. Name \_\_\_\_\_  
\_\_\_\_\_ Not applicable.  
 Septic System.

If Septic, does the subject property already have a system?  Yes  No  
If no, is the property approved for a Septic System?  Yes \_\_\_\_\_ No

**CERTIFICATION:**

I hereby certify that all of the above statements and all other documents submitted are accurate and true to the best of my belief and knowledge.

Signature: Billy G. Frostee Date: 9-1-21

+++++ Planning Department Use Only +++++

Date Rec'd. \_\_\_\_\_ Hearing Date: \_\_\_\_\_ or Admin. \_\_\_\_\_

Receipt No. \_\_\_\_\_ Staff Member: \_\_\_\_\_

Previous Land Use Actions: \_\_\_\_\_ Stormwater & Erosion Control Fees: 8210

+++++



COLUMBIA COUNTY  
LAND DEVELOPMENT SERVICES

COURTHOUSE  
230 STRAND  
ST. HELENS, OREGON 97051  
(503) 397-1501

**PARTITION**  
General Information

File No. \_\_\_\_\_

**APPLICANT:** Name: MSS Engineering

Mailing address: 215 NW 4th Street Corvallis OR 97330

Phone No.: Office 541-753-1320 Home \_\_\_\_\_

Are you the \_\_\_\_\_ property owner?  owner's agent?

**PROPERTY OWNER:** \_\_\_\_\_ same as above, OR:

Name: Voris D. Probst, Mildred C. Probst Trust

Mailing Address: 52490 SE 2nd St. Suite 100, Scappoose, OR, 97056

Phone No.: Office \_\_\_\_\_ Home \_\_\_\_\_

**PROPERTY ADDRESS** (if assigned): No address assigned, MTL 5128-CA-04002

**TAX ACCOUNT NO.:** 15646 Acres: 6.61 Zoning: RR-2

**PROPOSED PARCEL SIZES (acres):** 3.63 2.98

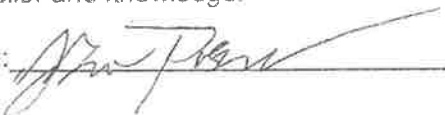
**WATER SUPPLY:** \_\_\_\_\_ Private well. Is the well installed?  Yes \_\_\_\_\_ No  
 Community system. Name Miloris Way

**METHOD OF SEWAGE DISPOSAL:** \_\_\_\_\_ Community Sewer. Name \_\_\_\_\_  
\_\_\_\_\_ Not applicable.  
 Septic System. <sup>2</sup>

If Septic, does the subject property already have a system? \_\_\_\_\_ Yes  No  
If no, is the property approved for a Septic System?  Yes \_\_\_\_\_ No

**CERTIFICATION:**

I hereby certify that all of the above statements and all other documents submitted are accurate and true to the best of my belief and knowledge.

Signature:  Date: 9/13/21

+++++  
Planning Department Use Only

Date Rec'd. \_\_\_\_\_ Hearing Date: \_\_\_\_\_ or Admin. \_\_\_\_\_

Receipt No. \_\_\_\_\_ Staff Member: \_\_\_\_\_

Previous Land Use Actions: \_\_\_\_\_ Stormwater & Erosion Control Fees: \_\_\_\_\_

+++++

Columbia County Land Development Services  
STATEMENT OF WATER RIGHTS

1.  The subject parcel(s) DO NOT have a water right.

Water is supplied to this property by Waterline in easement in Miloris Way from neighboring well.

Name (please print): Alana Probst, Trustee

Address: \_\_\_\_\_

Signed: [Signature] Dated: 9/13/21

Sign this form and file it with your Preliminary Plat. Thank you.

+++++

2. \_\_\_\_\_ The subject parcel(s) DO have a water right, as follows:

Permit # \_\_\_\_\_ Certificate # \_\_\_\_\_ for \_\_\_\_\_ use

Permit # \_\_\_\_\_ Certificate # \_\_\_\_\_ for \_\_\_\_\_ use

Tax Lot Number	Acres	Tax Lot Number	Acres
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

3. The water right has been put to beneficial use within the past 5 years:  Yes  No  Don't know

4. The water right has been continuously used without a 5 year interruption since it was established and documented:  Yes  No  Don't know

5. \_\_\_\_\_ The water right WILL NOT be modified for this plat.

\_\_\_\_\_ The water right WILL be modified and the property owner has filed for: \_\_\_\_\_ a change of use.  
\_\_\_\_\_ a change in the point of diversion.  
\_\_\_\_\_ a change in the place of use.  
\_\_\_\_\_ an additional point of diversion.  
\_\_\_\_\_ cancellation of the water right.

6. The above information is true and complete to the best of my knowledge and belief:  
Name (please print): \_\_\_\_\_

Address: \_\_\_\_\_

Signed: \_\_\_\_\_ Dated: \_\_\_\_\_

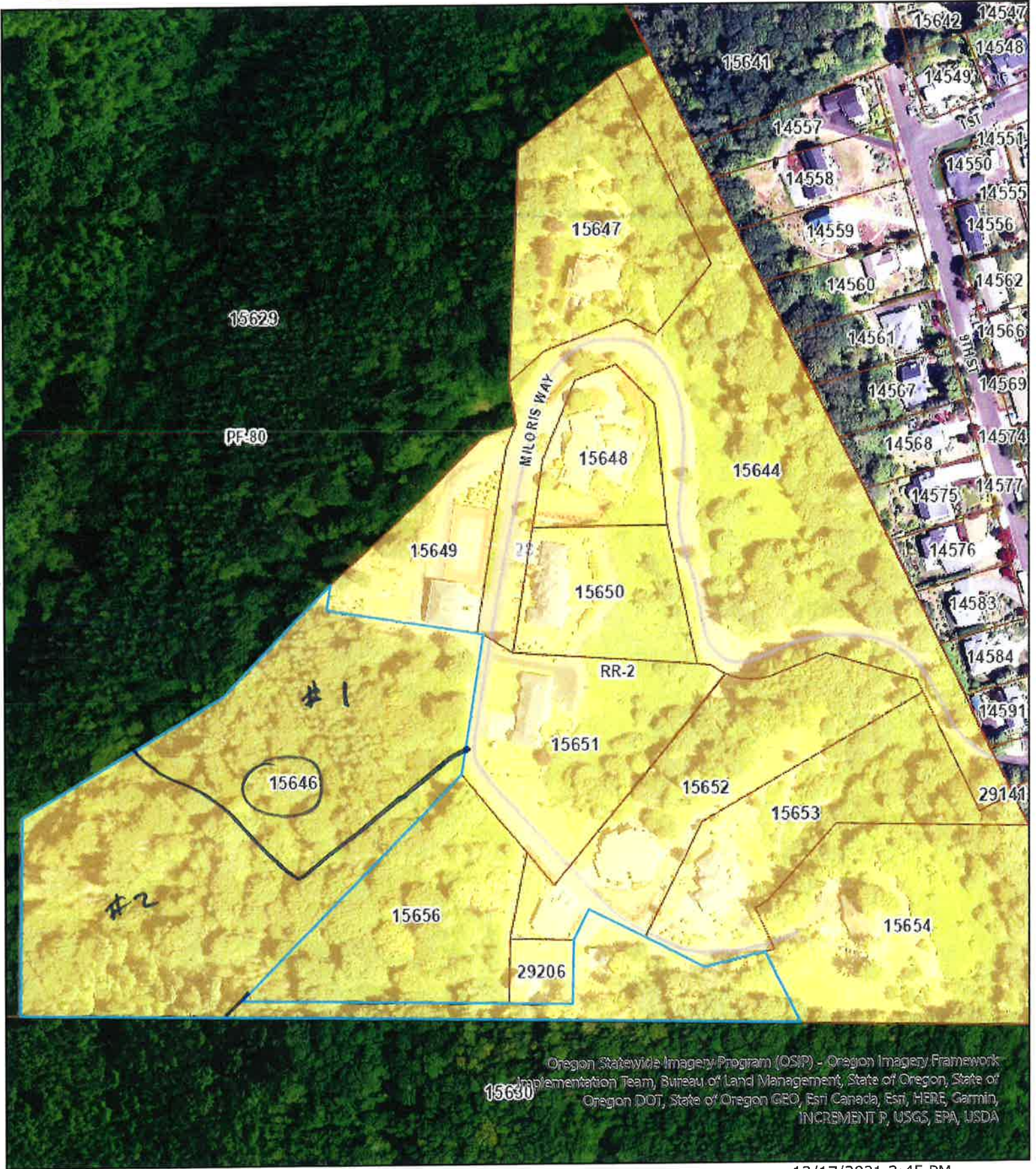
Please do not write below this line. Thank you.

+++++





# MP 22-04 Aerial and RR-2 Zoning



12/17/2021 3:45 PM

0 100 200 300 ft





# COLUMBIA County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2021

December 17, 2021 3:49:05 pm

Account # 15646  
 Map # 5N1W28-CA-04002  
 Code - Tax # 0208-15646

Tax Status ASSESSABLE  
 Acct Status ACTIVE  
 Subtype NORMAL

Legal Descr See Record

Mailing Name PROBST VORIS D & MILDRED C REV LIV TRUST

Deed Reference # 2004-6791 (SOURCE ID: F04 06791)

Agent

Sales Date/Price See Record / See Record

In Care Of PROBST VORIS D & MILDRED C TRUSTEES

Appraiser NANCY SULLIVAN

Mailing Address 22815 HOSKINS RD  
 PHILOMATH, OR 97370

Prop Class 640 MA SA NH Unit  
 RMV Class 400 06 61 000 54740-2

Situs Address(s)	Situs City
------------------	------------

Code Area		RMV	MAV	Value Summary AV	RMV Exception	CPR %
0208	Land	54,790	0	3,964	Land	0
	Impr.	0	0	0	Impr.	0
<b>Code Area Total</b>		54,790	0	3,964		0
<b>Grand Total</b>		54,790	0	3,964		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	Land Breakdown			LUC	Trended RMV	
						TD%	LS	Size			
0208	1	<input type="checkbox"/>		CO:RR-2	Designated Forest Land	91	A	7.79	FC	006*	54,790
<b>Grand Total</b>								7.79			54,790

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown			Trended RMV
					TD%	Total Sq. Ft.	Ex% MS Acct #	
<b>Grand Total</b>								0

Code Area	Type	Exemptions/Special Assessments/Potential Liability									
NOTATION(S): ■ FIRE PATROL ADDED 2006 ■ FOREST POT'L ADD'L TAX LIABILITY ADDED 2007											
0208	FIRE PATROL:										
	■ FIRE PATROL	Amount	18.75	Acres	7.79	Year	2021				

Appr Maint: 2021 - SIZE CHANGE, 2021 - SIZE CHANGE, 2021 - SIZE CHANGE

Comments: 2021:PP 2020-10.TMB

2018 This account was created in 2005 for mapping purposes only, its legal description is included in account 15629 5N1W28-00-00300. PTU with account 15629 for 2018. NS  
 2012 -Size change of PTA due to Re-Map. No Change on this TL. ms





RIGDON OLLIE LEROY & SHERDEN SUE PO BOX 428 COLUMBIA CITY, OR 97018	WHEELER CHARLES M & HOEGEMAN WHE DONNA C 1775 9TH ST COLUMBIA CITY, OR 97018	WHITE DAVID W & PHYLLIS A 36370 MILORIS WAY COLUMBIA CITY, OR 97018
JACKSON ROBERT K FAMILY TRUST PO BOX 250 COLUMBIA CITY, OR 97018	MILLER TRUST 33419 SLAVENS RD WARREN, OR 97053	MENDENHALL S L & WILLIAMS-MENDENHALL C L 1655 9TH ST COLUMBIA CITY, OR 97018
PROBST VORIS D & MILDRED C REV LIV TRUST 22815 HOSKINS RD PHILOMATH, OR 97370	DECHANT PETER O & JULIANNE M 1755 9TH ST COLUMBIA CITY, OR 97018-9732	PROBST VORIS D & MILDRED C REV LIV TRUST 22815 HOSKINS RD PHILOMATH, OR 97370
JENSEN DON & ROSWITHA REVOCABLE LIV TRT 1705 9TH ST COLUMBIA CITY, OR 97018	CITY OF COLUMBIA CITY PO BOX 189 COLUMBIA CITY, OR 97018	QUICK RONALD M & CONNIE S 1725 9TH ST COLUMBIA CITY, OR 97018
WESTRICK BRADLEY & MELANIE 36380 MILORIS WAY COLUMBIA CITY, OR 97018	MAISACK GARY E 36376 MILORIS WAY #BOX 523 COLUMBIA CITY, OR 97018	WEYERHAEUSER COMPANY 220 OCCIDENTAL AVE S SEATTLE, WA 98104
COLUMBIA CITY PO BOX 189 COLUMBIA CITY, OR 97018	Scott Parker 36352 Miloris Way Columbia City,	

# **Probst Miloris Way Partition Preliminary Stormwater Report**

October 11, 2021

**OWNER:**

Probst, Voris D & Mildred C Rev Living Trust  
22815 Hoskins Rd  
Philomath, OR 97370  
Tel. 541-760-4491

**Engineer:**

MSS Engineering, Inc.  
215 NW 4<sup>th</sup> Street  
Corvallis, OR 97330  
Tel. 541-753-1320

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## 1. Project Description

The proposal involves the concurrent review of a property line adjustment and a partition. The partition will create two parcels. The property line adjustment will transfer approximately 1.23 acres from map and tax lot number 5128-CA-04002, no assigned address owned by the Voris D & Mildred C Probst Revocable Living Trust (Probst Parcel) to map and tax lot number 5128-CA-04600, 36370 Miloris Way, Columbia City owned by David and Phyllis White (White Parcel). As a result of this property line adjustment, the White Parcel will be 3.40 acres and the Probst Parcel will be 6.61 acres.

The Probst Parcel will then be partitioned into two parcels, one parcel of 3.63 acres and one parcel of 2.98 acres. The White Parcel is already developed with a house. The two parcels resulting from the partition are vacant and will be intended for future single-family dwelling development.

This report focuses on stormwater facilities located on the resulting Probst Parcel that will be partitioned (a portion of Parcel 2, PP2020-010). These facilities will be designed to manage stormwater runoff collected throughout the western basin area as shown in Appendix B. The stormwater facilities will be located on the newly created parcels. These parcels are bordered by other forest lands to the south and west, and by single-family residence to the north and east.

## 2. Existing Conditions Summary

### a) Existing Site Conditions

The project site consists of approximately 6.61 acres of vacant land. The land is covered by significant vegetation and some area stands of timber. Along the northeast portion of the area is Miloris Way, a paved roadway. Miloris Way creates a ridge where water will drain either to the east or west.

### b) Existing Drainage Conditions

Adjacent to the south and east of the 6.61 acres of the partition boundary, an additional 6.77 acres of upstream forested area drains onto the site, for a total tributary area of 13.38 acres. The high point of the ridge which follows the centerline of Miloris Way and continues southerly defines the east boundary of the basin. To the west, the grade drops away to an identified intermittent stream which drains northerly to McBride Creek. Although the top of the ridge on the east side of the site is a broad and flat plateau, the rest of the site and the surrounding area slopes around 10% on average through heavily wooded terrain. Downstream of the site boundary, drainage continues for a length of approximately 350 feet as shallow concentrated flow before reaching the intermittent stream that runs to McBride Creek about a quarter mile away. The site is not in a flood plain zone.

### **c) Soil Conditions**

The Soil Survey mapped by the National Resources Conservation Service (NRCS), identifies the project site having soils in Hydrologic Soil Groups B and C. These soils have characteristically medium to low infiltration rates. The majority of the site is sloped approximately 10% to the west. The ground cover is woods in fair condition, which is neither burnt nor protected from wildlife, with some forest litter covering the soil.

### **d) Sensitive and Critical Areas**

There are no mapped wetlands on the site. An intermittent stream identified on the Statewide Wetlands Inventory, which is part of the identified tributary area, routes drainage from other portions of the land north to McBride Creek. Refer to Appendix D. The site is not in a mapped flood plain.

## **3. Developed Conditions Summary**

### **a) Proposed Site Conditions**

This project proposes to create two buildable home sites on the land, with an expected net increase of 19k square feet of impervious area. The new impervious area is an approximation as specific lot configurations will be determined later. Estimated new impervious area includes houses, garages, driveways, and patio areas. See Appendix F for the preliminary plat map.

The new impervious area will generate an increase in stormwater runoff (see Section 3b below). Both parcels will continue to drain to the existing intermittent stream to the west, as is currently the case. The proposal is to route the runoff from the new impervious area to dispersion trenches on the hillside below the houses. One trench is proposed for each of the two parcels. While these trenches are not designed to provide detention or stormwater quality treatment, they will spread the flow evenly over a wide area to prevent erosive damage from the increased runoff.

### **b) Stormwater Quality and Quantity**

The 19k square feet of new impervious area over a basin of 13.38 acres will increase the runoff volume and peak flowrate. Under existing conditions, the basin produces approximately 53900 cubic feet of runoff at a peak flowrate of 1.85 cfs during the 25-year, 24-hour SCS Type IA storm. Post-development, it is expected to produce 56875 cubic feet at a peak flowrate of 2.02 cfs. Considering that the development will result in an additional 0.17 cfs (a 9.19% increase from existing conditions), no detention is proposed.

Stormwater quality treatment is provided by the several hundred feet of overland flow across the forest floor before reaching the intermittent stream to the west. Some additional treatment may be provided by settlement in the dispersion trenches, but no formal stormwater quality treatment facilities are proposed.



### **c) Stormwater Conveyance**

The conveyance path for runoff from both parcels is to remain unchanged post-development. Runoff will continue to drain westerly to the intermittent stream, thence on to McBride Creek to the north.

## **4. Design Criteria Summary**

Stormwater design for this project was completed in accordance with the criteria set forth in the Columbia County Stormwater & Erosion Control Ordinance. As per the instructions given in the Ordinance, rainfall data from St. Helens, Oregon, was used for this project as it is the geographically closest dataset. Hydrological analysis is based on the Santa Barbara Unit Hydrograph (SBUH) method, using Autodesk Storm & Sanitary Analysis 2020 software package. All calculations have been presented in Appendix C of this report.

## **5. Downstream Analysis**

The objective of the downstream analysis is to identify and evaluate potential offsite drainage impacts that could result from the proposed project. In the current condition, runoff that is neither infiltrated nor evaporated flows west towards the seasonal stream that feeds McBride Creek. There is only unimproved forest between the proposed parcels and this stream. Development of homes, driveways, and accessory structures will increase runoff. However, the addition of dispersion trenches will prevent any erosive damage. Overall, the proposal will have no significant impact on the downstream conditions.

## **6. Maintenance**

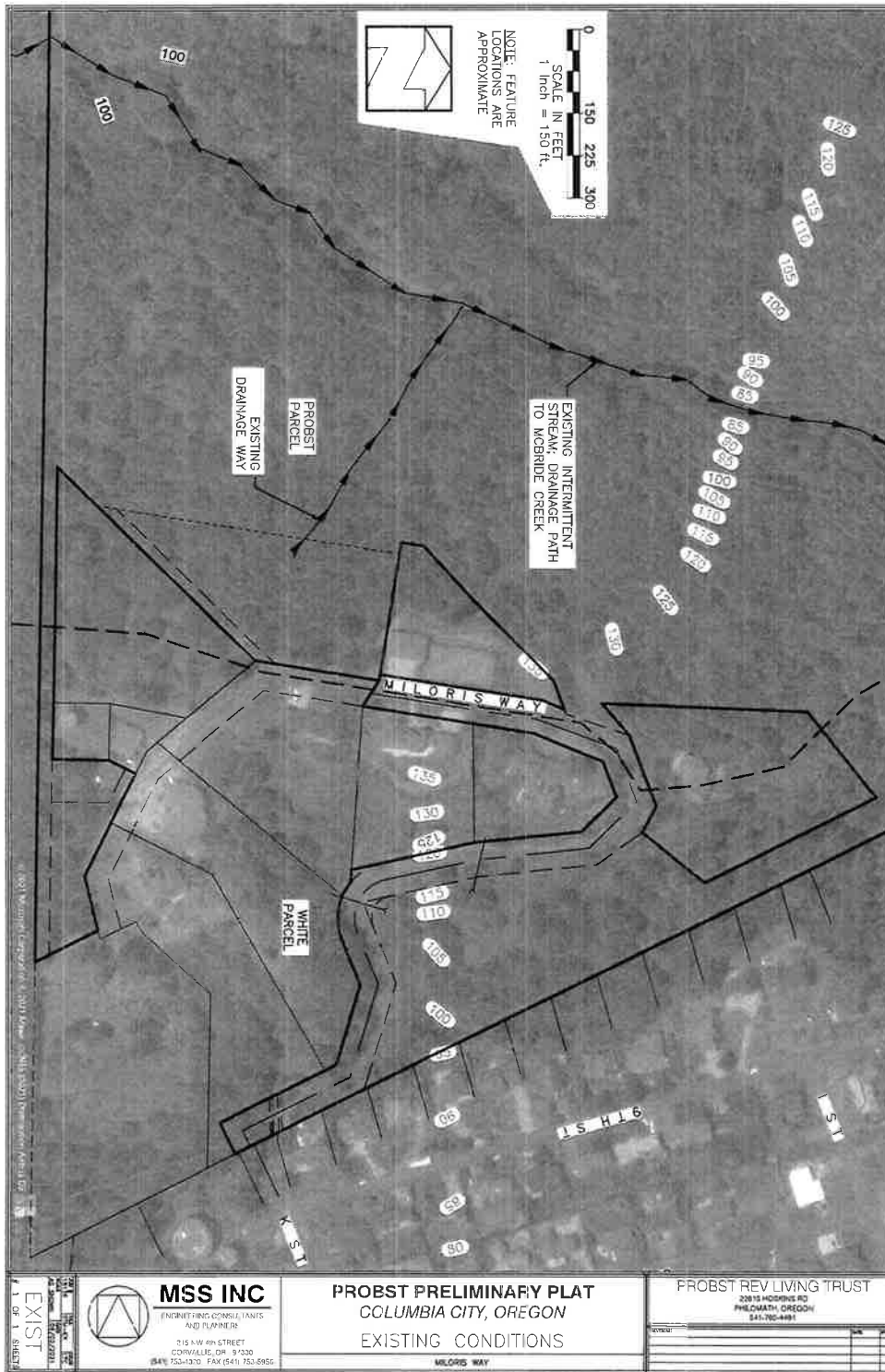
The owner of Parcel 1 will be responsible for maintenance of all stormwater improvements to be constructed on Parcel 1. The owner of Parcel 2 will be responsible for maintenance of all stormwater improvements to be constructed on Parcel 2.

## **7. References**

- Columbia County Stormwater & Erosion Control Ordinance - November 21, 2001.
- *PE Civil Reference Manual* – Sixteenth Edition. Michael R. Lindeburg, P.E. Rev. 2 – September 2019. Pp. 20-3 – 20-4.

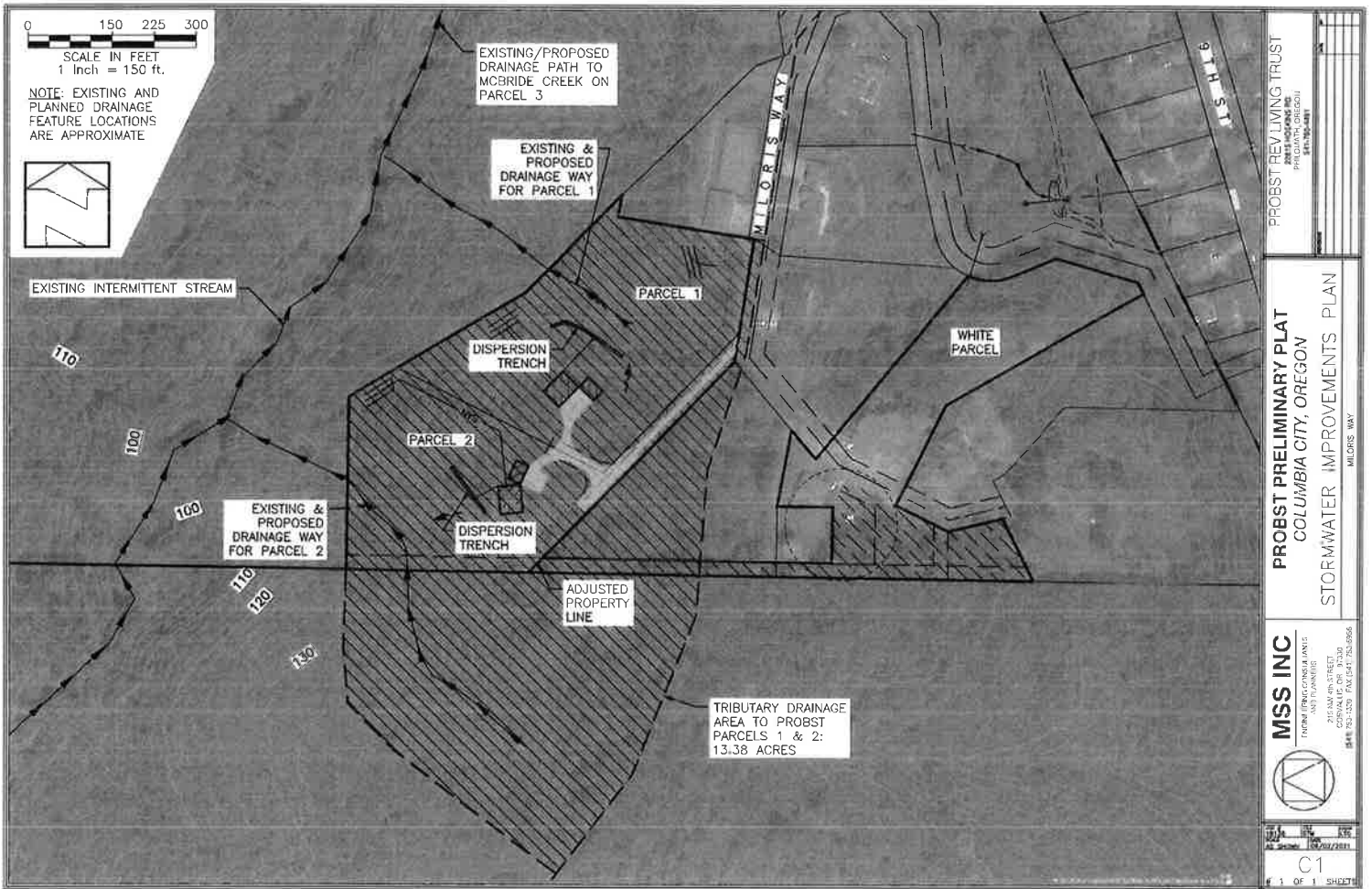
## 8. Appendices

## Appendix A – Existing Conditions



## **Appendix B – Improvements Plan**





## Appendix C – Calculations

## Time of Concentration

### Sheet Flow Portion

$$T_c \text{ (hr)} = (0.007 * (nL)^{0.8}) / ((P_2^{0.5}) * (S^{0.4}))$$

n= 0.4 woods (light underbrush)

P<sub>2</sub>= 2.0 in

L= 231 ft

S= 0.0024 ft/ft

T<sub>t</sub>= 2.077 hr = 124.6 min

\*Use max T<sub>c</sub> = 25 min per ordinance\*

T<sub>c</sub>= 0.42 hr = 25 min

L= 31.02 ft

### Shallow Concentrated Portion

$$T_c \text{ (hr)} = L / (3600v)$$

v (ft/s) = 16.1345(S<sup>0.5</sup>) (unpaved)

L= 810.56 ft

S= 0.0387 ft/ft

v= 3.17 ft/s

T<sub>c</sub>= 0.071 hr = 4.26 min

**Time of Concentration = 29.26 minutes**

**Project Description**

File Name ..... 18136\_2021\_Partition\_SPF

**Project Options**

Flow Units ..... CFS  
 Elevation Type ..... Elevation  
 Hydrology Method ..... Santa Barbara UH  
 Time of Concentration (TOC) Method ..... User-Defined  
 Link Routing Method ..... Hydrodynamic  
 Enable Overflow Ponding at Nodes ..... YES  
 Skip Steady State Analysis Time Periods ..... YES

**Analysis Options**

Start Analysis On ..... Oct 07, 2021 00:00:00  
 End Analysis On ..... Oct 08, 2021 00:00:00  
 Start Reporting On ..... Oct 07, 2021 00:00:00  
 Antecedent Dry Days ..... 0 days  
 Runoff (Dry Weather) Time Step ..... 0 01:00:00 days hh:mm:ss  
 Runoff (Wet Weather) Time Step ..... 0 00:05:00 days hh:mm:ss  
 Reporting Time Step ..... 0 00:05:00 days hh:mm:ss  
 Routing Time Step ..... 30 seconds

**Number of Elements**

Qty  
 Rain Gages ..... 1  
 Subbasins ..... 2  
 Nodes ..... 4  
     *Junctions* ..... 2  
     *Outfalls* ..... 2  
     *Flow Diversions* ..... 0  
     *Inlets* ..... 0  
     *Storage Nodes* ..... 0  
 Links ..... 2  
     *Channels* ..... 0  
     *Pipes* ..... 2  
     *Pumps* ..... 0  
     *Orifices* ..... 0  
     *Weirs* ..... 0  
     *Outlets* ..... 0  
 Pollutants ..... 0  
 Land Uses ..... 0

**Rainfall Details**

SN	Rain Gage ID	Data Source	Data Source ID	Rainfall Type	Rain Units	State	County	Return Period (years)	Rainfall Depth (inches)	Rainfall Distribution
1	Rain Gage-01	Time Series	25-YR_ST_HELENS	Cumulative	inches	Oregon	Columbia	25	3.40	SCS Type IA 24-hr

**Subbasin Summary**

SN	Subbasin ID	Area	Impervious Area	Impervious Area Curve Number	Pervious Area Curve Number	Total Rainfall	Total Runoff	Total Runoff Volume	Peak Runoff	Time of Concentration
		(ac)	(%)			(in)	(in)	(ac-in)	(cfs)	(days hh:mm:ss)
1	POST_DEVELOPMENT	13.38	4.00	98.00	73.00	3.39	1.17	15.67	2.02	0 00:29:15
2	PRE_DEVELOPMENT	13.38	1.00	98.00	73.00	3.39	1.11	14.85	1.85	0 00:29:15



**Node Summary**

SN	Element ID	Element Type	Invert Elevation	Initial Water Elevation	Peak Inflow	Peak (cfs)	Max HGL Elevation Attained	Max Surcharge Depth Attained	Time of Peak Flooding Occurrence	Total Flooded Volume	Total Time Flooded
			(ft)	(ft)			(ft)	(ft)	(days hh:mm)	(ac-in)	(min)
1	Jun-01	Junction	105.75	105.75	1.85	106.14	0.00	0 00:00	0 00:00	0.00	0.00
2	Jun-02	Junction	105.75	105.75	2.02	106.16	0.00	0 00:00	0 00:00	0.00	0.00
3	POST_OUT	Outfall	105.00		2.02	105.32					
4	PRE_OUT	Outfall	105.00		1.85	105.31					

**Subbasin Hydrology**

**Subbasin : POST\_DEVELOPMENT**

**Input Data**

Area (ac) ..... 13.38  
Impervious Area (%) ..... 4.00  
Impervious Area Curve Number ..... 98.00  
Pervious Area Curve Number ..... 73.00  
Rain Gage ID ..... Rain Gage-01

**Composite Curve Number**

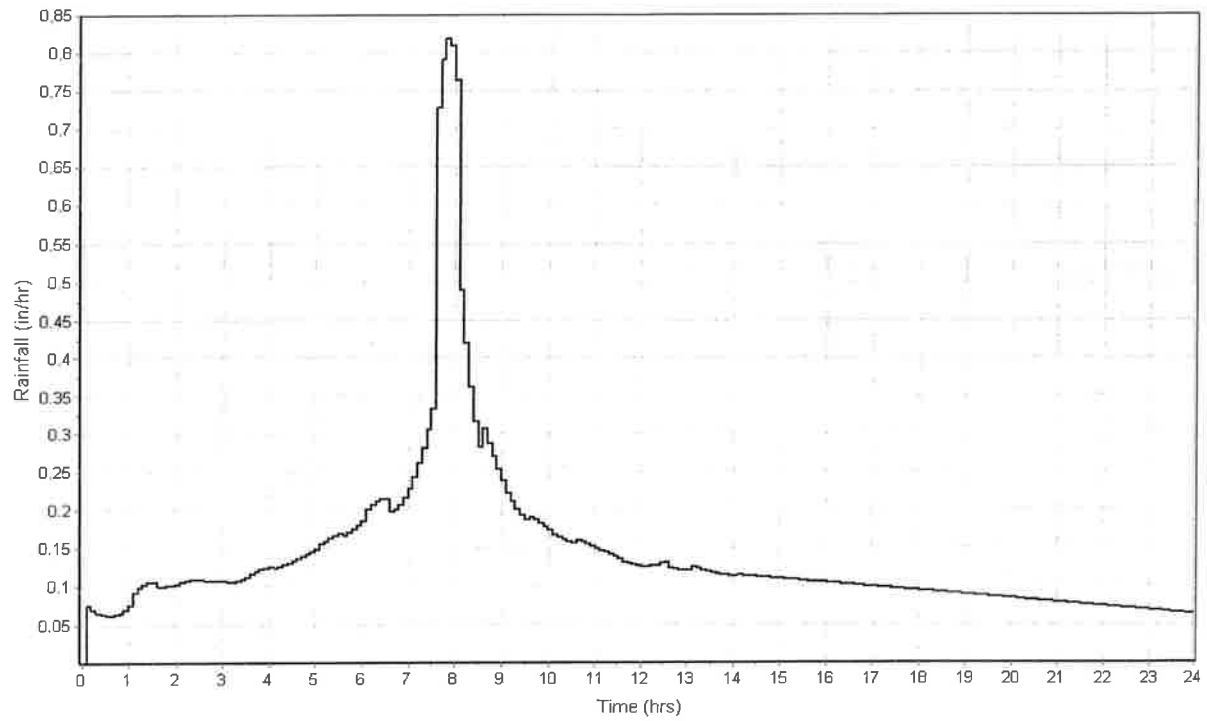
Soil/Surface Description	Area (acres)	Soil Group	Curve Number
Composite Area & Weighted CN	13.38		74

**Subbasin Runoff Results**

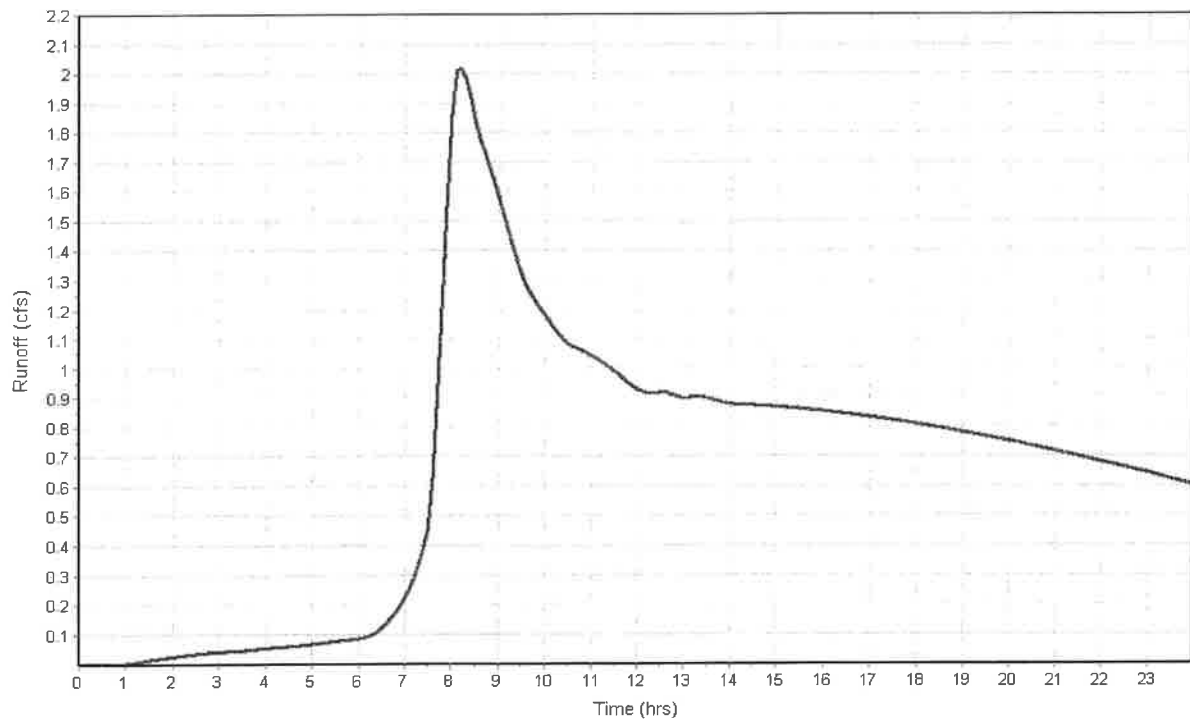
Total Rainfall (in) ..... 3.39  
Total Runoff (in) ..... 1.17  
Peak Runoff (cfs) ..... 2.02  
Weighted Curve Number ..... 74.00  
Time of Concentration (days hh:mm:ss) ..... 0 00:29:16

