



MEMORANDUM

To: Board of County Commissioners
From: Mike Russell, Public Works Director, Roadmaster *MR*
Jamie Viveiros, Planning Manager
Cc: Edward McGlone, Assistant County Counsel
Date: July 2, 2024
Subject: Luma Vista Drive and Skyline Terrace Vacation Request

On May 22, 2024, the Board of Commissioners held a public hearing regarding the vacation of Luma Vista and Skyline Terrace. The Board received a staff report, heard public testimony, deliberated, and decided to schedule more time for submission of written testimony and have further deliberations at a future meeting.

The Board asked staff several questions during the proceedings and this memo is intended to address those questions for the Board's further consideration.

At what time did the subject properties become more than 6 lots?

Staff researched the files related to the partitioning of parcels and provides the following timeline:

- May 2001 – Original partition to divide 1 parcel into 3 parcels.
- November 2002 – Lot of record determination showed that there were originally 3 lots of record.
- January 2003 – Property line adjustment for the 3 lots of record.
- February 2003 – Modification of prior partition to divide one of the lots of records into three parcels. This established a total of 6 properties (3 adjusted lots of record and 3 parcels).
- June 2015 – Partition to further divide 1 of the previously established parcels into 3 parcels, for a total of 8 properties (3 adjusted lots of record, and 5 parcels).

I have attached the latest partition plat showing the configuration of the parcels approved in 2015 and recorded in 2016.

What was the purpose of extending Luma Vista Dr. all the way to the City of Scappoose parcel?

Since the initial approval for MP 01-12 in 2001, the applicant was required as a condition of approval to extend Luma Vista Drive to the north boundary line in order to meet the criteria in the

CC Subdivision and Partitioning Ordinance Section 905 Streets, and Section 907 Future Extension of Streets.

Section 905 Streets (Now 1005)

G. Proposed Streets. Proposed streets shall be extended to the boundary lines of the tract to be subdivided. A reserve strip across the end of the street shall be deeded to the County at the applicant's own expense. In addition, a barricade shall be built at the end of the street by the applicant and it shall not be removed until authorized by the Planning Director.

Staff Finding #11:

The length of the main street (Luma Vista Drive) is approximately 2100 feet. The applicant's submitted plans indicates the proposed street ends approximately 300 feet south of the northern most property line. This plan is not consistent with the above standard. Additionally, the adjacent property to the north is urban and in the City limits, therefore, future road connectivity should be established. The applicant will be required to extend the road right-of-way to the northern most property line and will be required to dedicate a 1' reserve strip to the County at the end of the right-of-way. Additionally, the applicant will be required to build a road barricade at the end of the improved road travel surface.

Section 907 Future Extension of Streets

Where necessary to give access to or permit a satisfactory future subdivision on adjoining land, streets shall be extended to the boundary of the subdivision and resulting dead-end streets may be approved without a turnaround. Reserve strips and street plans shall be required to preserve the objectives of street extensions.

Staff Finding #13:

The land directly to the north of this site is within the corporate limits of the City of Scappoose and amounts to almost 80 acres. The City of Scappoose has commented that they would find it valuable to have public access to the south side of their property. In order to promote future road connectivity and permit satisfactory future subdivision on the adjacent land to the north, the applicant will be required to extend the Luma Vista Drive public road right-of-way to the north property line of the subject property. The resulting dead-end will not require a turnaround, however the applicant will be required to dedicate a 1' reserve strip to Columbia County and install a road barricade. Since the applicant has no plans to use the extended right-of-way, the applicant will not be required to install road improvements past what is shown on the original partition plan.

Why wasn't there a reserve strip established for Luma Vista Drive against the City park parcel?

There was a condition of approval included in the original approval for MP 01-12 that the applicant shall include a 1' wide reserve strip at the northern terminus of the Luma Vista Drive public right-of-way. The reserve strip shall be dedicated to Columbia County. This condition of approval was modified in the approval for MP 01-12(B) after the applicant had obtained a modification to road standards through Board Order 62-02. Staff is not sure why this was done and is continuing to research this.

