

**COLUMBIA COUNTY PLANNING COMMISSION  
STAFF REPORT**

May 7, 2021

Subdivision in the Rural Residential Zone

**FILE NUMBER:** S 21-01

**APPLICANT/  
OWNER** OHM Equity Partners, LLC  
33470 Chinook Plaza #213  
Scappoose, OR 97056

**LOCATION:** The site is located at the situs address of 56627 Hazen Road in Warren

**MAP ID NO:** 4224-B0-00900

**TAX ACCT**

**ZONING:** Rural Residential (RR-2)

**SIZE:** ± 10.08 acres

**REQUEST:** To partition the ± 10.08 acre subject property into five parcels of approximately 2.0 acres.

**REVIEW CRITERIA:**

<b><u>Columbia County Zoning Ordinance</u></b>	<b>Page</b>
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<b><u>Columbia County Subdivision and Partition Ordinance</u></b>	
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**APPLICATION COMPLETE:** 03/17/21                      **150 DAY DEADLINE:** 08/14/21

**SUMMARY**

The applicant proposes to divide an approximate 10.08-acre property into five parcels consisting of approximately 2.0 acres each. The existing development on the property consists of a

dwelling, approximately 3 accessory structures, an onsite septic system, and a driveway. All of the existing development will be located entirely on proposed Lot 4 and the other four lots will be vacant. The property is zoned RR-2 for rural residential uses and is currently served by Warren Water. Access to the existing dwelling on the property comes from Hazen Road and is located in the northwest corner of the property. This existing access is also shared by the dwelling directly to the north of it, addressed at 56629 Hazen Road. As shown in the zoning map below, this area is generally, rural residential in nature. All of the properties in the close vicinity are zoned RR-2 which allows for a two-acre minimum lot standard. The property directly to the north of proposed Lots 1, 2, and 3 has recently been partitioned (PP 2020-09) which officially created the Wight Lane right of way. The property directly to the west of the subject property is approximately 20 acres and could possibly be developed for ten additional lots. This 20 acre parcel (tax lot 4224-B0-00700) currently has substandard access and will be addressed in findings throughout this report.

The subject proposal is to subdivide this ~10.08 acre parcel into five lots of approximately 2.0 acres each. The three most western lots (Lots 1, 2, and 3) will access off of an unimproved right of way called “Wight Lane” which comes off of Church Road, while the two eastern lots (Lots 4 and 5) will access off of Hazen Road. The applicant is proposing to dedicate a 50’x50’ right of way at the end of Wight Lane in order to obtain 50’ of frontage on a county right of way for the three western lots. The County Public Works Department submitted comments and stated that the applicant has already submitted a bond for the construction of Wight Lane for access purposes for Lots 1, 2, and 3 and stated that they do not need additional bonds for the 50’x50’ extension. Likewise, utilities for Lots 1, 2, and 3 will be brought in from Church Road via the unimproved Wight Lane

The applicant has submitted documentation that states that all proposed vacant lots have been approved for septic systems. Proposed Lot 1 was approved via file 192-20-000210-EVAL for a standard system, Lot 2 was approved via 192-20-000211-EVAL for a standard system, Lot 3 was approved via 192-20-000212-EVAL for a standard system, and Lot 5 was approved via 192-20-000213-EVAL. These approvals show that all of the proposed vacant parcels have a proven method of sewage disposal. The County Sanitarian submitted comments and stated, *“Development site plan is consistent with septic site evaluation approvals. Proposed stormwater detention ponds and swales create a 50 foot setback and may need to relocate to achieve requirements”*. The location of the identified stormwater detention ponds will be discussed in detail in the findings of this staff report.

To supplement the proposed Subdivision application, the applicant has submitted an existing condition and demolition plan, a tentative plat and site plan, grading and erosion control plan, erosion control details, water and stormwater plan, a drainage basin map, and stormwater details. The applicant has also included an engineered preliminary stormwater report completed by DL

Consulting and certified by Gary Darling, a Registered Professional Engineer. This certification will ensure that the proposed stormwater facilities shown on the preliminary plat meet the minimum standards of the Columbia County Stormwater and Erosion Control Ordinance as well as normal standards of engineering practice.

The applicant has also included a letter from Warren Water Association, dated March 10, 2021 (attached), which states, in part, that Warren Water Association has approved one additional connection off of Hazen Road (Lot 5), and has conditionally approved three new services at the west end of the parcel which will be supplied off of Church Road. The letter states these new services from Church Road will require a water main extension of either a new 4" C-900 or a 6" HDPE water main which will follow Wight Lane. This water main extension will need to be approved by Warren Water's engineer, will be installed at the developer's expense and shall be placed within 5 feet of the driveway to each new home. Due to possible extensions of the new water line from Wight Lane, either to the south or to tie into Hazen Road, Staff recommends that the Planning Commission require the applicant to install the 6" water main. With this approval, the applicant has supplied the information in order to determine that water will be physically available to each proposed lot.

On April 30, 2021, Staff received a letter (attached) from Peter Williamson who owns the approximately 20 acre parcel directly to the west of the subject property. This letter states, in part, that the current access to this 20 acre, RR-2 zoned property is a 20' wide driveway to Church Road. There is also a 37.5' wide frontage on Peter Street, which is an undeveloped right of way. Both of these potential accesses are located on the western side of the 20 acre parcel. In this letter, Mr. Williamson requests that the Planning Commission consider requiring a public right of way to allow access and utilities to the eastern property line in order to facilitate future residential use of his property. This letter will be discussed in detail in later findings throughout this report.

