

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

In the Matter of the Application of Ginger )  
Lee to Modify Road Standards for Timber ) ORDER No. 80-2010  
Road )

WHEREAS, on September 5, 2010, Ginger Lee submitted an application requesting modification of the Columbia County Road Standards to waive the paving requirement for her access approach onto Timber Lane in Vernonia, Oregon; and

WHEREAS, the Columbia County Road Standards, Section VI(C), Road Requirements, provides that access to roads must conform to the Access Approach Ordinance, which in Ginger Lee's case, requires a paved access approach in accordance with Access Permit RAP 2010-00044 (#6468); and

WHEREAS, the County Road Department, has reviewed the request, inspected the road and made a recommendation, a copy of which is attached hereto, labeled Exhibit A and incorporated herein by this reference.

NOW, THEREFORE, IT IS HEREBY ORDERED that for the reasons set forth in the Staff Report, the request by Ginger Lee for a modification from the Columbia County Road Standards for her access approach onto Timber Lane is denied.

DATED this 15<sup>th</sup> day of December, 2010.

Approved as to form

By: \_\_\_\_\_

Office of County Counsel

BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON:

By: \_\_\_\_\_

Anthony Hyde, Chair

By: \_\_\_\_\_

Earl Fisher, Commissioner

By: \_\_\_\_\_

Rita Bernhard, Commissioner



## Columbia County Road Department

1054 Oregon Street, St. Helens, OR 97051

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Transportation Planner

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Phone (503) 366-3963

Fax 397-7215

lonny.welter@co.columbia.or.us

**TO:** Columbia County Board of Commissioners      **DATE:** Oct 6, 2010  
**BY:** Lonny Welter *LW*  
**APPLICANTS:** Dana and Ginger Lee  
**LOCATION:** 16819 Timber Road, Vernonia, T.L. 4407-040-00104  
**REFERENCE:** Access Permit RAP 2010-00044, AKA # 6468, Timber Road  
**REQUEST:** Road Modification Application to not pave access apron as directed per Access Permit and Road Standards

**STAFF RECOMMENDATION:** Deny Request

**HISTORY:** July 9, 1997, the Lee's obtained an access permit as a condition to construct a dwelling on T.L. 4407-040-00104. A \$500 deposit security deposit was paid as security that the access apron would be constructed to County Standards, to include paving. The Lee's completed the construction of the dwelling and also that of a shed/pole building, but neglected to complete the access. The \$500 deposit was forfeited.

December 17, 2009, the Lee's wish to convert the shed to a residential status, which among other issues, required an approved access permit, therefore applied again for an access permit. The County Standards require a paved apron, as was on the 1997 application. The Lee's have stated that paving would be too much of a financial burden, and have submitted a Road Standards Modification Application as a means to negate the paving requirement.

**DISCUSSION:** Per Access Permit RAP2010-00044, applicant Ginger Lee is required to pave her access apron to County standards. Applicant has submitted a Road Standards Modification Application requesting that she not be required to pave the access apron. Said apron requirement is of standard dimensions (24 ft wide at the edge of Timber Road, 20 ft back with a taper so that the width at the back is 16 ft, and to be of 2 inches compacted asphalt or 4 inches of concrete - *Columbia County Ordinance No. 2006-4, Exhibit B, Section IV, F, 2*). The rationale for requiring the paving of driveway aprons connecting to paved roads is to protect the edge of the road from wheel impact damage (maintenance related), to assist in preventing gravel from being drug out onto the roadway from the driveway (safety related), and to place a solid surface under all four vehicle tires, preventing spin-out when entering the roadway (safety related).

The Road Modification of Specifications/Standards are found in the Columbia County Road Standards, Chapter VI- Creation Of New Public Roads, G -Design Modifications, pages 94 & 95. "The use thereof shall not compromise public safety or the intent of the County's standards".

Criteria for modification of specifications/standards are as follows:

- The specifications or standards do not apply to the particular application.
- Topography, right-of-way, or other geographic conditions impose an economic hardship on the applicant **and** an equivalent alternative is available.
- A minor change to specifications or standards is required to address a specific design or construction problem, if not enacted will result in undue hardship.

Minor modifications include cut and fill slopes, minor shoulder narrowing, and alternative drainage facility designs.

Major modifications include pavement width, design speed, grade, engineering requirements, right-of-way, or drainage capacity.

#### **REFERRAL AND ACKNOWLEDGMENT COMMENTS:**

**Columbia County Land Development Services** - Deny Request. The property does not have any existing conditions (outside of the applicant's control) that prohibits them from complying with the required improvements. None of the three criteria for modification of road standards exist on this property at this location. Debbie Jacobs, Planner II.

**Columbia County Counsel** - No Comment.

**Vernonia Fire District** - Approve as is. No issues with the application.

#### **RECOMMENDATION:**

Per the County Road Standards,

- The Standards and Access Permit Ordinance does apply to paving access aprons, which was required in permit RAP2010-00044.
- There are no topographic, right-of-way or other geographic conditions which would prohibit the applicant from paving the access.
- This is not a request for a minor change, but is a request to disregard the construction requirements as specified in the Access Permit Ordinance

Base up the Columbia County Road Standards, Access Permit Ordinance, and Comments, the Lee's Road Standards Modification Application does not meet the required criteria and staff recommends denial.

