

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

In the Matter of the Petition by Megan Thornton  
and Sean Poling to Name a New Private Road,  
located off of Skyes Road, near St. Helens, "Sand  
View Court"

ORDER NO. 21-2020

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 January 31, 2020, 2020, Megan Thornton and Sean Poling, submitted a petition to name a new private road off of Skyes Road near St. Helens; and

WHEREAS, the new private road serves three properties known as Tax Map ID Numbers 4201-00-01800, 4201-00-01801 and 4201-00-01802; and

WHEREAS, the petitioners' 1st choice road name, Sand View Court, for the new private road 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 7.04 and 7.05, as amended, regarding the naming of private roads; and

WHEREAS, the Director of Land Development Services has determined that under the circumstances, naming the private road would serve the interest of the public and be beneficial to the County, and recommends petitioners' 1<sup>st</sup> choice, "Sand View Court." 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 serving properties known as Tax Map ID Numbers 4201-00-01800, 4201-00-01801 and 4201-00-01802 shall be named "Sand View Court."

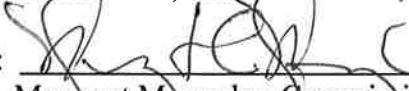
Dated this 11 day of March, 2020.

Approved as to Form

By:   
Office of County Counsel

BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

By:   
Alex Tardif, Chair

By:   
Margaret Magruder, Commissioner

By:   
Henry Heimuller, Commissioner

# **BOARD COMMUNICATION**

FROM THE LAND DEVELOPMENT SERVICES DEPARTMENT

MEETING DATE: \_\_\_\_\_ **CONSENT AGENDA**

**TO:** BOARD OF COUNTY COMMISSIONERS

**FROM:** Karen Schminke, AICP, Director of Land Development Services

**SUBJECT: ROAD RENAMING REQUEST**  
Megan and Sean Poling, Applicants  
Naming of new Private Road  
File Name: ROAD 25

**DATE:** February 25, 2020

## **SUMMARY:**

Megan and Sean Poling submitted an application to name a new Private Road as required by Sections 7.04 and 7.05 2 of the Columbia County Rural Addressing System Ordinance, which allows citizens to petition the Board to name a private road that serve three or more residences. This request is processed as Columbia County File Name ROAD 25.

In 2010, the original 36.08 acre property was partitioned into three parcels as a result of an approved Measure 49 Claim. This Claim allowed two additional dwellings on Parcels 2 and 3 of Partition Plat 2010-016 in addition to the existing dwelling addressed at 33661 Sykes Road in St. Helens which is located on tax lot 4201-00-01800.

Parcel 3 of Partition Plat 2010-016 (tax lot 4201-00-01802) was approved for a dwelling via RDA 15-03 and the residence was addressed at 33649 Sykes Road which shares the same driveway as 33661 Sykes Road.

Parcel 2 of Partition Plat 2010-016 (tax lot 4201-00-01801) was approved for a dwelling via RDA 18-02 and proposes to share the same driveway. Condition 3d. of RDA 18-02 requires that the applicant shall name the access easement shown on Partition Plat 2010-016 as a private road. This naming requirement shall be completed prior to the issuance of a building permit for this proposed Resource Dwelling.

The naming of this access easement will affect the addresses located at 33661 Sykes Road and 33649 Sykes Road. Should the Board of Commissioners approve the applicant's request, Land Development Services will officially re-address and notify all affected properties and agencies of this decision. All future development served by this new private road will also be addressed by Land Development Services at time of building permit issuance. All necessary improvements to this new private road and related signage shall be 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 renaming was sent to Columbia 911, the County Public Works Department, the County Cartographer, Columbia River Fire & Rescue, the Rainier Post Office, and the County Cartographer.

**FINDINGS:**

The submitted application for the naming of "*Sand View Ct*" meets criteria set forth in Section VII, Road Names, of Ordinance 81-6 as amended; specifically 7.04 3 Naming of Private Roads and 7.05 Citizen Request for Road Names.

