

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

In the Matter of the Petition to Name a New
Private Road Located off Nehalem Highway North
“Starlight Lane”

ORDER NO. 26-2025

WHEREAS, the Columbia County Board of Commissioners can name a private road if citizens so request, and if the Director of the County Land Development Services Department determines that under the circumstances, naming the private road would serve the interest of the public and be beneficial to the County; and

WHEREAS, on December 16, 2024, Larry Gustofson, on behalf of Karmels LLC, Ellis Karen D RLT and KDE LLC (“Petitioner”) submitted a petition to name a new private road off Nehalem Highway North (currently identified as “Road 37”); and

WHEREAS, Petitioner revised the submitted petition on March 17, 2025; and

WHEREAS, the new private road will serve three proposed forest dwellings authorized via the approval of Application Nos. RDF 22-40, RDF 22-29 and RDF 22-38 and be located on three Primary Forest (PF-80) zoned properties assigned Tax Map ID Nos. 5426-00-00303, 5426-00-00304 and 5426-00-0305, and with Tax Account Nos. 441185, 441186 and 441187; and

WHEREAS, Condition 7(d) of RDF 22-40 requires the submission of a Road Naming Request prior to the issuance of building permits; and

WHEREAS, the Director of Land Development Services has determined that the petition meets the criteria set forth in Ordinance No. 2015-1 (Rural Addressing Ordinance), Section 7.04, regarding the naming of private roads and recommends petitioner’s requested name of “Starlight Lane”; and

WHEREAS, the Director’s recommendation is attached hereto as “Exhibit A” and is incorporated herein by this reference;

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NOW THEREFORE, IT IS HEREBY ORDERED that the new private road that will serve the three proposed forest dwellings authorized via the approval of Application Nos. RDF 22-40, RDF 22-29 and RDF 22-38, and be located on the three properties assigned Tax Map ID Nos. 5426-00-00303, 5426-00-00304 and 5426-00-0305, with Tax Account Nos. 441185, 441186 and 441187, currently identified as Road 37, shall be named "Starlight Lane".

Dated this 28 day of May, 2025.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

Approved as to Form

By: _____

Office of County Counsel

By: _____

Kellie Jo Smith, Chair

By: _____

Casey Garrett, Commissioner

By: _____


Margaret Magruder, Commissioner

BOARD COMMUNICATION

FROM THE LAND DEVELOPMENT SERVICES DEPARTMENT

MEETING DATE: _____ **CONSENT AGENDA**

TO: BOARD OF COUNTY COMMISSIONERS

FROM: Deborah S. Jacob, Senior Planner, Land Development Services 

SUBJECT: ROAD NAMING REQUEST - ROAD 37

Larry Gustafson, Karmels LLC, Ellis Karen D RLT and KDE LLC, Applicant and three Property Owners
New Private Road off Nehalem Highway North

DATE: March 25, 2025

SUMMARY:

Larry Gustafson, representing the three property owners, has submitted an application (ROAD 37) to name a new private road that is intended to serve three proposed forest dwellings authorized with the Land Development Services review and approval of RDF 22-40, RDF 22-39 and RDF 22-38. The new private road is located all three Primary Forest (PF-80) zoned properties associated with Tax Map ID Numbers 5426-00-00303, 5426-00-00304 and 5426-0000305/ Tax Account Numbers 441185, 441186 & 441187.

This road naming request is required in order for the property owners to satisfy Condition 7 (d) of RDF 22-40 (attached) prior to the issuance of any building permits.

On December 16, 2024 the applicant submitted a road naming request with the three options of, "Dairy Ridge Lane", "Dairy Ridge Drive", and "Dairy View Lane". Because the Official Named Roads in Columbia County already included "Dairy Lane" as an existing private road, County Planning Staff contacted the applicant and requested he submit three alternative names for this new private road that did not include "Dairy" to help ensure timely responses from emergency responders consistent with the Purpose of the Columbia County Rural Addressing Systems Ordinance.

On March 17, 2025, the applicant revised Road 37's Proposed Road Names to 'Countryside Drive', "Forest Ridge Lane" and "Starlight Lane" as his first, second and third preferences.

