

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

In the Matter of the Petition by Jim Bunker to  
Name a New Private Road, located off of  
Robinette Road, near St. Helens, "Peaceful Valley  
Drive"

ORDER NO. 2-2021

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 November 12, 2020, Jim Bunker submitted a petition to name a new private road off of Robinette Road near St. Helens; and

WHEREAS, the new private road will serve three properties known as Tax Map ID Numbers 5130-00-02800, 5131-00-01200 and 5130-00-02700;

WHEREAS, the petitioner's 4<sup>th</sup> choice road name, "Peaceful Valley Drive", 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 petitioner's 4<sup>th</sup> choice, "Peaceful Valley Drive". 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 private road serving properties known as Tax Map ID Numbers 5130-00-02800, 5131-00-01200 and 5130-00-02700 shall be named "Peaceful Valley Drive."

Dated this 17 day of February, 2021.

BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

Approved as to Form

By: [Signature]

Office of County Counsel

By: [Signature]

Margaret Magruder, Chair

By: [Signature]

Casey Garrett, Commissioner

By: [Signature]

Henry Heimuller, Commissioner

Dated 02/17, 2021

**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: January 28, 2021  
RE: Road Naming Request

At the February 3<sup>rd</sup> 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 "*Peaceful Valley Drive*" to the existing private drive that will provide access from the east side of Robinette Road to the three new home sites being authorized through the template test process.

Feel free to contact me with any questions you may have. I look forward to our discussion on February 3<sup>rd</sup>.

**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 27**

Weyerhaeuser NR Company, Applicant

New Private Road Naming Off of Robinette Road

**DATE:** January 15, 2020**SUMMARY:**

Jim Bunker, a Weyerhaeuser representative, has submitted an application (ROAD 27) to name a private drive which is currently constructed within an established access and utility easement, recorded in Clerk's Instrument 2008-08345 and located on the east side of Robinette Road. This existing drive is located between the parcels with situs addresses 60946 Robinette Road and 60750 Robinette Road. This road naming request is required in order to process two Template Dwelling applications which are requesting to utilize this existing access for the future home sites.

Currently, Tax Lot 5130-00-02800 has been approved for a Template Dwelling via file number RDF 15-08. Also, Land Development Services has received two additional applications for Template Dwellings on Tax Lots 5131-00-01200 and 5130-00-02700. These Template Dwellings are currently being processed via file numbers RDF 21-04 and RDF 21-05. The approval of these two additional Template Dwellings will result in 3 or more dwellings sharing the same access off of a public right of way (Robinette Road).

In order for RDF 21-04 and 21-05 to be deemed complete, the applicant was required to submit an application to Land Development Services in order to name this private access drive. Currently, there are no dwellings or situs addresses that would change as a result of naming this private drive, however there will be at least 3 future home sites that will utilize this access.

On September 30, 2020, the applicant submitted a road naming request with the three options of, "Hideaway Hills Road", "Hideaway Lane", and "Hideaway Road". However, comments from Columbia 911 and the County Road Department stated that these three options would conflict with existing road names in the county and could not be recommended for approval. On November 12, 2020, the applicant submitted a revised road naming request with five unique possible road names. These five options being, "Sweetwater Lane", "Forest Glen Lane",

“Paradise Lane”, “Peaceful Valley Way”, and “Redhawk Lane”. Notice of this revised road naming request was sent out on November 20, 2020.

On November 24, 2020, Columbia 911 submitted comments and stated, *“There is currently a Sweetwater Lane in our county. There are a number of “Forest” names and currently a Paradise Valley Road. There are no conflicts with option 4 (Peaceful Valley Way) and option 5 (Redhawk Lane).”*

On December 2, 2020, the Columbia County Public Works Department submitted comments and stated, *“The Public Works Department recommends Peaceful Valley as the name, but it should end in “Drive” due to its potential to become a public road.”*

No comments or objections were submitted by the St. Helens Post Office, Columbia River Fire and Rescue, the Columbia County Cartographer, or Columbia River PUD.

