

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

In the Matter of the Petition by Paul Scharf,)
SPL Investments LLC to Name a Private Road) ORDER NO. 18-2014
Located at the End of Five Peaks Terrace, in)
Scappoose, Oregon)

WHEREAS, Section 7.4 of Ordinance No. 81-06, as amended, provides that the Board of County Commissioners shall name a private road serving three (3) or more houses; and

WHEREAS, Section 7.5 of Ordinance No. 81-06, as amended, further provides that a majority of citizens living on the private road may petition the Board to name or rename their private road; and

WHEREAS, on April 24, 2014, Paul Scharf and other property owners, hereinafter referred to as "the petitioners," filed a petition to name a new private road located at the end of Five Peaks Terrace in Scappoose, Oregon, one of the three following names: (1) Five Peaks Estates; (2) Five Peak Acres; or (3) Overlook Estates; and

WHEREAS, Land Development staff reviewed the names submitted and conferred with affected agencies, including the City of Scappoose, County Road Department, County 911 and the Scappoose Rural Fire Protection District; and

WHEREAS, the affected agencies mutually agreed that the new private road should continue the name "Five Peaks Terrace," because an entirely new name for this private road, which simply extends in the same direction as Five Peaks Terrace, would cause confusion; and

WHEREAS, staff's findings and conclusions are presented in the Board Communication, dated May 21, 2014, attached hereto as Exhibit A and incorporated herein by this reference.

NOW, THEREFORE, IT IS HEREBY ORDERED, as follows:

1. Based on the findings and conclusions in Exhibit A, which the Board hereby adopts, the petition by Paul Scharf to name the new private road Five Peaks Estates, Five Peak Acres or Overlook Estates is denied; and
2. The new private road at the end of the existing public road, Five Peaks Terrace, in Section 11, Township 3 North, Range 2 West, shall be named **"Five Peaks Terrace"** and the petitioner(s) purchase the road name sign, post, and hardware, and install the sign within 90 days.

Dated at St. Helens, Oregon this 28th day of May 2014.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: 
Anthony Hyde, Chair

By: 
Henry Helmuller, Commissioner

By: 
Earl Fisher, Commissioner

Approved as to form

By: 
Office of County Counsel

EXHIBIT A

BOARD COMMUNICATION

FROM THE LAND DEVELOPMENT SERVICES DEPARTMENT

MEETING DATE: May 21, 2014

TO: Board of County Commissions
FROM: Todd Dugdale, Director of Land Development Services

SUBJECT: Petition to Name a Private Road
APPLICANT: Paul Scharf, SPL Investments LLC

**PROPOSED
ROAD NAME:** Five Peaks Terrace

DATE: May 12, 2014

SUMMARY:

The applicant, Paul Scharf, representing SPL Investments LLC, proposes to name a private road as per Section VII; 7.04 "Naming of Private Roads" of County Ordinance # 81-6 "Establishing a Uniform Road Naming System". There are three (3) property owners affected by this new private road all of whom have signed the submitted Application to Name a Road.

The new private road will be in the county and located at the end of Five Peaks Terrace which is located in the City of Scappoose in Section 11 Township 3 North Range 2 West.

Although the applicant listed "Five Peaks Estates", "Five Peaks Acres" or "Overlook Estates" as the preferred name choices none of the affected agencies could agree on any of these proposed names. Consequently, the County Planner contacted and conferred with the City of Scappoose, the County Road Department, County 9-1-1, and the Scappoose Rural Fire Protection District via phone conversations on May 12 and 13, 2014.

These affected agencies mutually agreed that selecting an entirely new private road name at this location of Five Peaks Terrace would not be necessary and may only cause confusion since the new private road will not intersect with existing public road but will continue south and in the same direction as the existing public road. The County Planner was unable to contact the three affected property owners.

The Scappoose Post Office and the County Cartographer did not respond to the Referral and Acknowledgment dated April 30, 2014 as of the date of this communication.