On March 21, 2025 Columbia County 911 Operations Manager Dannell Hooper recommended the applicant's third choice, Starlight Lane as the preferred new road name. On March 19, 2025, Scott Toenjes, Engineering Technician with the County Public Works Department commented that they have no objections to any of the three choices and stated the applicant

RECEIVED

DEC 16 2024

192-24-000280-PLAN 4

COLUMBIA COUNTY

LAND DEVELOPMENT SERVICES

Columbia County Courthouse
Land Development Services

♦ St. Helens, Oregon 97051 ♦ (503) 397-1501 ♦ Fax: (503) 366-3902

ROAD 37
5426-W-W303
304
305

APPLICATION TO NAME / RENAME A ROAD

Applicant Name <u>Larry Gustafson</u>	Date of Application <u>12/16/24</u>	
Mailing Address <u>31455 Northwest Nowakowski Rd.</u>	Applicant Signature <u>Larry Gustafson</u>	<u>Karen Ellis (Owner)</u>
City, Zip <u>Buxton, OR 97109</u>	Phone Number <u>503-805-8135</u>	

Email: larrygustafson1@hotmail.com Karmelsflowers@gmail.comTownship, Range, Section(s): T5N R4W Sec. 26 + 27General Location: On the south side of Nehalem Hwy North (Hwy 47), 3 miles northeast of Vernonia, 150' southwest of Stanley Point Rd intersection.Current Road Name: (If any) None

Proposed Names: 1st Choice: Dairy Ridge Lane Canting Side Drive 3/17/25
 (Please list three) 2nd Choice: Dairy Ridge Drive Forest Ridge Lane new
 3rd Choice: Dairy View Lane Starlight Lane road names

Reason for Name Change: New driveway established for 3 home sites.

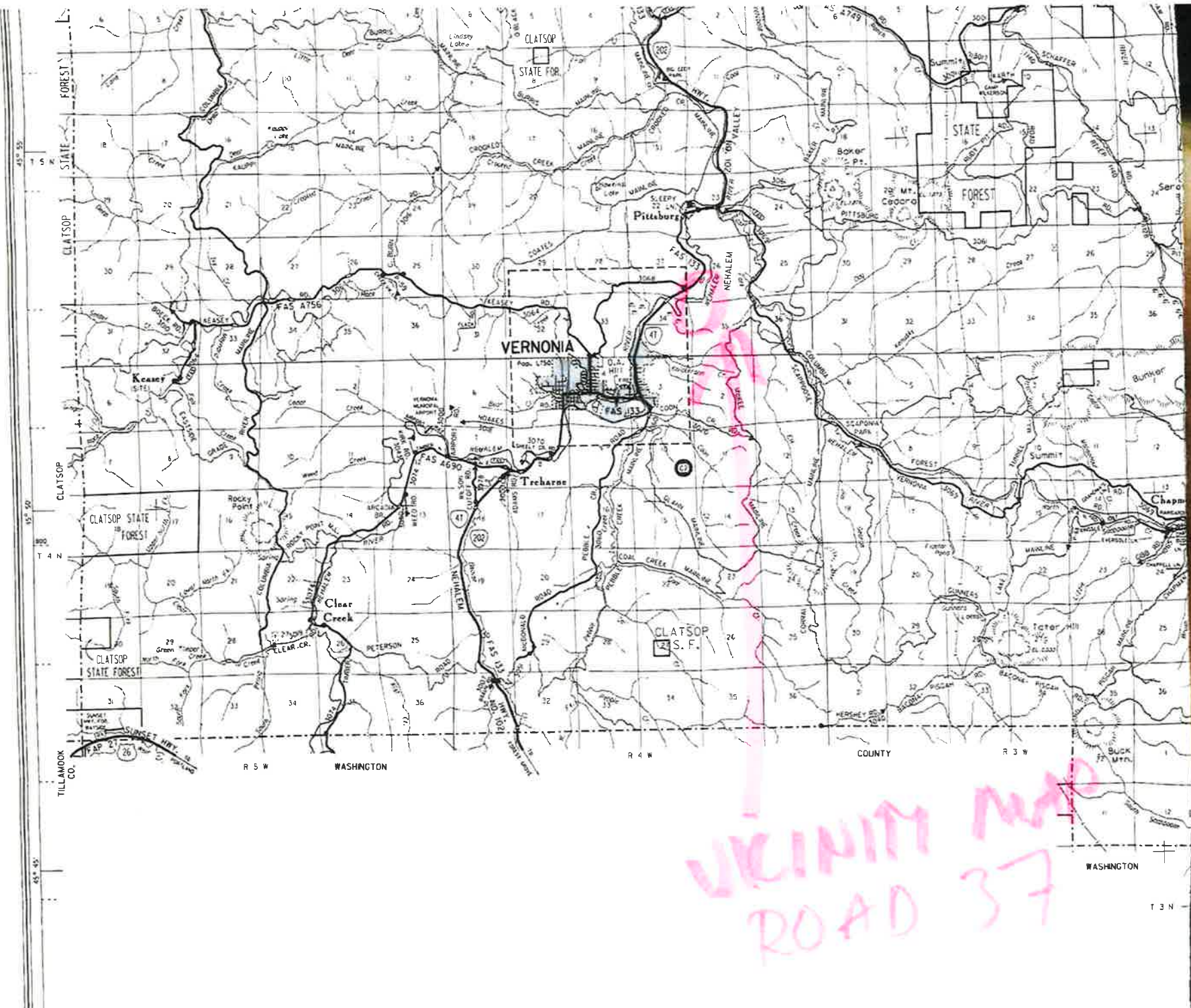
Affected Properties: (Attached additional page if necessary)

