

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

In the Matter of the Petition of Agnes Marie
Petersen to Name a New Private Road Located off
Tide Creek Road “Deadeye Drive”

ORDER NO. 55-2024

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 October 15, 2024, Agnes Marie Petersen (“Petitioner”) submitted a petition to name a new private road off Tide Creek Road; and

WHEREAS, the new private road will serve 6 of the 8 lots created as part of the Lupine Meadows subdivision (Lots 2, 3, 4, 5, 6 and 7), approved by Final Order No. 2-2024; and

WHEREAS, Condition 10(d) of Final Order No. 2-2024 requires the submission of a Road Naming Request prior to final plat approval of the Lupine Meadows subdivision; and

WHEREAS, the Director of Land Development Services has determined that the petition meets the criteria set forth in Ordinance No. 2015-1 (Rural Addressing Ordinance), Section 7.04, regarding the naming of private roads and recommends petitioner’s requested name of “Deadeye Drive”; and

WHEREAS, the Director’s recommendation is attached hereto as “Exhibit A” and is incorporated herein by this reference;

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NOW THEREFORE, IT IS HEREBY ORDERED that the new private road serving Lots 2, 3, 4, 5, 6 and 7 of the Lupine Meadow subdivision, as approved by the Board of Commissioners by Final Order No. 2-2024, shall be named "Deadeye Drive".

Dated this 27 day of November, 20 .

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: Not Present
Casey Garrett, Chair

Approved as to Form

By: [Signature]
Office of County Counsel


By: [Signature]
Kellie Jo Smith, Commissioner

By: [Signature]
Margaret Magruder, Commissioner

BOARD COMMUNICATION

FROM THE LAND DEVELOPMENT SERVICES DEPARTMENT

MEETING DATE: November 13, 2024 or next available meeting

TO: BOARD OF COUNTY COMMISSIONERS**FROM:** Deborah S. Jacob, Senior Planner**CC:** Jamie Viveiros, Planning Division Manager
Suzie Dahl, Director of Land Development Services **SUBJECT:** ROAD NAMING REQUEST - ROAD 36 “Deadeye Drive”
Agnes Marie Petersen, Applicant & Property Owner
New Private Road Name off Tide Creek Road for *Lupine Meadow Subdivision*
proposed and approved by LDS File Number S 23-01**DATE:** November 4, 2024**SUMMARY:**

Agnes Marie Petersen submitted an application (ROAD 36) to name a new private road that will serve 6 of 8 proposed Lots in the *Lupine Meadow Subdivision* off Tide Creek Road as shown on the attached maps. This Road Naming Request is identified as Condition 10 (d) of the attached 02/07/2024 Final Order for 2-2024 for LDS File No. S 23-01 and is required prior to Land Development Services' acceptance and approval of the Final Plat.

On October 15, 2024, the applicant submitted the Application to Name a Road with only one private road name option of “*Deadeye Drive*”. This new private road will be surveyed, identified, and accurately delineated within the boundary of the Final Subdivision Plat for *Lupine Meadow Subdivision* when it is recorded with the County Surveyor after all Conditions of Approval are met.

Notice of this road naming request was sent out to affected agencies on October 16, 2024. Staff has received the attached comments from Columbia 911, Columbia River PUD, and the Columbia County Public Works Department. None of these agencies had any objections to *Deadeye Drive* as the new private road's name. No comments or objections were submitted by the St. Helens Post Office, Columbia River Fire and Rescue, or the Columbia County Cartographer.

FINDINGS:

Land Development Services Staff, the Columbia County Public Works Department, Columbia 911 and the Columbia River PUD support the only choice “*Deadeye Drive*”.

The submitted application for the naming of “*Deadeye 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 and satisfies Condition 10(e) of the Final Order for S 23-01.

RECOMMENDATION:

Staff recommends the County Board of Commissioners APPROVE the applicant's only choice for the new private road to be named *Deadeye Drive*.

