

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

In the Matter of the Petition by Alan and Donna
Mascord to Name a New Private Road, located off
of Bennett Road near St. Helens "Shadyhill Lane"

ORDER NO. 46-2021

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 July 22, 2021, Alan and Donna Mascord submitted a petition to name a new private road off of Bennett Road near St. Helens; and

WHEREAS, the new private road serves three properties known as Tax Map ID Numbers 4118-D0-01202, 4118-D0-01203 and 4118-D0-01400; 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 7.04, as amended, regarding the naming of private roads and recommends petitioner's first choice, "Shadyhill 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 properties known as Tax Map ID Numbers 4118-D0-01202, 4118-D0-01203 and 4118-D0-01400 shall be named "Shadyhill Lane."

Dated this 8 day of September, 2021

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: 
Margaret Magruder, Chair

Approved (as to Form)

By: 
Office of County Counsel

By: 
Casey Garrett, Commissioner

By: 
Henry Heimuller, Commissioner

BOARD COMMUNICATION

FROM THE LAND DEVELOPMENT SERVICES DEPARTMENT
MEETING DATE: _____ **CONSENT AGENDA**

TO: BOARD OF COUNTY COMMISSIONERS

FROM: Hayden Richardson, Associate Planner

SUBJECT: ROAD NAMING REQUEST
ROAD 29
Alan and Donna Mascord, Applicants
New Private Road Naming Off of Bennett Road

DATE: August 17, 2021

SUMMARY:

Alan and Donna Mascord, have submitted an application (ROAD 29) to name a new private road that is located off Bennett Road near St. Helens as shown on the attached maps. On June 14, 2021, the applicants submitted a building permit for a new single-family dwelling which will use the same shared driveway as the situs addresses 34909 Bennett Road and 34907 Bennett Road. Issuing this building permit will result in the third dwelling using a shared access which requires the shared access to officially be named as a private road. Also, the two existing dwellings that use this shared access will be required to be re-addressed to reflect the adopted road name.

On July 22, 2021, the applicant submitted a road naming request with the three options of, "Shadyhill Lane", "Oak Meadows Lane", and "Memory Lane". This proposed private road is located in the non-exclusive easement for ingress and egress purposes as shown on Partition Plat 1998-62. Notice of this road naming request was sent out on July 26, 2021. Staff has received comments from Columbia 911, Columbia River PUD, and the Columbia County Public Works Department.

On July 29, 2021 the Columbia County Public Works Department submitted comments and stated, "*The Public Works Department has no concerns with any of the three choices*".

On August 2, 2021 Columbia River PUD commented and confirmed they have no objections to any of these road names.

On August 5, 2021, Columbia 911 submitted comments and confirmed they have no objections to any of these road names.

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

FINDINGS:

Land Development Services Staff, the Columbia County Public Works Department, Columbia River PUD, and Columbia 911 support the 1th choice “*Shadyhill Lane*”.

The submitted application for the naming of “*Shadyhill Lane*” 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 1th choice for the road to be named “*Shadyhill Lane*”.

ATTACHMENTS:

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

7/29/2021

THIS SIDE FOR OFFICIAL USE ONLY
REFERRAL AND ACKNOWLEDGMENT

- To:
- City of _____ (if inside UGB)
 - Columbia 911
 - County Roadmaster
 - Fire District (Name: Col. River Fire and Rescue)
 - Post Office (City: St. Helens)
 - Cartography
 - Electric Utility CRPD

RECEIVED
AUG 05 2021
Land Development Services

Planner: HR

Date Mailed: July 26, 2021

Reply by: August 4, 2021

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: Cindi Foley
Title: GIS Specialist C911 Date: 8-2-21

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: Col. River Fire and Rescue)
 - Post Office (City: St. Helens)
 - Cartography
 - Electric Utility CRPUD



Planner: HR

Date Mailed: July 26, 2021 Reply by: August 4, 2021

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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 reasons below:

COMMENTS: The Public Works Department has no concerns with any of the three choices.

