

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

In the Matter of the Petition by Gary Wight to
Name a New Public Way, located off of Church
Road, near Warren, "Wight Lane"

ORDER NO. 79-2020

WHEREAS, the Columbia County Board of Commissioners can name a public way if citizens so request, and if the Director of the County Land Development Services Department determines that under the circumstances, naming the public way would serve the interest of the public and be beneficial to the County; and

WHEREAS, on June 16, 2020, Gary Wight, submitted a petition to name a new public way off of Church Road near Warren; and

WHEREAS, the new public way serves two properties known as Tax Map ID Numbers 4224-B0-01000 and 4224-C0-00900; and

WHEREAS, the petitioner's 1st choice road name, Wight Lane, for the new public way 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 7.03 and 7.05, as amended, regarding the naming of public ways; and

WHEREAS, the Director of Land Development Services has determined that under the circumstances, naming the new public way would serve the interest of the public and be beneficial to the County, and recommends petitioner's 1st choice, "Wight Lane". The Director's recommendation is attached hereto as Exhibit A and is incorporated herein by this reference;

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NOW THEREFORE, IT IS HEREBY ORDERED that the new public way serving properties known as Tax Map ID Numbers 4224-B0-01000 and 4224-C0-00900 shall be named "Wight Lane."

Dated this 16 day of September, 2020.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: Alex Tardif

Alex Tardif, Chair

By: Margaret Magruder

Margaret Magruder, Commissioner

By: Henry Heimuller

Henry Heimuller, Commissioner

Approved as to Form

By: [Signature]
Office of County Counsel

COLUMBIA COUNTY
Land Development Services



Exhibit A

ST. HELENS, OR 97051

230 Strand St.
Direct (503) 397-1501
www.co.columbia.or.us

TO: Board of County Commissioners
FROM: Karen L. Schminke, AICP, Land Development Services Director
DATE: September 2, 2020
RE: Road Naming Request

At the September 9th work session LDS will be presenting a road naming request. Attached for your review is a more detailed memo and documentation for the request. This proposal has been vetted through the County's review and referral process and LDS is now recommending the following road name:

- 1) Assign the name of "*Wight Lane*" to the new public road right-of-way that will provide access from the south side of Church Road to the three new lots being created by Minor Partition (MP 20-08).

Feel free to contact me with any questions you may have. I look forward to our discussion on September 9th.

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

ROAD 26

Gary Wight, Applicant

Newly dedicated right-of-way off of Church Road

DATE: August 3, 2020

SUMMARY:

Gary Wight has submitted an application (ROAD 26) to name a newly dedicated public road right-of-way off of the south side of Church Road. This public dedication will be located on the property associated with current tax lot number 4224-B0-01000. This property was approved to be partitioned via MP 20-08, which was reviewed and approved by the Planning Commission on June 1, 2020. This right-of-way dedication was required in order to provide access to the adjacent property to the south, identified as tax lot 4224-C0-00900.

At their June 1, 2020 public hearing, the Columbia County Planning Commission reviewed and approved Gary Wight's application for a Minor Partition of his 7.88 acre property associated with tax lot 4224-C0-01000. Part of the proposal included a 50' wide right-of-way dedication which will provide future access to the adjacent 10.08 acre property to the south. This 50' wide right-of-way dedication is shown on the attached preliminary plat.

Condition 4a.(i) of the Final Approval for MP 20-08 requires the applicant to submit an application to the Columbia County Board of Commissioners in order to name this right-of-way. Currently the applicant is the only affected property owner with interest in the subject 7.88-acre RR-5 zoned property, however the applicant did obtain agreement for this proposed road name from the adjacent southern property owner who will utilize this right-of-way. The Columbia 911, County Public Works Department, Columbia River Fire & Rescue, Scappoose Post Office, County Cartographer, and Columbia River PUD were all notified of this Road Name Request and no agencies had any objections with the applicant's first choice of "*Wight Lane*."