#### **FINDINGS:**

Land Development Services Staff, Columbia 911 and the Columbia County Public Works Department support the 4<sup>th</sup> choice “Peaceful Valley” however, with the Public Works Department’s comments recommending it end in Drive.

The submitted application for the naming of “Peaceful Valley Drive” 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.

#### **RECOMMENDATION:**

Staff recommends approval of applicant's 4<sup>th</sup> choice for the road to be named *“Peaceful Valley Drive”*.

#### **ATTACHMENTS:**

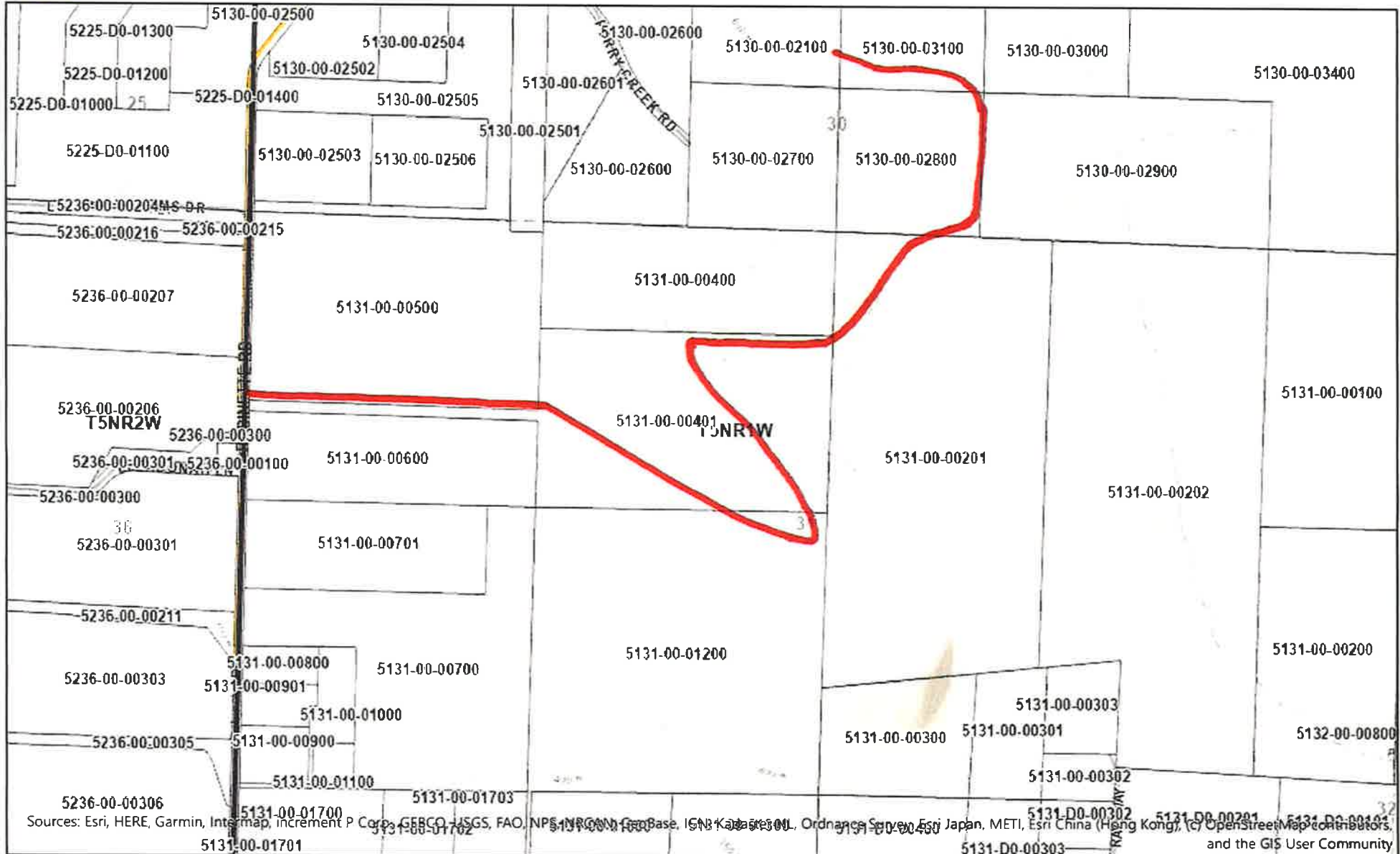
1. Application to Name a Road & Maps
2. Referral and Acknowledgments