Signed: Scott Toeniger

Title: Engineering Technician I Date: 7/29/2021

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

THIS SIDE FOR OFFICIAL USE ONLY

REFERRAL AND ACKNOWLEDGMENT

RECEIVED

JUL 29 2021

C.R.P.U.D.

- To:
- City of _____ (if inside UGB)
 - Columbia 911
 - County Roadmaster
 - Fire District (Name: Col. River Fire and Rescue)
 - Post Office (City: St. Helens)
 - Cartography
 - Electric Utility CRPUD

RECEIVED
AUG 02 2021
Land Development Services

Planner: HR

Date Mailed: July 26, 2021

Reply by: August 4, 2021

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2. _____ Please see our comments below.
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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: [Signature]

Title: Engineering manager Date: 8/2/21

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

ROAD 29
4118-00-01202

7-22-21

COLUMBIA COUNTY
LAND DEVELOPMENT SERVICES

192-21-000 353 - PLNG
890⁰⁰

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

APPLICATION TO NAME / RENAME A ROAD

Applicant Name <u>Alan & Donna Mascord</u>	Date of Application <u>July 20, 2021</u>
Mailing Address <u>P.O. Box 647</u>	Applicant Signature <u>Alan Mascord</u>
City, Zip <u>Scappoose, OR 97056</u>	Phone Number <u>(503) 349-9891</u>

Township, Range, Section(s): 4118 - 00 - 01202

General Location: 34905 Bennett Rd. Warren, OR 97053

Current Road Name: (If any) Bennett Road AMascord@comcast.net

Proposed Names: 1st Choice: Shadyhill Lane
(Please list three) 2nd Choice: Oak Meadows Lane
3rd Choice: Memory Lane

Reason for Name Change: Planner has asked us to name what was a shared driveway. - Third dwelling

Affected Properties: (Attached additional page if necessary)

Owner Name (Print) <u>Rolf & Donna Larson</u>	Address <u>34909 Bennett Rd.</u>
Signature <u>Rolf S. Larson</u>	Tax Account # <u>1203</u>
Owner Name (Print) <u>Donna Larson</u>	Address " " "
Signature <u>Donna Larson</u>	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>7/26/21</u>	Receipt # <u>395849</u>	Check # <u>C.C.</u>	Staff Member <u>A</u>



ROAD 29 Aerial



Oregon Statewide Imagery Program (OSIP) - Oregon Imagery Framework Implementation Team, 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

