

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

In the Matter of the Petition by Rightline
Equipment Inc. to Name a New Private Road,
located off of Dike Road, near Rainier, "Rightline
Drive"

ORDER NO. 52 - 2018

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/access would serve the interest of the public and be beneficial to the County; and

WHEREAS, on September 20, 2018, Rightline Equipment Inc. submitted a petition to name a new private road/access off of Dike Road near Rainier; and

WHEREAS, the new private road/access serves one property known as Tax Map ID Number 7218-A)-00100 and will be able to serve the two adjacent M-1 zoned properties known as Tax Map ID Numbers 7218-A0-00200 and 7207-D0-01603;

WHEREAS, the petitioner's 1st choice road name, Rightline Drive, for the new private road/access off of Dike Road near Rainier does not conflict with any other road names in the County; and

WHEREAS, the Director of Land Development Services has determined that the petition meets the criteria set forth in Ordinance No. 81-6 (Rural Addressing Ordinance), Sections 3 and 7, as amended by Ordinance No. 2015-1, regarding the naming of private roads and recommends petitioner's 1st choice, "Rightline Drive". The Director's recommendation is attached hereto as Exhibit A and is incorporated herein by this reference.

NOW THEREFORE, IT IS HEREBY ORDERED that the new private road/access serving the industrially developed property located on current Tax Map ID Numbers 7218-A0-00100, 7218-A0-00200, and 7207-D0-01603 shall be named "Rightline Drive."

Dated this 21st day of November, 20 .

Approved as to Form

By: Tiffany Johnson
Office of County Counsel

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: Margaret Magruder
Margaret Magruder, Chair

By: Henry Heimuller
Henry Heimuller, Commissioner

By: Alex Tardif
Alex Tardif, Commissioner

BOARD COMMUNICATION

FROM THE LAND DEVELOPMENT SERVICES DEPARTMENT
MEETING DATE: November 7, 2018 Board Work Session

TO: BOARD OF COUNTY COMMISSIONERS

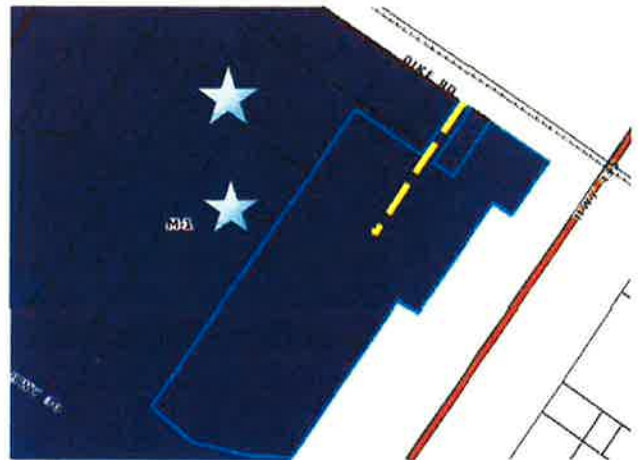
FROM: Todd Dugdale, Director of Land Development Services ^{TD}

SUBJECT: PRIVATE ROAD NAMING-“RIGHTLINE DRIVE”
John Hamlik, Applicant
Private Access off Dike Road in Rainier

DATE: October 26, 2018

PROPOSAL:

The applicant, Rightline Equipment Incorporated, has submitted a request to name the existing 50' access to their 23 acre site currently addressed at 29120 Dike Road in Rainier. As shown in the submitted maps, this subject property is zoned for Heavy Industrial (M-1) uses and contains 9 buildings that are used for Rightline's manufacturing and storage of forklift equipment. Rightline has existed at this location since the 1970s. Within the last two years, the County has approved two Site Design Reviews (DR 16-02 & DR 18-09) authorizing their needed expansion of these manufacturing facilities. These land use decisions have authorized the construction of one new 52,250 square foot Building G as well as a 2,300 square foot expansion for the connection of existing Buildings C & E as shown in the attached maps.

Aerial View of Rightline Drive and M-1 Zoning of Two Adjacent Properties

Currently there are no other developed properties that are using this access. However, the two adjacent M-1 zoned properties to the west (shown on Page 1) consist of 20 acres and are under the same ownership of the subject 23-acre site, Hamlik Properties LLC.

Planning Staff's research on the historical use of this access revealed it was originally platted in 1923 as the northern portion of Welch Street in the *Plat of West Rainier Unit A*. Further research confirmed the applicant purchased this Easement for road purposes in 2013 from John and Tami Slape through the recording of Instrument 2013-009407. This conveyance specifically described this easement as "All that portion of vacated Welch Street, also known as 6th Street, lying Westerly of Lots 9 and 10 Block 6 and lying Easterly of Lot 1 Block 7, all in Unit A West Rainier". Copies of the Plat of West Rainier Unit A and Instrument Number 2013-004133 are attached. Essentially, the applicant has re-established this portion of platted and vacated Welch Street by installing the necessary road and utility improvements designed to support their existing 23 acres of industrial development as well as the future 20 acres of industrial development on the adjacent two properties.

The applicant has worked with the Columbia River Fire & Rescue (CRF&R) and the County Road Department over the past year to design and install all new site improvements in compliance with the minimum and applicable provisions of the Oregon Fire Code as well as the County Road Standards Ordinance. Provided the Board approves this naming request, the applicant has agreed to adhere to the CRF&R's request to not only use one new address off Rightline Drive for their entire site, but to also clearly label Buildings A - J to help expedite emergency response time to specific facilities located on the 23 acre site..

On May 30, 2018, the CRF&R accepted the plan which identify the location of installed fire hydrants and fire lines throughout the 23 acre site as demonstrated in the attachments. Likewise, the County Transportation Planner did not have any concerns with these same improvements to this access even though it does not serve three or more houses as required for the naming of private roads in Section 7.04 of the County's Rural Addressing Ordinance.

