

**COLUMBIA COUNTY PLANNING COMMISSION
STAFF REPORT**

March 19, 2025

Major Variance to create two parcels in the RR-2 Zone, one of which will not comply with the required 50' of frontage on Bachelor Flat Road, an existing public right-of-way

FILE NUMBER: V 25-05 & MP 25-04

APPLICANT: KLS Surveying, 1224 Alder Road, Vernonia, OR 97064

OWNERS: Kyle & Andrea Stonelake, 57926 Bachelor Flat Road, Warren, OR 97053

LOCATION: 57926 Bachelor Flat Road in Warren.

TAX MAP/ACCT. NOS.: 4118-B0-00300/17254

ZONING: Rural Residential (RR-2)

PROPERTY SIZE: 7.91 -acres

REQUEST: Major Variance to requirement that newly created parcels must have at least 50' of frontage on an existing county road/right-of-way in order to allow the Minor Partition of the subject 7.91-acre property into two parcels of 2-acres and 5.91-acres.

APPLICATION COMPLETE: 02/06/2025

150 DAY DEADLINE: 07/06/2025

REVIEW CRITERIA:

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APPLICATION COMPLETE: 02/06/2025

150 DAY DEADLINE: 07/06/2025

SUMMARY:

The property owners, Andrea and Kyle Stonelake, are requesting a Major Variance (V 25-05) to the standards in Section 1005.A of the Columbia County Subdivision and Partitioning Ordinance (CCSPO) and to those in Section 625.5(A) of the Columbia County Zoning Ordinance (CCZO) that require all newly created parcels to have at least 50' of usable frontage on an existing public road/right-of-way. This Major Variance request, if approved, will allow the applicants to proceed with their submitted 2-Parcel Minor Partition (MP 25-04) that will allow the creation of two parcels, one of which will have 20' instead of 50' of frontage on Bachelor Flat Road.

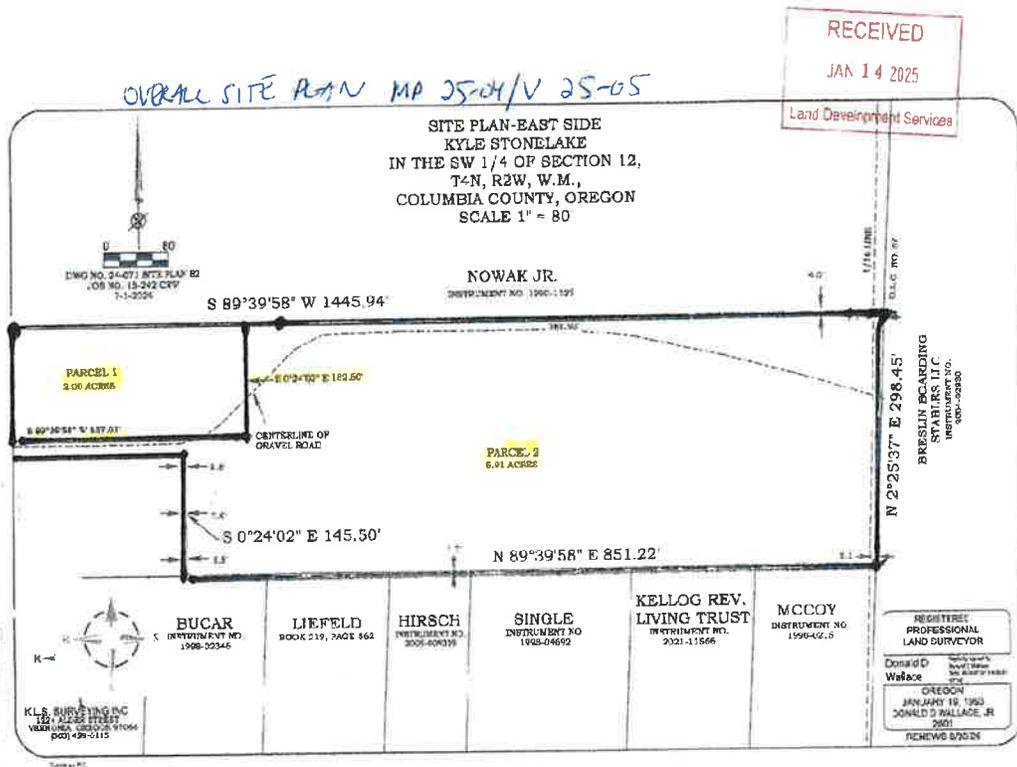
The requested/proposed 20' of road frontage on Bachelor Flat Road is a 40% reduction in the minimum 50' frontage requirement and is therefore reviewed as a Major Variance per the definition in Section 1504 of the CCZO as follows: *Except as provided in Section 1504.4 below, there are 2 classes of variances to the standards established in this ordinance. A Minor Variance is defined as a request for a variance of less than 25% from a dimensional requirement such as setbacks, height, lot coverage, lot width, or lot depth, or a request for a variance of less than 10% from a minimum lot size requirement. All other variances are considered Major Variances.*

Related Section 704.A of the CCSPO states: " *...If a variance from the standards of this ordinance is necessary, the provisions as stated in Section 210 of this ordinance shall be followed. The Planning Director shall submit the application for minor partition to the Planning Commission for its review and approval, remand or denial*

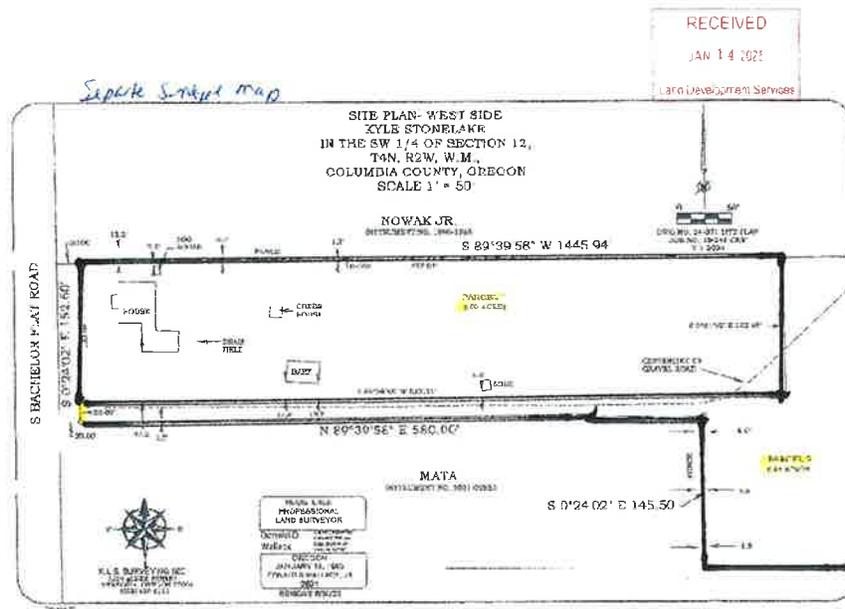
Because Section 704(A) of the CCSPO requires Minor Partition applications that are accompanied by Variance requests to be reviewed, approved, remanded, or denied by the Planning Commission, the proposal for V 25-05 will be reviewed in accordance with Section 210 of the Subdivision and Partitioning Ordinance, not the Variance criteria in CCZO Section 1504.

The submitted Overall Site Plan on Page 3 verifies that proposed 2-acre Parcel 1 will have at least 50' of frontage on Bachelor Flat Road while proposed 5.9-acre Parcel 2 will only have 20'. Page 3's Separate Surveyed Map delineates how the permitted barn located within 50' from the south property line prohibits proposed Parcel 2 from complying with the full 50' of public road frontage requirement and necessitates the submitted Major Variance request.