STAFF RECOMMENDATION & SUGGESTED MOTION:

I move to continue the name "Five Peaks Terrace" for the proposed private road located at the south end of the existing public road known as Five Peaks Terrace as determined by the affected agencies who reviewed the "Petition to Name a Road" submitted by the petitioner.

ATTACHMENTS:


1. Board Order for Private Road Naming
2. Application to Name a Road
3. Zoning and Vicinity Maps

COLUMBIA COUNTY
LAND DEVELOPMENT SERVICES

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

APPLICATION TO NAME / RENAME A ROAD

Fee: ~~\$156.00~~

Applicant Name <u>Paul Scharf</u>	Date of Application <u>4-24-2014</u>
Mailing Address <u>1912 NW 24th Place</u>	Applicant Signature 
City, Zip <u>Portland, OR 97210</u>	Phone Number <u>503-341-7458</u>

Township, Range, Section(s): 3211-014-00102



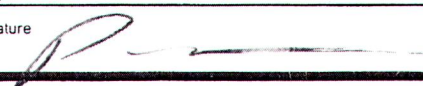
General Location: Gravel driveway at the end (south) of
Five Peaks Terrace in Scappoose

Current Road Name: (If any) Five Peaks Terrace (52700, 52600)

Proposed Names: (Please list three)
1st Choice: Five Peak Estates
2nd Choice: Five Peak Acres
3rd Choice: Overlook Estates

Reason for Name Change: Road will be accessed by more than
3 adjacent residents

Affected Properties: (Attached additional page if necessary)

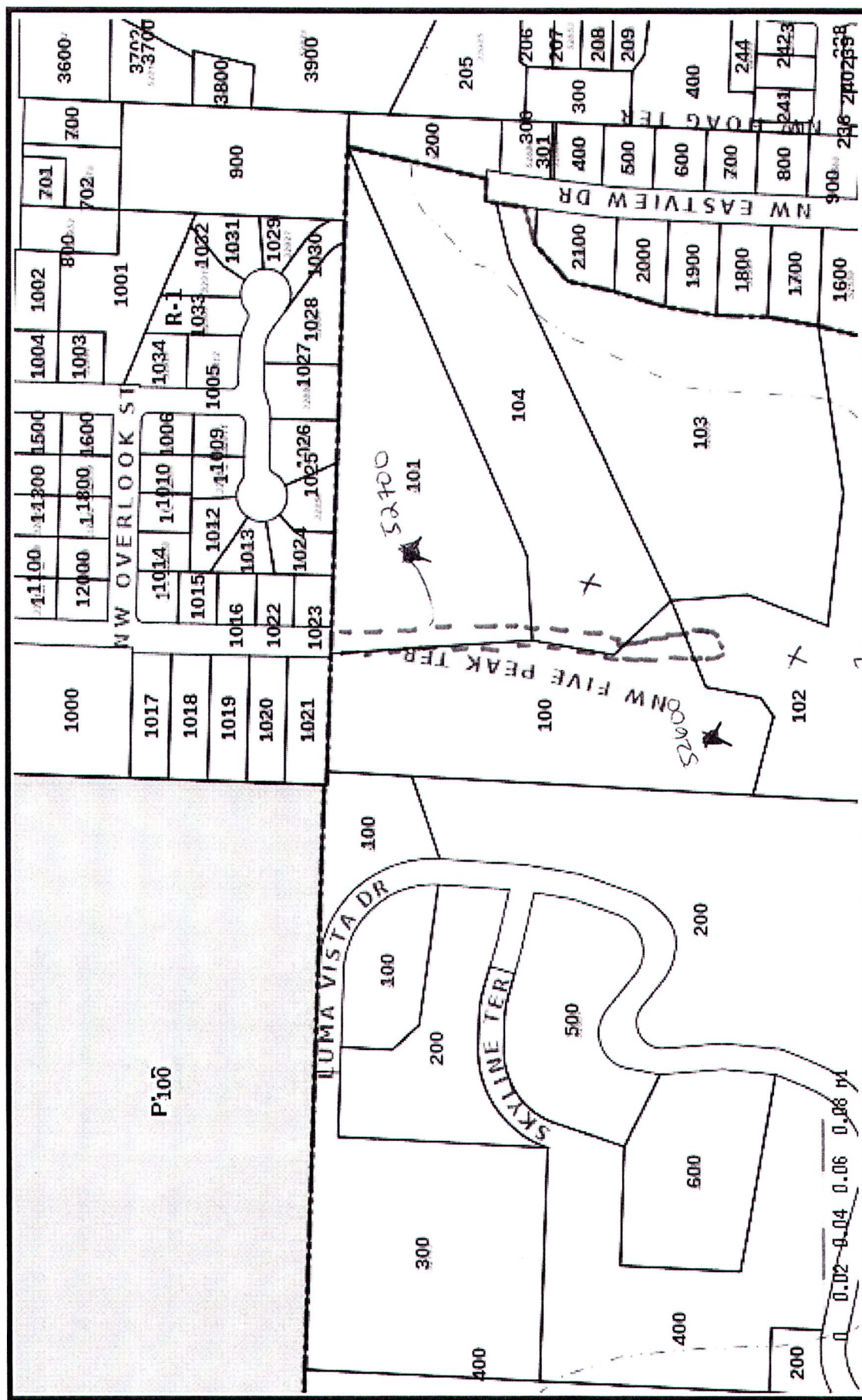
Owner Name (Print) <u>Christian Lorenz</u>	Address <u>52600 Five Peaks Terrace</u>
Signature 	Tax Account # <u>3211-014-00100</u>
Owner Name (Print) <u>Dennis Hughes</u>	Address <u>52700 Five Peaks Terrace</u>
Signature 	Tax Account # <u>3211-014-00101, Parcel 1</u>
Owner Name (Print) <u>Paul Scharf</u>	Address <u>N/A</u>
Signature 	Tax Account # <u>3211-014-00102 (Parcel 2) & 3211-014-00100</u>
Owner Name (Print)	Address
Signature	Tax Account #