According to FEMA FIRM 41009C0435 D no portions of the site are identified as flood hazard areas. Likewise, the property does not contain any identified wetlands, or sensitive plant or animal species and is not within a Big Game Habitat Area according to the Scappoose-Spitzenberg CPAC Area Beak Map and the National Wetlands Inventory Map. However, the NRCS detailed soils map does indicate that the southern portion of this property contains Wollent silt loam (Type 69) which is considered to be a hydric soil. While hydric soils can be used as an indicator or possible wetlands, it does not mean that identified wetlands are present on the site. Staff has sent notification to the Department of State Lands to comment on the subject proposal and as of the date of this staff report, staff has not received any comments. Emergency services are provided to this area by the Sheriff and Columbia River Fire & Rescue (CRF&R). The Project Planner visited the property on 4/20/21 and confirmed there were no discrepancies

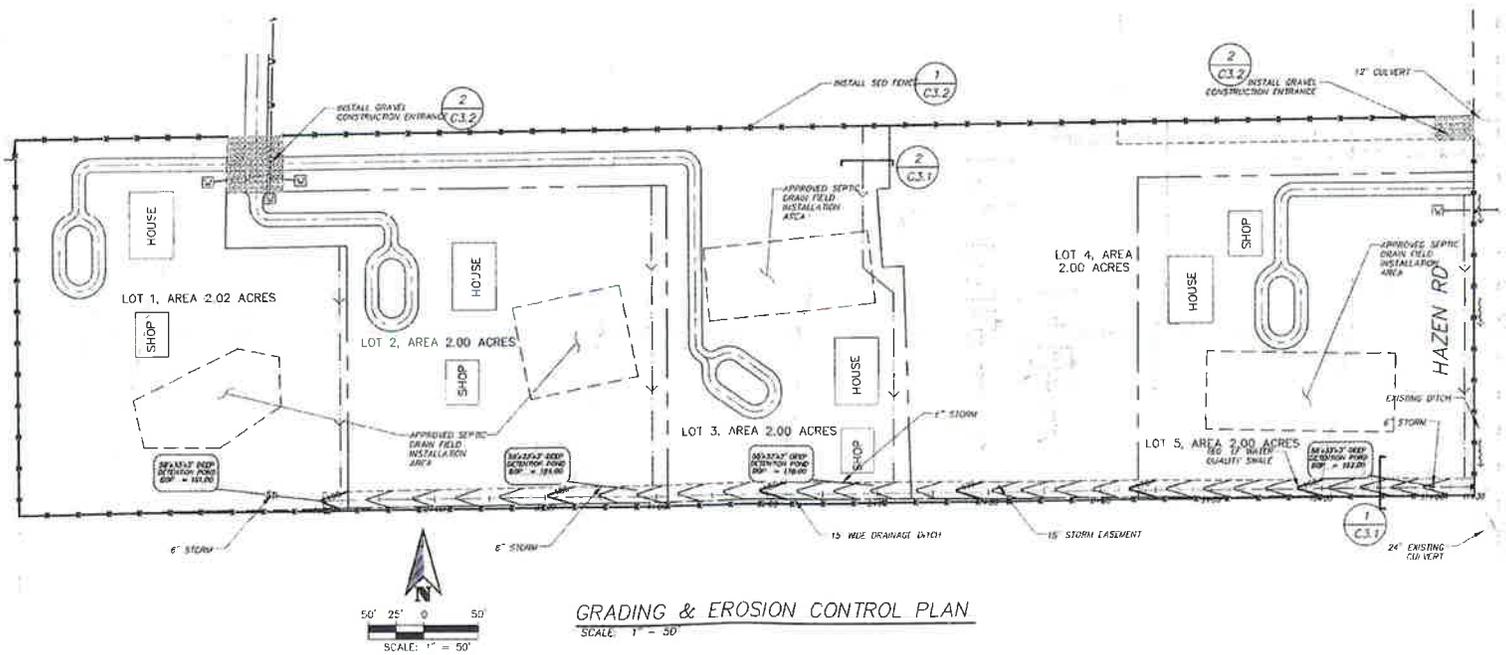
between the information provided on the site plan submitted with S 21-01 and the county's natural inventory and GIS Maps.

**Zoning and Aerial Maps of 10.08 Acres RR-2 of Subject Property**





**Proposed Subdivision Plat with Development**



## REVIEW CRITERIA:

### Beginning with the application portions of the Columbia County Zoning Ordinance (CCZO):

#### Section 620 RURAL RESIDENTIAL - 2

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.

**Finding 1:** As shown on Page 3, the subject property is zoned Rural Residential - 2 (RR-2) with a 2 acre minimum lot size. The purpose of this application is to subdivide the 10.08-acre property into five parcels of approximately 2.0-acres with Lot 1 being 2.02-acres in size, each for future RR-2 use. The four vacant parcels have been proven to be able to support on-site septic system. Also, Warren Water has submitted comments and stated that they have approved one additional connection off of Hazen Road for proposed Lot 5 and have conditionally approved a water main extension and three additional connections from Church Road in order to service proposed Lots 1, 2, and 3. As stated by Warren Water, this water main extension shall be paid for by the developer and will be required to be reviewed and approved by Warren Water prior to the approval of the Final Plat for S 21-01.

Comments from the County Public Works Department state that the applicant has submitted a construction bond in order to construct the road within the Wight Lane right of way. They state that no additional bond is required for the 50'x50' extension. Also, the Public Works Department states that the applicant will need to obtain an access permit for each lot, including the existing home. In order to ensure that the improvements to Wight Lane are constructed, as a condition of approval, prior to the issuance of building permits on Lots 1, 2, and 3, the applicant shall construct Wight Lane to the specifications as approved by the Public Works Department.

All future site development will be reviewed according to the applicable land use and building permit requirements of the County's implementing ordinances and Oregon Building Codes. Staff finds that S 21-01 is consistent with the purpose of the RR-2 Zone.