Subbasin : POST\_DEVELOPMENT

**Rainfall Intensity Graph**



**Runoff Hydrograph**



**Subbasin : PRE\_DEVELOPMENT**

**Input Data**

Area (ac) ..... 13.38  
Impervious Area (%) ..... 1.00  
Impervious Area Curve Number ..... 98.00  
Pervious Area Curve Number ..... 73.00  
Rain Gage ID ..... Rain Gage-01

**Composite Curve Number**

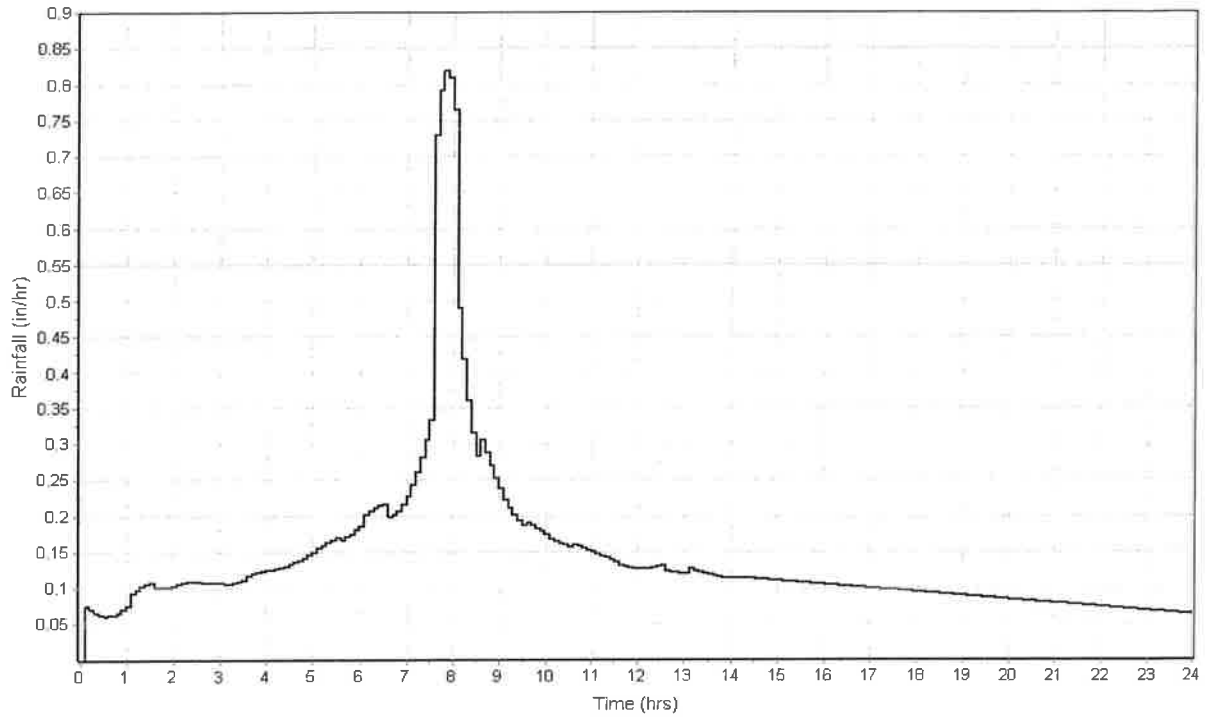
Soil/Surface Description	Area (acres)	Soil Group	Curve Number
Composite Area & Weighted CN	13.38		73.25

**Subbasin Runoff Results**

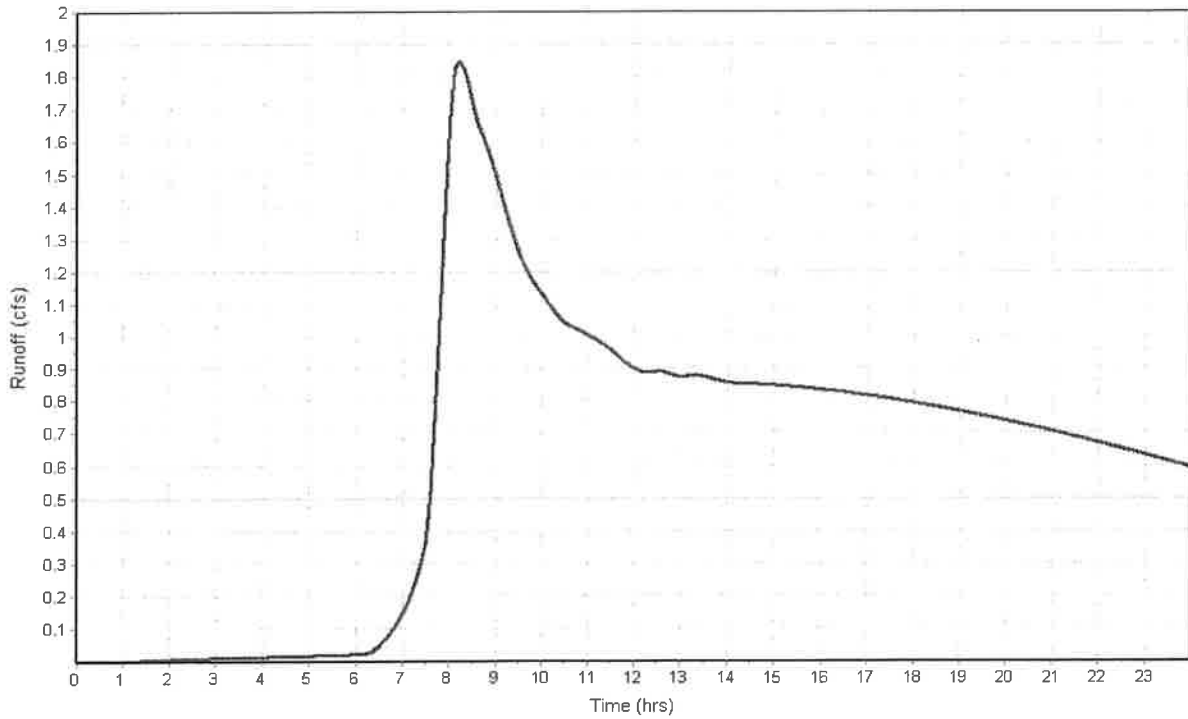
Total Rainfall (in) ..... 3.39  
Total Runoff (in) ..... 1.11  
Peak Runoff (cfs) ..... 1.85  
Weighted Curve Number ..... 73.25  
Time of Concentration (days hh:mm:ss) ..... 0 00:29:16

**Subbasin : PRE\_DEVELOPMENT**

**Rainfall Intensity Graph**



**Runoff Hydrograph**

























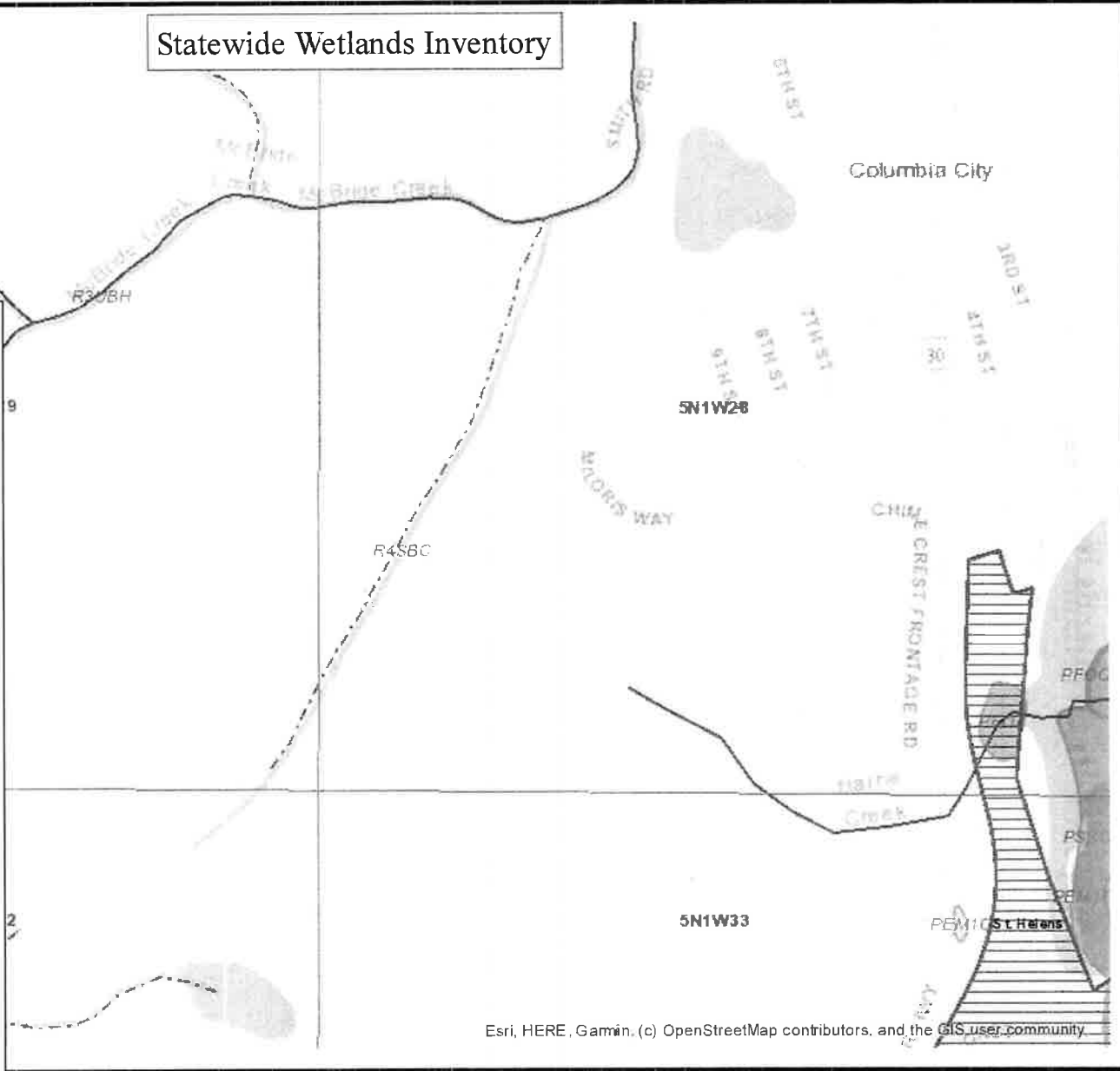
**Junction Results**

SN	Element ID	Peak Inflow	Peak Lateral Inflow	Max HGL Elevation Attained	Max HGL Depth Attained	Max Surcharge Depth Attained	Average HGL Elevation Attained	Average HGL Depth Attained	Time of Max HGL Occurrence	Time of Peak Flooding Occurrence	Total Flooded Volume	Total Time Flooded
		(cfs)	(cfs)	(ft)	(ft)	(ft)	(ft)	(ft)	(days hh:mm)	(days hh:mm)	(ac-in)	(min)
1	Jun-01	1.85	1.85	106.14	0.39	0.00	105.98	0.23	0 08:12	0 00:00	0.00	0.00
2	Jun-02	2.02	2.02	106.16	0.41	0.00	105.99	0.24	0 08:12	0 00:00	0.00	0.00

## Appendix D – Wetlands Inventory

# Statewide Wetlands Inventory

-  Townships
-  Sections
-  LWI Study Area
-  NHD Springs/Seeps
- NHD Streams and Rivers**
-  Perennial
-  Intermittent
-  Ephemeral
-  Unknown
-  Canal/Ditch
-  NHD Area
-  NHD Waterbody
- NWI Wetlands**
-  Estuarine and Marine Deepwater
-  Estuarine and Marine Wetland
-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond
-  Lake
-  Riverine
-  NRCS Predominantly Hydric Soil Map Units
-  NRCS Agate-Winlo Soils in Jackson County



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community



The Statewide Wetlands Inventory (SWI) represents the best data available at the time this map was published and is updated as new data becomes available. In all cases, actual field conditions determine the presence, absence and boundaries of wetlands and waters (such as creeks and ponds). An onsite investigation by a wetland professional can verify actual field conditions.

Date: 10/7/2020



State of Oregon  
 Department of State Lands  
 775 Summer Street, NE, Ste 100  
 Salem, OR 97301-1279  
 (503) 946-5260



## Appendix E – NRCS Soils Map



United States  
Department of  
Agriculture

NRCS

Natural  
Resources  
Conservation  
Service

A product of the National  
Cooperative Soil Survey,  
a joint effort of the United  
States Department of  
Agriculture and other  
Federal agencies, State  
agencies including the  
Agricultural Experiment  
Stations, and local  
participants

# Custom Soil Resource Report for Columbia County, Oregon





# Preface

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Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist ([http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2\\_053951](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951)).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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# How Soil Surveys Are Made

---

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

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scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and



## Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

# Soil Map

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





















The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

# Custom Soil Resource Report Soil Map



# Custom Soil Resource Report

## MAP LEGEND

<b>Area of Interest (AOI)</b>		 Spoil Area	
	Area of Interest (AOI)	 Stony Spot	
<b>Soils</b>		 Very Stony Spot	
 Soil Map Unit Polygons		 Wet Spot	
 Soil Map Unit Lines		 Other	
 Soil Map Unit Points		 Special Line Features	
<b>Special Point Features</b>		<b>Water Features</b>	
 Blowout		 Streams and Canals	
 Borrow Pit		<b>Transportation</b>	
 Clay Spot		 Rails	
 Closed Depression		 Interstate Highways	
 Gravel Pit		 US Routes	
 Gravelly Spot		 Major Roads	
 Landfill		 Local Roads	
 Lava Flow		<b>Background</b>	
 Marsh or swamp		 Aerial Photography	
 Mine or Quarry			
 Miscellaneous Water			
 Perennial Water			
 Rock Outcrop			
 Saline Spot			
 Sandy Spot			
 Severely Eroded Spot			
 Sinkhole			
 Slide or Slip			
 Sodic Spot			

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

**Warning: Soil Map may not be valid at this scale.**

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Columbia County, Oregon  
 Survey Area Data: Version 17, Jun 11, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 29, 2015—Sep 13, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
10B	Cascade silt loam, 3 to 8 percent slopes	2.5	39.9%
19E	Dowde silt loam, 30 to 60 percent south slopes	3.7	60.1%
<b>Totals for Area of Interest</b>		<b>6.2</b>	<b>100.0%</b>

## Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,



## Custom Soil Resource Report

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

## Columbia County, Oregon

### 10B—Cascade silt loam, 3 to 8 percent slopes

#### Map Unit Setting

*National map unit symbol:* 21dt  
*Elevation:* 100 to 650 feet  
*Mean annual precipitation:* 50 to 70 inches  
*Mean annual air temperature:* 50 to 54 degrees F  
*Frost-free period:* 165 to 210 days  
*Farmland classification:* Prime farmland if drained

#### Map Unit Composition

*Cascade and similar soils:* 85 percent  
*Minor components:* 5 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Cascade

##### Setting

*Landform:* Hillslopes  
*Landform position (two-dimensional):* Summit  
*Landform position (three-dimensional):* Crest  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Parent material:* Silty loess

##### Typical profile

*H1 - 0 to 15 inches:* silt loam  
*H2 - 15 to 24 inches:* silt loam  
*H3 - 24 to 60 inches:* silty clay loam

##### Properties and qualities

*Slope:* 3 to 8 percent  
*Depth to restrictive feature:* 20 to 30 inches to fragipan  
*Drainage class:* Somewhat poorly drained  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to moderately high (0.06 to 0.20 in/hr)  
*Depth to water table:* About 18 to 30 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water capacity:* Low (about 4.6 inches)

##### Interpretive groups

*Land capability classification (irrigated):* 3w  
*Land capability classification (nonirrigated):* 3w  
*Hydrologic Soil Group:* C  
*Forage suitability group:* Somewhat Poorly Drained (G002XY005OR)  
*Other vegetative classification:* Somewhat Poorly Drained (G002XY005OR)  
*Hydric soil rating:* No

#### Minor Components

##### Delena

*Percent of map unit:* 5 percent  
*Landform:* Hillslopes

## Custom Soil Resource Report

*Landform position (two-dimensional):* Shoulder, summit  
*Landform position (three-dimensional):* Side slope, base slope  
*Down-slope shape:* Concave, linear  
*Across-slope shape:* Linear  
*Other vegetative classification:* Poorly Drained (G002XY006OR)  
*Hydric soil rating:* Yes

### 19E—Dowde silt loam, 30 to 60 percent south slopes

#### Map Unit Setting

*National map unit symbol:* 21f7  
*Elevation:* 300 to 1,500 feet  
*Mean annual precipitation:* 50 to 70 inches  
*Mean annual air temperature:* 45 to 52 degrees F  
*Frost-free period:* 100 to 180 days  
*Farmland classification:* Not prime farmland

#### Map Unit Composition

*Dowde, south, and similar soils:* 80 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Dowde, South

##### Setting

*Landform:* Mountains  
*Landform position (two-dimensional):* Backslope  
*Landform position (three-dimensional):* Mountainflank  
*Down-slope shape:* Concave  
*Across-slope shape:* Linear, concave  
*Parent material:* Colluvium derived from igneous rock

##### Typical profile

*O<sub>i</sub> - 0 to 3 inches:* slightly decomposed plant material  
*H<sub>1</sub> - 3 to 8 inches:* silt loam  
*H<sub>2</sub> - 8 to 57 inches:* silt loam  
*H<sub>3</sub> - 57 to 63 inches:* gravelly silty clay loam

##### Properties and qualities

*Slope:* 30 to 60 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Well drained  
*Capacity of the most limiting layer to transmit water (K<sub>sat</sub>):* Moderately high to high  
(0.57 to 1.98 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water capacity:* Very high (about 12.6 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 6e

Custom Soil Resource Report

*Hydrologic Soil Group: B*  
*Hydric soil rating: No*

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## Custom Soil Resource Report

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## **Appendix F – Preliminary Plat Map**



REFERRAL CONTACT LIST

Applicant Name: *Probst/White*

File No.: *MP 22-04  
RA 22-20*

s	Cities	s	Fire Districts
	Clatskanie		Clatskanie (Alston, Mayger, Woodson)
<input checked="" type="checkbox"/>	Columbia City		Mist-Birkenfeld (Natal)
	Prescott	<input checked="" type="checkbox"/>	Columbia River Fire & Rescue (St. Helens/Rainier)
	Rainier		Scappoose (Chapman)
	Scappoose		Vernonia (Pittsburg, Keasey)
	St. Helens		State Fire Marshall (outside RFPDs)
	Vernonia		
s	School Districts	s	State & Federal Agencies
	Clatskanie (Quincy, Mayger)		DEQ – Division ( )
	Rainier (Prescott, Goble)		DLCD - Land Conservation & Development
	St. Helens (Columbia City, Deer Island)		DSL - Department of State Lands
	Scappoose		DOGAMI - Geology & Mineral Industries
	Vernonia (Mist, Birkenfeld)		FEMA Region X
s	Water Districts		NRCS - Natural Resources Conservation Service
	McNulty Water PUD		ODF - Oregon Department of Forestry
	Warren Water District		ODFW - [ East ] [ West] of Highway 47
	Quincy Water District		OMD - Oregon Military Department
<input checked="" type="checkbox"/>	Other: <i>Milnes Water District</i>		OPR – Oregon Parks & Recreation
s	Special Districts		ODOT- [ Aeronautics ] [ Highways ] [ Rail ]
<input checked="" type="checkbox"/>	CPAC ( <i>St Helens - Cd. Co</i> )		OWRD - Watermaster District [18] [ 1]
	Port of Columbia County		SHPO – State Historic Preservation Office
	Drainage District ( )		USACE - U.S. Army Corps of Engineers
	Clatskanie PUD		USFW - U.S. Fish & Wildlife
<input checked="" type="checkbox"/>	Columbia River PUD	s	County Departments
	West Oregon Electric	<input checked="" type="checkbox"/>	Building Official
	Soil & Water Conservation District	<input checked="" type="checkbox"/>	Public Works – Roads (Transportation Planner)
	OSU Agricultural Extension Office	<input checked="" type="checkbox"/>	Sanitarian
s	Water Shed Councils	<input checked="" type="checkbox"/>	Surveyor
	Scappoose Bay	<input checked="" type="checkbox"/>	Assessor
	Lower Columbia		Animal Control Officer
	Upper Nehalem		LDS Compliance Specialist
s	Misc. / Other		County Counsel
	1000 Friends of Oregon		Public Health / Environmental Health (CCPH)
			C COM - Columbia 911 (Road Naming)
			CC Economic Team

## Kay Clay

---

**From:** Kay Clay  
**Sent:** Monday, January 31, 2022 12:40 PM  
**To:** 'Randolph Pedersen'; 'jroesselet@crpud.org'; 'colcity@columbia-city.org'; Suzie Dahl; Scott Toenjes; Erin O'Connell; Nathan Woodward; Assessor Columbia County  
**Subject:** MP 22-04 & PLA 22-20  
**Attachments:** mss\_20220131091904.pdf

Please review and send the referral back to [Planning@columbiacountyor.gov](mailto:Planning@columbiacountyor.gov)

Thank you

Kay Clay  
Permit Technician – Planning Secretary  
Columbia County, Oregon  
503-397-1501 ext 8483  
[Kay.clay@columbiacountyor.gov](mailto:Kay.clay@columbiacountyor.gov)

**Please note:**

**Land Development Services has moved to a temporary location at 445 Port Avenue, St. Helens.**

We're available to assist you in person, by phone 503-397-1501 and email:

[building@columbiacountyor.gov](mailto:building@columbiacountyor.gov) or [planning@columbiacountyor.gov](mailto:planning@columbiacountyor.gov).

## Affidavit of Mailing

Map number 5128-CA-04002 & 04600

Case number MP 22-04 & PLA 22-20

Type \_Partition & Property Line Adjustment

Documents to: Owner X Applicant X

Other(s): Mr. White – Final Order

City Manager of Columbia City, Paulette Lichatowich – Final Order  
Packet

email X Mail X

Appeal X Dated June-27-22

Final Order X Dated June 14-22

Staff report & attachments X Dated June 10-2022

Final order only:

Assessor, Building Official and Public Works Email X Dated 6-25-  
2022

Surveyor on Partitions & PLA Dated 6-25-2022

By: 

Date: 6-25-22

Title: Planning Secretary



COLUMBIA COUNTY  
LAND DEVELOPMENT SERVICES

COURTHOUSE  
230 STRAND  
ST. HELENS, OREGON 97051  
(503)397-1501

**APPEAL INFORMATION for  
FINAL ORDER MP 22-04 & PLA 22-20**

**Applicant: Voris & Mildred Probst Trust**

**Notice Date: 6/27/2022**

**Appeal Body:**

- Planning Commission**, for appeal of an administrative decision; file this appeal in the Land Development Services office, ground floor, Courthouse Annex, St. Helens, OR 97051. The appeal must be filed within 12 calendar days of the above Notice Date, the date this notice was mailed to the applicant and to other persons entitled to notice. The appeal must be accompanied by the appropriate appeal fee.
- Board of County Commissioners**, for appeal of this Planning Commission decision; file this appeal in the Office of the County Clerk, second floor, Courthouse Annex, St. Helens, OR 97051. The appeal must be filed within 7 calendar days of the above Notice Date, the date this notice was mailed to the applicant and to other persons entitled to notice. The appeal must be accompanied by the appropriate appeal fee.
- Land Use Board of Appeals (LUBA)**, for appeal of this Planning Commission or Board of Commissioner decision. File a Notice of Appeal with the Land Use Board of Appeals; PUC Building, 550 Capitol Street NE, Salem, OR 97310. The appeal must be filed with the Land Use Board of Appeals within 21 calendar days of the above Notice Date, the date this notice was mailed to the applicant and to other persons entitled to notice.

Attached is the FINAL ORDER on the application listed above. This decision, or any part of it, or any condition attached to it, may be appealed to the **Appeal Body** noted above.

If a local appeal is filed, and after notice is given to those persons entitled to notice, a public hearing will be held by the Appeal Body at its earliest available regular meeting. At the hearing, all interested parties will have an opportunity to appear and be heard.

The applicant and other interested persons should contact the Planning Department after the applicable appeal period has run to determine whether an Appeal has been filed. Applicants are cautioned against beginning development if an Appeal has been filed.

**PLEASE NOTE:** An appeal may be filed only by persons who appeared in person or in writing before the Planning Department, the Planning Commission or the Board of County Commissioners. You have "appeared" if you supplied information or argument in favor of or opposed to the application listed above.

If any of the above is not clear, or you have questions or require additional information, please contact Deborah Jacob at (503) 397-7260.

**BEFORE THE COLUMBIA COUNTY  
DEPARTMENT OF LAND DEVELOPMENT SERVICES  
ST. HELENS, OREGON**

In the matter of an application of the )  
Voris D. and Mildred C. Probst Rev )  
Living Trust for a Minor Partition and )  
Property Line Adjustment of a 7.84 )  
acre property in the Rural Residential )  
(RR-2) Zone. )

**FINAL ORDER MP 22-04 and PLA 22-20**

This matter came before the Columbia County Department of Land Development Services on the application of the Voris D and Mildred C Probst Rev Living Trust for a Minor Partition and Property Line Adjustment in the RR-2 Zone. The subject property is located along Miloris Way, contains approximately 7.84 acres, and is further described per the County Assessor's records as Tax Map Identification Numbers 5128-CA-04002/ 5128-CA-04600.

Notification of this request was sent to the St. Helens –Columbia City CPAC, affected agencies and surrounding property owners. Those notified were given ten (10) days to submit comments or objections regarding the proposal or to request that the matter be referred to the Planning Commission for review at a public hearing. Receiving no request for a public hearing, Land Development Services Staff has considered the application.

The Columbia County Planning Director hereby adopts the findings, conclusions and conditions as stated in the staff report and incorporates herein by this reference and **APPROVES** the requests for the Minor Partition and Property Line Adjustment presented for **MP 22-04** and **PLA 22-20** subject to the following conditions:

**CONDITIONS OF APPROVAL:**

1. This Preliminary Land Partition shall remain valid for one (1) year from the date of the final decision. The approved preliminary plat shall become void unless a surveyed final plat is prepared and submitted to Land Development Services within the one-year validity period. This Final Plat shall conform to 1) the approved preliminary plat as submitted in accordance with the conditions described herein, and 2) the form and content requirements of the Columbia County Subdivision and Partitioning Ordinance and Oregon Revised Statutes. One extension of time of up to six months may be granted by the Planning Director if requested in writing with the appropriate fee before the expiration date.
2. The subject property and all new and/or altered property lines shall be surveyed by a professional land surveyor. This survey shall then be filed with the County Surveyor and the Final Plat shall be recorded with the County Clerk.

3. In addition to all County and State requirements, the following shall be included on the Final Plat:
  - a. The area of and number of each parcel.
  - b. The location, dimensions and purpose of any recorded easements.
  - c. The statement: *"This plat is subject to Columbia County Land Development Services File Numbers MP 22-04 and PLA 22-20."*
  
5. The following shall be submitted to Land Development Services before final partition approval:
  - A. The County Sanitarian shall conduct a Lot Evaluation for Parcels 1 and 2 and approve an onsite sewage disposal system for each parcel.
  - B. The County Sanitarian shall review and approve a separate surveyed map showing the septic approval areas (on Parcels 1 and 2) in relation to new property lines comply with the minimum onsite sewage disposal siting requirements in the OAR 340-071-0220.
  - C. The applicants shall submit written documentation to Land Development Services confirming that the City of Columbia City have a signed agreement with the affected property owners on the relocation of portions of the City of Columbia City's Waterline Easement onto the adjacent property addressed at 36370 Miloris Way.
  
6. The following shall be required prior to Building Permit issuance on any parcels:
  - a) The Final Plat must be recorded in the Columbia County Clerk's Office creating separate parcels.
  - b) A Road Access Permit shall be obtained from the Road Department.

**COLUMBIA COUNTY LAND DEVELOPMENT SERVICES**

 <hr style="width: 100%;"/>	6/14/22 <hr style="width: 100%;"/>
<b>HAYDEN RICHARDSON - PLANNING MANAGER</b>	<b>DATE</b>

**COLUMBIA COUNTY LAND DEVELOPMENT SERVICES'  
STAFF REPORT**

June 10, 2022

A Property Line Adjustment and Replat of Parcel 2 of PP 2020-10 into 2 Parcels

**FILE NUMBERS:** MP 22-04 and PLA 22-20

**APPLICANT:** MSS Engineering, 215 NW 4<sup>th</sup> Street, Corvallis, OR 97330

**OWNERS:** Voris D. and Mildred C. Probst Rev Living Trust, 52490 SE 2<sup>nd</sup> Street,  
Suite 100 Scappoose, OR 97056

David and Phyllis White, 36370 Miloris Way, Columbia City, OR 97018

**LOCATION:** The subject properties are located off Miloris Way

**TAX MAP ID NOS:** 5128-CA-4002 and 5128-CA-04600

**TAX ACCT NOS:** 15646 and 15652

**ZONING:** Rural Residential (RR-2)

**SIZE:** Proposed Parcels 1 and 2 will be 3.63 acres and 2.98 acres each while the reconfigured property will be enlarged from 2.17 acres to 3.4 acres

**REQUEST:** To Replat Parcel 2 of PP 2020-10 that will relocate the Miloris Water Association's existing facilities onto the adjacent property addressed at 36370 Miloris Way and partition the remaining 6.61 acres into two parcels of 3.63 acres and 2.98 acres.

**REVIEW CRITERIA:**

Columbia County Zoning Ordinance  
Section 620 - Rural Residential (RR-2)

Columbia County Subdivision and Partition Ordinance  
Article II, Administrative and General Provisions  
Article VII, Minor Land Partitioning  
Article X, Subdivision & Partition Requirements

Columbia County Stormwater & Erosion Control Ordinance

**APPLICATION COMPLETE:** 1/25/2022

**150 DAY DEADLINE:** 6/24/2022

**SUMMARY:**

The applicant, MSS Engineering representing the property owners, Voris D. and Mildred C. Probst Trust propose to property line adjust and replat Parcel 2 of Partition Plat 2020-10 in order to separate the Rural Residential (RR-2) subject property's eastern 1.34 acres containing the Miloris Water Associations' facilities from its western vacant 6.61-acres. The submitted Property Line Adjustment (PLA 22- 20) will relocate the Miloris Water Association's facilities (water tank, accessory building and water easements) onto the adjacent property addressed at 36370 Miloris Way. This property line adjustment will then allow the remaining 6.61 acres to be replatted and create 3.63-acre proposed Parcel 1 and 2.98-acre proposed Parcel 2 both of which are intended and authorized for separate RR-2 uses and development.

The preliminary plat proposed for MP 22-04 verifies that both parcels will have usable frontage on Miloris Way, an existing private road that has been authorized to serve up to 11 dwellings by the Columbia County Board of Commissioners through their approval of Board Order 76-2003 dated February 4, 2004 (attached). Currently, Miloris Way serves 7 existing dwellings and 3 currently vacant RR-2 properties that are authorized to contain single family dwellings. The finalization of requested MP 22-04 will result in one more dwelling using Miloris Way which will be the last and 11<sup>th</sup> dwelling authorized to use this private road and will fulfill the approved limitations of Board Order 76-2003.

**Zoning & Aerial Views of Proposed Replat and PLA into 2 Parcels accessed by Miloris Way**





**Miloris Water Association Facilities to be relocated to 36370 Miloris Way**  
**Tank and well house directly across Miloris Way from existing residence**



**City of Columbia City's Waterline Easement looking east and west**



The County Sanitarian has evaluated and approved proposed Parcel 1 for an onsite sewage disposal system in 2003 (LOV 03-037). However, the submitted application states that in order to relocate the building site further from Miloris Way, the County Sanitarian will need to review and approve another Lot Evaluation prior to final partition approval. The County Sanitarian's comments also state that site evaluations for both parcels shall be approved prior to final plat approval.



The application also states that Parcels 1 and 2 will be served by the Miloris Water Association which is limited to serving 11 dwellings; the authorized dwellings on Parcels 1 and 2 will be the 10<sup>th</sup> and 11<sup>th</sup> dwellings that will fulfill this community water association's authorized number of connections. The water lines for the Miloris Water Association are located within Miloris Way's existing private right-of-way easement.

The National Wetlands Inventory of Deer Island indicates there are no identified wetlands or waterways on the subject property. Likewise this property does not contain any identified flood hazard areas per FEMA FIRM Panel No 41009CO340. Similarly, the site does not contain any hydric soils, sensitive plant or animal species and is located in a Non Game Area according to the St Helens -Columbia City Beak Maps. Emergency services are provided by the Columbia County Sheriff's Department and Columbia River Fire and Rescue (CRF&R). The LDS Project Planner visited the property on June 2, 2022 and confirmed the accuracy of the information submitted with the MP and PLA applications and the preliminary partition plat.

**REVIEW CRITERIA:**

**Beginning with the Columbia County Zoning Ordinance:**

**Section 620 RURAL RESIDENTIAL - 2**

**RR-2**

*[Amended by Ordinance 98-02, effective 1/11/00; Amd. Ordinance 2015-4, et. 11-25-15].*

621 **Purpose:** This district is designed for rural areas where lot sizes at the time of initial zoning are predominantly two acres or less. The intent is to recognize existing areas, not to create substantially new two acre parcel areas. Uses in this zoning district will be predominantly residential with a rural level of public services; i.e., domestic water from water districts, sewage disposal using on-site systems, adequate fire and emergency service by fire districts, and rural road standards per County plans and regulations. Other uses will be those customary to such areas, including farm and forest uses, churches and home occupations of a rural character.

**Finding 1:** As shown on Pages 2 & 3, the areas of proposed Parcels 1 and 2 have been zoned for Rural Residential with a 2-acre minimum lot size since 1984. The purpose of these two proposals is two-fold. First, these proposals will partition and separate the subject property's vacant western 6.61-acres from its 1.34-acre eastern portion containing the Miloris Water Association's tank, accessory building/well and waterline easements. Second, these proposals will relocate all of the Miloris Water Association's facilities onto an enlarged new 3.4 acre RR-2 residentially developed property addressed at 37360 Miloris Way. This will ensure the property's critical community water system will remain with a current and active member of the Miloris Water Association. Proposed Parcels 1 and 2 are intended for single family residential development, will each have at least 50' of usable frontage on Miloris Way, will be served by septic systems and will be the last two dwellings authorized to be served by the Miloris Way Water Association and to use Miloris Way.

The subject property is also within the Columbia River Fire & Rescue (CRF&R) service area. As of the date of this report, the CRF&R has not submitted any comments related to either proposal. No site -

specific development is proposed or authorized with the approval and recording of this Minor Partition and Property Line Adjustment alone. All properties' future site development will be reviewed for consistency with the applicable land use and building permit provisions of the County's Zoning Ordinance at time of future building permit issuance. For these reasons, Staff finds that the 2 parcel partition and related property line adjustment are consistent with the purpose of the RR-2 Zone.