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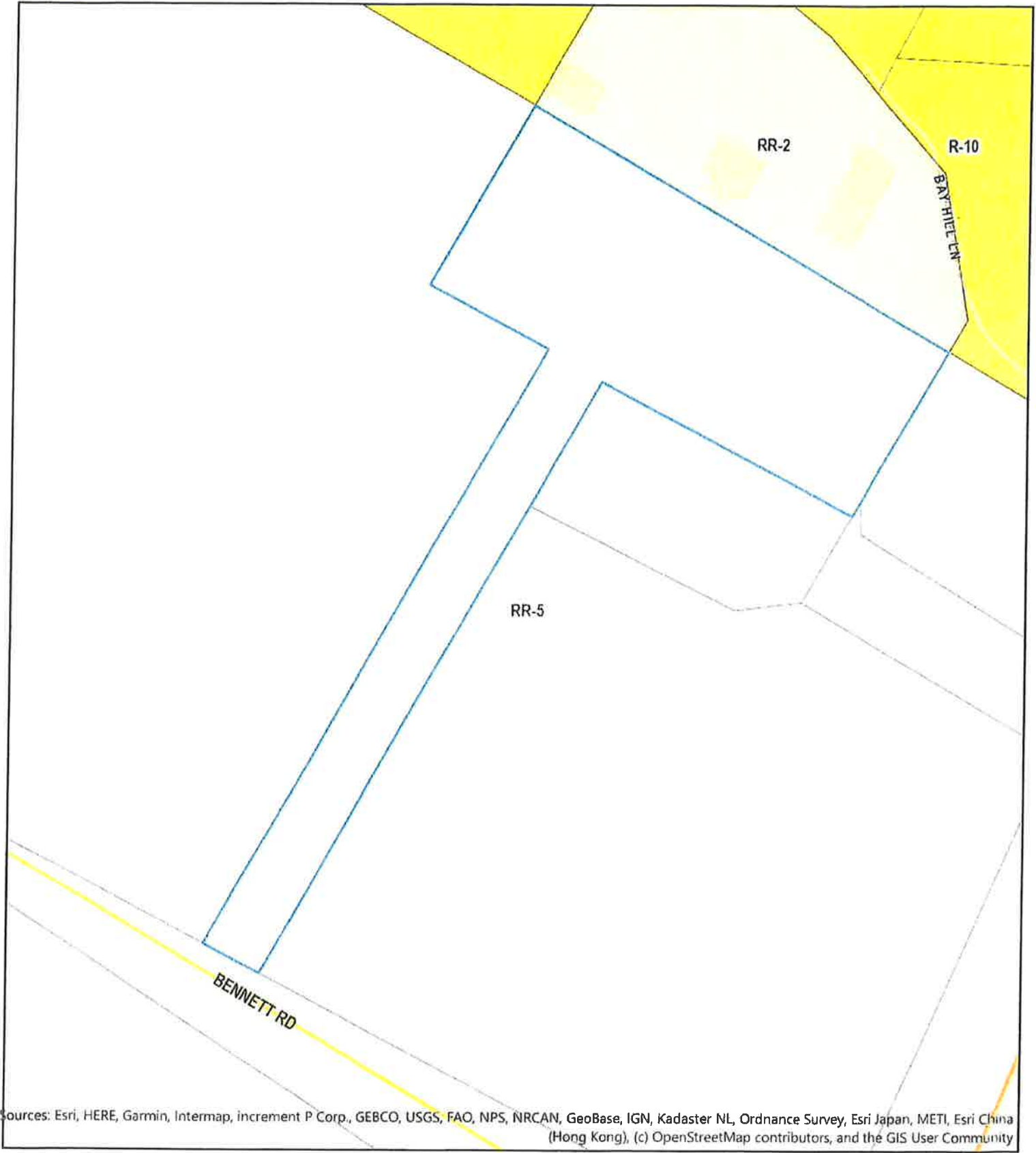