**Continuing with Section 622 of the CCZO:**

622 Permitted Uses:

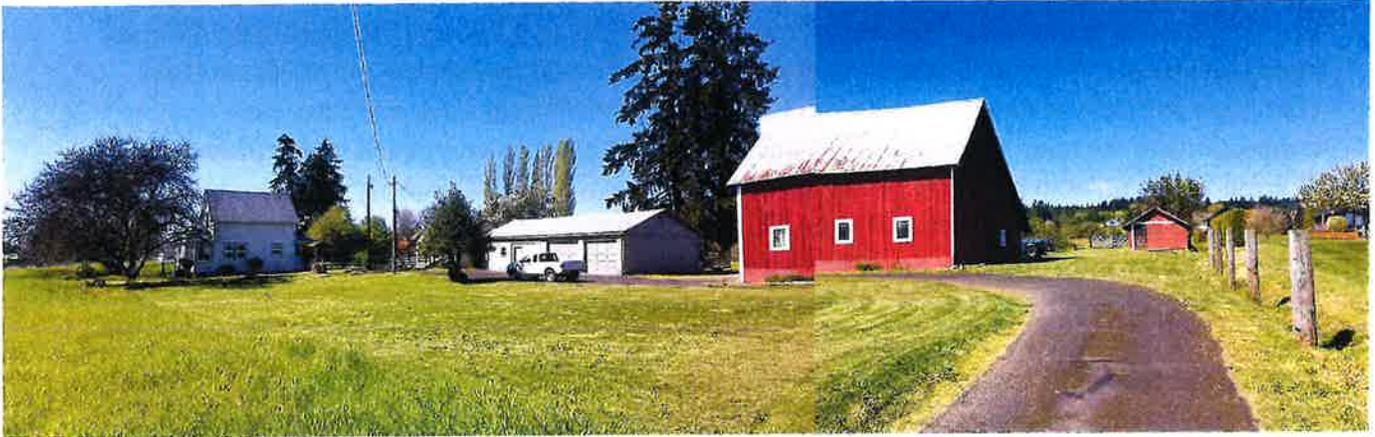
- .1 Single family detached dwellings.
- .2 Farm use as defined in ORS 215.203 (2) except marijuana growing and producing.
- .3 Propagation and harvesting of forest products.
- .4 Structures accessory to permitted uses when sited in accordance with the following:
  - A. If attached to the main building 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.

**Finding 2:** The applicant is proposing to subdivide the subject property into five parcels of 2-acres each. This will result in all of the existing development on the subject property to be located on proposed Lot 4, while all of the other lots will be vacant. The applicant has submitted future development plans as part of the subdivision application. This shows that all of the proposed lots are suitable for residential development while maintaining adequate space for the septic approval areas.

Although it appears that residential siting standards can be met at the time of building permit issuance, the County Sanitarian commented on the proposal and stated that the proposed open detention ponds require a 50' setback to all septic infrastructure. The detention ponds could also cause a conflict with the future structures as shown on the subdivision site plans. Specifically, the shop location on proposed Lot 3 could cause issues in the future if the property owner would like to access it with vehicles. Also, the identified stormwater detention ponds for proposed Lots 1, 2 and 5 could be in conflict with the septic approval areas. As such, staff recommends that the applicant relocate the proposed stormwater detention areas to the corners of the proposed lots. This will cause less conflict and take up less useable area on the proposed lots.

Staff finds that S 21-01 will allow the future and separate RR-2 development of all newly created lots consistent with these provisions of the Zoning Ordinance.

### **Existing Development to be Located on Proposed Lot 4**



### **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.

**Finding 3:** The request for S 21-01 is for a subdivision only. Each parcel will be at least 2-acres in size and will satisfy the minimum lot size requirements for newly created RR-2 parcels. The existing residence on proposed Lot 4 currently utilizes Warren Water Association's community water and an on-site septic system. The four vacant lots (proposed Lots 1, 2, 3, and 5) were proven to be able to be supported by on-site standard septic systems. These lot evaluations (192-20-000210-EVAL, 192-20-000211-EVAL, 192-20-000212-EVAL, and 192-20-000213-EVAL) were all approved as standard septic systems with sandfilter repair approvals. Also, as stated previously, Warren Water has approved one additional connection off of Hazen Road (Lot 5) as well as a main extension from Church Road via Wight Lane and three new connections to the main extension. This main extension shall be completed and approved by Warren Water prior to the approval of the Final Plat for S 21-01. To satisfy this condition, Staff will require documentation from Warren Water Association that the water main has been extended to the proposed new development and that they are willing and able to serve the new parcels with adequate potable water.

The subject property is also within the service area for CRF&R. As of the date of this report, LDS has not received comments regarding the proposed partition of the subject property.

With these conditions of final subdivision approval, Staff finds the applicants will be able to satisfy the provisions in Section 625.2(B & C) for newly created RR-2 parcels.

**Proposed Lots 1, 2, and 3 from Wight Lane**



**Continuing with Section 625 of the CCZO:**

3. The minimum average lot width shall be 100 feet.
4. The minimum average lot depth shall be 100 feet.

**Finding 4:** According to the submitted preliminary plat of S 21-01 the average parcel width and depth will be approximately 250'x350' for Lot 1, approximately 300'x290' for Lot 2, approximately 250'x350' for Lot 3, approximately 225'x385' for Lot 4, and approximately 280'x310' all of which exceed the 100' minimum lot width and depth required for newly created RR-2 parcels. Staff finds that these dimensional criteria will be met. A condition of approval shall require that the acreage and number for each parcel be identified on the face of the final plat.