Consequently, and because this access does not serve three homes, Andrew Niemi from Lower Columbia Engineering submitted the attached October 1, 2018 letter explaining how the applicant's request to essentially name and re-establish this portion of vacated Welch Street will allow safer and better access for vehicular traffic utilizing the 23-acre site's multiple facilities. Specifically Mr. Niemi states the naming and improvements are intended to:

1. Provide fewer access points along Dike Road with one new "Rightline Drive" signed access,
2. Accommodate a new guard station to improve the security of all facilities,
3. Relocate all employee parking to one location with access to sidewalks;
4. Install minimum road standards for large delivery vehicles, and
5. Provide emergency responders with one primary point of access to the entire site to expedite response time.

All agencies who were notified of this request did not have any other issues with the site development and the applicant's first choice of naming this access as "Rightline Drive." After the Board's approval of this new name, Land Development Services will officially change Rightline Equipment Inc.'s address from Dike Road to Rightline Drive. AS requested by CRF&R, the applicant has provided CRF&R with a map of the entire 23-acre site that identifies each labeled Building

FINDINGS:

The submitted application for the naming of "Rightline Drive" meets the Purpose of the Columbia County Rural Addressing Ordinance which is to provide emergency services as well as interested businesses with the necessary information to locate dwellings/development as set

forth in Sections 3 and 7.05 of Ordinance 81-6 as amended.

Rightline Drive has the potential to also serve future 20 acres of additional M-1 development on the two adjacent properties under the same ownership, Hamlik Properties LLC.

The naming of Rightline Drive will also re-establish this portion of the subject property that was originally intended to be used as a road when it was first platted in 1923 as "Welch Street" in the Plat of West Rainier, Unit A.

LDS Staff, the County Road Master, Columbia 911, and Columbia River Fire & Rescue all support the 1st choice of "Rightline Drive" and find no conflicting road names.

RECOMMENDATION:

Staff recommends approval of applicant's 1st choice for the site's access to be named "Rightline Drive."

ATTACHMENTS:


1. **Application to Name a Rightline Drive & Maps**
2. **Instrument # 2013-009407 and Plat of West Rainier Unit A**
3. **Correspondence from CRF&R and County Transportation Planner**
4. **Referral And Acknowledgments**
5. **Draft Board Order**

**COLUMBIA COUNTY
LAND DEVELOPMENT SERVICES**

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

~~P 200~~
Road #20

APPLICATION TO NAME / RENAME A ROAD

Applicant Name Rightline Equipment Inc.	Date of Application 9/20/18
Mailing Address PO Box 130	Applicant Signature 
City, Zip Rainier, 97048	Phone Number 503-688-2252

Township, Range, Section(s): 7N 2W 18

General Location: Off of Dike Rd just past Rightline Equipments existing buildings on the left side of the road.

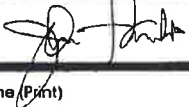
Current Road Name: *(if any)* None

Proposed Names:
(Please list three)

1st Choice: Rightline Drive
2nd Choice: Rightline Way
3rd Choice: Rightline Court

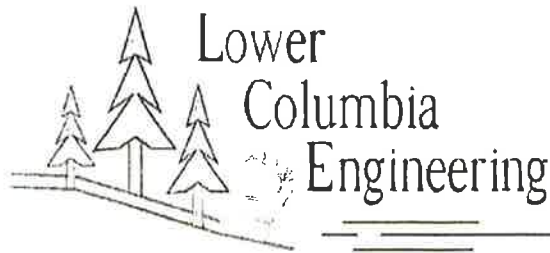
Reason for Name Change: N/A

Affected Properties: *(Attached additional page if necessary)*

Owner Name (Print) Rightline Equipment Inc.	Address 29130 Dike Rd, Rainier, 97048
Signature 	Tax Account # 7N2W18-A0-00100
Owner Name (Print)	Address
Signature	Tax Account #
Owner Name (Print)	Address
Signature	Tax Account #
Owner Name (Print)	Address
Signature	Tax Account #

Applicant: Please return completed application to Land Development Services.

For Office Use Only			
Date Rec'd <u>9/20/18</u>	Receipt # <u>386430</u>	Check # <u>N/A</u>	Staff Member <u>AK</u>



58640 McNulty Way
St. Helens, OR 97051

Phone: (503) 366-0399
www.lowercolumbiaengr.com

October 1, 2018
LCE Project No. 2482

Debbie Jacob, Planner II
Columbia County Land Development Services
230 Strand Street
St. Helens, OR 97051

Re: Rightline Equipment, Inc. – New Access Driveway

Dear Deborah,

Per your request, I have developed the following summary explaining the need for the improved “Rightline Drive” that is detailed on our Drawings D-2482-1000-01 thru D-2482-1000-05. As Rightline Equipment, Inc has grown, it has become important to better control the vehicle traffic coming and going from the facility for multiple reasons. Some of these reasons are summarized below:

1. This provides fewer access points along Dike Road with one clearly defined and signed access
2. Proposed improvements will accommodate a guard station and provide better overall security
3. Improvements meet access standards for large delivery trucks
4. A primary point of entry and exit will better accommodate any necessary emergency response

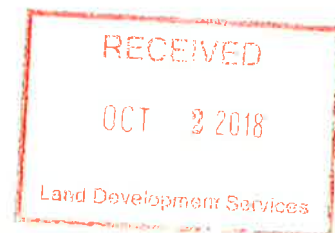
This is an existing driveway that is simply being improved and named. Providing a specific name will allow for better identification by individuals visiting the site. Both the Fire Marshal and Road Department have approved the design after making comments that we have incorporated in the current set of plans.

It’s my understanding that this concept was approved by the Planning Commission per Final Order DR-16-02. Hopefully it doesn’t require another land use hearing.

Please let me know of any questions or if anything additional is required.