Overall Site Plan



Separate Surveyed Map of existing development on proposed Parcel 1



Subject Property's Aerial & Zoning and proposed 2-parcel partition



The property owners live on the subject property (proposed Parcel 1) that is zoned Rural Residential (RR-2) with a minimum 2-acre parcel size for newly created parcels. As demonstrated in the above aerial maps, the site is surrounded by other Rural Residential (RR-2) zoned properties on the north, south and west and by Forest-Agriculture (FA-80) zoned properties to the east.

The FEMA Flood Insurance Rate Map (FIRM) No. 41009CO453D indicates there are no identified flood hazard and wetlands on the property. Likewise, the St. Helens – Columbia City Beak Map confirms the site is not located within Big Game Habitat area nor does it contain any threatened or

endangered plant or animal species. Emergency services are provided to the site from the Columbia County Sheriff and the Columbia River Fire & Rescue (CRF&R).

The remainder of this report will evaluate the extent to which the requested V 25-05 and MP 25-04 applications meet the minimum approval criteria in the applicable Sections of the CCSP0 as well as related provisions of the CCZO. If all required Major Variance criteria are met, the Planning Commission will then be authorized to review the applicants related Minor Partition Permit and approve the creation of two new RR-2 zoned parcels from the subject 7.91-acre property.

REVIEW CRITERIA:

Beginning with the applicable provisions of the Columbia County Zoning Ordinance:

Section 620 RURAL RESIDENTIAL - 2

RR-2

[Amended by Ordinance 98-02, effective 1/11/00; Amd. Ordinance 2015-4, eff. 11-25-15].

621 Purpose: This district is designed for rural areas where lot sizes at the time of initial zoning are predominantly two acres or less. The intent is to recognize existing areas, not to create substantially new two acre parcel areas. Uses in this zoning district will be predominantly residential with a rural level of public services; i.e., domestic water from water districts, sewage disposal using on-site systems, adequate fire and emergency service by fire districts, and rural road standards per County plans and regulations. Other uses will be those customary to such areas, including farm and forest uses, churches and home occupations of a rural character.

622 Permitted Uses:

.1 Single family detached dwellings.

[...]

.4 Structures accessory to permitted uses when sited in accordance with the following:

- A. If attached to the main building or separated by a breezeway, they shall meet the front and side yard requirements of the main building.
- B. If detached from the main building, they must be located behind the front wall of the main building or a minimum of 30 feet from the front lot line.
- C. Detached accessory structures shall have a minimum setback of 5 feet from the rear and/or side lot line.

625 Standards:

.5 Lots or parcels shall conform to the following requirements before a building

permit may be issued for construction on the property;

- A. All lots or parcels legally recorded on or after June 4, 1991 shall have a minimum of 50 feet of usable frontage on a public right-of-way. The entire public right-of-way adjacent to the property shall be improved in accordance with the requirements of the Columbia County Road Standards. In lieu of such improvements, the owner or developer of the lot or parcel may secure a surety bond, or place cash in escrow or trust, to ensure that the improvements will be completed according to the procedure outlined in Section 801 of the Columbia County Subdivision and Partitioning Ordinance.

Finding 1: The submitted MP 25-04 and V 25-05 applications indicate the property owners' intention of creating two residential parcels containing one 2-acre parcel and one 5.9-acre parcel. Consistent with the provisions in Section 622.4, previous property owners built a permitted detached barn within 50' of the south property line which, in turn, prohibits Parcel 2 from complying with the full 50' usable public road frontage requirement in Section 625.5(A) of the CCZO and necessitates the applicant's Major Variance request presented for V 25-05.

Before the property owners can proceed with this Minor Partition, it is necessary for the County Planning Commission to review and approve the requested Major Variance to Parcel 2's minimum 50' of public right-of-way frontage in Section 625.5(A) for compliancy with all criteria in Section 210 of the CCSPD that will be researched, evaluated and analyzed for Findings 4 – 10 of this report.

Continuing with Section 625 of the CCZO:

625 Standards:

- .1 The minimum lot size for uses permitted under this section shall be 2 acres.
- .2 Dwellings permitted under this section must meet all of the following standards:
 - A. be within an existing public or community water district providing adequate domestic water; and
 - B. be approved for an individual subsurface septic system, or be served by a public or community sewer system; and
 - C. have direct access onto a public right-of-way meeting applicable County road standards; and
 - D. be within and can be served by a rural fire protection district.
- .3 The minimum average lot width shall be 100 feet.
- .4 The minimum average lot depth shall be 100 feet.

Finding 2: The request for MP 25-04 is for a partition only. Both parcels' acreage will satisfy the minimum parcel size for newly created RR-2 properties in compliance with the requirements in Section 625.1. Similarly, both proposed parcels as depicted in the Preliminary Plat for MP 25-04 verify they both comply with Section 625.3's and 625.4's 100' minimum average parcel width and depth requirements for newly created RR-2 parcels.

With regards to potable water requirements in Section 625.2 (A), although the existing residence utilizes Warren Water, LDS has yet to receive any confirmation from this community water system that they can also serve the new residence on Parcel 2. Unless LDS receives this confirmation from Warren Water before final plat submittal, the face of the final plat shall provide a statement that an approved potable water supply has not been demonstrated for Parcel 2 as one condition of final approval.

LDS records and the County Sanitarian attached comments confirm that Parcel 1 has an approved septic system (192-SWR2008-00034) and that Parcel 2 has an approved Site Evaluation in compliance with the requirements in Section 625.2(B). The applicants will be required to submit a Septic Permit that the County Sanitarian will review and approve prior to building permit issuance on Parcel 2.

The road frontage requirements in Section 625.2(C) will be evaluated and addressed for Findings 4 through 10 during the analysis of V 25-05.

Pertaining to the requirements in Section 625.(D), the subject property is within the Columbia River Fire & Rescue (CRF&R) service area. The attached comments from Eric Smythe confirm their only concern is that the County driveway standards are adhered to and that proper turnouts, turnarounds, and access for emergency apparatus are addressed at time of building permit issuance.

For these reasons and with these conditions of building permit issuance or final approval, staff finds the proposed partition will comply with the requirements in Section 625.1 through 625.4, with the Planning Commission's review and approval of V 25-05.

Continuing with the applicable provisions in Section 625 of the CCZO:

- .6 No dwelling shall be constructed closer than 30 feet to a property line. Where the property abuts resource zoning, the setback shall be increased to 50 feet.
- .7 Unless otherwise prohibited, the maximum building height for all non-farm, non-forest structures shall be 35 feet or 2½ stories, whichever is less.
- .8 Unless otherwise prohibited, structures such as barns, silos, windmills, antennas, chimneys, or similar structures may exceed the height limitations to a maximum height of 50 feet.

Views of Parcel 2's Southwestern area intended for RR-2 development



Finding 3: The submitted Site Plan/Preliminary Plat verify that the existing dwelling on Parcel 1 is at least 30' from all property lines. Because Parcel 2 borders the FA-80 zoned property to the east, its future dwelling will need to be at least 50' away from this property line and 30' from all other property lines. The County Planner will review these property line siting requirements as well as all structures' height limitations for compliance with these provisions at time of future building permit issuance.

