

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

In the Matter of the Petition by Karen Marchant to
Name a New Private Road, located off of Beaver
Homes Road, near Rainier, "Souther Lane"

ORDER NO. 5-2020

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 October 23, 2019, Karen Marchant submitted a petition to name a new private road located off of Beaver Homes Road near Rainier; and

WHEREAS, the new private road serves three properties known as Tax Map ID Numbers 6216-D0-00100, 6216-D0-00101 and 6216-A0-01500; 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), Section 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 petitioner's 1st choice, "Souther Lane." 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 6216-D0-00100, 6216-D0-00101 and 6216-A0-01500 shall be named "Souther Lane."

Dated this 22 day of January, 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

EXHIBIT A

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 NAMING REQUEST
Karen Marchant, Applicant
Private Road off Beaver Homes Road

DATE: November 25, 2019

SUMMARY:

Karen Marchant has applied for a new Private Road that is located off the south side of Beaver Homes Road near its intersection with Marcott Road as shown on the attached maps. The applicant's first choice for this new Private Road is "*Souther Lane*".

At their June 3, 2019 public hearing, the Columbia County Planning Commission reviewed and approved Karen Marchant's applications for (1) the Major Variance (V 19-08) to the usable public road frontage requirements in Section 1005(A) of the Columbia County Subdivision and Partitioning Ordinance that would allow the Major Partition (MP 19-12) of the subject approximate 17.62-acre RR-5 property into 3 parcels of at least 5-acres each. All parcels will use this new private road to access Beaver Homes Road.

Condition 3 of Final Approval for V 19-08 and MP 19-12 required the applicant to submit a New Private Road Application Permit with fees requesting the Board of Commissioners approve a name for this new private road. Currently the applicant is the only affected property owner with interest in the subject 17.62-acre RR-5 zoned property. The Columbia 911, County Road Master, Columbia River Fire & Rescue, Rainier Post Office, and County Cartographer were all notified of this Private Road Name Request and no agencies had any objections with the applicant's first choice of "*Souther Lane*."

FINDINGS:

The submitted application for the naming of "*Souther Lane*" meets criteria set forth in Section VII, Road Names, of Ordinance 81-6 as amended; specifically Subsection 7.05 regarding the naming of private roads.

Land Development Services Staff, the County Road Master, Columbia 911, Columbia River Fire & Rescue, Rainier Post Office, and County Cartographer. Land Development Services did not

EXHIBIT A

receive any objections to the applicant's 1st choice of "*Souther Lane*" and find no conflicting road names with the applicant's choice.

RECOMMENDATION:

Staff recommends approval of applicant's 1st choice for the road to be named "*Souther Lane*."

ATTACHMENTS:

1. Application to Name a Road & Maps
2. Final Order for V 19-08 and MP 19-12
3. Referral and Acknowledgments

cc: MP 19-12/V 19-08 Planning File

THIS SIDE FOR OFFICIAL USE ONLY

REFERRAL AND ACKNOWLEDGMENT

- To:
- City of _____ (If inside UGB)
 - Columbia 911
 - County Roadmaster
 - Fire District (Name: CRFR)
 - Post Office (City: Rainier)
 - Cartography
 - Electric Utility CRPD

Planner: Deb Jacob

Date Mailed: 10-24-19 Reply by: 11-4-19

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: _____

Signed: _____

Title: _____ Date: _____

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

192 EXHIBIT 00299-PLNG Road 23

COLUMBIA COUNTY
LAND DEVELOPMENT SERVICES

890

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

APPLICATION TO NAME / RENAME A ROAD	
Applicant Name KAREN MARCHANT	Date of Application 10/23/2019
Mailing Address 803 SE Umatilla St.	Applicant Signature Karen Marchant
City, Zip Portland, OR 97202	Phone Number 503 250-2275

Email: KAREN.MARCHANT@comcast.net

Township, Range, Section(s):