**Discussion related to concerns received on February 7, 2022 (attached) from James and Paulette Lichatowich who reside at 36343 Miloris Way:**

The Lichatowichs expressed three (3) specific concerns with MP 22-04 and PLA 22-20 which will be addressed separately:

First, they identified a typographical error in the *Referral and Acknowledgement* which identified the subject property was 37 acres in size, which conflicts with the actual 7.84 acre size of the subject property a.k.a. Parcel 2 of PP 2020-10. Staff regrets this typographical error and thanks the Lichatowichs for bringing it to the County's attention.

Second, they have concerns that the "*turnaround for Miloris Way does not have a recorded legal easement even though it is depicted as an easement on the Probst PLA Exhibit.*" Staff would like to clarify that the private road known as Miloris Way was originally surveyed and platted as directed by Board Order 76-2003 through the subsequent filing of various Miloris Way Easements and Road Maintenance Agreements beginning with Document Number 89-2417 in Columbia County Deed Records. This Easement/Road Maintenance Agreements have been amended at least sixteen (16) times since 1989, the last of which was recorded with the County Clerk via Document Number 2018-00806 in 2018. The recording of these documents and related surveys with the County Clerk demonstrate that Miloris Way is a legal recorded private easement as noted and delineated on the Final Partition Plat for PP 2020-10 that created the subject property proposed for reconfiguration and further division.

Third, they pointed out that the two applications incorrectly referred to the *Miloris Water Association* as the "Miloris Way Community Water District". This Staff Report however, consistently refers to this existing community water system as the Miloris Water Association.

**Finding 1(a):** For these reasons, Staff finds that the Lichatowichs' concerns have been addressed and are incorporated into this Staff Report that describe the terms and conditions of the processing and the approval of both proposals requested for MP 22-04 and PLA 22-20.

**Continuing with Columbia County Zoning Ordinance:**

622 Permitted Uses:

- .1 Single family detached dwellings.

**Finding 2:** The requested proposal is for a minor partition that will separate future single family residential development on Parcels 1 and 2 from the 1.34 acre portion containing the existing facilities of the Miloris Water Association that can serve up to 11 dwellings off Miloris Way. All properties' future site development will be required to comply with the applicable regulatory requirements of the County

Zoning Ordinance and the Oregon Building Code at time of future building permit issuance. Parcels 1 & 2 will utilize septic systems and water from the Miloris Water Association and will have frontage on and access to Miloris Way. The County Sanitarian will need to conduct Lot Evaluations and approve onsite sewage disposal system for both proposed Parcels 1 and 2 prior to final partition approval to ensure both newly created parcels can safely support their intended RR-2 development. Staff finds that with approved lot evaluations for Parcels 1 and 2, the presented proposals will create two parcels in the RR-2 Zone and reconfigure one adjacent RR-2 zoned property to include the Miloris Water Association's facilities. These proposals will authorize both parcels to be developed separately in compliance with their zoning designations, provided all land use and building permits are obtained.

Continuing with Columbia County Zoning Ordinance:

625 Standards:

- .1 The minimum lot size for uses permitted under this section shall be 2 acres.
- .2 Dwellings permitted under this section must meet all of the following standards:
  - A. be within an existing public or community water district providing adequate domestic water; and
  - B. be approved for an individual subsurface septic system, or be served by a public or community sewer system; and
  - C. have direct access onto a public right-of-way meeting applicable County road standards; and
  - D. be within and can be served by a rural fire protection district.

**Finding 3:** The submitted request for MP 22-04 and PLA 22-20 will allow two newly created parcels to be developed for future RR-2 uses and will relocate the Miloris Water Association's existing community water facilities onto an adjacent RR-2 property owned by a current member of this community water association. Parcels 1 and 2 will both comply with the minimum 2-acre size for newly created RR-2 parcels and the adjacent RR-2 property addressed at 36370 Miloris Way will be enlarged to 3.40 acres.

As already stated, the County Sanitarian will be required to conduct lot evaluations for both Parcels 1 and 2 prior to final partition approval to ensure both parcels have areas for onsite sewage disposal. Prior to final approval, the County Sanitarian shall review a separate surveyed map and approve the location of all septic components for compliance with the minimum provisions in the OAR 340-071-0220 for Onsite Wastewater Treatment. Likewise, both parcels will be able to be served by the Miloris Water Association and will be the last two dwellings authorized to use this existing community water system.

All properties have usable frontage on Miloris Way a private road that has been approved by the  
MP 22-04/PLA 22-20 – Probst (RR-2) Page 6 of 18



Board of Commissioners to serve up to 11 residences, 7 of which are already constructed. The County Public Works Department's Engineer Technician I reviewed the proposal on 2/3/22, had no objections to its approval as submitted, and will require the applicant to obtain Road Access Permits for both parcels prior to the issuance of development permits.

Planning Staff conducted additional research for these two proposals. This revealed that the subject property (aka Parcel 2 of PP 2020-10) is subject to the following recorded *Water and Access Easements and Agreements* that details the terms and conditions of the Miloris Water Association and the Miloris Way Private Access, Utility and Road Maintenance Easement as follows.

*Water Easements and Agreements* beginning with Book 256 Page 587 Columbia County Deed Records as amended from Document No. 89-2419 through Document No. 2006-001008 and

*Access to 'K' Street via Miloris Way Easements and Road Maintenance Agreements* beginning with Document No. 89-2417 Columbia County Deed Records as amended through Document No. 2018-00806. (See related discussion pertaining to **Finding 1(a)**).

Finally, the subject property is within the Columbia River Fire and Rescue (CRF&R) service area. As of the date of this report, the CRF&R has yet to submit any comments related to either submitted proposal. For the reasons herein, staff finds the proposed partition will comply with the requirements in Section 604.1 and 604.2 with conditions of final partition approval.

Continuing with Section 625 of the Columbia County Zoning Ordinance (CCZO):

625.3 The minimum average lot width shall be 100 feet.

625.4 The minimum average lot depth shall be 100 feet.

**Finding 4:** According to the submitted preliminary plat the minimum average width and depth for both Parcels 1 and 2 are both over 200' which will comply with these dimensional requirements for newly created RR-2 parcels. Staff finds that these criteria have been met.

Continuing with Section 625 of CCZO:

625.5 Lots or parcels shall conform to the following requirements before a building permit may be issued for construction on the property;

- A. All lots or parcels legally recorded on or after June 4, 1991 shall have a minimum of 50 feet of usable frontage on a public right-of-way. The entire public right-of-way adjacent to the property shall be improved in accordance with the requirements of the Columbia County Road Standards. In lieu of such improvements, the owner or developer of the lot or parcel may secure a surety bond, or place cash in escrow or trust, to insure that the improvements will be completed according to the procedure outlined in Section 801 of the Columbia County Subdivision and Partitioning Ordinance.

**Parcels' 1 and 2 usable frontage on Miloris Way**



**Finding 5:** As demonstrated on the above pictures Parcels 1 and 2 will have usable frontage on Miloris Way, an existing private road that has been authorized to serve up to 11 dwellings by the Columbia County Board of Commissioners through Board Order 76-2003. This 2003 Board Order varies MP 22-04 from the Zoning provisions in Section 644.5(A)'s minimum public right-of-way frontage requirements to the minimum frontage on a private road for newly created parcels off Miloris Way. Currently there are nine dwellings authorized to use Miloris Way. The finalization of MP 22-04 will enable the future residents on Parcels 1 and 2 to also use Miloris Way.

In addition, with Miloris Way's existing improvements as demonstrated in these pictures, neither the County Public Works Department nor the CRF&R submitted any comments requesting improvements to this private road although the Public Works Department will require the applicant Road Access Permits for both parcels prior to the issuance of development permits. For these reasons, Staff finds Miloris Way is currently improved to the applicable provisions of the Columbia County Road Standards Ordinance as modified through the approval of Board Order 76-2003. For these reasons, Staff finds that MP 22-04 is exempted from the public right-of-way provisions in Section 644.5(A) for newly created parcels along Miloris Way.

Continuing with Section 625 of CCZO:

- .6 No dwelling shall be constructed closer than 30 feet to a property line. Where the property abuts resource zoning, the setback shall be increased to 50 feet.
- .7 Unless otherwise prohibited, the maximum building height for all non-farm, non-forest structures shall be 35 feet or 2½ stories, whichever is less.

- .8 Unless otherwise prohibited, structures such as barns, silos, windmills, antennas, chimneys, or similar structures may exceed the height limitations to a maximum height of 50 feet.

**Finding 6:** No development is proposed at this time nor is any site development authorized with the submittal and approval of MP 22-04 and PLA 22-20 alone. Prior to building permit issuance on the newly created RR-2 parcels, the final Partition Plat must be recorded with the County and the County Planner will verify all requested future site development complies with the maximum height limitations for authorized structures in both Zoning Districts.

**Continuing with the Columbia County Subdivision and Partitioning Ordinance (CCSPO):**

**ARTICLE II ADMINISTRATION & GENERAL PROVISIONS**

**Section 204 Conflict with Public and Private Provisions.**

- A. Public Provisions. The regulations are not intended to interfere with or annul any other provision of law. Where any provision of these regulations imposes restrictions different from those imposed by any other provision of these regulations or any other ordinance, rule, regulation or other provision of law, whichever provision are more restrictive or impose higher standards shall control.

**Finding 7:** When the applicable public provisions of this Zoning Ordinance conflict, the more restrictive ordinance will control the Minor Partition proposed for MP 22-04.

**ARTICLE VII MINOR LAND PARTITIONING**

**SECTION 702. CONTENTS OF TENTATIVE MAP FOR MINOR PARTITIONING.**

- A. The following general information shall be shown on the tentative map:
- (1) Location of the partition by (quarter-quarter) section, township, and range and a legal description sufficient to find the location and boundaries of the proposed tract or the tract designation or other description. (Assessor's map is recommended.)
  - (2) Date, north point, and scale of drawing.
  - (3) Appropriate identification clearly stating the map is part of the minor partition.
  - (4) Names and addresses of the owner, partitioner, engineer and/or surveyor, land planner, if any, or any other professional person employed in the preparation, layout design of the minor partition.
  - (5) The location, approximate dimensions, and acreage of lots, and the proposed lot and block numbers.
  - (6) Location of approved means of sewage disposal for each lot in accordance with



Section 913.2 of this ordinance, if known.

- (7) Location of approved means of water supply for each lot in accordance with Sections 913.C. (1) and 913.D. (1) of this ordinance, if known.

**Finding 8:** The application materials submitted with MP 22-04/PLA 22-20 included a *Preliminary Partition Plat and Probst PLA Exhibit* prepared by MSS Inc. Engineering Consultants and Planners. The Notes and Preliminary Site Plan for both parcels include all information referenced in Section 702.A. All existing and approved site development on Parcels 1 and 2 were included in the Preliminary Site Plan along with the location of all private and public waterlines, access and proposed onsite sewage disposal areas. Staff finds the documentation submitted with MP 22-04 complies with these provisions of the Subdivision and Partitioning Ordinance.

#### **Section 704 REVIEW OF MINOR PARTITIONS.**

- A. Upon Receipt of the application for minor partition by the Planning Department, the Director shall determine whether or not the proposed minor partition meets the standards of this ordinance. If a variance from the standards of this ordinance is necessary, the provision as stated in Section 210 of this ordinance shall be followed. The Planning Director shall submit the application for minor partition to the Planning Commission for its review and approval, remand or denial.
- B. If the application for minor partition is found to meet the specifications of this ordinance, the Planning Director shall review and approve the proposal, provided that he or she finds the application to be in conformance with the Comprehensive Plan, Zoning Ordinance and any other pertinent ordinances.

#### **SECTION 706. REVIEW BY THE PLANNING DIRECTOR.**

- A. The Planning Director shall review the proposed minor land partitioning within 120 calendar days of receipt of the tentative map and approve or disapprove the map based upon the provisions of this ordinance and all applicable state and local rules and regulations. The Director may attach any reasonable conditions necessary to ensure the minor partition meets the standards and intent of this ordinance.

**Finding 9:** The applicant submitted all information necessary to process this minor partition request by February 2, 2022. This application does not require a variance to the standards of the Zoning Ordinance, therefore it will be reviewed administratively and approved by the Planning Manager provided the Minor Partition complies with the applicable provisions of the county's Subdivision and Partitioning and Zoning Ordinances. These criteria can be met subject to conditions of final plat approval that are evaluated throughout this Staff Report.

#### **Continuing with the Columbia County Subdivision and Partitioning Ordinance (CCSPO):**

## SECTION 709

## SUBMISSION OF FINAL PLAT

- A. Not more than one year following approval of the tentative map, the partitioner shall prepare a final plat in conformance with the tentative map as approved and submit it along with a copy of the approved tentative map to the county surveyor and Planning Department.
- B. If the final plat is not submitted within one year of the approval of the tentative map, the tentative map must be resubmitted for approval in accordance with these regulations or their successors.

**Finding 10:** A condition of approval will require the Final Partition Plat to be recorded with the County Clerk and Surveyor within one year of approval or the applicants/property owners will have to resubmit their Minor Partition Application Permit, including a review fee, which will be re-examined under the standards current at the time.

**Continuing with the applicable provisions of Section 710 of the CCSPO:**

## SECTION 710 INFORMATION ON FINAL PLAT

- C. The survey and plat of the partition shall be made by a registered professional land surveyor. Unless the Planning Director provides otherwise, created parcels that are 20 acres or greater, but less than 40 acres, need to be surveyed or monumented if zoned Primary Forest, Forest Agriculture or Primary Agriculture. Similarly zoned parcels that are 40 acres or greater need not be surveyed or monumented.

**Finding 11:** The Planning Manager has acknowledged that this paragraph is outdated and conflicts with other provisions of County ordinances and ORS Chapter 92.055. To ensure consistency with the current provisions of the ORS Chapter 92.055, both proposed Parcels 1 and 2 and the enlarged adjacent property addressed at 36370 Miloris Way will be required to be surveyed and monumented as a condition of final approval for MP 22-04 and PLA 22-20 since they are all less than 10-acres in size.

**Continuing with the applicable provisions in Section 710 of the CCSPO:**

- F. The locations, dimensions and purpose of all recorded and proposed public and private easements shall be shown on the partition plat along with the county clerk's recording reference if the easement has been recorded.

**Finding 12:** As already covered during the Summary and for Finding 3, the subject property is subject to the various provisions of the recorded *Miloris Way Water Association Water Agreements, Waterline Easements, and Miloris Way's Roadway, Utility and Maintenance Agreements*. All of these existing, as well as any new easements, shall be clearly identified and labeled on the final partition plat.

The southern boundary of the subject property contains an Overflow Waterline Easement for the City of Columbia City which is also identified on the preliminary plat. The City of Columbia City's attached comments dated 2/3/22 included a letter from Rob Peacock, PE City Engineer dated 2/2/22. The City's

comments verify that the requested Property Line Adjustment is adjacent to the City's Upper Reservoir and that a portion of the City's existing Overflow Easement will be transferred to the new property owners (the Whites) through this PLA. Consequently, the City is requiring written documentation between the affected property owners and the City of Columbia City confirming the intended relocation of this existing Waterline Easement and its related terms and conditions. To ensure the City of Columbia City's Waterline Easement will not be compromised with the finalization of the Minor Partition and Property Line Adjustment, Staff will require the applicants to submit written confirmation to Land Development Services that they and the City of Columbia City have a signed agreement to the relocation of the City's existing Overflow Easement as one condition of final partition approval. With these conditions of final partition approval, Staff finds that these criteria will be satisfied.

**Continuing with the applicable provisions in Section 710 of the CCSPO:**

- G. The area of each lot or parcel shall be shown on the partition plat.
- L. Unless there is proof of adequate water supply and sewage disposal for each lot pursuant to Section 913 of this ordinance, the final plat shall indicate those lots for which an adequate supply of water or sewage disposal has not been proven.

**Finding 13:** Pursuant to the provisions in Section 710.G a condition of approval will require the Final Plat to identify the number and acreage of each proposed parcel as well as the locations, dimensions, and purpose of any recorded private or public easements on the subject property. As already covered both parcels will be residentially developed and served by the Miloris Water Association as the 10<sup>th</sup> and 11<sup>th</sup> dwellings authorized to use this community water system. As covered for Finding 3, the County Sanitarian will be required to conduct lot evaluations for both Parcels 1 and 2 prior to final partition approval to ensure both parcels have an area for onsite sewage disposal.

For these reasons and with conditions of final partition approval, Staff finds that MP 22-04 will be able to satisfy these provisions for newly created parcels.

**ARTICLE X SUBDIVISION AND PARTITION REQUIREMENTS**

**Section 1001 Minimum Standards**

The requirements and standards set forth in this ordinance are the minimum ones to which a subdivision plat shall conform before approval by the Commission. These requirements are also the minimum ones to which partitions must conform when the standard is applicable.

**Finding 14:** The minimum standards of this ordinance will be adhered to with the development of this partition. Conditions that are made as part of the tentative approval of this partition must be satisfied prior to the Planning Manager's approval of the Final Partition Plat authorizing the division of the subject property.

**Continuing with the applicable provisions of Article X of the CCSPO:**



The minimum area, width, depth, and frontage of lots and the minimum building setback line from streets shall conform to the requirements of the County Zoning Ordinance, where applicable, and all other applicable regulations. However, in no case shall a lot be approved which is less than 7,000 feet in area, has a width less than 70 feet, a depth of less than 80 feet, a frontage of less than 30 feet. No building setback line from a street of less than 20 feet shall be accepted. A minimum of 50 feet of usable frontage shall be provided for access to each lot created.

**Finding 15:** Both proposed parcels meet Section 1003's minimum area, width, depth and frontage requirements for newly created parcel. As already covered during the Summary, the final approval of MP 22-04 as presented will lawfully separate two RR-2 zoned parcels from the portion of the subject property that contains the facilities of the Miloris Water Association. Staff finds that these proposals are consistent with the overall RR-2 development of the subject property authorized by the Columbia County Board of Commissioners through the approval of Board Order 76-2003.

A. Lot Improvements.

- (1) Lot Arrangement. The lot arrangement shall be such that there will be no foreseeable difficulties, for reason of topography or other conditions, in securing building permits to build on all lots in compliance with the Zoning Ordinance.

**Finding 16:** With the natural characteristics of both parcels as well as their ability to utilize the Miloris Way Water Association's water and individual septic systems, the county does not anticipate any limitations to securing authorized building permits for either of the two approximate 3-acre parcels intended for residential uses. Relocating the Miloris Water Association's facilities and waterline easements to the adjacent property that is owned by a current member of this community water system will also help to ensure all future uses will comply with its existing Water Easements and Agreements. With confirmation from the City of Columbia City that the affected portions of their Waterline Easement will be transferred to the adjacent property prior to final partition approval, Staff finds that the future development and uses of all RR-2 zoned properties will comply with the applicable provisions of the County Zoning Ordinance provided all required land use and building permits are obtained prior to any future site development satisfying the criteria in Section 1003.(A-1) for newly created RR-2 parcels.

- A. General Requirements. Except for private streets within Planned Unit Developments approved pursuant to Section 1200 of the Columbia County Zoning Ordinance, no subdivision or partition shall be approved unless the development has at least 50 feet of frontage on an existing public street and otherwise complies with County Road Standards and Specifications in effect at the time of Development or with a more restrictive provision on an applicable Urban Growth Area Management Agreement. [Amended 4-9-97]

**Finding 17:** As seen in the pictures on Page 8 as covered for Finding 5, both parcels will have usable frontage on Miloris Way, an existing private road that was approved by the Columbia County Board of Commissioners to serve up to 11 new residential lots through the approval of Board Order 76-2003.

Supplemental Finding Number 5 of Board Order 76-2003 moreover, discussed the criteria the Board of Commissioners and County Public Works Director reviewed and considered for the applicant's requested modification of the Private Road Standards in Section IV of the County Road Standards Ordinance in order to allow Miloris Way to serve up to 12, rather than 6, residential lots. The Board determined that Miloris Way needed to be limited to 11 dwellings based on the 2003 Public Works Directors analysis of the applicant's traffic study on Miloris Way's Average Daily Traffic (ADT) and the related Guidelines of the American Association of State Highway and Transportation Officials.

The County Public Works' Engineering Technician I comments dated 2/3/22 stated that they had no objections of MP 22-04 and PLA 22-20 provided that the applicant obtains road access permits prior to any site development.

Staff finds that the creation of two RR-2 zoned parcels requested for MP 22-04 are consistent with the intended residential use of Miloris Way as approved by the Board of Commissioners with the approval of Miloris Way in 2003. The finalization of MP 22-04 will allow all of the 11 authorized residences to be served by this private road that is maintained by the members of the Miloris Estates. These private agreements between all affected property owners also describe authorized uses of this private roadway for which the county has no enforcement abilities. The County cannot dictate any uses of this private roadway nor has the County Public Works Department or Columbia River Fire and Rescue notified the county of any deficiencies to its surface or foundations that must be rectified prior to building permit issuance. For these reasons and without any additional evidence, Staff finds the criteria in Section 1005 has been satisfied and that the members of Miloris Estates, and not the county, will be the sole approval agent of the future development needing to use the private road known as Miloris Way.

### Continuing with the CCSPO:

#### Section 1013            Utilities

- B.    Sewerage Facilities.    The method of sewage disposal for each lot within a subdivision or partition shall be in accordance with the requirements and standards for sewage disposal administered by and under the jurisdiction of the following agencies and political subdivisions when applicable:    The Oregon State Department of Environmental Quality, the County, other state or federal agencies which have regulations applicable to septic tank/drainfields, community collection and treatment facilities or other methods of sewage disposal.    The subdivider shall be responsible for providing the necessary information required to determine the adequacy of the method of sewage disposal proposed.    All methods of sewage disposal shall also meet any additional requirements of the Commission, the Board, or the Sanitarian, whichever is more restrictive.    The method of sewage disposal must be approved for every buildable lot prior to final plat approval.

**Finding 18:** As already covered during the Summary and for Finding 3, prior to final partition approval, the County Sanitarian will need to conduct a Lot Evaluation for Parcels 1 and 2 and approve onsite sewage disposal system for both. In addition, the Sanitarian will need to review and approve a separate surveyed map showing these approval areas (on Parcels 1 and 2) in relation to new property lines in compliance with the minimum onsite sewage disposal siting requirements in OAR 340-071-0220. With these conditions of final partition approval, Staff finds that this criterion will be satisfied.



**Continuing with the Columbia County Subdivision and Partitioning Ordinance:**

D. Requirements for Rural Areas.

- (1) Water Facilities. If a subdivision or partition proposes to take water from individual wells, the developer must show there is adequate potential for water at the site. This may be done by drilling test wells or by documentation from well drilling logs for the area of the subdivision.

If the subdivision will be served by a community water system, the developer must show there is adequate supply for all dwellings served by the system. Water lines serving the subdivision or partition shall be installed to provide adequate water pressure to serve present and future consumer demand. Materials, sizes, and locations of water mains, valves and hydrants shall be in accordance with the standards of the Fire District, the County, the State and the American Public Works Association.

**Finding 19:** The applicants have preserved rights to the Miloris Water Association (MWA) for both parcels as discussed during the Summary and Finding 3 in compliance with the minimum provisions for newly created RR-2 parcels.

- (2) Utilities. Underground utilities are not required but are encouraged where the cost of installing underground and above ground utilities are approximately equal. Utilities shall be installed pursuant to the requirements of the utility company. Electric power transmission lines (over 50,000 volts or primary feeder lines), and transformer vaults are exempted from these requirements.

**Finding 20:** No development is proposed at this time and that utilities can be extended to both parcels from the existing utility lines along the existing Miloris Way easement at time of future building permit issuance.

**Following with the applicable provisions of the County Stormwater and Erosion Control (SEC) Ordinance:**

SECTION III - STANDARDS SPECIFIC TO ACTIVITIES

D. Partitions

1. Erosion Control

Erosion control measures and an erosion control plan are not required for partitions.

2. Long Term Water Quality Protection

- a. A Conceptual Stormwater Plan is required for single family and duplex parcels. A Preliminary Stormwater Plan is required for partitions of multifamily, commercial, and industrial parcels.
- b. The Preliminary Stormwater Plans shall be prepared by Engineer. The applicant may prepare Conceptual Stormwater Plans.
- c. The plan shall describe how the treatment and runoff control measures required for future building permits on the parcels will be achieved.
- d. The plan shall be completed in the format specified in Section IV.

- e. The plan shall be submitted to the county with the partition application.
- f. The partition will not be approved until the plan is approved by the county.

**Finding 21:** The submitted proposals included the submittal of the **Probst Miloris Way Partition Preliminary Stormwater Report** dated October 11, 2021 and prepared by MSS Engineering, Inc.. This engineered report included analysis of the subject property's existing site, drainage, soil and sensitive/critical areas conditions and compared them to the projected storm-water quality, quantity and conveyance resulting from the 2 parcels' future site development. Specifically this analysis states:

*"The Proposed Site Conditions resulting from two buildable home sites are expected to generate a net increase of 19,000 square feet of impervious areas including houses, garages, driveways and patio areas. This increase in storm-water runoff will continue to drain into the existing intermittent stream to the west as is currently the case. The proposal is to route the runoff from the new impervious area to the dispersion trenches on the hillside below the houses. One trench is proposed for each of the two parcels. While these trenches are not designed to provide detention or treatment, they will spread the flow evenly over a wide area to prevent erosive drainage from the increased runoff.*

*Storm-water quality treatment is provided by the several hundred feet of overland flow across the forest floor before reaching the intermittent stream to the west. Some additional treatment may be provided by settlement in the dispersion trenches, but no formal storm-water quality treatment facilities are proposed. Stormwater design for this project was completed in accordance with the criteria set forth in the Columbia County Stormwater and Erosion Control Ordinance. Hydrological analysis is based on the Santa Barbara Unity Hydrograph (SBHU) method."*

With this engineered storm-water report and analysis, Staff finds these provisions for proposed partitions identified in Section III (D) of the Columbia County's Stormwater and Erosion Control Ordinance have been met.

#### **COMMENTS RECEIVED:**

**Columbia County Building Official:** The County Building Official will require all permits to be obtained necessary for the construction of the two new homes including all electrical, plumbing and mechanical permits for all structures. If homes have wood stoves, fire places, pellet stoves or outdoor fireplaces a spark arrestor is required for all properties abutting adjacent forest zoned properties to the west.

**Columbia County Sanitarian:** Site evaluations for both proposed parcels will be required prior to final plat approval. Areas proposed for sewage disposal shall meet all siting criteria per OAR 340-071-0150 and OAR 340-071-0220.

**City of Columbia City:** The City's comments and concerns have been incorporated into the Discussions related to Finding 12 of this Staff Report pertaining to the relocation of the City's Overflow Waterline Easement from the subject property onto the adjacent property addressed at 36370 Miloris Way.

**Columbia County Surveyor:** Has reviewed the proposed partition and has no objections to its approval as submitted.

**Columbia County Public Works Department/Engineer Technician I:** No objections to its approval as submitted provided the applicant obtains Road Access Permit for both parcels prior to the issuance of development permits.

**Columbia River Fire and Rescue:** As of the date of this report, the CRF&R has not submitted any comments for the proposal presented for MP 22-04 and PLA 22-20.

**St. Helens - Columbia City CPAC:** As of the date of this report, no comments have been received.

**Paulette and James Lichatowich:** The comments received from these residents at 36343 Miloris Way have been incorporated into the Discussion related to Finding 1(a) of this Staff Report.

**Columbia River PUD:** Has reviewed the requested proposals and have no objections to their approval as presented.

**Columbia County Assessor:** Has reviewed the requested proposals and have no objections to their approval as presented.

No other comments have been received from government agencies or nearby property owners as of the date of this staff report. June 10, 2022.

## **CONCLUSION, DECISION & CONDITIONS:**

Based on the research, evaluations and subsequent findings in this staff report, the Planning Manager **APPROVES** Minor Partition and Property Line Adjustment requested for **MP 22-04 and PLA 22-20** authorizing the 2 parcel partition of a 7.84 acres associated with current Tax Map ID Number 5128-CA-04002 and the concurrent property line adjustment with current Tax Map ID Number 5128-CA-04600 subject to the following conditions:

1. This Preliminary Land Partition shall remain valid for one (1) year from the date of the final decision. The approved preliminary plat shall become void unless a surveyed final plat is prepared and submitted to Land Development Services within the one-year validity period. This Final Plat shall conform to 1) the approved preliminary plat as submitted in accordance with the conditions described herein, and 2) the form and content requirements of the Columbia County Subdivision and Partitioning Ordinance and Oregon Revised Statutes. One extension of time of up to six months may be granted by the Planning Director if requested in writing with the appropriate fee before the expiration date.
2. The subject property and all new and/or altered property lines shall be surveyed by a professional land surveyor. This survey shall then be filed with the County Surveyor and the Final Plat shall be recorded with the County Clerk.

3. In addition to all County and State requirements, the following shall be included on the Final Plat:
  - a. The area of and number of each parcel.
  - b. The location, dimensions and purpose of any recorded easements.
  - c. The statement: *"This plat is subject to Columbia County Land Development Services File Numbers MP 22-04 and PLA 22-20."*
  
5. The following shall be submitted to Land Development Services before final partition approval:
  - A. The County Sanitarian shall conduct a Lot Evaluation for Parcels 1 and 2 and approve an onsite sewage disposal system for each parcel.
  
  - B. The County Sanitarian shall review and approve a separate surveyed map showing the septic approval areas (on Parcels 1 and 2) in relation to new property lines comply with the minimum onsite sewage disposal siting requirements in the OAR 340-071-0220.
  
  - C. The applicants shall submit written documentation to Land Development Services confirming that the City of Columbia City have a signed agreement with the affected property owners on the relocation of portions of the City of Columbia City's Waterline Easement onto the adjacent property addressed at 36370 Miloris Way.
  
6. The following shall be required prior to Building Permit issuance on any parcels:
  - a) The Final Plat must be recorded in the Columbia County Clerk's Office creating separate parcels.
  
  - b) A Road Access Permit shall be obtained from the Road Department.

**Attachments:**

MP 20-04 and PLA 22-20 Partition and Property Line Adjustment Applications and submitted Documentation  
Zoning, Address & Vicinity Maps

**Probst Miloris Way Partition Preliminary Stormwater Report October 11, 2021**

Final Order for Board Order 76-2003 and Supplemental Findings

February 7, 2022 comments from Paulette and James Lichatowich, residents at 36343 Miloris Way

February 3, 2022 comments received from the City of Columbia City, City Administrator

February 2, 2022 letter from Rob Peacock, City Engineer to Michael McGlothlin City of Columbia City Administrator

February 3, 2022 comments received from Scott Toenjes, Public Works Engineering Technician I

February 7, 2022 comments received from Erin O'Connell, County Sanitarian

cc: Paulette and James Lichatowich, P.O. Box 439 Columbia City, OR 97018  
Michael McGlothlin City of Columbia City Manager



## REFERRAL AND ACKNOWLEDGMENT

### BUILDING OFFICIAL COMMENTS

**File #: MP 22-04 and PLA 22-20**

Planner: Deborah Jacob

Obtain all permits necessary for construction including electrical, plumbing and mechanical for all structures. If having a wood stove, fire place, pellet stove or outdoor fireplace a spark arrestor is required abutting a forest zone.

Maintain all setbacks for new and accessory buildings to property lines and to septic drainfield and secondary drainfield.

Maintain all Fire breaks and setbacks as required abutting a forest zone; if setbacks are not met, IR-1 and IR-2 construction will be required by planning staff and sprinkler systems may apply. If slopes are steep, additional fire breaks are required and tree limbs may need to be cut and possible geotechnical soil evaluation for the site.

Obtain Fire Department **temporary driveway access approval prior to building permit issuance and final driveway access approval, prior to building final inspection.**

Obtain Public Works **temporary road access permit and approval prior to building permit issuance and final access approval, prior to building final inspection.**

Suzie Dahl  
Columbia County Building Official  
3/24/22







January 31, 2022

**REFERRAL AND ACKNOWLEDGMENT**

**Responding Agency:**

NOTICE IS HEREBY GIVEN NOTICE IS HEREBY GIVEN that MSS Engineering on behalf of David & Phillis White and Mildred Probst Estate, has submitted an application for a property line adjustment and a minor partition. The subject property is zoned for rural residential (RR-2) uses and associated with Tax Map ID Nos. 5128-CA-04002 & 5128-CA-4600. The subject property is 37 acres and is located off Miloris Way. MP 22-04 and PLA 22-20

THIS APPLICATION IS FOR: (X) Administrative Review; ( ) Planning Commission, Hearing Date:

PLEASE RETURN BY: February 10, 2022

Planner: Deborah Jacob

The enclosed application is being referred to you for your information and comment. Your recommendation and suggestions will be used by the County Planning Department and/or the Columbia County Planning Commission in arriving at a decision. Your prompt reply will help us to process this application and will ensure the inclusion of your recommendations in the staff report. Please comment below.

- We have reviewed the enclosed application and have no objection to its approval as submitted.
- Please see attached letter or notes below for our comments.
- We are considering the proposal further, and will have comments to you by \_\_\_\_\_.
- Our board must meet to consider this; we will return their comments to you by \_\_\_\_\_.
- Please contact our office so we may discuss this.
- We recommend denial of the application, for the reasons below:

COMMENTS: \_\_\_\_\_

Signed: Andrea Jurkiewicz Printed Name: Andrea Jurkiewicz  
Title: ASSESSOR Date: 2/2/22

January 31, 2022

REFERRAL AND ACKNOWLEDGMENT



Responding Agency:

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THIS APPLICATION IS FOR: (X) Administrative Review; ( ) Planning Commission, Hearing Date:

PLEASE RETURN BY: February 10, 2022

Planner: Deborah Jacob

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- We have reviewed the enclosed application and have no objection to its approval as submitted.
- Please see attached letter or notes below for our comments.
- We are considering the proposal further, and will have comments to you by \_\_\_\_\_.
- Our board must meet to consider this; we will return their comments to you by \_\_\_\_\_.
- Please contact our office so we may discuss this.
- We recommend denial of the application, for the reasons below:

COMMENTS: \_\_\_\_\_

Signed: Andrea Jurkiewicz Printed Name: Andrea Jurkiewicz  
Title: ASSESSOR Date: 2/2/22



January 31, 2022

**REFERRAL AND ACKNOWLEDGMENT**

**Responding Agency:**

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THIS APPLICATION IS FOR: (X) Administrative Review; ( ) Planning Commission, Hearing Date:

PLEASE RETURN BY: February 10, 2022

Planner: Deborah Jacob

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1.  We have reviewed the enclosed application and have no objection to its approval as submitted.
2. \_\_\_\_\_ Please see attached letter or notes below for our comments.
3. \_\_\_\_\_ We are considering the proposal further, and will have comments to you by \_\_\_\_\_.
4. \_\_\_\_\_ Our board must meet to consider this; we will return their comments to you by \_\_\_\_\_.
5. \_\_\_\_\_ Please contact our office so we may discuss this.
6. \_\_\_\_\_ We recommend denial of the application, for the reasons below:

COMMENTS: \_\_\_\_\_

Signed: Brendan Stachey Printed Name: Brendan Stachey  
Title: Engineering manager Date: 2/1/22

January 31, 2022

REFERRAL AND ACKNOWLEDGMENT

Responding Agency:

NOTICE IS HEREBY GIVEN NOTICE IS HEREBY GIVEN that MSS Engineering on behalf of David & Phillis White and Mildred Probst Estate, has submitted an application for a property line adjustment and a minor partition. The subject property is zoned for rural residential (RR-2) uses and associated with Tax Map ID Nos. 5128-CA-04002 & 5128-CA-4600. The subject property is 37 acres and is located off Miloris Way, MP 22-04 and PLA 22-20

THIS APPLICATION IS FOR: (X) Administrative Review; ( ) Planning Commission, Hearing Date:

PLEASE RETURN BY: February 10, 2022

Planner: Deborah Jacob

The enclosed application is being referred to you for your information and comment. Your recommendation and suggestions will be used by the County Planning Department and/or the Columbia County Planning Commission in arriving at a decision. Your prompt reply will help us to process this application and will ensure the inclusion of your recommendations in the staff report. Please comment below.