Land Development Services Staff, the St. Helens Post Office, Columbia County Public Works Department, and Columbia River PUD support the 1<sup>st</sup> choice of "*Sand View Ct*" and find no conflicting road names with the applicant's choice.

**RECOMMENDATION:**

Staff recommends approval of the applicant's 1<sup>st</sup> choice for the private road to be named "*Sand View Ct.*"

**ATTACHMENTS:**

1. Application to Name a Road & Maps
2. Comments from St. Helens Post Office, Columbia County Public Works, and Columbia River PUD

ROAD 25

#192-20-000018 PLN

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: \$176.00

Applicant Name Megan and Sean Poling	Date of Application January 31, 2020
Mailing Address 18 Red Cedar St.	Applicant Signature <i>Megan Thornton</i>
City, Zip Saint Helens, OR	Phone Number 503-361-0763

Township, Range, Section(s): Partition Plat No. 2010-16, Parcel 2 <sup>SE 1/4 of Section 1</sup> T4N, R2W, W.1

General Location: Near Sykes Rd & Saxler Intersection. The driveway is off of Sykes Rd.

Current Road Name: (if any) None.

Proposed Names: 1<sup>st</sup> Choice: Sand View Ct  
 (Please list three) 2<sup>nd</sup> Choice: Sand Ct  
 3<sup>rd</sup> Choice: Cheshire Ln

Reason for Name Change: new name for new road required for build permit.

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

Owner Name (Print) <i>Juli Barker / Kurt Barker</i>	Address 33649 Sykes Rd, St. Helens, OR
Signature <i>Juli Barker</i>	Tax Account # 434987 4201-00-01802
Owner Name (Print) <i>DENNIS OLSON</i>	Address 34671 SMITH RD St. Helens, OR 97051
Signature <i>Dennis Olson</i>	Tax Account # 4201-00-01800
Owner Name (Print) <i>Megan Thornton</i>	Address 18 Red Cedar St., St. Helens, OR 97051
Signature <i>Megan Thornton</i>	Tax Account # 4201-00-01801
Owner Name (Print)	Address
Signature	Tax Account #

**Applicant:** Please return completed application to Land Development Services.

<b>For Office Use Only</b>		
Date Rec'd <u>1/31/20</u>	Receipt # <u>391054</u>	Check # _____
		Staff Member <u>Teresa</u>

**PARTITION PLAT No. 2010-16**  
**IN THE SE 1/4 OF SECTION 1,**  
**T4N, R2W, W.M.,**  
**COLUMBIA COUNTY, OREGON**  
**SCALE 1" = 100' OCTOBER 4, 2010**

**LEGEND:**

- = MONUMENT FOUND AS NOTED
- = SET 5/8" X 30" IRON ROD WITH A Y.P.C. MARKED "K.L.S. SURVEYING INC"
- ( ) = RECORD SURVEY DATA
- [ ] = RECORD DEED DATA
- CS NO = RECORD SURVEY NUMBER
- Y.P.C. = YELLOW PLASTIC CAP
- = MONUMENT POINT NUMBER (SEE MONUMENT NOTES)

**REFERENCE DEEDS:**

- 1 = DEED BOOK 32, PAGE 605
- 2 = DEED BOOK 143, PAGE 127
- 3 = DEED BOOK 187, PAGE 103
- 4 = DEED BOOK 178, PAGE 604
- 5 = DEED BOOK 229, PAGE 259
- 6 = INSTRUMENT NO. 97-00797