No new site development is proposed or authorized with the submission and approval of MP 25-04 and V 25-05 alone. Although the submitted Separate Surveyed Map shown on Page 3 delineates the location of all existing site development, the areas of proposed Parcel 2 that have been approved by the County Sanitarian for onsite sewage disposal are not included. The County Sanitarian's attached comments confirm that Parcel 2's configuration will not compromise the areas approved for onsite sewage disposal.

Consequently, to ensure all existing site development complies with all Zoning and Onsite Wastewater Treatment locational requirements one condition of approval will require the applicants to submit a Separate Surveyed Map of all existing development on the subject property. The County Sanitarian and County Planner will both review this Separate Surveyed Map for compliance with the applicable provisions for Onsite Wastewater Treatment in OAR 340-071-0220 and for structures on RR-2 properties in Sections 622 and 625 of the County Zoning Ordinance.

As demonstrated in the above pictures and those throughout this report, the Project Planner's February 27, 2025 site visit observations confirmed there would be sufficient area on both parcels for all future site development to comply with the minimum RR-2 zone's front, rear and side yard setbacks.

At the time of future building permit issuance on either of these two parcels, the County Planner will need to verify the proposed development will be consistent with the minimum front, side, and rear yard property line setbacks for RR-2 development.

No development is authorized for proposed Parcel 2 until the final Partition Plat is surveyed, approved by the County Planning Commission, and recorded with the County Surveyor and County Clerk. For the above reasons and with conditions covered in this report, Staff finds these criteria in Section 625.6, 625.7 and 625.8 of the Zoning Ordinance can be satisfied for both proposed parcels with the approval of V 25-05.

Continuing with the applicable provisions in Article II of the CCSPO:

SECTION 210. VARIANCES

A. General. Where the Commission finds that extraordinary hardships or practical difficulties may result from strict compliance with these regulations and the purposes of these regulations may be served to a greater extent by an alternative proposal, it may approve variances to these regulations so that substantial justice may be done and the public interest secured, provided that such variance shall not have the effect of nullifying the intent and purpose of these regulations; and further, provided the Commission shall not approve variances unless it shall make findings based upon the evidence presented to it in each specific case that:

- (1) The granting of the variance will not be detrimental to the public safety, health, or welfare, or injurious to other property

Discussion: In response to the above criteria, the applicant stated: "*Septic has been approved for Lot 2 showing wastewater conditions can be met.*"

Finding 4: Scott Toenjes, Engineering Technician II with the Columbia County Public Works states he has no objections to the approval of both proposals but will require the applicants to dedicate an additional 10' public right-of-way parallel and adjacent to the property's existing 40' right-of-way on Bachelor Flat Road to meet the County TSP (60' minimum right-of-way) requirements for this road classified as a Major Collector. Consequently, one condition of approval will require the Final Plat to include a *surveyed 10' public right-of-way dedication* parallel and adjacent to the existing 40' right-of-way for Bachelor Flat Road on the subject property.

Although the existing residence utilizes Warren Water, LDS has yet to receive any confirmation from this community water system that they can also serve the new residence on Parcel 2. The property owners informed the Project Planner that they are considering drilling a well instead of using Warren Water. Unless LDS receives a Will Serve Letter from Warren Water or the property owners drill a new well and record a well log with the Oregon Water Resources Department before final plat submittal, the face of the final plat shall provide a statement that an approved potable water supply has not been demonstrated for Parcel 2 as one condition of final approval.

LDS records and the County Sanitarian attached comments confirm that Parcel 1 has an approved septic system (192-SWR2008-00034) and that Parcel 2 has an approved Site Evaluation in compliance with the

requirements in Section 625.2(B) and the state's requirements for Onsite Wastewater Treatment Systems in OAR 340-070-0220 Table 1. As covered for Finding 3, the County Sanitarian's review and approval of a Separate Surveyed Map for compliance with the applicable provisions for Onsite Wastewater Treatment in OAR 340-071-0220 will also ensure both septic systems are not compromised.

The attached comments from Eric Smythe, Fire Chief CRF&R confirm their only concern is that the County driveway standards are adhered to and that proper turnouts, turnarounds, and access for emergency apparatus are addressed at time of building permit issuance.

Staff finds that the granting of this Major Variance to allow the creation of two parcels in the RR-2 Zone ne should not be injurious to nearby residential zoned properties along Bachelor Flat Road. Both proposed both parcels will be able to utilize septic systems, have potable water, and utilize their own access to Bachelor Flat Road without impacting any adjacent properties or landowners. All existing site development will remain on 2-acre Parcel 1, while Parcel 2's 5.9-acres will be able to safely accommodate all future authorized RR-2 development provided all building permits are obtained.

For these reasons, and with the recommended conditions listed herein, Staff finds that the granting of this variance will preserve the public safety, health, and welfare, and will not be injurious to other nearby residentially developed properties. With these conditions of approval, staff finds the proposal requested for V 25-05 will comply with the criterion in CCSP0 Section 210.A(1).

Continuing with Section 210.A of the CCSP0

- (2) The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other property.

Parcel 2's proposed 20' access/driveway to Bachelor Flat Road illustrating the site's existing barn located within 50' from its south property line





Discussion: In response to the above criteria, the property owners state *"The property width at Bachelor Flat is too narrow to have standard road frontage and house setback. Parcel 2's access/frontage on Bachelor Flat would be 20', not 50."*

Finding 5: Staff's research and evaluation of the site-specific characteristics of the subject property find the unique condition is the location of the site's permitted barn being within 50' from the south property line as demonstrated in the above pictures. Without the approval of V 25-05, the county would not be able to approve MP 25-04 because this barn would essentially straddle both parcels and not comply with the minimum property line setbacks for detached accessory structures in the RR-2 Zone.

The approval of V 25-05 will also ensure this detached barn complies with proposed Parcel 1's minimum 30' front property line and 5' side and rear property lines identified in Section 622.4 of the CCZO. Staff finds that the barn's location is unique to the subject RR-2 property and does not generally apply to the majority of RR-2 zoned properties. For these reasons staff finds the variance criteria in CCSPO Section 210.A(2) has been met.

Continuing with Section 210.A of CCSPO:

- (3) Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out.

Finding 6: In response to the above criteria, the property owners state: *"It will remain a residential property surrounded by other residential properties and shouldn't create any hardships."*

Staff finds the authorization of two new RR-2 parcels is not likely to significantly alter the single-family residential characteristics of the area. In addition, approving V 25-05 with the new 10' public right-of-way dedication for Bachelor Flat Road will help ensure the subject and adjacent

properties will be better served when Bachelor Flat Road can be built out to its Major Collector standards and specifications. Not allowing the intended partition on the subject property would be an unnecessary hardship for the property owner since the existing services and characteristics of the 7.9-acre site can safely accommodate the Minor Partition and additional single-family residential development provided all conditions are met and building permits are obtained. Staff finds the proposal complies with the criterion in CCSP0 Section 210.A.(3).

Continuing with Section 210.A of the CCSP0:

- (4) The variances will not, in any manner, vary the provisions of the Zoning Ordinance and the County Comprehensive Plan.

Discussion: In response to the above criteria, the property owners state: *"This won't change the zoning. Both properties will still conform to RR-2 (authorized uses and development)."*

Finding 7: This request for a variance from the minimum 50' frontage on an existing public right-of-way does not appear to adversely affect the realization of the Comprehensive Plan nor be inconsistent with the intent of the RR-2 Zone as consistently demonstrated throughout this report.