1.  We have reviewed the enclosed application and have no objection to its approval as submitted.
2.  Please see attached letter or notes below for our comments.
3.  We are considering the proposal further, and will have comments to you by \_\_\_\_\_.
4.  Our board must meet to consider this; we will return their comments to you by \_\_\_\_\_.
5.  Please contact our office so we may discuss this.
6.  We recommend denial of the application, for the reasons below:

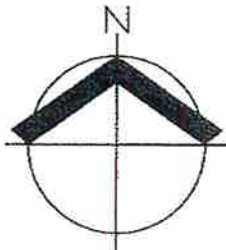
COMMENTS: See attached letter. Thank you for the opportunity to both review & provide input.

Signed: Michael S. McGlothlin Printed Name: Michael S. McGlothlin  
Title: City Administrator Date: 02/03/2022

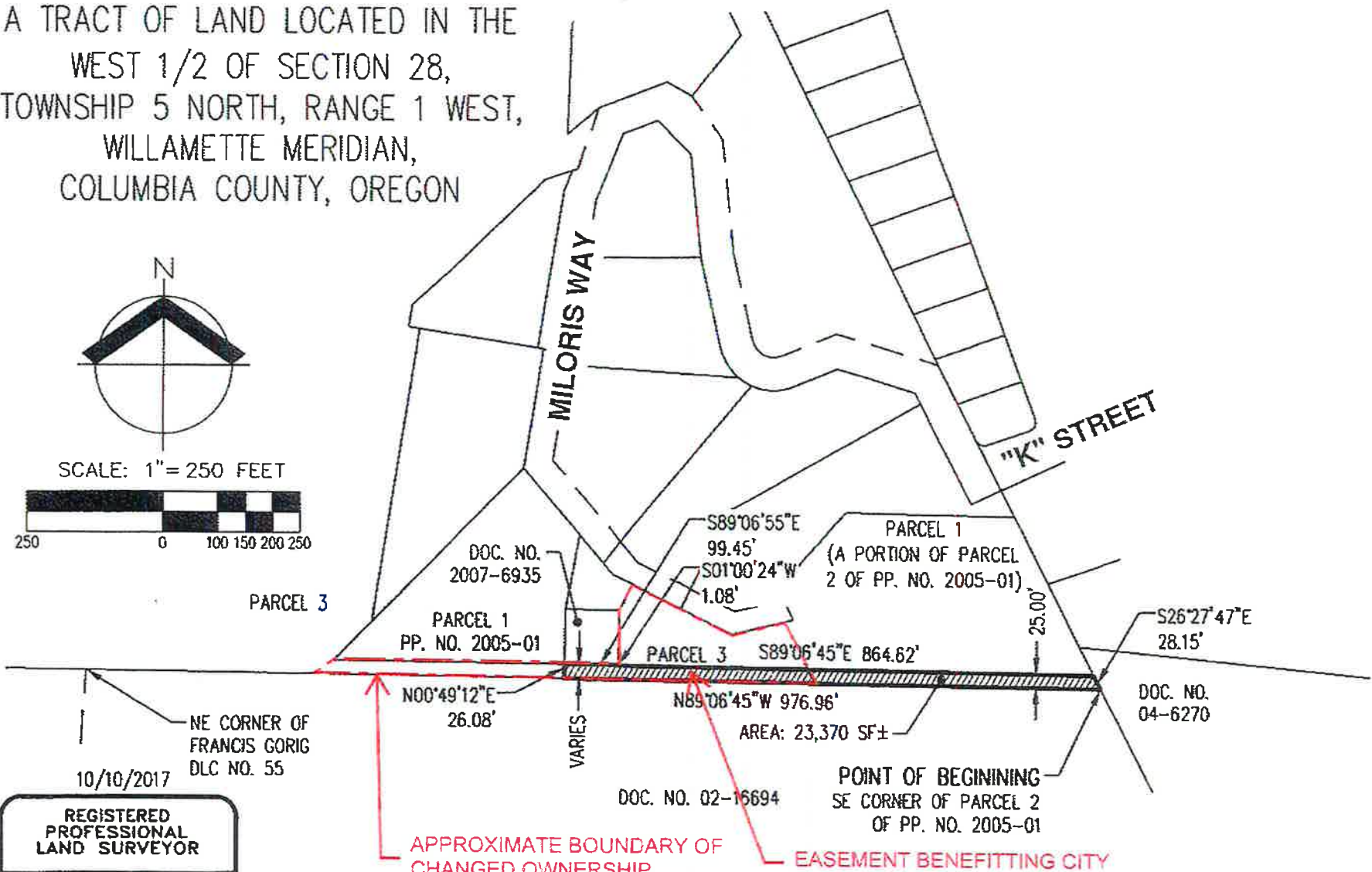
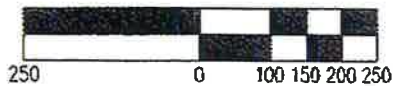


# EXHIBIT B

A TRACT OF LAND LOCATED IN THE  
 WEST 1/2 OF SECTION 28,  
 TOWNSHIP 5 NORTH, RANGE 1 WEST,  
 WILLAMETTE MERIDIAN,  
 COLUMBIA COUNTY, OREGON



SCALE: 1" = 250 FEET



REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR

*Nick White*

OREGON  
 JANUARY 9, 2007  
 NICK WHITE  
 70652LS  
 RENEWS: 6/30/18

PREPARED FOR  
 VORIS D. PROBST AND  
 MILDRED C. PROBST TRUST  
 52490 SE 2ND STREET, SUITE 100  
 SCAPPOOSE, OR 97056

OVERFLOW DRAINAGE EASEMENT		EXHIBIT B
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 P: 503.563.6151 F: 503.563.6152 aks-eng.com		DRWN: CC CHKD: NW AKS JOB: 5650







January 31, 2022

**REFERRAL AND ACKNOWLEDGMENT**

Responding Agency: Sanitation

NOTICE IS HEREBY GIVEN NOTICE IS HEREBY GIVEN that MSS Engineering on behalf of David & Phillis White and Mildred Probst Estate, has submitted an application for a property line adjustment and a minor partition. The subject property is zoned for rural residential (RR-2) uses and associated with Tax Map ID Nos. 5128-CA-04002 & 5128-CA-4600. The subject property is 37 acres and is located off Miloris Way. MP 22-04 and PLA 22-20

THIS APPLICATION IS FOR: (X) Administrative Review; ( ) Planning Commission, Hearing Date:

PLEASE RETURN BY: **February 10, 2022**

Planner: **Deborah Jacob**

The enclosed application is being referred to you for your information and comment. Your recommendation and suggestions will be used by the County Planning Department and/or the Columbia County Planning Commission in arriving at a decision. Your prompt reply will help us to process this application and will ensure the inclusion of your recommendations in the staff report. Please comment below.

- We have reviewed the enclosed application and have no objection to its approval as submitted.
- Please see attached letter or notes below for our comments.
- We are considering the proposal further, and will have comments to you by \_\_\_\_\_.
- Our board must meet to consider this; we will return their comments to you by \_\_\_\_\_.
- Please contact our office so we may discuss this.
- We recommend denial of the application, for the reasons below:

COMMENTS: Site evaluation approval for both proposed parcel 1 and 2 required prior to final plat. Area proposed for sewage disposal shall meet all siting criteria per OAR 340-071-0150. Existing & proposed drainage

Signed: E O'Connell Printed Name: Erin O'Connell  
Title: RETS Date: 2/7/22

features can impact septic areas. Initial & replacement drainfield are required to be available / approved.

COLUMBIA COUNTY  
LAND DEVELOPMENT SERVICES  
Planning Division  
COURTHOUSE  
ST. HELENS, OREGON 97051  
Phone: (503) 397-1501 Fax: (503) 366-3902

January 31, 2022

REFERRAL AND ACKNOWLEDGMENT

Responding Agency: Columbia County Public Works

NOTICE IS HEREBY GIVEN NOTICE IS HEREBY GIVEN that MSS Engineering on behalf of David & Phillis White and Mildred Probst Estate, has submitted an application for a property line adjustment and a minor partition. The subject property is zoned for rural residential (RR-2) uses and associated with Tax Map ID Nos. 5128-CA-04002 & 5128-CA-4600. The subject property is 37 acres and is located off Miloris Way. MP 22-04 and PLA 22-20

THIS APPLICATION IS FOR: (X) Administrative Review; ( ) Planning Commission, Hearing Date:

PLEASE RETURN BY: February 10, 2022

Planner: Deborah Jacob

The enclosed application is being referred to you for your information and comment. Your recommendation and suggestions will be used by the County Planning Department and/or the Columbia County Planning Commission in arriving at a decision. Your prompt reply will help us to process this application and will ensure the inclusion of your recommendations in the staff report. Please comment below.

- We have reviewed the enclosed application and have no objection to its approval as submitted.
- Please see attached letter or notes below for our comments.
- We are considering the proposal further, and will have comments to you by \_\_\_\_\_.
- Our board must meet to consider this; we will return their comments to you by \_\_\_\_\_.
- Please contact our office so we may discuss this.
- We recommend denial of the application, for the reasons below:

COMMENTS: Applicant must obtain an access permit for both parcels from the Public Works Department.

Signed: Scott Toenjes Printed Name: Scott Toenjes  
Title: Engineering Technician I Date: 2/3/2022

COLUMBIA COUNTY  
LAND DEVELOPMENT SERVICES

COURTHOUSE  
230 STRAND  
ST. HELENS, OREGON 97051  
(503) 397-1501

1951

**PARTITION**  
General Information

File No. MP 2204 1741

**APPLICANT:** Name: MSS Engineering

Mailing address: 215 NW 4th Street Corvallis OR 97330

~~1951~~ 210  
~~8210 SEC~~

Phone No.: Office 541-753-1320 Home \_\_\_\_\_

Are you the \_\_\_\_\_ property owner?  owner's agent?

**PROPERTY OWNER:** \_\_\_\_\_ same as above, OR:

Name: Voris D. Probst, Mildred C. Probst Trust

Mailing Address: 52490 SE 2nd St. Suite 100, Scappoose, OR, 97056

Phone No.: Office \_\_\_\_\_ Home \_\_\_\_\_

**PROPERTY ADDRESS** (if assigned): No address assigned, MTL 5128-CA-04002

**TAX ACCOUNT NO.:** 15646 Acres: 6.61 Zoning: RR-2

**PROPOSED PARCEL SIZES** (acres): 3.63 2.98

**WATER SUPPLY:** \_\_\_\_\_ Private well. Is the well installed?  Yes \_\_\_\_\_ No  
 Community system. Name Miloris Way

**METHOD OF SEWAGE DISPOSAL:** \_\_\_\_\_ Community Sewer. Name \_\_\_\_\_  
\_\_\_\_\_ Not applicable.  
 Septic System.

If Septic, does the subject property already have a system? \_\_\_\_\_ Yes  No  
If no, is the property approved for a Septic System?  Yes \_\_\_\_\_ No

**CERTIFICATION:**

I hereby certify that all of the above statements and all other documents submitted are accurate and true to the best of my belief and knowledge.

Signature: [Handwritten Signature] Date: 9-1-21

\*\*\*\*\*  
Planning Department Use Only

Date Rec'd. \_\_\_\_\_ Hearing Date: \_\_\_\_\_ or Admin. \_\_\_\_\_

Receipt No. \_\_\_\_\_ Staff Member: \_\_\_\_\_

Previous Land Use Actions: \_\_\_\_\_ Stormwater & Erosion Control Fees: 8210

COLUMBIA COUNTY  
LAND DEVELOPMENT SERVICES  
COURTHOUSE  
230 STRAND  
ST. HELENS, OREGON 97051  
(503) 397-1501

**PARTITION**  
General Information

File No. \_\_\_\_\_

**APPLICANT:** Name: MSS Engineering

Mailing address: 215 NW 4th Street Corvallis OR 97330

Phone No.: Office 541-753-1320 Home \_\_\_\_\_  
City State Zip Code

Are you the \_\_\_\_\_ property owner?  owner's agent?

**PROPERTY OWNER:** \_\_\_\_\_ same as above, OR:

Name: Voris D. Probst, Mildred C. Probst Trust

Mailing Address: 52490 SE 2nd St. Suite 100, Scappoose, OR, 97056  
City State Zip Code

Phone No.: Office \_\_\_\_\_ Home \_\_\_\_\_

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 Community system. Name Miloris Way

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\_\_\_\_\_ Not applicable.  
 Septic System.

If Septic, does the subject property already have a system? \_\_\_\_\_ Yes  No  
If no, is the property approved for a Septic System?  Yes \_\_\_\_\_ No

**CERTIFICATION:**

I hereby certify that all of the above statements and all other documents submitted are accurate and true to the best of my belief and knowledge.

Signature: [Signature] Date: 9/13/21

+++++

Planning Department Use Only

Date Rec'd. \_\_\_\_\_ Hearing Date: \_\_\_\_\_ or Admin. \_\_\_\_\_

Receipt No. \_\_\_\_\_ Staff Member: \_\_\_\_\_

Previous Land Use Actions: \_\_\_\_\_ Stormwater & Erosion Control Fees: \_\_\_\_\_

+++++



Columbia County Land Development Services  
STATEMENT OF WATER RIGHTS

1.  The subject parcel(s) DO NOT have a water right.

Water is supplied to this property by Waterline in easement in Miloris Way from neighboring well.

Name (please print): Alana Probst, Trustee

Address: \_\_\_\_\_

Signed: [Signature] Dated: 9/13/21

Sign this form and file it with your Preliminary Plat. Thank you.

2.  The subject parcel(s) DO have a water right, as follows:

Permit # \_\_\_\_\_ Certificate # \_\_\_\_\_ for \_\_\_\_\_ use

Permit # \_\_\_\_\_ Certificate # \_\_\_\_\_ for \_\_\_\_\_ use

Tax Lot Number	Acres	Tax Lot Number	Acres
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

3. The water right has been put to beneficial use within the past 5 years:  Yes  No  Don't know

4. The water right has been continuously used without a 5 year interruption since it was established and documented:  Yes  No  Don't know

5.  The water right WILL NOT be modified for this plat.

The water right WILL be modified and the property owner has filed for:  a change of use.  
 a change in the point of diversion.  
 a change in the place of use.  
 an additional point of diversion.  
 cancellation of the water right.

6. The above information is true and complete to the best of my knowledge and belief:

Name (please print): \_\_\_\_\_

Address: \_\_\_\_\_

Signed: \_\_\_\_\_ Dated: \_\_\_\_\_

Please do not write below this line. Thank you.

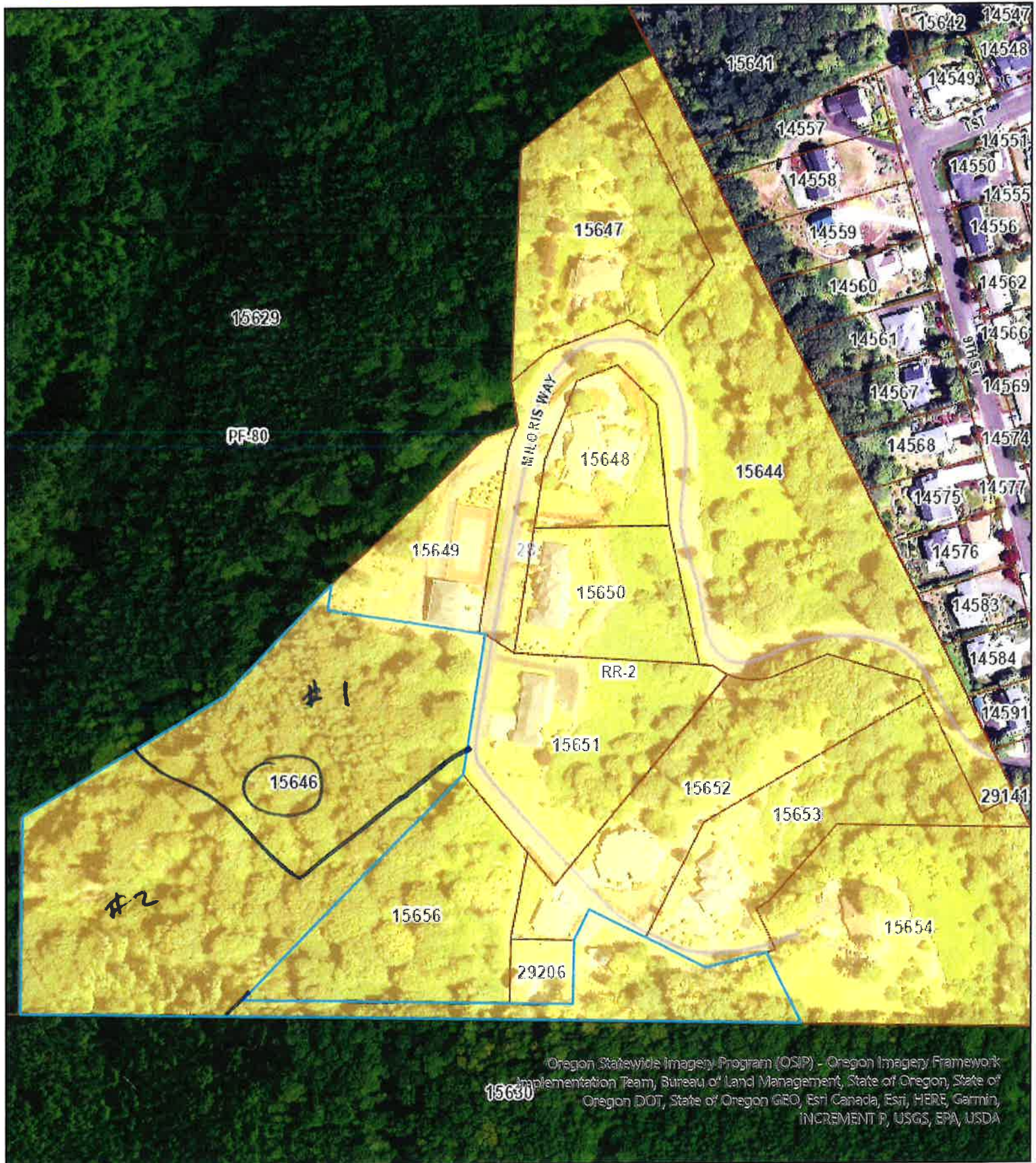








# MP 22-04 Aerial and RR-2 Zoning



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PLA 22-20  
8615

**COLUMBIA COUNTY**  
**LAND DEVELOPMENT SERVICES**  
COUNTY COURTHOUSE, 230 STRAND, ST. HELENS, OREGON 97051  
PHONE (503) 397-1501 FAX (503) 366-3902

**PROPERTY LINE ADJUSTMENT (PLA)**

**APPLICANT:** Name: MSS Engineering, Linsey Godwin  
Address: 215 NW 4th Street, Corvallis, Oregon 97330  
Phone No. Home: see work No. Work: 541-753-1320  
Email: linseyg@mssengineering.com

**NOTES:**

1. Please attach plot plans showing all development (houses, barns, driveways, septic systems, wells, etc.) on both parcels, with measured distances to all existing and proposed lot lines.
2. Attach deeds with legal descriptions of all the parcels to be property-line adjusted.
3. ORS 92.060 requires that a survey of the new line be prepared and filed with the County Surveyor. (Provide County Survey Number \_\_\_\_\_.)
4. To complete the process a legal transfer of property takes place; usually this is done by recording a deed at the County Clerk's Office. (Provide County Clerk's Instrument Recording Number \_\_\_\_\_.)

**LOCATION OR ADDRESS OF PARCELS:** MTL 5128-CA-4002 and 36370 MILORIS WAY  
(5128-CA-04600)

**PARCEL BEING REDUCED IN SIZE:**

Tax account number: 15646, "Parcel 2" of PP 2020-10 5128-CA-04600  
Co. Clerk Recording Ref. Number: Bk. N/A Pg. N/A of F- N/A  
Reduced from 7.84 acres to 6.61 acres. Zoning: RR-2

**PARCEL BEING ENLARGED:**

Tax account number: 15652 "P.P. NO. 2001-28 Parcel 2" on PP 2005-01 5128-CA-04600  
Co. Clerk Recording Ref. Number: Bk. N/A Pg. N/A of F- N/A  
Enlarged from 2.17 acres to 3.4 acres. Zoning: RR-2

**PREVIOUS ACTIONS ON EITHER PARCEL: (File No., name, etc.)**

Tax Lot 4600 created as Parcel 2 on PP 2001-28 (192-MP 02-04) then adjusted by property  
line adjustment 192-PLA 06-09.  
Tax Lot 4002 created as Parcel 2 of PP 2020-10 (192-19-000242-PLNG)

**FINDINGS:**

- 1. (a) No parcel will be reduced below the minimum required by the Zoning Ordinance, OR,  
 (b) Any lots to be reduced by this PLA were already undersized before this action.
- 2. No new parcels or lots will be created by this action.
- 3. This PLA will not violate any provision of the Columbia County Comprehensive Plan, Columbia County Zoning Ordinance Subdivision and Partitioning Ordinance, nor any known provision of Oregon Revised Statutes or Oregon Administrative Rules.

**APPLICANT - CERTIFICATION:** Applicant certifies that all parcels involved in this Property Line Adjustment were, to his/her/their knowledge, legally created prior to this action, and that the following owners of all parcels have agreed to this action.

- 1. Name (printed): Brad Probst Signature: [Signature]  
 Address: 22815 Hasbaine Rd Philomath OR Date: 9-1-21
- 2. Name (printed): \_\_\_\_\_ Signature: \_\_\_\_\_  
 Address: \_\_\_\_\_ Date: \_\_\_\_\_
- 3. Name (printed): \_\_\_\_\_ Signature: \_\_\_\_\_  
 Address: \_\_\_\_\_ Date: \_\_\_\_\_
- 4. Name (printed): \_\_\_\_\_ Signature: \_\_\_\_\_  
 Address: \_\_\_\_\_ Date: \_\_\_\_\_

**COLUMBIA COUNTY LAND DEVELOPMENT SERVICES - CERTIFICATION:** Columbia County Land Development Services Department certifies that a records search has been conducted and there are, to their knowledge, no pending actions, zoning or partitioning irregularities, complaints, or any other land use reasons which would invalidate this Property Line Adjustment.

Tentative Approval  
 Of Concept: \_\_\_\_\_ Date: \_\_\_\_\_  
 Sanitarian Approval: \_\_\_\_\_ Date: \_\_\_\_\_  
 Applicant must provide: Columbia County Clerk Recording Number: \_\_\_\_\_  
 Columbia County Survey Number: \_\_\_\_\_  
 Final Approval: \_\_\_\_\_ Date: \_\_\_\_\_

+++++  
 Staff Use Only

Receipt No. \_\_\_\_\_ Received By: \_\_\_\_\_ Date: \_\_\_\_\_

+++++  
 S:\Planning Division\FORMS\Application Forms\Property Line Adjustment Application 2018

**FINDINGS:**

- 1. (a) No parcel will be reduced below the minimum required by the Zoning Ordinance, OR,  
 (b) Any lots to be reduced by this PLA were already undersized before this action.
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**APPLICANT - CERTIFICATION:** Applicant certifies that all parcels involved in this Property Line Adjustment were, to his/her/their knowledge, legally created prior to this action, and that the following owners of all parcels have agreed to this action.

- 1. Name (printed): DAVID W. WHITE Signature: *David W. White*  
 Address: 36370 Miloris Way Columbia City, OR 97018 Date: Sept 2, 2021
- 2. Name (printed): Phyllis A. White Signature: *Phyllis A. White*  
 Address: 36370 Miloris Way Date: Dec 13, 2021
- 3. Name (printed): \_\_\_\_\_ Signature: \_\_\_\_\_  
 Address: \_\_\_\_\_ Date: \_\_\_\_\_
- 4. Name (printed): \_\_\_\_\_ Signature: \_\_\_\_\_  
 Address: \_\_\_\_\_ Date: \_\_\_\_\_

**COLUMBIA COUNTY LAND DEVELOPMENT SERVICES - CERTIFICATION:** Columbia County Land Development Services Department certifies that a records search has been conducted and there are, to their knowledge, no pending actions, zoning or partitioning irregularities, complaints, or any other land use reasons which would invalidate this Property Line Adjustment.

Tentative Approval  
 Of Concept: *DM* *JLV* Date: 12/17/21  
 Sanitarian Approval: \_\_\_\_\_ Date: \_\_\_\_\_  
**Applicant must provide:** Columbia County Clerk Recording Number: \_\_\_\_\_  
 Columbia County Survey Number: \_\_\_\_\_  
 Final Approval: \_\_\_\_\_ Date: \_\_\_\_\_

\*\*\*\*\*  
 Staff Use Only

Receipt No. \_\_\_\_\_ Received By: \_\_\_\_\_ Date: \_\_\_\_\_



**FINDINGS:**

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 (b) Any lots to be reduced by this PLA were already undersized before this action.
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**APPLICANT - CERTIFICATION:** Applicant certifies that all parcels involved in this Property Line Adjustment were, to his/her/their knowledge, legally created prior to this action, and that the following owners of all parcels have agreed to this action.

- 1. **Name (printed):** Alana Probst **Signature:** [Signature]  
**Address:** \_\_\_\_\_ **Date:** 9/13/24
- 2. **Name (printed):** \_\_\_\_\_ **Signature:** \_\_\_\_\_  
**Address:** \_\_\_\_\_ **Date:** \_\_\_\_\_
- 3. **Name (printed):** \_\_\_\_\_ **Signature:** \_\_\_\_\_  
**Address:** \_\_\_\_\_ **Date:** \_\_\_\_\_
- 4. **Name (printed):** \_\_\_\_\_ **Signature:** \_\_\_\_\_  
**Address:** \_\_\_\_\_ **Date:** \_\_\_\_\_

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Tentative Approval  
 Of Concept: \_\_\_\_\_ Date: \_\_\_\_\_  
 Sanitarian Approval: \_\_\_\_\_ Date: \_\_\_\_\_  
**Applicant must provide: Columbia County Clerk Recording Number:** \_\_\_\_\_  
**Columbia County Survey Number:** \_\_\_\_\_  
 Final Approval: \_\_\_\_\_ Date: \_\_\_\_\_

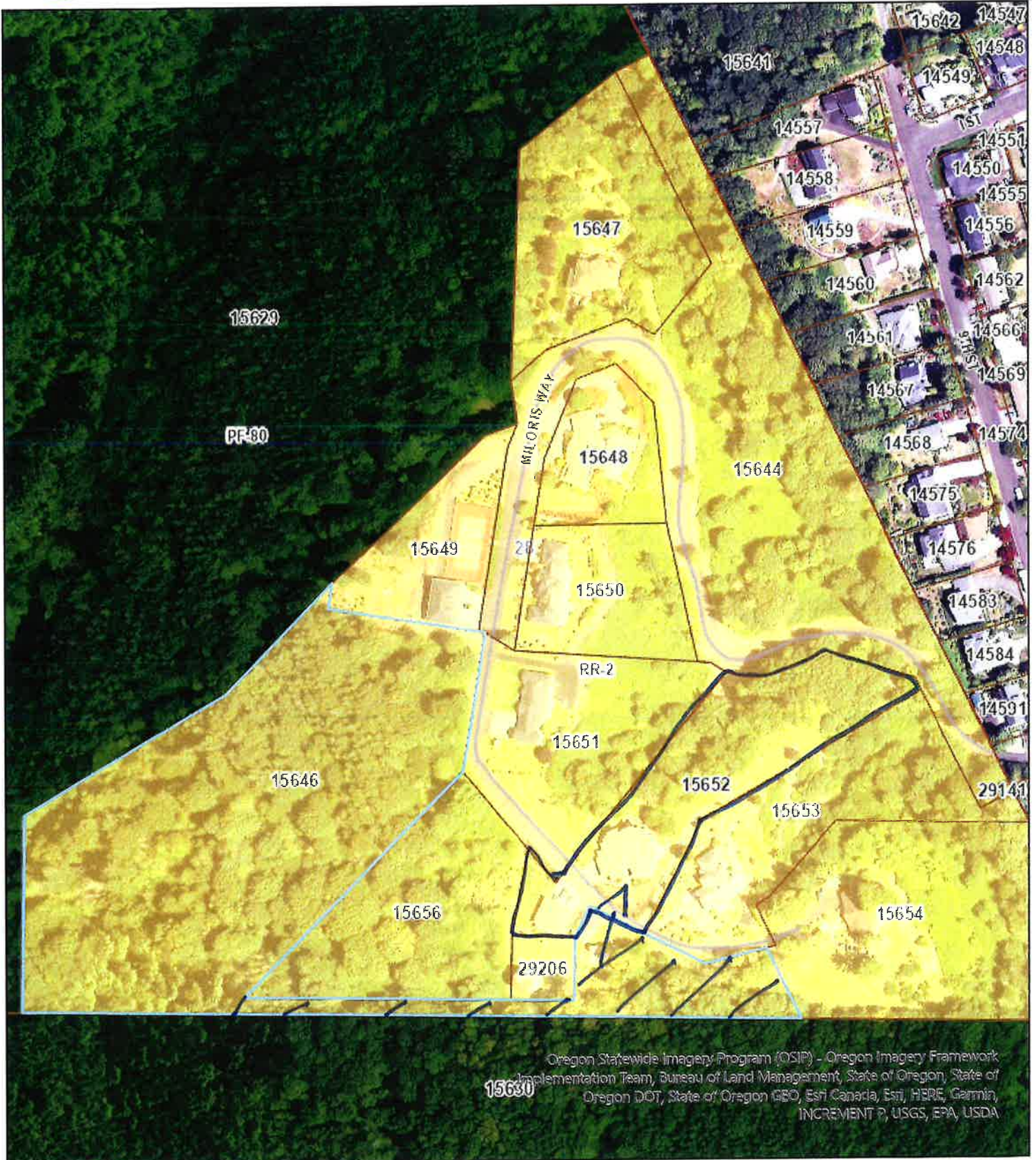
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**Staff Use Only**

Receipt No. \_\_\_\_\_ Received By: \_\_\_\_\_ Date: \_\_\_\_\_





# LA 22-20 & MP 22-04 Aerial an RR-2 Zoning

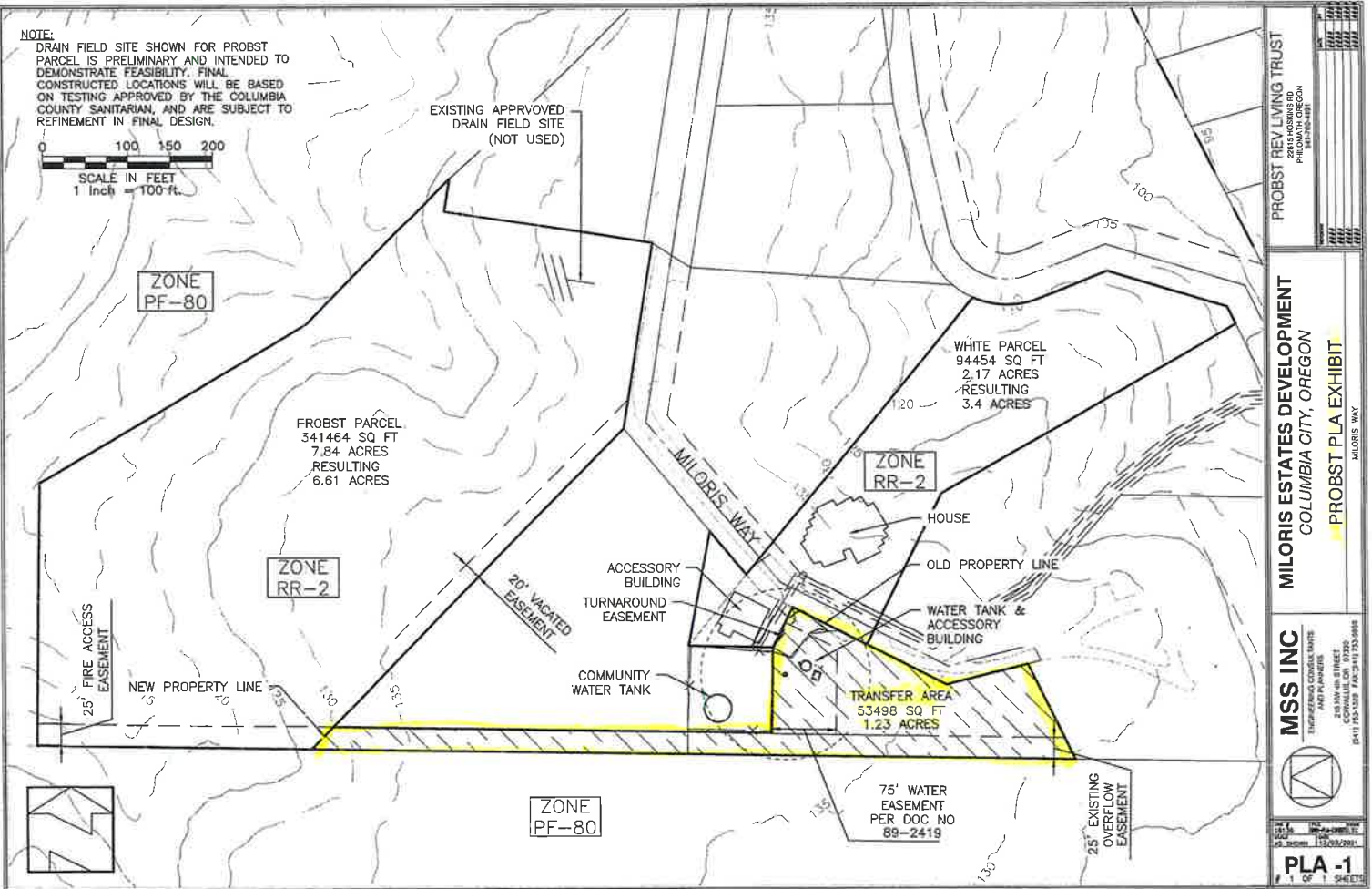


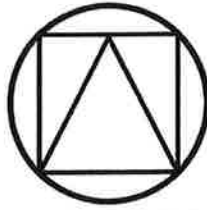
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**Disclaimer:** This map was produced using Columbia County GIS data. The GIS data is maintained by the County to support its governmental activities and is subject to change without notice. This map should not be used for survey or engineering purposes.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







December 17, 2021

To: Land Development Services  
County Courthouse  
230 Strand  
St. Helens, OR 97051

From: MSS Engineering  
215 NW 4th St  
Corvallis, OR 97330  
541-753-1320

**Probst Miloris Way Property Line Adjustment and Partition  
Planning Narrative**

**EXHIBITS**

- PLA 1 – PROPERTY LINE ADJUSTMENT (PLA) EXHIBIT
- PP-1 – PRELIMINARY PARTITION PLAT
- PRELIMINARY STORMWATER REPORT

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## I. PROJECT SUMMARY

The proposal involves the concurrent review of a property line adjustment and a partition. The property line adjustment will transfer approximately 1.23 acres from map and tax lot number 5128-CA-04002, no assigned address owned by the Voris D & Mildred C Probst Revocable Living Trust (Probst Parcel) to map and tax lot number 5128-CA-04600, 36370 Miloris Way, Columbia City owned by David and Phyllis White (White Parcel). As a result of this property line adjustment, the White Parcel will be 3.4 acres and the Probst Parcel will be 6.61 acres. The resulting configurations of the property line adjustment are shown on the Probst PLA Exhibit (PLA-1).

After the property line adjustment, the Probst Parcel will be partitioned into two parcels, Parcel 1 will be 3.63 acres and Parcel 2 will be 2.98 acres. The White Parcel is already developed with a house. The two parcels resulting from the partition are vacant and will be intended for future single-family dwelling development. The resulting configurations of all three parcels are shown on the Preliminary Partition Plat (PP-1). The Preliminary Stormwater Report, which includes existing conditions and stormwater improvements plans, is included with the application packet.