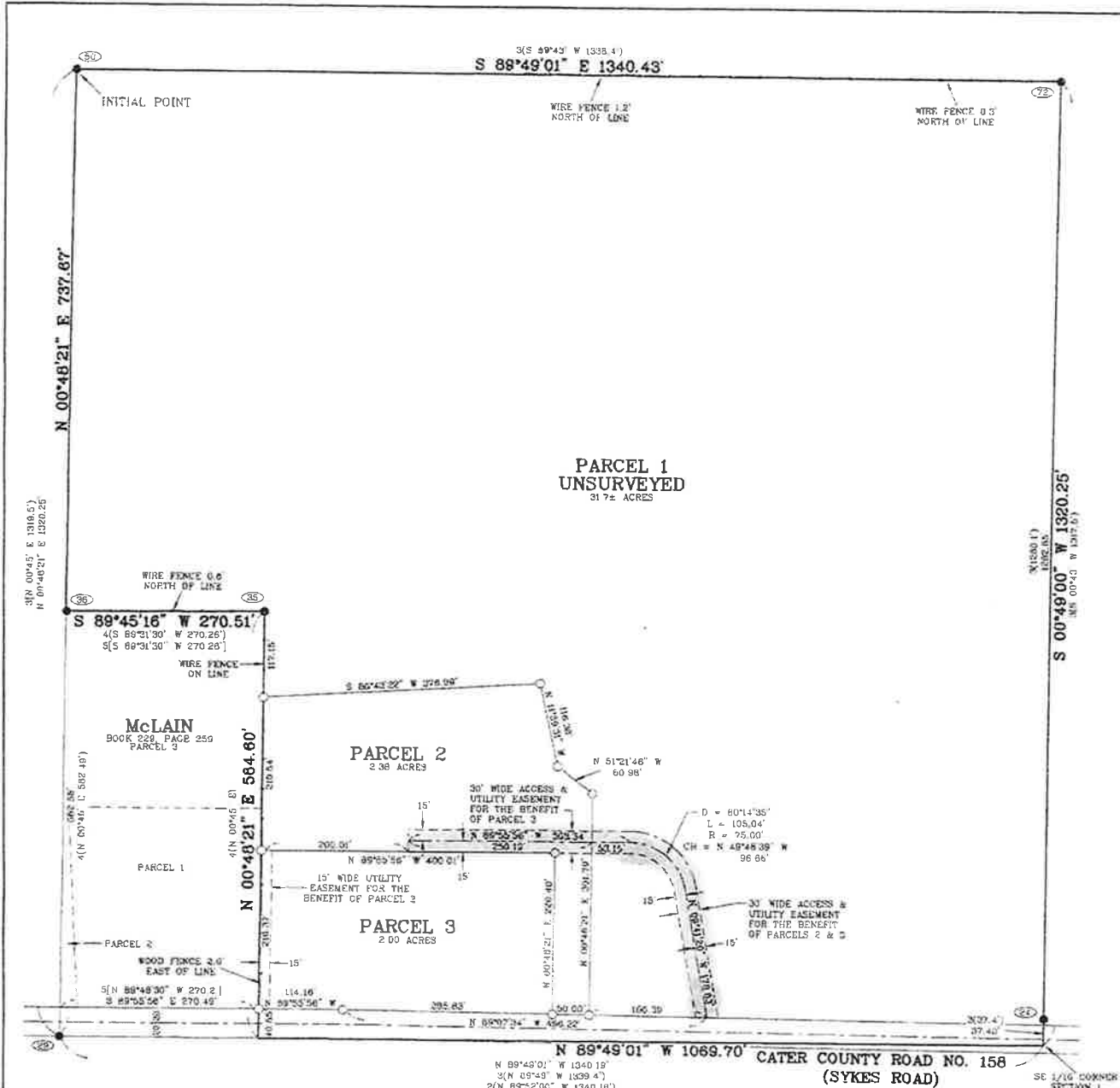
**REFERENCE SURVEYS:**

- 1 = CS NO. 834
- 2 = CS NO. 3730
- 3 = CS NO. 3735
- 4 = CS NO. L-401

**MONUMENT NOTES:**

- 24 FOUND A 1/2" IRON PIPE WITH WITH PLUMBERS CAP PER CS NO. 3735 (HELD)
- 25 CS 1/16 CORNER SECTION 1 FOUND A 1/2" IRON PIPE WITH WITH PLUMBERS CAP PER CS NO. 3735 (HELD)
- 26 FOUND A 1/2" IRON PIPE PER CS NO. L-401 (HELD)
- 27 FOUND A 1/2" IRON PIPE PER CS NO. L-401, LIES N 89°45'16" E 0.52' FROM CORNER (HELD FOR NOTING)
- 28 C 1/4 CORNER SECTION 1 FOUND A 1/2" IRON PIPE WITH WITH PLUMBERS CAP PER CS NO. 3735 (HELD)
- 29 CS 1/16 CORNER SECTION 1 FOUND A 1/2" IRON PIPE WITH WITH PLUMBERS CAP PER CS NO. 3735 (HELD)