When was the right-of-way dedicated as a public road?

It was approved as a public road in the initial partition for MP 01-12 in 2001. Several criteria throughout the CCZO were met based on the public frontage provided to the parcels by Luma

Vista Drive. In the second modification MPA MP 01-12(B), Luma Vista Drive was still identified and approved as a 50' public right-of-way that shall be extended to the north boundary line of the subject property. The condition of approval changed based on approval of Board Order No. 62-02 to the following:

4. The 50' public right-of-way, known as Luma Vista Drive, shall be extended to the north boundary line of the subject property and indicated as such on the final plat. The applicant will be required to improve the public right-of-way indicated on the tentative partition plan map to County Road Standards for local public roads. The remainder of the right-of-way extending to the north property line must be improved as stated in Order No. 62-02 for the approved Modification to Road Standards.

As an addition, the property owner applied for a variance in 2002 to place two residences on a private driveway without 50' frontage on a public road. Applicant was notified that LDS would not support a proposal to convert the public roadway to a private roadway. The applicant proposed to retain the public road but seek to defer full public road improvements until development exceeded the initial two dwellings proposed, which is when he proceeded with the Modification of Road Standards.

Can the property owners make an agreement that there will never be any more residences in Luma Vista; there will be no more than 6 residences into the future?

Since there are 8 established lots/parcels, any current/future property owners would have the right to develop the land if meeting all the criteria for doing so. This could possibly be done through a deed restriction if a property owner wished to restrict their rights on a particular piece of property, but staff would defer to County Counsel or the property owner's for exactly how this might be accomplished.

Are there any gated community standards in the County or State?

Nothing has been found within the current county zoning ordinance. Staff is continuing to research this information and will be able to provide some information during your meeting.

What are the amount of road miles per jurisdiction in Columbia County?

According to Oregon Department of Transportation's latest figures (2023), the following are the listed road miles per jurisdiction in Columbia County:

• Prescott –	1.00	(0.0%)
• Clatskanie –	9.78	(1.1%)
• Columbia City –	13.94	(1.5%)
• Vernonia –	20.19	(2.2%)
• Scappoose –	31.86	(3.5%)
• Saint Helens –	58.70	(6.5%)
• State Highways –	231.34	(25.6%)
• Columbia County –	535.90	(59.4%)
TOTAL	902.71	

Partition Plat No. 2016-6
 Situated in Parcel 1 of P.P. 2007-27
 For Betty Ann Steinke
 Situated in
 Section 11, T.3N., R.2W.W.M.,
 Columbia County, Oregon
 May 12, 2016

Reynolds
 Land Surveying, Inc.
 12290 Stone Road
 Medford, Oregon 97504
 (503) 387-5516