## II. PROPERTY LINE ADJUSTMENT NARRATIVE

Columbia County Code Criteria and Analysis

SECTION 212 Property Line Adjustment.

**212. Property lines may be adjusted between legal lots or parcels provided that no lot or parcel conforming to the minimum lot or parcel size requirement of the district is reduced below that minimum lot or parcel size, and any lot or parcel changed by the property line adjustment shall satisfy or not decrease compliance with the minimum width, depth, frontage, yard, and setback requirements of the district.**

*Applicant Response:* The parcel being reduced in size (Probst Parcel) is 7.84 acres and was created as "Parcel 2" of Partition Plat 2020-10, while the parcel being increased in size (White Parcel) is 2.17 acres and was created through a property line adjustment (192-PLA 06-09). Both are legal parcels.

The Section 625 standards referenced above are addressed in further detail below.

**212.1 Lot Line Adjustments may be allowed between undersized lots, or between an undersized lot and a complying lot, in any district provided that the resulting lots satisfy the minimum width, depth, frontage, and yard requirements of the district, and setbacks to existing structures are not reduced by the lot line adjustment below the minimum setback requirements.**

*Applicant Response:* Section 212.1 does not apply, because both parcels comply with the minimum parcel size.

SECTION 625 Standards

**625.1 The minimum lot size for uses permitted under this section shall be 2 acres.**



---

*Applicant Response:* Approximately 1.23 acres will be transferred from the Probst Parcel to the White Parcel, resulting in the Probst Parcel containing 6.61 acres and the White Parcel containing 3.4 acres. Both resulting parcels will be larger than the minimum lot size.

**625.3 The minimum average lot width shall be 100 feet.**

**625.4 The minimum average lot depth shall be 100 feet.**

*Applicant Response:* The White Parcel contains a house and septic system and will be increasing in size. The existing average lot wide and depth will be maintained or increased as a result of the proposed property line adjustment. The Probst Parcel is vacant and as a result of the proposed property line adjustment will be a trapezoid shape of approximately 370 feet by 730 feet. Both resulting parcels will meet the minimum average lot depth and width requirements.

**625.5 Lots or parcels shall conform to the following requirements before a building permit may be issued for construction on the property;**

**A. All lots or parcels legally recorded on or after June 4, 1991 shall have a minimum of 50 feet of usable frontage on a public right-of-way. The entire public right-of-way adjacent to the property shall be improved in accordance with the requirements of the Columbia County Road Standards. In lieu of such improvements, the owner or developer of the lot or parcel may secure a surety bond, or place cash in escrow or trust, to insure that the improvements will be completed according to the procedure outlined in Section 801 of the Columbia County Subdivision and Partitioning Ordinance.**

*Applicant Response:* As approved by the Board per Final Order No. 76-2003, Miloris Way meets the requirements of the Columbia County Road Standards. As a result of the proposed property line adjustment, the White Parcel will maintain approximately 160 feet of frontage along Miloris Way, while the Probst Parcel will maintain approximately 220 feet of frontage along Miloris Way.

**B. All lots or parcels legally recorded before June 4, 1991 shall have a minimum of 50 feet of usable frontage on a public right-of-way or private non-exclusive easement. One-half of the public right-of-way or private non-exclusive easement adjacent to the lot or parcel shall be improved in accordance with the requirements of the Columbia County Road Standards. If the parcel to be developed abuts the end of a private non-exclusive access easement, one-half of the width of the easement shall be improved to current County Road Standards from the property line of the subject parcel to its connection to a public right-of-way. In lieu of such improvements, the owner or developer of the lot or parcel may secure a surety bond, or place cash in escrow or trust, to insure that the improvements will be completed according to the procedure outlined in Section 801 of the Columbia County Subdivision and Partitioning Ordinance. However, in the sole discretion of the Board, in lieu of the improvements or cash or surety bond to secure such improvements, the Board may require the owner or developer of the lot or parcel to put up cash in an amount equivalent to the cost of such improvements dedicated toward the improvement of the entire road rather than just the portion adjacent to the lot or parcel.**

*Applicant Response:* This standard does not apply, because both parcels were created after June 4, 1991.

**625.6 No dwelling shall be constructed closer than 30 feet to a property line. Where the property abuts resource zoning, the setback shall be increased to 50 feet.**

*Applicant Response:* The White Parcel contains a house and accessory structure. As a result of the proposed property line adjustment, the property line will be moved farther away from both buildings. As shown on the Probst PLA Exhibit, there is significant space available for locating a dwelling on the resulting configuration of the Probst Parcel that will meet the required setbacks.

### III. PARTITION NARRATIVE

The following applicant responses are based on the resulting configuration of the Probst Parcel after the property line adjust described above.

Columbia County Code Criteria and Analysis

SECTION 210 New Lot Division.

**210. It shall be a violation of this ordinance to partition or subdivide land into parcels or lots smaller than the lot or parcel size required in the zoning district, except under the provisions of this ordinance allowing variances from the minimum lot or parcel size provisions.**

**210.1 Any lot, parcel, or tract created by a deed release shall conform to all applicable zoning and subdivision requirements.**

SECTION 625 Standards

**625.1 The minimum lot size for uses permitted under this section shall be 2 acres.**

*Applicant Response:* The Probst Parcel will be approximately 6.61 acres after the property line adjustment requested concurrently with this partition application. Parcel 1 will be 3.63 acres and Parcel 2 will be 2.98 acres. The sizes of the proposed parcels are greater than 2 acres. The configurations of Parcel 1 and 2 are shown on the Preliminary Partition Plat.

**625.2 Dwellings permitted under this section must meet all of the following standards:**

- A. be within an existing public or community water district providing adequate domestic water; and**
- B. be approved for an individual subsurface septic system, or be served by a public or community sewer system; and**
- C. have direct access onto a public right-of-way meeting applicable County road standards; and**
- D. be within and can be served by a rural fire protection district.**

*Applicant Response:* The Probst Parcel is served by the Miloris Way Community Water District which is limited to serving 11 dwellings. The dwellings on Parcels 1 and 2 would be dwellings 10 and 11.

Proposed Parcels 1 and 2 will be served by individual subsurface septic systems. Parcel 1 was previously approved for a standard septic system, however, in order to allow a dwelling site location farther from Miloris Way, a new septic feasibility will be obtained in the location shown on the Preliminary Partition Plat. All proposed parcels will have direct access to Miloris Way. Miloris Way qualifies as meeting applicable County road standards as approved by the Board per Final Order No. 76-2003. The Probst Parcel is within and can be served by the Columbia River Fire & Rescue rural fire protection district.

**625.3 The minimum average lot width shall be 100 feet.**

*Applicant Response:* As shown on the Preliminary Partition Plat, both proposed parcels will have a minimum average lot width greater than 100 feet.

**625.4 The minimum average lot depth shall be 100 feet.**

*Applicant Response:* As shown on the Preliminary Partition Plat, both proposed parcels will have a minimum average lot depth greater than 100 feet.

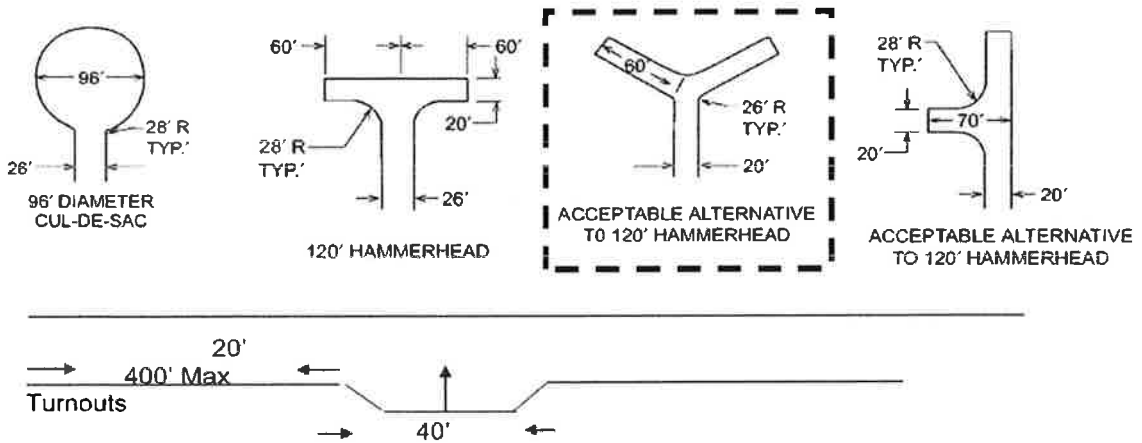
**625.5 Lots or parcels shall conform to the following requirements before a building permit may be issued for construction on the property;**

- A. All lots or parcels legally recorded on or after June 4, 1991 shall have a minimum of 50 feet of usable frontage on a public right-of-way. The entire public right-of-way adjacent to the property shall be improved in accordance with the requirements of the Columbia County Road Standards. In lieu of such improvements, the owner or developer of the lot or parcel may secure a surety bond, or place cash in escrow or trust, to insure that the improvements will be completed according to the procedure outlined in Section 801 of the Columbia County Subdivision and Partitioning Ordinance.**

*Applicant Response:* The Probst Parcel is described as "Parcel 2" on Partition Plat 2020-10, which was recorded as instrument number 2020-10836 (Columbia County Records) on October 19, 2020, which is after June 4, 1991. Concurrently with this partition, the Probst Parcel will be reduced in size through a property line adjustment. This partition narrative is written as though the property line adjustment has already occurred.

As a result of the proposed partition, both parcels will have at least 50 feet of usable frontage on Miloris Way (Parcel 1 will have approx. 169 feet and Parcel 2 will have approx. 51 feet). As approved by the Board per Final Order No. 76-2003, Miloris Way meets the requirements of the Columbia County Road Standards.

**Diagram 1: Turnarounds, cul-de-sacs, and other turnaround configurations**



Both dwelling sites will share a driveway located within the flag of proposed Parcel 2. The proposed flag of Parcel 2 is 30 feet wide with at least 50 feet of frontage along Miloris Way. A 30-foot-wide reciprocal access and utility easement and road maintenance agreement will be recorded as part of this partition. According to the Columbia County Fire Services Fire Apparatus Access Roads & Driveways Standard document, a “driveway”<sup>1</sup> with a 12-foot-wide fire road surface within a 20-foot right of way can be used to serve two private dwellings. The proposed shared driveway is dead-end and more than 150 feet long, which requires a turnaround, such as a hammerhead. An “Acceptable Alternative to the 120’ Hammerhead” (See Diagram 1 on Page 5 copied from section 5.4 in the above referenced document) is shown on the Preliminary Partition Plat.

A 20-foot access easement along the eastern property line of proposed Parcel 2 will be vacated and will be replaced by the 30-foot easement. There is also an existing 25-foot easement along the southern property line of proposed Parcel 2 that provides access for fire protection and maintenance to the benefit of the Miloris Water Association.

- B. All lots or parcels legally recorded before June 4, 1991 shall have a minimum of 50 feet of usable frontage on a public right-of-way or private non-exclusive easement. One-half of the public right-of-way or private non-exclusive easement adjacent to the lot or parcel shall be improved in accordance with the requirements of the Columbia County Road Standards. If the parcel to be developed abuts the end of a private non-exclusive access easement, one-half of the width of the easement shall be improved to current County Road Standards from the property line of the subject parcel to its connection to a public right-of-way. In lieu of such improvements, the owner or developer of the lot or parcel may secure a surety bond, or place cash in escrow or trust, to insure that the improvements will be completed according to the**

<sup>1</sup> 5.1 Definitions “Driveway” means “All driveways will require a 12' wide firm, uniform all weather road surface with a clear and unobstructed 20' right of way. Can be used when there are "not" more than two (2) Group R, Division 3 (private dwellings) served.”

procedure outlined in Section 801 of the Columbia County Subdivision and Partitioning Ordinance. However, in the sole discretion of the Board, in lieu of the improvements or cash or surety bond to secure such improvements, the Board may require the owner or developer of the lot or parcel to put up cash in an amount equivalent to the cost of such improvements dedicated toward the improvement of the entire road rather than just the portion adjacent to the lot or parcel.

*Applicant Response:* This standard does not apply, because the parent parcel was created after June 4, 1991.

**625.6 No dwelling shall be constructed closer than 30 feet to a property line. Where the property abuts resource zoning, the setback shall be increased to 50 feet.**

*Applicant Response:* As shown on the Preliminary Partition Plat, the proposed dwelling sites are located more than 50 feet from the property lines that abut the resource zone to the west and south and are at least 30 feet from all other property lines.

#### SECTION 1003.

##### **A. Lot Improvements.**

**(1) Lot Arrangement. The lot arrangement shall be such that there will be no foreseeable difficulties, for reason of topography or other conditions, in securing building permits to build on all lots in compliance with the Zoning Ordinance.**

*Applicant Response:* The subject property contains no foreseeable difficulties for placement of future dwellings or other structures.

Proposed Parcel 1: The slopes of proposed Parcel 1 range from 6 to 10% on average. The dwelling site shown on the Preliminary Partition Plat for this parcel is located on 6.5 percent slopes. There are no identified streams or wetlands on the property. According to the topography, there is a drainage area in the middle of this property flowing to the west, but this does not prevent access between Miloris Way and the proposed dwelling site.

Proposed Parcel 2: The average slope of proposed Parcel 2 is 6.5 percent. There are no drainageways on this parcel. There are no identified streams or wetlands on the property.

**(2) Lot Dimensions. The lot dimensions shall comply with the minimum standards of the Zoning Ordinance. When lots are more than double the minimum required area for the zoning district, the Commission may require that such lots be arranged so as to allow further subdivision and the opening of future streets where they would be necessary to serve such potential lots.**

*Applicant Response:* As described above, both proposed parcels are larger than the minimum parcel size and meet the depth and width requirements. Neither parcel is more than double the minimum required area for the zoning district.

**(4) Lots should avoid driving access from arterials. When driveway access from arterials may be necessary for several adjoining lots, the Commission may require that such lots be served by a**



combined access drive in order to limit possible traffic hazards on such streets. Where possible, driveways should be designed and arranged so as to avoid requiring vehicles to back into traffic on arterials.

*Applicant Response:* The subject property is not adjacent to an arterial.

**(5) Fencing.** An applicant shall be required to furnish and install fencing wherever the Commission determines a hazardous condition may exist. The fencing shall be constructed according to standards established by the County Engineer or Roadmaster. No certificate of occupancy shall be issued until said fence improvements have been duly installed.

*Applicant Response:* If any fencing is deemed necessary, it will be designed and installed as required.

**(6) Erosion Control.** Grass seed planting shall take place prior to September 30th on all lots upon which a dwelling has not been started but the ground cover has been disturbed. The seeds shall be of an annual rye grass variety and shall be sown at not less than four pounds to each 1,000 square feet of land area.

*Applicant Response:* At the time of site development this standard will be followed.

**(7) Lot Boundary of Right-of-way Lines.** No new lot shall be divided by the boundary line of a county, city, school district, or other taxing district or by the right-of-way of a street, utility transmission line or major drainage way.

*Applicant Response:* Neither parcel is divided by the boundary line of a county, city, school district, or other taxing district or by the right-of-way of a street, utility transmission line or major drainage way.

#### SECTION 1005. STREETS.

**A. General Requirements.** Except for private streets within Planned Unit Developments approved pursuant to Section 1200 of the Columbia County Zoning Ordinance, no subdivision or partition shall be approved unless the development has at least 50 feet of frontage on an existing public street and otherwise complies with County Road Standards and Specifications in effect at the time of development or with a more restrictive provision of an applicable Urban Growth Area Management Agreement.

*Applicant Response:* Both parcels have at least 50 feet of usable frontage on Miloris Way, a private road. As approved by the Board per Final Order No. 76-2003, Miloris Way meets the requirements of the Columbia County Road Standards and Specifications.

As described above, both dwelling sites will share a driveway located within the flag of proposed Parcel 2. According to the Columbia County Fire Services Fire Apparatus Access Roads & Driveways Standard document, a "driveway" with a 12-foot-wide fire road surface within a 20-foot right of way can be used to serve two private dwellings. The proposed flag portion of Parcel 2 is 30 feet wide with 50 feet of frontage along Miloris Way. The 30-foot-wide flag will provide

sufficient space for the 20-foot right of way for the shared driveway. Since both driveways will be dead-end driveways, turnarounds are feasible as shown on the Preliminary Partition Plat.

#### SECTION 1013. UTILITIES.

**B. Sewerage Facilities.** The method of sewage disposal for each lot within a subdivision or partitioning shall be in accordance with the requirements and standards for sewage disposal administered by and under the jurisdiction of the following agencies and political subdivisions when applicable: The Oregon State Department of Environmental Quality, the County, other State or Federal agencies which have regulations applicable to septic tank/drainfields, community collection and treatment facilities or other methods of sewage disposal. The subdivider shall be responsible for providing the necessary information required to determine the adequacy of the method of sewage disposal proposed. All methods of sewage disposal shall also meet any additional requirements of the Commission, the Board, or the Sanitarian, whichever is more restrictive. The method of sewage disposal must be approved for every buildable lot prior to final plat approval.

*Applicant Response:* Proposed Parcels 1 and 2 will be served by individual subsurface septic systems. Parcel 1 has an approved septic system. However, a different dwelling site location is proposed for Parcel 1 and a closer septic system is desired. As a result, new septic feasibilities will be obtained for both proposed parcels prior to final plat approval.

#### **D. Requirements for Rural Areas.**

**(1) Water Facilities.** If a subdivision or partition proposes to take water from individual wells, the developer must show there is adequate potential for water at the site. This may be done by drilling test wells or by documentation from well drilling logs for the area of the subdivision. If the subdivision will be served by a community water system, the developer must show there is an adequate supply for all dwellings served by the system. Water lines serving the subdivision or partition shall be installed to provide adequate water pressure to serve present and future consumer demand. Materials, sizes and locations of water mains, valves, and hydrants shall be in accordance with the standards of the Fire District, the County, the State and the American Public Works Association.

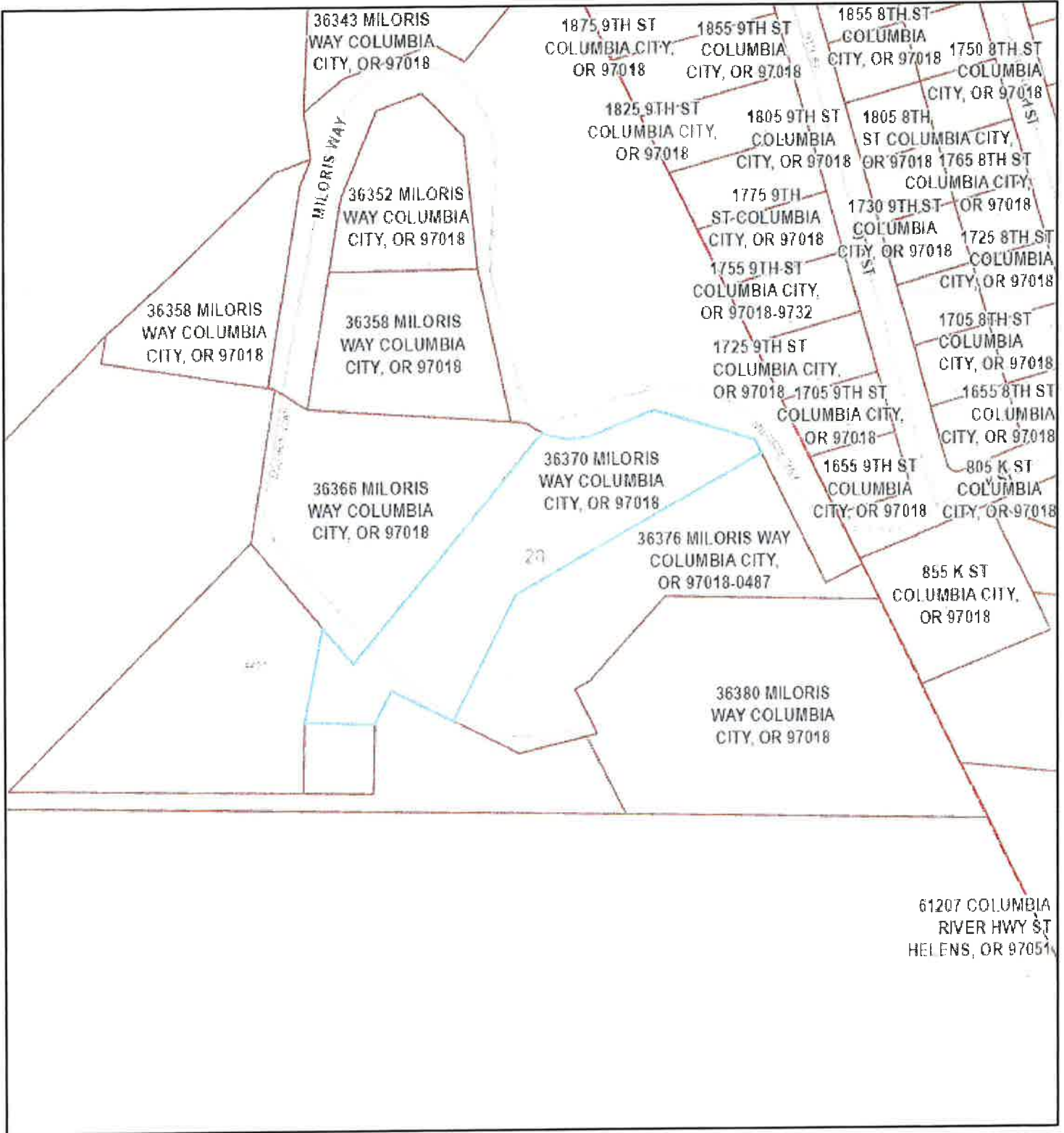
*Applicant Response:* The subject property is served by the Miloris Way Community Water District which is limited to serving 11 dwellings. The dwellings on Parcels 1 and 2 would be dwellings #10 and #11. Water lines are existing within Miloris Way.

**(2) Utilities.** Underground utilities are not required but are encouraged where the cost of installing underground and above ground utilities are approximately equal. Utilities shall be installed pursuant to the requirements of the utility company. Electric power transmission lines (over 50,000 volts or primary feeder lines), and transformer vaults are exempted from these requirements.

*Applicant Response:* Underground utilities already exist within Miloris Way. If needed, installation of additional utilities will be done per the required standards at the time of site development.



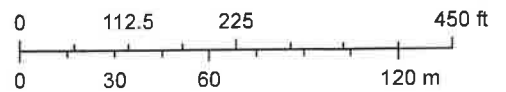
# Columbia County Web Map



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- Override 1
- Taxlots
- City Limits
- Sections
- Township & Range
- Minor Roads
- Situs Address Labels

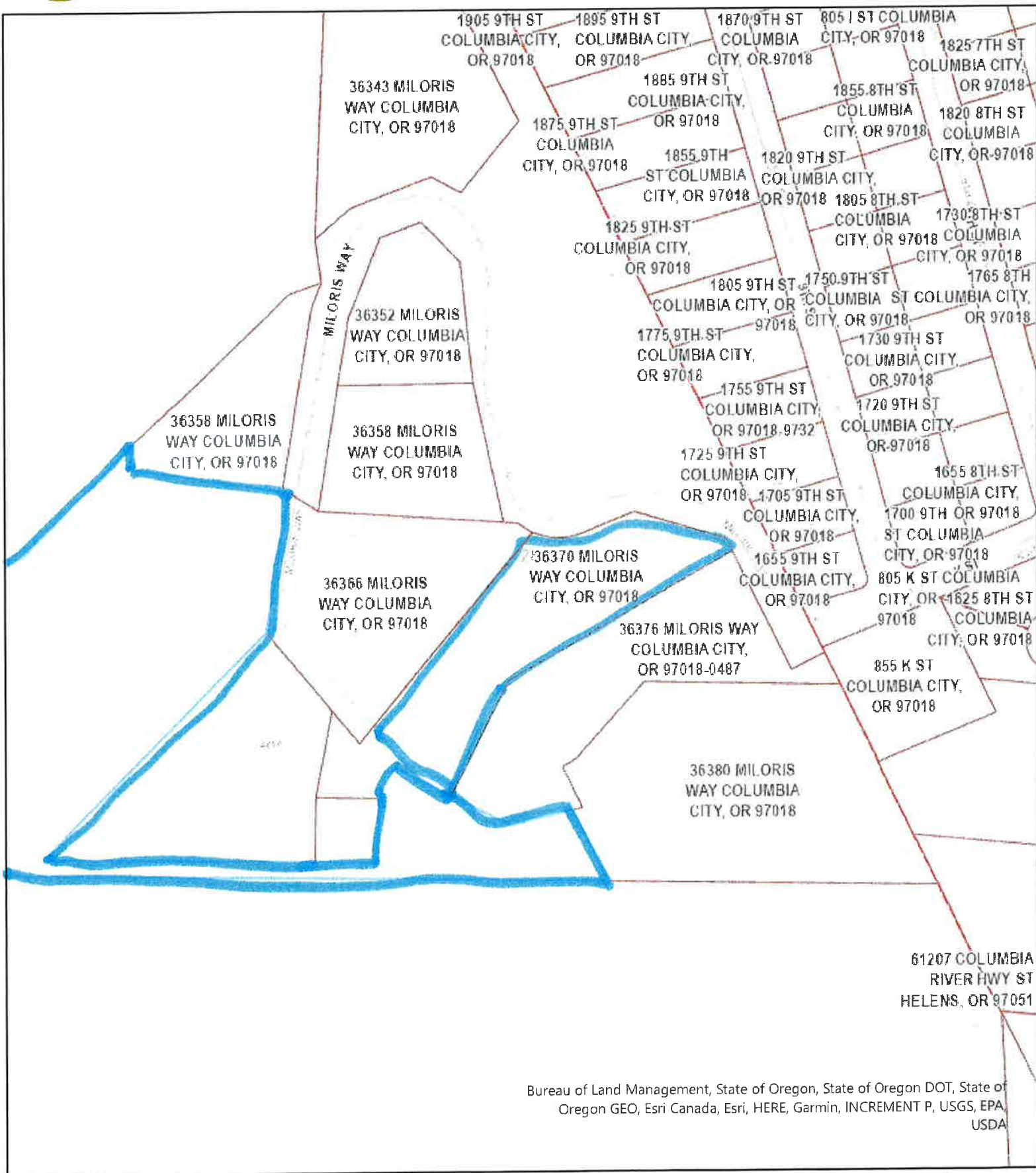


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# Columbia County Web Map



Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

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**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. Page 146 of 230



Glen Higgins

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

In the Matter of the Applications of )  
Voris and Mildred Probst for a Modification )  
of Columbia County Road Standards and )  
a Minor Partition to Create an 8<sup>th</sup> 2 Acre Lot )  
With Access onto Miloris Way )

FINAL ORDER NO. 76-2003  
FINDINGS AND CONCLUSIONS

WHEREAS, on September 4, 2002, Voris and Mildred Probst submitted an application to partition a 2 acre parcel from a parcel consisting of approximately 82 acres near the end of Miloris Way, a private road; and

WHEREAS, the Columbia County Road Standards, Section IV, allows a private road to serve up to six lots; and

WHEREAS, the Applicant proposed to partition an 8<sup>th</sup> lot with access onto Miloris Way, which would exceed the permissible number of lots with access onto a private road; and

WHEREAS, on July 10, 2003, Voris and Mildred Probst submitted an application for a Modification of Columbia County Road Standards to allow twelve residential lots and a Municipal Water Reservoir Site to be served by Miloris Way; and

WHEREAS, because the application for a Modification of Road Standards has a significant impact on the Minor Partition and future development on Miloris Way, the Board determined that the Road Modification application is a land use decision; and

WHEREAS, the Board of County Commissioners asserted original jurisdiction over the Minor Partition and scheduled a hearing on both matters before the Board of County Commissioners during a Special Hearing on November 12, 2003; and

WHEREAS, on November 12, 2003, the Board of County Commissioners held a Special Public Hearing on both applications; and

WHEREAS, during the hearing evidence was received into the record, a list of which is attached hereto as Attachment 1, and is incorporated herein by this reference; and

WHEREAS, after hearing testimony and receiving evidence, the Board closed the hearing and left the record open until November 26, 2003, for new evidence, and until December 3, 2003, for rebuttal evidence, and continued the matter for deliberations to December 10, 2003; and

WHEREAS, on December 10, 2003, the Board reconvened for deliberations; and

WHEREAS, prior to deliberating, a list of the additional evidence received was read, a copy of which is attached hereto as Attachment 2, and is incorporated herein by this reference; and

WHEREAS, having considered the evidence and testimony in the record, the Board of County Commissioners deliberated on the matter and voted to approve the application for a Modification of Road Standards for up to 11 lots with access onto Miloris Way subject to several conditions of approval, and voted to approve the application for a Minor Partition MP 02-13 subject to several conditions of approval;

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

1. The Board of County Commissioners adopts the Findings of Fact and Conclusions of Law 1-4, 6-9, 12 and 13 in the Staff Report to the Board of County Commissioners, dated November 5, 2003, for the Minor Partition, which is attached hereto as Attachment 3, and is incorporated herein by this reference.
2. The Board of County Commissioners adopts Supplemental Findings for the Minor Partition and Modification of Road Standards, as set forth in Attachment 4, which is attached hereto and is incorporated herein by this reference.
3. The Application to Modify the Road Standard is APPROVED subject to the following conditions of approval. Prior to recording the final plat for MP 02-13, or any other further division or development of land with access onto Miloris Way, the Applicant shall:
  - A. Excavate the alligatored areas according to the directions of the Public Works Director to a minimum depth of 11 inches below the current road surface (or further if the subbase is soft), placing and compacting 8 inches of base rock and placing and compacting 3 inches of asphalt to match the existing road surface.
  - B. Excavate and fill previously repaired areas according to the direction of the Public Works Director.
  - C. Remove the brush and grade the ditches and shoulder areas as directed by the Public Works Director.
  - D. Place 150 feet of ODOT standard guardrail near the bottom of Miloris Way, in the location directed by the Public Works Director.
  - E. Construct a standard paved turnaround in the vicinity of the existing gravel turnaround, as directed by the Public Works Director.
  - F. Overlay the entire road with 2 and ½ inches Asphalt, 20 foot width where there are more than 3 residences, and 12 foot width elsewhere. The Applicant shall provide

shoulder gravel on the edge of the asphalt. The Applicant shall also extend the overlay to the west boundary of the intersection with 9<sup>th</sup> street. The road grade may exceed the grade required in the road standards.

- G. Place white delineator posts with reflectors along the fill slope.
- H. Comply with all fire safety requirements for private roads as determined by Columbia River Fire and Rescue.
- I. All road improvements are subject to the direction of the Columbia County Public Works Director. All improvements shall be approved by the Public Works Director.
- J. Provide documentation which shows that each owner of property served by the Private Road is covered under one or more existing Road Maintenance Agreements, each of which must state that:
  - 1. The Maintenance Agreement is enforceable by a majority of the homeowners served by the road; and
  - 2. The owners served by the road, their successors, or assigns, shall maintain the road, either equally or in accordance with a specific formula that is contained in the Maintenance Agreement; and
  - 3. Amendments to the Maintenance Agreement are allowed by written and recorded agreement and consent of 75% of the property owners adjacent of the road.

In the alternative, the Applicant shall provide a new Maintenance Agreement for the 8<sup>th</sup> -11<sup>th</sup> lots which must make statements 1-3, above, and which shall state that all owners of property served by Miloris Way are Third Party Beneficiaries of the Agreement for purposes of amending and enforcing the Agreement. Upon sale of additional lots served by Miloris Way, the Applicant shall have new owners sign the Maintenance Agreement which shall be recorded with the plat creating the specific lot.

- K. The Road Modification is approved to allow additional residential lots to have access onto Miloris Way up to a maximum of 11 residential lots in addition to one municipal reservoir site.
4. The application for Minor Partition MP 02-13 is approved subject to the following conditions of approval. Prior to recording the final plat for MP 02-13, the applicant shall:
- A. Survey the property and all division lines, prepare a plat map and record the plat map with the Columbia County Clerk. A final plat must be prepared and submitted to land Development Services within one year of the date of approval of the Preliminary

Plat. If the Final Plat is not submitted within one year after the Preliminary Plat is approved, the Preliminary Plat must be resubmitted to Land Development Services for approval under the then current Subdivision and Partitioning Ordinance.

- B. Provide any improvements required for fire protection as determined by Columbia River Fire and Rescue.
- C. Assure that each residential parcel shall be at least 2 acres in size.
- D. Submit water system plans to the Public Works Director and obtain approval of such plans from the Public Works Director. The plans must be prepared by a registered civil engineer for water system improvements which meet or exceed applicable standards of the State of Oregon and the American Public Works Association.
- E. Provide written certification by the registered civil engineer that water system improvements have been constructed according to approved water system plans.
- F. Provide documentation which shows that each owner of property served by the Private Road is covered under one or more existing Road Maintenance Agreements, each of which must state that:
  - 1. The Maintenance Agreement shall be enforceable by a majority of the homeowners served by the road; and
  - 2. The owners served by the road, their successors, or assigns, shall maintain the road, either equally or in accordance with a specific formula that is contained in the Maintenance Agreement; and
  - 3. Amendments to the Maintenance Agreement shall be allowed by written and recorded agreement and consent of 75% of the property owners adjacent of the road.

In the alternative, the Applicant shall provide a new Maintenance Agreement for the 8<sup>th</sup> lot which must make statements 1-3, above, and which shall state that all owners of property served by Miloris Way are Third Party Beneficiaries of the Agreement for purposes of amending and enforcing the Agreement. Upon sale of the 8<sup>th</sup> lot the Applicant shall have new owners sign the Maintenance Agreement which shall be recorded with the plat creating the 8<sup>th</sup> lot.

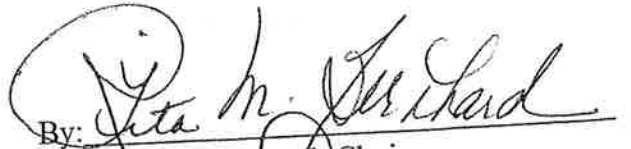
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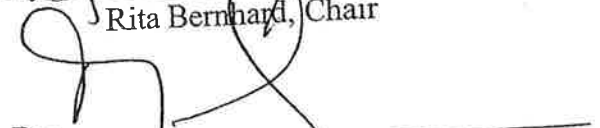


G. Make all road improvements as required by the conditions of the Road Modification Approval.

Dated this 4th day of February, 2004.

BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

By:   
Rita Bernhard, Chair

By:   
Anthony Hyde, Commissioner

By:   
Joe Corsiglia, Commissioner

Approved as to form

By:   
Assistant County Counsel



ATTACHMENT 4  
SUPPLEMENTAL FINDINGS

A. MINOR PARTITION

1. Columbia County Zoning Ordinance, § 624.2 sets forth the minimum standards for the Rural Residential-2 Zone. The standards for the zone limit the minimum lot size to 2 acres, and requires that dwellings permitted in the zone meet four requirements, as follows:
  - a. Be within an existing public or community water district providing adequate domestic water; and
  - b. Be approved for an individual subsurface septic system, or be served by a public or community sewer system; and
  - c. Have direct access onto a public right-of-way meeting applicable County road standards; and
  - d. Be within and can be served by a rural fire protection district.

Lot Width.

The standards also specify that the minimum average lot width shall be 100 feet, and that the minimum average lot depth shall be 100 feet. The Board of County Commissioners finds that the Applicant meets the minimum lot width and depth requirements in the RR-2 zone. As shown on the survey map, "parcel #2" is well over the minimum width and depth.

Septic System.

The Board of County Commissioners finds that the subject property was approved for an individual septic system by the Columbia County Sanitarian on July 22, 2002. A copy of the Site Evaluation Report which approves a sandfilter sewage disposal system for a home with a maximum of 4 bedrooms is in the record. The Board finds that this method of sewage disposal is in accordance with the requirements and standards for sewage disposal administered by and under the jurisdiction of the Oregon Department of Environmental Quality in compliance with Columbia County Subdivision and Partitioning Ordinance Section 1013(B).

Fire Protection.