REGISTERED PROFESSIONAL LAND SURVEYOR  DONALD D. WALLACE, JR. 1591 JANUARY 15, 1991 2501 RENEWAL DATE 6/30/12	 <b>K.L.S. SURVEYING INC.</b> 1224 ALDER STREET KIRKLAND, OR 97064 (503) 429-6115	<b>SHEET 1 OF 2</b>
		JOB No. 10-068 PROJECT No. 10-068 DRAWN BY: BTJ FIELD: SWM/SND/BTF EQUIPMENT: CTS/KR/HTER/CA REVISED: 10/29/2010



**NOTE:**  
 UNWRITTEN RIGHTS TO THE FENCE LINES MAY EXIST

PARTITION PLAT No. 2010-16  
IN THE SE 1/4 OF SECTION 1,  
T4N, R2W, W.M.,  
COLUMBIA COUNTY, OREGON  
SCALE 1" = 100' OCTOBER 4, 2010

SURVEYOR'S CERTIFICATE:

I, DONALD D. WALLACE, JR., DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS PARCELS 2, 3 & 3 (PARCELS 1 IS UNSURVEYED) AS REPRESENTED ON THE ANNEXED PARTITION MAP, BEING A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 4 NORTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, COLUMBIA COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, A 1 1/2" IRON PIPE WITH A PLUMBERS CAP AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, THENCE S 89°49'01" E ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER 1246.43 FEET TO THE NORTHEAST CORNER THEREOF; THENCE S 00°48'00" W ALONG THE EAST LINE OF SAID NORTHWEST QUARTER 1620.25 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N 89°49'01" W ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER 1069.70 FEET TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF THAT TRACT OF LAND CONVEYED TO LANCELOT A. & REBECCA S. MCLAIN IN DEED BOOK 229, PAGE 289, COLUMBIA COUNTY DEED RECORDS; THENCE N 00°48'21" E 594.60 FEET TO THE NORTHEAST CORNER OF SAID COODWIN TRACT; THENCE N 89°49'16" W ALONG THE NORTH LINE OF SAID MCLAIN TRACT 270.51 FEET TO THE NORTHWEST CORNER THEREOF, ALSO BEING A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE N 00°48'21" E ALONG THE WEST LINE OF SAID NORTHWEST QUARTER 737.67 FEET TO THE INITIAL POINT EXCEPTING THEREFROM ANY PORTION LYING WITHIN CATER COUNTY ROAD NO. 158 (STYKES ROAD).

CONTAINING 38.14 ACRES MORE OR LESS.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT I, GWENDOLYN M. ASHBURY, TRUSTEE OF THE KENNETH R. ASHBURY FAMILY TRUST DATED SEPTEMBER 10, 1982 IS THE OWNER OF THE LAND REPRESENTED ON THE ANNEXED PLAT AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND THAT I HAVE CAUSED THE SAME TO BE SURVEYED AND PARTITIONED IN TO PARCELS 1, 2 & 3 AS SHOWN ON THE ANNEXED PARTITION PLAT AND I HEREBY GRANT ALL EASEMENTS FOR THE PURPOSES INDICATED AS SHOWN.

Gwendolyn M. Ashbury  
GWENDOLYN M. ASHBURY, TRUSTEE  
KENNETH R. ASHBURY FAMILY TRUST DATED SEPTEMBER 10, 1982

ACKNOWLEDGMENT:

STATE OF OREGON }  
COUNTY OF COLUMBIA }SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 4<sup>th</sup> DAY OF November, 2010 BY GWENDOLYN M. ASHBURY, TRUSTEE OF THE KENNETH R. ASHBURY FAMILY TRUST DATED SEPTEMBER 10, 1982.