**Continuing with Section 625 of CCZO:**

- .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 insure that the improvements will be completed according to the procedure outlined in Section 801 of the Columbia County Subdivision and Partitioning Ordinance.

**Finding 5:** As shown on the preliminary plat submitted for S 21-01, the applicant shows that there will be at least 50' of usable frontage for each proposed lot. Lots 1, 2, and 3 will obtain this 50' of usable frontage by the 50'x50' dedication of the extension of Wight Lane. As stated previously, the applicant has submitted a surety bond in order to construct Wight Lane and which will be required to be fully constructed prior to the issuance of a building permit on Lots 1, 2, and 3. Also, proposed Lot 4 shows 50' of frontage on Hazen Road where the existing driveway is located in the northeast corner of the subject property. Lot 5 will have approximately 250' of usable frontage on Hazen Road. With this finding, and through future conditions listed in this report, staff finds that this criteria will be met.

**Continuing with 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.

(...]

**Finding 6:** No development is proposed or authorized with the approval of the final subdivision plat alone. In addition, all future site development will be reviewed for compliance with these minimum height and property line setback requirements at time of building permit issuance. A condition of approval shall state that this plat is subject to Columbia County Land Development Services file number S 21-01.

**Continuing with the Columbia County Subdivision and Partitioning Ordinance (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 these regulations or any other ordinance, rule, regulation or other provision of law, whichever provision are more restrictive or impose higher standards shall control.

**Finding 7:** When provisions of this ordinance conflict, the more restrictive ordinance will control.

**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.

In the event the developer's application for extension is denied, the developer may appeal to the next highest governing body. Where proceedings have terminated because of failure to receive extension, a new tentative plan shall be filed in accordance with the provisions of this ordinance.

**Finding 8:** The applicant will be required to submit the final Subdivision Plat within one year of the Final Decision or will have to resubmit a new application, including review fee, which will be re-examined under the standards current at the time. An extension may be granted, upon application, by the Planning Commission for a period not to exceed 6 months.

### **SECTION 213. NOTICE REQUIREMENTS.**

A. Notice of Public Hearing Items. The Planning Department shall provide notice of any required public hearings, in writing, to the applicant and owners of record of property on the most recent property tax assessment roll where such property is located:

- (2) Within 250 feet of the property which is the subject of the notice where the subject property is outside an urban growth boundary and not within a farm or forest zone; or

**Finding 9:** On March 25, 2021 the County sent notice of the subdivision requested for S 21-01 to property owners within 250 feet of the subject 10.08-acre property informing them of the May 17, 2021 Planning Commission's public hearing.

### **SECTION 214. DISTRIBUTION OF SUBDIVISION AND PARTITION PLANS.**

Upon receipt of the proposed land division, the Planning Department shall transmit one copy to each of the following for their review and recommendations, except when previously routed by the developer.

- CPAC
- County Surveyor
- County Roadmaster
- County Sanitarian
- County Assessor
- Board of County Commissioners

- Any city, if the land division is located within that city's Urban Growth Boundary
- The State of Oregon Highway Division, when applicable
- School districts within which jurisdiction the land division is located.
- Any other affected public district
- Any public, private, or municipal utility serving the area
- Any fire protection agency involved
- State of Oregon Department of Forestry, when applicable
- State of Oregon Department of Fish and Wildlife, when applicable
- State of Oregon Department of Land Conservation and Development, when applicable
- Any affected federal agency

At a minimum the developer shall provide 20 copies. Additional copies shall be provided by the developer within 14 calendar days when necessary to permit transmittal to all parties listed above. Transmittal shall include a request for comments and recommendations which may assist the Commission in their review of the proposal. These officials and agencies shall have 20 days in which to review and to submit to the Planning Director any revisions that appear to be indicated in the public interest.

**Finding 10:** On March 25, 2021 a Referral and Acknowledgment of the proposed 5 Lot Roth Family Subdivision Permit requested for S 21-01 was distributed to the affected agencies listed above and to all property owners within 250' of the subject property. All recommendations and comments received from these agencies and private parties have been included in this Staff Report. Staff finds this criterion has been satisfied.

#### **ARTICLE IV     PRELIMINARY PLAT FOR SUBDIVISION**

The preliminary plat shall include:

A.     **General Information:**

- (1)     A subdivision name which does not conflict with the name of an existing subdivision, or any name on a recorded plat in Columbia County.
- (2)     Name and address of the owner and/or subdivider.
- (3)     Name and address of the licensed surveyor who prepared the plat.
- (4)     Date of preparation, north point, scale, approximate acreage and boundary line.
- (5)     Appropriate identification clearly stating the map is a preliminary plat.

- (6) Section, range, township in which proposed subdivision is located and Tax Account Number.

**Finding 11:** A preliminary plat was submitted with S 21-01's application on March 17, 2021 which contained all identifying factors listed above. This preliminary plat shows that the proposed lay out of all four undeveloped lots will be able to support future residential uses. Also, it shows that proposed Lot 4 will contain all of the existing development located on the subject property while maintaining the required setbacks in the RR-2 zone. The proposed subdivision name is "Roth Family Subdivision" and the property owner of record for the 10.08 acre tract associated with Tax Map ID Number 4224-B0-00900 is OHM Equity Partners, LLC. The preliminary plat was prepared by DL Consulting WA Inc. and contains all appropriate identifying information necessary for the County to process this request for a five lot subdivision in the RR-2 Zone. Staff finds these criteria have been satisfied.