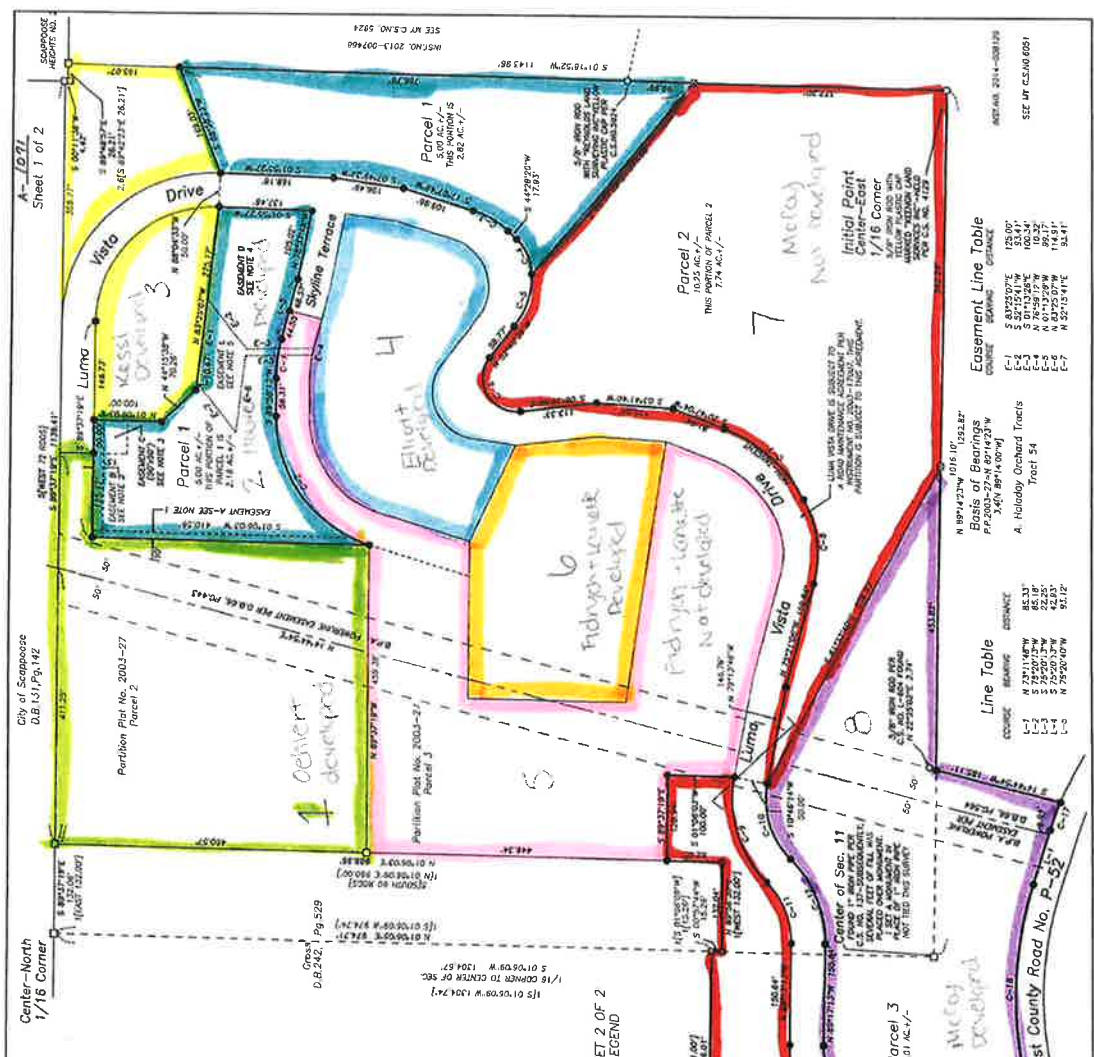


Scale: 1" = 100'
 S: 2801827

Curve	Radius	Length	Delta	Chord	Calculation
C-1	330.00'	58.95'	14°11'09"	114.1109'	N 82°41'15" W
C-2	125.00'	58.95'	27°23'31"	27.2331'	S 30°46'24" W
C-3	125.00'	58.95'	34°58'27"	34.5827'	S 50°15'52" W
C-4	125.00'	58.95'	42°33'23"	42.3323'	S 60°15'52" W
C-5	125.00'	58.95'	50°08'19"	50.0819'	S 70°15'52" W
C-6	125.00'	58.95'	57°43'15"	57.4315'	S 80°15'52" W
C-7	125.00'	58.95'	65°18'11"	65.1811'	S 90°15'52" W
C-8	125.00'	58.95'	72°53'07"	72.5307'	S 00°15'52" W
C-9	125.00'	58.95'	80°28'03"	80.2803'	S 10°15'52" W
C-10	125.00'	58.95'	88°02'59"	88.0259'	S 20°15'52" W
C-11	125.00'	58.95'	95°77'55"	95.7755'	S 30°15'52" W
C-12	125.00'	58.95'	103°52'51"	103.5251'	S 40°15'52" W
C-13	125.00'	58.95'	112°27'47"	112.2747'	S 50°15'52" W
C-14	125.00'	58.95'	121°02'43"	121.0243'	S 60°15'52" W
C-15	125.00'	58.95'	129°77'39"	129.7739'	S 70°15'52" W
C-16	125.00'	58.95'	138°52'35"	138.5235'	S 80°15'52" W
C-17	125.00'	58.95'	147°27'31"	147.2731'	S 90°15'52" W
C-18	125.00'	58.95'	156°02'27"	156.0227'	S 00°15'52" W
C-19	125.00'	58.95'	164°77'23"	164.7723'	S 10°15'52" W
C-20	125.00'	58.95'	173°52'19"	173.5219'	S 20°15'52" W
C-21	125.00'	58.95'	182°27'15"	182.2715'	S 30°15'52" W