FINDINGS:

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

Land Development Services Staff, the County Public Works Department, Columbia River Fire & Rescue, and Columbia River PUD. Land Development Services did not receive any objections to the applicant's 1st choice of "*Wight 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 "*Wight Lane.*"

ATTACHMENTS:

1. Application to Name a Road & Maps
2. Final Order for MP 20-08
3. Referral and Acknowledgments

cc: MP 20-08 Planning File

MP 20-08



Columbia County



Oregon

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.

GeoMoore

Printed 09/03/2020



192-20-000162-PLAN

LAND DEVELOPMENT SERVICES

ROAD 26

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

APPLICATION TO NAME / RENAME A ROAD

Applicant Name GARY WIGHT	Date of Application JUNE, 2020
Mailing Address 33362 CHURCH RD	Applicant Signature GARY WIGHT
City, Zip WARREN, ORE. 97053	Phone Number 503-396-6363

Township, Range, Section(s): NW 1/4 SECTION 24, T. 4N. R. 2W., W.M

General Location: (ABOVE INFO FROM PARTITION PLAT # 2005-15)

220' EAST OF EXISTING DRIVEWAY FOR 33252 Church Rd.

WARREN

Current Road Name: (If any) NEW COUNTY ACCESS Rd.

Proposed Names:
(Please list three)

1st Choice: WIGHT LANE

2nd Choice: WIGHT DRIVE

3rd Choice: WIGHT PLACE

Reason for Name Change: Dedication as approved via MP 20-08
Condition 4a(i)

Affected Properties: (Attached additional page if necessary)

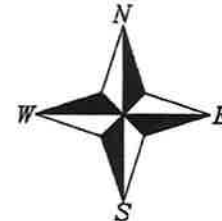
Owner Name (Print) WIGHT FAMILY TRUST	Address 33252 Church Rd WARREN, OR
Signature GARY WIGHT	Tax Account # 4224-30-01000
Owner Name (Print) WIGHT FAMILY TRUST	Address PARCEL # 2
Signature GARY WIGHT	Tax Account # 4224-30-01000
Owner Name (Print) WIGHT FAMILY TRUST	Address PARCEL # 3
Signature GARY WIGHT	Tax Account # 4224-30-01000
Owner Name (Print) OHM Equity PARTNERS LLC	Address 56627 HAZEN Rd, WARREN, ORE.
Signature 	Tax Account # 4224-30-00900

Applicant: Please return completed application to Land Development Services.

For Office Use Only

Date Rec'd 6-16-20 Receipt # 392240 Check # cc Staff Member M

Wight Family Trust
 Partition MP 20-08
 Improvement Locations
 Situated In Parcel 3
 Partition Plat No. 2005-15
 Section 24, T.4N., R.2W., W.M.
 Columbia County, Oregon
 July 27, 2020



Scale: 1" = 100'