**cc:** RDF 21-04 Planning File  
RDF 21-05 Planning File



# ROAD 27 Taxlot Map

EXHIBIT A



1/28/2021 10:48 AM



**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

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

**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**

Applicant Name <i>WNR, WREDCO LLC, WNEAO LLC</i>	Date of Application <i>11/12/2020</i> (re-application of orig. on 9/24/2020)
Mailing Address <i>16821 SE McGillivray Blvd #112</i>	Applicant Signature <i>[Signature]</i>
City, Zip <i>Vancouver WA 98683</i>	Phone Number <i>360-891-3365</i>

Township, Range, Section(s): *5N 1W 30/31*

General Location: *off Robinette Rd*

Current Road Name: (if any) *N/A*

Proposed Names: (Please list three)  
 1<sup>st</sup> Choice: *Sweetwater Lane*  
 2<sup>nd</sup> Choice: *Forest Glen Lane (or Road)*  
 3<sup>rd</sup> Choice: *Paradise Lane*  
 4<sup>th</sup> " : *Peaceful Valley Way*

Reason for Name Change: *#5: Redhawk Lane*

*Un-named roads needs name*

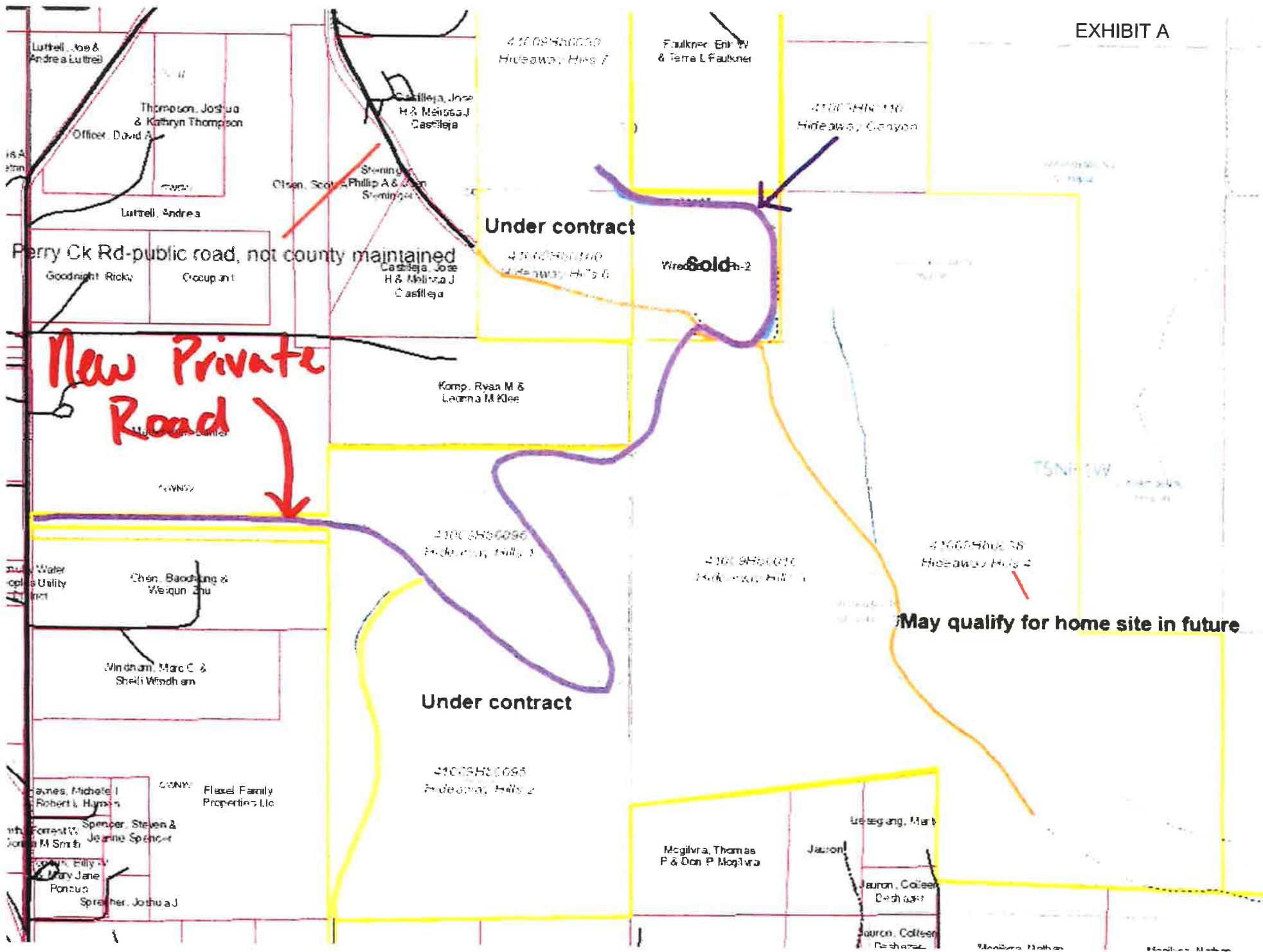
**Updated Road Names**

Affected Properties: (Attached additional page if necessary)

Owner Name (Print) <i>WREDCO LLC</i>	Address <i>5731-00-00401</i>
Signature <i>[Signature]</i>	Tax Account # <i>15734</i>
Owner Name (Print) <i>WNR</i>	Address <i>5731-00-01200</i>
Signature <i>[Signature]</i>	Tax Account # <i>17443</i>
Owner Name (Print) <i>See previous map for more affected parcels</i>	Address
Signature	Tax Account #
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 _____	Receipt # _____	Check # _____	Staff Member _____





**Hayden Richardson**

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**From:** Cindi Foley <CFoley@columbia911.com>  