Sincerely,

Andrew Niemi, P.E.
Principal Engineer



Rightline Drive Aerial Map



GeoInfoave

Columbia County

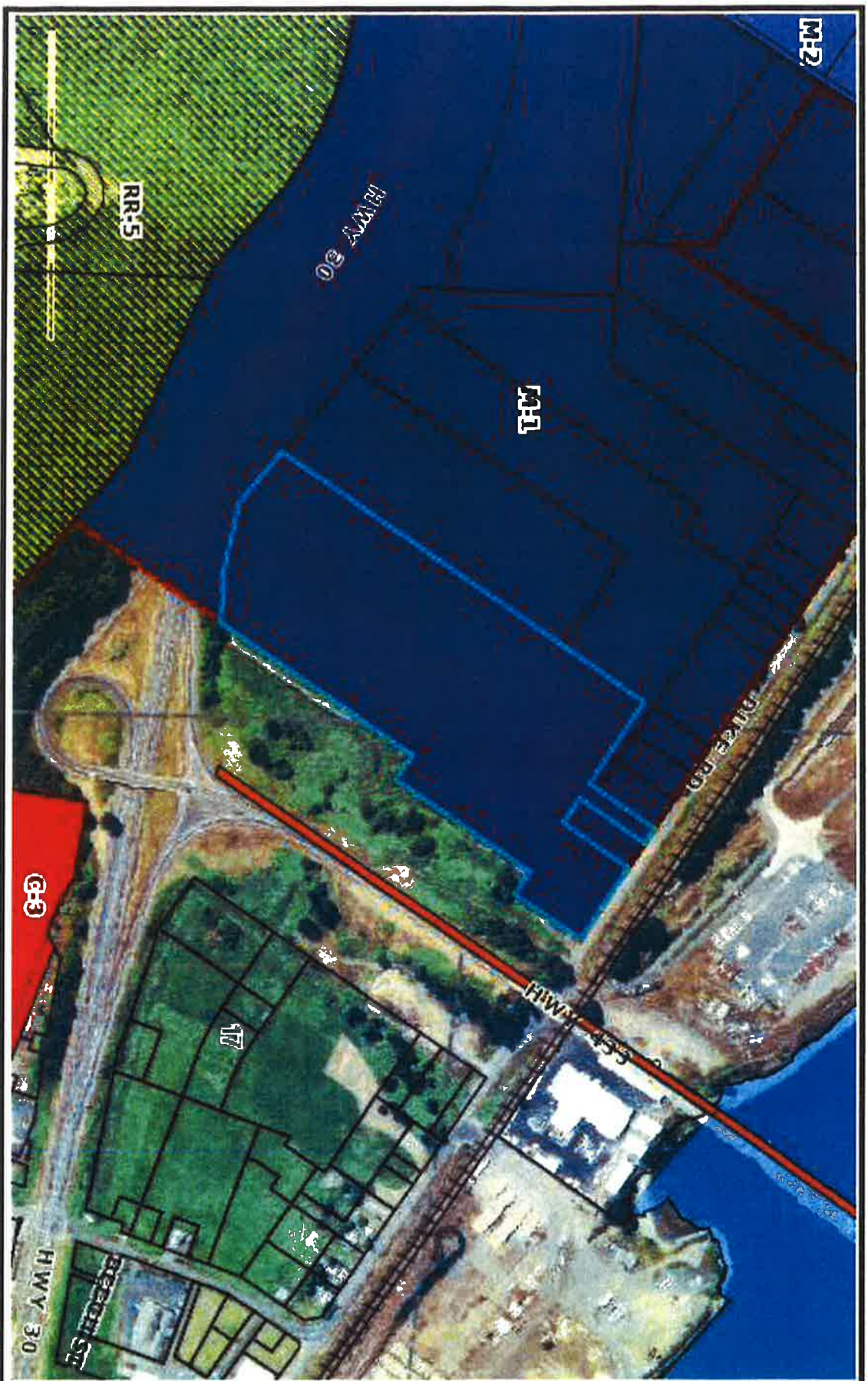
Columbia County Web Maps

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.



Printed 09/20/2018

Rightline Drive County Zoning Map



Columbia County

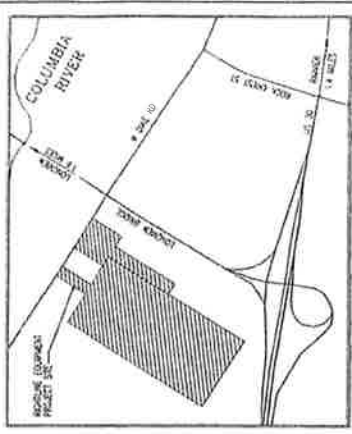


Columbia County Web Maps

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GeoInfoCare

Printed 09/20/2018



VICINITY MAP
SCALE: 1/4" = 100'