The Board of County Commissioners finds that the proposed parcel is within the Columbia River Fire and Rescue District. The area to be partitioned has fire hydrants which are serviced by the Columbia City community water system at the reservoir near the end of Miloris Way. The Fire Department has commented that they are satisfied with emergency access to the proposed parcel, and with the location of the turnaround area provided that the turnaround is paved to withstand a 50,000

and water facilities. The new parcel will also be served by an existing fire district. Therefore, the Board finds that it is appropriate to encourage the creation of the new proposed parcel.

5. The Columbia County Road Standards set forth several criteria for Private Roads in Section IV. The Section states, "Private Roads may service up to six lots upon approval by the Land Development Services office of the county..." The Applicant has applied for a modification of this Road Standard to allow Miloris Way, a private road, to service up to 12 lots in addition to a lot on which a water reservoir is located. The Columbia County Road Standards adopted in 1996, set forth the requirements for a Road Modification in Section VI(G). Subsection (2)(a) requires that "requests to modify shall be submitted in writing to the County Public Works Director on the application form (Exhibit 5). This written request shall state the desired modification(s), the reason(s) for the request(s) and a comparison between the specification(s) or standard(s) and the modification(s) as far as performance, etc. Any modification or variance of these standards should be documented and reference nationally accepted specifications/standards. The use thereof shall not compromise public safety or the intent of the County's standards."

The Road Standards Modification process calls for the Public Works Director to make a recommendation to the Board of County Commissioners upon which the Board will make a decision to approve "as is", approve with changes, or deny with an explanation. The Public Works Director issued a recommendation to the Board of Commissioners on October 22, 2003. The Public Works Director recommended to the Board that it is appropriate for Miloris Way to stay as a private road because it cannot be constructed to public road standards due to the steep grade, sharp curves, and lack of shoulders which might be unsafe for unfamiliar drivers. The Public Works Director also indicated that due to the topography of the land, it would not be practicable to require the Applicant to build a public road from the development to either Hankey Road or Pittsburg road or to the Morse Bros. quarry area because of the distance and expense. He suggested that even if there were a public road connected to Miloris Way, traffic would use Miloris Way because it would be the shortest distance.

Having made the recommendation to grant the Road Standard Modification, the Public Works Director then discussed the issue of how much total traffic Miloris Way can safely handle. The Public Works Director used the American Association of State Highway and Transportation Officials guides entitled "A policy on Geometric Design of Highways and Streets," and "Guidelines for Geometric Design of Very Low-Volume Local Roads" which give generalities about road volume. The lowest classification for very low-volume roads is less than 100 vehicles per day (vpd) which generally speaks to 15 mph design speed, 18 foot roadway width and 17% grades. According to the guides, the average number of trips per single family residence is between 9 and 10, which would limit the number of homes with access to Miloris Way to 10, in order to meet the 100 vpd guideline. Therefore, the Public

Works Director concluded that Miloris Way can handle traffic from 10 homes.

In response to the Public Works Director's recommendation, outlined above, the Applicant submitted a traffic study which documented the number of trips that occurred on Miloris Way during a one week period. The Applicant submitted documentation from Lancaster Engineering which indicated that based on the traffic study done by the Applicant, the Average Daily Traffic (ADT) on Miloris Way is currently 30.4 for the existing dwellings. The report then indicated that the average weekday total for the potential 6 new dwellings is expected to be 58 for a total of 88 trips per day for 12 dwellings. The total did not include trips to and from the reservoir. Based on that evidence the Applicant suggested that the Board could approve the modification for up to 12 dwellings.

The Board of County Commissioners finds that the County must base the road modification decision not merely on the trips generated by the current residents of the existing dwellings, but must also look to the trips possibly generated in the future by new residents. The Board finds that the Applicant has submitted evidence in the record suggesting that the actual trips generated by the current Miloris Estates dwellings is less than the average. The Lancaster Engineering Report suggested that the new dwellings would likely produce less traffic than the average of 58 trips per day, and the Board finds that the conclusion is reasonable given the neighborhood. However, the County must consider the number of vehicle trips of the possible future residents. The Board finds that the 30.4 trips per day projection is not likely to be an accurate projection over time. The Board finds that it is more likely that any change in the trip generation over time will be an increase rather than a decrease. It would only take one or two families to move into Miloris Estates with children and multiple vehicles to significantly increase the total trips generated in Miloris Estates. The Board cannot assume, without any evidence to the contrary, that no such households will ever be established in Miloris Estates. The Board finds that by averaging the actual average trips per day (30.4) with the potential average trips per day (58) the County will account for fewer trips associated with the high-end homes in Miloris Estates, while also allowing for increased trips that are likely to occur sometime in the future. Averaging the two, the Board concludes that the existing 6 dwellings generate an average of 48 trips per day. According to the Applicant, the additional 6 dwellings are expected to generate 58 trips per day, or 9.6 trips per new dwelling per day. The total for all 12 dwellings is therefore 106, which exceeds the 100 vpd guideline. The total for 11 dwellings is 96.4, which falls within the 100 vpd guideline. Therefore, the Road Standards Modification approval shall be limited to 11 new residential lots having access on Miloris Way.

6. The Board of County Commissioners finds that the existing road is not adequate to support the existing and proposed dwellings without significant improvements. In a letter dated November 26, 2003, Carlson Testing stated that the road currently has areas which are clearly failing. These areas are evidenced by an alligating effect on the road. The letter also indicated that 8850 square feet, or 18.5% of the road



**Probst Miloris Way Partition**  
**Preliminary Stormwater Report**

October 11, 2021

**OWNER:**

Probst, Voris D & Mildred C Rev Living Trust  
22815 Hoskins Rd  
Philomath, OR 97370  
Tel. 541-760-4491

**Engineer:**

MSS Engineering, Inc.  
215 NW 4<sup>th</sup> Street  
Corvallis, OR 97330  
Tel. 541-753-1320

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## **1. Project Description**

The proposal involves the concurrent review of a property line adjustment and a partition. The partition will create two parcels. The property line adjustment will transfer approximately 1.23 acres from map and tax lot number 5128-CA-04002, no assigned address owned by the Voris D & Mildred C Probst Revocable Living Trust (Probst Parcel) to map and tax lot number 5128-CA-04600, 36370 Miloris Way, Columbia City owned by David and Phyllis White (White Parcel). As a result of this property line adjustment, the White Parcel will be 3.40 acres and the Probst Parcel will be 6.61 acres.

The Probst Parcel will then be partitioned into two parcels, one parcel of 3.63 acres and one parcel of 2.98 acres. The White Parcel is already developed with a house. The two parcels resulting from the partition are vacant and will be intended for future single-family dwelling development.

This report focuses on stormwater facilities located on the resulting Probst Parcel that will be partitioned (a portion of Parcel 2, PP2020-010). These facilities will be designed to manage stormwater runoff collected throughout the western basin area as shown in Appendix B. The stormwater facilities will be located on the newly created parcels. These parcels are bordered by other forest lands to the south and west, and by single-family residence to the north and east.

## **2. Existing Conditions Summary**

### **a) Existing Site Conditions**

The project site consists of approximately 6.61 acres of vacant land. The land is covered by significant vegetation and some area stands of timber. Along the northeast portion of the area is Miloris Way, a paved roadway. Miloris Way creates a ridge where water will drain either to the east or west.

### **b) Existing Drainage Conditions**

Adjacent to the south and east of the 6.61 acres of the partition boundary, an additional 6.77 acres of upstream forested area drains onto the site, for a total tributary area of 13.38 acres. The high point of the ridge which follows the centerline of Miloris Way and continues southerly defines the east boundary of the basin. To the west, the grade drops away to an identified intermittent stream which drains northerly to McBride Creek. Although the top of the ridge on the east side of the site is a broad and flat plateau, the rest of the site and the surrounding area slopes around 10% on average through heavily wooded terrain. Downstream of the site boundary, drainage continues for a length of approximately 350 feet as shallow concentrated flow before reaching the intermittent stream that runs to McBride Creek about a quarter mile away. The site is not in a flood plain zone.

### **c) Soil Conditions**

The Soil Survey mapped by the National Resources Conservation Service (NRCS), identifies the project site having soils in Hydrologic Soil Groups B and C. These soils have characteristically medium to low infiltration rates. The majority of the site is sloped approximately 10% to the west. The ground cover is woods in fair condition, which is neither burnt nor protected from wildlife, with some forest litter covering the soil.

### **d) Sensitive and Critical Areas**

There are no mapped wetlands on the site. An intermittent stream identified on the Statewide Wetlands Inventory, which is part of the identified tributary area, routes drainage from other portions of the land north to McBride Creek. Refer to Appendix D. The site is not in a mapped flood plain.

## **3. Developed Conditions Summary**

### **a) Proposed Site Conditions**

This project proposes to create two buildable home sites on the land, with an expected net increase of 19k square feet of impervious area. The new impervious area is an approximation as specific lot configurations will be determined later. Estimated new impervious area includes houses, garages, driveways, and patio areas. See Appendix F for the preliminary plat map.

The new impervious area will generate an increase in stormwater runoff (see Section 3b below). Both parcels will continue to drain to the existing intermittent stream to the west, as is currently the case. The proposal is to route the runoff from the new impervious area to dispersion trenches on the hillside below the houses. One trench is proposed for each of the two parcels. While these trenches are not designed to provide detention or stormwater quality treatment, they will spread the flow evenly over a wide area to prevent erosive damage from the increased runoff.

### **b) Stormwater Quality and Quantity**

The 19k square feet of new impervious area over a basin of 13.38 acres will increase the runoff volume and peak flowrate. Under existing conditions, the basin produces approximately 53900 cubic feet of runoff at a peak flowrate of 1.85 cfs during the 25-year, 24-hour SCS Type IA storm. Post-development, it is expected to produce 56875 cubic feet at a peak flowrate of 2.02 cfs. Considering that the development will result in an additional 0.17 cfs (a 9.19% increase from existing conditions), no detention is proposed.

Stormwater quality treatment is provided by the several hundred feet of overland flow across the forest floor before reaching the intermittent stream to the west. Some additional treatment may be provided by settlement in the dispersion trenches, but no formal stormwater quality treatment facilities are proposed.

### **c) Stormwater Conveyance**

The conveyance path for runoff from both parcels is to remain unchanged post-development. Runoff will continue to drain westerly to the intermittent stream, thence on to McBride Creek to the north.

## **4. Design Criteria Summary**

Stormwater design for this project was completed in accordance with the criteria set forth in the Columbia County Stormwater & Erosion Control Ordinance. As per the instructions given in the Ordinance, rainfall data from St. Helens, Oregon, was used for this project as it is the geographically closest dataset. Hydrological analysis is based on the Santa Barbara Unit Hydrograph (SBUH) method, using Autodesk Storm & Sanitary Analysis 2020 software package. All calculations have been presented in Appendix C of this report.

## **5. Downstream Analysis**

The objective of the downstream analysis is to identify and evaluate potential offsite drainage impacts that could result from the proposed project. In the current condition, runoff that is neither infiltrated nor evaporated flows west towards the seasonal stream that feeds McBride Creek. There is only unimproved forest between the proposed parcels and this stream. Development of homes, driveways, and accessory structures will increase runoff. However, the addition of dispersion trenches will prevent any erosive damage. Overall, the proposal will have no significant impact on the downstream conditions.

## **6. Maintenance**

The owner of Parcel 1 will be responsible for maintenance of all stormwater improvements to be constructed on Parcel 1. The owner of Parcel 2 will be responsible for maintenance of all stormwater improvements to be constructed on Parcel 2.

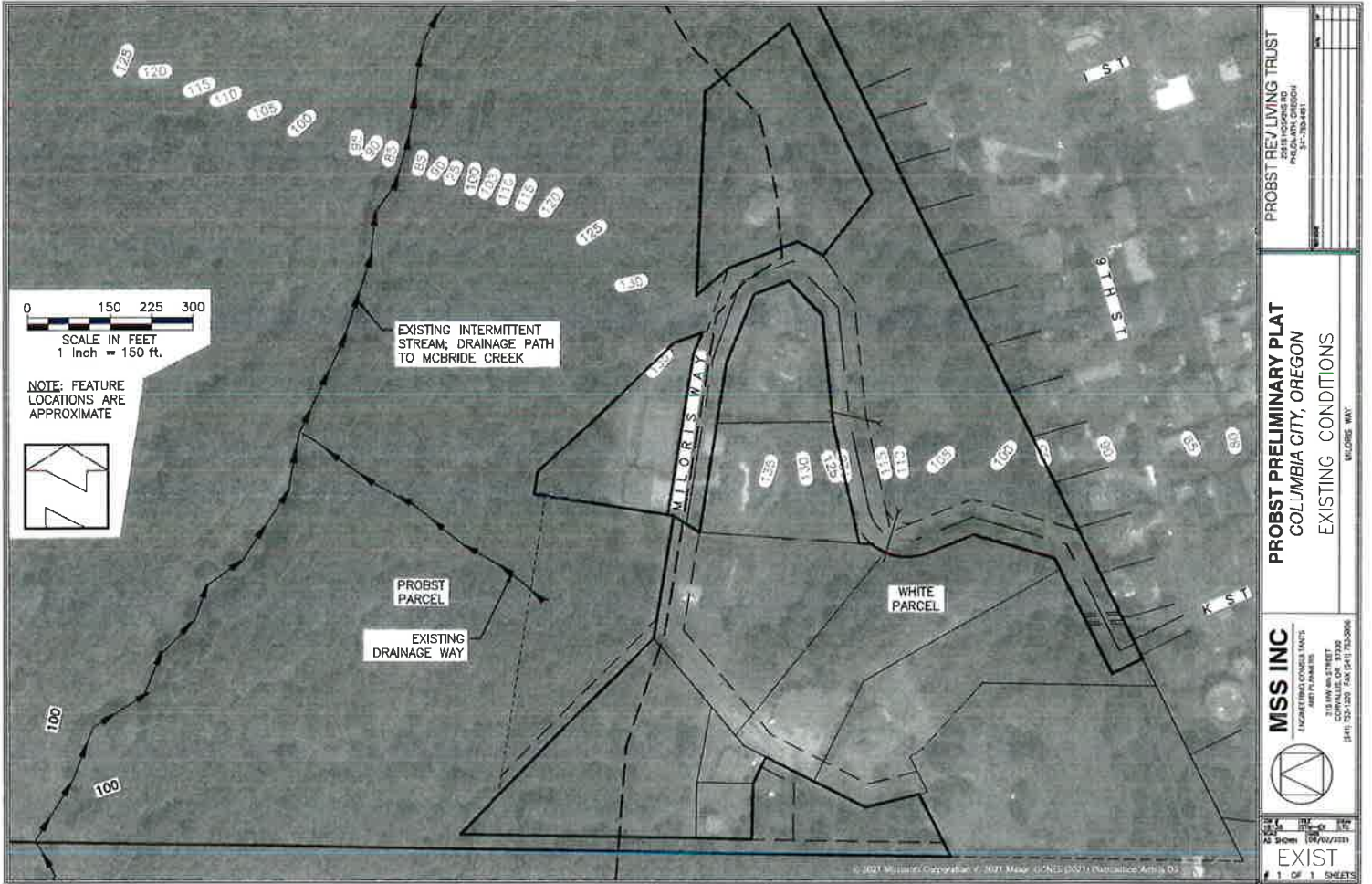
## **7. References**

- Columbia County Stormwater & Erosion Control Ordinance - November 21, 2001.
- *PE Civil Reference Manual* – Sixteenth Edition. Michael R. Lindeburg, P.E. Rev. 2 – September 2019. Pp. 20-3 – 20-4.

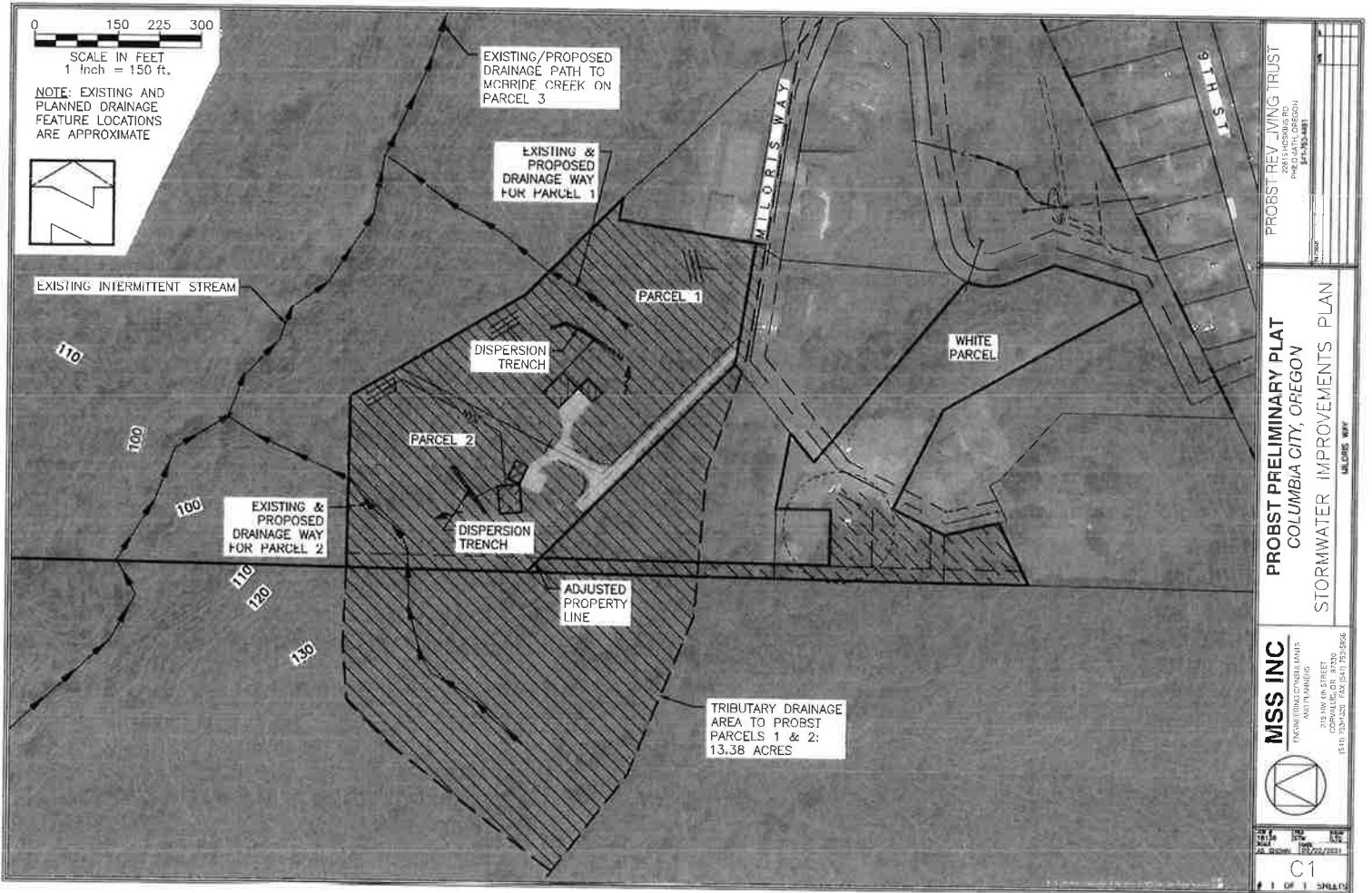
## 8. Appendices

## Appendix A – Existing Conditions





## **Appendix B – Improvements Plan**



## Appendix C – Calculations

## Time of Concentration

### Sheet Flow Portion

$$T_c (\text{hr}) = (0.007 * (nL)^{0.8}) / ((P_2^{0.5}) * (S^{0.4}))$$

n = 0.4 woods (light underbrush)

$P_2 = 2.0$  in

L = 231 ft

S = 0.0024 ft/ft

$T_t = 2.077$  hr = 124.6 min

\*Use max  $T_c = 25$  min per ordinance\*

$T_c = 0.42$  hr = 25 min

L = 31.02 ft

### Shallow Concentrated Portion

$$T_c (\text{hr}) = L / (3600v)$$

$v (\text{ft/s}) = 16.1345(S^{0.5})$  (unpaved)

L = 810.56 ft

S = 0.0387 ft/ft

v = 3.17 ft/s

$T_c = 0.071$  hr = 4.26 min

**Time of Concentration = 29.26 minutes**



**Project Description**

File Name ..... 18136\_2021\_Partition.SPF

**Project Options**

Flow Units ..... CFS  
 Elevation Type ..... Elevation  
 Hydrology Method ..... Santa Barbara UH  
 Time of Concentration (TOC) Method ..... User-Defined  
 Link Routing Method ..... Hydrodynamic  
 Enable Overflow Ponding at Nodes ..... YES  
 Skip Steady State Analysis Time Periods ..... YES

**Analysis Options**

Start Analysis On ..... Oct 07, 2021 00:00:00  
 End Analysis On ..... Oct 08, 2021 00:00:00  
 Start Reporting On ..... Oct 07, 2021 00:00:00  
 Antecedent Dry Days ..... 0 days  
 Runoff (Dry Weather) Time Step ..... 0 01:00:00 days hh:mm:ss  
 Runoff (Wet Weather) Time Step ..... 0 00:05:00 days hh:mm:ss  
 Reporting Time Step ..... 0 00:05:00 days hh:mm:ss  
 Routing Time Step ..... 30 seconds

**Number of Elements**

	Qty
Rain Gages .....	1
Subbasins .....	2
Nodes .....	4
<i>Junctions</i> .....	2
<i>Outfalls</i> .....	2
<i>Flow Diversions</i> .....	0
<i>Inlets</i> .....	0
<i>Storage Nodes</i> .....	0
Links .....	2
<i>Channels</i> .....	0
<i>Pipes</i> .....	2
<i>Pumps</i> .....	0
<i>Orifices</i> .....	0
<i>Weirs</i> .....	0
<i>Outlets</i> .....	0
Pollutants .....	0
Land Uses .....	0

**Rainfall Details**

SN	Rain Gage ID	Data Source	Data Source ID	Rainfall Type	Rain Units	State	County	Return Period (years)	Rainfall Depth (inches)	Rainfall Distribution
1	Rain Gage-01	Time Series	25-YR_ST_HELENS	Cumulative	inches	Oregon	Columbia	25	3.40	SCS Type IA 24-hr

**Subbasin Summary**

SN	Subbasin ID	Area	Impervious Area	Impervious Area Curve Number	Pervious Area Curve Number	Total Rainfall	Total Runoff	Total Runoff Volume	Peak Runoff	Time of Concentration
		(ac)	(%)			(in)	(in)	(ac-in)	(cfs)	(days hh:mm:ss)
1	POST_DEVELOPMENT	13.38	4.00	98.00	73.00	3.39	1.17	15.67	2.02	0 00:29:15
2	PRE_DEVELOPMENT	13.38	1.00	98.00	73.00	3.39	1.11	14.85	1.85	0 00:29:15

**Node Summary**

SN	Element ID	Element Type	Invert Elevation	Initial Water Elevation	Peak Inflow	Max HGL Elevation Attained	Max Surcharge Depth	Time of Peak Flooding Occurrence	Total Flooded Volume	Total Time Flooded
			(ft)	(ft)	(cfs)	(ft)	(ft)	(days hh:mm)	(ac-in)	(min)
1	Jun-01	Junction	105.75	105.75	1.85	106.14	0.00	0 00:00	0.00	0.00
2	Jun-02	Junction	105.75	105.75	2.02	106.16	0.00	0 00:00	0.00	0.00
3	POST_OUT	Outfall	105.00		2.02	105.32				
4	PRE_OUT	Outfall	105.00		1.85	105.31				

**Subbasin Hydrology**

**Subbasin : POST\_DEVELOPMENT**

**Input Data**

Area (ac) ..... 13.38  
Impervious Area (%) ..... 4.00  
Impervious Area Curve Number ..... 98.00  
Pervious Area Curve Number ..... 73.00  
Rain Gage ID ..... Rain Gage-01

**Composite Curve Number**

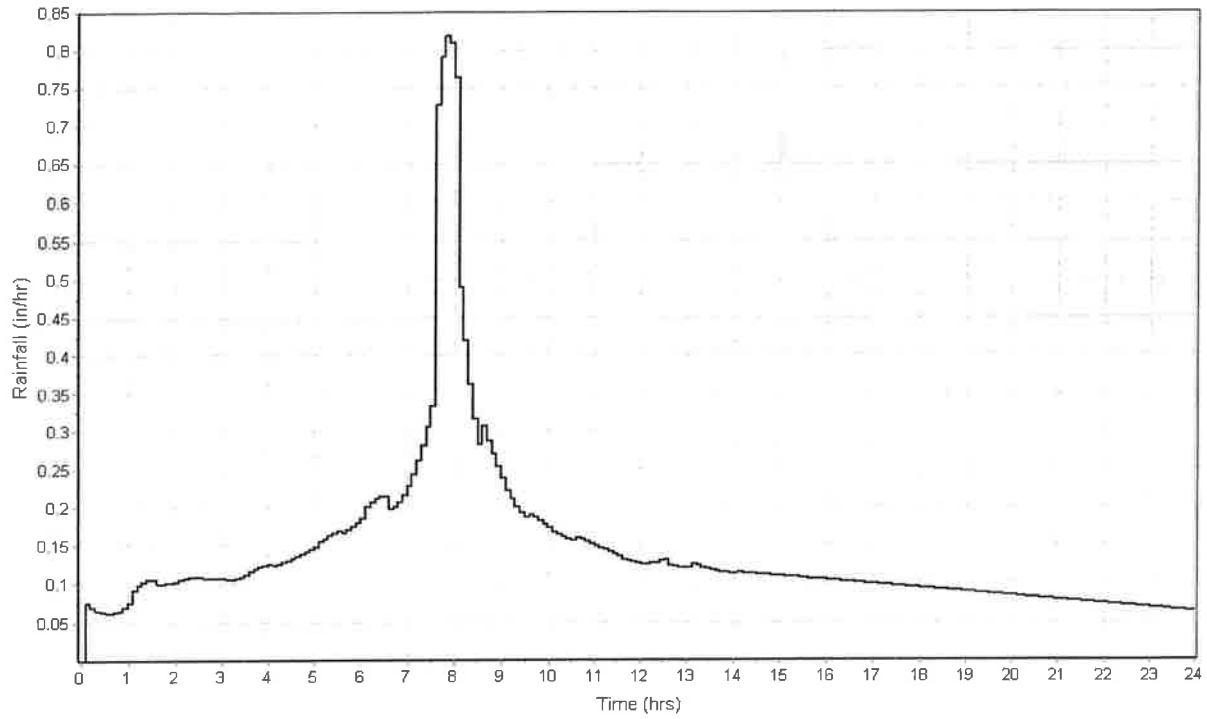
Soil/Surface Description	Area (acres)	Soil Group	Curve Number
Composite Area & Weighted CN	13.38		74

**Subbasin Runoff Results**

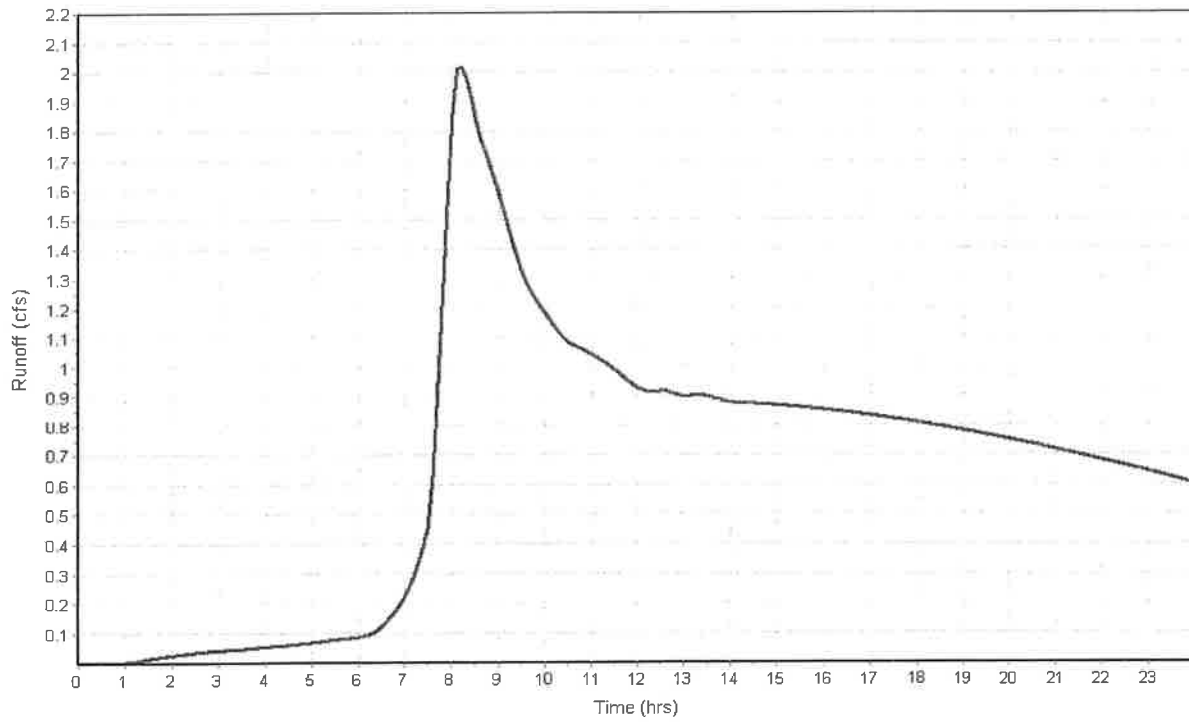
Total Rainfall (in) ..... 3.39  
Total Runoff (in) ..... 1.17  
Peak Runoff (cfs) ..... 2.02  
Weighted Curve Number ..... 74.00  
Time of Concentration (days hh:mm:ss) ..... 0 00:29:16

**Subbasin : POST\_DEVELOPMENT**

**Rainfall Intensity Graph**



**Runoff Hydrograph**





**Subbasin : PRE\_DEVELOPMENT**

**Input Data**

Area (ac) ..... 13.38  
Impervious Area (%) ..... 1.00  
Impervious Area Curve Number ..... 98.00  
Pervious Area Curve Number ..... 73.00  
Rain Gage ID ..... Rain Gage-01

**Composite Curve Number**

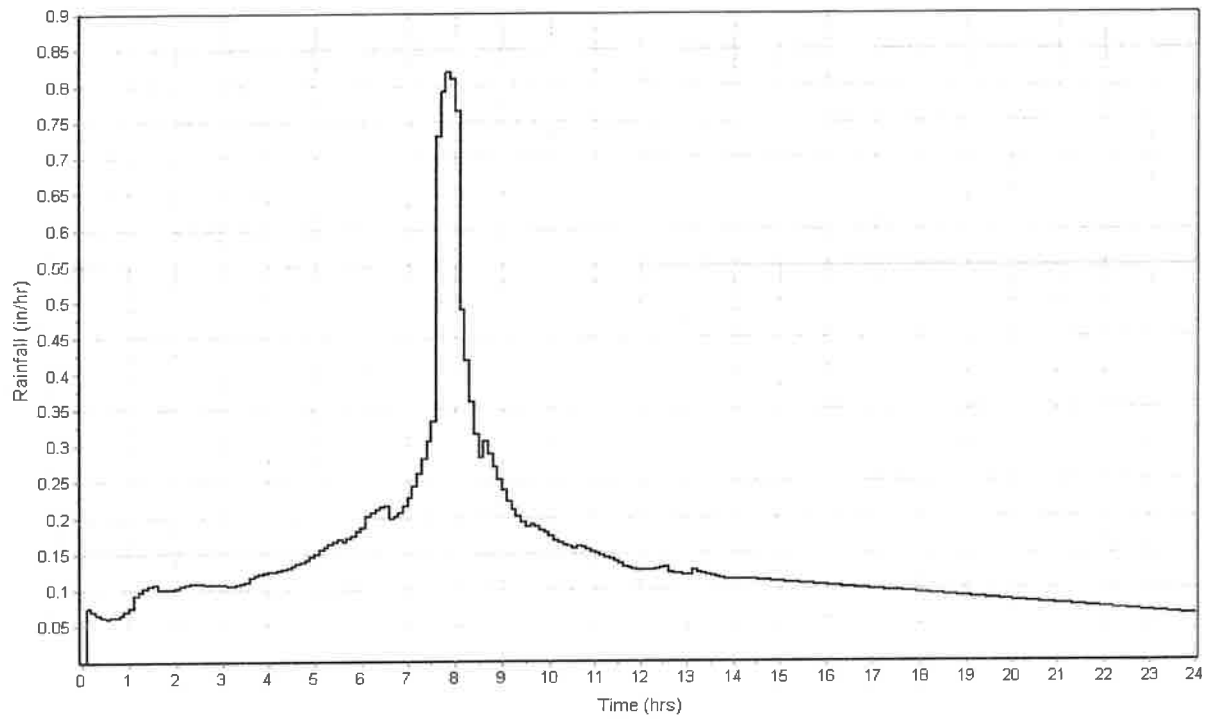
Soil/Surface Description	Area (acres)	Soil Group	Curve Number
Composite Area & Weighted CN	13.38		73.25

**Subbasin Runoff Results**

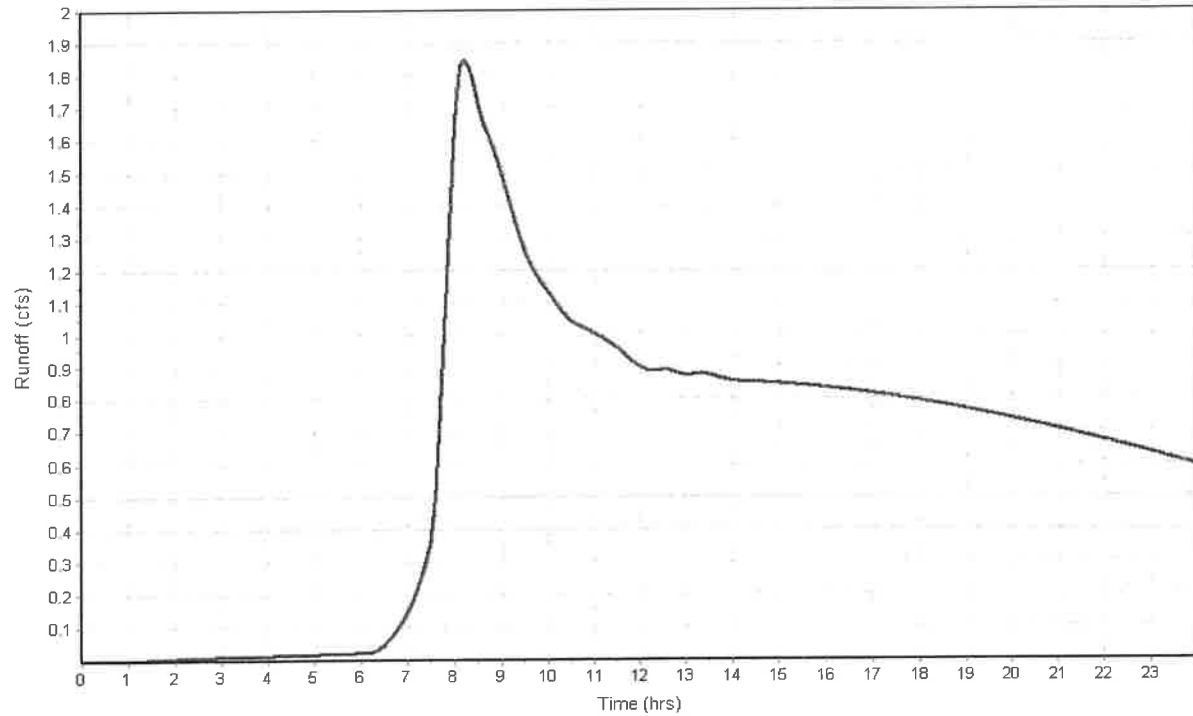
Total Rainfall (in) ..... 3.39  
Total Runoff (in) ..... 1.11  
Peak Runoff (cfs) ..... 1.85  
Weighted Curve Number ..... 73.25  
Time of Concentration (days hh:mm:ss) ..... 0 00:29:16