The research and analysis supporting these previous Findings identify various reasons why Planning Staff supports the submitted variance, all of which are uniquely characterized and apply only to the subject RR-2 zoned 7.91-acre site. This report has evaluated evidence and found that the proposal requested for V 25-05 will allow only the created RR-2 parcels to be used and developed independently of each other in ways that comply with the purpose and permitted uses of the RR-2 Zoning District. All future site development will be reviewed by the County Planner for consistency with the applicable goals and Policies of the Comprehensive Plan that are implemented through the County's Zoning Ordinance. For these reasons, Staff finds this criterion CCSP0 Section 210.A.(4) will be satisfied with conditions of Final Plat approval and future building permit issuance on the subject site.

Continuing with Section 210.A of the CCSP0:

- (5) The variance is necessary for the proper design and function of the subdivision or partition.

Finding 8: The proposed variance is necessary to allow the 7.91-acre property to be partitioned into two parcels is consistent with the purpose of the RR-2 Zoning District and will allow each parcel to be sold, used and developed independently provided all land use and building permits are obtained after the recording of MP 25-04. The proposal as conditioned complies with Section 620 of the Zoning Ordinance and enables further infill in this unincorporated area intended for rural residential development. Staff finds the proposal complies with this criterion in Section 210.A(5) of the CCSP0.

Continuing with Section 210.B of the CCSP0:

- B. Conditions. In approving variances, the Commission may require such conditions as will, in its judgment, secure substantially the objectives of the standards or requirements of these regulations.

Finding 9: The Planning Commission has the ability to require additional, reasonable conditions of approval that have not already been covered in this report.

Continuing with Section 210.C of the CCSPO:

- C. Procedures. A request for any such variance shall be submitted in writing by the applicant at the time when the preliminary plan is filed at least 35 calendar days prior to the Commission meeting for their consideration. The request shall state fully the grounds for the application and all of the facts relied upon by the petitioner. One-half of the required fee for a variance shall accompany the request.

Finding 10: The applications submitted for the MP 25-04 and V 25-05 were deemed complete on February 6, 2025. As mentioned in Finding 1, Section 704.A of the CCSPO requires Minor Partition applications that are accompanied by Variance requests to be reviewed, approved, remanded, or denied by the Planning Commission. Consequently, after the application was deemed complete, the proposal was scheduled for the next available Planning Commission hearing on April 7, 2025. Notice was sent to adjacent property owners and all affected government agencies on February 11, 2025. The final decision for V 25-05 shall be valid for one year within which the necessary documentation for the Final Partition Plat also needs to be filed with the County Surveyor and County Clerk.

For these reasons, staff finds all Variance Criteria in Section 210 of the CCSPO can be satisfied. Staff recommends the Planning Commission approve the proposal requested for V 25-05 subject to all required conditions that will, in turn, allow the property owners to lawfully partition their property into 2 parcels as proposed for MP 25-04.

Continuing with the applicable provisions in Article II of the CCSPO:

ARTICLE II ADMINISTRATION & GENERAL PROVISIONS

Section 204 Conflict with Public and Private Provisions.

- A. Public Provisions. The regulations are not intended to interfere with or annul any other provision of law. Where any provision of these regulations imposes restrictions different from those imposed by any other provision of law, whichever or any other ordinance, rule, regulation or other provision of law, whichever provision are more restrictive or impose higher standards shall control.

Finding 11: When provisions of this ordinance conflict, the more restrictive ordinance will control.

ARTICLE II ADMINISTRATION & GENERAL PROVISIONS

Section 208 Termination of Tentative Partition or Subdivision Approval

Failure by the developer to submit a final plat within one year of the date of the approval, or conditional approval, of the tentative plan, shall terminate all proceedings. Upon application of the developer in writing, an extension of time not exceeding six calendar months may be granted by the Planning Department for partitions, or by the Commission for subdivisions or planned unit developments.

Finding 12: This Preliminary Partition shall remain valid for one (1) year from the date of the final decision. The approved preliminary plat for MP 25-04 shall become void unless a surveyed final plat is prepared and submitted to Land Development Services within the one-year validity period. This Final Plat shall conform to 1) the approved preliminary plat as submitted in accordance with the conditions described herein, and 2) the form and content requirements of the Columbia County Subdivision and Partitioning Ordinance and Oregon Revised Statutes. Staff finds that this criterion has been met, subject to this condition of approval.

Continuing with applicable provisions in Article VII of the CCSPO:

ARTICLE VII MINOR LAND PARTITIONING

Section 709 Submission of Final Plat.

A. Not more than one year following approval of the tentative map, the partitioner shall prepare a final plat in conformance with the tentative map as approved and submit it along with a copy of the approved tentative map to the county surveyor and Planning Department.

B. If the final plat is not submitted within one year of the approval of the tentative map, the tentative map must be resubmitted for approval in accordance with these regulations or their successors.

Finding 13: A condition of approval shall state that the property owners will be required to submit the Final Plat within one year of approval or they will have to resubmit the application, including a review fee, which will be re-examined under the standards current at the time.

Section 710 Information On Final Plat.

C. The survey and plat of the partition shall be made by a registered professional land surveyor. Unless the Planning Director provides otherwise, created parcels that are 20 acres or greater, but less than 40 acres, need to be surveyed or monumented if zoned Primary Forest, Forest Agriculture or Primary Agriculture. Similarly zoned parcels that are 40 acres or greater need not be surveyed or monumented.

- F. The location, dimensions and purpose of all recorded and proposed public and private easements shall be shown on the partition plat along with the county clerk's recording reference if the easement has been recorded with the county clerk.
- G. The area of each lot or parcel shall be shown on the partition plat.
- L. Unless there is proof of adequate water supply and sewage disposal for each lot pursuant to Section 913 of this ordinance, the final plat shall indicate those lots for which an adequate supply of water or sewage disposal has not been proven.

Finding 14: For consistency with other governmental units, the Planning Manager has acknowledged that the surveying provisions in 710.C above are outdated and conflict with other provisions of county ordinances and ORS Chapter 92.055. Nevertheless, the County will require a survey and monument for both parcels since they are both smaller than 10 acres to ensure consistency with the current provisions in ORS Chapter 92.055. Per the provision in Section 710.F above, the location, dimensions, and purpose of all recorded and proposed public and private easements shall be shown on the final plat. The surveyed acreage of both proposed parcels shall also be included on the Final Plat.

As discussed previously, both proposed parcels have areas approved by the County Sanitarian for onsite wastewater disposal. Likewise, no building permits will be issued for Parcel 2 until LDS has written confirmation that the new residence will either be served by Warren Water or will utilize a private well that has been logged with the Oregon Water Resources Department. Staff finds that these criteria in Section 710 will be met with conditions of final approval.

Continuing with the applicable provisions in Article X of the CCSPO:

ARTICLE X SUBDIVISION AND PARTITION REQUIREMENTS

Section 1001 Minimum Standards

The requirements and standards set forth in this ordinance are the minimum ones to which a subdivision plat shall conform before approval by the Commission. These requirements are also the minimum ones to which partitions must conform when the standard is applicable.

Finding 15: The minimum standards of this ordinance will be satisfied with the approval of this partition. Conditions that are made as part of the tentative approval of this partition must be satisfied prior to the Planning Commission's approval of the Final Plat authorizing the division of the subject property.

Section 1003 LOTS

The minimum area, width, depth, and frontage of lots and the minimum building setback line from streets shall conform to the requirements of the County Zoning

Ordinance, where applicable, and all other applicable regulations. However, in no case shall a lot be approved which is less than 7,000 feet in area, has a width less than 70 feet, a depth of less than 80 feet, a frontage of less than 30 feet. No building setback line from a street of less than 20 feet shall be accepted. A minimum of 50 feet of usable frontage shall be provided for access to each lot created.