ATTACHMENTS:

1. Application to Name a Road, Vicinity and Lupine Meadow Project Surveyed Maps
2. Comments from Columbia 911, Columbia River PUD, and Columbia County Public Works
3. Final Order No. 2-2024 for Lupine Meadow

RECEIVED
OCT 15 2024
 Columbia County Courthouse
 Land Development Services

\$1127.85

EXHIBIT A
 COLUMBIA COUNTY
LAND DEVELOPMENT SERVICES 192-24-00031-PLNG
 BOOK Road PAGE 36

Columbia County Courthouse ♦ St. Helens, Oregon 97051 ♦ (503) 397-1501 ♦ Fax: (503) 366-3902

APPLICATION TO NAME / RENAME A ROAD

Applicant Name Agnes Marie Petersen	Date of Application 10/16/2024
Mailing Address P.O. Box 748	Applicant Signature <i>Agnes Marie Petersen</i>
City, Zip St. Helens, OR 97051	Phone Number (503) 397-4091

Township, Range, Section(s): 6225-00-00400 Township 6N, Range 2W, Sec. 25
General Location: North side of Tide Creek Road, as depicted in preliminary plat for Lupine Meadow Subdivision, LDS File No. S-23-01

Current Road Name: (if any) N/A - to be constructed. Intersects Tide Creek Rd.

Proposed Names:
 (Please list three)
 1st Choice: Deadeye Drive
 2nd Choice: Deadeye Drive
 3rd Choice: Deadeye Drive

Reason for Name Change: New private road to serve Lupine Meadow Subdivision.

Affected Properties: (Attached additional page if necessary)

Owner Name (Print) Agnes Marie Petersen	Address P.O. Box 748, St. Helens, OR 97051
Signature <i>Agnes Marie Petersen</i>	Tax Account # 6225-00-00400 // 16380
Owner Name (Print)	Address
Signature	Tax Account #
Owner Name (Print)	Address
Signature	Tax Account #
Owner Name (Print)	Address
Signature	Tax Account #