Dana and Ginger Lee  
16819 Timber Rd E  
Vernonia, OR 97064

503-806-2255

Columbia County Road Department  
1054 Oregon Street  
St. Helens, OR 97051

RE: Access Permit No. 6468

David Hill

Please find enclosed the Road Standards modifications application form and attachments. I would appreciate it if you would send me a copy of the report to the board of county commissioners when it is worked up. And if you could please let me know as soon as possible when this meeting of the board that I am to attend will be it is a long drive and I have to get off of work.

In the mean time if you could please send me a list of the road commissioners. I was unable to find this out on line.

Please contact me if there is a need for any further information.

Thank You

  
Ginger Lee

9/5/10



## Columbia County Road Department

1054 Oregon Street, St. Helens, OR 97051

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David A. Hill, PE Public Works Director

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Ph: (503) 397-5090 Fax: (503) 397-7215

e-mail: [David.Hill@co.columbia.or.us](mailto:David.Hill@co.columbia.or.us)

September 9, 2010

Ginger Lee  
16819 Timber Rd E  
Vernonia OR 97064

**RE: Road Modification Request, Access Permit No. 6468**

Ginger Lee,

We received your Road Modification Application and we will be processing it in the near future. We will send you a copy fo the report when completed and inform you of the Commissioner's meeting when this is discussed so you can be present.

You asked for the list of the road commissioners. We don't have any specific road commissioner and this issue will be discussed before the entire Board of County Commissioners, and they are as follows:

Tony Hyde  
[Tony.Hyde@co.columbia.or.us](mailto:Tony.Hyde@co.columbia.or.us)

Rita Bernhard  
[Rita.Bernhard@co.columbia.or.us](mailto:Rita.Bernhard@co.columbia.or.us)

Earl Fisher  
[Earl.Fisher@co.columbia.or.us](mailto:Earl.Fisher@co.columbia.or.us)

They can all be reached at:  
Columbia County Courthouse  
230 Strand Street  
St Helens OR 97051  
503-397-4322

David Hill, PE  
Public Works Director

**ROAD STANDARDS MODIFICATION APPLICATION**

**Note:** This application, with the appropriate fee, must be completed and submitted to the Columbia County Department of Public Works. Incomplete applications will not be accepted.

**General Information**

Name of Applicant: Dana + Ginger Lee

Address of Applicant: 16819 Timber Rd

Vernonia OR 97064

Daytime Phone: 503-806-2255

Name of <sup>Driveway</sup> Road Subject to modification: Driveway of Dana + Ginger Lee

Is the <sup>Driveway</sup> Road known by other names? If so, please list: NO

What is the location of the <sup>Driveway</sup> road? At The Above Address

Property Tax Account No. 4407.040.00104

Is the road a: Private <sup>Basement</sup> Driveway  Dedicated Public Road  County Road

Has the <sup>Driveway</sup> road been maintained? Yes By Whom? Our Selves

What modifications to the road standards are requested? To Not place the Apron

Attaching Driveway to Timber Rd as Permit # 6468

Requires

Name and Addresses of property owners adjacent to the road (Attach additional sheets if necessary)\*

Dennis Smith  
16815 Timber Rd  
Vernonia OR 97064

Longview Trubulands  
16809 Timber Rd  
Vernonia OR 97064

Peyton Sandy + Massie Belmont  
16747 Timber Rd  
Vernonia OR 97064

\*ATTACH AN ASSESSMENT MAP SHOWING THE ROAD AND PROPERTY OWNERSHIPS.

9/5/10  
L. Smith 9/10/10

**Land Use Information**

This information may be obtained from the County Land Development Services Department.

What is the zoning of the property adjacent to that portion of the <sup>Driveway</sup> road to be modified?

RR-5

Is this application for a <sup>Driveway</sup> road standards modification in conjunction with a land development application (subdivision/partition, conditional use, etc.)? If so, please identify the application.

Sub ~~PA~~ Development Done 1998

Were the parcels which access the <sup>in</sup> road legally created prior to June 4, 1991?

Driveway

Unknown  
was subdivided from larger parcel in About 1995 or 1996  
Summit St 9/23/1997

**Road History Information**

Was this <sup>no Driveway</sup> road the subject of an earlier <sup>Driveway</sup> road modification application? If so, please give the date of the application, and information regarding the Board's decision on the application:

no ~~PA~~ Road Approach Permit 9/1997

**Surveyor Information**

Please have the County Surveyor initial the appropriate space below:

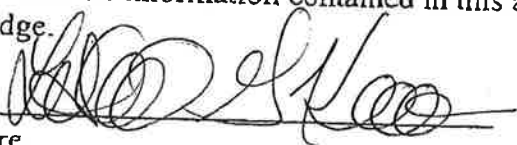
Is this a: No Dedicated County road OR No Public Road? Date: 8/31/10

If this is a dedicated county road, is it      Deeded      Petitioned      Unknown

**Signature and Certification**

I certify that the information contained in this application is true and complete to the best of my knowledge.

Signature



Date

8/31/10

[For staff use only.]

LDS Rec'd: \_\_\_\_\_ Pub. Wks. Rec'd: \_\_\_\_\_ Counsel Rec'd: \_\_\_\_\_

LDS Comment: \_\_\_\_\_

Pub. Works Comment: \_\_\_\_\_

Counsel Comment: \_\_\_\_\_

Date for BOC Review: \_\_\_\_\_

DL 9/10/10  
Summit St 9/15/10

Exhibit A  
ACCESS APPROACH ROAD CONSTRUCTION APPLICATION AND PERMIT

COLUMBIA COUNTY ROAD DEPARTMENT  
1054 OREGON STREET, ST. HELENS, OR 97051  
PHONE: (503)397-5090 FAX: (503)397-7215

A. APPLICATION  
Permit Fee: \$50.00

REFUND FOR BOC, RAP# 2010-00044  
08-13-10

PERMIT NUMBER: 6468  
Permit Expires: 12/17/2011

Applicant Name (please print) Ginger Lee declares that he/she is the owner or lessee of the real property adjoining the public road, private road or driveway at the location described herein and has the lawful authority to apply for this Permit. When approved, A Permit is subject to the terms and provisions of Columbia County Ordinance No. 2006-4, and the attached Specifications.