DRAWING INDEX

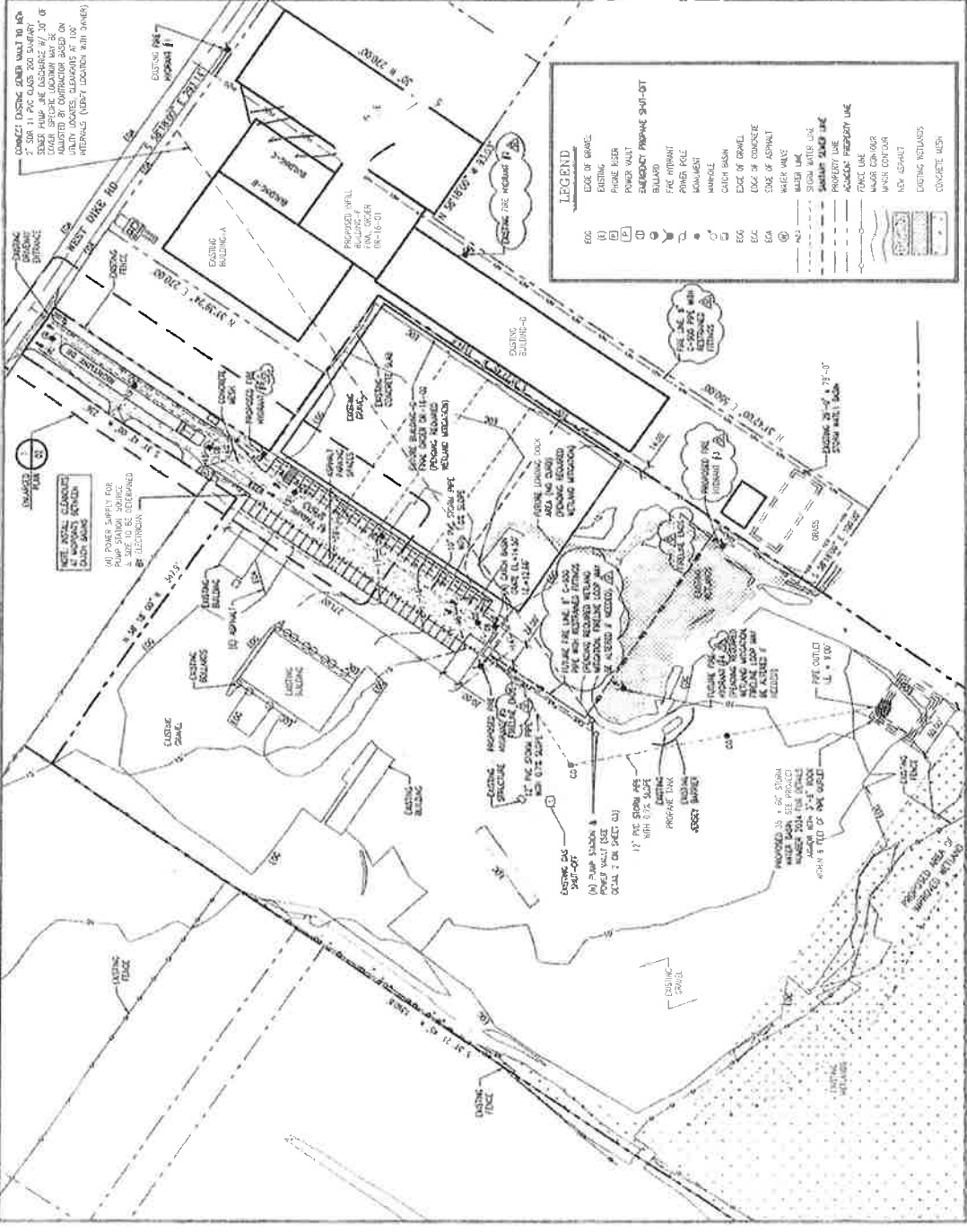
DRAWING NUMBER	DESCRIPTION
D-2482-1000-01	PROPOSED SITE PLAN, VACANT LOTS & ADJ
D-2482-1000-02	CHANGED PLAN AND NOTES
D-2482-1000-03	SECTIONS, DETAILS AND NOTES
D-2482-1000-04	DETAILS
D-2482-1000-05	DETAILS
D-2482-2000-01	GRADE STA./ON

**RIGHTLINE EQUIPMENT, INC.
NEW DRIVEWAY AND PARKING**

UTILITY LOCATES

(48 HOUR NOTICE PRIOR TO EXCAVATION)
 BEFORE ANY EXCAVATION OR DRILLING OPERATIONS BEGIN, THE CONTRACTOR SHALL LOCATE ALL UTILITIES TO BE EXCAVATED OR DRILLED THROUGH BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR NOTIFYING THE APPROPRIATE AGENCIES OF THE LOCATION AND DEPTH OF ALL UTILITIES TO BE EXCAVATED OR DRILLED THROUGH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES TO REMAIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR NOTIFYING THE APPROPRIATE AGENCIES OF THE LOCATION AND DEPTH OF ALL UTILITIES TO BE EXCAVATED OR DRILLED THROUGH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES TO REMAIN.

ONE CALL SYSTEM 1-800-368-5848
 OR VISIT: www.onecallsystem.com



PROPOSED SITE PLAN
SCALE: 1/4" = 100'

LOWER COLUMBIA ENGINEERING

5116 West Oregon
 2000 S. 10th St.
 TACOMA, WA 98404
 TEL: 253-525-1111
 FAX: 253-525-1112
 WWW: www.lowercolumbia.com

PROJECT NO: 2482
 DRAWING NO: 01
 DATE: 08/20/16
 SCALE: AS SHOWN

DATE: 08/20/16
 SCALE: AS SHOWN

COLUMBIA COUNTY TITLE B-00824

COLUMBIA COUNTY, OREGON 2013-009407
DEED-EAS
Cnt=1 Pgs=2 HUSERB 11/25/2013 11:46:26 AM
\$10.00 \$11.00 \$15.00 \$5.00 \$10.00 = \$51.00



I Elizabeth E. Huser, County Clerk for Columbia County, Oregon
certify that the instrument identified herein was recorded in the Clerk
records

Elizabeth E. Huser - County Clerk

After Recording Return To:
Lucas & Associates, LLC
PO Box 519
Rainier, OR 97048

EASEMENT

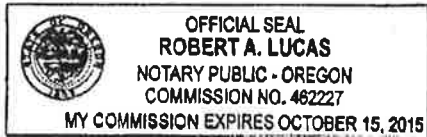
KNOW ALL MEN BY THESE PRESENTS that **JOHN D. and TAMI L. SLAPE**, husband and wife, hereinafter called Grantor, for good and sufficient consideration, do hereby grant, bargain, sell and convey unto **HAMLIK PROPERTIES, LLC**, an Oregon corporation, hereinafter called Grantee, and unto grantee's heirs, successors and assigns, a non-exclusive easement for access to and from Grantee's adjoining property being purchased simultaneously herewith from Shannon C. Stennick which is more particularly described on Exhibit 'A' attached hereto and incorporated herein, over Grantor's property described as that portion of vacated Welch Street, also known as 6th Street, lying easterly of Lot 1, Block 7, and westerly of Lots 9 and 10, Block 6, from the southerly right of way of Dike Road south the entire distance of Lot 1 plus 34' to the southeast corner of said Hamlik /Stennick track, all in Unit A, West Rainier, Columbia County, Oregon.

John D. Slape

Tami L. Slape

STATE OF OREGON)
) ss. November¹⁹, 2013.
County of Columbia)

Personally appeared before me the above named JOHN D. SLAPE and TAMI L. SLAPE and acknowledged the foregoing instrument to be their voluntary act and deed. .