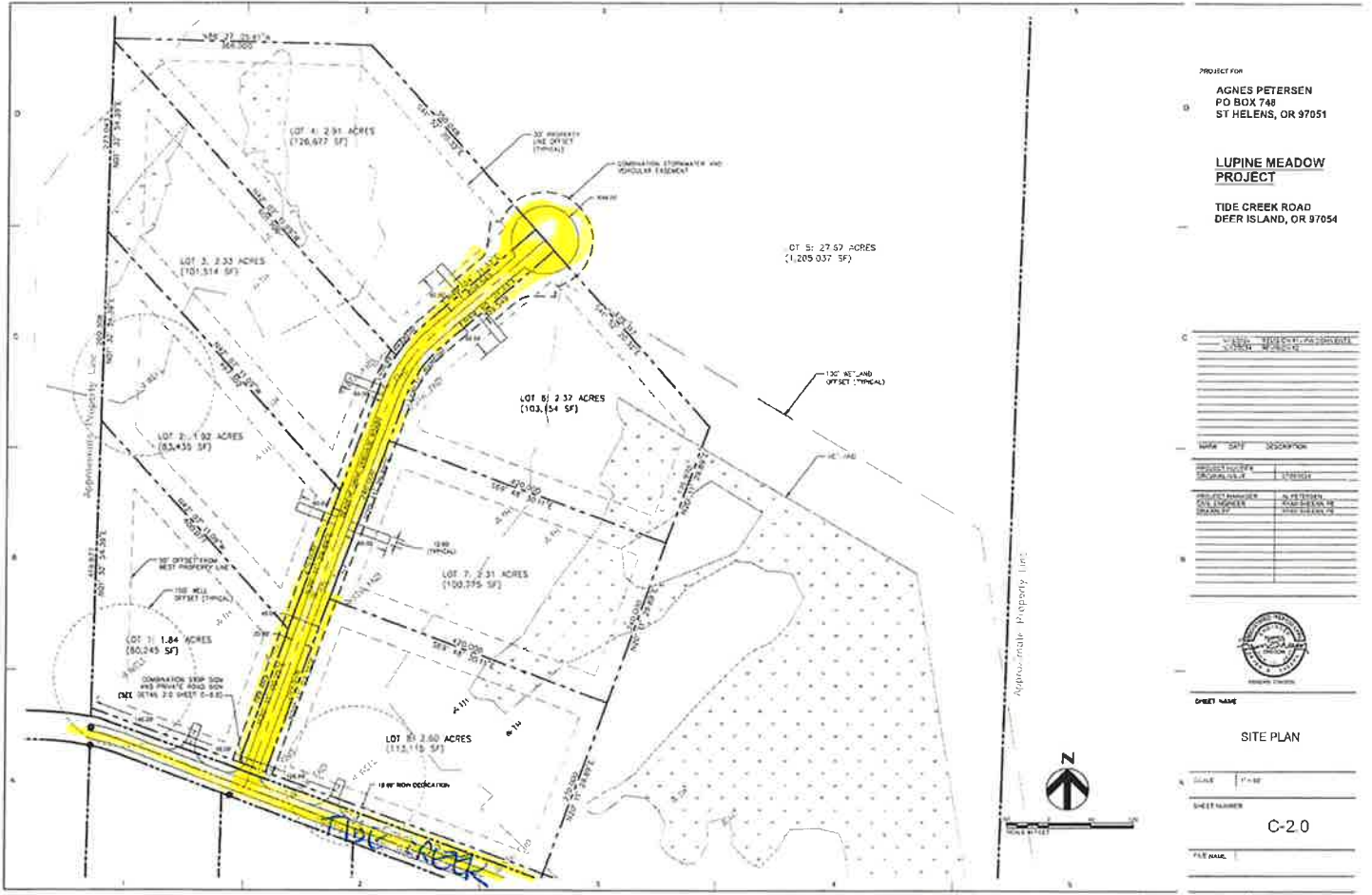
Applicant: Please return completed application to Land Development Services.

For Office Use Only

Date Rec'd 10/15/24 Receipt # 405421 Check # 5030 Staff Member Amy

EXHIBIT A

BOOK _____ PAGE _____



PROJECT FOR
AGNES PETERSEN
 PO BOX 748
 ST HELENS, OR 97051

LUPINE MEADOW PROJECT

TIDE CREEK ROAD
 DEER ISLAND, OR 97051

DATE	DESCRIPTION



SHEET NAME
SITE PLAN

SCALE
 1"=80'

SHEET NUMBER
C-20

FILE NAME

Road 36 Vicinity Map for Lupine Meadow



10/15/2024 4:32 PM

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Disclaimer: This map was produced using Columbia County GIS data. The GIS data is maintained by the County to support its governmental activities and is subject to change without notice. This map should not be used for survey or engineering purposes. Columbia County assumes no responsibility with regard to the selection, performance or use of information on this map.

THIS SIDE FOR OFFICIAL USE ONLY

REFERRAL AND ACKNOWLEDGMENT

To: City of W/O (if inside UGB)
 Columbia 911
 County Roadmaster
 Fire District (Name: CRF&R)
 Post Office (City: St. Helens)
 Cartography
 Electric Utility CRAD

RECEIVED
 OCT 21 2024
 Land Development Services

Planner: Deb Jacob

Date Mailed: ^{Emailed} 10/16/24

Reply by: 10/28/24

This Application to Name/Rename a Road is being referred to you for your information and comment. Your recommendation and suggestions will be used by the County Planning Department and/or the Columbia County Board of Commissioners in arriving at a decision. Your prompt reply will help us to process this application and will ensure the inclusion of your recommendations in the decision making process. Please comment below.