NOTE: Access permit must be issued prior to obtaining a building permit. Access construction must be completed to specified standards within the time period allowed before a building inspector can approve the final inspection for occupancy or Issue a Certificate of Occupancy. If access construction cannot be completed and the applicant is otherwise eligible for a final inspection and/or Certificate of Occupancy, a deposit of \$2000 may be made as security for future construction. The deposit will be forfeited if the access is not completed within the required time. Applicant must notify County Treasurer of any change in address to insure return of deposit.

Access Required is:  Permanent  Temporary  Low Usage

Road Name: Timber Rd Property Tax Account No. 4407-040-00104  
Side of Road: North  South  East  West

Between/Near Landmarks (attach map if possible): 2/10 mile on (R) from Timber + 47

Applicants Signature: [Signature] Date: 12-17-09?

Mailing Address: 16819 Timber Rd

City: Vernonia State: OR Zip: 97064 Phone: 503-429-1010

B. PERMIT: Must be received prior to beginning construction.

THIS SECTION TO BE COMPLETED BY COLUMBIA COUNTY PUBLIC WORKS DEPARTMENT

Insurance required? Yes  No   
Sight distance adequate? Yes  No  If no, explain: \_\_\_\_\_ Culvert  
required? Yes  No  Size \_\_\_\_\_ Length \_\_\_\_\_ Distance from edge of road \_\_\_\_\_  
Dimensions of access apron if different then standard (Section IV & E): Pave to standard dimensions  
Paving to a distance of 20' from edge of public/private road or driveway required? Yes  No  Pave 3' from edge of pavement for the entire width  
Water diversion required on access apron? Yes  No   
Access location approved? Yes  No   
Special comments: Access is for low usage not for residential use

PERMIT APPROVED: Jonny R. Walker Date: Dec 21, 09 Title: Transportation Planner

CONSTRUCTION APPROVED: \_\_\_\_\_ Date: \_\_\_\_\_ Title: \_\_\_\_\_

A copy of this permit will be sent to Columbia County Land Development Services Department

- Final Inspection authorized with \$2,000 deposit
- Extension of time granted on (Date) \_\_\_\_\_ To: (Date) \_\_\_\_\_

Signature of Public Works Official: \_\_\_\_\_

Changed permit from Low Usage to Permanent. Must pave standard apron. Permit now good for residential use. DRW Apr 16, 2010



**C**OLUMBIA COUNTY SURVEYOR  
230 Strand Street  
St. Helens, Oregon 97064

August 31, 2010

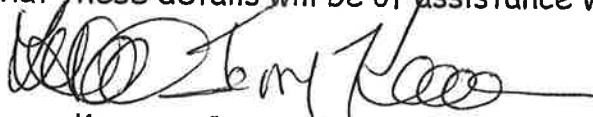
Dana & Ginger Lee  
16819 Timber Road  
Vernonia, Oregon 97064

Dana & Ginger:

Upon your request for my signature on your Road Standards Modification Application, I visited the site prior to receiving your application form. I did look over your driveway approach and also pulled, and attached these records:  
the tax lot map,  
the map portion of the Partition Plat,  
ownership assessment reports of the adjoining owners

Being a rural residential site, I note that this is a private driveway that serves your single property. The approach is on favorable grade with good site distance and a wide gravel approach, with no drainage or gravel on the County Road pavement. You should expect these factors and others will be part of the Road Department evaluation of this variance request.

It is my hope that these details will be of assistance with your request.



L. Jerry Keenon, County Surveyor

SE 1/4 SEC. 7 T.4N. R.4W. W.M.