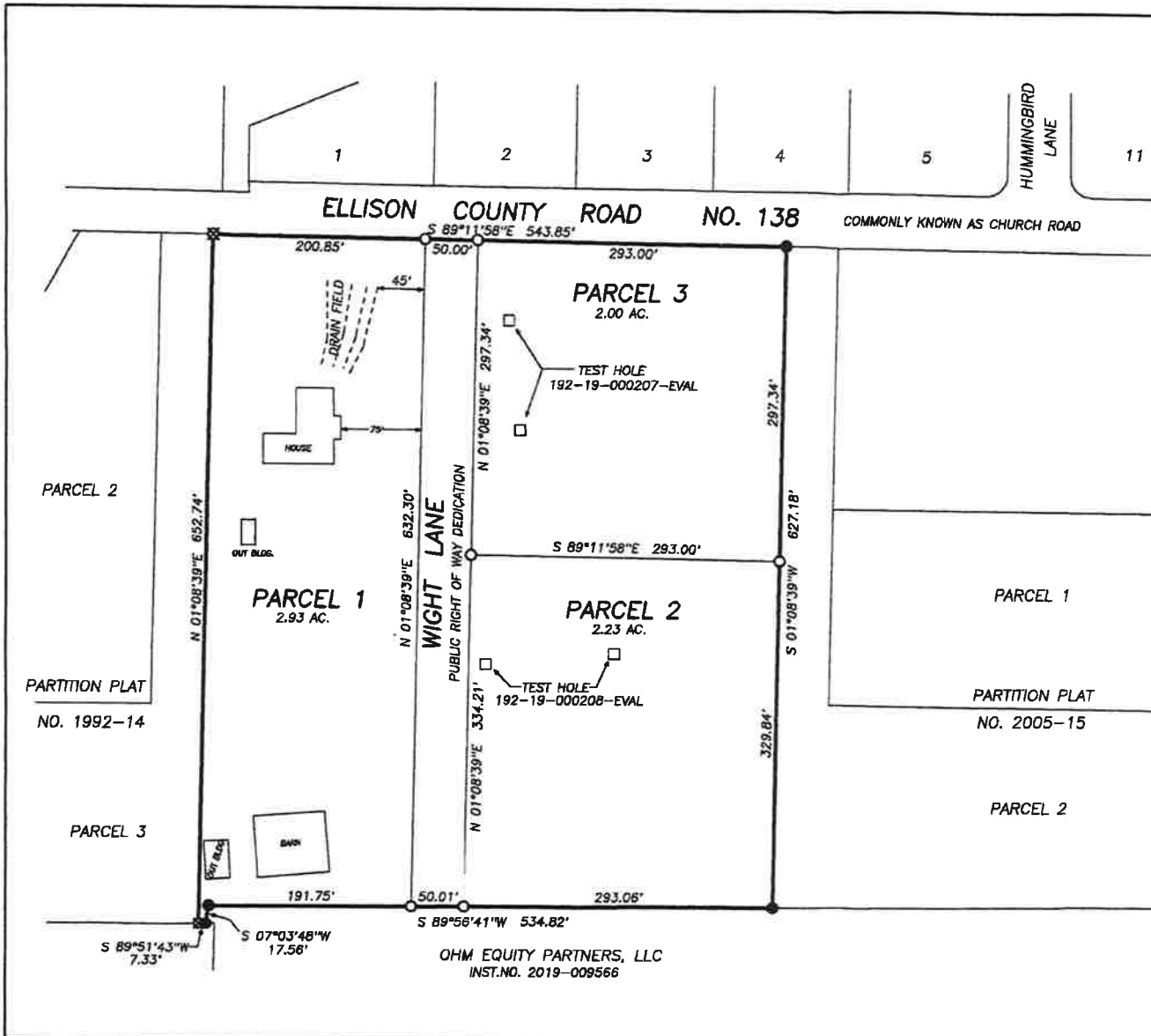
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 SF:05017W2
 FB:119
 JN:19037W

