



# SCAPPOOSE *Oregon*

Received by the BOCC office  
5/15/24 JN

May 15, 2024

Attn: Columbia County Commissioners

Re: Public Road Vacation of Luma Vista Drive

Dear Commissioners,

I am writing you on behalf of the 8,200+ Citizens of the City of Scappoose. The City of Scappoose Public Works Dept. is in opposition of the proposed vacation of Luma Vista Drive for several reasons.

The City of Scappoose owns a 76 acre parcel that abuts Luma Vista Drive. In reading through land use documents at the time of the Luma Vista Drive design and construction, the City's parcel appears to have been a consideration and factored into the design of the road and its placement. Please see attached exhibits for reference.

ORS 368.331 states "A county governing body shall not vacate public lands under ORS 368.326 to 368.366 if the vacation would deprive an owner of a recorded property right of access necessary for the exercise of that property right unless the county governing body has the consent of the owner". The City of Scappoose has not given this consent and has not even been asked for this consent to the best of my knowledge.

Another major concern with this proposed vacation, would be the limiting of emergency access to the City's parcel. The City's parcel is zoned for Public Lands Recreation and used as such. While not developed at this time, the public is welcome to use it for the purposes of hiking etc. and is used for said purpose. Eliminating this access could potentially make getting emergency vehicles to the site for medic or fire calls and could be problematic for the SRFD. While there is a secondary access from NW Bella Vista, limiting access to a parcel of this size to only one location could be catastrophic.

It is also worth noting that land use documents drafted with the developer of Luma Vista acknowledged that Luma Vista Drive could potentially be annexed into the City and become a City street at some point in the future.

Another item worth mentioning is that reasons for vacation, #7 & #8 discuss how this vacation would ease the burden on the County. This road is maintained by land owners, not County funds and this reasoning does not seem relevant. If the Luma Vista residents are concerned about the City's potential use of the road and it's impact, the City would be willing to partner in road maintenance operations as needed.

I thank you for your time and consideration in this matter.