COLUMBIA COUNTY

THIS MAP HAS BEEN PREPARED FOR ASSESSMENT PURPOSES ONLY

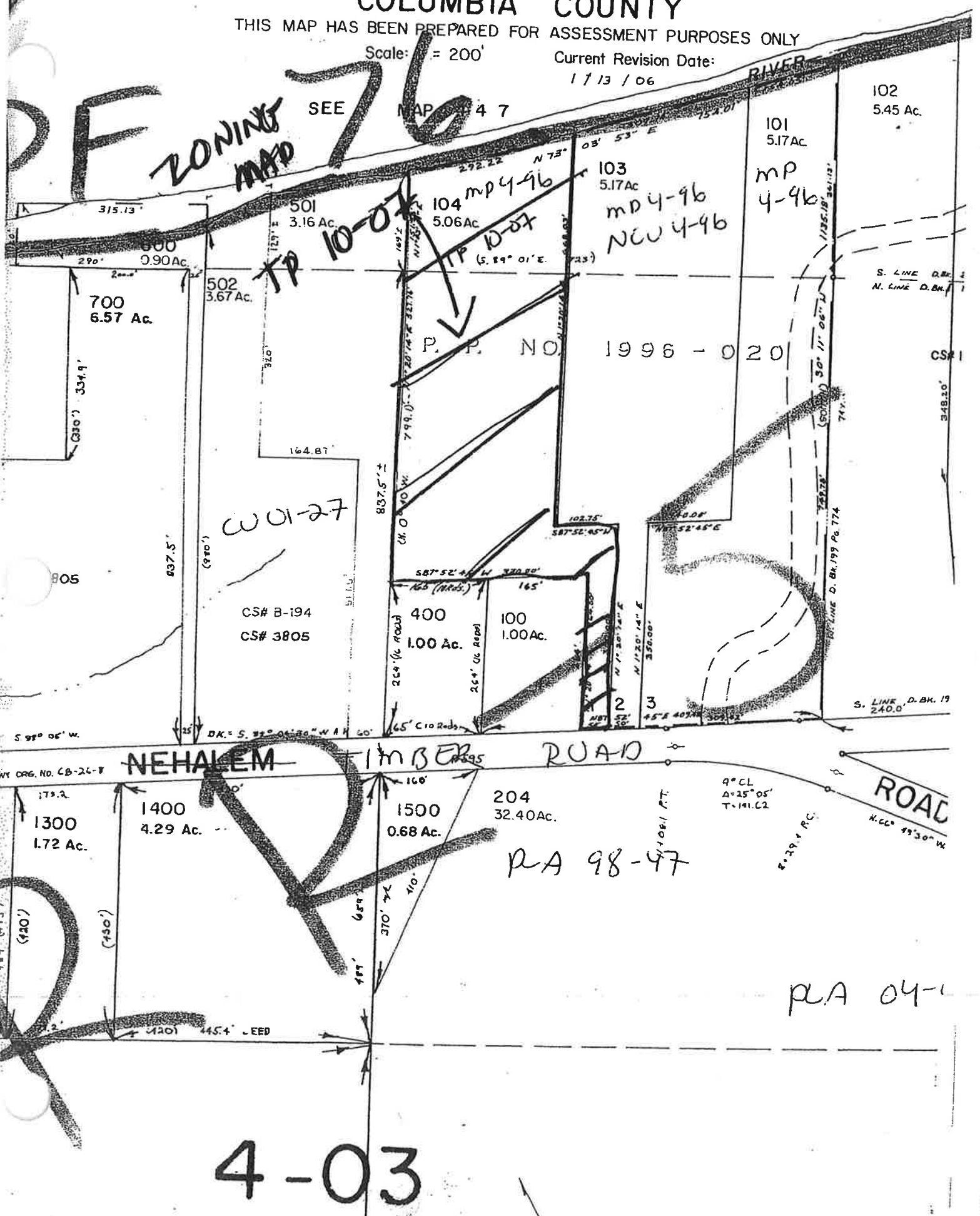
Scale: = 200'

Current Revision Date:

1/13/06

ZONING MAP

SEE MAP 47



102  
5.45 Ac.

101  
5.17 Ac.

mp  
4-96

103  
5.17 Ac.

mp 4-96

NCU 4-96

104  
5.06 Ac.

mp 4-96

TP 10-07

501  
3.16 Ac.

TP 10-07

502  
3.67 Ac.

TP 10-07

700  
6.57 Ac.

TP 10-07

P. P. NO. 1996 - 020

W 01-27

CS# B-194  
CS# 3805

400  
1.00 Ac.

100  
1.00 Ac.

NEHALEM

FIMBER

ROAD

ROAD

204  
32.40 Ac.

PA 98-47

PA 04-1

4-03

# COLUMBIA COUNTY ASSESSOR

## REAL PROPERTY ASSESSMENT REPORT FOR ASSESSMENT YEAR 2009

Sep 1, 2010

ACCOUNT # 23995  
 MAP 4N4W07-D0-00100  
 CODE - TAX # 0403 - 23995

TAX STATUS ASSESSABLE  
 ACCNT STATUS ACTIVE  
 SUBTYPE NORMAL

MAILING NAME LONGVIEW TIMBERLANDS LLC  
 AGENT

SALES DATE/PRICE /

IN CARE OF

MAILING ADDRESS

10 INTERNATIONAL WAY  
 LONGVIEW, WA 98632

PROP CLASS 409 MA SA NH UNIT  
 RMV CLASS 409 03 31 000 50649-1

SITUS ADDRESS(S)	SITUS CITY
ID # 16809 TIMBER RD	VERNONIA

CODE AREA	AV	RMV	VALUE SUMMARY		RMV EXCEPTION	CPR %
			LAND	IMPR.		
0403	28,940	59,330	LAND	IMPR.		
	66,240	84,420				
<b>TOTAL</b>	<b>95,180</b>	<b>143,750</b>	<b>TOTAL</b>	<b>TOTAL</b>	<b>0</b>	
<b>GRAND TOTAL</b>	<b>95,180</b>	<b>143,750</b>	<b>GRAND TOTAL</b>	<b>GRAND TOTAL</b>	<b>0</b>	

LAND BREAKDOWN										
CODE AREA	ID #	RFD	PLN ZN	VALUE SOURCE	TD%	LS	SIZE	LND CLS	IRR CLASS	IRR SIZE
0403	1	R	CO:RR-5	MS Site	93	A	1.00			
<b>TOTAL</b>							<b>1.00</b>		<b>TOTAL</b>	<b>0.00</b>

IMPROVEMENT BREAKDOWN							
CODE AREA	ID #	YR BUILT	STAT CLASS	DESCRIPTION	TD%	Total Sq Ft	MS ACT #
0403	1	1970	441	Single wide	93	672	R-33052
	2	1976	500	Commercial Other Improvements	93	1,344	
	3	1978	442	Double wide	93		
	4		300	Farm Bldg	93		R-33054
	4		100	Outbuildings	93		

