

BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

In the Matter of the Petition by Jeff Hoag to Name  
a New Private Road Located off of Gibbs Road as  
Monster Mountain Drive

ORDER NO. 52-2022

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 February 17, 2022 Jeff Hoag, submitted a petition to name a new private road off of Gibbs Road; and

WHEREAS, the new private road serves two existing dwellings addressed at 27473 Gibbs Road and 27477 Gibbs Road, and one proposed dwelling approved via RDF 22-45; 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, "Monster Mountain Drive". 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 property known as Tax Account Number 5067, 5069, 5126 and 5071 associated with Tax Map ID Numbers 4324-00-01100, 4324-00-01300, 4313-C0-00700 and 4324-00-01400 respectively, shall be named "Monster Mountain Drive."

Dated this 14 day of September, 2022

Approved as to Form

By: 

Office of County Counsel

BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGONBy: 

Henry Helmuller, Chair

By: 

Margaret Magruder, Commissioner

By: 

Casey Garrett, Commissioner

## EXHIBIT A

**BOARD COMMUNICATION**

FROM THE LAND DEVELOPMENT SERVICES DEPARTMENT

MEETING DATE: \_\_\_\_\_ **CONSENT AGENDA****TO: BOARD OF COUNTY COMMISSIONERS****FROM:** Hayden Richardson, Planning Manager, Land Development Services**SUBJECT: ROAD NAMING REQUEST****ROAD 32**

Jeff Hoag and Property Owners

New Private Road Naming Off of Gibbs Road

**DATE:** July 25, 2022**SUMMARY:**

The property owner of tax lots 4324-00-01400 and 4313-C0-00700, Jeff Hoag, has submitted an application (ROAD 32) to name a private drive which is intended to serve three dwellings authorized with the Land Development Services. The third dwelling, approved via RDF 22-45 requires the applicant to upgrade the current driveway to Private Road Standards, at least to the first dwelling, and name the shared access. The new private road is located off of Gibbs Road and currently serves the dwellings associated with situs addresses 27473 Gibbs Road and 27477 Gibbs Road. These parcels are currently owned by Irvin Harris and Miranda Collazo respectively.

This road naming request is required in order for the applicant to satisfy conditions of building permit issuance for RDF 22-45 on the subject PF-80 zoned properties per the provisions in Section 507, 509 and 510 of the County Zoning Ordinance. These provisions require the applicant to submit an application to Land Development Services to name this private road and to improve this newly named road to the minimum applicable specifications of the County Road Standards Ordinance. Before Land Development Services can issue building permits for RDF 22-45, both the Scappoose Rural Fire District and the County Public Works Department will need to submit documentation that they have inspected and approved all necessary improvements to this new private road.

The applicant submitted a road naming request for ROAD 32, with the three options of, "*Monster Mountain Road*", "*Firedrake Wynd*", and "*Wizardskeep Way*". Scott Toenjes, Engineering Technician with the County Public Works Department submitted comments that stated, "*Public Works is okay with all three name choices, as none of them have been used in Columbia County. Choice #1 cannot have the ending of "Road" ... The applicant will need to purchase and install a street name sign that meets MUTCD Standards. Signs may be purchased*

Monster Mountain Drive Road 32

## EXHIBIT A

*and installed through the Public Works Department". Columbia 911 submitted comments and stated, "Monster Mountain is OK. Firedrake Wind – avoid, has multiple spellings. Firedrake would be OK if Wynd was dropped. Wizardskeep Way – avoid, Could be spelled as either one word or two words. Also Wizard's could be possessive. Avoid special character". With these comments, staff followed up with the applicant who stated that they would prefer to pursue Option #1 of "Monster Mountain" with the suffix "Drive", rather than "Road".*

No comments were submitted by the Scappoose Post Office, Scappoose Rural Fire District, the Columbia County Cartographer, or Columbia River PUD.

**FINDINGS:**

The submitted application for the naming of "***Monster Mountain 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. In addition, with the comments received from the Public Works Department and Columbia 911, Staff finds the applicant's first choice, with the change from "Road" to "Drive", will help to ensure timely emergency responses to the affected properties as well as consistency with private drives that are not maintained by the County.

**RECOMMENDATION:**

Staff recommends approval of applicant's **first** choice for the new private road to be named "***Monster Mountain Drive***".

**ATTACHMENTS:**

1. Road 32 Application to Name a Road & Maps
2. Referral and Acknowledgments
3. Draft Board Order

**cc:** County Counsel  
RDF 22-45