

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

In the Matter of the Petition to Name an Existing
Public Way off Frontage Road in Warren
“Hammerbeck Lane”

ORDER NO. 27-2025

WHEREAS, the Columbia County Board of Commissioners can name privately maintained public roads (“public ways”) if citizens so request, and if the Director of the County Land Development Services Department determines that under the circumstances, naming the public way would serve the interest of the public and be beneficial to the County; and

WHEREAS, on February 10, 2025, Cathryn Abell and Joseph Hiebert (“Petitioners”) submitted a petition to name an existing public way off Frontage Road in Warren (currently identified as “Road 38”); and

WHEREAS, the existing public way currently serves three existing residences at 56441 Columbia River Hwy, 56445 Columbia River Hwy and 56461 Columbia River Hwy, and all owners of those properties have signed the application submitted for the renaming of Road 38; and

WHEREAS, Condition 4(E) of Final Order No. MP 04-25/V 04-06 requires that Road 38 be maintained via a Road Maintenance Agreement entered into between the owners of the properties served by Road 38; 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 7.03, regarding the naming of public ways and recommends petitioners’ requested name of “Hammerbeck 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 existing public way currently serving three existing residences at 56441 Columbia River Hwy, 56445 Columbia River Hwy and 56461 Columbia River Hwy off Frontage Road in Warren, currently identified as Road 38, shall be named "Hammerbeck Lane".

Dated this 28 day of May, 2025

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

Approved as to Form

By: [Signature]
Office of County Counsel

By: [Signature]
Kellie Jo Smith, Chair

By: [Signature]
Casey Garrett, Commissioner

By: [Signature]
Margaret Magruder, Commissioner

BOARD COMMUNICATION

FROM THE LAND DEVELOPMENT SERVICES DEPARTMENT

MEETING DATE: _____ **Board Public Hearing**

TO: BOARD OF COUNTY COMMISSIONERS

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

SUBJECT: Road Naming Request – Road 38

Cathryn Abell & Joseph Hiebert, applicant and property owners
Official Naming of “Hammerbeck Lane” that was dedicated as a 50’ public right of way with the recording of Partition Plat 2007-21

DATE: March 25, 2025

SUMMARY & BACKGROUND:

On February 10, 2025, Cathryn Abell and Joseph Hiebert submitted Road 38 Application to name a public road for an existing 50’ dedicated public right-of-way that is located off Frontage Road in Warren. Although this 50’ public right of way was dedicated as “Hammerbeck Lane” with the recording of Partition Plat 2007-21 (attached) this existing public way has yet to be officially added to the Official Named Roads in Columbia County in accordance with the definition of public ways in Section 5.11 of the Columbia County Rural Addressing System Ordinance.

Condition 4 (E) of the attached Final Order V 04-06 and MP 04-25 specifies that although “Hammerbeck Lane” was dedicated as a new public road, its maintenance would be the responsibility of property owners served by this new public road through a Road Maintenance Agreement with terms and specifications enforced by a majority of affected property owners.

Although the Road 38 application included three road name options of “Springer Lane”, “Trout Lane” and “Hammerbeck Lane”, the third option is the only valid choice for this existing 50’ dedicated public right-of-way identified on the Final Plat of PP 2007-21.

There are currently three other established homes on adjoining properties served by this existing unnamed public right of way. These three resident property owners are Chris & Kimberly Siebers, Anna Steinhart and Thomas Lacamp whose current addresses are 56441, 56445, and 56461 Columbia River Highway as shown on the attached maps. All of these adjacent resident property owners have signed the submitted Road Naming Application for Road 38.

Should the Board of Commissioners approve the applicants' request, Land Development Services will officially re-address and notify these affected properties and county agencies of this decision. All necessary improvements to this newly named public road and related signage shall be inspected and approved by the Columbia River Fire & Rescue (CRF&R); documentation of these improvements shall be submitted to Land Development Services.

Notification of the proposed road naming was sent to Columbia 911, County Public Works Department, the County Cartographer, Columbia River Fire & Rescue, the St. Helens Post Office, and the Columbia River PUD. Columbia County Land Development Services received the attached comments from the County Public Works Department, Columbia River Fire & Rescue (CRF&R), and Columbia 911, none of whom had any concerns with “Hammerbeck Lane” being selected as the new name for this public road. No other comments have been received.