1. We have reviewed the enclosed application and have no objection to its approval as submitted. We recommend Choice # 1.
2. Please see our comments below.
3. We are considering the proposal further, and will have comments to you by _____.
4. Our board must meet to consider this; we will return their comments to you by _____.
5. Please contact our office so we may discuss this.
6. We recommend denial of the application, for the reasons below:

COMMENTS: _____

Signed: Dannell L. Hoops

Title: Operations Manager Date: 10/21/2024

Agency: Please return completed Referral and Acknowledgment to Land Development Services.

THIS SIDE FOR OFFICIAL USE ONLY
REFERRAL AND ACKNOWLEDGMENT

To: City of h/c (if inside UGB)
 Columbia 911
 County Roadmaster
 Fire District (Name: CRFR)
 Post Office (City: St. Helms)
 Cartography
 Electric Utility CRPD

RECEIVED
OCT 22 2024
Land Development Services

Planner: Deb Jacob

Date Mailed: ^{Emailed} 10/16/24

Reply by: 10/28/24

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3. We are considering the proposal further, and will have comments to you by _____.
4. Our board must meet to consider this; we will return their comments to you by _____.
5. Please contact our office so we may discuss this.
6. We recommend denial of the application, for the reasons below:

COMMENTS: _____

Signed: [Signature]

Title: Engineering Manager Date: 10/21/24

Agency: Please return completed Referral and Acknowledgment to Land Development Services.

RECEIVED

OCT 15 2024

EXHIBIT A

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COLUMBIA COUNTY
LAND DEVELOPMENT SERVICES

Road 36

192-24-000231-PUNG

Columbia County Courthouse ♦ St. Helens, Oregon 97051 ♦ (503) 397-1501 ♦ Fax: (503) 366-3902

Land Development Services

APPLICATION TO NAME / RENAME A ROAD

Applicant Name Agnes Marie Petersen	Date of Application 10/16/2024
Mailing Address P.O. Box 748	Applicant Signature <i>Agnes Marie Petersen</i>
City, Zip St. Helens, OR 97051	Phone Number (503) 397-4091

Township, Range, Section(s): 6225-00-00400 Township 6N, Range 2W, Sec. 25

General Location: North side of Tide Creek Road, as depicted in preliminary plat for Lupine Meadow Subdivision, LDB File No. S-23-01

Current Road Name: (If any) N/A - to be constructed. Intersects Tide Creek Rd.

Proposed Names: 1st Choice: Deadeye Drive
(Please list three) 2nd Choice: Deadeye Drive
 3rd Choice: Deadeye Drive

Reason for Name Change: New private road to serve Lupine Meadow Subdivision.

Affected Properties: (Attached additional page if necessary)

Owner Name (Print) Agnes Marie Petersen	Address P.O. Box 748, St. Helens, OR 97051
Signature <i>Agnes Marie Petersen</i>	Tax Account # 6225-00-00400 // 16380
Owner Name (Print)	Address
Signature	Tax Account #
Owner Name (Print)	Address
Signature	Tax Account #
Owner Name (Print)	Address
Signature	Tax Account #

Applicant: Please return completed application to Land Development Services.

For Office Use Only

Date Rec'd 10/15/24 Receipt # 405421 Check # 5030 Staff Member Amy

THIS SIDE FOR OFFICIAL USE ONLY

REFERRAL AND ACKNOWLEDGMENT

To: City of NYC (if inside UGB)
 Columbia 911
 County Roadmaster
 Fire District (Name: CRFR)
 Post Office (City: St. Albans)
 Cartography
 Electric Utility CRUD

Planner: Deb Jacob

Date Mailed: ^{Emailed} 10/16/24

Reply by: 10/28/24

This Application to Name/Rename a Road is being referred to you for your information and comment. Your recommendation and suggestions will be used by the County Planning Department and/or the Columbia County Board of Commissioners in arriving at a decision. Your prompt reply will help us to process this application and will ensure the inclusion of your recommendations in the decision making process. Please comment below.

