

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

In the Matter of Acquiring Real Property for the)
Improvement of Rockcrest Street and West Rainier)
Dike Road through Eminent Domain) Resolution No. 81-00

WHEREAS, Columbia County has been in the process of making improvements to Rockcrest Street and West Rainier Dike Road; and

WHEREAS, the purpose of the improvements is described in Attachment A which is attached hereto and incorporated herein by this reference; and

WHEREAS, certain private property must be acquired for temporary construction easements, permanent easements, and public rights-of-way to successfully complete and maintain said improvements; and

WHEREAS, the property which must be acquired to successfully complete and maintain said improvements is described in Attachment A; and

WHEREAS, Columbia County has the authority to acquire property for needed public works through the process of eminent domain; and

WHEREAS, Columbia County has determined, in accordance with the requirements of ORS 35.235(1) and ORS 35.235(2), that the improvements to Rockcrest Street and West Rainier Dike Road are consistent with the public good, and the construction will cause the least injury to private parties;

NOW, THEREFORE, IT IS HEREBY RESOLVED as follows:

1. The Columbia County Board of County Commissioners determines that improvement of Rockcrest Street and West Rainier Dike Road is in the public interest.
2. The acquisition of private property by eminent domain may be necessary to accomplish this public good.
3. The agents for the Board of County Commissioners shall make offers to purchase the property at a reasonable estimate of value prior to instituting eminent domain proceedings.

Dated this 9th Day of August, 2000.

Approved as to form

By: Sarah W. Tison
County Counsel

FOR COLUMBIA COUNTY, OREGON

By: Jack R. Peterson
Chair

By: Lita M. Winkler
Commissioner

By: not present
Commissioner

RESOLUTION NO. 81-00

ATTACHMENT A

Rockcrest Street and West Rainier Dike Road Improvements

Project Description

The purpose of this project is to complete improvements for Rockcrest Street and Dike Road. These improvements will provide improved access to the proposed US Gypsum Company Wallboard Plant in the West Rainier area and also provide public access to the Department of State Lands property located on the Columbia River. West Rainier Dike Road and Rockcrest Street improvements will provide an essential connection from US Highway 30 to the proposed US Gypsum Company's new 200+ employee Wallboard Plant and existing dredging operations farther out on the Columbia River near the westerly end of the project.

Project objectives include improving the grades and widening Dike Road from approximately Barton Road to Rockcrest Street to two 12' travel lanes with shoulders and ditches. Further a public railroad crossing will be constructed near Barton Road. In addition, an asphalt concrete overlay for Rockcrest Street will be provided and it will be widened as necessary to accommodate the increased heavy truck traffic generated by US Gypsum, especially at the intersection with US 30.

Additional right-of-way acquisition is required to accomplish the above tasks and consists of wetlands mitigation for the Rockcrest Street widening, temporary construction easements and permanent easements. The bulk of the right-of-way will be obtained for the Oregon Department of Transportation's Railroad Section on the northerly side of Dike Road with only minor needs from the property owners located on the southerly side. The expected needs are more specifically defined:

Wetland Mitigation

T7N R2W Sec 17 NE 1/4 NW 1/4 TL 300
T7N R2W Sec 17 NE 1/4 NW 1/4 TL 400
T7N R2W Sec 17 NE 1/4 NW 1/4 TL 500
T7N R2W Sec 17 NE 1/4 NW 1/4 TL 200, 2000
T7N R2W Sec 17 NE 1/4 NW 1/4 TL 600
Rainier/Longview Bridge Right-of-Way
T7N R2W Sec 7 SE 1/4 Tracts 28, 29
T7N R2W Sec 7 TL 2300
T7N R2W Sec 7 TL 2400

Carol M. Everman
John Russeff
Robert Allen Lucas
Donald W. Stackhouse, Trustee
Gary L. Peters
ODOT
Eric C. and Rachel M. Sanders
John M. and Hazel Sanders
Jess L. and Kathryn E. Hillsbery

Temporary Construction Permits (As necessary to construct the proposed improvements - usually a 10' wide strip of land across the property frontage)

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| T7N R2W Sec 7, 8, 17 | State of Oregon, ODOT Rail Division |
| Assessor's Map # 7273 TL 1600 Parcel 2 | Robert J. Brusco Trust |
| Assessor's Map # 7273 TL 1700 Parcel 10 | Wendell E. Clemens & Lavonne M. Tofte |
| Assessor's Map # 72833 TL 300 Unit A Block 6 Lots 8 - 9 | Andrew B Thayer |
| Assessor's Map # 72833 TL 400, 500 Unit A Block 6 Lots 2 - 7 | Jerry D. & Anneatta Hamlik |
| Assessor's Map # 72833 Unit "C" Block 5 Lot 1 Tract A | State of Oregon (ODOT) |
| Assessor's Map # 72833 TL 600 Unit "A" Block 4 Lots 11-18 Tract B | James Dias, Trustee James Dias Trust and James C. Murphy |
| Assessor's Map # 72172 TL 700 Unit "A" Block 3 Lots 1,2,3,18 Tract A | William E. Stennick, Trustee William E. Stennick and Mary E. Stennick Revocable Living Trust |
| Assessor's Map # 721721 TL 603 Unit "C" Block 2 Lot 9 Tract B | Gary L. & Eva Sharlene Peters |
| Assessor's Map # 721721 TL 1100 Block 14 Lots 1,16 Tract A(Lots 1 & 6) | Leroy Nelson |
| Assessor's Map # 721721 TL 1400, 1600 Unit C Block 20 Lots 1,4,5 Tract B (Lots 1,4,5) | Leroy Nelson |
| Assessor's Map # 721721 TL 1500 Unit C Block 20 Lots 2,3 Tract A (Lots 2-3) | William T. & Laurie Clifford |

Right of Way (As necessary construction and maintenance of the proposed improvements)

T7N R2W Sec 7, 8, 17
(A 5' wide strip of land along most of the northerly portion of Dike Road)

State of Oregon, ODOT Rail Division

Assessor's Map # 7273 TL 100 Lot 1
(Corner of Young Road and Dike Road)

Michael E. & Kathryn R. Engel

Assessor's Map # 72833 Unit "C" Block 5
Lot 1 Tract B
(A portion of the Highway Division frontage)

State of Oregon (ODOT)

Assessor's Map # 72833 TL 600 Unit "A" Block 4
Lots 11-18 Tract A

James Dias, Trustee
James Dias Trust and James C.
Murphy

Assessor's Map # 72172 TL 700 Unit "A" Block 3
Lots 1,2,3,18 Tract B

William E. Stennick, Trustee
William E. Stennick and Mary E.
Stennick Revocable Living Trust

Assessor's Map # 721721 TL 603 Unit "C" Block 2
Lot 9 Tract A

Gary L. & Eva Sharlene Peters

Assessor's Map # 721721 TL 1900 Block 19
Lots 7,8,9 Tract A

Donald W. & Leota F. Stackhouse,
Trustees