Michael Lam
971-221-8435
Lamdesignbuild@gmail.com

ROAD # 38

COLUMBIA COUNTY
LAND DEVELOPMENT SERVICES

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

RECEIVED

FEB 10 2025

Fax: (503) 366-3902

APPLICATION TO NAME / RENAME A ROAD

| | |
|---|--|
| Applicant Name <u>Cathryn Abell and Joseph Helbert</u> | Date of Application |
| Mailing Address <u>1125 NE Orenco Station PKW Apt F108</u> | Applicant Signature <u>Cathryn Abell Joseph Helbert</u> |
| City, Zip <u>Hillsboro, OR 97124</u> | Phone Number <u>(971) 806-5724</u> |

Township, Range, Section(s): 4119-00-0702 / 433 538

General Location: off Frontage Road adjacent to Warren Community Fellowship

Current Road Name: (If any) Frontage Road

Proposed Names: 1st Choice: SPRINGER LN
(Please list three) 2nd Choice: TROUT LN
3rd Choice: HAMMERBECK LN

Reason for Name Change: 4th have off driveway

Affected Properties: (Attached additional page if necessary)

| | |
|---|---|
| Owner Name (Print) <u>CHRIS Siebers</u> | Address <u>56441 Columbia River Hwy</u> |
| Signature <u>[Signature]</u> | Tax Account # / Map ID <u>8853 / 4119-AC-01900</u> |
| Owner Name (Print) <u>Kimberly Siebers</u> | Address <u>56441 Columbia River Hwy</u> |
| Signature <u>[Signature]</u> | Tax Account # / Map ID <u>8853 / 4119-AC-01900</u> |
| Owner Name (Print) <u>Anna Steinhardt</u> | Address <u>56445 Columbia River Hwy</u> |
| Signature <u>[Signature]</u> | Tax Account # <u>8854 / 4119-AC-01800</u> |
| Owner Name (Print) <u>THOMAS E LYNN</u> | Address <u>56461 Columbia River Hwy</u> |
| Signature <u>[Signature]</u> | Tax Account # <u>8682 / 4119-00-02600</u> |

Applicant: Please return completed application to Land Development Services.

For Office Use Only # 1,127 85

Date Rec'd 2/3/25 Receipt # 406173 Check # _____ Staff Member EM 2/25

Road 38 Affected Properties



2/10/2025 8:12 AM

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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.

Deborah Jacob

From: Scott Toenjes
Sent: Wednesday, February 19, 2025 1:21 PM
To: Planning Department.UserGroup
Cc: Grant DeJongh; Sara Smith
Subject: Road Naming Application, Cathryn Abell and Joseph Hebert, Road 38
Attachments: 1488_001.pdf

Here are the Public Works Departments comments for this road naming application:

1. The Public Works Department is okay with any the three proposed choices.
2. The applicant will need to purchase and install a street name sign that meets MUTCD Standards. Signs may be purchased and installed through the Public Works Department.

Thank you.

Scott Toenjes | Engineering Technician | Columbia County Public Works
1054 Oregon Street, St Helens, OR 97051
503-366-3963 | F 503-397-7215 | scott.toenjes@columbiacountyor.gov

Service ~ Engagement ~ Connection ~ Innovation

My current schedule is Tuesday - Friday. If you require immediate assistance on Monday, please call the Public Works office at 503-397-5090. For emergencies, call 911!



We have a road naming application that will need to go to the boards office for approval. Prior to the board meeting, we would like to get your comments, please complete by 2/20/25.

Thank you

Amy Herzog

Permit Technician
Columbia County Land Development
503-397-1501 ext 8483
Amy.Herzog@columbiacountyor.gov
www.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 or planning@columbiacountyor.gov.