**Continuing with the Columbia County Subdivision and Partitioning Ordinance (CCSPO):**

B. Existing Conditions:

- (1) The location, names, and widths of improved and unimproved streets within or adjacent to the subdivision.
- (2) The location, width, and use or purpose of any easement on the property.
- (3) Contour lines sufficient to show the direction and general grade of land slope. Contours shall be at one foot intervals for slopes of less than 10%, 5 foot intervals for slopes of 10% to 20%, and at 10 foot intervals for slopes greater than 20%. Such ground elevations shall be related to some established bench mark (where possible).
- (4) The location and directions of natural water courses and areas subject to flooding.
- (5) The location of structures, irrigation canals and ditches, pipelines, railroads, and any natural features, such as rock outcroppings, marshes, and wooded areas. Also, the record high water line for any water course.
- (6) The location of city boundary lines and the boundary lines of public districts which lie within the subdivision or within 500 feet of the exterior boundaries of the subdivision.
- (7) A vicinity map showing: the relationship of the proposed subdivision to the surrounding development, streets, any public sewer and water utilities, extent

and availability of electric and gas utility facilities, and the location of any existing septic systems or wells on the property.

**Finding 12:** The submitted preliminary plat shows that all five lots will have at least 50' of frontage on a county right of way. Lots 1, 2, and 3 will access from the unimproved right of way of Wight Lane. These three lots will obtain their required 50' of frontage by a 50'x50' public right of way dedication as an extension of Wight Lane. The County Public Works Department submitted comments and stated that the applicant has already submitted a construction bond for the improvements from Church Road to the subject parcel and stated that no further road bond is required for this 50' extension of Wight Lane.

Also, the submitted Existing Conditions and Demo Plan shows the existing house, existing septic drainfield, existing well, four accessory structures, and a building labeled "Bldg A". According to the Columbia County Assessor's records this structure is listed as a "Cabin". However, according to the applicant and current property owner, this 304 square foot structure does not contain any kitchen facilities and is not considered a dwelling. All of the existing development on the 10.08 acre subject property will be located on proposed Lot 4 of the subdivision.

The submitted existing conditions map shows the property's topography at a 1' scale and shows that it is gently sloping downward from the north west corner of the property to Hazen Road on the east side. The highest point in the northwest corner is approximately 198' and the lowest point is approximately 160'. This amounts to a 38' foot change over approximately 1300' which equates to an approximate 3% slope over the entire property.

With this, Staff finds the Preliminary Plat submitted for the Roth Family Subdivision has satisfied the criteria in Section 403(B) of Columbia County's Subdivision and Partitioning Ordinance (CCSPO).

**Continuing with the Columbia County Subdivision and Partitioning Ordinance (CCSPO):**

C. Information Concerning Proposed Development:

- (1) The location, names, width, approximate grades, and curve radii of all proposed streets.
- (2) The location, width, and purpose of proposed easements.
- (3) The location and approximate dimensions of lots, proposed lot and block numbers.

- (4) The location, approximate acreage, and approximate dimensions of areas proposed for public use.
- (5) The proposed use of any lot which is not intended for single-family residential use.
- (6) An outline of the areas proposed for partial recording of a final plat if phased recording is contemplated.
- (7) The relationship of the proposed subdivision to future streets on adjacent land controlled by the subdivider.
- (8) Source and method of water supply to serve the subdivision, and the location of any proposed water lines.
- (9) Proposed method of sewage disposal, and the location of any proposed sewer lines which will serve the subdivision if applicable.
- (10) Draft of proposed restrictions and covenants affecting the plat.
- (11) The method of disposing of storm water runoff caused by this subdivision, which, if applicable, shall include both on and off-site improvements necessary to deal with storm water generated by the proposed subdivision.
- (12) Statement pertaining to types and dimension of roads and who will be responsible for their maintenance.
- (13) If, upon investigation by the Commission, it is found that additional information is necessary, it shall be furnished by the applicant.

**Finding 13:** The proposed subdivision will be comprised of five lots, each of which will be authorized for residential development. The only public dedication will be the 50'x50' extension of Wight Lane which is currently under review by the Public Works Department in order to construct the public right of way.

In the submitted documentation, the applicant shows a proposed 15' stormwater easement which will run on the south property line and direct all stormwater to the Hazen Road right of way. This is the only easement shown on the preliminary subdivision plat.

The preliminary plat shows the dimensions of all of the proposed lots, as discussed in Finding 4. It also shows the approximate acreages of the lots, location of the proposed 50'x50' public dedication, and proposed location for all new water lines. Proposed water lines for Lots 1, 2, and

3 will be extended from Church Road down Wight Lane, while Lots 4 and 5 will be extended from Hazen Road. The letter from Warren Water dated March 10, 2021 confirms that they are willing and able to serve the proposed subdivision with water, granted the applicant meets the conditions as stated in the letter.

As stated previously, the applicant has obtained septic lot evaluations for all four undeveloped lots. The County Sanitarian submitted comments and stated that the development plan is consistent with septic site evaluation approvals. However, the proposed stormwater detention ponds and swales create a 50 foot setback from the septic areas and may need to be relocated to achieve requirements. Staff would also like to note that the proposed stormwater detention ponds, as shown on the Grading and Erosion Control Plan are located in the middle of all proposed, undeveloped lots on the southern property line. It appears that there will be at least one conflict with the proposed physical development of Lot 3 and the stormwater detention pond as shown. It does not look feasible to access the “Shop” structure with the stormwater detention pond as shown. In order to achieve the required 50 foot setbacks to all septic infrastructure, as well as maximize the useable space on each lot, staff recommends locating these stormwater detention ponds to the corners of each proposed lot.

Staff would also recommend that the applicant add a stormwater detention pond to proposed Lot 4. While this lot will contain all of the existing development located on the 10.08 acre property, there is still stormwater that is generated from the impervious surfaces that is directed to the existing ditch on the south property line. In order to control this stormwater, a detention pond is needed on proposed Lot 4.