6/23/2021 1:39 PM

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



ROAD 29 Zoning



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

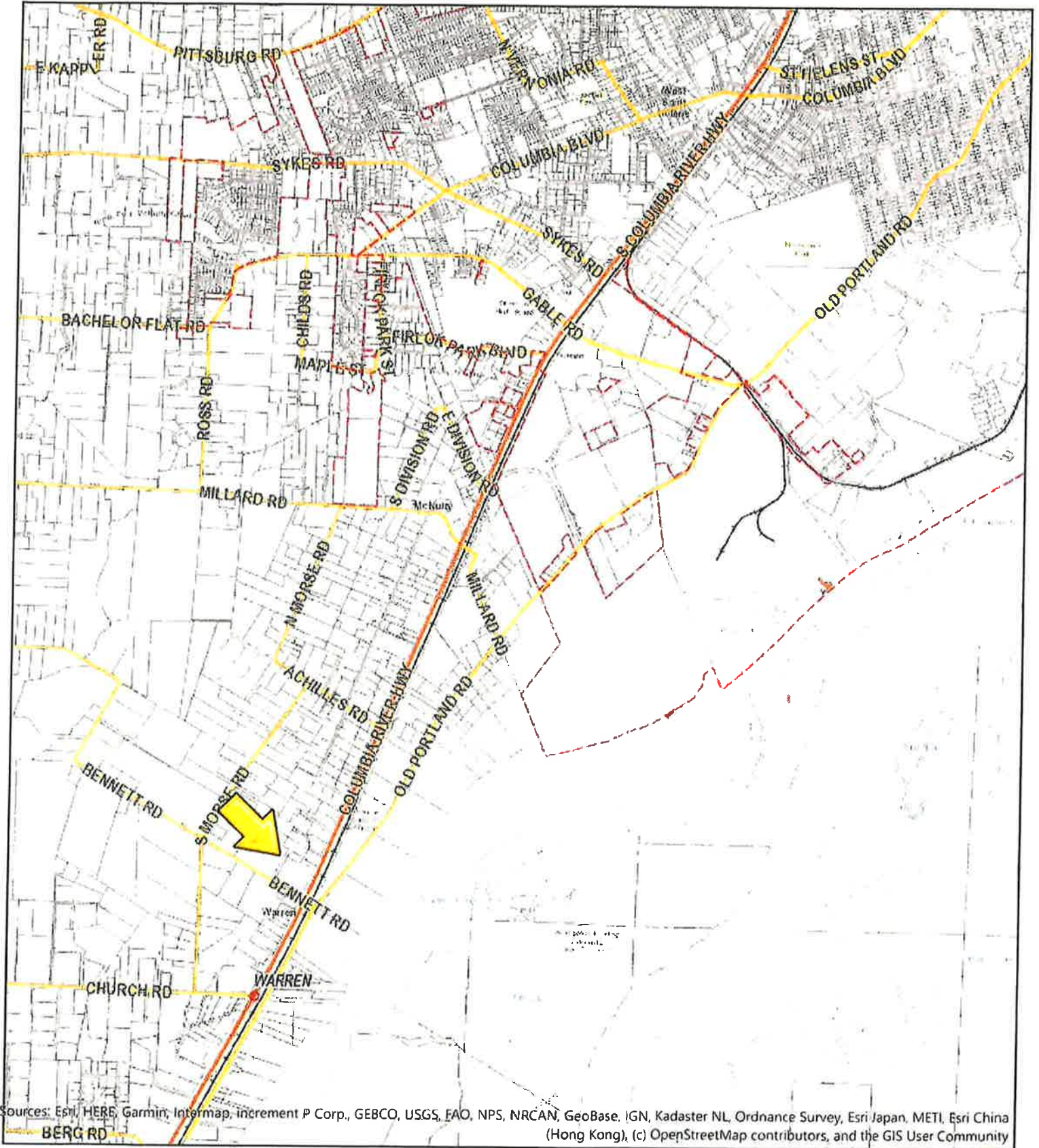
0 200 400 600 800 ft

6/23/2021 1:42 PM

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ROAD 29 Vicinity 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

200 ft

7/22/2021 3:51 PM

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REGISTERED PROFESSIONAL LAND SURVEYOR

- SURVEY REFERENCES**
1. COUNTY SURVEY MAP NO. 2934
 2. COUNTY SURVEY MAP NO. 3434
 3. COUNTY SURVEY MAP NO. 2054
 4. PARTITION PLAT NO. 1994-4
 5. COUNTY SURVEY MAP NO. 4228

OREGON
JAN 27, 1992
RUBEN MICHAEL MARTINEZ
R.L.S. 2525
EXP. DECEMBER 31, 1990

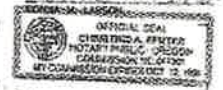
PROPERTY LINE ADJUSTMENT & PARTITION PLAT NUMBER 1998-62 FOR 609

ROLF LARSON
IN THE SOUTHEAST QUARTER OF SECTION 18
TOWNSHIP 4 NORTH, RANGE 1 WEST, WILLAMETTE MERIDIAN
COLUMBIA COUNTY, OREGON SEPTEMBER 20, 1997

FOR 609

DECLARATION

I, ROLF LARSON, OF THE COUNTY OF COLUMBIA, STATE OF OREGON, DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED FOR RECORD ON THE 20th DAY OF SEPTEMBER, 1997, AT 10:30 O'CLOCK A.M. REGISTERED NO. 28-14473 AND RECORDED AS PARTITION PLAT NO. 1998-62, COLUMBIA COUNTY CLERK, COLUMBIA COUNTY RECORDS.