Owner Name (Print) <u>Karmel's LLC (Karen Ellis)</u>	Address <u>58176 Wilson Cutoff Rd. Vernonia, OR 97064</u> (Mailing Address)
Signature <u>Karen Ellis</u>	Tax Account # <u>Tax Lot # 303 RDF 22-40 5426-W-W303</u>
Owner Name (Print) <u>Karen Ellis</u>	Address <u>Same</u>
Signature <u>Karen Ellis</u>	Tax Account # <u>Tax Lot # 304 RDF 22-39 5426-W-W304</u>
Owner Name (Print) <u>KDE LLC (Karen Ellis)</u>	Address <u>Same</u>
Signature <u>Karen Ellis</u>	Tax Account # <u>Tax Lot # 305 RDF 22-38 5426-W-W305</u>

Applicant: Please return completed application to Land Development Services.

For Office Use Only

Date Rec'd 12/16/24 Receipt # 405856 Check# #1343.12 Staff Amy/Deb



Road 37 Aerial View



12/16/2024 3:07 PM

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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.

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DEC 16 2024

192-24-000280-PLAN 4

COLUMBIA COUNTY
LAND DEVELOPMENT SERVICES

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

Land Development Services

ROAD 37
5426 W W 303
314
305

APPLICATION TO NAME / RENAME A ROAD

Applicant Name <u>Larry Gustafson</u>	Date of Application <u>12/16/24</u>
Mailing Address <u>31455 Northwest Nounkowski Rd</u>	Applicant Signature <u>Larry Gustafson</u> <u>Karen Ellis (Owner)</u>
City, Zip <u>Buxton, OR 97109</u>	Phone Number <u>503-805-8135</u>

Email: Larrygustafson1@hotmail.com Karmelsflowers@gmail.comTownship, Range, Section(s): T5N R4W Sec. 26 + 27General Location: On the south side of Nehalem Hwy North (Hwy 47), 3 miles northeast of Vernonia, 150' southwest of Stony Point Rd intersectionCurrent Road Name: (If any) None

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 (Please list three) 2nd Choice: Dairy Ridge Drive Forest Ridge Lane new
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Reason for Name Change: New driveway established for 3 home sites

Affected Properties: (Attached additional page if necessary)