Staff would also like to acknowledge that the property directly to the south (tax lot 4224-B0-00801) of the subject parcel was recently partitioned and included a 50’ flag lot directly adjacent to the proposed subdivision. If dedicated as right of way, this flag lot could provide access to all of the proposed lots in the proposed subdivision as well as additional lots to the south which would currently be contained in tax lot 4224-B0-00801. During the pre-application conference, staff encouraged the applicant to work with the property owner of tax lot 4224-B0-00801 in order to design the proposed subdivision in a much more conducive way for future development purposes. If the pole portion of tax lot 4224-B0-00801 was dedicated as right of way, it would provide access to seven lots (five of which are in this subdivision proposal), and provide future access to tax lot 4224-B0-00700, directly in the middle which would create an ideal situation for future subdivision of the adjacent 20 acre parcel. However, the applicant was not able to acquire and/or work with the property owner of tax lot 4224-B0-00801.

For these reasons, Staff finds that all information pertaining to the proposed development of the Roth Family Subdivision have been satisfied.

**SECTION 404. STATEMENT TO ACCOMPANY PRELIMINARY PLAT.**

The preliminary plat shall be accompanied by written statements giving essential information regarding the following matters:

A. Water Supply. In addition to the requirements imposed by Section 410 of this ordinance, a statement of the proposed method of water supply, including source, quality, quantity, and method of distribution.

Where the proposed source of water is by an individual or community wells, proof of an adequate supply of water for all anticipated needs of the platted area shall be presented. Proof of an adequate supply may consist of:

- (1) Test wells drilled with adequate frequency to demonstrate the general availability of water; or
- (2) A hydrology report documenting the availability of water and the general history of wells in the area (taken from well logs).
- (3) Certification by the State Watermaster of adequate amounts of potable water to serve the proposed use(s).

B. Water Right. A statement of water right and, if a water right is appurtenant, a copy of the acknowledgment from the Water Resources Department.

C. Sewage Disposal. A statement of feasibility for the proposed method of sewage disposal from the appropriate state and/or county agencies.

D. Estimated Schedule. The estimated time when improvements are proposed to be made or installed.

E. Public and Private Utilities. A letter from each of the utility companies serving the area in which the subdivision is located stating that each is able and willing to serve the subdivision as proposed, and that satisfactory arrangements have been made as to the cost for financing the utility installation.

F. Fire Protection. A letter indicating the proposed method of fire protection.

G. Proof of Ownership. A letter from a licensed title company stating the record owner(s) of the land proposed to be subdivided.

**Finding 14:** In the submitted application for a subdivision, the applicant included a statement from Warren Water Association dated March 10, 2021. In this letter, Warren Water Association

confirmed that they are willing and able to serve the proposed subdivision with potable water. The letter states, in part, that the applicant has requested four new meters/water connections for this property. The Warren Water Association has approved one new service off of Hazen Road and has conditionally approved three new services off of Church Road. The three services off of Church Road are conditioned on extended the water main from Church Road to the subject property via the Wight Lane right of way. According to Warren Water Association, they give the applicant the option of installing either a 4" C-900 or 6" HDPE along the Wight Lane right of way to service proposed Lots 1, 2, and 3. Due to possible extension opportunities to either the property to the south, or a possible tie into Hazen Road to the east, Staff recommends that the applicant install a 6" HDPE water main extension along the Wight Lane right of way. This will allow additional connections from Wight Lane for future subdivisions.

In the submitted application materials, the applicant did not include a letter from the electricity provider or Columbia River Fire and Rescue. One condition of approval, prior to the approval of the Final Plat shall state that the applicant shall submit a letter from the power provider and Columbia River Fire and Rescue stating that they are willing and able to serve the proposed subdivision as proposed. The letter shall also state that all required improvements have been completed in order to serve this proposed five lot subdivision.

As stated previously, the County Sanitarian confirmed that each new lot has been approved for the appropriate on-site sewage disposal system. Also, in the submitted documentation, the applicant has included a copy of the recorded deed showing that OHM Equity Partners LLC is the current owner of the subject property.

With these findings, and with the conditions of approval prior to the approval of the final plat, these criteria will be met.

#### **SECTION 406. PRELIMINARY SUBDIVISION APPROVAL.**

- A. The Planning Director shall set a date for the Commission to consider the preliminary plat at the earliest possible date, but in any case they shall act upon the proposed subdivision within 130 calendar days from the date of formal submittal of the proposal. When the Commission feels that further information is necessary to take proper action on the preliminary plat, the Commission may continue action on the proposal.
- B. The Planning Director shall submit the preliminary plat, along with the recommendations of agencies, to the Commission. The Commission shall consider the recommendations of other agencies and determine whether the preliminary plat is in conformity with the provisions of this ordinance. Upon that basis, the Commission shall approve, conditionally approve, or disapprove the proposed

subdivision. Within seven calendar days of Commission action on the subdivision, the Planning Director shall report such action, in writing, directly to the subdivider and his engineer or, if there is no engineer, to the surveyor.

Approval of the preliminary plat shall constitute approval of the final plat, subject to the requirements of Article VIII of this Ordinance, if there is no change in the plat of the subdivision at the time of filing the final plat. If the plat is disapproved by the Commission, the reasons therefore shall be set forth in the report to the subdivider.

If the preliminary plat is approved subject to conditions, conditions shall relate only to the authority granted to the Commission by this ordinance. A preliminary plat approved subject to conditions by the Commission need not be revised to reflect such conditions, but such conditions shall be reflected in the preparation of the final plat.