ACKNOWLEDGEMENT:

STATE OF OREGON
COUNTY OF COLUMBIA | S.S.
NOTARY PUBLIC
I, ROLF LARSON, OF THE COUNTY OF COLUMBIA, STATE OF OREGON, DO HEREBY CERTIFY THAT THE ATTACHED PARTITION PLAT WAS RECEIVED FOR RECORD ON THE 20th DAY OF SEPTEMBER, 1997, AT 10:30 O'CLOCK A.M. REGISTERED NO. 28-14473 AND RECORDED AS PARTITION PLAT NO. 1998-62, COLUMBIA COUNTY CLERK, COLUMBIA COUNTY RECORDS.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO DO A PROPERTY LINE ADJUSTMENT BETWEEN THE PARCELS DESCRIBED IN DEED BOOK 154, PAGE 447, AND DEED BOOK 205, PAGE 607, (ORIGINALLY SAID DEED BOOK 205, PAGE 607, INTO 3 PARCELS). THE EXTERIOR CORNERS WERE ALL FOUND AS NOTED HEREON EXCEPT FOR THE NORTHEAST CORNER OF DEED BOOK 205, PAGE 607. THIS CORNER WAS REPLACED BY PRORATION BETWEEN THE TWO FOUND CORNERS, BEING THE INITIAL POINT AND THE 1/2" IRON PIPE AS MOORE COUNTY ROAD. ALL INTERIOR CORNERS WERE SET AS SHOWN HEREON.

APPROVALS:

APPROVED THIS 11th DAY OF November 1998
COLUMBIA COUNTY PLANNING DIRECTOR
APPROVED THIS 12th DAY OF November 1998
COLUMBIA COUNTY CLERK

NOTE:

PARCELS 1 AND 2 OF THIS PARTITION PLAT DO NOT HAVE SPECIFIC APPROVAL.

DEED REFERENCES

1. DEED BOOK 136 PAGE 98
2. DEED BOOK 213 PAGE 888
3. DEED BOOK 105 PAGE 608
4. DEED BOOK 154 PAGE 447
5. DEED BOOK 209 PAGE 604
6. DEED BOOK 171 PAGE 105



LEGEND:

- INDICATES PROPERTY LINE
- INDICATES DEED BOOK AND PAGE
- DENOTES SET 5/8" X 3/4" IRON ROD WITH YELLOW PLASTIC CAP MARKED "LS 2506"
- DENOTES FOUND MONUMENT AS NOTED
- DENOTES MONUMENT NEITHER SET NOR FOUND
- [2] DENOTES RECORD DATA PER SURVEY AS DESIGNATED PER NUMBER
- { 2 } DENOTES RECORD DATA PER DEED AS DESIGNATED PER NUMBER