Loena L. Griffith  
SIGNATURE NOTARY PUBLIC FOR OREGON  
LOENA L. GRIFFITH  
PRINT NAME  
COMMISSION NO. 436395  
MY COMMISSION EXPIRES MARCH 14, 2013

NARRATIVE:

--THE PURPOSE OF THIS SURVEY IS TO PARTITION THAT TRACT OF LAND CONVEYED TO GWENDOLYN M. ASHBURY, TRUSTEE OF THE KENNETH R. ASHBURY FAMILY TRUST DATED SEPTEMBER 10, 1982 IN CLERK'S INSTRUMENT NO. 97-00797, COLUMBIA COUNTY DEED RECORDS (AND PARCELS 1, 2 & 3 AS SHOWN AT THE REQUEST OF GWENDOLYN ASHBURY).

--THE BEARINGS ARE GEODETIC AND WERE BASED ON GPS OBSERVATIONS TAKEN AT A POINT N 66°34'08" E 540.27' FROM MONUMENT NO. 28, HAVING A LATITUDE OF 45°51'21.8" NORTH AND A LONGITUDE 122°42'32.7" WEST, THE CONVERGENCE ANGLE (FROM OREGON STATE PLANE COORDINATE SYSTEM NORTH ZONE) AT SAID POINT IS -01°41'08". DISTANCES SHOWN ARE GROUND DISTANCES.

--FOR CONTROL I HELD THE MONUMENTS AS NOTED

NORTHWEST 1/4 OF THE SOUTHWEST 1/4:  
--I HELD THE MONUMENTS PER CS NO. 3735, I HELD MONUMENT NO. 72 & NO. 24 FOR LINE AND THE RECORD DISTANCE OF (374') FROM MONUMENT NO. 24 PER CS NO. 3735 TO COMPUTE THE SOUTHWEST CORNER.

MCLAIN TRACT:  
--I HELD MONUMENT NO. 35 & NO. 36 FOR THE NORTH LINE, I HELD A LINE PARALLEL WITH THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 FROM MONUMENT NO. 35 FOR THE EAST LINE.

CATER COUNTY ROAD NO. 158 (STYKES ROAD)  
--I HELD THE AS-TRAVELED CENTERLINE.

NOTES:

- 1 THIS PLAT IS SUBJECT TO COUNTY PLANNING FILE MP10-15
- 2 THIS PLAT IS SUBJECT TO AN EASEMENT FOR THE PURPOSE OF RIGHT OF WAY AS GRANTED TO PORTLAND GENERAL ELECTRIC COMPANY RECORDED ON AUGUST 27, 1951 IN DEED BOOK 112, PAGE 56, COLUMBIA COUNTY DEED RECORDS. EXACT LOCATION NOT DISCLOSED
- 3 THIS PLAT IS SUBJECT TO A PRIVATE ACCESS AND UTILITY EASEMENT MAINTENANCE AGREEMENT AS RECORDED IN CLERK'S INSTRUMENT NO. 2010-9820, COLUMBIA COUNTY DEED RECORDS

APPROVALS:

APPROVED THIS 23 DAY OF November, 2010  
COLUMBIA COUNTY PLANNING DEPARTMENT

BY [Signature]

APPROVED THIS 24<sup>th</sup> DAY OF NOVEMBER, 2010  
COLUMBIA COUNTY SURVEYOR

BY Patricia A. Woodhouse, Deputy

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY O.R.S.

92.095 HAVE BEEN PAID FROM July 1, 2010 THROUGH

June 30, 2011  
COLUMBIA COUNTY DIRECTOR OF ASSESSMENT AND TAXATION  
BY Allyssa Davis

STATE OF OREGON }  
COUNTY OF COLUMBIA }SS

I DO HEREBY CERTIFY THAT THIS PARTITION PLAT WAS RECEIVED FOR RECORD ON THIS 2<sup>nd</sup> DAY OF November, 2010, AT 2:29