Private Rd

General Location: T6N, R2W, Section 16

ACROSS FROM MAROTT ROAD / BEMER HOMES RD. Intersection

Current Road Name: (if any) NA

Proposed Names: 1st Choice: Souther Lane
 (Please list three) 2nd Choice: L.P. Souther Lane
 3rd Choice: Hackenberg Lane

Reason for Name Change: Minor Partition for 3 parcels MP 19-12

Affected Properties: (Attached additional page if necessary)

Owner Name (Print) n/a	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

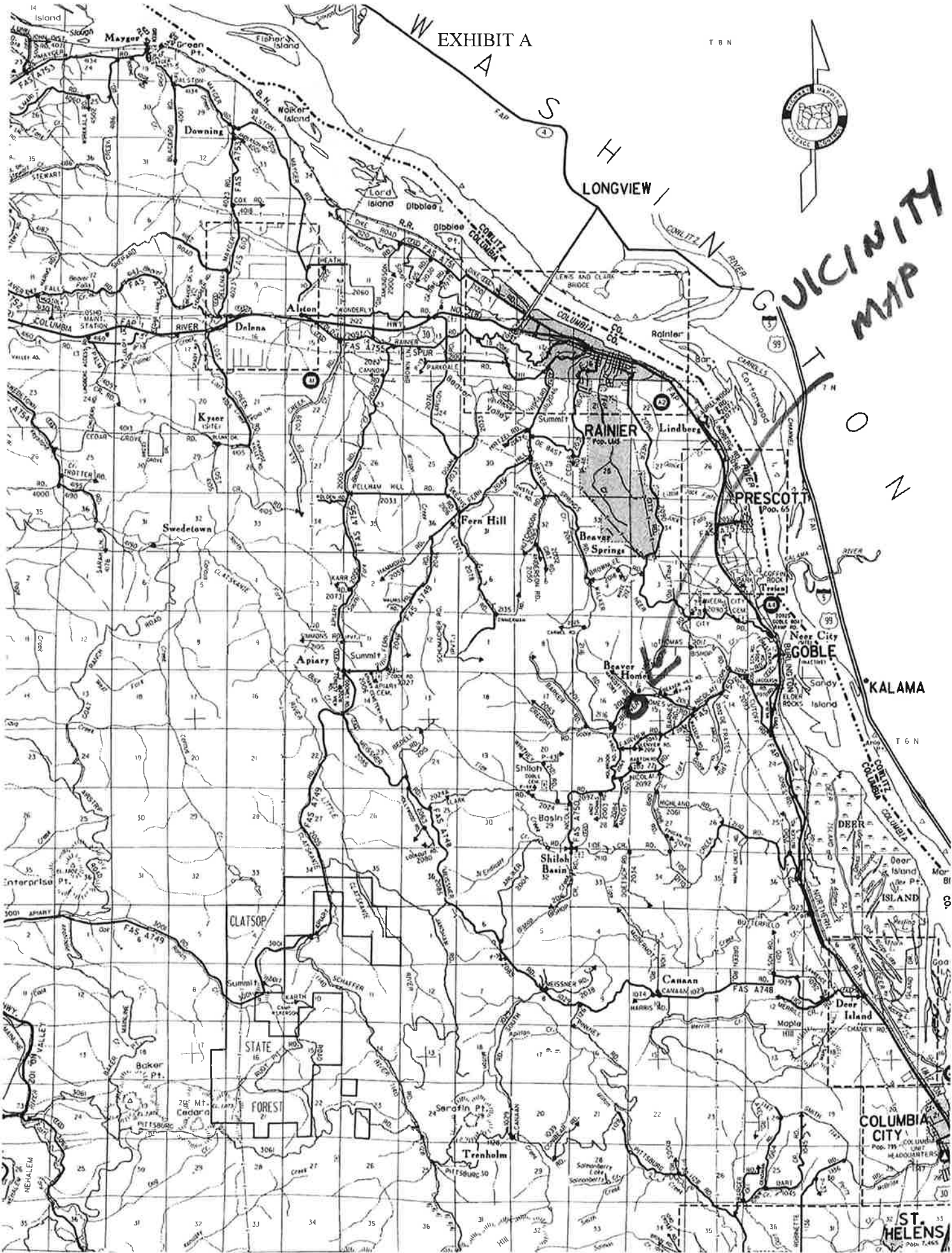
Date Rec'd 10-23-19 Receipt # 390115 Check# Visa Staff K