Notary Public for Oregon

EXHIBIT 'A'
LEGAL DESCRIPTION

Parcel 1: A tract of land in the Southeast quarter of Section 7 and the Northeast quarter of Section 18, Township 7 North, Range 2 West of the Willamette Meridian, Columbia County, Oregon, more particularly described as follows:

Commencing at the corner of the James Dobbin Donation Land Claim that is in the Southeast quarter of said Section 7; thence South 87°03'48" East 234.15 feet (said description is based on Columbia County Survey #3703); thence North 31°42'00" East 779.80 feet; thence South 58°18'00" East 287.23 feet to a 5/8 inch rebar with a yellow plastic cap marked "Phil Dewey LS 147" per said County Survey at the Southeast corner of Lot 5, Block 8 of vacated "Unit A West Rainier" on file in the County Surveyor's office of said county; thence continuing South 58°18'00" East 43.01 feet to a 5/8 inch x 30 inch rebar set with yellow plastic cap marked "Stuntzner Eng." and the true point of beginning of the following described tract; thence South 31°42'00" West 244.66 feet to a 5/8 inch x 30 inch rebar set with yellow plastic cap marked "Stuntzner Eng."; thence North 58°18'00" West 95.87 feet to a 5/8 inch x 30 inch rebar set with yellow cap marked "Stuntzner Eng."; thence South 31°07'37" West 1184.99 feet to the Northerly right of way line of the Columbia River Highway, a point from which a 5/8 inch x 30 inch rebar set with yellow plastic cap marked "Stuntzner Eng." bears North 46°04'41" East 59.86 feet; thence along said right of way line South 60°39'10" East 283.84 feet; thence South 57°09'53" East 349.24 feet; thence North 31°42'00" East 1424.86 feet to a 5/8 inch rebar with a yellow plastic cap marked "Phil Dewey LSD 147" per said county survey at the Southeast corner of Lot 4, Block 7, of vacated "Unit A West Rainier" on file in the County Surveyor's office of said county; thence North 58°18'00" West 548.76 feet to the true point of beginning.

Parcel 2: Beginning at the Southeast corner of Lot 1, Block 7, Unit "A", West Rainier; thence South 31°21'45" West 34 feet to an interior corner in Parcel 1 of Exhibit A of the John D. Slape Memorandum of Real Estate Contract recorded February 21, 1990 in Fee Number 90-0853, Records of Columbia County, Oregon; thence North 58°18' West 337.5 feet along a Northerly line of the Slape tract to a point of intersection of the Southerly extension of the line dividing Lots 3 and 4, Block 7, Unit "A" of West Rainier, said point also being the Northwest corner of the above mentioned Slape tract; thence North 31°21'45" East 34 feet, more or less, along the Southerly extension of the line dividing Lots 3 and 4, Block 7, Unit "A" of West Rainier to the most Southerly corner common to said Lots; thence Easterly along the Southerly lot lines of Lots 3, 2 and 1, Block 7, Unit "A" of West Rainier to the point of beginning.

TOGETHER WITH an easement for road purposes over the following described tract:

All that portion of vacated Welch Street, also known as 6th Street, lying Westerly of Lots 9 and 10 in Block 6, and lying Easterly of Lot 1, Block 7, all in Unit A West Rainier, Columbia County, Oregon.

PLAT OF
WEST RAINIER
UNIT A
SECTIONS 7-17-24 T7N R24 W W.M.
COLUMBIA COUNTY OREGON
Scale 1 in = 300 ft
FAM 10012549003
2007-03-28



DEDICATION

Know all MEN BY THESE PRESENTS That M. Rice and S. Anne Dick Hudson have unto the owners in fee simple of the lands shown on the plat hereunto annexed and being in fee simple, to be known as WEST RAINIER, and that the street's location on said plat are hereby dedicated to the use of the public forever. That the lands embraced in said plat covered by this dedication are situated in the County of Columbia State of Oregon, and are more particularly described on the south boundary line of the James Dobbin D.L.C. No. 37 in Sections 7-6-17 and 16, T7N R24 W W.M. No. 9759 W 566.37 feet from the south east corner of said Dobbin D.L.C. Hence N100°E 103.24 feet, thence N89°E 174.22 feet, thence N56°19'W 36.29 feet, thence N131°52' E 71.92 feet, thence S59°16' E 181.95 feet, thence N 31°42' E 193.6 feet, thence S 59°16' E 283.0 feet, thence N 31°42' E 86.87 feet, thence S 59°16' E 91.04 feet, thence N 31°42' E 138.6 feet, thence S 59°16' E 120.7 feet, thence S 31°42' W 225.0 feet, thence S 59°16' E 200.0 feet, thence S 59°16' E 42.0 feet, thence S 59°16' E 13.5 feet, thence S 59°16' E 99.6 feet to the place of beginning in the D.L.C. No. 37. In witness whereunto set our hand and seal this 16th day of March 1926.

E. M. Rice
James Dobbin
Attorney in fact

APPROVAL

All taxes and assessments on the lands embraced in the within plat have been paid and are hereby approved.

G. W. Hartley
County Assessor

W. M. Johnston
County Surveyor

John Phillips
County Judge

W. J. Johnston
Commissioner

W. J. Miller
Commissioner

W. J. Miller
County Clerk

W. J. Miller
County Surveyor

Attest: This 9th day of March 1926

W. J. Miller
County Clerk

Subscribed and sworn to before me this 9th day of March 1926

W. J. Miller
Notary Public in and for Oregon

The undersigned Notary Public do hereby certify that on the 8th day of March 1926, personally appeared Fred W. Hartman, James Dobbin, M. Rice and S. Anne Dick in their own right and of record to wit: that the within plat of West Rainier, and that the street's location on said plat are hereby dedicated to the use of the public forever. That the lands embraced in said plat covered by this dedication are situated in the County of Columbia State of Oregon, and are more particularly described on the south boundary line of the James Dobbin D.L.C. No. 37 in Sections 7-6-17 and 16, T7N R24 W W.M. No. 9759 W 566.37 feet from the south east corner of said Dobbin D.L.C. Hence N100°E 103.24 feet, thence N89°E 174.22 feet, thence N56°19'W 36.29 feet, thence N131°52' E 71.92 feet, thence S59°16' E 181.95 feet, thence N 31°42' E 193.6 feet, thence S 59°16' E 283.0 feet, thence N 31°42' E 86.87 feet, thence S 59°16' E 91.04 feet, thence N 31°42' E 138.6 feet, thence S 59°16' E 120.7 feet, thence S 31°42' W 225.0 feet, thence S 59°16' E 200.0 feet, thence S 59°16' E 42.0 feet, thence S 59°16' E 13.5 feet, thence S 59°16' E 99.6 feet to the place of beginning in the D.L.C. No. 37. In witness whereunto set our hand and seal this 16th day of March 1926.