Applicant: Please return completed application to Land Development Services.

For Office Use Only

Date Rec'd 4/28/14 Receipt # 12387 Check # VISA Staff Member ju

New Private Rd Tax ID # Map



Columbia County

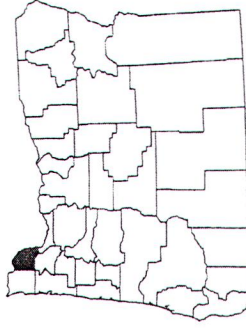


Disclaimer: This map was produced using Columbia County GIS data. The GIS data is maintained by the County to support its governmental activities and is subject to change without notice. This map should not be used for survey or engineering purposes. Columbia County assumes no responsibility with regard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

Oregon

Printed 04/28/2014

KEY TO COUNTIES



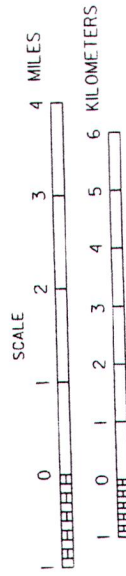
VICINITY MAP

ROAD INDEX MAP COLUMBIA COUNTY OREGON

PREPARED BY THE
OREGON DEPARTMENT OF TRANSPORTATION

IN COOPERATION WITH THE
U.S. DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

1987



State Plane Coordinate on Lambert Projection
Oregon North Zone in Thousands of Feet

R 1 W SHEET 1 OF 1 MAP SHEET AND 3 SUPPLEMENTAL SHEETS

SHEET 1

COUNTY

MULTNOMAH

R 2 W

122° 45'

122° 40'

45° 45'