EXHIBIT A

T 6 N

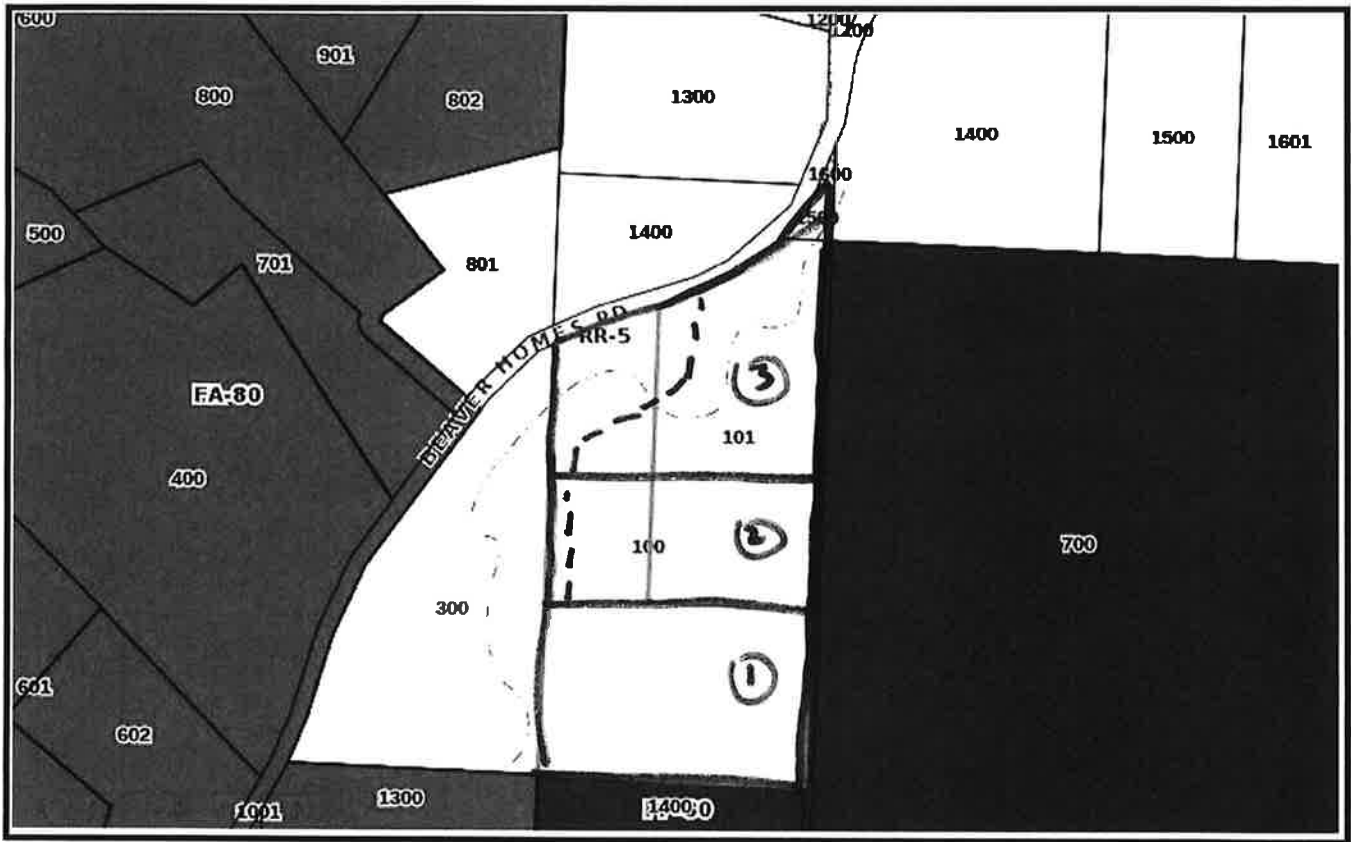


VICINITY MAP



Zoning Map

EXHIBIT A



Columbia County



Oregon

Columbia County Web Maps