SURVEYOR'S CERTIFICATE

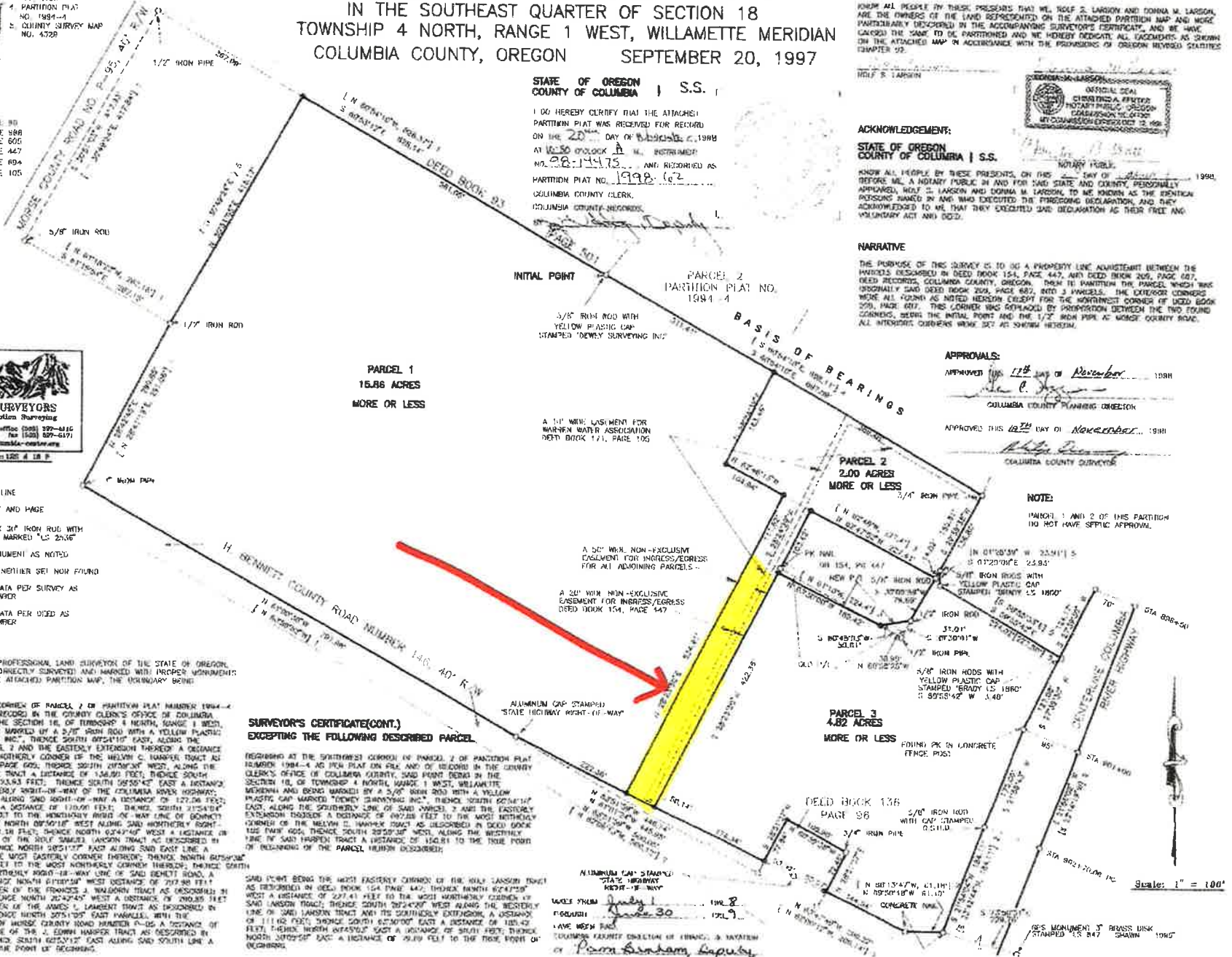
I, RUBEN MICHAEL MARTINEZ, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF OREGON, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ATTACHED PARTITION MAP, THE BOUNDARY BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 2 OF PARTITION PLAT NUMBER 1994-4 AS PER PLAT ON FILE AND OF RECORD IN THE COUNTY CLERK'S OFFICE OF COLUMBIA COUNTY, SAID POINT BEING IN THE SECTION 18, OF TOWNSHIP 4 NORTH, RANGE 1 WEST, WILLAMETTE MERIDIAN AND BEING MARKED BY A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "NEWLY SURVEYING INC.", THENCE SOUTH 07°24'10" EAST, ALONG THE SOUTHERLY LINE OF SAID PARCELS 2 AND THE EASTERLY EXTENSION THEREOF A DISTANCE OF 697.99 FEET TO THE MOST NORTHERLY CORNER OF THE MELVIN C. HANFNER TRACT AS DESCRIBED IN DEED BOOK 105 PAGE 608, THENCE SOUTH 27°04'07" WEST, ALONG THE WESTERLY LINE OF SAID HANFNER TRACT A DISTANCE OF 136.80 FEET; THENCE SOUTH 07°24'10" EAST A DISTANCE OF 234.91 FEET; THENCE SOUTH 05°55'42" EAST A DISTANCE OF 224.02 FEET TO THE NORTHEASTY CORNER OF SAID COUNTY ROAD NO. 146, THENCE NORTH 05°55'42" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY THE A DISTANCE OF 81.34 FEET; THENCE NORTH 67°47'04" WEST A DISTANCE OF 143.54 FEET TO THE EAST LINE OF THE ROLF LARSON TRACT AS DESCRIBED IN DEED BOOK 136, PAGE 98; THENCE NORTH 20°51'07" EAST ALONG SAID EAST LINE A DISTANCE OF 72.45 FEET TO THE MOST EASTERLY CORNER THEREOF; THENCE NORTH 20°51'07" WEST A DISTANCE OF 103.00 FEET TO THE MOST NORTHERLY CORNER THEREOF; THENCE SOUTH 20°51'07" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY WEST A DISTANCE OF 717.98 FEET TO THE MOST SOUTHERLY CORNER OF THE FRANCES J. WARDON TRACT AS DESCRIBED IN DEED BOOK 213 PAGE 888; THENCE NORTH 20°24'42" WEST A DISTANCE OF 10.85 FEET TO THE MOST SOUTHERLY CORNER OF THE JAMES L. LAURENT TRACT AS DESCRIBED IN DEED BOOK 164 PAGE 256; THENCE NORTH 20°51'07" EAST PARALLEL WITH THE EASTERLY RIGHT-OF-WAY LINE OF MOORE COUNTY ROAD NUMBER 146 A DISTANCE OF 416.17 FEET TO THE SOUTH LINE OF THE J. EDWIN HANFNER TRACT AS DESCRIBED IN DEED BOOK 205 PAGE 607; THENCE SOUTH 02°21'12" EAST ALONG SAID SOUTH LINE A DISTANCE OF 341.62 TO THE TRUE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE (CONT.)