CODE AREA TYPE		EXEMPTIONS/SPECIAL ASSESSMENTS
0403	NOTATION(S):	
	DESCRIPTION	AV CORRECTION INCREASE UNDER 5K ADDED 2008 NUM YRS 1

MS ACT(S) : R-0403-33052, R-33054  
 PP ACT(S) : 0403 - 11014

# COLUMBIA COUNTY ASSESSOR

## REAL PROPERTY ASSESSMENT REPORT FOR ASSESSMENT YEAR 2009

Sep 1, 2010

ACCOUNT # 23998  
 MAP 4N4W07-D0-00103  
 CODE - TAX # 0403 - 23998

TAX STATUS ASSESSABLE  
 ACCNT STATUS ACTIVE  
 SUBTYPE NORMAL

MAILING NAME SMITH DENNIS P & MICHAL A  
 AGENT  
 IN CARE OF  
 MAILING ADDRESS

DEED REFERENCE # 2006-6109 (SOURCE ID: F06 06109)  
 SALES DATE/PRICE 05-04-2006 / \$374,300.00  
 APPRAISER ANDI JURKIEWICZ

16865 TIMBER RD E  
 VERNONIA, OR 97064

DISQ FROM FARM # 4

PROP CLASS 400 MA SA NH UNIT  
 RMV CLASS 400 03 31 000 33421-1

SITUS ADDRESS(S)	SITUS CITY
ID #	

CODE AREA		AV	RMV	VALUE SUMMARY		RMV EXCEPTION	CPR %
0403	LAND	51,980	118,670	LAND			
	IMPR.	0	0	IMPR.			
	TOTAL	51,980	118,670	TOTAL		0	
	GRAND TOTAL	51,980	118,670	GRAND TOTAL		0	

LAND BREAKDOWN										
CODE AREA	ID #	RFD	PLN ZN	VALUE SOURCE	TD%	LS	SIZE	LND CLS	IRR CLASS	IRR SIZE
0403	1	R	CO:RR-5	Market	93	A	5.15	4H6		
							TOTAL	5.15	TOTAL	0.00

IMPROVEMENT BREAKDOWN							
CODE AREA	ID #	YR BUILT	STAT CLASS	DESCRIPTION	TD%	Total Sq Ft	MS ACT #
0403	1		000	Land only pictures	100	0	0

CODE AREA TYPE		EXEMPTIONS/SPECIAL ASSESSMENTS				
0403	NOTATION(S):					
	DESCRIPTION	FARM POT'L ADD'L TAX LIABILITY ADDED 1988 AMOUNT 5.15 TAX 595.07 NUM YRS 5				