A. Lot Improvements.

- (1) Lot Arrangement. The lot arrangement shall be such that there will be no foreseeable difficulties, for reason of topography or other conditions, in securing building permits to build on all lots in compliance with the Zoning Ordinance.

Finding 16: The preliminary partition plat for MP 25-04 indicates that all proposed parcels will meet the minimum dimension standards outlined in CCZO Section 625 pertaining to these requirements in Section 1003 of the CCSPO. The Project Planner's February 27, 2025 site visit observations confirmed there would be sufficient area on both parcels for all future site development to comply with the minimum RR-2 zone's front, rear and side yard setbacks.

As covered for Finding 3, the County Planner and Sanitarian's review of a Separate Surveyed Map of all existing development on the subject property for compliance with the applicable provisions for Onsite Wastewater Treatment in OAR 340-071-0220 and fRR-2 structures will also verify no foreseeable difficulties in securing building permits on both parcels.

At the time of future building permit issuance on either of these two parcels, the County Planner will need to verify the proposed development will be consistent with the minimum front, side, and rear yard property line setbacks for RR-2 development. With these conditions of approval and future building permit issuance on both parcels, staff finds that this criterion will be met.

Section 1005 Streets

- A. General Requirements. Except for private streets within Planned Unit Developments approved pursuant to Section 1200 of the Columbia County Zoning Ordinance, no subdivision or partition shall be approved unless the development has at least 50 feet of frontage on an existing public street and otherwise complies with County Road Standards and Specifications in effect at the time of Development or with a more restrictive provision on an applicable Urban Growth Area Management Agreement. [Amended 4-9-97]
- B. Existing Streets. Additional street right-of-way shall be dedicated as per the County Road Standards at the time of subdivision or partition when the following conditions exist:
- (1) The subject property is located within an urban growth boundary and fronts on a County road; or [Amended 4-9-97]
 - (2) The subject property is subdivided or partitioned to lots or parcels containing 2 acres or less. [Amended 4-9-97]

Finding 17: Findings 4 through 10 of this report analysis covered the submitted Major Variance requested for V 25-05 related to the provisions in Section 1005.A of the CCSPO. Specifically, staff recommended the Planning Commission approve V 25-05 and will allow the property owners to create Parcel 2 with only 20' of frontage on Bachelor Flat Road with conditions of approval.

Additionally, County Public Works will require the applicant dedicate an additional 10' of public right-of-way for the full length of proposed Parcel 1 and 2's frontage on Bachelor Flat Road that shall be delineated and labeled on the final plat. With this condition of final plat approval, Staff finds the criterion in Section 1005.A and 1005.B(2) will be satisfied.

Section 1013 Utilities

B. Sewerage Facilities. The method of sewage disposal for each lot within a subdivision or partition shall be in accordance with the requirements and standards for sewage disposal administered by and under the jurisdiction of the following agencies and political subdivisions when applicable: The Oregon State Department of Environmental Quality, the County, other state or federal agencies which have regulations applicable to septic tank/drainfields, community collection and treatment facilities or other methods of sewage disposal. The subdivider shall be responsible for providing the necessary information required to determine the adequacy of the method of sewage disposal proposed. All methods of sewage disposal shall also meet any additional requirements of the Commission, the Board, or the Sanitarian, whichever is more restrictive. The method of sewage disposal must be approved for every buildable lot prior to final plat approval.

Finding 18: Findings 3 and 4 have already covered and addressed the County Sanitarian's comments confirming both parcels' areas for onsite wastewater disposal have been approved and will not be compromised with the approval of MP 25-04 and V 25-05 in accordance with the provisions in Section 1013.B.

1013. D. Requirements for Rural Areas.

(1) Water Facilities. If a subdivision or partition proposes to take water from individual wells, the developer must show there is adequate potential for water at the site. This may be done by drilling test wells or by documentation from well drilling logs for the area of the subdivision.

If the subdivision will be served by a community water system, the developer must show there is adequate supply for all dwellings served by the system. Water lines serving the subdivision or partition shall be installed to provide adequate water pressure to serve present and future consumer demand. Materials, sizes, and locations of water mains, valves and hydrants shall be in accordance with the standards of the Fire District, the County, the State and the American Public Works Association.

Finding 19: As already covered for Finding 2, although the existing residence utilizes Warren Water, LDS has yet to receive any confirmation from this community water system that they can also serve the new residence on Parcel 2. The applicant informed the Project Planner that they are considering drilling a new private well to serve Parcel 2. Unless LDS receives a Will Serve letter from Warren Water or written confirmation that a new well log has been recorded with the Oregon Water Resources Department before final plat submittal, the face of the final plat shall provide a statement that an approved potable water supply has not been demonstrated for Parcel 2 as one condition of final approval.

Following with the applicable provisions of the County Stormwater and Erosion Control Ordinance:

III. STANDARDS SPECIFIC TO ACTIVITIES

D. Partitions

1. *Erosion Control*

Erosion control measures and an erosion control plan are not required for partitions.

2. *Long Term Water Quality Protection*

- a. A Conceptual Stormwater Plan is required for single family and duplex parcels. A Preliminary Stormwater Plan is required for partitions of multifamily, commercial, and industrial parcels.

Finding 20: For the purpose of this Stormwater and Erosion Control Ordinance, this partition will create two separate and distinct parcels each of which can be developed for authorized RR-2 uses. The preliminary partition plat indicates that the existing and new storm drainage system drains to existing ditches and ground surfaces along Bachelor Flat Road. With this Conceptual Storm Water Plan, Staff finds that the proposal requested for MP 25-04 is consistent with the applicable provisions in Chapter III of the County's Stormwater and Erosion Control Ordinance.

COMMENTS RECEIVED:

Columbia County Public Works Department: The applicant will need to dedicate 10' right-of-way frontage on Bachelor Flat Road to meet the County TSP requirements for a Major Collector. The right-of-way frontage for proposed Parcel 2 does not meet the 50' required frontage (necessitating the Major Variance request).

Columbia River Fire and Rescue (CRF&R) CRF&R's concern is the County driveway standards is adhered to and that proper turnouts, turnarounds, and access for emergency apparatus identified in the County Road Standards Ordinance.

Columbia County Sanitarian: Confirmed that proposed Parcel 2 has an approve Site Evaluation and that a septic permit will be required to be issued prior to building permits.

County Assessor: Currently, there are 7.0-acres under deferral although the application states 5.9-acres are in deferral. Assessor may disqualify 1.1 acres to match application.

Columbia County Surveyor: Reviewed the enclosed application and has no objections to its approval as submitted.

Columbia County Building Official: Reviewed the enclosed application and has no objections to its approval as submitted.

Warren Water: No comments have been received as of the date of this report.

St. Helens – Columbia City CPAC: No Comments have been received as of the date of this report.

No other comments have been received as of the date of this report.