W. J. Miller
Notary Public in and for Oregon

South of Oregon
County of Columbia 125

W. J. Miller
Notary Public

Attest: This 9th day of March 1926

All taxes and assessments on the lands embraced in the within plat have been paid and are hereby approved.



Jacob, Deborah <deborah.jacob@co.columbia.or.us>

Re: Rightline Drive

1 message

Pricher, Jeff <jpricher@srfd.us>

Wed, May 30, 2018 at 11:53 PM

To: Andrew <Andrew@lowercolumbiaengr.com>

Cc: "tristan.wood@co.columbia.or.us" <tristan.wood@co.columbia.or.us>, "welterl@co.columbia.or.us" <welterl@co.columbia.or.us>, "deborah.jacob@co.columbia.or.us" <deborah.jacob@co.columbia.or.us>, Kyle LCE <kyle@lowercolumbiaengr.com>, Marla Farmer <marla@lowercolumbiaengr.com>, Shelly Booth <sbooth@srfd.us>

Andrew,

The fire district accepts the letter dated the 17th and we will be ok with the driveway as proposed.

If there are to be any additional changes, please let us know at your earliest convenience so that we can review them.

Thank you for your efforts and the efforts of Right Line to start on the fire hydrant upgrade plan.

Should you have any additional needs, please do not hesitate to give me a call on my cell phone.

Mahalo,

Jeff Pricher**Division Chief****Fire Marshal / Special Operations****Scappoose Fire District****Columbia River Fire and Rescue**

52751 Columbia River Highway

P.O.BOX 625**Scappoose, Oregon 97056**

503-543-5026 (PH)

971-325-4788(CELL)

503-543-2670 (FAX)

jpricher@srfd.us

<http://www.ccfiremarshal.com>

This electronic message contains information generated by the SFD solely for the intended recipients. Any unauthorized interception of this message or the use or disclosure of the information it contains may violate the law and subject the violator to civil or criminal penalties. If you believe you have received this message in error, please notify the sender and delete the email immediately.

On Thu, May 24, 2018 at 2:33 PM, Andrew <Andrew@lowercolumbiaengr.com> wrote:

I've attached a memo summarizing our review of the comments regarding the proposed Rightline Driveway. Also included are updated plans and a letter of commitment from Rightline regarding the hydrant installation.

Let me know of any questions.

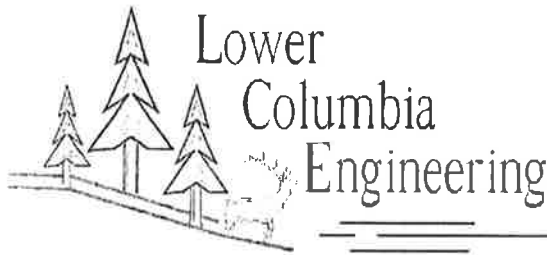
Thanks,

Andrew Niemi**LOWER COLUMBIA ENGINEERING, L.L.C.**

58640 McNulty Way

St. Helens, Oregon 97051

OFFICE 503.366.0399



58640 McNulty Way
St. Helens, OR 97051

Phone: (503) 366-0399
www.lowercolumbiaengr.com

Technical Memorandum

To: Jeff Pricher, Fire Marshal
From: Andrew Niemi, P.E.
Date: May 24, 2018
Subject: RE: LCE Project #2482 - Rightline Driveway & Parking, Review Comments per email dated 4-5-18

We have performed a basic assessment of your review comments per your email date April 5th, 2018. The following are responses to your comments.

General Comments:

- A. Per letter dated May 17th, 2018 for project #2712, we hope to have satisfied all existing fire hydrant issues. (See Attached)

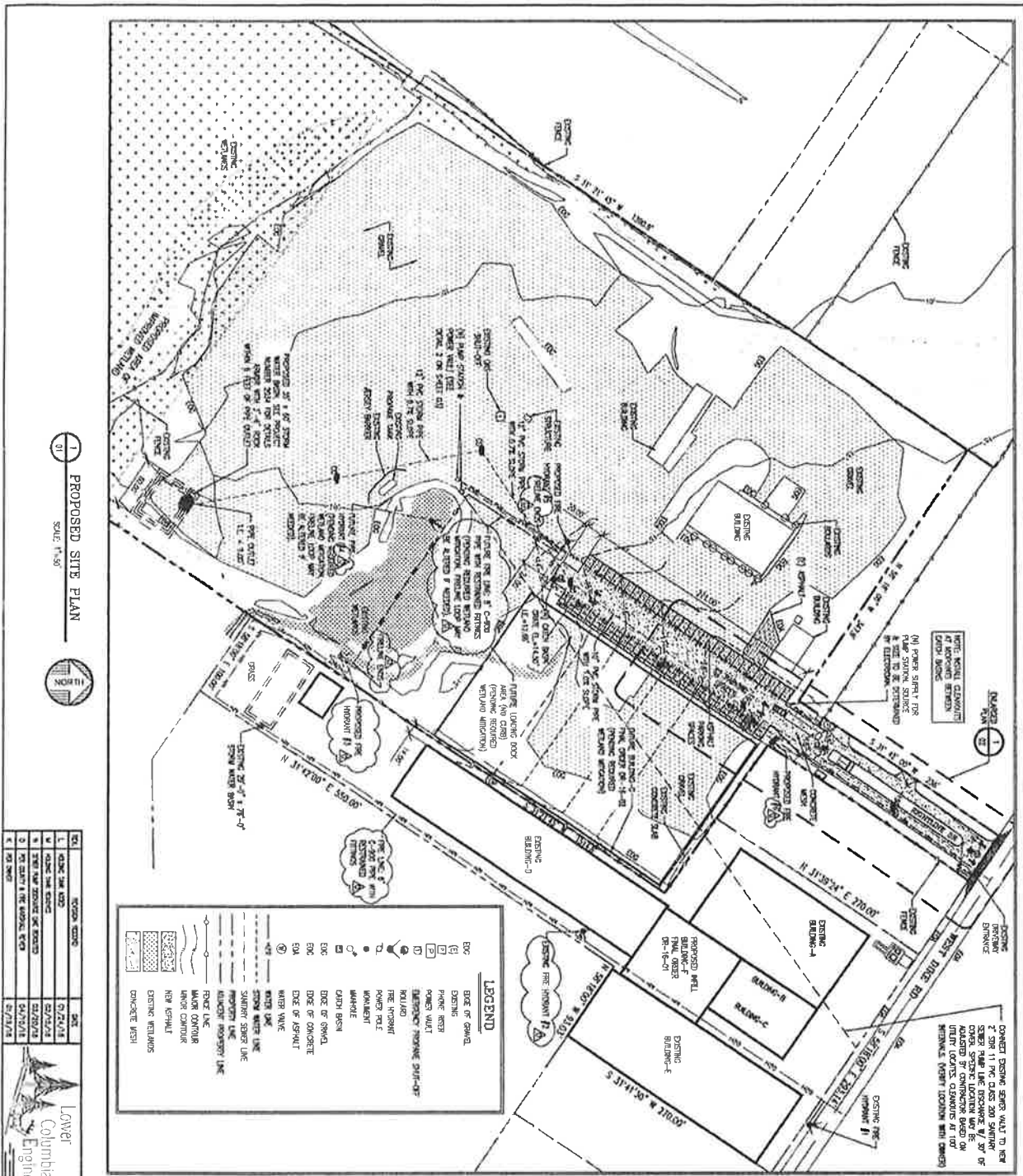
Specific Entrance Related Comments:

- A. The very first part of the driveway is 36' wide as the dark lines shown are striping, not curbs (we should have clarified that). The individual lanes do then neck down to 12' wide at the start of the planter island. We're hoping that this is acceptable. It would seem excessive to have a full 20' lane width on each side of the guard station. We could easily push the transition from 36' to the planter that divides the lanes back further from Dike Road if you like. It would seem like this is a scenario that presents itself with dividers and islands in general. We're hoping that we can keep the planter concept and 12' lanes. We could add a "No Parking" sign to along this driveway and/or paint the curbs. Just let us know your preference.
- B. The total width of the Security Gate is 40'±, and has been noted to need to meet UL325 & ASTM F2200.
- C. We have added to the gate note for a KNOX Key Switch to be installed.
- D. All proposed hydrants are behind a curb.
- E. We have added a note to install a "new monument sign per fire code."
- F. All buildings have been assigned a lettered, and all egress doors have been labeled. Photos of each sign will be provided by June 1st, 2018.
- G. We have revised our fire hydrant detail verbiage regarding the Storz adapter, to match the detail shown in the SFRD CRFR Fire Code.
- H. The new gas tanks are south of Building A. The items shown on the plan have been moved or are existing.
- I. No Comment
- J. Yes, a new address will be established as a result of the new road.

Please let us know of any questions regarding these issues.

Sincerely,

Andrew Niemi, P.E.
Project Engineer



1 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

NO.	REVISION	DATE
1	ISSUE FOR PERMITS	07/27/16
2	REVISED PER PERMITS	08/24/16
3	REVISED PER PERMITS	09/20/16
4	REVISED PER PERMITS	10/27/16
5	REVISED PER PERMITS	11/23/16



2482 RIGHTLINE EQUIPMENT, INC.
NEW DRIVEWAY AND PARKING
PROPOSED SITE PLAN WORKING MAP & INDEX
DATE: 09/20/16
SCALE: 1/8" = 1'-0"

LEGEND

- EXISTING DRIVEWAY
- PROPOSED DRIVEWAY
- EXISTING BUILDING
- PROPOSED BUILDING
- EXISTING PARKING
- PROPOSED PARKING
- EXISTING UTILITY
- PROPOSED UTILITY
- EXISTING FENCE
- PROPOSED FENCE
- EXISTING LANDSCAPE
- PROPOSED LANDSCAPE
- EXISTING RETENTION WALL
- PROPOSED RETENTION WALL
- EXISTING SIGN
- PROPOSED SIGN
- EXISTING LIGHT
- PROPOSED LIGHT
- EXISTING TREE
- PROPOSED TREE
- EXISTING WATER
- PROPOSED WATER
- EXISTING EROSION CONTROL
- PROPOSED EROSION CONTROL
- EXISTING CONCRETE
- PROPOSED CONCRETE
- EXISTING ASPHALT
- PROPOSED ASPHALT
- EXISTING GRAVEL
- PROPOSED GRAVEL
- EXISTING SAND
- PROPOSED SAND
- EXISTING SOIL
- PROPOSED SOIL
- EXISTING VEGETATION
- PROPOSED VEGETATION
- EXISTING OBSTRUCTION
- PROPOSED OBSTRUCTION
- EXISTING ADJACENT PROPERTY
- PROPOSED ADJACENT PROPERTY
- EXISTING PUBLIC RIGHT-OF-WAY
- PROPOSED PUBLIC RIGHT-OF-WAY
- EXISTING STATE RIGHT-OF-WAY
- PROPOSED STATE RIGHT-OF-WAY
- EXISTING FEDERAL RIGHT-OF-WAY
- PROPOSED FEDERAL RIGHT-OF-WAY
- EXISTING AIRSPACE
- PROPOSED AIRSPACE
- EXISTING ZONING
- PROPOSED ZONING
- EXISTING REGULATIONS
- PROPOSED REGULATIONS
- EXISTING CONSTRAINTS
- PROPOSED CONSTRAINTS
- EXISTING OPPORTUNITIES
- PROPOSED OPPORTUNITIES

DRAWING INDEX

DRAWING NUMBER	DESCRIPTION
D-2482-1000-01	PROPOSED SITE PLAN WORKING MAP & INDEX
D-2482-1000-02	Detailed Plans and Notes
D-2482-1000-03	Site Plan and Notes
D-2482-1000-04	Grading, Erosion and Notes
D-2482-1000-05	Utilities
D-2482-1000-06	Drainage