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

D. E. Reynolds
 OREGON
 JULY 26, 1985
 DAVID E. REYNOLDS
 2157

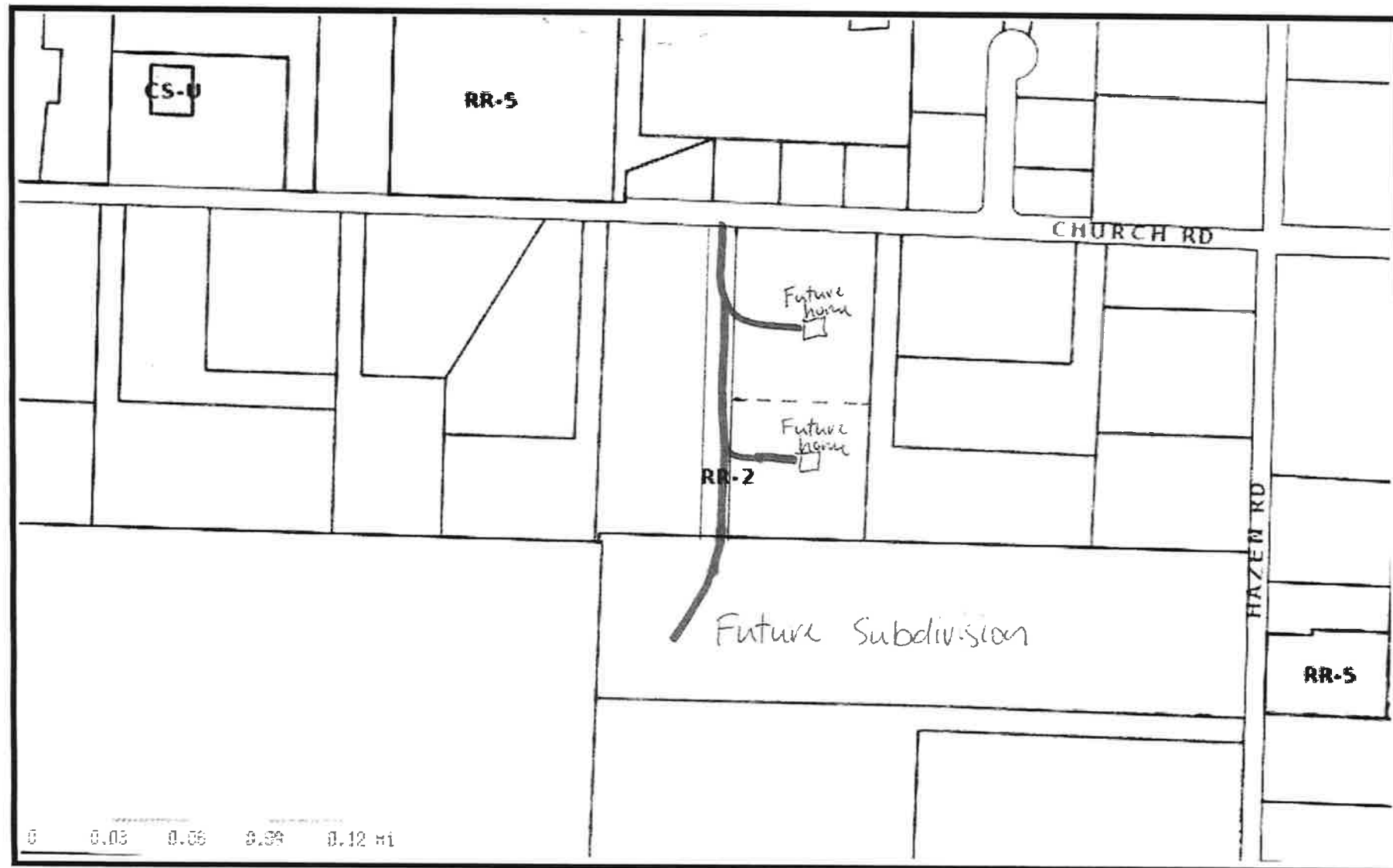
RENEWAL DATE: 12-31-2020

Reynolds
 Land Surveying, Inc.
 32990 Stone Road
 Warren, Oregon 97053
 (503) 397-5516



OHM EQUITY PARTNERS, LLC
 INST.NO. 2019-009566

Zoning Map



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.

GeoInfoCore

Printed 08/19/2020

**BEFORE THE COLUMBIA COUNTY
PLANNING COMMISSION
ST.HELENS, OREGON**

In the matter of an application of Gary)
Wight for a Minor Partition of a 7.88-)
acre property in the Rural Residential)
(RR-2).)

FINAL ORDER MP 20-08

This matter came before the Columbia County Department of Land Development Services on the application of Gary Wight for a Minor Partition in the RR-2 zoning district. On March 19, 2020, neighbors Ron and Tamera Lewno submitted a referral for this administrative decision to be heard by the Planning Commission. The subject property is addressed at 33252 Church Road, contains approximately 7.88 acres, and is further described per the County Assessor's records as Tax Map Identification Numbers 4224-B0-01000.

Notification of this request was sent to the Scappoose-Spitzenberg CPAC, affected agencies and surrounding property owners. Those notified were given ten (10) days to submit comments or objections regarding the proposal. Request for a public hearing regarding this Minor Partition proposal was submitted by Mr. and Mrs. Lewno.