# COLUMBIA COUNTY ASSESSOR

## REAL PROPERTY ASSESSMENT REPORT FOR ASSESSMENT YEAR 2009

Sep 1, 2010

ACCOUNT # 24008  
 MAP 4N4W07-D0-00501  
 CODE - TAX # 0403 - 24008

TAX STATUS ASSESSABLE  
 ACCNT STATUS ACTIVE  
 SUBTYPE NORMAL

MAILING NAME PEYTON SANDY & BELMORE MAGGIE  
 AGENT

SALES DATE/PRICE /

IN CARE OF

MAILING ADDRESS

16747 TIMBER RD  
 VERNONIA, OR 97064

PROP CLASS 401 MA SA NH UNIT  
 RMV CLASS 401 03 31 000 10564-1

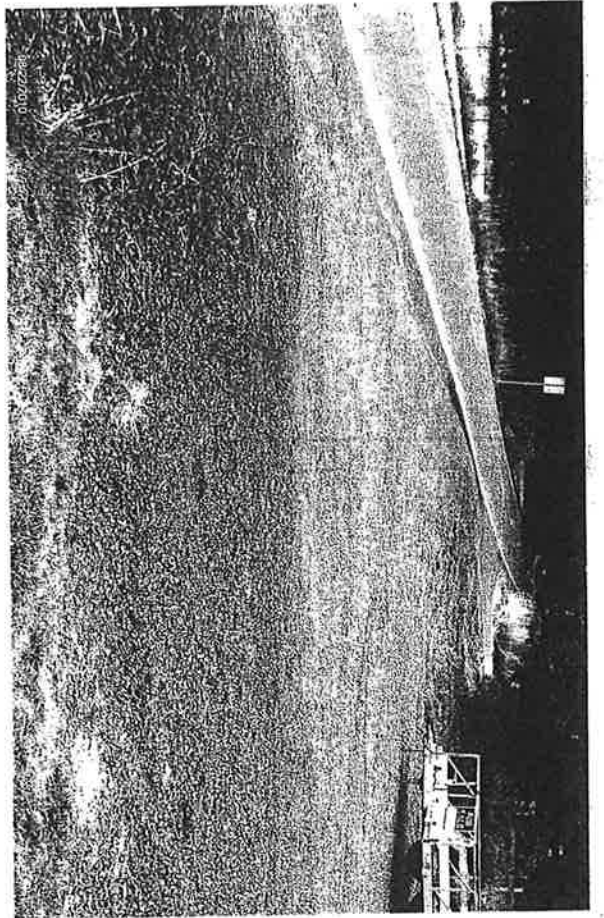
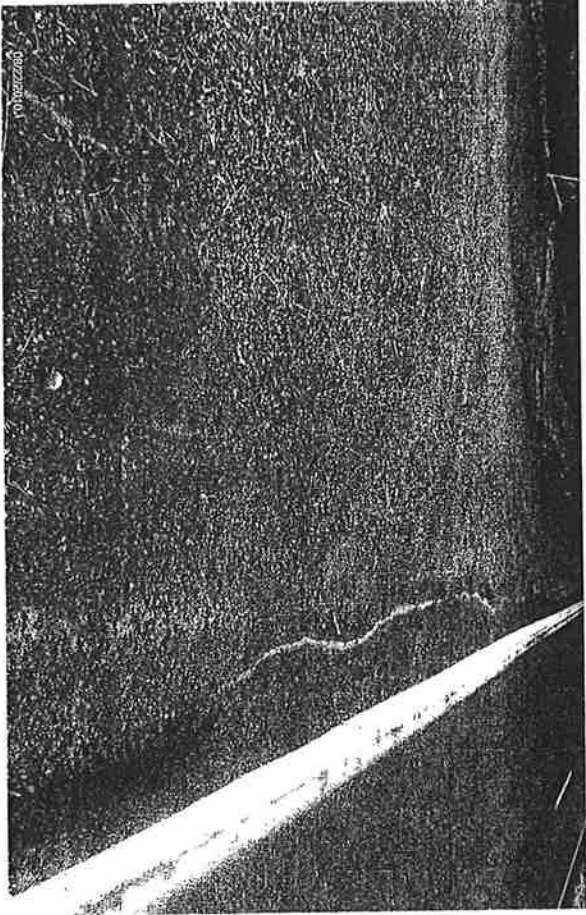
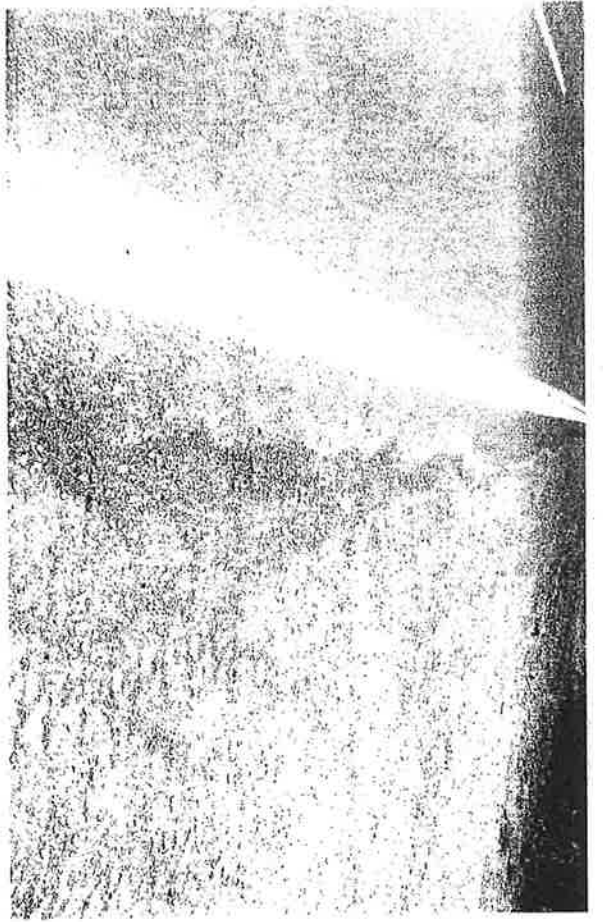
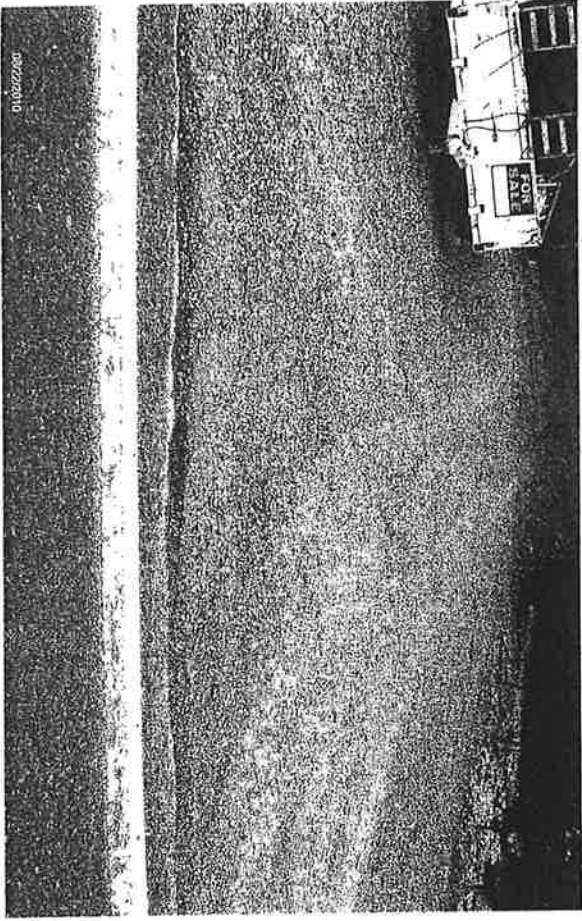
SITUS ADDRESS(S)		SITUS CITY
ID #	16747 TIMBER RD	VERNONIA

CODE AREA		AV	RMV	VALUE SUMMARY		RMV EXCEPTION	CPR %
0403	LAND	53,590	109,920		LAND		
	IMPR.	43,250	55,450		IMPR.		
	TOTAL	96,840	165,370		TOTAL	0	
	GRAND TOTAL	96,840	165,370		GRAND TOTAL	0	