Subbasin : PRE\_DEVELOPMENT

Rainfall Intensity Graph



Runoff Hydrograph



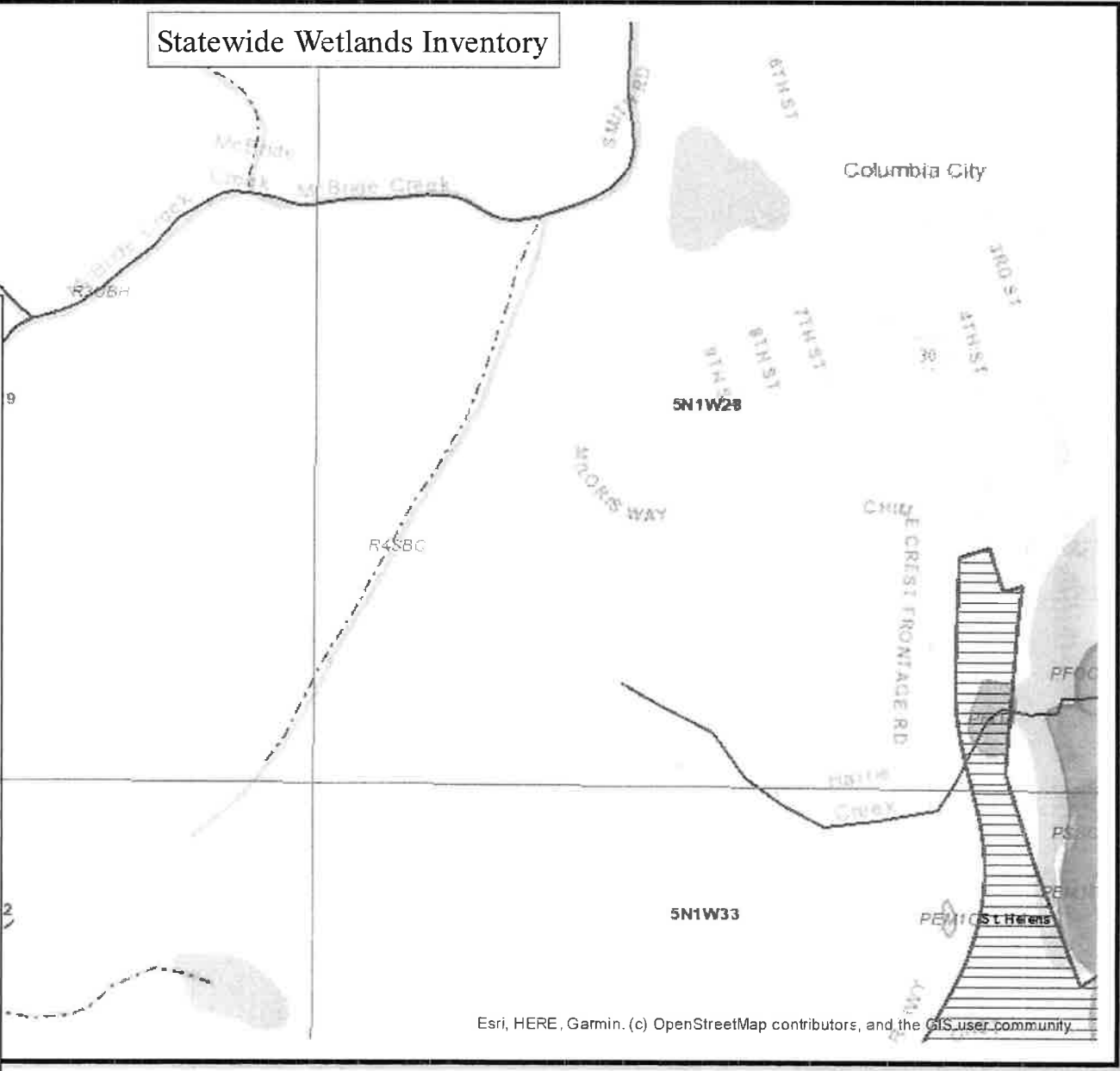
**Junction Results**

SN Element ID	Peak Inflow	Peak Lateral Inflow	Max HGL Elevation Attained	Max HGL Depth Attained	Max Surcharge Depth Attained	Average HGL Elevation Attained	Average HGL Depth Attained	Time of Max HGL Occurrence	Time of Peak Flooding Occurrence	Total Flooded Volume	Total Time Flooded
	(cfs)	(cfs)	(ft)	(ft)	(ft)	(ft)	(ft)	(days hh:mm)	(days hh:mm)	(ac-in)	(min)
1 Jun-01	1.85	1.85	106.14	0.39	0.00	105.98	0.23	0 08:12	0 00:00	0.00	0.00
2 Jun-02	2.02	2.02	106.16	0.41	0.00	105.99	0.24	0 08:12	0 00:00	0.00	0.00

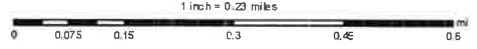
## Appendix D – Wetlands Inventory

# Statewide Wetlands Inventory

- Townships
- Sections
- LWI Study Area
- NHD Springs/Seeps
- NHD Streams and Rivers**
  - Perennial
  - Intermittent
  - Ephemeral
  - Unknown
  - Canal/Ditch
- NHD Area
- NHD Waterbody
- NWI Wetlands**
  - Estuarine and Marine Deepwater
  - Estuarine and Marine Wetland
  - Freshwater Emergent Wetland
  - Freshwater Forested/Shrub Wetland
  - Freshwater Pond
  - Lake
  - Riverine
- NRCS Predominantly Hydric Soil Map Units
- NRCS Agate-Winlo Soils in Jackson County



Esri, HERE, Garmin. (c) OpenStreetMap contributors, and the GIS user community



The Statewide Wetlands Inventory (SWI) represents the best data available at the time this map was published and is updated as new data becomes available. In all cases, actual field conditions determine the presence, absence and boundaries of wetlands and waters (such as creeks and ponds). An onsite investigation by a wetland professional can verify actual field conditions.

Date: 10/7/2020



State of Oregon  
 Department of State Lands  
 775 Summer Street, NE, Ste 100  
 Salem, OR 97301  
 (503) 326-2200



## Appendix E – NRCS Soils Map



United States  
Department of  
Agriculture

**NRCS**

Natural  
Resources  
Conservation  
Service

A product of the National  
Cooperative Soil Survey,  
a joint effort of the United  
States Department of  
Agriculture and other  
Federal agencies, State  
agencies including the  
Agricultural Experiment  
Stations, and local  
participants

# Custom Soil Resource Report for Columbia County, Oregon



July 14, 2021

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# Preface

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Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist ([http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2\\_053951](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951)).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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# How Soil Surveys Are Made

---

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

## Custom Soil Resource Report

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

## Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

# Soil Map

---




































The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

# Custom Soil Resource Report Soil Map





### MAP LEGEND

<b>Area of Interest (AOI)</b>			Spoil Area
	Area of Interest (AOI)		Stony Spot
<b>Soils</b>			Very Stony Spot
	Soil Map Unit Polygons		Wet Spot
	Soil Map Unit Lines		Other
	Soil Map Unit Points		Special Line Features
<b>Special Point Features</b>		<b>Water Features</b>	
	Blowout		Streams and Canals
	Borrow Pit	<b>Transportation</b>	
	Clay Spot		Rails
	Closed Depression		Interstate Highways
	Gravel Pit		US Routes
	Gravelly Spot		Major Roads
	Landfill		Local Roads
	Lava Flow	<b>Background</b>	
	Marsh or swamp		Aerial Photography
	Mine or Quarry		
	Miscellaneous Water		
	Perennial Water		
	Rock Outcrop		
	Saline Spot		
	Sandy Spot		
	Severely Eroded Spot		
	Sinkhole		
	Slide or Slip		
	Sodic Spot		

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Columbia County, Oregon  
 Survey Area Data: Version 17, Jun 11, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 29, 2015—Sep 13, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
10B	Cascade silt loam, 3 to 8 percent slopes	2.5	39.9%
19E	Dowde silt loam, 30 to 60 percent south slopes	3.7	60.1%
<b>Totals for Area of Interest</b>		<b>6.2</b>	<b>100.0%</b>

## Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

## Custom Soil Resource Report

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

## Columbia County, Oregon

### 10B—Cascade silt loam, 3 to 8 percent slopes

#### Map Unit Setting

*National map unit symbol:* 21dt  
*Elevation:* 100 to 650 feet  
*Mean annual precipitation:* 50 to 70 inches  
*Mean annual air temperature:* 50 to 54 degrees F  
*Frost-free period:* 165 to 210 days  
*Farmland classification:* Prime farmland if drained

#### Map Unit Composition

*Cascade and similar soils:* 85 percent  
*Minor components:* 5 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Cascade

##### Setting

*Landform:* Hillslopes  
*Landform position (two-dimensional):* Summit  
*Landform position (three-dimensional):* Crest  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Parent material:* Silty loess

##### Typical profile

*H1 - 0 to 15 inches:* silt loam  
*H2 - 15 to 24 inches:* silt loam  
*H3 - 24 to 60 inches:* silty clay loam

##### Properties and qualities

*Slope:* 3 to 8 percent  
*Depth to restrictive feature:* 20 to 30 inches to fragipan  
*Drainage class:* Somewhat poorly drained  
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to moderately high (0.06 to 0.20 in/hr)  
*Depth to water table:* About 18 to 30 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water capacity:* Low (about 4.6 inches)

##### Interpretive groups

*Land capability classification (irrigated):* 3w  
*Land capability classification (nonirrigated):* 3w  
*Hydrologic Soil Group:* C  
*Forage suitability group:* Somewhat Poorly Drained (G002XY005OR)  
*Other vegetative classification:* Somewhat Poorly Drained (G002XY005OR)  
*Hydric soil rating:* No

#### Minor Components

##### Delena

*Percent of map unit:* 5 percent  
*Landform:* Hillslopes

## Custom Soil Resource Report

*Landform position (two-dimensional):* Shoulder, summit  
*Landform position (three-dimensional):* Side slope, base slope  
*Down-slope shape:* Concave, linear  
*Across-slope shape:* Linear  
*Other vegetative classification:* Poorly Drained (G002XY006OR)  
*Hydric soil rating:* Yes

### **19E—Dowde silt loam, 30 to 60 percent south slopes**

#### **Map Unit Setting**

*National map unit symbol:* 21f7  
*Elevation:* 300 to 1,500 feet  
*Mean annual precipitation:* 50 to 70 inches  
*Mean annual air temperature:* 45 to 52 degrees F  
*Frost-free period:* 100 to 180 days  
*Farmland classification:* Not prime farmland

#### **Map Unit Composition**

*Dowde, south, and similar soils:* 80 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### **Description of Dowde, South**

##### **Setting**

*Landform:* Mountains  
*Landform position (two-dimensional):* Backslope  
*Landform position (three-dimensional):* Mountainflank  
*Down-slope shape:* Concave  
*Across-slope shape:* Linear, concave  
*Parent material:* Colluvium derived from igneous rock

##### **Typical profile**

*O<sub>i</sub> - 0 to 3 inches:* slightly decomposed plant material  
*H<sub>1</sub> - 3 to 8 inches:* silt loam  
*H<sub>2</sub> - 8 to 57 inches:* silt loam  
*H<sub>3</sub> - 57 to 63 inches:* gravelly silty clay loam

##### **Properties and qualities**

*Slope:* 30 to 60 percent  
*Depth to restrictive feature:* More than 80 inches  
*Drainage class:* Well drained  
*Capacity of the most limiting layer to transmit water (K<sub>sat</sub>):* Moderately high to high  
(0.57 to 1.98 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water capacity:* Very high (about 12.6 inches)

##### **Interpretive groups**

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 6e



Custom Soil Resource Report

*Hydrologic Soil Group: B*  
*Hydric soil rating: No*

# References

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- United States Department of Agriculture, Natural Resources Conservation Service. National forestry manual. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/home/?cid=nrcs142p2\\_053374](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/home/?cid=nrcs142p2_053374)
- United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084>

## Custom Soil Resource Report

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2\\_054242](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242)

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## **Appendix F – Preliminary Plat Map**







**To:** Columbia County Land Development Services  
**From:** James A. Lichatowich and Paulette Lichatowich  
36343 Miloris Way, Columbia City, OR 97018 (cell phone 503-369-6091)

**RE:** Minor Partition and Property Line Adjustment Applications MP 22-04 and PLA 22-20

February 7, 2022

Dear County Staff:

We have reviewed the documents submitted to Columbia County for the Voris and Mildred Probst Trust Minor Partition and Property Line Adjustment applications. The two applications are submitted concurrent and overlap in their explanations. We are submitting information on three areas needing clarification in your report findings and conditions of approval.

1. **37 Acres** - On the **Referral and Acknowledgment Form**, paragraph 1, the subject property is listed as 37 acres, however, the applications are for the parcel owned by the Probst's totaling 7.84 acres (with changes to 6.61 and 1.23 acres by the new configuration). Is the 37 acres located off Miloris Way simply a typo and should read 7.84 acres?
2. **Compliance with Final Order 76-2003**

Columbia County Final Order 76-2003 at 3.4 says: "Construct a standard paved turnaround in the vicinity of the existing gravel turnaround, as directed in writing by the Public Works Director." Please review and clarify the paved directive for compliance as a paved turnaround. Note that the file documents for this final order have comments from the Fire Department that states, "The Fire Department has commented that they are satisfied with emergency access to the proposed parcel, and with the location of the turnaround area provided that the turnaround is paved to withstand 50,000 pound point load." (See county file for the Final Order at Attachment 4 – Supplemental Findings page 1)

In addition, the turnaround as depicted on the Probst PLA Exhibit implies there is an easement. The turnaround for Miloris Way does not have a recorded legal easement even though it is depicted as an easement on the Probst PLA Exhibit? It seems appropriate that the county require a recorded legal easement be created to assure there will always be fire and emergency service access for the residents along this private road built to county standards.

3. **Miloris Water Association** was built with the water well capacity to serve a potential of up to 11 residential lots along Miloris Way in Columbia City and is registered as a domestic non-profit corporation with the State of Oregon. One of the qualifications for membership and use of water provided by the association is based on lot ownership along Miloris Way. (See By-Laws, Incorporation filings, Water Agreement and other misc. signed and recorded documents.)

Several times within the application documents the name Miloris Way Community Water District is mistakenly listed as the entity providing water service to the proposed parcels. Please clarify in your findings report that the correct name for the community water system is Miloris Water Association.

Thank you for your review and clarification of these areas of concern. We have resided in our home at 36343 Miloris Way for 21 years and continually strive to help create a safe and tranquil residential neighborhood.



January 31, 2022

**REFERRAL AND ACKNOWLEDGMENT**

**Responding Agency:**

NOTICE IS HEREBY GIVEN NOTICE IS HEREBY GIVEN that MSS Engineering on behalf of David & Phillis White and Mildred Probst Estate, has submitted an application for a property line adjustment and a minor partition. The subject property is zoned for rural residential (RR-2) uses and associated with Tax Map ID Nos. 5128-CA-04002 & 5128-CA-4600. The subject property is 37 acres and is located off Miloris Way. MP 22-04 and PLA 22-20

THIS APPLICATION IS FOR: (X) Administrative Review; ( ) Planning Commission, Hearing Date:

PLEASE RETURN BY: February 10, 2022

Planner: Deborah Jacob

The enclosed application is being referred to you for your information and comment. Your recommendation and suggestions will be used by the County Planning Department and/or the Columbia County Planning Commission in arriving at a decision. Your prompt reply will help us to process this application and will ensure the inclusion of your recommendations in the staff report. Please comment below.

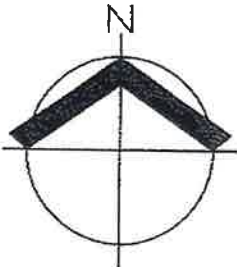
1. \_\_\_\_\_ We have reviewed the enclosed application and have no objection to its approval as submitted.
2. X Please see attached letter or notes below for our comments.
3. \_\_\_\_\_ We are considering the proposal further, and will have comments to you by \_\_\_\_\_.
4. \_\_\_\_\_ Our board must meet to consider this; we will return their comments to you by \_\_\_\_\_.
5. \_\_\_\_\_ Please contact our office so we may discuss this.
6. \_\_\_\_\_ We recommend denial of the application, for the reasons below:

COMMENTS: See attached letter. Thank you for the opportunity to  
both review & provide input.

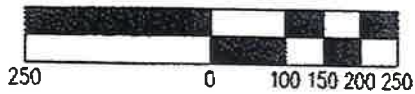
Signed: Michael S. McGlothlin Printed Name: Michael S. McGlothlin  
Title: City Administrator Date: 02/03/2022

# EXHIBIT B

A TRACT OF LAND LOCATED IN THE  
WEST 1/2 OF SECTION 28,  
TOWNSHIP 5 NORTH, RANGE 1 WEST,  
WILLAMETTE MERIDIAN,  
COLUMBIA COUNTY, OREGON



SCALE: 1" = 250 FEET



PARCEL 3

DOC. NO.  
2007-6935

PARCEL 1  
PP. NO. 2005-01

N00°49'12"E  
26.08'

VARIES

DOC. NO. 02-16694

APPROXIMATE BOUNDARY OF  
CHANGED OWNERSHIP

PREPARED FOR  
VORIS D. PROBST AND  
MILDRED C. PROBST TRUST  
52490 SE 2ND STREET, SUITE 100  
SCAPOOSE, OR 97056

MILORIS WAY

"K" STREET

S89°06'55"E  
99.45'  
S01°00'24"W  
1.08'

PARCEL 1  
(A PORTION OF PARCEL  
2 OF PP. NO. 2005-01)

PARCEL 3 S89°06'45"E 864.62'

N89°06'45"W 976.96'

AREA: 23,370 SF±

POINT OF BEGINNING  
SE CORNER OF PARCEL 2  
OF PP. NO. 2005-01

25.00'

S26°27'47"E  
28.15'

DOC. NO.  
04-6270

EASEMENT BENEFITTING CITY

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*Nick White*  
OREGON  
JANUARY 9, 2007  
NICK WHITE  
70652LS  
RENEWS: 6/30/18

OVERFLOW DRAINAGE EASEMENT		EXHIBIT <b>B</b>
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 P: 503.563.6151 F: 503.563.6152 aks-eng.com		DRWN: CC CHKD: NW AKS JOB: 5650





Kennedy Jenks

2 February 2022

Michael McGlothlin  
City Administrator  
City of Columbia City  
PO Box 189  
Columbia City, Oregon 97018

Subject: Engineering Review Comments  
Probst/White Property Line Adjustment PLA 22-20  
KJ ProjectNumber

Dear Mike:

We have reviewed the proposed property line adjustment and noted the following:

1. The adjustment changes ownership to a portion of the Probst property not adjacent to City Limits. No impact to stormwater within City Limits is anticipated and no City utilities are necessary to serve the properties.
2. The change in ownership is adjacent to the City's Upper Reservoir site and there are easements associated with the Upper Reservoir. It appears that the overflow easement running along the southern boundary across the (present) Probst property will be split by the property line adjustment (see exhibit attached). A portion of the easement will be on the new White property and a portion will remain on the Probst property.

The City would like to confirm this easement is conveyed to the property being transferred from Probst to White and an agreement between the City and White should be signed, if required.

Very truly yours,

Kennedy/Jenks Consultants, Inc.

Rob Peacock, PE  
City Engineer

Enclosure





January 31, 2022

REFERRAL AND ACKNOWLEDGMENT

Responding Agency: *Sanitation*

NOTICE IS HEREBY GIVEN NOTICE IS HEREBY GIVEN that MSS Engineering on behalf of David & Phillis White and Mildred Probst Estate, has submitted an application for a property line adjustment and a minor partition. The subject property is zoned for rural residential (RR-2) uses and associated with Tax Map ID Nos. 5128-CA-04002 & 5128-CA-4600. The subject property is 37 acres and is located off Miloris Way. MP 22-04 and PLA 22-20

THIS APPLICATION IS FOR: (X) Administrative Review; ( ) Planning Commission, Hearing Date:

PLEASE RETURN BY: February 10, 2022

Planner: Deborah Jacob

The enclosed application is being referred to you for your information and comment. Your recommendation and suggestions will be used by the County Planning Department and/or the Columbia County Planning Commission in arriving at a decision. Your prompt reply will help us to process this application and will ensure the inclusion of your recommendations in the staff report. Please comment below.

- We have reviewed the enclosed application and have no objection to its approval as submitted.
- Please see attached letter or notes below for our comments.
- We are considering the proposal further, and will have comments to you by \_\_\_\_\_.
- Our board must meet to consider this; we will return their comments to you by \_\_\_\_\_.
- Please contact our office so we may discuss this.
- We recommend denial of the application, for the reasons below:

COMMENTS: *Site evaluation approval for both proposed parcel 1 and 2 required prior to final plat. Area proposed for sewage disposal shall meet all siting criteria per OAR 340-071-0150. Existing & proposed drainage*

Signed: *EO Connell* Printed Name: *Erin J'Connell*  
Title: *REHS* Date: *2/7/22*

*features can impact septic areas. Initial & replacement drainfield are required to be available / approved.*



COLUMBIA COUNTY  
LAND DEVELOPMENT SERVICES  
Planning Division  
COURTHOUSE  
ST. HELENS, OREGON 97051  
Phone: (503) 397-1501 Fax: (503) 366-3902

January 31, 2022

REFERRAL AND ACKNOWLEDGMENT

Responding Agency: Columbia County Public Works

NOTICE IS HEREBY GIVEN NOTICE IS HEREBY GIVEN that MSS Engineering on behalf of David & Phillis White and Mildred Probst Estate, has submitted an application for a property line adjustment and a minor partition. The subject property is zoned for rural residential (RR-2) uses and associated with Tax Map ID Nos. 5128-CA-04002 & 5128-CA-4600. The subject property is 37 acres and is located off Miloris Way. MP 22-04 and PLA 22-20

THIS APPLICATION IS FOR: (X) Administrative Review; ( ) Planning Commission, Hearing Date:

PLEASE RETURN BY: **February 10, 2022**

Planner: **Deborah Jacob**

The enclosed application is being referred to you for your information and comment. Your recommendation and suggestions will be used by the County Planning Department and/or the Columbia County Planning Commission in arriving at a decision. Your prompt reply will help us to process this application and will ensure the inclusion of your recommendations in the staff report. Please comment below.

- We have reviewed the enclosed application and have no objection to its approval as submitted.
- Please see attached letter or notes below for our comments.
- We are considering the proposal further, and will have comments to you by \_\_\_\_\_.
- Our board must meet to consider this; we will return their comments to you by \_\_\_\_\_.
- Please contact our office so we may discuss this.
- We recommend denial of the application, for the reasons below:

COMMENTS: Applicant must obtain an access permit for both parcels from the Public Works Department.

Signed: Scott Toenjes Printed Name: Scott Toenjes  
Title: Engineering Technician I Date: 2/3/2022

## Kay Clay

---

**From:** Kay Clay  
**Sent:** Saturday, June 25, 2022 9:07 AM  
**To:** Suzie Dahl; Scott Toenjes; Assessor Columbia County; Nathan Woodward  
**Subject:** Final order for Probst  
**Attachments:** fo mp 22-04 and pla 22-2\_20220625084356.pdf

Attached is a copy of the final order for the Probst property line adjustment and partition

Kay Clay  
Permit Technician - Planning Secretary  
Columbia County, Oregon  
503-397-1501 ext 8483  
[Kay.clay@columbiacountyor.gov](mailto:Kay.clay@columbiacountyor.gov)

**Please note:**

**Land Development Services has moved to a temporary location at 445 Port Avenue, St. Helens.**

We're available to assist you in person, by phone 503-397-1501 and email:

[building@columbiacountyor.gov](mailto:building@columbiacountyor.gov) or [planning@columbiacountyor.gov](mailto:planning@columbiacountyor.gov).

## Kay Clay

---

**From:** Kay Clay  
**Sent:** Monday, June 27, 2022 11:37 AM  
**To:** Paulette Lichatowich  
**Subject:** RE: final order  
**Attachments:** pl\_20220627112234.pdf

Attached is a copy of what you requested. Deborah Jacob is the assigned planner for this case, if you have any questions please contact her. 503-397-7260

Thank you, enjoy the sunshine

Kay Clay  
Permit Technician – Planning Secretary  
Columbia County, Oregon  
503-397-1501 ext 8483  
[Kay.clay@columbiacountyor.gov](mailto:Kay.clay@columbiacountyor.gov)

**Please note:**

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We're available to assist you in person, by phone 503-397-1501 and email:

[building@columbiacountyor.gov](mailto:building@columbiacountyor.gov) or [planning@columbiacountyor.gov](mailto:planning@columbiacountyor.gov).

---

**From:** Paulette Lichatowich <[plich@comcast.net](mailto:plich@comcast.net)>  
**Sent:** Monday, June 27, 2022 10:39 AM  
**To:** Kay Clay <[Kay.Clay@columbiacountyor.gov](mailto:Kay.Clay@columbiacountyor.gov)>  
**Subject:** RE: final order

Kay,  
I would like to have the digital version of the findings and conclusions, they were not attached. The concerns that Jim and I raised were not mentioned in the final order.

Question: What is the deadline to appeal this decision?  
Thank you for your help.  
Paulette

---

**From:** Kay Clay <[Kay.Clay@columbiacountyor.gov](mailto:Kay.Clay@columbiacountyor.gov)>  
**Sent:** Monday, June 27, 2022 10:31 AM  
**To:** Paulette Lichatowich <[plich@comcast.net](mailto:plich@comcast.net)>  
**Subject:** RE: final order

Paula, I just wanted to let you know that the owners haven't received the final order yet, it is being mailed today.

Kay Clay  
Permit Technician – Planning Secretary  
Columbia County, Oregon  
503-397-1501 ext 8483  
[Kay.clay@columbiacountyor.gov](mailto:Kay.clay@columbiacountyor.gov)

**Please note:**

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We're available to assist you in person, by phone 503-397-1501 and email:

[building@columbiacountyor.gov](mailto:building@columbiacountyor.gov) or [planning@columbiacountyor.gov](mailto:planning@columbiacountyor.gov).

---

**From:** Paulette Lichatowich <[plich@comcast.net](mailto:plich@comcast.net)>

**Sent:** Monday, June 27, 2022 10:19 AM

**To:** Kay Clay <[Kay.Clay@columbiacountyor.gov](mailto:Kay.Clay@columbiacountyor.gov)>

**Subject:** RE: final order

Kay,  
Please send me the final decision packet with the findings and conclusions, including submitted comments.  
Thank you,  
Paulette

---

**From:** Kay Clay <[Kay.Clay@columbiacountyor.gov](mailto:Kay.Clay@columbiacountyor.gov)>

**Sent:** Monday, June 27, 2022 8:52 AM

**To:** [plich@comcast.net](mailto:plich@comcast.net)

**Subject:** final order

Please confirm receipt of this.

Kay Clay  
Permit Technician – Planning Secretary  
Columbia County, Oregon  
503-397-1501 ext 8483  
[Kay.clay@columbiacountyor.gov](mailto:Kay.clay@columbiacountyor.gov)

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[building@columbiacountyor.gov](mailto:building@columbiacountyor.gov) or [planning@columbiacountyor.gov](mailto:planning@columbiacountyor.gov).

192-22-000043-PLNG-01

COLUMBIA COUNTY  
LAND DEVELOPMENT SERVICES  
Planning Division  
COURTHOUSE  
230 STRAND  
ST. HELENS, OREGON 97051  
PHONE: (503) 397-1501 FAX: (503) 396-3902

RECEIVED  
JUL 06 2022  
Land Development Services

APPEAL / REFERRAL

NOTE: If this is an appeal, please read the back of this form to determine if you have "Standing" Services  
CIRCLE ONE OF THE FOLLOWING

APPEAL or  REFERRAL

YOUR NAME: James and Paulette Lichatowich Phone: 503-366-6959  
Address: P.O. Box 335 36343 Miloris Way City: Columbia City Zip: 97018

ORIGINAL APPLICATION: Name: Vovis & Mildred Probst  
File #: MP22-04/PA22-20 Request: Minor Partition and Property Line Adjustment

(mail)  
P.O. Box 335  
4/22

APPEAL Fee: \$250.00

5128-CA-04002

File in the County Clerk's Office

Please check one of the following:

I wish to appeal the decision made by the Land Development Services Department. This appeal is to the Columbia County Planning Commission. (CCZO Section 1702); or

I wish to appeal the decision made by the Columbia County Planning Commission. This appeal is to the Columbia County Board of Commissioners. (CCZO Section 1703)

Original request was:  Approved or  Denied; Decision Date: 4/29/22  
Appeal Deadline: 7/31/22

Reason for appeal (attach additional pages if necessary): Condition of approval does not follow the code of County Final Order 76-2003 - the gravel turnaround has moved and is not paved and directed by Modified Road

REFERRAL Fee: \$250.00

Standard per County Road Department in 2004

File in the Land Development Services Office

The application is reviewed Administratively without a public hearing, and I wish to refer this application to the Columbia County Planning Commission for a public hearing.

Reason for referral (attach additional pages if necessary):

The foregoing statements are in all respects true and correct to the best of my knowledge and belief:

Date: 7/6/2022 Signed: Paulette Lichatowich

FOR CLERK'S OFFICE USE ONLY  
Received: 716122 Received by: [signature] Receipt # 398766 Check # 4216  
Please route copies of this form to: Board of Commissioners (4 copies), Land Development Services (1 copy) and County Counsel (1 copy). Thank you.



P O Box 439  
Columbia City, OR 97018

JUL 06 2022

HH

July 7, 2022

Chairman Henry Heimuelter  
Columbia County Board of Commissioners  
230 Strand Street  
St. Helens, OR 97051

Dear County Chairman Heimuelter:

We are writing to open discussions with you regarding the non-compliance with County Final Order No. 76-2003, titled "**Modification of Columbia County Road Standards and a Minor Partition to Create an 8<sup>th</sup> 2 Acre Lot with Access to Miloris Way.**" Signed, February 4, 2004 by Commission Chairman, Rita Bernhard.

We believe this order is a County Road Standards Modification and falls under the jurisdiction of County Commissioners which required County Land Development Services to enforce all requirements prior to continued land development along Miloris Way, Columbia City.

Approval of 76-2003, Nos. 3.E and 3.I, intended that Miloris Way have a paved turnaround and be approved by the Public Works Director. We bring this to your attention because many land use applications have been approved by Land Development Services for reconfiguration of parcels along Miloris Way, yet the gravel turnaround has remained unpaved and was recently encroached upon by a resident and was moved. We have discussed this with planners and would like clarification on who has authority to enforce Final Order 76-2003.

The most recent land applications, MP 22-04 and PLA 22-20 deferred to the fire department for guidance for conditions of approval regarding access for emergency vehicles and disregarded the road standards modification. We would like to meet with you at your earliest possible date to discuss the ongoing non-compliance and delegation of county authority to the fire department, and to present background documents which resulted in the codification of Final Order 76-2003 in February 2004.

We live at 36343 Miloris Way, Columbia City and can be reached at 503-366-6959 or email [plich@comcast.net](mailto:plich@comcast.net).

Sincerely,

  
James Lichatowich

  
Paulette Lichatowich

Cc: City of Columbia City

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

In the Matter of the Applications of ) FINAL ORDER NO. 76-2003  
Voris and Mildred Probst for a Modification )  
of Columbia County Road Standards and ) FINDINGS AND CONCLUSIONS  
a Minor Partition to Create an 8<sup>th</sup> 2 Acre Lot )  
With Access onto Miloris Way )

WHEREAS, on September 4, 2002, Voris and Mildred Probst submitted an application to partition a 2 acre parcel from a parcel consisting of approximately 82 acres near the end of Miloris Way, a private road; and

WHEREAS, the Columbia County Road Standards, Section IV, allows a private road to serve up to six lots; and

WHEREAS, the Applicant proposed to partition an 8<sup>th</sup> lot with access onto Miloris Way, which would exceed the permissible number of lots with access onto a private road; and

WHEREAS, on July 10, 2003, Voris and Mildred Probst submitted an application for a Modification of Columbia County Road Standards to allow twelve residential lots and a Municipal Water Reservoir Site to be served by Miloris Way; and

WHEREAS, because the application for a Modification of Road Standards has a significant impact on the Minor Partition and future development on Miloris Way, the Board determined that the Road Modification application is a land use decision; and

WHEREAS, the Board of County Commissioners asserted original jurisdiction over the Minor Partition and scheduled a hearing on both matters before the Board of County Commissioners during a Special Hearing on November 12, 2003; and

WHEREAS, on November 12, 2003, the Board of County Commissioners held a Special Public Hearing on both applications; and

WHEREAS, during the hearing evidence was received into the record, a list of which is attached hereto as Attachment 1, and is incorporated herein by this reference; and

WHEREAS, after hearing testimony and receiving evidence, the Board closed the hearing and left the record open until November 26, 2003, for new evidence, and until December 3, 2003, for rebuttal evidence, and continued the matter for deliberations to December 10, 2003; and

WHEREAS, on December 10, 2003, the Board reconvened for deliberations; and

WHEREAS, prior to deliberating, a list of the additional evidence received was read, a copy of which is attached hereto as Attachment 2, and is incorporated herein by this reference; and

WHEREAS, having considered the evidence and testimony in the record, the Board of County Commissioners deliberated on the matter and voted to approve the application for a Modification of Road Standards for up to 11 lots with access onto Miloris Way subject to several conditions of approval, and voted to approve the application for a Minor Partition MP 02-13 subject to several conditions of approval;

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

1. The Board of County Commissioners adopts the Findings of Fact and Conclusions of Law 1-4, 6-9, 12 and 13 in the Staff Report to the Board of County Commissioners, dated November 5, 2003, for the Minor Partition, which is attached hereto as Attachment 3, and is incorporated herein by this reference.
2. The Board of County Commissioners adopts Supplemental Findings for the Minor Partition and Modification of Road Standards, as set forth in Attachment 4, which is attached hereto and is incorporated herein by this reference.
3. The Application to Modify the Road Standard is APPROVED subject to the following conditions of approval. Prior to recording the final plat for MP 02-13, or any other further division or development of land with access onto Miloris Way, the Applicant shall:
  - A. Excavate the alligatored areas according to the directions of the Public Works Director to a minimum depth of 11 inches below the current road surface (or further if the subbase is soft), placing and compacting 8 inches of base rock and placing and compacting 3 inches of asphalt to match the existing road surface.
  - B. Excavate and fill previously repaired areas according to the direction of the Public Works Director.
  - C. Remove the brush and grade the ditches and shoulder areas as directed by the Public Works Director.
  - D. Place 150 feet of ODOT standard guardrail near the bottom of Miloris Way, in the location directed by the Public Works Director.
  - E. Construct a standard paved turnaround in the vicinity of the existing gravel turnaround, as directed by the Public Works Director.
  - F. Overlay the entire road with 2 and ½ inches Asphalt, 20 foot width where there are more than 3 residences, and 12 foot width elsewhere. The Applicant shall provide

shoulder gravel on the edge of the asphalt. The Applicant shall also extend the overlay to the west boundary of the intersection with 9<sup>th</sup> street. The road grade may exceed the grade required in the road standards.