STAFF COMMENTS, CONCLUSION AND RECOMMENDATION:

Based on the facts, findings, and comments herein, Staff recommends that the Planning Commission **APPROVE** MP 25-04 & V 25-05 authorizing a Minor Variance to the 50' of public road frontage for proposed Parcel 2 in the RR-2 Zone, that will allow applicant to finalize a Minor Partition of an approximate 8-acres property subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL:

1. This Minor Variance (V 25-05) and Minor Partition (MP 25-04) shall remain valid for one (1) year from the date of the final decision. The approved preliminary plat shall become void unless a final plat is prepared by a licensed surveyor and submitted to Land Development Services within the one-year validity period. This Final Plat shall conform to 1) the approved preliminary plat as submitted in accordance with the conditions described herein, and 2) the form and content requirements of the Columbia County Subdivision and Partitioning Ordinance and Oregon Revised Statutes. One extension of time of up to six months may be granted by the Planning Director if requested in writing with the appropriate fee before the expiration date.
2. The survey and plat of the partition and all new and/or altered property lines shall be prepared by a professional land surveyor. This survey shall then be filed with the County Surveyor and the Final Plat shall be recorded with the County Clerk.
3. The applicants shall dedicate a "10' public right-of-way" on both parcels parallel and adjacent to the existing 40' wide public right-of-way for Bachelor Flat Road.

4. The applicant shall submit a Separate Surveyed Map of the subject property's existing development in relation to future property lines and shall include both proposed parcel's areas approved for onsite sewage disposal. This surveyed map will be reviewed by the County Sanitarian and County Planner for compliance with the applicable provisions for Onsite Wastewater Treatment in OAR 240-071-0220 and for structures on RR-2 properties in Section 620 of the County Zoning Ordinance.
5. In addition to all County and State requirements, the following shall be included on the Final Plat:
 - a. The location, dimensions and purpose of all recorded and proposed public and private easements along with the county clerk's recording reference if the easement has been recorded by the county clerk per ORS 92.050(6).
 - b. The area of and number of each parcel per ORS 92.050 (7).
 - c. The surveyed location of a dedicated new "10' public right-of-way" on both parcels parallel and adjacent to the existing 40' wide public right-of-way for bachelor Flat Road.
 - d. A statement that "An approved potable water supply for Parcel 2 has not been demonstrated." unless Land Development Services receives either (1) a Will Serve Letter from Warren Water or (2) confirmation that a new private well has been drilled to serve Parcel 2 and a well log has been recorded with the Oregon Water Resources Department.
 - e. The statement: "This plat is subject to Columbia County Land Development Services File Nos. MP 25-05 and V 24-04"

Attachments:

MP 25-04 and V 25-05 Applications

Preliminary Plat

Comments from County Public Works, County Assessor, County Sanitarian, CRF&R Fire Chief,
County Surveyor, and County Building Official

cc: Don Wallace: don@klssurveying.com

Subd./Part.Variance

File No. V 25-05

VARIANCE APPLICATION
SUBDIVISION AND PARTITIONING ORDINANCE
General Information

APPLICANT: Name: Kyle Stonelake & Andrea Stonelake

Mailing address: 57926 S. Bachelor Flat Rd, Warren, OR 97053

Phone No.: Office 831.251.5747 Home 503.396.2439

Email: anstonelake18@gmail.com

Are you the property owner? owner's agent?

PROPERTY OWNER: same as above, OR:

Name: _____

Mailing Address: _____

Email: _____

PROPERTY ADDRESS (if assigned): _____

TAX ACCOUNT NO.: 4N1W18B 300 Acres: 7.9 Zoning: RR-2

TYPE OF VARIANCE: CCSPO Section 1005.1(504.1), requires 50' of frontage
625.5(A) - Frontage Requirements on existing county road.

Variance would permit Partition into 2 parcels

PRESENT LAND USES: (farm, forest, bush, swamp, residential, etc.)

Use:	Approx. Acres
<u>Residential</u>	<u>2.0</u>
<u>Farm</u>	<u>5.9</u>
_____	_____
_____	_____

Total acres (should agree with above): 7.9

PROPOSED LAND USES: Build a residence

WATER SUPPLY: Private well. Is the well installed? Yes No
 Community system. Name Warren Water

METHOD OF SEWAGE DISPOSAL: Community Sewer. Name _____
 Not applicable.
 Septic System.

If Septic, does the subject property already have a system? Yes No
If no, is the property approved for a Septic System? Yes No

CONTIGUOUS PROPERTY: List all adjacent property you own with boundaries touching the subject property: None

<u>Tax Acc't. No.</u>	<u>Acres</u>	<u>Co-owners (if any)</u>

+++++
CERTIFICATION:
I hereby certify that all of the above statements, and all other documents submitted, are accurate and true to the best of my knowledge and belief.

Date: 1/15/25 Signature: A. Stouckel

NOTE: Please attach an accurate detailed plot plan, including existing and proposed structures, septic tanks and drain fields, farm and forest areas, large natural features (e.g. cliffs, streams, ravines, etc.), roads and driveways, property lines, easements, etc.

+++++
Planning Department Use Only

Date Rec'd. 1/14/25 Hearing Date: 4/7/25 or Admin. _____

Receipt No. 81523 1 of 2 Staff Member: _____

1/14/25 paid

SUBDIVISION OR PARTITIONING FACT SHEET

VARIANCE STANDARDS: Please answer the following (attach extra pages if necessary):
The following requirements are from §210 of the Columbia County Subdivision and Partitioning Ordinance:

A. General. Where the Commission finds that extraordinary hardships or practical difficulties may result from strict compliance with these regulations and the purpose of these regulations may be served to a greater extent by an alternative proposal, it may approve variances to these regulations so that substantial justice may be done and the public interest secured, provided that such variance shall not have the effect of nullifying the intent and purposes of these regulations; and further, provided the Commission shall not approve variances unless it shall make findings based upon the evidence presented to it in each specific case that:

- 1. **The granting of the variance will not be detrimental to the public safety, health, or welfare, or injurious to other property;"**

State how the granting of your variance will not injure other property in the vicinity, nor be detrimental to the public safety, health or welfare:

Septic has been approved for lot 2 showing wastewater conditions can be met.

* 192-22-000360, EVM 6/10/1986

- 2. **The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other property;"**

Describe the conditions, unique to the property (NOT the owner), over which you have no control, on which you base this variance request (e.g., parcel size, shape, location, or access; topography; natural features; rivers, streams, cliffs, ravines, etc.):

The property width at Bachelor Flat is too narrow to have standard road frontage and house setback. Parcel 2 access/frontage on Bachelor Flat would be 20' not 50'. Current house is already non-conforming and wouldn't further impact the surroundings.

- 3. **Because of the particular physical surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out."**

Explain in detail the unnecessary hardship. This may be a personal or physical hardship, but it must arise out of the unique physical conditions described in 2 above.

It will remain a residential property surrounded by other residential properties and shouldn't create any hardships.

- 4. **The variances will not, in any manner, vary the provisions of the Zoning Ordinance and the County Comprehensive Plan."**

Will this variance be consistent with the Comprehensive Plan and the requirements of the Zoning Ordinance? Check with a County Planner if you are unsure of this item.

This won't change the zoning. The ~~pr~~ Both properties will still conform to RR-2.

5. The variance is necessary for the proper design and function of the subdivision or partition."

Explain how granting the variance is essential to the correct design and functioning of the partition or the subdivision.

This grants a legal access to parcel 2.

+++++

ATTACHMENTS: Please submit all of the following.

1. The "VARIANCE APPLICATION General Information" form.
2. Answers to the above questions.
3. A good measured sketch of your property, showing all existing structures, septic tanks and drainfields, large natural features, roads and driveways, property lines, easements, etc. Don't forget the North arrow and the scale of the drawing.
4. A vicinity map, with North arrow and scale.
5. The application fee.