1. We have reviewed the enclosed application and have no objection to its approval as submitted. We recommend Choice # 1.
2. _____ Please see our comments below.
3. _____ We are considering the proposal further, and will have comments to you by _____.
4. _____ Our board must meet to consider this; we will return their comments to you by _____.
5. _____ Please contact our office so we may discuss this.
6. _____ We recommend denial of the application, for the reasons below:

COMMENTS: The Public Works Department is okay with the proposed name. The applicant will need to purchase and install a street name sign that meets MUTCD standards. Signs may be purchased and installed through the Public Works Department.

Signed: Scott Trajes

Title: Engineering Technician II Date: 10/17/2024

Agency: Please return completed Referral and Acknowledgment to Land Development Services.

Deborah Jacob

From: Scott Toenjes
Sent: Thursday, October 17, 2024 3:44 PM
To: Planning Department.UserGroup
Cc: Sara Smith; Grant DeJongh
Subject: Road Naming Application, Lupine Meadow Subdivision, ROAD 36
Attachments: 0572_001.pdf

Here are the Public Works Departments comments for this road naming application:

1. The Public Works Department is okay with the proposed name, Deadeye Drive.
2. The applicant will need to purchase and install a street name sign that meets MUTCD Standards. Signs may be purchased and installed through the Public Works Department.

Thank you.

Scott Toenjes | Engineering Technician | Columbia County Public Works
 1054 Oregon Street, St Helens, OR 97051
 503-366-3963 | F 503-397-7215 | scott.toenjes@columbiacountyor.gov

Service ~ Engagement ~ Connection ~ Innovation

My current schedule is Tuesday – Friday. If you require immediate assistance on Monday, please call the Public Works office at 503-397-5090. For emergencies, call 911.



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FEB 08 2024
Land Development Services

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BOOK _____ PAGE _____

BEFORE THE BOARD OF COUNTY COMMISSIONERS

FOR COLUMBIA COUNTY, OREGON

In the Matter of the Appeal of the Approval of the)
Application of Agnes Marie Petersen for an Eight)
Lot Subdivision in the Forest Agriculture (FA-80)) FINAL ORDER NO. 2-2024
Zone)
)

WHEREAS, on June 21, 2023, Agnes Marie Petersen, (hereinafter, the "Applicant"), submitted an application to Columbia County (referred to herein as the "Application") proposing to subdivide approximately 44.96 acres in the Forest Agriculture (FA-80) zone into 8 lots between 2.0 and 2.65 in size with an approximately 31 acre remainder lot, pursuant to three separate Measure 49 approvals (E132340, E132337 and E132342), File No. S 23-01; and

WHEREAS, after deeming the Application complete, and duly providing notice in accordance with Columbia County Subdivision and Partitioning Ordinance ("SPO") Section 213, the Planning Commission held a hearing on the Application on September 11, 2023, received evidence and testimony into the record, and continued the hearing to October 2, 2023, leaving the record open for additional evidence and testimony; and

WHEREAS, at the continued hearing on October 2, 2023, the Planning Commission received additional evidence and testimony into the record, closed the hearing to additional oral testimony and continued the hearing to November 6, 2023, leaving the record open for additional written evidence and testimony in accordance with ORS 197.797(6); and

WHEREAS, on November 6, 2023, the Planning Commission received the additional written evidence and testimony submitted into the record, deliberated on the matter, and voted to approve File No. S 23-01, subject to thirteen (13) conditions of approval; and

WHEREAS, notice of the Planning Commission decision was duly mailed to the Applicant and other interested parties on November 15, 2023; and

WHEREAS, on November 21, 2023, an appeal of the Planning Commission's approval of the Application was filed with the Columbia County Board of Commissioners ("Board") pursuant to Columbia County Zoning Ordinance ("CCZO") Section 1703; and

WHEREAS, a hearing on the matter was scheduled before the Board for January 24, 2023; and