- C. If no action is taken by the Commission within the time limits prescribed above in this section, the subdivision, as filed, shall be deemed to be approved and it shall be the duty of the Planning Director to certify the approval.
- D. Within seven calendar days after the date of the Commission's action, the Planning Director shall transmit the complete record of its review and action to the Board. Upon receipt of the record, the Board may review the decision of the Commission. The Board may affirm, reverse, or modify the decision of the Commission, provided that such decision is not in conflict with the provisions and intent of this ordinance. Unless notified within 21 calendar days, the decision of the Commission shall be affirmed.
- E. Appeals shall be filed in accordance with Section 215 of this ordinance.

**Finding 15:** The Planning Commission's public hearing on May 17, 2021 was scheduled within 130 calendar days of March 15, 2021 date that the Planning Director deemed Preliminary Subdivision Plat S 21-01 to be complete. The county's land review process for S 21-01 is consistent with the Preliminary Subdivision Approval criteria in Article 406 related to the Planning Commission's consideration of the Preliminary Plat, recommendation from agencies and comments from adjacent property owners, and information in this Staff Report in determining whether S 21-01 conforms with the applicable provisions of the County's Zoning and Subdivision and Partitioning Ordinances in order for them to approve, approve with conditions or deny the Roth Family Subdivision proposed for S 21-01. Finally, the Planning Commission's final decision shall be reviewed by the County Board of Commissioners pursuant to the provisions in Article 406.D and any Appeals (of the Commission's final decision) shall be filed in accordance with Section 215 of the CCS&PO. Staff finds these criteria in Section 406 have been met.

**Continuing with applicable provisions in Article V of the Columbia County Subdivision and Partitioning Ordinance:**

**ARTICLE V – FINAL SUBDIVISION PLAT PROCEDURE**

**SECTION 501. FINAL SUBDIVISION PLAT APPLICATION.**

Within one year from the date of any approval or conditional approval of the preliminary plat (or as otherwise provided for in Section 208 of this ordinance), the subdivider may submit a final subdivision plat to the County Planning Department which shall conform to the preliminary plat as approved by the Commission.

**Finding 16:** The applicant will be required to submit the final Subdivision Plat within one year of the Final Decision or she will have to resubmit a new application, including review fee, which will be re-examined under the standards current at the time. An extension may be granted, upon application, by the Planning Commission for a period not to exceed 6 months.

**[Sections 502 – 506] pertain to Procedures, Forms, Certifications and the Review and Filing of the Final Subdivision Plat that are governed in Chapter 92 of the Oregon Revised Statutes – Subdivisions and Partitions- and do not require the Planning Commission's review/approval.**

**SECTION 507. DEDICATIONS AND PUBLIC UTILITY REQUIREMENTS.**

- A. All parcels of land shown on the final plat as intended for public use shall be offered for dedication for public use at the time the proposed final plat is filed, except those parcels which are intended for the exclusive use of lot owners in the subdivision, their licensees, visitors, tenants and employees. Lands to be devoted to public use are subject to utility or other easements.
- B. All streets, pedestrianways, drainage channels, easements and other rights-of-way shown on the final plat as intended for public use shall be offered for dedication for public use at the time the final plat is filed.
- C. All rights of access to and from streets, lots, and parcels of land shown on the final plat intended for dedication shall be offered for dedication at the time the final plat is filed.

**Finding 17:** In the submitted preliminary plat, the applicant is proposing to extend the Wight Lane right of way by 50'. This 50'x50' extension of Wight Lane is required in order to obtain 50' of frontage on a county right of way for Lots 1, 2, and 3. The County Public Works Department submitted comments and stated that the applicant will be required to submit Road

Access Permits for all five of the proposed lots. Also, the applicant will be required to construct the extension of Wight Lane to Public Road Standards. The applicant has already submitted a bond for the construction of Wight Lane which is enough to cover the 50' extension as well. While this proposed subdivision will require additional easements, the 50'x50' extension of Wight Lane will be the only public right of way dedication. With this, staff finds that this criteria is met.

**SECTION 508. DESIGNATION AND CONVEYANCE OF RESERVE STRIPS AS LOTS.**

One foot reserve strips provided across the end of stubbed streets adjoining unsubdivided land or along half streets adjoining unsubdivided land are required and shall be exempt from all other provisions of this ordinance which govern the size or shape of lots or which are otherwise applicable to lots. Those reserve strips shall be offered to the County for dedication at the time the tentative map is submitted and shall be noted on the final plat; however, all rights of vehicular access across said reserve strips shall be abandoned until such time as additional adjacent right-of-way is required.

**Finding 18:** Staff finds that this criterion does not apply to S 21-01. The applicant is not proposing any public dedication that would require a designation or conveyance of a reserve strip as a lot.

**SECTION 509. IMPROVEMENT PLANS.**

The County Planning Department shall require engineered plans for all the improvements showing street grades and physical improvements, natural drainage ways and drainage works for both on and off-site drainage. These plans shall be inspected by the Planning Department and any other persons or agencies necessary to insure that the proposed improvements will be adequate to serve the subdivision. These plans will be accompanied by cost estimates for the construction of the improvements.

**SECTION 510. IMPROVEMENTS.**

- A. As a condition precedent to acceptance and approval of the final plat the subdivider shall improve, or shall agree to improve: all lands dedicated for streets, alleys, pedestrianways, drainage channels, easements, and other rights-of-way; all parks, lawns, and recreation areas.
- B. Improvements shall conform to the specifications of design and materials prescribed by the County. The subdivider shall give notice to the County and Road Department prior to the commencement of construction of improvements.