+++++

OVERALL SITE PLAN MP 25-04/V 25-05

RECEIVED
JAN 14 2025
Land Development Services

SITE PLAN-EAST SIDE
KYLE STONELAKE
IN THE SW 1/4 OF SECTION 12,
T4N, R2W, W.M.,
COLUMBIA COUNTY, OREGON
SCALE 1" = 80'



DWG NO. 24-071 SITE PLAN S2
JOB NO. 15-242 CRW
7-1-2024

NOWAK JR.
INSTRUMENT NO. 1990-1525

S 89°39'58" W 1445.94'

PARCEL 1
2.00 ACRES

S 89°39'58" W 657.01'

CENTERLINE OF
GRAVEL ROAD

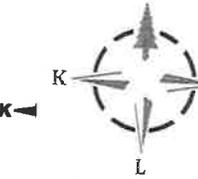
S 0°24'02" E 145.50'

PARCEL 2
5.91 ACRES

N 89°39'58" E 851.22'

N 2°25'37" E 298.45'

BRESLIN BOARDING
STABLES LLC
INSTRUMENT NO.
2004-02230



BUCAR
INSTRUMENT NO.
1998-02346

LIEFELD
BOOK 219, PAGE 562

HIRSCH
INSTRUMENT NO.
2005-009329

SINGLE
INSTRUMENT NO.
1995-04692

KELLOG REV.
LIVING TRUST
INSTRUMENT NO.
2021-11566

MCCOY
INSTRUMENT NO.
1990-0215

K.L.S. SURVEYING INC.
1224 ALDER STREET
VERNONIA, OREGON 97064
(503) 429-6115

Traverse PC

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Donald D Wallace
Digitally signed by
Donald D Wallace
Date: 2024.07.01 14:50:39
-0700
OREGON
JANUARY 18, 1993
DONALD D WALLACE, JR
2801
RENEWS 6/30/26

RECEIVED

JAN 14 2025

Land Development Services

Separate Surveyed map

SITE PLAN- WEST SIDE
KYLE STONELAKE
IN THE SW 1/4 OF SECTION 12,
T4N, R2W, W.M.,
COLUMBIA COUNTY, OREGON
SCALE 1" = 50'

NOWAK JR.

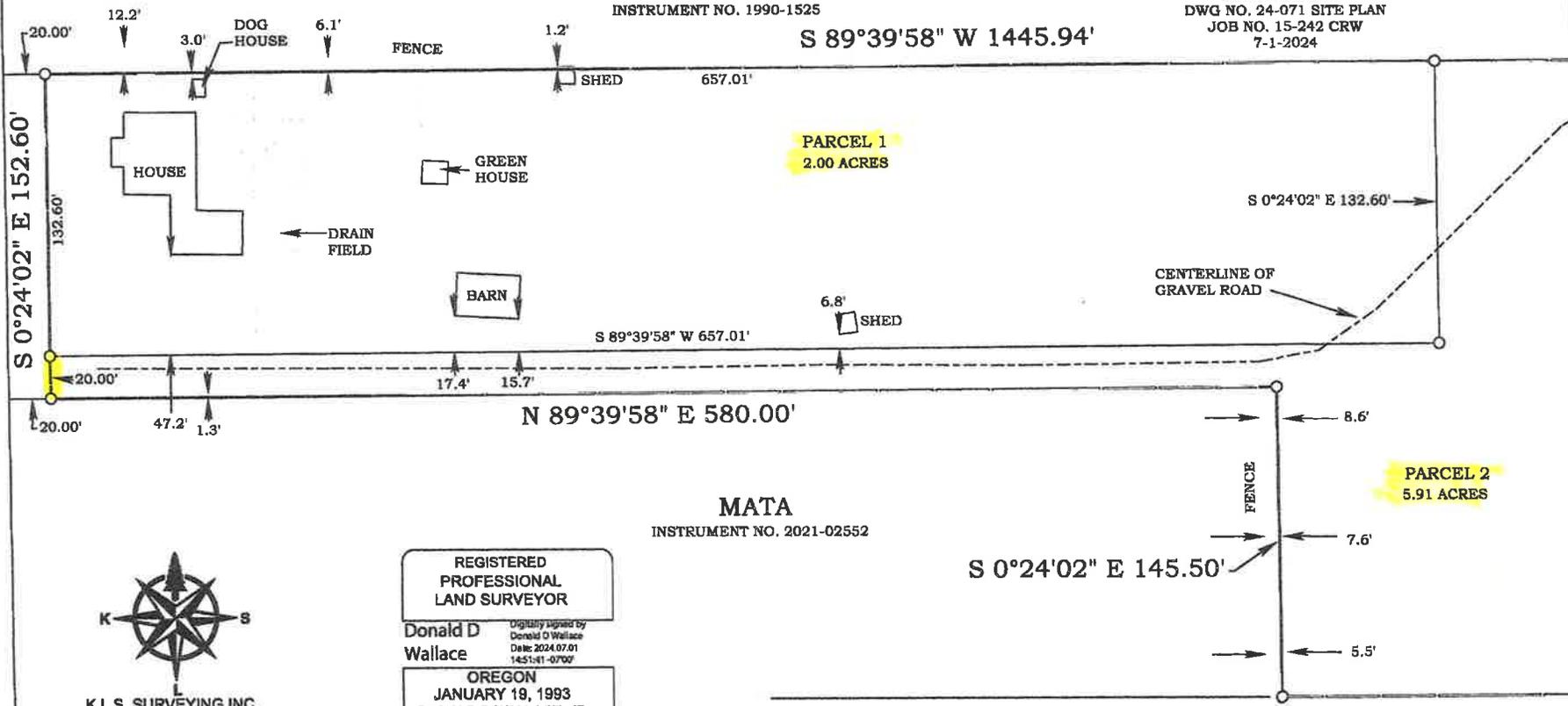
INSTRUMENT NO. 1990-1525

S 89°39'58" W 1445.94'



DWG NO. 24-071 SITE PLAN
JOB NO. 15-242 CRW
7-1-2024

S BACHELOR FLAT ROAD



K.L.S. SURVEYING INC.
1224 ALDER STREET
VERNONIA, OREGON 97064
(503) 429-6115

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Donald D
Wallace

Digitally signed by
Donald D Wallace
Date: 2024.07.01
14:51:41 -0700'

OREGON
JANUARY 19, 1993
DONALD D WALLACE, JR
2601

RENEWS 6/30/26

MP 25-04 & V 25-05 Aerial & RR-2 Zoning Maps



2/5/2025 2:29 PM

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.



REFERRAL AND ACKNOWLEDGMENT

Today's Date 2/11/25
File # MP 25-04 & V 25-05
Owner/Applicant: Kyle/Andrea Stonelake & Don Wallace
Map/Taxlot: 4118-B0-00300
Site Address: 57926 S Bachelor Flat Rd Warren, OR 97053
Zone: Rural Residential (RR-2)
Size: 153.87 Acres

NOTICE IS HEREBY GIVEN that Kyle and Andrea Stonelake have applied for a 2- Parcel Minor Partition (MP 25-04) and Major Variance (V 25-05) that will allow the lawful creation of a newly created 2-acre parcel with 20-feet, instead of 50-feet, of usable frontage on an existing county road that is required for newly created parcels in Section 625.5.A of the County Zoning Ordinance. The subject property associated with Tax Map ID No. 4118-B0-00300/Tax Account No. 17254, is zoned Rural Residential (RR-2) and contains approximately 8 acres.

Hearing Date: April 7, 2025 Please Return By: February 24, 2025 Planner: Deborah Jacob

SAID PUBLIC HEARING will be held before the Columbia County Planning Commission on April 7, 2025, starting at 6:30 p.m. at Columbia County Public Works, Healy Hall located at 1054 Oregon Street St Helens, OR 97051. Please join my meeting from your computer, tablet or smartphone. <https://meet.goto.com/880602597> You can also dial in using your phone. Access Code: 880-602-597 United States (Toll Free): 1 866 899 4679

The enclosed application 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 Planning Commission 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 staff report. Please comment below.