Michael Lam
971-221-8433
michael@landdesignanddevelopment.com

PO Box # 38

COLUMBIA COUNTY
LAND DEVELOPMENT SERVICES

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

RECEIVED

FEB 10 2025

APPLICATION TO NAME / RENAME A ROAD

| | |
|---|--|
| Applicant Name <u>Cathryn Nell and Joseph</u> <u>Cheney</u> | Date of Application |
| Mailing Address <u>1125 NE Orenco Station PKWY Apt F108</u> | Applicant Signature <u>Cathryn Nell</u> |
| City, Zip <u>Hillsboro, OR 97124</u> | Phone Number <u>(971) 806-5724</u> |

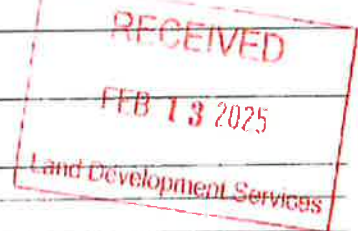
Township, Range, Section(s): 4119-10E-001-2 / 433538

General Location: off Frontage Road adjacent to Warren
Community Fellowship

Current Road Name: (If any) Frontage Road

Proposed Names: 1st Choice: SPRINGER LN
(Please list three) 2nd Choice: TROUT LN
3rd Choice: HAMMERBECK LN

Reason for Name Change: 4th house off driveway



Affected Properties: (Attached additional page if necessary)

| | |
|---|---|
| Owner Name (Print) <u>CHRIS Sizbers</u> | Address <u>56441 Columbia River Hwy</u> |
| Signature <u>[Signature]</u> | Tax Account # / map ID <u>8853 / 4119-AC-0190</u> |
| Owner Name (Print) <u>Kimberly Sizbers</u> | Address <u>56441 Columbia River Hwy</u> |
| Signature <u>Kimberly D Sizbers</u> | Tax Account # / map ID <u>8853 / 4119-AC-0190</u> |
| Owner Name (Print) <u>Anna Steinhart</u> | Address <u>56445 Columbia River Hwy</u> |
| Signature <u>[Signature]</u> | Tax Account # / map ID <u>8853 / 4119-AC-0190</u> |
| Owner Name (Print) <u>Thomas E. Adams</u> | Address <u>56461 Columbia River Hwy</u> |
| Signature <u>[Signature]</u> | Tax Account # / map ID <u>8853 / 4119-AC-02600</u> |

Applicant: Please return completed application to Land Development Services.

For Office Use Only 1,127 85

Date Rec'd 2/3/25 Receipt # 406173 Check # _____ Staff Member EM 2/25

COUNTY COURTHOUSE - ST. HELENS, OREGON

Final Order V 04-06
Final Order MP 04-25

WHEREAS, on June 21, 2004, William Hammerbeck submitted an application for a Variance and a Partition to divide a 2 acre parcel from a 5.57 acre parcel in the Rural Residential (RR-2) zone; and

WHEREAS, the Columbia County Zoning Ordinance (CCZO), Section 624.5(A), requires that all newly created lots or parcels 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; and

WHEREAS, the Applicant proposes to access the newly created parcel from an easement across the parent parcel, which requires a variance to the above standard; and

WHEREAS, the subject property is further described on the Assessor's records as Tax Account Number 4119-040-00700, 5.57 acres, consisting of a 60 ft. x 635 ft. flag portion extending to the US Highway 30 Frontage Road; and

WHEREAS, the Scappoose CPAC members, affected agencies and the adjacent property owners of the area were notified of this variance request and given 10 days in which to submit the comments; and

WHEREAS, the Columbia County Planning Commission held a public hearing on August 16, 2004 on both applications, V 04-06 and MP 04-25; and

WHEREAS, during the hearing, the Staff Report and applicable criteria was received into the record; Dave Reynolds, representing the Applicant, spoke in favor of the applications, also speaking in favor was Mary Ann Hammerbeck and Dean Chappell; testifying in opposition to the variance application was Roger Kadell of the Columbia County Road Department; and

WHEREAS, after having heard the testimony and evidence, the Planning Commission closed the hearing and deliberated on the matter and voted to tentatively deny the application for Variance (V 04-06) to frontage on a public-right-of-way.; and, the Planning Commission separately voted to approve Partition (MP 04-25) with a dedication of 50 feet wide public road right-of-way to serve the partition; the Commission agreed unanimously to recommend to the Board of Commissioners that the Applicant be approved for a Road Standards Modification, whereby, the applicant would be able to improve the newly created public road by adding a 5 foot gravel shoulder to each side of the existing 10 foot paved road, as specified by Roger Kadell of the Road Department. Any parcels gaining access to this public road in the future would need to do additional improvements to bring the public road up to County Public Road Standards;

either equally of 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 served by the road.