**Sent:** Tuesday, November 24, 2020 1:25 PM  
**To:** Hayden Richardson  
**Subject:** Weyerhauser road  
**Attachments:** SKM\_C36820112312140.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.

Hi Hayden,

There is currently a Sweetwater Ln in our county. There are a number of "Forest" names and currently a Paradise Valley Rd also that I missed initially. There are no conflicts with option 4 (Peaceful Valley Way) and option 5 (Red Hawk Lane).

Have a good day!

*Cindi Foley*

GIS Specialist  
Columbia 9-1-1 Communications District  
P.O. Box 988 St. Helens ORR 97051  
Office: (503) 366-6975  
Fax: (503) 366-7196

Road 27

THIS SIDE FOR OFFICIAL USE ONLY

REFERRAL AND ACKNOWLEDGMENT

192-20-000328-  
PING

- To:
- City of \_\_\_\_\_ (if inside UGB)
  - Columbia 911
  - County Roadmaster
  - Fire District (Name: CRFR)
  - Post Office (City: St. Helens)
  - Cartography
  - Electric Utility CRPUd

Planner: HR

Date Mailed: 11-20-20 Reply by: 12-4-20

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.

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: The Public Works Department recommends Peaceful Valley as the name, but it should end in "Drive" due to its potential to become a public road.

Signed: Scott Taeniger  
Title: Engineering Technician I Date: 12/2/2020

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

EXHIBIT A  
Road #1

THIS SIDE FOR OFFICIAL USE ONLY

REFERRAL AND ACKNOWLEDGMENT

192-20-000328-  
PLNG

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

Planner: \_\_\_\_\_

Date Mailed: \_\_\_\_\_ Reply by: \_\_\_\_\_

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.