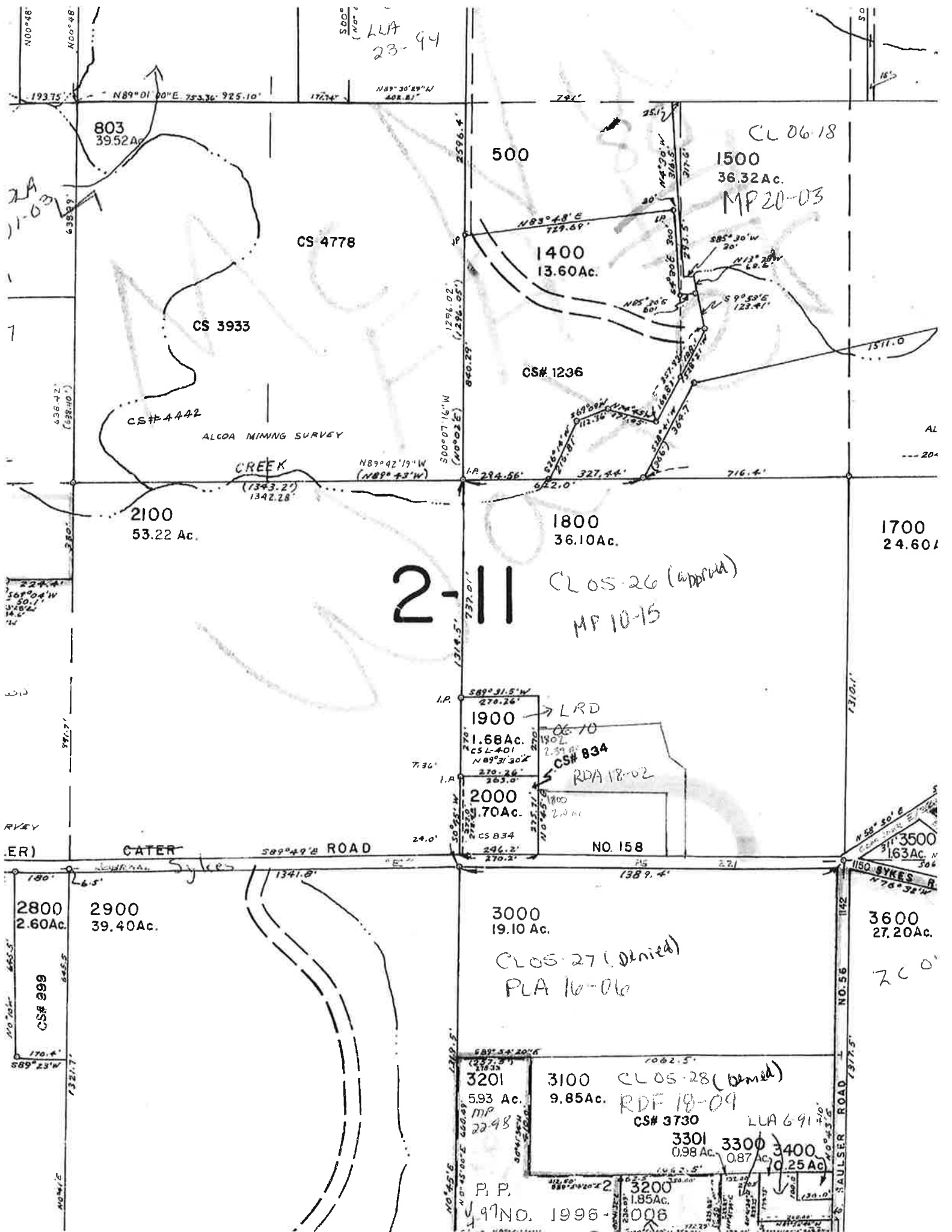
O'CLOCK P.M., AND RECORDED AS INSTRUMENT NUMBER 2010-9861 AND AS PARTITION PLAT NUMBER