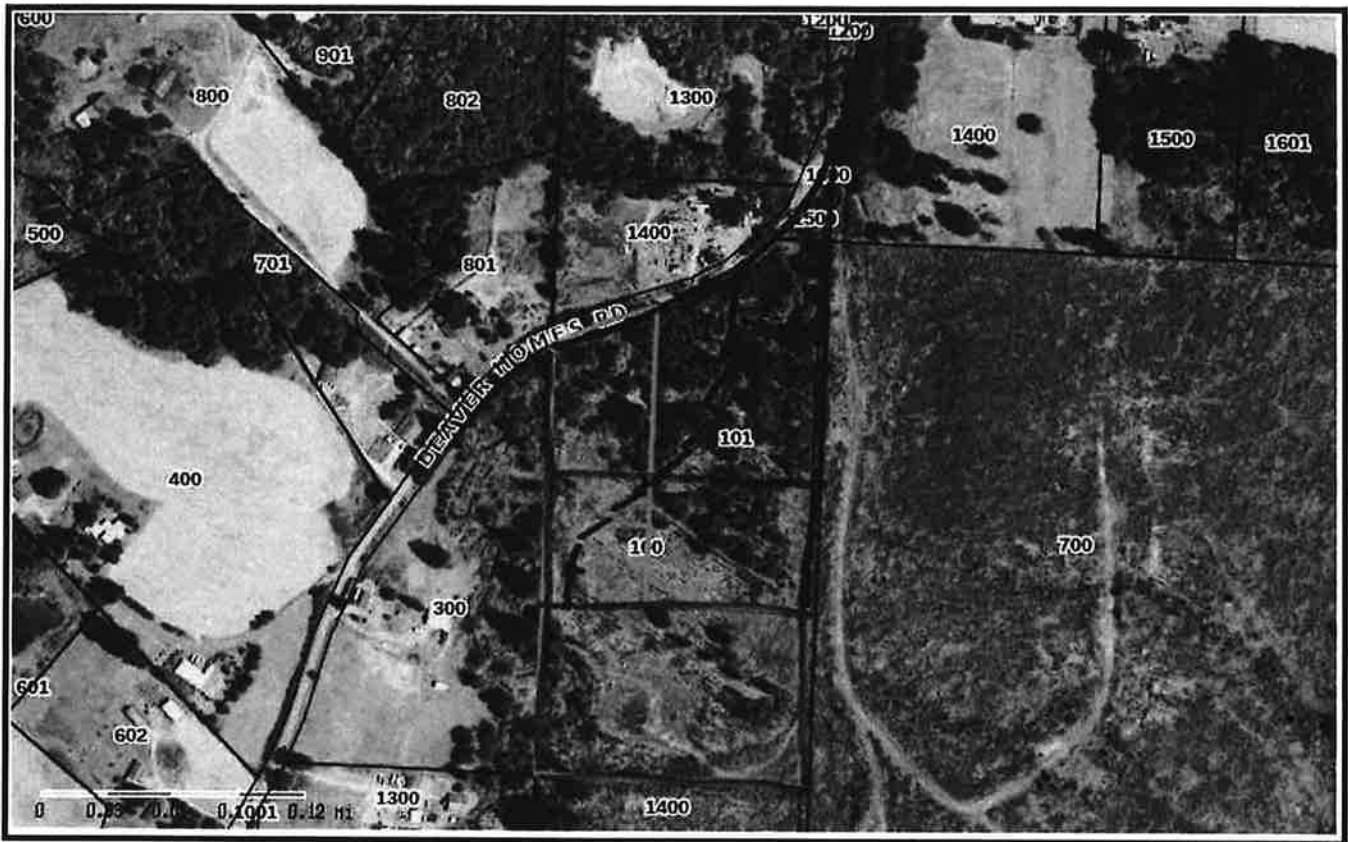
GeoInfo

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 10/23/2019

Aerial Map

EXHIBIT A



Columbia County



Columbia County Web Maps