CODE AREA ID # RFD		PLN ZN	VALUE SOURCE	TD%	LS	SIZE	LND CLS	IRR CLASS	IRR SIZE
0403	2 D	CO:RR-5	Market	93	A	2.16	4H5		
	1 R	CO:RR-5	Rural Site	93	A	1.00			
					TOTAL	3.16		TOTAL	0.00

CODE AREA ID # YR BUILT		STAT CLASS	DESCRIPTION	TD%	Total Sq Ft	MS ACT #
0403	1 1974	121	One story	93	687	
	2	100	Outbuildings	93		

CODE AREA TYPE		EXEMPTIONS/SPECIAL ASSESSMENTS			
0403	SPECIAL ASSESSMENT(S):				
	FIRE PATROL	AMOUNT	18.75	ACRES	2.16
	FIRE PATROL SURCHARGE	AMOUNT	47.50	ACRES	0.00
	NOTATION(S):				
	DESCRIPTION	FIRE PATROL ADDED 2007			





SE 1/4 SEC. 7 T. 4N. R. 4W. W.M.

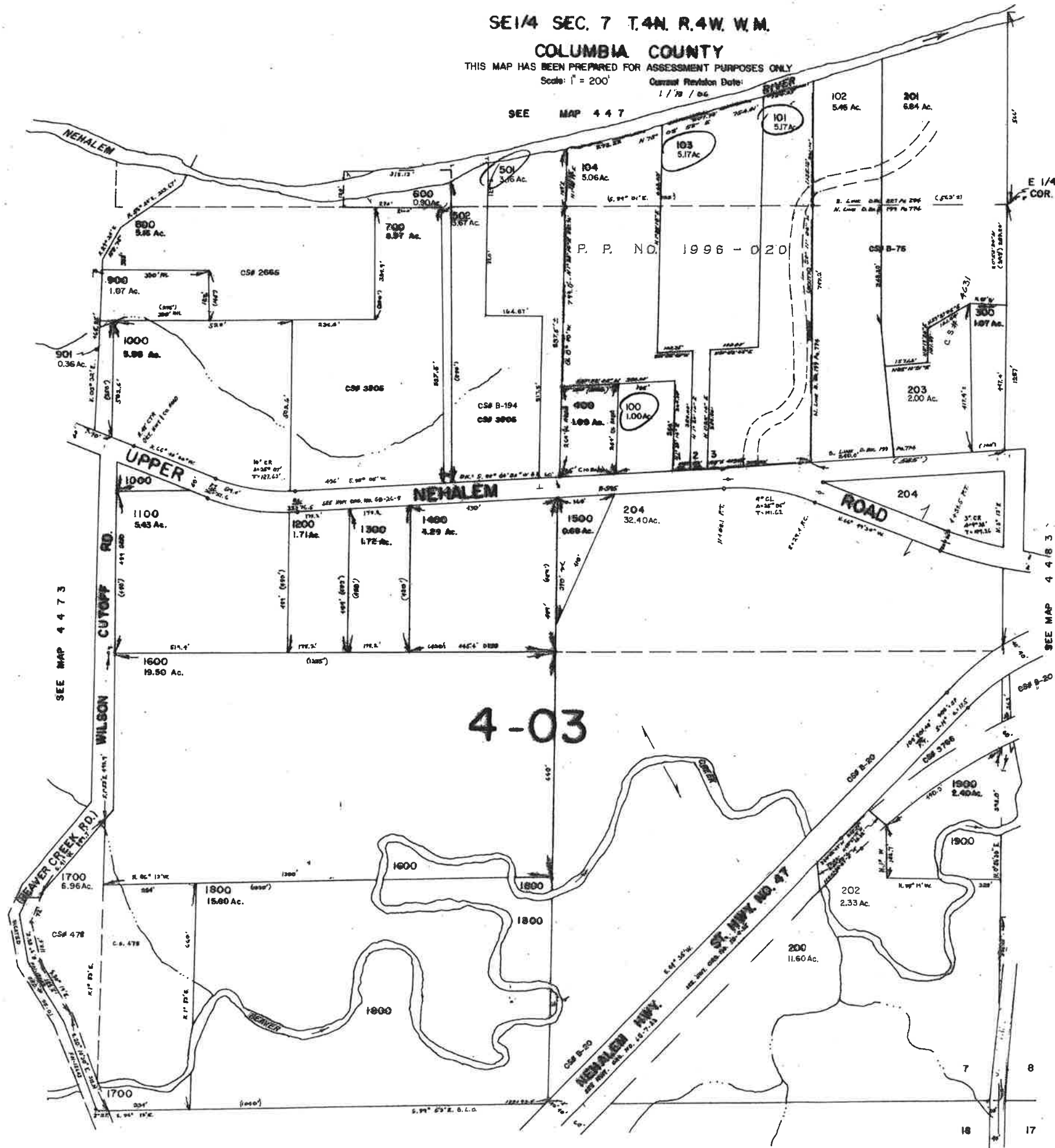
4 4 7 4

COLUMBIA COUNTY

THIS MAP HAS BEEN PREPARED FOR ASSESSMENT PURPOSES ONLY

Scale: 1" = 200' Current Revision Date: 1/78/06

SEE MAP 4 4 7



CS# 3806

AUG 2010  
TAX LOT MAP  
SE 1/4 of SECTION 7

4 4 7 4

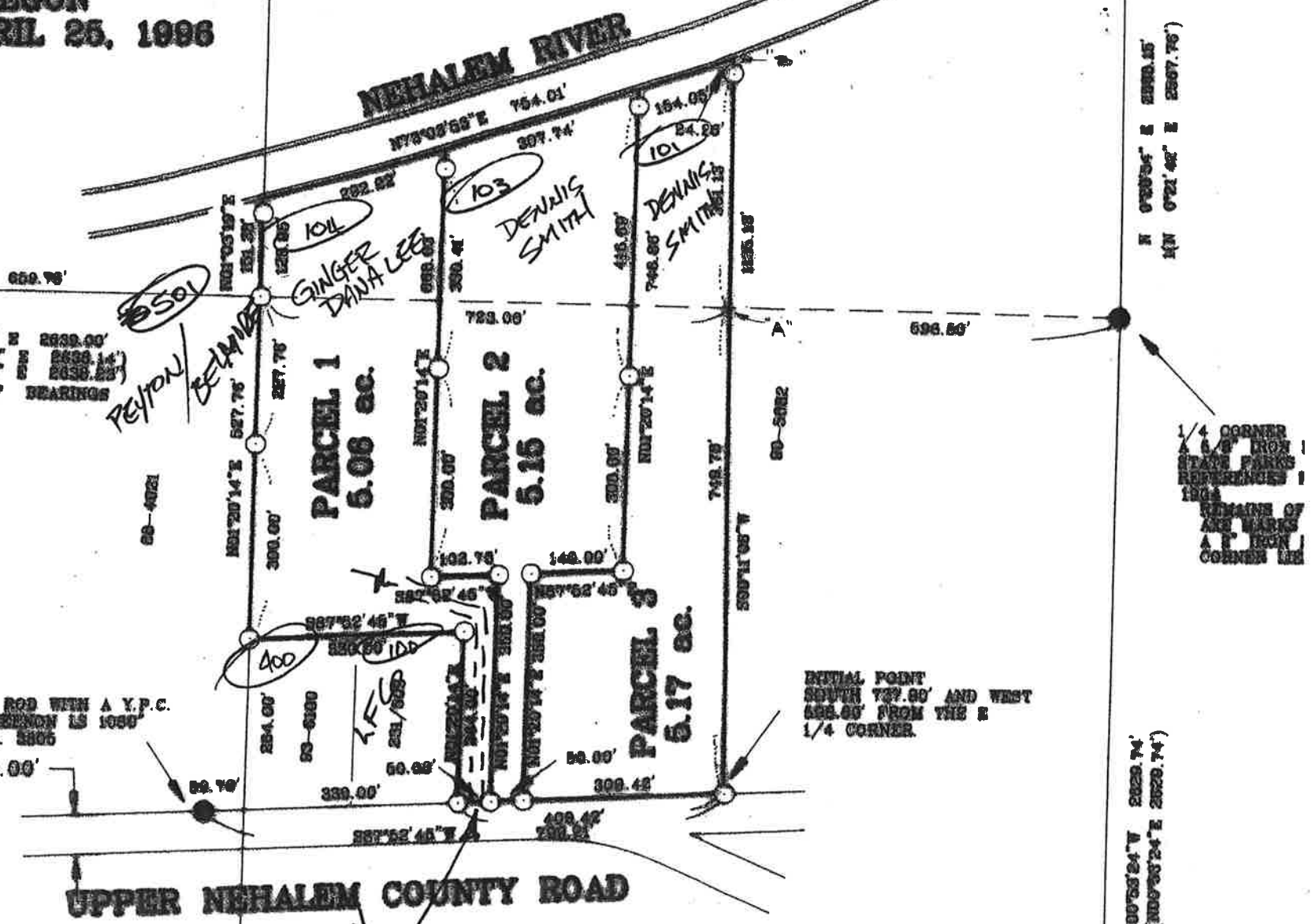
**PARTITION PLAT No. 1996-20**  
**THE NE 1/4 AND THE SE 1/4 OF SEC 7,**  
**T4N, R4W, W. M.**  
**COLUMBIA COUNTY, OREGON**  
**SCALE 1" = 200'**      **APRIL 25, 1996**

1(N 89°59'50" E 2575.89')  