2010-16 COLUMBIA COUNTY RECORDS

BY Stephanie MacNeill, Deputy  
COLUMBIA COUNTY CLERK



REGISTERED PROFESSIONAL LAND SURVEYOR <u>Donald D. Wallace, Jr.</u> JANUARY 13, 1993 DONALD D. WALLACE, JR. 7601 RENEWAL DATE 5/30/12	 K.L.S. SURVEYING INC. 928 ALLEN STREET STENOGRAPH, OREGON 702-245-8112	<b>SHEET 2 OF 2</b> JOB No. 10-068 PROJECT No. 10-088 DRAWN BY: STP FIELD: SWM/SND/RTT EQUIPMENT: GIS/NO/RYPER GA REVISED: 10/28/2010
--	---	---



500  
(140.1)  
LLA  
23-94

803  
39.52 Ac

CS 4778

CS 3933

CS# 4442

ALCOA MINING SURVEY

CREEK

2100  
53.22 Ac.

500

1500  
36.32 Ac.

MP 20-03

1400  
13.60 Ac.

CS# 1236

1800  
36.10 Ac.

1700  
24.60 Ac

2-11

CL 05-26 (approved)

MP 10-15

1900  
1.68 Ac.

2000  
.70 Ac.

LRD

06-10

CS# 834

RDA 18-02

NO. 158

CATER ROAD

2800  
2.60 Ac.

2900  
39.40 Ac.

CS# 399

3000  
19.10 Ac.

CL 05-27 (denied)

PLA 16-06

3600  
27.20 Ac.

200

3201  
5.93 Ac.

3100  
9.85 Ac.

CL 05-28 (denied)

RDF 18-09

CS# 3730

LLA 691

3301  
0.98 Ac.

3300  
0.87 Ac.

3400  
0.25 Ac.

P.P.

NO. 1996-006

3200  
1.85 Ac.