Sincerely,

Dave Sukau

Public Works Director

# EXHIBIT P-1

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

REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR  
  
 DAVID E. REYNOLDS  
 2157

RENEWAL DATE: 12-31-2018

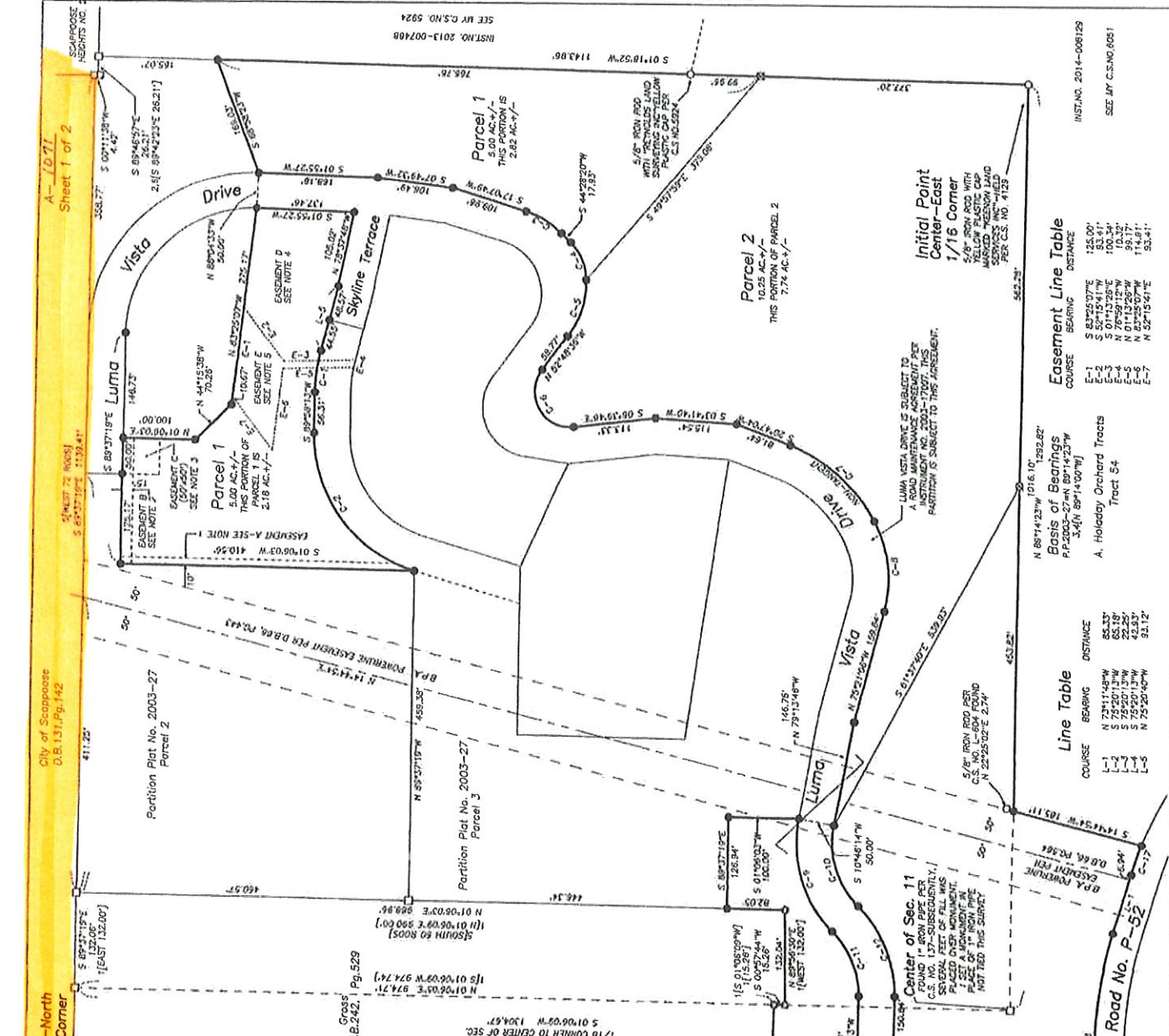


Scale: 1" = 100'  
 OS-99031S  
 OS-99031S27

Reynolds  
 Land Surveying, Inc.  
 32990 Stock Road  
 Warren, Oregon 97133  
 (503) 357-5516

CURVE	RADIUS	LENGTH	DELTA	CHORD	CLEARINGS
C-1	230.00'	58.95'	149.108°	58.79'	N 82°41'14"W
C-2	135.00'	53.65'	135.000°	53.65'	S 30°48'04"W
C-3	135.00'	53.65'	135.000°	53.65'	S 30°48'04"W
C-4	135.00'	53.65'	135.000°	53.65'	S 30°48'04"W
C-5	135.00'	53.65'	135.000°	53.65'	S 30°48'04"W
C-6	135.00'	53.65'	135.000°	53.65'	S 30°48'04"W
C-7	135.00'	53.65'	135.000°	53.65'	S 30°48'04"W
C-8	135.00'	53.65'	135.000°	53.65'	S 30°48'04"W
C-9	135.00'	53.65'	135.000°	53.65'	S 30°48'04"W
C-10	135.00'	53.65'	135.000°	53.65'	S 30°48'04"W
C-11	135.00'	53.65'	135.000°	53.65'	S 30°48'04"W
C-12	135.00'	53.65'	135.000°	53.65'	S 30°48'04"W
C-13	135.00'	53.65'	135.000°	53.65'	S 30°48'04"W
C-14	135.00'	53.65'	135.000°	53.65'	S 30°48'04"W
C-15	135.00'	53.65'	135.000°	53.65'	S 30°48'04"W
C-16	135.00'	53.65'	135.000°	53.65'	S 30°48'04"W
C-17	135.00'	53.65'	135.000°	53.65'	S 30°48'04"W
C-18	135.00'	53.65'	135.000°	53.65'	S 30°48'04"W
C-19	135.00'	53.65'	135.000°	53.65'	S 30°48'04"W
C-20	135.00'	53.65'	135.000°	53.65'	S 30°48'04"W
C-21	135.00'	53.65'	135.000°	53.65'	S 30°48'04"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 for ingress and egress as granted on P.P. 2003-27.  
 4. Easement D is an easement for Septic System purposes per Inst. No. 2015-005033.  
 5. Easement E is an easement for Septic System purposes per Instrument No. 2008-007575.  
 6. This partition is subject to a 50' wide easement for ingress, egress and utilities per Inst. No. 02-14505. The location is described as the "existing roadway to be dedicated to the Public as Luma Vista Drive".  
 7. This partition is subject to a 100' wide easement for railroad right of way per D.B. L, Pg. 578 and on for ingress and egress above and below the surface of the ground as implied by reservation of mineral rights in said D.B. L, Pg. 578. Exact location of both easements is not disclosed.  
 8. This partition is subject to covenants, conditions and restrictions per Inst. No. 03-17008.  
 9. This partition is subject to a Water Agreement per Inst. No. 03-17006.  
 10. This partition is subject to a Land Use Agreement per Inst. No. 2007-003466.  
 11. This partition subject to a View Easement per Inst. No. 2015-005419. It covers all of Parcel 1 of Partition Plat No. 2007-27. NOTES CONTINUED ON PAGE 2



**Easement Line Table**

EASEMENT	COURSE	BEARING	DISTANCE
E-1	S 83°25'07"E	125.00'	
E-2	S 55°15'41"W	83.41'	
E-3	S 01°13'25"E	100.34'	
E-4	N 01°12'35"W	93.17'	
E-5	N 01°12'35"W	93.17'	
E-6	N 82°28'07"W	114.81'	
E-7	N 52°15'49"E	55.41'	

**Line Table**

COURSE	BEARING	DISTANCE
L-1	N 73°11'58"W	86.33'
L-2	S 73°20'13"W	63.18'
L-3	S 75°20'13"W	22.25'
L-4	S 75°20'13"W	43.83'
L-5	N 75°28'40"W	31.12'

**Basis of Bearings**

P.P. 2003-27, N. 89°14'23"W, 89°14'23"W  
 S. 41°15'14"W, 41°15'14"W  
 A. Holiday Orchard Tracts  
 Tract 64

Parcel 1  
 2.82 AC +/-  
 Parcel 2  
 10.25 AC +/-  
 Parcel 3  
 5.01 AC +/-  
 Parcel 4  
 7.76 AC +/-

SEE SHEET 2 OF 2 FOR LEGEND