GeoInfo

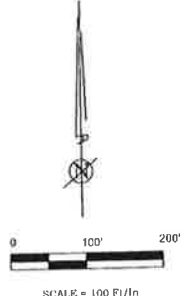
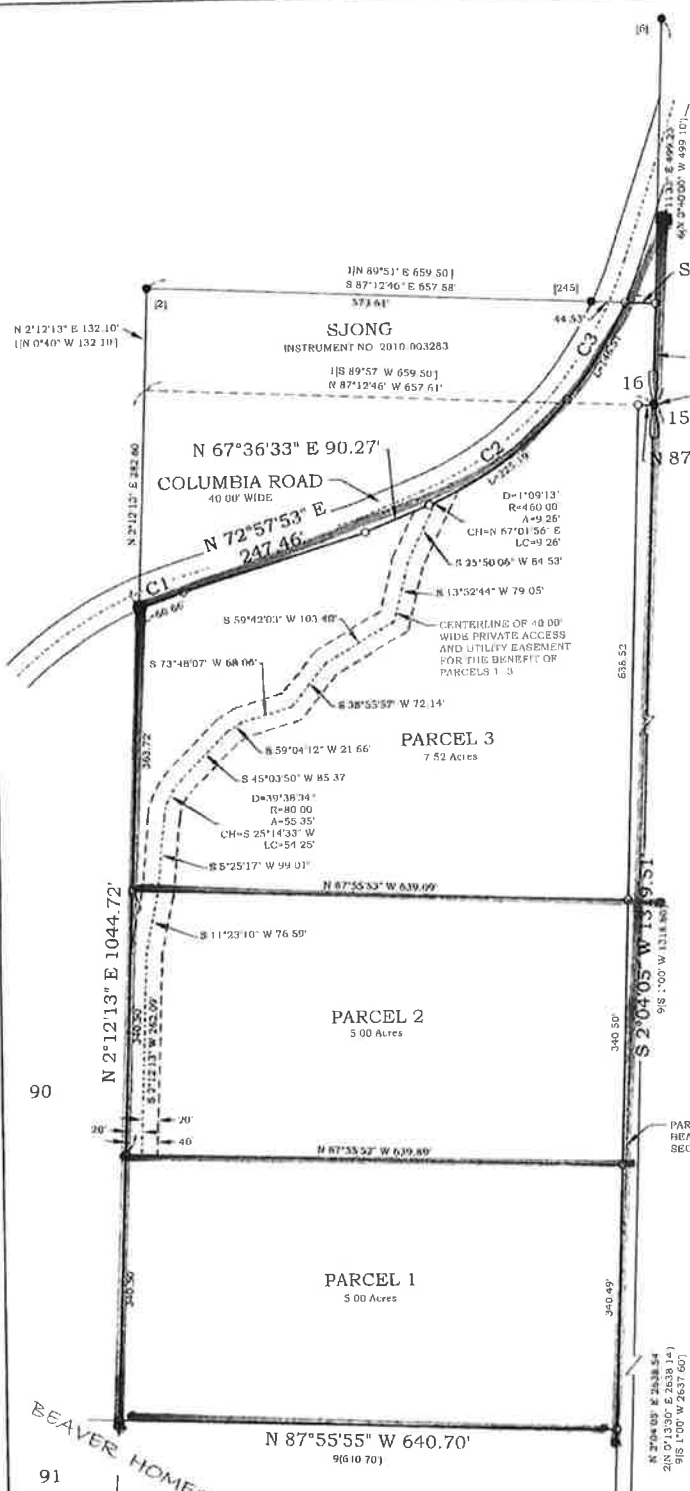
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Printed 10/23/2019