- We have reviewed the enclosed application and have no objection to its approval as submitted.
- Please see attached letter or notes below for our comments.
- We are considering the proposal further and will have comments to you by _____.
- Our board must meet to consider this; we will return their comments to you by _____.
- Please contact our office so we may discuss this.
- We recommend denial of the application, for the reasons below:

COMMENTS: The applicant will need to dedicate 10' of right-of-way frontage on Bachelor Flat Road to meet the County TSP requirements for a Major Collector. The right-of-way frontage for the proposed parcel 2 does not meet the 50' required frontage.

Signed: Scott Toenjes Printed Name: Scott Toenjes
Title: Engineering Technician II Date: 2/19/2025



REFERRAL AND ACKNOWLEDGMENT

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File # MP 25-04 & V 25-05
Owner/Applicant: Kyle/Andrea Stonelake & Don Wallace
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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: Currently there are 7.0 acres under deferral. Application states 5.9 acres. Assessor may disqualify 1.1 acres to match application.

Signed: Andrea Jurkiewicz Printed Name: Andrea Jurkiewicz
Title: Assessor Date: 2/11/25

Deborah Jacob

From: Erin O'Connell
Sent: Thursday, March 6, 2025 2:05 PM
To: Planning Department.UserGroup
Subject: Re: Agency Comments Requested- Stonelake MP 25-04 & V 25-05

Sanitation comments:

The area proposed as Parcel 2 has an approved Site Evaluation. A septic permit is required to be issued prior to building permits.

Erin O'Connell
Environmental Services Specialist
Columbia County Land Development Services
503-397-7222



From: Amy Herzog <Amy.Herzog@columbiacountyor.gov>
Sent: Thursday, March 6, 2025 1:53:27 PM
To: Erin O'Connell <erin.oconnell@columbiacountyor.gov>
Subject: RE: Agency Comments Requested- Stonelake MP 25-04 & V 25-05

No problem.

Amy Herzog

Permit Technician
Columbia County Land Development
503-397-1501 ext 8483
Amy.Herzog@columbiacountyor.gov
www.columbiacountyor.gov



Please note:
Land Development Services has moved to a temporary location at 445 Port Avenue, St. Helens.
We're available to assist you in person, by phone 503-397-1501 and email:
building@columbiacountyor.gov or planning@columbiacountyor.gov.

From: Erin O'Connell <erin.oconnell@columbiacountyor.gov>
Sent: Thursday, March 6, 2025 1:48 PM
To: Amy Herzog <Amy.Herzog@columbiacountyor.gov>
Subject: Re: Agency Comments Requested- Stonelake MP 25-04 & V 25-05

RECEIVED

FEB 11 2025

Land Development Services

Amy Herzog

From: Eric Smythe <smythee@crfr.com>
Sent: Tuesday, February 11, 2025 11:18 AM
To: Amy Herzog; wwa.office1@gmail.com; catpitkin@gmail.com; jroesselet@crpud.org; Don VanDomelen; PublicWorks.UserGroup; ePermits - On-Site; Assessor Columbia County; Department-Surveyor
Cc: Deborah Jacob
Subject: RE: Agency Comments Requested- Stonelake MP 25-04 & V 25-05

CAUTION: This email was NOT sent by the Columbia County email system. Do not click links or open attachments unless you are expecting this email and/or know the content is safe.
Also, do NOT scan any 'QR' codes in this email.

Amy,

The fire district only has one concern, that the County driveway standard is adhered to and that proper turnouts, turnarounds, and access for emergency apparatus is planned in the change to the property. Thank you,

Eric Smythe
Fire Chief
Operations/Prevention/Training
Columbia River Fire and Rescue

270 Columbia Blvd
St Helens OR 97051
Office: 971-813-4241 Ext 1001
Cell: (503)396-1180
smythee@crfr.com



This electronic message contains information generated by CRFR solely for the intended recipients. Any unauthorized interception of this message or the use or disclosure of the information it contains may violate the law and subject the violator to civil or criminal penalties. If you believe you have received this message in error, please notify the sender and delete the email immediately.

From: Amy Herzog <Amy.Herzog@columbiacountyor.gov>
Sent: Tuesday, February 11, 2025 11:00 AM
To: wwa.office1@gmail.com; catpitkin@gmail.com; jroesselet@crpud.org; Eric Smythe <smythee@crfr.com>; Don VanDomelen <Don.VanDomelen@columbiacountyor.gov>; PublicWorks.UserGroup <publicworks@columbiacountyor.gov>; ePermits - On-Site <onsite@columbiacountyor.gov>; Assessor Columbia County <assessor@columbiacountyor.gov>; Department-Surveyor <department-surveyor@columbiacountyor.gov>
Cc: Deborah Jacob <Deborah.Jacob@columbiacountyor.gov>
Subject: Agency Comments Requested- Stonelake MP 25-04 & V 25-05

Good morning,

Please see the attached application packet for a Minor Partion and Variance. We would like to get your feedback/comments for this proposal. Please email back your comments to planning@columbiacountyor.gov

Thank you

Amy Herzog

Permit Technician
Columbia County Land Development
503-397-1501 ext 8483
Amy.Herzog@columbiacountyor.gov
www.columbiacountyor.gov



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building@columbiacountyor.gov or planning@columbiacountyor.gov.

Deborah Jacob

From: Nathan Woodward
Sent: Wednesday, February 12, 2025 8:57 AM
To: Amy Herzog; wwa.office1@gmail.com; catpitkin@gmail.com; jroesselet@crpud.org; Eric Smythe; Don VanDomelen; PublicWorks.UserGroup; ePermits - On-Site; Assessor Columbia County; Department-Surveyor
Cc: Deborah Jacob
Subject: Re: Agency Comments Requested- Stonelake MP 25-04 & V 25-05

The Surveyor's Office has no issue with the proposal as submitted.



Nathan A. Woodward, PLS

Columbia County Surveyor
230 Strand Street
Columbia County Courthouse
St. Helens, OR 97051
503.397.2322

Service ~ Engagement ~ Connection ~ Innovation

From: Amy Herzog <Amy.Herzog@columbiacountyor.gov>
Sent: Tuesday, February 11, 2025 11:00 AM
To: wwa.office1@gmail.com <wwa.office1@gmail.com>; catpitkin@gmail.com <catpitkin@gmail.com>; jroesselet@crpud.org <jroesselet@crpud.org>; Eric Smythe <smythee@crfr.com>; Don VanDomelen <Don.VanDomelen@columbiacountyor.gov>; PublicWorks.UserGroup <publicworks@columbiacountyor.gov>; ePermits - On-Site <onsite@columbiacountyor.gov>; Assessor Columbia County <assessor@columbiacountyor.gov>; Department-Surveyor <department-surveyor@columbiacountyor.gov>
Cc: Deborah Jacob <Deborah.Jacob@columbiacountyor.gov>
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Thank you

Amy Herzog

Permit Technician
Columbia County Land Development
503-397-1501 ext 8483
Amy.Herzog@columbiacountyor.gov
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REFERRAL AND ACKNOWLEDGMENT



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5. Please contact our office so we may discuss this.
6. We recommend denial of the application, for the reasons below:

COMMENTS: _____

Signed: Printed Name: Don Van Domeleu
 Title: Building Official Date: 2-11-25