- G. Place white delineator posts with reflectors along the fill slope.
  - H. Comply with all fire safety requirements for private roads as determined by Columbia River Fire and Rescue.
  - I. All road improvements are subject to the direction of the Columbia County Public Works Director. All improvements shall be approved by the Public Works Director.
  - J. Provide documentation which shows that each owner of property served by the Private Road is covered under one or more existing Road Maintenance Agreements, each of which must state that:
    - 1. The Maintenance Agreement is enforceable by a majority of the homeowners served by the road; and
    - 2. The owners served by the road, their successors, or assigns, shall maintain the road, either equally or in accordance with a specific formula that is contained in the Maintenance Agreement; and
    - 3. Amendments to the Maintenance Agreement are allowed by written and recorded agreement and consent of 75% of the property owners adjacent of the road.
- In the alternative, the Applicant shall provide a new Maintenance Agreement for the 8<sup>th</sup> -11<sup>th</sup> lots which must make statements 1-3, above, and which shall state that all owners of property served by Miloris Way are Third Party Beneficiaries of the Agreement for purposes of amending and enforcing the Agreement. Upon sale of additional lots served by Miloris Way, the Applicant shall have new owners sign the Maintenance Agreement which shall be recorded with the plat creating the specific lot.
- K. The Road Modification is approved to allow additional residential lots to have access onto Miloris Way up to a maximum of 11 residential lots in addition to one municipal reservoir site.
4. The application for Minor Partition MP 02-13 is approved subject to the following conditions of approval. Prior to recording the final plat for MP 02-13, the applicant shall:
- A. Survey the property and all division lines, prepare a plat map and record the plat map with the Columbia County Clerk. A final plat must be prepared and submitted to land Development Services within one year of the date of approval of the Preliminary

Plat. If the Final Plat is not submitted within one year after the Preliminary Plat is approved, the Preliminary Plat must be resubmitted to Land Development Services for approval under the then current Subdivision and Partitioning Ordinance.

- B. Provide any improvements required for fire protection as determined by Columbia River Fire and Rescue.
- C. Assure that each residential parcel shall be at least 2 acres in size.
- D. Submit water system plans to the Public Works Director and obtain approval of such plans from the Public Works Director. The plans must be prepared by a registered civil engineer for water system improvements which meet or exceed applicable standards of the State of Oregon and the American Public Works Association.
- E. Provide written certification by the registered civil engineer that water system improvements have been constructed according to approved water system plans.
- F. Provide documentation which shows that each owner of property served by the Private Road is covered under one or more existing Road Maintenance Agreements, each of which must state that:
  - 1. The Maintenance Agreement shall be enforceable by a majority of the homeowners served by the road; and
  - 2. The owners served by the road, their successors, or assigns, shall maintain the road, either equally or in accordance with a specific formula that is contained in the Maintenance Agreement; and
  - 3. Amendments to the Maintenance Agreement shall be allowed by written and recorded agreement and consent of 75% of the property owners adjacent of the road.

In the alternative, the Applicant shall provide a new Maintenance Agreement for the 8<sup>th</sup> lot which must make statements 1-3, above, and which shall state that all owners of property served by Miloris Way are Third Party Beneficiaries of the Agreement for purposes of amending and enforcing the Agreement. Upon sale of the 8<sup>th</sup> lot the Applicant shall have new owners sign the Maintenance Agreement which shall be recorded with the plat creating the 8<sup>th</sup> lot.

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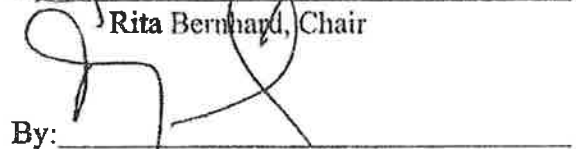


G. Make all road improvements as required by the conditions of the Road Modification Approval.

Dated this 4<sup>th</sup> day of February, 2004.

BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

By:   
Rita Bernhard, Chair

By:   
Anthony Hyde, Commissioner

By:   
Joe Corsiglia, Commissioner

Approved as to form

By:   
Assistant County Counsel



**Transaction Receipt**  
**Record ID: 192-22-000043-PLNG-01**  
**IVR Number: 192074215396**

Office: LDS  
445 Port Avenue  
St. Helens, OR 97051  
503-397-1501 x 2  
Fax: 503-366-3902  
planning@columbiacountyor.gov

**Receipt Number: 398766**

**Receipt Date: 7/7/22**

www.co.columbia.or.us

Parcel: 5128-CA-04002

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**Fees Paid**

Transaction date	Units	Description	Account code	Fee amount	Paid amount
7/7/22	1.00 Ea	Appeal - Administrative Decision Planning Commission Decision	100-449.00-316.51-000-0 0	\$250.00	\$250.00

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Payment Method: Check number: 4216      Payer: Paulette Lichatowich      Payment Amount: \$250.00  
Transaction Comment: appeal of MP 22-04 & PLA 20-20

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Cashier: Kay Clay

**Receipt Total: \$250.00**



**Columbia County Road Department**  
1054 Oregon Street, St. Helens, OR 97051



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**Dave Hill, Public Works Director**

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Ph: (503) 366-3964 Fax: 397-7215  
e-mail: [hilld@co.columbia.or.us](mailto:hilld@co.columbia.or.us)

**to:** Glen Higgins, LDS  
**from:** Dave Hill, Public Works Director  
**date:** December 3, 2004  
**subject:** Miloris Way, Order 76-2003

Condition No.3 (A through G) for the Final Order relating to the road improvements on Miloris Way has been satisfied.

I do not believe there are any outstanding issues related to the road improvements.

**cc:** Alana Probst  
PO Box 81  
Columbia City, OR 97018



**BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON  
NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** The Columbia County Board of Commissioners will hold a public hearing on December 21, 2022, at or after 10:00 a.m. at the Courthouse Annex, 230 Strand Street, Room 310, St. Helens, Oregon 97051.

The purpose of this hearing is to consider James and Paulette Lichatowich's APPEAL of the Columbia County Planning Manager's June 27, 2022 decision to APPROVE the Voris D. and Mildred C. Probst Revocable Living Trust's Minor Partition and Property Line Adjustment in the Rural Residential (RR-2) Zone off Miloris Way on the 6.61 acre property associated with current Tax Map ID Number 5128-CA-04002 , Application File No. MP 22-04/PLA 22-20.

This hearing is to afford interested parties an opportunity to appear and be heard on the following matter. Any comments you wish to provide will be appreciated; however, Oregon law requires that testimony and evidence must be directed toward the decision criteria. You may present testimony at the public hearing or provide written comments to the Board of County Commissioners to [jacyn.normine@columbiacountyor.gov](mailto:jacyn.normine@columbiacountyor.gov) prior to 5:00 p.m. on December 20, 2022. Please reference MP22-04/PLA22-20 on written testimony. The Columbia County Board of Commissioners is the final local decision-maker for all County Plan and Ordinance amendments.

Applicable decision criteria are contained in CCZO 620; Columbia County Subdivision and Partitioning Ordinance; the Comprehensive Plan; and any other statute or ordinance determined to apply. The specific criteria applicable to this request is listed and evaluated in the staff report. This hearing will be held in accordance with the provisions of the Zoning Ordinance. For more information contact [Deborah.Jacob@columbiacountyor.gov](mailto:Deborah.Jacob@columbiacountyor.gov) or phone 503-397-1501.

A copy of the application, all documents and evidence relied upon by the applicant, and the staff report will be available for at <https://www.columbiacountyor.gov/Hearings> at least 7 days prior to this hearing.

Written comments on the issue can be submitted via email to [Jacyn.normine@columbiacountyor.gov](mailto:Jacyn.normine@columbiacountyor.gov) or you can send comments via U.S. Mail to Columbia County, Board of Commissioners c/o Jacyn Normine, 230 Strand Street, St. Helens, OR 97051. Please reference MP22-04/PLA22-20 on written comment.

You may participate in this hearing in person or virtually. To attend virtually go to <https://global.gotomeeting.com/join/357054141> United States (Toll Free) 1 866 899 4679. The meeting access code is: 357-054-141. The Board of Commissioners reserves the right to continue the hearing to another date and time. If the hearing is continued, no further public notice will be provided.

Chronicle, please publish in your  
**November 30, 2022, edition**



<p>PROBST VORIS D &amp; MILDRED C REV LIV TRUST 22815 HOSKINS RD PHILOMATH, OR 97370</p>	<p>PARKER SCOTT T &amp; GAIL 36352 MILORIS COLUMBIA CITY, OR 97018</p>	
<p>COLUMBIA CITY PO BOX 189 COLUMBIA CITY, OR 97018</p>	<p>WHITE DAVID W &amp; PHYLLIS A 36370 MILORIS WAY COLUMBIA CITY, OR 97018</p>	
<p>WEYERHAEUSER COMPANY 220 OCCIDENTAL AVE S SEATTLE, WA 98104</p>	<p>RIGDON OLLIE LEROY &amp; SHERDEN SUE PO BOX 428 COLUMBIA CITY, OR 97018</p>	
<p>MAISACK GARY E 36376 MILORIS WAY #BOX 523 COLUMBIA CITY, OR 97018</p>	<p>Miloris Water Assoc. PO Box 439 Columbia City, Or. 97018</p>	
<p>WESTRICK BRADLEY &amp; MELANIE 36380 MILORIS WAY COLUMBIA CITY, OR 97018</p>		
<p>JACKSON FAMILY TRUST PO BOX 250 COLUMBIA CITY, OR 97018</p>		
<p>PROBST VORIS D &amp; MILDRED C REV LIV TRUST 22815 HOSKINS RD PHILOMATH, OR 97370</p>		
<p>PROBST VORIS D &amp; MILDRED C REV LIV TRUST 22815 HOSKINS RD PHILOMATH, OR 97370</p>		
<p>MILLER TRUST 33419 SLAVENS RD WARREN, OR 97053</p>		
<p>JACKSON ROBERT K FAMILY TRUST PO BOX 250 COLUMBIA CITY, OR 97018</p>		

RIGDON OLLIE LEROY & SHERDEN SUE PO BOX 428 COLUMBIA CITY, OR 97018	CITY OF COLUMBIA CITY PO BOX 189 COLUMBIA CITY, OR 97018	
WHEELER CHARLES M & HOEGEMAN WHE DONNA C 1775 9TH ST COLUMBIA CITY, OR 97018	QUICK RONALD M & CONNIE S 1725 9TH ST COLUMBIA CITY, OR 97018	
WHITE DAVID W & PHYLLIS A 36370 MILORIS WAY COLUMBIA CITY, OR 97018	WESTRICK BRADLEY & MELANIE 36380 MILORIS WAY COLUMBIA CITY, OR 97018	
JACKSON ROBERT K FAMILY TRUST PO BOX 250 COLUMBIA CITY, OR 97018	MAISACK GARY E 36376 MILORIS WAY #BOX 523 COLUMBIA CITY, OR 97018	
MILLER TRUST 33419 SLAVENS RD WARREN, OR 97053	WEYERHAEUSER COMPANY 220 OCCIDENTAL AVE S SEATTLE, WA 98104	
MENDENHALL S L & WILLIAMS-MENDENHALL C L 1655 9TH ST COLUMBIA CITY, OR 97018	COLUMBIA CITY PO BOX 189 COLUMBIA CITY, OR 97018	
PROBST VORIS D & MILDRED C REV LIV TRUST 22815 HOSKINS RD PHILOMATH, OR 97370		
DECHANT PETER O & JULIANNE M 1755 9TH ST COLUMBIA CITY, OR 97018-9732		
PROBST VORIS D & MILDRED C REV LIV TRUST 22815 HOSKINS RD PHILOMATH, OR 97370		
JENSEN DON & ROSWITHA REVOCABLE LIV TRT 1705 9TH ST COLUMBIA CITY, OR 97018		

**NOTICE OF PUBLIC HEARING (File No. MP 22-04/PLA 22-20)**

Jacyn Normine <Jacyn.Normine@columbiacountyor.gov>

Tue 11/22/2022 4:51 PM

To: pitkincathy@gmail.com <pitkincathy@gmail.com>;jkpatterson@hotmail.com <jkpatterson@hotmail.com>;jroesselet@crpud.org <jroesselet@crpud.org>;pedersenr@crfr.com <pedersenr@crfr.com>;Suzie Dahl <Suzie.Dahl@columbiacountyor.gov>;Scott Toenjes <Scott.Toenjes@columbiacountyor.gov>;Erin O'Connell <erin.oconnell@columbiacountyor.gov>;Nathan Woodward <Nathan.Woodward@columbiacountyor.gov>;Assessor Columbia County <assessor@columbiacountyor.gov>

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Please see attached notice.

Jacyn Normine, Administrator  
Board of Columbia County Commissioners  
503-397-4322 Ext 8400



<https://www.columbiacountyor.gov/surplus-property>

<https://bit.ly/34YAVRu>

**CONFIDENTIALITY NOTICE:** This email may contain information that is privileged, confidential, or otherwise exempt from disclosure under applicable law. If you are not the addressee or it appears from the context or otherwise that you have received this email in error, please notify me immediately by reply email, keep the contents confidential, and immediately delete the message and any attachments from your system.

Email addresses for the agencies for the Probst application

[Pitkincathy@gmail.com](mailto:Pitkincathy@gmail.com)

[jkpatterson@hotmail.com](mailto:jkpatterson@hotmail.com)

[jroesselet@crpud.org](mailto:jroesselet@crpud.org)

[pedersenr@crfr.com](mailto:pedersenr@crfr.com)

[Suzie.Dahl@columbiacountyor.gov](mailto:Suzie.Dahl@columbiacountyor.gov)

[Scott.Toenjes@columbiacountyor.gov](mailto:Scott.Toenjes@columbiacountyor.gov)

[Erin.oconnell@columbiacountyor.gov](mailto:Erin.oconnell@columbiacountyor.gov)

[Nathan.woodard@columbiacountyor.gov](mailto:Nathan.woodard@columbiacountyor.gov)

[Assessor@columbiacountyor.gov](mailto:Assessor@columbiacountyor.gov)

mp 22-04  
RA 22-20

REFERRAL CONTACT LIST

Applicant Name: *Probst/White*

File No.: RA 22-20

<input type="checkbox"/>	<b>Cities</b>	<input type="checkbox"/>	<b>Fire Districts</b>
	Clatskanie		Clatskanie (Alston, Mayger, Woodson)
<input checked="" type="checkbox"/>	Columbia City		Mist-Birkenfeld (Natal)
	Prescott	<input checked="" type="checkbox"/>	Columbia River Fire & Rescue (St.Helens/Rainier)
	Rainier		Scappoose (Chapman)
	Scappoose		Vernonia (Pittsburg, Keasey)
	St. Helens		State Fire Marshall (outside RFPDs)
	Vernonia	<input type="checkbox"/>	<b>State &amp; Federal Agencies</b>
<input type="checkbox"/>	<b>School Districts</b>		DEQ - Division ( )
	Clatskanie (Quincy, Mayger)		DLCD - Land Conservation & Development
	Rainier (Prescott, Goble)		DSL - Department of State Lands
	St. Helens (Columbia City, Deer Island)		DOGAMI - Geology & Mineral Industries
	Scappoose		FEMA Region X
	Vernonia (Mist, Birkenfeld)		NRCS - Natural Resources Conservation Service
<input type="checkbox"/>	<b>Water Districts</b>		ODF - Oregon Department of Forestry
	McNulty Water PUD		ODFW - [ East ] [ West ] of Highway 47
	Warren Water District		OMD - Oregon Military Department
	Quincy Water District		OPR - Oregon Parks & Recreation
<input checked="" type="checkbox"/>	Other: <i>Milnes Water District</i>		ODOT - [ Aeronautics ] [ Highways ] [ Rail ]
<input type="checkbox"/>	<b>Special Districts</b>		OWRD - Watermaster District [18] [1]
<input checked="" type="checkbox"/>	CPAC ( <i>St Helens - Cd. Co</i> )		SHPO - State Historic Preservation Office
	Port of Columbia County		USACE - U.S. Army Corps of Engineers
	Drainage District ( )		USFW - U.S. Fish & Wildlife
	Clatskanie PUD	<input type="checkbox"/>	<b>County Departments</b>
<input checked="" type="checkbox"/>	Columbia River PUD	<input checked="" type="checkbox"/>	Building Official
	West Oregon Electric	<input checked="" type="checkbox"/>	Public Works - Roads (Transportation Planner)
	Soil & Water Conservation District	<input checked="" type="checkbox"/>	Sanitarian
	OSU Agricultural Extension Office	<input checked="" type="checkbox"/>	Surveyor
<input type="checkbox"/>	<b>Water Shed Councils</b>	<input checked="" type="checkbox"/>	Assessor
	Scappoose Bay		Animal Control Officer
	Lower Columbia		LDS Compliance Specialist
	Upper Nehalem		County Counsel
<input type="checkbox"/>	<b>Misc. / Other</b>		Public Health / Environmental Health (CCPH)
	1000 Friends of Oregon		C COM - Columbia 911 (Road Naming)
			CC Economic Team





**BEFORE THE BOARD OF COUNTY COMMISSIONERS  
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Chronicle, please publish in your  
**November 30, 2022, edition**

**For publication 11/30/2022(MP22-04)**

Jacyn Normine <Jacyn.Normine@columbiacountyor.gov>

Tue 11/22/2022 1:24 PM

To: Chronicle Classifieds <chronicleclassifieds@countrymedia.net>

📎 1 attachments (91 KB)

Hearing Notice MP 22-04 PLA 22-20 edits 11.10.pdf;

**Please publish in your 11/30/2022 addition.**

**Please forward affidavit of publication back to jacyn.normine@columbiacountyor.gov**

Thank you.

Jacyn Normine, Administrator  
Board of Columbia County Commissioners  
503-397-4322 Ext 8400



<https://www.columbiacountyor.gov/surplus-property>

<https://bit.ly/34YAVRu>

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October 18, 2022



**VIA EMAIL:** [Hayden.richardson@columbiacountyor.gov](mailto:Hayden.richardson@columbiacountyor.gov)  
**& FIRST-CLASS MAIL**

Columbia County Land Development Services, Planning Division  
Attn: Hayden Richardson, Planning Manager  
230 Strand St.  
St. Helens, OR 97051

**Re: MP2204/PLA22-20, Probst, Partition and Property Line Adjustment Appeal**

Dear Mr. Richardson:

This law firm represents the Voris D. Probst and Mildred C. Probst Trust dated May 2004. The purpose of this letter is to provide comment on the above-referenced application in favor of the application.

The above applications were approved by your department and appealed to the Board of Commissioners. The basis of appeal is the appellants' unfounded belief that certain conditions of approval related to a prior land use action in 2004, Final Order 76-2003 dated February of 2004, were not met and therefore the subject application should not proceed.

The basis of appeal does not meet any identifiable criteria listed in the County Code regarding the subject applications and therefore should be denied.

Further, conditions of approval in Final Order 76-2003 were conditions placed by the County prior to allowing the recording of a partition plat in that set of land use applications. These are not conditions of approval for future development permits. The conditions of approval in Final Order 76-2003 were conditions not only for the partition but for the road modification application. Specifically, each condition of approval was a requirement to be met "[p]rior to recording the final plat for MP 02-13 . . ." (Condition #3 to Final Order 76-2003). Additional requirements regarding road improvements were required "[p]rior to recording the final plat for MP 02-13. . . ." (Condition #4 to Final Order 76-2003). Columbia County approved the recording of the plat map in 2005 and the plat was recorded at Partition Plat No. 2005-1.

The decision to allow the recording of the 2005 plat map is not a land use decision subject to any right of appeal. A local government's decision "*that approves or denies approval of a final subdivision or partition plat or that determines whether a final subdivision or partition plat*



*substantially conforms to the tentative subdivision or partition plan*” is not a land use decision that may be appealed. ORS 197.015(10)(b)(G).

Likewise, a local government’s determination that “*final engineering design, construction, operation, maintenance, repair or preservation of a transportation facility that is otherwise authorized by and consistent with the comprehensive plan and land use regulations*” is not a land use decision that may be appealed. ORS 197.015(10)(b)(D).

Even assuming the recording of the 2005 partition plat is a final land use action subject to appeal, any rights to appeal the County’s approval of the conditions has long lapsed over 17 years ago and beyond any applicable statute of repose. ORS 197.830.

Lastly, evidence in the record for this hearing and in the County Record regarding Final Order 76-2003 demonstrates that the conditions for approval were met prior to recording the final plat in 2005.

The applicant requests that the appeal be dismissed. The applicant, however, requests that the Board make alternative findings that the conditions of approval for the road modification application and the partition plat from Final Order 76-2003 were met. The alternative findings should minimize unnecessary appeals of the Board’s decision. In either case, all criteria for approval for the subject application are met and the application must be approved by the Board.

Sincerely,



Joel D. Kalberer



**Hayden Richardson**

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**From:** Michael Russell  
**Sent:** Tuesday, December 13, 2022 10:12 AM  
**To:** Spencer Parsons  
**Cc:** Hayden Richardson; Department-Counsel; Scott Toenjes  
**Subject:** RE: MP 22-04 PLA 22-20 Appeal Staff Report

Hi Spencer,

Thank you for the opportunity to comment on this.

It is Public Works desire that there be an adequate paved turnaround for fire apparatus at the end of Miloris Way consistent with previous development requirements.

It is my understanding that the initial paved turnaround next to a garage is insufficient for use by a fire truck and therefore a new turnaround was constructed. The new turnaround has not been paved and remains gravel. The new turnaround is obviously constructed for the purpose of a fire turnaround as it is signed as such. Public Works desires that the developer meet the original intent of previous requirements and pave this turnaround.

Public Works staff have inspected the site and determined that the new turnaround is adequate as constructed but needs to be prepared and paved to be finalized.

Mike Russell | Director | Columbia County Public Works |  
1054 Oregon Street, St Helens, OR 97051  
503-397-5090 | F 503-397-7215 | [Michael.russell@columbiacountyor.gov](mailto:Michael.russell@columbiacountyor.gov)  
Service ~ Engagement ~ Connection ~ Innovation

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**From:** Spencer Parsons <Spencer.Parsons@columbiacountyor.gov>  
**Sent:** Tuesday, December 13, 2022 9:56 AM  
**To:** Michael Russell <Michael.Russell@columbiacountyor.gov>  
**Cc:** Hayden Richardson <Hayden.Richardson@columbiacountyor.gov>; Department-Counsel <department-counsel@columbiacountyor.gov>  
**Subject:** FW: MP 22-04 PLA 22-20 Appeal Staff Report

Good morning Mike,

I told Hayden Richardson I would check in with you to see if you had any comments regarding the Miloris Way partition application that is on appeal before the Board of Commissioners, the hearing for which is scheduled next Wednesday, 12/21. LDS is looking for any comments Public Works might have on the matter (see p. 10 of attached draft staff report). Of greatest value for the Board would be comments on the turnaround issue, which is discussed starting on p. 5 of the report.

State law requires that the LDS staff report be made available at least one week before the date of the hearing (tomorrow), so LDS is shooting to have a finalized report over to the Board's office by the end of the day today. If you have comments, it would be most helpful to have them included in the staff report, both so that staff is working with the input provided and so that the general public has the comments to consider together with the staff report. Even if it isn't

feasible to get comments over today, however, any received will still be included in the record separately for consideration by the Board and the public.

Thanks,

Spencer

Spencer Parsons (He/Him/His) | Senior Assistant County Counsel | Columbia County | 503-397-3839 | 230 Strand, Room 20, St. Helens, Oregon 97051 | [spencer.parsons@columbiacountyor.gov](mailto:spencer.parsons@columbiacountyor.gov)

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**From:** Hayden Richardson <[Hayden.Richardson@columbiacountyor.gov](mailto:Hayden.Richardson@columbiacountyor.gov)>  
**Sent:** Thursday, December 8, 2022 4:29 PM  
**To:** Spencer Parsons <[Spencer.Parsons@columbiacountyor.gov](mailto:Spencer.Parsons@columbiacountyor.gov)>  
**Cc:** Deborah Jacob <[Deborah.Jacob@columbiacountyor.gov](mailto:Deborah.Jacob@columbiacountyor.gov)>; Department-Counsel <[department-counsel@columbiacountyor.gov](mailto:department-counsel@columbiacountyor.gov)>; Suzie Dahl <[Suzie.Dahl@columbiacountyor.gov](mailto:Suzie.Dahl@columbiacountyor.gov)>  
**Subject:** MP 22-04 PLA 22-20 Appeal Staff Report

Hey Spencer,

Attached is a draft of the BOC Appeal Staff Report for MP 22-04 and PLA 22-20 (Miloris Way).

There are a couple of highlighted sections in the report that we are holding for Public Works and CRF&R comments. We've reached out to the multiple times over the past week and have yet to get comments.

I'm out of the office tomorrow, but will be back in on Monday.

Thanks for all your help. Let me know if you need anything else.

**Hayden Richardson**  
Planning Manager  
(503) 397-7216  
[Hayden.richardson@columbiacountyor.gov](mailto:Hayden.richardson@columbiacountyor.gov)  
445 Port Ave, St. Helens, OR 97051

**Please note:**

**Land Development Services has moved to a temporary location at 445 Port Avenue, St. Helens.**

We're available to assist you in person, by phone 503-397-1501 and email:  
[building@columbiacountyor.gov](mailto:building@columbiacountyor.gov) or [planning@columbiacountyor.gov](mailto:planning@columbiacountyor.gov).

12/17/2021 11:17:56 AM X:\2018\18136\PARTITION 2021\BND-PLA-PART-PLAT.DWG SAVED ON 12/17/2021

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY LINES
- CENTERLINE
- EASEMENT LINES
- SETBACK LINES
- BUILDING
- WATERLINE
- SANITARY SEWER
- STORM DRAIN LINE
- PROPOSED PAVING
- CONCRETE PAVING
- ASPHALT PAVING
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- FLOW DIRECTION INDICATOR
- WELL HEAD
- PROPOSED HOUSE & GARAGE

SCALE IN FEET  
1 inch = 50 ft  
When printed at 11 x 17, the scale is 1 inch = 100 ft.

PROBST REVOCABLE LIVING TRUST  
22815 HOSKINS RD  
PHILMATH, OR

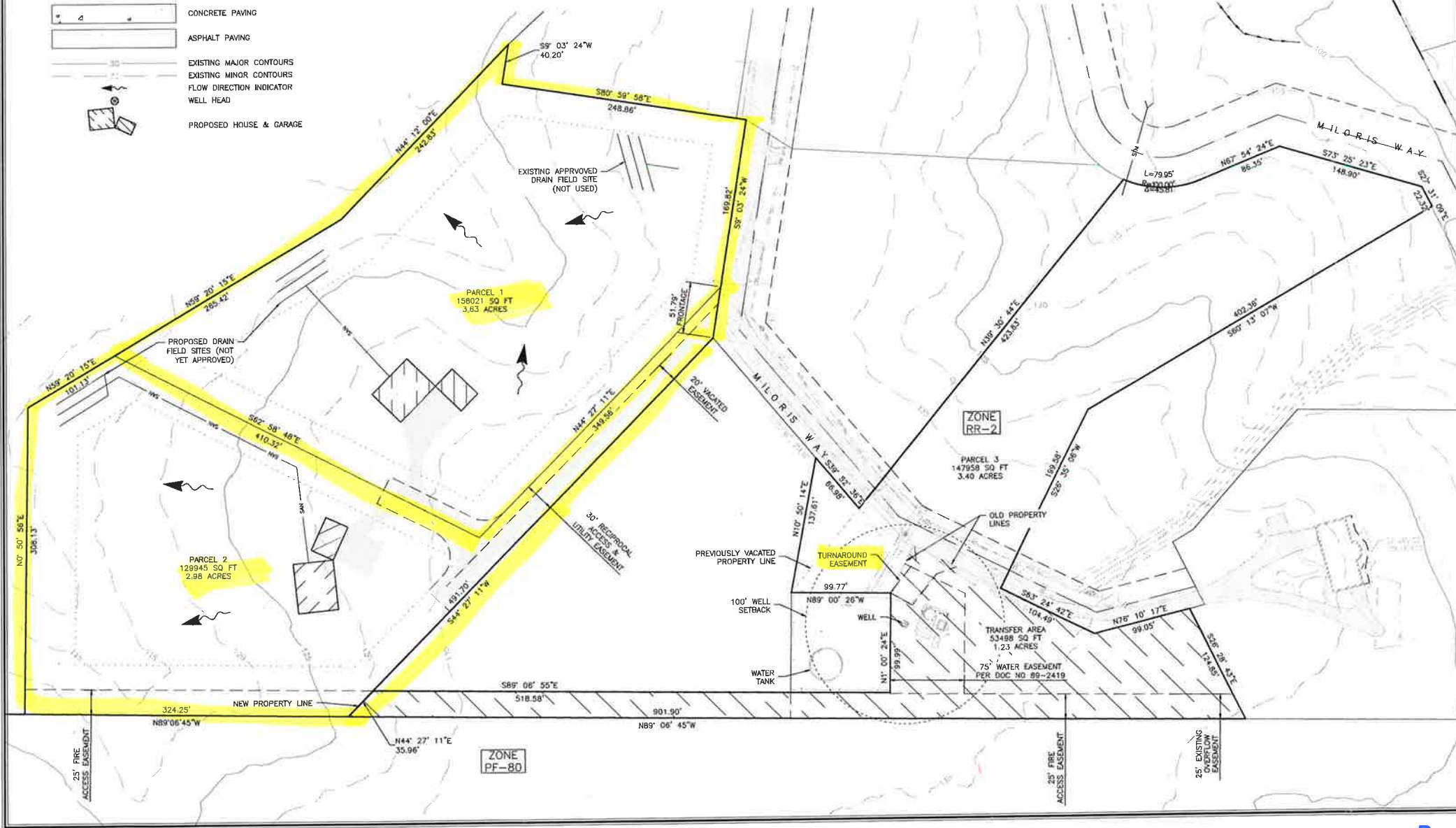
**MILORIS ESTATES DEVELOPMENT**  
COLUMBIA CITY, OREGON  
**PRELIMINARY PARTITION PLAT**

REGISTERED PROFESSIONAL LAND SURVEYOR  
OREGON NOV 26, 2018  
**PETER J. SEADERS**  
RENEWS: 06/30/22

**MSS INC**  
ENGINEERING CONSULTANTS AND PLANNERS  
215 NW 4th STREET  
CORVALLIS, OR 97330  
(541) 758-1260 FAX: (541) 753-8856

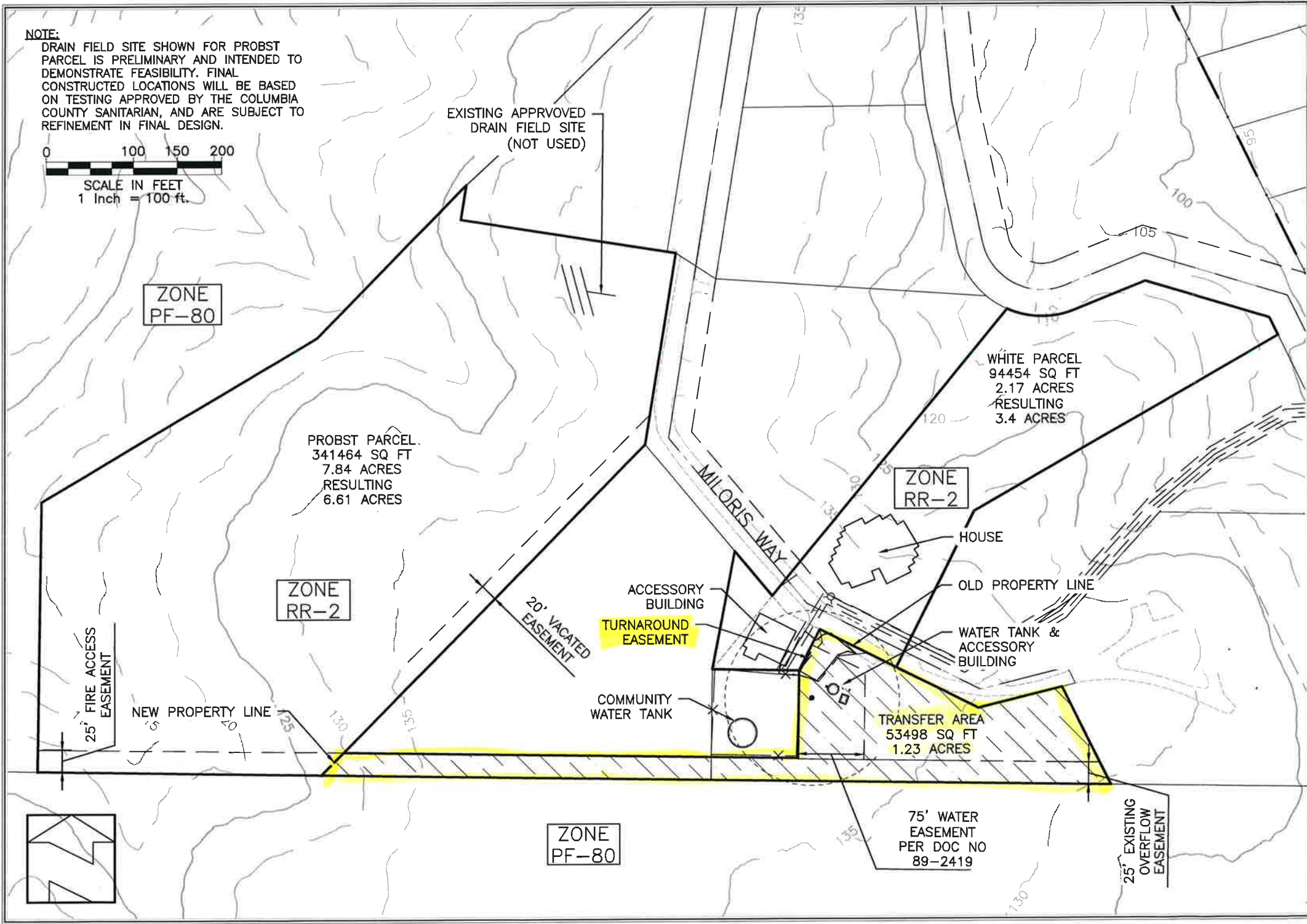
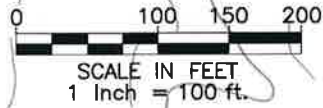
JOB # 18136 FILE 18136-01 DATE 12/17/2021  
SHEET 01 OF 01  
AS SHOWN  
**PP-1**  
1 OF 1 SHEETS

MSS Inc, its staff, and the staff of the county, through the use of the surveying instruments and methods of the profession, have prepared this plat. The plat is a true and correct copy of the original survey. The plat is not to be used for any other purpose than that for which it was prepared. The plat is not to be used for any other purpose than that for which it was prepared. The plat is not to be used for any other purpose than that for which it was prepared.





**NOTE:**  
 DRAIN FIELD SITE SHOWN FOR PROBST PARCEL IS PRELIMINARY AND INTENDED TO DEMONSTRATE FEASIBILITY. FINAL CONSTRUCTED LOCATIONS WILL BE BASED ON TESTING APPROVED BY THE COLUMBIA COUNTY SANITARIAN, AND ARE SUBJECT TO REFINEMENT IN FINAL DESIGN.



ZONE  
PF-80

PROBST PARCEL  
341464 SQ FT  
7.84 ACRES  
RESULTING  
6.61 ACRES

ZONE  
RR-2

25' FIRE ACCESS  
EASEMENT

NEW PROPERTY LINE

20' VACATED  
EASEMENT

TURNAROUND  
EASEMENT

COMMUNITY  
WATER TANK

ZONE  
PF-80

MILORIS WAY

ZONE  
RR-2

HOUSE

OLD PROPERTY LINE

WATER TANK &  
ACCESSORY  
BUILDING

TRANSFER AREA  
53498 SQ FT  
1.23 ACRES

75' WATER  
EASEMENT  
PER DOC NO  
89-2419

25' EXISTING  
OVERFLOW  
EASEMENT

EXISTING APPROVED  
DRAIN FIELD SITE  
(NOT USED)

WHITE PARCEL  
94454 SQ FT  
2.17 ACRES  
RESULTING  
3.4 ACRES

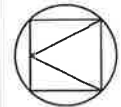
PROBST REV LIVING TRUST  
22816 HOSKINS RD  
PHILOMATH, OREGON  
541-762-4691

MILORIS ESTATES DEVELOPMENT  
COLUMBIA CITY, OREGON

PROBST PLA EXHIBIT

MILORIS WAY

**MSS INC**  
 ENGINEERING CONSULTANTS  
 AND PLANNERS  
 215 NW 4th STREET  
 CORVALLIS, OR 97330  
 (541) 753-1820 FAX: (541) 753-5956



DATE: 12/03/2021  
 SCALE: AS SHOWN  
 DRAWN BY: INC-PLA-DEPT, LTC

**PLA -1**  
 # 1 OF 1 SHEETS