After discussion and with the staff recommendation that Finding 5 of the original staff report be amended, which also amends proposed Condition 5c. of the staff report conditions of approval. The Columbia County Planning Commission hereby adopts the findings, conclusions and conditions as stated in the staff report for this file and **APPROVES** the request for the Minor Partition presented for **MP 20-08** subject to the following conditions:

CONDITIONS OF APPROVAL:

1. This Preliminary Land Partition shall remain valid for one (1) year from the date of the final decision. The approved preliminary plat shall become void unless a surveyed final plat is prepared and submitted to Land Development Services within the one-year validity period. This Final 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. One extension of time of up to six months may be granted by the Planning Director if requested in writing with the appropriate fee before the expiration date.
2. The subject property and all new and/or altered property lines shall be surveyed by a professional land surveyor. This survey should then be filed with the County Surveyor and the Final Plat shall be recorded with the County Clerk
3. Prior to the construction of the 50' dedicated right-of-way, the applicant shall obtain approval of design and Road Access Permit from the Columbia County Public Works Department.

4. In addition to all County and State requirements, the following shall be included on the Final Plat:
- a. A dedicated 50' right-of-way from the Church Road right-of-way to the south property line of the subject parcel.
 - i. This dedicated right-of-way shall be identified by the name approved by the Columbia County Board of Commissioners.
 - b. The area of and number of each parcel.
 - c. The location, dimensions and purpose of any recorded easements.
 - d. The statement: "This plat is subject to Columbia County Land Development Services File Number MP 20-08."
5. The following shall be required to be submitted to LDS before the County accepts a Final Plat for review:
- a. The applicant shall submit a separate surveyed map showing all development (existing and septic approval areas) in relation to the new property lines and new 50' dedicated right-of-way to ensure required setbacks can be met.
 - b. The applicant shall obtain and submit "Will Serve" letters from Warren Water Association regarding their willingness and ability to serve Parcels 2 and 3 with potable water.
 - c. The applicant shall construct the access road to at least private road standards and shall obtain approval from the Columbia County Public Works Department to ensure that it was constructed as proposed. If the improvements to the newly dedicated right-of-way are not completed, the applicant shall obtain a surety bond pursuant to Article IX of the Columbia County Subdivision and Partitioning Ordinance.
 - d. The applicant shall submit and obtain approval to name the 50' wide road dedication by the Columbia County Board of Commissioners.

COLUMBIA COUNTY PLANNING COMMISSION



JEFF VANNAPTA, CHAIRMAN

6/10/20

DATE

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: Scappoose)
 Cartography
 Electric Utility CRPUD

Planner: HR

Date Mailed: 6-16-20 Reply by: 6-29-20

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.

- We have reviewed the enclosed application and have no objection to its approval as submitted. We recommend Choice # Any
- Please see our comments below.
- We are considering the proposal further, and will have comments to you by _____.
- Our board must meet to consider this; we will return their comments to you by _____.
- Please contact our office so we may discuss this.
- We recommend denial of the application, for the reasons below:

COMMENTS: Any of the three options work we do not have any road on our county road index with the name Wight...


Signed: Scott Tornjes

Title: ENGR. TECH. I Date: 6/25/2020

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: CRFR )
 - Post Office (City: Scappoose)
 - Cartography
 - Electric Utility CRPD

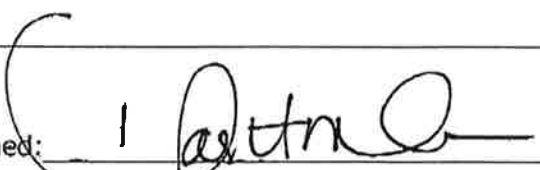
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1. We have reviewed the enclosed application and have no objection to its approval as submitted
We recommend Choice # _____.
2. _____ Please see our comments below.
3. _____ We are considering the proposal further, and will have comments to you by _____.
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: 

Title: Director of Finance - CRFR Date: 06/24/2020

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)
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 - County Roadmaster
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 - Post Office (City: Seppoox)
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 - Electric Utility CRPD

Planner: HR

Date Mailed: 6-16-20

Reply by: 6-29-20

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1. We have reviewed the enclosed application and have no objection to its approval as submitted. We recommend Choice # 1.
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: Blaxlen [Signature]

Title: Engineering manager Date: 06/23/2020

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