EXCEPTING THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL 2 OF PARTITION PLAT NUMBER 1994-4 AS PER PLAT ON FILE AND OF RECORD IN THE COUNTY CLERK'S OFFICE OF COLUMBIA COUNTY, SAID POINT BEING IN THE SECTION 18, OF TOWNSHIP 4 NORTH, RANGE 1 WEST, WILLAMETTE MERIDIAN AND BEING MARKED BY A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP MARKED "NEWLY SURVEYING INC.", THENCE SOUTH 07°24'10" EAST, ALONG THE SOUTHERLY LINE OF SAID PARCELS 2 AND THE EASTERLY EXTENSION THEREOF A DISTANCE OF 697.99 FEET TO THE MOST NORTHERLY CORNER OF THE MELVIN C. HANFNER TRACT AS DESCRIBED IN DEED BOOK 105 PAGE 608; THENCE SOUTH 27°04'07" WEST, ALONG THE WESTERLY LINE OF SAID HANFNER TRACT A DISTANCE OF 136.80 FEET; THENCE SOUTH 07°24'10" EAST A DISTANCE OF 234.91 FEET; THENCE SOUTH 05°55'42" EAST A DISTANCE OF 224.02 FEET TO THE NORTHEASTY CORNER OF SAID COUNTY ROAD NO. 146, THENCE NORTH 05°55'42" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY THE A DISTANCE OF 81.34 FEET; THENCE NORTH 67°47'04" WEST A DISTANCE OF 143.54 FEET TO THE EAST LINE OF THE ROLF LARSON TRACT AS DESCRIBED IN DEED BOOK 136, PAGE 98; THENCE NORTH 20°51'07" EAST ALONG SAID EAST LINE A DISTANCE OF 72.45 FEET TO THE MOST EASTERLY CORNER THEREOF; THENCE NORTH 20°51'07" WEST A DISTANCE OF 103.00 FEET TO THE MOST NORTHERLY CORNER THEREOF; THENCE SOUTH 20°51'07" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY WEST A DISTANCE OF 717.98 FEET TO THE MOST SOUTHERLY CORNER OF THE FRANCES J. WARDON TRACT AS DESCRIBED IN DEED BOOK 213 PAGE 888; THENCE NORTH 20°24'42" WEST A DISTANCE OF 10.85 FEET TO THE MOST SOUTHERLY CORNER OF THE JAMES L. LAURENT TRACT AS DESCRIBED IN DEED BOOK 164 PAGE 256; THENCE NORTH 20°51'07" EAST PARALLEL WITH THE EASTERLY RIGHT-OF-WAY LINE OF MOORE COUNTY ROAD NUMBER 146 A DISTANCE OF 416.17 FEET TO THE SOUTH LINE OF THE J. EDWIN HANFNER TRACT AS DESCRIBED IN DEED BOOK 205 PAGE 607; THENCE SOUTH 02°21'12" EAST ALONG SAID SOUTH LINE A DISTANCE OF 341.62 TO THE TRUE POINT OF BEGINNING.



Scale: 1" = 100'