

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

In the Matter of the Request by)
Ronald Steinke for a Modification)
from the Columbia County Road)
Design Standards for Luma Vista) ORDER NO. 62-02
Drive)

WHEREAS, on August 19, 2002, Ronald Steinke requested a modification from the Columbia County Road Design Standards for Luma Vista Drive; and

WHEREAS, a copy of Ronald Steinke's request is attached hereto, labeled Exhibit "A" and incorporated herein by this reference; and

WHEREAS, the County Public Works Director, Dave Hill, has reviewed the request, inspected the road and made a recommendation, a copy of which is attached hereto, labeled Exhibit "B" and incorporated herein by this reference;

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

The request by Ronald Steinke for a modification from the Columbia County Road Design Standard which requires 20 ft. wide paved roads for new public roads on Luma Vista Drive, subject to the following conditions:

1. The following improvements shall be made in lieu of the typical road design standards for a public road on Luma Vista Drive:
 - A. The portion of Luma Vista Drive (a 50' dedicated public right of way) from JP West Road north to the cul-de-sac turnaround and the cul-de-sac turnaround, as shown on the preliminary plat, shall be improved according to the County Road Design Standards.
 - B. The portion of Luma Vista Drive from the cul-de-sac north to the northern boundary line shall be improved with a 12' wide gravel road, not to exceed 12% grade, with turn outs, in the 50' public right

of way.

2. The applicant shall provide evidence from a licensed professional engineer showing that the 50' public right of way to be dedicated is capable of being improved to public road standards in the future. After construction, the engineer must certify that construction has been completed to approved standards.
3. The applicant shall complete the development of the road to this modified standard prior to approval of the final plat, or shall post a bond in the amount of 125% of the cost of the proposed road work.
4. If any development that would allow more than the proposed 2 homes on the gravel section north of the cul-de-sac is proposed in the future, the developer will be required to improve the 50' public right of way to the County Public Road Standards in effect at the time of the development from the cul-de-sac turnaround to the access point or points of the new development(s) off of Luma Vista Drive.
5. The applicant shall complete a waiver of remonstrance from the formation of a future Road Improvement District if the County determines that such district is in the public interest. The waiver of remonstrance shall be recorded by the applicant in the deed records of the Columbia County Clerk.
6. All improvements to Luma Vista Drive shall be approved by the Public Works Director.

DATED this 11th day of September, 2002.

BOARD OF COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: _____
Chair

By: _____
Commissioner

By: _____
Commissioner

Approved as to form

By: Sarah Tyson
Office of County Counsel

ROAD STANDARDS MODIFICATION APPLICATION

Note: This application, with the appropriate fee, must be completed and submitted to the Columbia County Department of Public Works. Incomplete applications will not be accepted.

General Information

Name of Applicant: Ron Steinke

Address of Applicant: PO Box 275 St Helens OR 97051

Daytime Phone: 503-397-4569

Name of Road subject to modification: Luma Vista Drive

Is the Road known by other names? If so, please list: This is a new road

What is the location of the road? 2 miles east of Scappoose, OR
on J.P. West Road

Is the road a: Private Easement Dedicated Public Road County Road

Has the road been maintained? By Whom? This is a new road

What modifications to the road standards are requested? To not pave the entire Row
length 20' wide. The back 2/3 of ROW will only serve two dwellings thus should
be at 12' wide gravel driveway standards.

Names and Addresses of property owners adjacent to the road (Attach additional sheets, if necessary)*:

City of Scappoose at N. Boundary
Ron Steinke all other

*ATTACH AN ASSESSMENT MAP SHOWING THE ROAD AND PROPERTY OWNERSHIPS.

Land Use Information

This information may be obtained from the County Land Development Services Department.
What is the zoning of the property adjacent to that portion of the road to be modified?

RR-5

Is this application for a road standards modification in conjunction with a land development application (subdivision/partition, conditional use, etc.)? If so, please identify the application.

Partition set MPA 01-12

Were the parcels which access the road legally created prior to June 4, 1991? _____

Road History Information

Was this road the subject of an earlier road modification application? If so, please give the date of the application, and information regarding the Board's decision on the application:

This is a new road

Surveyor Information

Please have the County Surveyor initial the appropriate space below:

Is this a: _____ Dedicated County road OR _____ Public Road? Date: _____

If this is a dedicated county road, is it _____ Deeded _____ Petitioned _____ Unknown

This is a new road - requires new dedicated R.O.W.

Fire Protection Information

Are the properties located on this road, and the road located within a Rural Fire District?

If so, which one? Scappoose

Signature and Certification

I certify that the information contained in this application is true and complete to the best of my knowledge.

Ronald F. Smith Pres.

8-19-02

Signature

Date

[For staff use only.]

LDS Rec'd: _____ Pub. Wks. Rec'd: _____ Counsel Rec'd: _____

LDS Comment: OK JD

Pub. Works Comment: OK CH

Counsel Comment: _____

Date for BOC Review: _____

Scappoose Fire Dept Rec'd OK SNAO 9-10-02




Columbia County Road Department

P.O. Box 366, 1004 Oregon Street, St. Helens, OR 97051

Phone: 503-397-5090 Fax: 503-397-7215

E-mail: colroad@columbia-center.org

MEMORANDUM

to: Board of County Commissioners
cc: Sarah Tyson County Counsel
from: David Hill, Public Works Director 
subject: Road Modification Request - Steinke
date: September 10, 2002

Recommendation: Approve request to modify road standards (beyond the location of the proposed cul-de-sac turnaround) to allow a 12 foot wide gravel road with turnouts and not to exceed a 12% grade; 50 foot (minimum width) right-of-way to the north boundary of the property; any future development that would allow more than 2 homes on the gravel section of the road will require the gravel section to be constructed to public road standards (including paving) to the location of the third access; the road must be designed by a licensed professional engineer showing that the road can meet public road standards in the future; and after construction the engineer must certify that construction has been completed to the approved standards.

Discussion: Ron Steinke has submitted a road standards modification application for Luma Vista Drive in a development that he is proposing on JP West Road 2 miles east of Scappoose. We have discussed the proposal with the developer, his engineer, Land Development Services Department, Scappoose Fire District, and County Counsel and the proposal seems to satisfy the concerns of those mentioned.

In the area of the proposed road modification, the topography of the ground is rough, steep, and shows signs of some ground movement. The engineer and geotechnical consultant believe that the ground movement is at least 50 years old.

Because the gravel section is proposed to serve only 2 residences and has been approved by the local fire district, and in consideration of the topography, I recommend approval of the road modification request with the conditions as stated above.

Mr. Steinke will either need to complete the development of the road to this modified standard prior to final plat approval, or post a bond in the amount of 125% of the cost of the proposed road work.

Thank you for your consideration of this matter and I apologize for miscommunication on this issue in the past.