Owner Name (Print) <u>Karmel's LLC (Karen Ellis)</u>	Address <u>58176 Wilson Cutoff Rd</u> <u>Vernonia, OR 97064</u>	(Mailing Address)
Signature <u>Karen Ellis</u>	Tax Account # <u>Tax Lot # 303 RDE 22-40</u>	<u>5426 W W 303</u>
Owner Name (Print) <u>Karen Ellis</u>	Address <u>Same</u>	
Signature <u>Karen Ellis</u>	Tax Account # <u>Tax Lot # 304 RDE 22-39</u>	<u>5426 W W 304</u>
Owner Name (Print) <u>KDE LLC (Karen Ellis)</u>	Address <u>Same</u>	
Signature <u>Karen Ellis</u>	Tax Account # <u>Tax Lot # 305 RDE 22-38</u>	<u>5426 W W 305</u>

Applicant: Please return completed application to Land Development Services

For Office Use Only

Date Rec'd 12/16/24 Receipt # 405852 Check# #1343.12 Staff Amey/Dab

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

SIGN-OFF COPY

In the matter of an application of)
Karmel's LLC to site a single-family)
dwelling in the Primary Forest (PF-)
80) Zone.)

Final Order RDF 22-40

This matter came before the Columbia County Department of Land Development Services for the application of Lower Columbia Engineering, for the property owner Karmel's LLC, to site a single family forest dwelling in the PF-80 Zone. The approximate 10.3-acre subject property is located off Nehalem Highway N and is located in current Tax Map Number 5426-00-00303 and Tax Account Number 441185.

The Template Test for the subject property dated June 23, 2021 (TT 21-67) confirmed there were 7 dwellings and 16 parcels established prior to 1/1/93 within a 160 acre template centered on the subject, verifying the property meets the minimum requirements of proposed forest dwellings identified in Section 506 of the Zoning Ordinance.

Notification of this request was sent to the Upper Nehalem 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 Manager hereby adopts the findings, conclusions and conditions as stated in the staff report and incorporates them herein by this reference and **APPROVES** this application submitted for **RDF 22-40** subject to the following conditions:

CONDITIONS OF APPROVAL

1. **This Forest Dwelling Permit shall remain valid for four (4) years from the date of the final decision.** This permit shall become void, unless the proposal has commenced in conformance with all conditions and restrictions established herein within the four-year validity period. One 2-year extension may be granted by the Planning Director if requested in writing with the appropriate fee before the expiration date, given the applicant is not responsible for failure to develop.
2. This Forest Dwelling Permit allows a non-resource related dwelling on the subject property, which, in turn, enables the applicant(s) to apply for Building Permits (including septic) and other permits necessary for development. This Forest Dwelling Permit

- e. The applicant shall obtain approval from the Columbia County Public Works Department stating that the shared access off of Nehalem Highway N meets current Private Road Standards.
 - f. The applicant shall obtain a Road Access Permit from the Oregon Department of Transportation.
 - g. The applicant shall obtain and record a secondary firebreak easement on the adjacent property, tax lot 5426-00-00304. This easement and maintenance agreement shall be wide enough to fulfill the full 130' primary and secondary firebreak buffers around the proposed dwelling.
 - h. The applicant shall record a *Waiver of Remonstrance* against ongoing accepted forest and agricultural practices on adjacent properties and record this notarized document with the County Clerk. A copy of this recorded document shall be provided to Land Development Services.
 - i. The applicant shall file a *Timber Stocking Survey* with Land Development Services pursuant to the provisions in Section 507.4 of the Columbia County Zoning Ordinance.
 - j. The applicant shall file and record a well log with the State of Oregon Water Resources Department documenting the proposed forest dwelling is utilizing an approved domestic water supply per the provisions in OAR 660-006-0029(3). A copy of this recorded well log shall be submitted to Land Development Service (LDS).
8. All future site development on the tract shall be clustered together with the home site and shall be reviewed for consistency with the applicable provisions in Section 500, 1100, 1170 and 1190 of the Zoning Ordinance related to development of PF-80 zoned properties located within Peripheral Big Game Habitat.
9. Prior to Final Occupancy: Documentation shall be submitted to LDS confirming the subject property has final access approval from Vernonia Rural Fire Protection District.

COLUMBIA COUNTY LAND DEVELOPMENT SERVICES


HAYDEN RICHARDSON, PLANNING MANAGER

3/14/22
DATE