WHEREAS, after duly providing notice in accordance with SPO Section 213, the Board held a hearing on the Application on January 24, 2024, received evidence and testimony into the record, deliberated on the matter and voted to tentatively approve File No. S 23-01 subject to the thirteen (13) conditions of approval adopted by the Planning Commission, except for Approval Condition 10(i), which the Board excluded from the conditions of approval to be imposed;

NOW, THEREFORE, IT IS HEREBY ORDERED as follows:

A. The Board of County Commissioners adopts the following as findings in support of its decision:

1. The above recitals.
2. The findings and conclusions in the LDS Staff Report dated January 17, 2024 (the "January 2024 Staff Report"), attached hereto as Exhibit A and incorporated herein by this reference, to the extent those findings and conclusions are consistent with the Board's decision. Because Condition 10(i) is not being adopted, however, the Board does not adopt Finding 37 from the January 2024 Staff Report, and instead relies on Finding 28 to find the Application complies with both SPO Section 404.A and SPO Section 511.
3. The findings and conclusions in the LDS Supplemental Staff Report dated November 2, 2023 (the "November 2023 Supplemental Staff Report"), attached hereto as Exhibit B and incorporated herein by this reference, to the extent those findings and conclusions are consistent with the Board's decision. Because Condition 10(i) is not being adopted, however, the Board does not adopt Finding 10 from the November 2023 Supplemental Staff Report, and instead finds that SPO Section 1015 does not apply.
4. The findings and conclusions in the LDS Staff Report dated August 10, 2023 (the "August 2023 Staff Report"), attached hereto as Exhibit C and incorporated herein by this reference, to the extent those findings and conclusions are consistent with the Board's decision. Because Condition 10(i) is not being adopted, however, the Board does not adopt Finding 37 from the August 2023 Staff Report, and instead relies on Finding 28 to find the Application complies both with SPO Section 404.A and SPO Section 511.

B. Based on the foregoing and the whole record on this matter, the Board of County Commissioners upholds the decision of the Planning Commission subject to one modification to the conditions of approval, and hereby APPROVES File No. S 23-01, subject to the following thirteen (13) conditions of approval, as modified:

1. A surveyed Final Subdivision Plat shall be prepared and submitted to Land Development Services within one year of the date of approval of the Preliminary Plat. If this one-year deadline is not met, the Preliminary Plat must be resubmitted for approval under the Subdivision and Partitioning Ordinance that is in effect at the time the plat is submitted. An extension may be granted, upon application, by the Planning Commission for a period not to exceed 6 months.
2. All future site development shall be authorized provided it is consistent with the Terms of the applicant's Measure 49 Final Order and Home Site Authorizations as well as with the applicable provisions in OAR Chapter 660 Division 33 and the Columbia County Primary Agriculture Zone.

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3. Per the provisions in Term 12 of Measure 49 Claims E142340, E132337, and E132342, should any of the eight lots be conveyed to parties who do not have rights of survivorship of the Measure 49 Claimant, the subsequent owner(s) must establish the authorized dwelling(s) within 10 years of the land conveyance.
4. The Applicant or future property owners shall obtain all necessary building permits for future dwellings or structures.
5. The Applicant shall submit a Grade and Fill permit prior to any ground disturbing activities or road construction. The applicant shall use applicable erosion control measures consistent with subsection III(C) of the Stormwater and Erosion Control Ordinance.
6. Grass seed planting shall take place prior to September 30th on all lots upon which a dwelling has not been started but the ground cover has been disturbed. The seeds shall be of an annual rye grass variety and shall be sown at not less than four pounds to each 1,000 square feet of land area.
7. The Applicant and/or subsequent owners of the proposed lots shall obtain all necessary permits from the Department of State Lands (DSL) for work within identified wetlands.
8. The responsibility for protection from wildlife damage on the property shall be assumed by future dwelling owners and/or occupants.
9. Driveways for lots 1 and 8 onto Tide Creek Road be designed and arranged to avoid requiring vehicles to back into traffic.
10. Prior to acceptance and approval of the Final Plat:
 - a. The Applicant shall submit an Engineered Final Stormwater and Erosion Control (SEC) Plan for the subdivision that is consistent with the Stormwater & Erosion Control Ordinance, and specifically subsection III(E)(2)(b).
 - b. The County Public Works Department and the Columbia River Fire & Rescue shall inspect all private road improvement plans for Lupine Meadow Drive and submit documentation to Land Development Services that the new private road is constructed to the minimum private road specifications in the County Road Standards Ordinance as well as those in the 2017 Columbia County Transportation Plan.
 - c. The Applicant shall obtain approved septic lot evaluations or lot evaluation confirmations for methods of onsite sewage disposal for lots 3, 4, 5, 6, and 8.
 - d. The Applicant shall submit a Road Naming Application for the proposed private