Notes: SEE PAGE 2 OF 2 FOR ADDITIONAL NOTES

1. Easement A is a 10' wide Public Utilities Easement as granted on P.P. 2003-27.
2. Easement B is a 15' wide Public Utilities Easement as granted on P.P. 2003-27.
3. Easement C is a 50'x50' Public Easement as granted on P.P. 2003-27.
4. Easement D is an easement for Single System purposes per Inst. No. 2015-000033.
5. Easement E is an easement for Septic System purposes per Instrument No. 2009-007373.
6. This portion is subject to a 50' wide easement for ingress, egress and utilities per Inst. No. 02-14505. The location is shown on the attached map and is dedicated to the Public and Vista Drive.
7. This portion is subject to a 100' wide easement for ingress, egress and utilities per Inst. No. 02-14505. The location is shown above and below the surface of the ground in said D.B. L. Pg. 278. Exact location of both easements is not disclosed.
8. This portion is subject to covenants, conditions and restrictions per Inst. No. 03-17008.
9. This portion is subject to a Water Agreement per Inst. No. 03-17006.
10. This portion is subject to a Land Use Agreement per Inst. No. 2007-00460.
11. This portion subject to a View 19. It covers all of Parcel 1 of Partition Plat No. 2007-27. NOTES CONTINUED ON PAGE 2



Center-North
 1/16 Corner
 City of Scappoose
 D.B. L31, Pg. 142
 Partition Plat No. 2003-27
 Parcel 2
 A-107L
 Sheet 1 of 2
 SCAPPOOSE
 RECORDS

Parcel 1
 THIS PORTION IS
 2.8 AC. +/-

Parcel 2
 THIS PORTION OF PARCEL 2
 7.4 AC. +/-

Parcel 3
 5.8 AC. +/-

Parcel 4
 10.25 AC. +/-

Parcel 5
 10.25 AC. +/-

Parcel 6
 10.25 AC. +/-

Parcel 7
 10.25 AC. +/-

Parcel 8
 10.25 AC. +/-

Line Table

CODE	BEARING	DISTANCE
L-1	N 271°15'40" W	85.33'
L-2	S 55°50'12" W	22.25'
L-3	N 25°00'10" W	22.25'
L-4	N 75°00'10" W	94.12'

Easement Line Table

CODE	BEARING	DISTANCE
E-1	S 89°25'07" E	125.00'
E-2	S 91°12'26" E	100.34'
E-3	A 0°11'32" W	89.27'
E-4	A 0°11'32" W	89.27'
E-5	A 52°13'11" E	124.41'

Initial Point
 1/16 Corner
 SEE MAP FOR LOCATION
 SEE UP CLS 00 6091

SEE SHEET 2 OF 2
 FOR LEGEND

Parcel 1 not surveyed
 Parcel 2 not surveyed

Parcel 3 not surveyed
 Parcel 4 not surveyed

Parcel 5 not surveyed
 Parcel 6 not surveyed

Parcel 7 not surveyed
 Parcel 8 not surveyed

RECEIVED
 JUL 05 2016
 Land Development Services

COLUMBIA COUNTY, OREGON 2016-005480
 DEED-MFP 06/28/2016 02:48:03 PM
 Cnt=1 Pgs=2 HUSERB = \$190.00
 00219383201600054800020021
 Elizabeth E. Huser - County Clerk
 Records