- F. The Applicant shall make all road improvements as required by conditions of the Road Modification Approval.

COLUMBIA COUNTY PLANNING COMMISSION



DENNIS NELSON, CHAIRMAN PRO TEM

8/24/04
DATE

Partition Plat No. 2007-24
 For Hammerbeck & Marud
 A Replat of Parcels 1 & 2
 Of Partition Plat No. 1995-33
 Situated In The East 1/2
 Section 19, T.4N., R.1W., W.M.
 Columbia County, Oregon
 January 19, 2006

A 451
 Sheet 2 of



12-30-06
 2152
 DAVID L. REYNOLDS
 10/12
 Reynolds
 Land Surveying, Inc.
 12000 Stone Road
 Warren, Oregon 97146
 (503) 967-5518

Surveyor's Certificate

I, David L. Reynolds, a Registered Professional Land Surveyor in the State of Oregon, do hereby certify that I have correctly surveyed and marked with proper monuments the land represented on the attached Partition Map with the boundaries being described as follows:

Parcels 1 and 2 of Partition Plat No. 1995-33 as per plat on file and of record in the Clerk's Office, Columbia County, Oregon in the East half of Section 19, Township 4 North, Range 1 West, Willamette Meridian, Columbia County, Oregon. The Survey Point is a 5/8" iron rod with yellow plastic cap marked "RECORD 15 11609" found at the Southwest corner of said Parcel 1 of Partition Plat No. 1995-33.

Declaration

Know all people by these presents that we, William Hammerbeck, Mary Ann Hammerbeck, James A. Marud and Linda Jean Marud are the owners of the land represented on the annexed partition map and upon particularly described in the accompanying Surveyor's Certificate and have caused the same to be partitioned into parcels as shown on the annexed map, in accordance with ORS Chapter 92 and do hereby dedicate the Public Right of Way to the State, its Public Way Bureau, and do hereby grant the easement in, across and under the properties as shown and noted herein.

William Hammerbeck

Mary Ann Hammerbeck

James A. Marud

Linda Jean Marud

Acknowledgment

State of Oregon

County of Columbia

Know all people by these presents, on this 19th day of January, 2006, before me, a Notary Public at and for said State and County, personally appeared William Hammerbeck, Mary Ann Hammerbeck, James A. Marud and Linda Jean Marud who acknowledged to me that they are the identical persons described in the foregoing declaration and that said declaration was executed freely and voluntarily by them.

Notary Public: Signed

Notary Public: Printed

Notary Public: State of

Commission No.

My Commission Expires

Consent Affidavits

A Partition Plat Consent Affidavit by GN Mortgage Corporation, beneficiary under Deed of Trust recorded in Instrument No. 03-00400 has been recorded in Instrument No. 2007-00000, Columbia County Clerk's Records.

A Partition Plat Consent Affidavit by Mortgage Electronic Registration Systems, Inc. (MERS), successor beneficiary of that Trust Deed recorded in Instrument No. 2006-000204 has been recorded in Instrument No. 2007-00000, Columbia County Clerk's Records.

A Partition Plat Consent Affidavit by Mortgage Electronic Registration Systems, Inc. (MERS), successor beneficiary of that Trust Deed recorded in Instrument No. 2006-000205 has been recorded in Instrument No. 2007-00000, Columbia County Clerk's Records.

Approvals

Approved by: day of 2006

Columbia County Planning Department

Approved by: day of 2006

Columbia County Assessor

All taxes, fees, assessments, or other charges as provided for by ORS 92.030 have been paid through

Approved by: day of 2006

Columbia County Board of Commissioners

State of Oregon

County of Columbia

I do hereby certify that the attached Partition Plat

was received for recording on the 19th day of

January, 2006 at 3:18 o'clock P. M.

Instrument No. 2007-00000 and recorded as

Partition Plat No. 2007-24

Columbia County Clerk

By: [Signature]

My Commission Expires

August 03, 2006

Notary Public: Signed

Notary Public: Printed

Notary Public: State of

Commission No.

My Commission Expires