EXHIBIT A

RECEIVED
JUL 11 2019
Land Development Services

PARTITION PLAT NO. _____
INSTRUMENT NO. _____
A REPLAT OF A PORTION OF TRACT 89,
BEAVER HOMES SECTION 3
IN THE EAST 1/2 OF SECTION 16,
T6N, R2W, W.M.,
COLUMBIA COUNTY, OREGON
JUNE 28, 2019



MONUMENT NOTES:

[2] FOUND A 5/8" IRON ROD WITH A Y P C MARKED "REYNOLDS LAND SURVEYING INC." PER CS NO. 5065, (HELD)

[4] FOUND A 5/8" IRON ROD WITH A Y P C MARKED "REYNOLDS LAND SURVEYING INC." PER CS NO. 5065, (HELD)

[245] FOUND A 5/8" IRON ROD, CAP MISSING, PER CS NO. 5065, (HELD)

[1041] 1/4 CORNER COMMON TO SECTIONS 15 & 16
FOUND A 3/4" IRON PIPE PER BEARING TREE BOOK C, PAGE 356, (HELD)

[1049] SECTION CORNER COMMON TO SECTIONS 15, 16, 21 & 22
FOUND A 1" IRON PIPE PER BEAVER HOMES SECTION 3, (HELD)

LEGEND

- FOUND MONUMENT AS NOTED
- SET A 5/8" X 30" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "KLS SURVEYING INC."
- [X] MONUMENT POINT NO.
- () RECORD SURVEY DATA
- { } RECORD DEED DATA
- CS NO SURVEY NUMBER, COLUMBIA COUNTY SURVEY RECORDS
- Y P C YELLOW PLASTIC CAP

THIS IS A TRUE AND EXACT
DUPLICATION OF THE ORIGINAL
PARTITION PLAT

Curve Table

CURVE	RADIUS	ARC	DELTA	BEARING	HORIZ DIST
C1	500.00'	60.66'	6°57'04"	N69°29'11"E	60.62'
C2	460.00'	225.19'	38°02'55"	N53°35'05"E	222.95'
C3	545.00'	146.51'	15°24'10"	N31°51'33"E	146.07'

REGISTERED PROFESSIONAL LAND SURVEYOR PRELIMINARY OREGON JANUARY 10, 1993 DONALD O. WALLACE, JR. 2507 RENEWS 03/30/20	KLS SURVEYING INC. 1214 ALDER STREET VERNON, OREGON 97684 (503) 478-8519	SHEET 1 OF 2 JOB No. 18-024 DRAWING NAME: 18-324 YP SI DRAWN BY: PEM FIELD: BISHAR/CAM EQUIPMENT: FITS/MY/HIPER REVISED: 7-0-2019
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18-024-01

Application to Name a Road

KAREN MARCHANT <karen.marchant@comcast.net>

Tue 10/22/2019 6:50 PM

To: Deborah Jacob <Deborah.Jacob@columbiacountyor.gov>

📎 1 attachments (3 MB)

Application to Name Road.pdf;

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you are expecting this email and/or know the content is safe.

Hello Deborah,

The form to name a road is attached. However, I'm not sure if "Affected Properties" apply so I left that blank, and I don't believe I need a reason because the name isn't being changed.

Also, I've typed the proposed names below because my writing is getting worse every year. If there is a fillable PDF form available, I would be happy to use it.