NO. 1996-006

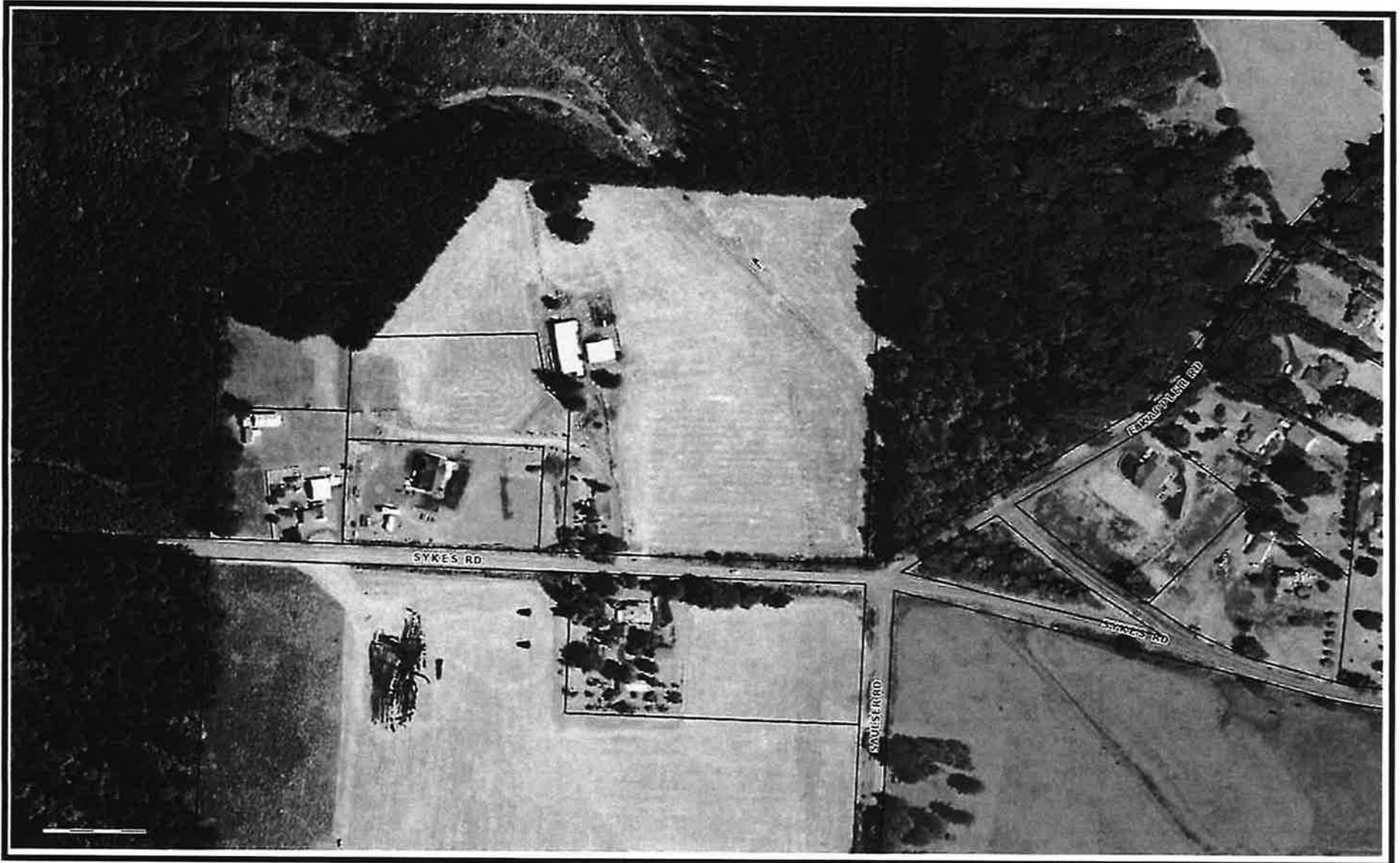
SAULSER ROAD

3500  
1.63 Ac.

3600  
27.20 Ac.

200

# Map



Columbia County



## Columbia County Web Maps

GeoInfo

*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 01/31/2020



**THIS SIDE FOR OFFICIAL USE ONLY**

**REFERRAL AND ACKNOWLEDGMENT**

- To:
- City of \_\_\_\_\_ (If inside UGB)
  - Columbia 911
  - County Roadmaster
  - Fire District (Name: Columbia River Fire and Rescue)
  - Post Office (City: St. Helens)
  - Cartography
  - Electric Utility Columbia River PUD

RECEIVED  
 FEB 11 2020  
 Land Development Services

Planner: HR

Date Mailed: 2-4-2020 Reply by: 2-18-2020

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 reason(s) below:

COMMENTS: OPTION 1+2 BOTH WOULD WORK  
IF FURTHER DEVELOPMENT / PARTITION OF BACK PROPERTIES  
ROADWAY OF SYKES WOULD NEED TO BE CHANGED.

Signed: [Signature]

Title: ASSISTANT PW DIRECTOR Date: 2/7/20

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

RECEIVED

FEB 05 2020

C.R.P.U.D.

192-20-000018-PLUG

THIS SIDE FOR OFFICIAL USE ONLY

REFERRAL AND ACKNOWLEDGMENT

- To:
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  - County Roadmaster
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  - Cartography
  - Electric Utility Columbia River PUD

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 FEB 12 2020  
 Land Development Services

Planner: HR

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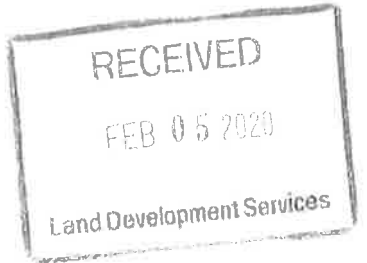
COMMENTS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Signed: [Signature]  
 Title: Engineering Supervisor Date: 2/11/20

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

**THIS SIDE FOR OFFICIAL USE ONLY**

**REFERRAL AND ACKNOWLEDGMENT**



- To:
- City of \_\_\_\_\_ (If inside UGB)
  - Columbia 911
  - County Roadmaster
  - Fire District (Name: Columbia River Fire and Rescue)
  - Post Office (City: St. Helens)
  - Cartography
  - Electric Utility Columbia River PUD

Planner: HR

Date Mailed: 2-4-2020 Reply by: 2-18-2020

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6. \_\_\_ We recommend denial of the application, for the reason(s) below:

COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signed: [Signature]

Title: Supervisor Date: 2-5-2020

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