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road.

e. The Applicant shall obtain and submit to LDS Road Access Permits for each lot.

f. The Applicant shall submit to LDS engineered plans for all improvements, including the proposed private road and stormwater facilities. The Applicant shall submit to LDS documentation from the Public Works Department and Columbia River Fire and Rescue certifying that the engineered road plan meets all applicable standards.

g. The proposed private road shall be constructed to Private Road Standards as adopted by the County in Section IV of the County Road Standards Ordinance. The Applicant shall submit to LDS approval from the Public Works Department and CRF&R certifying that the proposed private road has been improved to applicable standards.

11. The following shall be recorded concurrently with the Final Plat:

a. The Applicant shall record a notarized Waiver of Remonstrance concurrent with S 23-01 that prohibits future landowners and their successors from pursuing a claim for relief or cause of action alleging injury from farming or forest practices occurring on adjacent properties. This shall be referenced on the Final Plat.

b. The Applicant shall record a Road Maintenance Agreement for the proposed private road to be utilized by lots 2, 3, 4, 5, 6, and 7. This agreement shall be referenced on the Final Plat.

c. The Applicant shall record deed restrictions on the properties associated with State Election Numbers E132337 and E132342 to reflect the transfer of Measure 49 development rights to the subject property.

d. The Applicant shall record a stormwater facility maintenance agreement between all lots for stormwater facilities detailed in the Final Stormwater and Erosion Control Plan. This agreement shall be referenced on the Final Plat.

12. In addition to all County and State requirements, the following shall be included on the Final Plat:

a. The proposed private road shall be identified as a 40-foot-wide private access and utility easement.

b. A stormwater easement conforming substantially with the course of the drainageway identified on lot 5.

EXHIBIT A

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c. Stormwater facility easements consistent with subsection II(F) of the Stormwater and Erosion Control Ordinance for all stormwater facilities detailed in the Final Stormwater and Erosion Control Plan.

d. A minimum 5' wide utility easement along the lot lines of all 8 lots.

e. A Statement that "Lupine Meadow Subdivision is subject to Columbia County Land Development Services File No. S 23-01 and the applicable provisions of the Columbia County Zoning Ordinance."

f. A "10' public right-of-way dedication" shall be surveyed and identified on the subject property's frontage on Tide Creek Road parallel and adjacent to Tide Creek Road's existing 40' right-of-way.

13. Before a building permit may be issued for any individual lots resulting from this subdivision:

a. The property and all division lines must be surveyed and filed in the office of the County Surveyor, and the Final Subdivision Plat must be recorded in the office of the County Clerk.

b. Per existing County building permit requirements, any building permit application for a dwelling on an individual lot which depends upon a shared well requires proof of a recorded waterline easement between the shared well and the individual lot being served.

DATED this 1st day of February, 2024.

BOARD OF COUNTY COMMISSIONERS FOR COLUMBIA COUNTY, OREGON

By: [Signature]
Casey Garrett, Chair

By: [Signature]
Kellie Jo Smith, Commissioner

By: [Signature]
Margaret Magruder, Commissioner

Approved as to form

By: [Signature]
Office of County Counsel