 N 89°59'53" E 2576.04'

SECTION  
 A 2 1/4  
 BRASS  
 BOX

*COPY OF PLAT  
 CREATING PARCELS  
 (1996)*

*NOTE:  
 TAX LOT #S CIRCLED*



1 89°51'32" E 2539.00'  
 2 89°51'32" E 2539.14'  
 3 89°51'32" E 2539.28'  
 BASIS OF BEARINGS

5/8" IRON ROD WITH A Y.P.C.  
 MARKED "SECTION 15 1050"  
 PER CS No. 2805

INITIAL POINT  
 SOUTH 727.80' AND WEST  
 659.80' FROM THE E  
 1/4 CORNER.

1/4 CORNER  
 MONUMENT  
 REFERENCE  
 1996  
 REMAINS OF  
 AN IRON  
 A 1/4 CORNER LINE

**UPPER NEHALEM COUNTY ROAD**

*DRIVEWAY  
 ENTRANCE*

**NOTE: COUNTY ROAD No. 3**  
 EACH OF THE PARCELS 1, 2, AND 3 MAY BE SUBJECT  
 TO THE RIGHTS OF THE PUBLIC ON A COUNTY ROAD  
 RIGHT OF WAY IDENTIFIED AS COUNTY ROAD No. 3  
 OVER AN UNDETERMINED LOCATION IN THIS VICINITY.

1/4 CORNER  
 A COLUMBIA COUNTY BRASS  
 CAP IN ROAD

SECTION  
 A 2 1/4

1(N 89°59'50" E 2575.89')  
 3(S 89°43'30" E 2580.50')

18 17