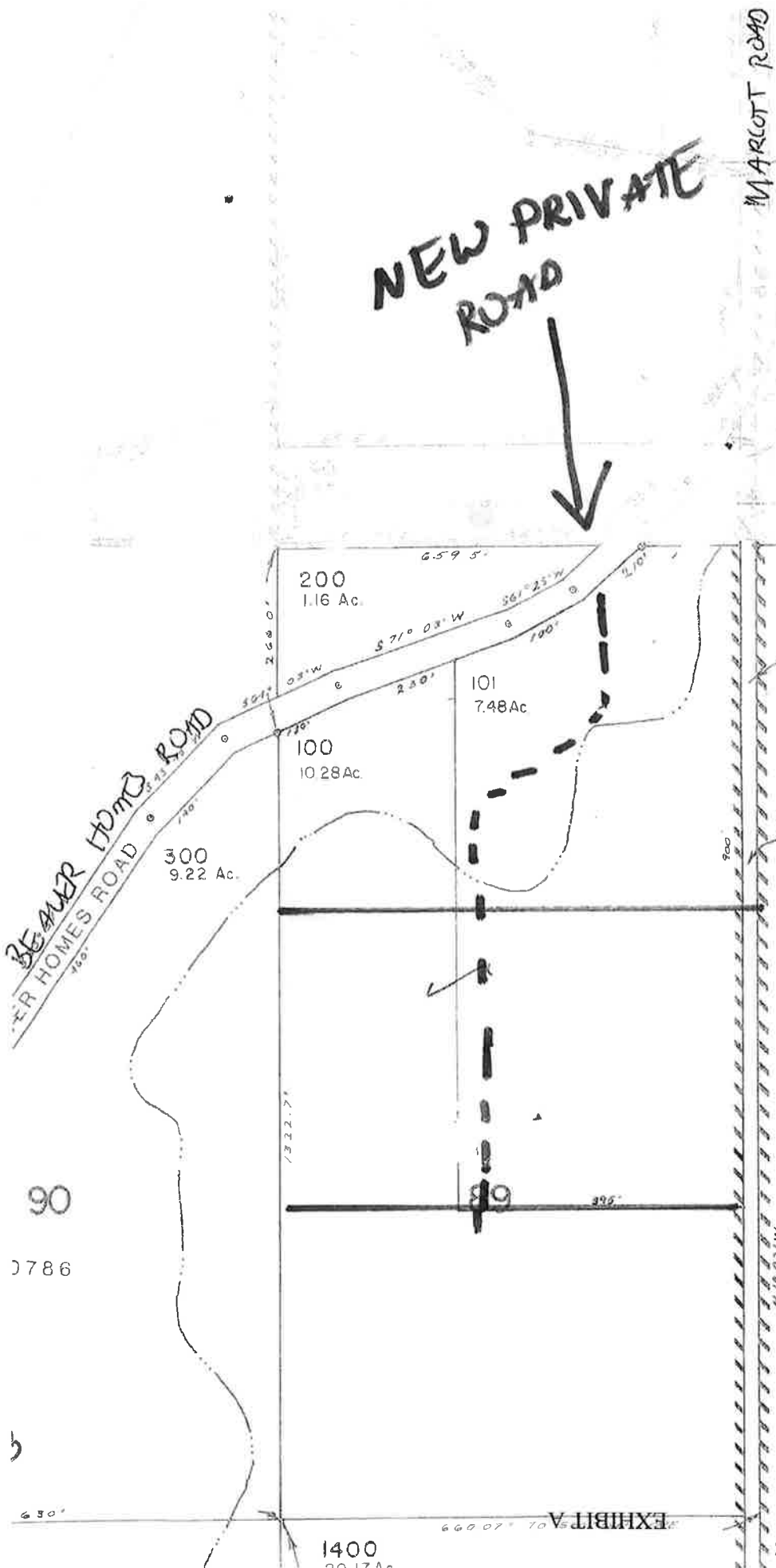
- 1. Souther Lane
- 2. L.P. Souther Lane
- 3. Hackenberg Lane

Thank you!
Karen

*Karen 303-250-2275
8890*

*→ return
to Deb*

NEW PRIVATE ROAD



PART OF BLK 79
BEAVER HOMES
SEC. 2 145 AC.