UTILITY LOCATIONS

(48) YOUR NOTICE PRIOR TO DECAVATION)
ORIGIN: ALL SERVICES WILL TO FOLLOW THE RULES
ADOPTED BY THE DESIGN UNIT APPROVED CENTER
THESE RULES ARE SET FORTH IN OUR SPECIFICATIONS
AND ARE SUBJECT TO CHANGE WITHOUT NOTICE
THE RULES FOR THE DESIGN OF DRILLING (2482-1000-01)
ON LINE: <http://www.kawakaw.com>

FOR ALL PERMITS
AND ALL PERMITS
SEE SPECIFIC
REQUIREMENTS



Jacob, Deborah <deborah.jacob@co.columbia.or.us>

Re: FW: Rightline Driveway

1 message

Welter, Lonny <lonny.welter@co.columbia.or.us>

Thu, Sep 6, 2018 at 4:31 PM

To: Andrew <Andrew@lowercolumbiaenr.com>

Cc: "tristan.wood@co.columbia.or.us" <tristan.wood@co.columbia.or.us>, "Jacob, Deborah" <deborah.jacob@co.columbia.or.us>, "Richardson, Hayden" <hayden.richardson@co.columbia.or.us>, Shelly Booth <sbooth@srfd.us>, "Pricher, Jeff" <jpricher@srfd.us>, Suzie Dahl <s.dahl@comcast.net>, Todd Dugdale <todd.dugdale@co.columbia.or.us>, "michael.russell@co.columbia.or.us" <michael.russell@co.columbia.or.us>, "wally.stein@co.columbia.or.us" <wally.stein@co.columbia.or.us>, "glen.higgins@co.columbia.or.us" <glen.higgins@co.columbia.or.us>, Kyle LCE <kyle@lowercolumbiaenr.com>, Marla Farmer <marla@lowercolumbiaenr.com>, "jackie.welter@co.columbia.or.us" <jackie.welter@co.columbia.or.us>

I have no issues with the project proceeding as outline in the plans. However I will not be able to sign off on a final inspection (work completed) until it is actually constructed.

Sincerely,

Lonny Welter
Transportation Planner
Columbia County Road Department

On Thu, Sep 6, 2018 at 3:55 PM, Andrew <Andrew@lowercolumbiaenr.com> wrote:

Good afternoon,

On March 28th we submitted a permit application on behalf of Rightline Equipment for improvements to the existing driveway at their facility off of Dike Road in Rainier. I understand that this application isn't standard in nature and therefore doesn't fit into one of the well-defined paths for approval. Back in May I felt as though we had a very productive dialogue with the Fire Marshal and Road Department that resulted in the attached revised plans. More recently we responded to questions from Hayden Richardson in the Planning Department last August and provided the additional information that he requested. After checking on the status today, it is apparently on Wally's desk in the Building Department. Wally pointed out that he doesn't have these most recent plans so Marla is dropping off three full-size stamped plans as I write this.

Understandably Rightline would like to get the earthwork associated with the improvements underway before the rain sets in for the winter. Since Wally is going to be on vacation next week, I have a proposal to make: Based on my understanding, the Fire Marshal and Road Department are satisfied with the current design based on the changes that we made back in May. Therefore the Building Department would really only be reviewing the Guard Station. How about if we authorize Rightline to proceed with the driveway improvements and simply not start on the Guard Station until Wally has completed his review? This would allow Rightline to get started on the "weather sensitive" portions while Wally reviews the 126 square foot Guard Station. We could perform and sign off on any desired observations or inspections that the county desires.

Does anyone have a concern with this approach? I appreciate your willingness to consider this practical approach for getting these long-awaited improvements moving forward.

Thanks,

Andrew Niemi**LOWER COLUMBIA ENGINEERING, L.L.C.**

58640 McNulty Way

St. Helens, Oregon 97051

OFFICE 503.366.0399

THIS SIDE FOR OFFICIAL USE ONLY

REFERRAL AND ACKNOWLEDGMENT

To: City of Rainier (if inside UGB)
 Columbia 911
 County Roadmaster
 Fire District (Name: CRFR)
 Post Office (City: Rainier)
 Cartography
 Electric Utility CRUB



Planner: Deb Jacob

Date Mailed: 9-5-18 Reply by: 9-19-18

This Application to Name/Rename a Road 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 Board of Commissioners 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 decision making process. Please comment below.

1. We have reviewed the enclosed application and have no objection to its approval as submitted. We recommend Choice # _____.
2. _____ Please see our comments below.
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: Dinda [Signature]

Title: GIS Specialist Date: 10-11-18

Agency: Please return completed Referral and Acknowledgment to Land Development Services.

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

In the Matter of the Petition by Rightline
Equipment Inc. to Name a New Private Road,
located off of Dike Road, near Rainier, "Rightline
Drive"

ORDER NO. ___ - _____

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/access would serve the interest of the public and be beneficial to the County; and

WHEREAS, on September 20, 2018, Rightline Equipment Inc. submitted a petition to name a new private road/access off of Dike Road near Rainier; and

WHEREAS, the new private road/access serves one property known as Tax Map ID Number 7218-A)-00100 and will be able to serve the two adjacent M-1 zoned properties known as Tax Map ID Numbers 7218-A0-00200 and 7207-D0-01603; and

WHEREAS, the Director of Land Development Services has determined that the petition meets the criteria set forth in Ordinance No. 81-6 (Rural Addressing Ordinance), Sections 3 and 7, as amended, regarding the naming of private roads and recommends petitioner's 1st choice, "Rightline Drive". The Director's recommendation is attached hereto as Exhibit A and is incorporated herein by this reference.

NOW THEREFORE, IT IS HEREBY ORDERED that the new private road/access serving the industrially developed property located on current Tax Map ID Numbers 7218-A0-00100, 7218-A0-00200, and 7207-D0-01603 shall be named "Rightline Drive."

Dated this ___ day of _____, 20__.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

Approved as to Form

By: _____
Margaret Magruder, Chair

By: _____
Office of County Counsel

By: _____
Henry Heimuller, Commissioner

By: _____
Alex Tardif, Commissioner

ORDER NO. ___ - _____

ATTACHMENT 5