400

300

EXHIBIT A

THIS SIDE FOR OFFICIAL USE ONLY

REFERRAL AND ACKNOWLEDGMENT

- To:
- City of _____ (If inside UGB)
 - Columbia 911
 - County Roadmaster
 - Fire District (Name: CRFR)
 - Post Office (City: Rainier)
 - Cartography
 - Electric Utility CRPUD



Planner: Deb Jawb

Date Mailed: 10-24-19 Reply by: 11-4-19

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 # any.
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: _____

Signed: [Signature]

Title: Public Works Director Date: 10/28/19

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

EXHIBIT A

BEFORE THE
COLUMBIA COUNTY PLANNING COMMISSION
ST. HELENS, OREGON

In the Matter of Karen Marchant for a Major)
Variance to the provisions in Section)
1005(A) of the CCSPO requiring newly)
Created parcels to have at least 50' of)
useable public road frontage and for a related)
3-parcel Major Partition in the RR-5 Zone.) **FINAL ORDER V 19-08 & MP 19-12**

This matter came before the Columbia County Planning Commission on the application of Karen Marchant for the Major Variance to the usable public road frontage requirements in Section 1005(A) of the Columbia County Subdivision and Partitioning Ordinance and for the related Major Partition of the subject approximate 17.62-acre RR-5 property into 3 parcels Each Of which will contain at least 5-acres.

The approximate 17.62 acre subject Rural Residential (RR-5) property consists of 3 Tax Map Identification Numbers currently associated with 6216-D0-00100/6216-D0-00101/6216-A0-01500 and is located along the south side of Beaver Homes Road.

Notice of this land use application was provided to the Tide Creek CPAC, affected agencies and surrounding property owners. The Planning Commission held a public hearing on June 3, 2019 where the Commission heard testimony from the applicant and considered written materials including the Staff Report dated May 24, 2019. After due consideration, the Columbia County Planning Commission **APPROVED** the applications **for V 19-08 and MP 19-12** subject to the following conditions:

CONDITIONS OF APPROVAL:

1. This Preliminary Land Partition and Major Variance shall remain valid for 1 year from the date of the final decision, per the requirements in Section 210.B of the Columbia County Subdivision and Partitioning Ordinance. This Final Partition Plat shall conform to 1) the approved preliminary plat as submitted in accordance with the conditions described herein, and 2) the form and content requirements of the Columbia County Subdivision and Partitioning Ordinance and Oregon Revised Statutes.

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2. The new private road to all three parcels shall be constructed to Private Road and Fire Service Standards specifications of the County Road Standards Ordinance. The minimum 40' width of this new private road easements shall be accurately identified on the final partition plat. All private road improvements, including those related to Fire Service Requirements, shall be installed by the property owner and approved by the County Public Works Department and the Columbia River Fire and Rescue prior to final partition approval.
3. The property owner shall submit to Land Development Services a New Private Road Application Permit with fees requesting the Board of Commissioners approve a name for this new private road.
4. The Columbia River Fire & Rescue shall inspect the subject property's existing bridge over Goble Creek for compliance with the minimum provisions in Section II of the County Road Standards Ordinance related to Fire Service Requirements. Land Development Services shall receive written confirmation and acceptance of all installed improvements prior to final partition approval.
5. The subject property and all new and/or altered property lines shall be surveyed and filed with the County Surveyor; and a Final Plat shall be recorded with the County Clerk.
6. In addition to all County and State requirements, the following shall be included on the Final Plat:
 - a. The area of and number of the parcel.
 - b. The accurate location and 40' width of the new private road shall be labeled as a "*Private access/utility easement for the benefit of all three parcels.*"
 - c. A statement that "*None of these three newly created RR-5 parcels have approved methods of sewage disposal or potable water supplies.*"
 - d. A statement that "*This Partition Plat is subject to Conditions contained in Columbia County Department of Land Development Services File Numbers. V 19-08 and MP 19-12.*"

EXHIBIT A

7. Prior to any future building permit issuance on any parcel:
- a. All future site development on all 3 parcels shall be reviewed for consistency with the applicable provisions of the County Zoning Ordinance related to development of RR-5 properties containing identified Flood Hazard, Wetlands, Riparian Corridor and Peripheral Big Game Habitat Areas identified in Sections 1100, 1170 and 1190.

COLUMBIA COUNTY PLANNING COMMISSION



JEFF VANNATTA, CHAIRMAN



DATE

cc Final Order Only:

DWallace_KLS@msn.com

Lonny Welter Columbia County Pubic Works Department

Jeff Pricher, CRF&R Fire marshal