- C. Prior to the date of recording, the County shall have the right to enter upon the sites of improvements for the purpose of inspecting them.
- D. Any required improvements, plans and profiles and specifications of proposed road, water and sewage improvements shall be submitted to the appropriate county department for approval at the time the final plat is submitted for checking if this has not previously been done. Such plans and profiles shall show the full details of the proposed improvements. In the event that the developer wishes to construct improvements prior to the filing of the final plat, the appropriate county department may authorize initiation of such construction, upon submission by the developer of plans and profiles giving full details of the proposed improvements which conform substantially to the approved tentative plat.
- E. Any performance agreement required plus four copies of the same shall be submitted to the Director to be distributed to, and reviewed by, the County Engineer, Roadmaster, County Counsel and Sanitarian on forms provided by the Planning Department. That department shall determine whether the security amount proposed pursuant to Section 414 herein is adequate to cover the cost of all required improvements and related work. Where improvements plans are required, approval of such plans shall include a performance agreement.

**Finding 19:** As discussed previously, the applicant has included an engineered stormwater plan from PL Consulting WA Inc. In this stormwater plan, it is described that the stormwater run off from future residential development will be directed toward the identified stormwater detention areas in the southern portion of all of the proposed lots. These stormwater detention areas are then directed to the 15' stormwater easement on the south property line and directed toward the Hazen Road right of way. Staff recommends that each stormwater detention area is repositioned to the corner of each proposed lot, that way they will be able to meet the required septic area setbacks and take up less useable area on the undeveloped lots. Also, as discussed in previous findings, the applicant shall identify and install a stormwater detention pond on proposed Lot 4 in order to control the existing stormwater runoff. As a condition of approval, the applicant shall submit a new preliminary plat showing the updated stormwater detention areas. Also, as a condition of approval, prior to the approval of the Final Plat, the applicant shall submit a letter from DL Consulting WA Inc stating that the applicant has constructed the stormwater facilities to the designed specifications and it is functioning property.

The Warren Water Association has approved one new service off of Hazen Road and has conditionally approved three new services off of Church Road. The three services off of Church Road are conditioned on extended the water main from Church Road to the subject property via the Wight Lane right of way. According to Warren Water Association, they give the applicant the option of installing either a 4" C-900 or 6" HDPE along the Wight Lane right of way to service proposed Lots 1, 2, and 3. Due to possible extension opportunities to either the property

to the south, or a possible tie into Hazen Road to the east, Staff recommends that the applicant install a 6" HDPE water main extension along the Wight Lane right of way. In addition to this 6" water main extension, prior to the construction of the water main extension, the applicant shall submit the plans and profiles of the water main extension along Wight Lane. These plans and profiles shall also be reviewed and approved by Warren Water Association prior to construction.

The County Public Works Department submitted comments and stated that the applicant will be required to submit Road Access Permits for all five of the proposed lots. Also, the applicant will be required to construct the extension of Wight Lane to Public Road Standards. The applicant has already submitted a bond for the construction of Wight Lane which is enough to cover the 50' extension as well.

#### Existing Frontage on Hazen Road for Proposed Lot 5



#### **SECTION 511. EVIDENCE OF WATER SUPPLY.**

Written proof of available water supply adequate to serve water on each lot as required in Section 304.1 of this ordinance shall be provided prior to approval of the final plat by the County.

#### **SECTION 512. EVIDENCE OF SEWAGE DISPOSAL.**

Written proof of an available method of sewage disposal adequate to serve each lot intended for sewage disposal shall be provided prior to approval of final plat by the Board as required in Section 304.C of this ordinance. If the sewage disposal system of the subdivision utilizes septic tanks, there shall be an approved site for subsurface sewage disposal on every lot prior to final platting.

**Finding 20:** As stated in previous findings, the applicant has submitted information from Warren Water Association dated March 10, 2021. In this letter, Warren Water Association confirmed that they are willing and able to serve the proposed subdivision with potable water. The letter states, in part, that the applicant has requested four new meters/water connections for this property. The Warren Water Association has approved one new service off of Hazen Road and has conditionally approved three new services off of Church Road. The three services off of Church Road are conditioned on extended the water main from Church Road to the subject property via the Wight Lane right of way. This shall be a new 4” C-900 or a 6” HDPE water main which will be installed at the developer’s expense and will need to be approved by Warren Water’s engineer prior to construction. As stated previously, Staff recommends that the Planning Commission require the installation of a 6” water main extension to serve future developments from Wight Lane. Prior to the submittal of a Final Plat for review, the applicant shall submit the plans and profiles of the proposed water main extension along the Wight Lane right of way. Prior to the approval of the Final Plat, the applicant shall submit documentation from Warren Water stating that the extension of the water main has been completed and that all four undeveloped lots have direct access to water facilities.

The applicant has submitted documentation that states that all proposed vacant lots have been approved for septic systems. Proposed Lot 1 was approved via file 192-20-000210-EVAL for a standard system, Lot 2 was approved via 192-20-000211-EVAL for a standard system, Lot 3 was approved via 192-20-000212-EVAL for a standard system, and Lot 5 was approved via 192-20-000213-EVAL. These approvals show that all of the proposed vacant parcels have a proven method of sewage disposal.

With this documentation and with the four septic lot evaluation approvals, staff finds that this criteria can be met.

## **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 21:** The minimum standards of this ordinance will be adhered to with the development of this partition. Conditions that are made as part of the tentative approval of this partition must be satisfied prior to the Planning Department’s approval of the Final Plat authorizing the division of the subject property.

**Continuing with the CCSPO:**

**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.
- (2)      Lot Dimensions. The lot dimensions shall comply with the minimum standards of the Zoning Ordinance. When lots are more than double the minimum required area for the zoning district, the Commission may require that such lots be arranged so as to allow further subdivision and the opening of future streets where they would be necessary to serve such potential lots.
- (3)      Double Frontage Lots and Access to Lots. Double frontage lots shall be avoided except where necessary to provide separation of residential developments from arterial streets or to overcome specific disadvantages of topography and/or orientation.
- (4)      Lots should avoid driving access from arterials. When driveway access from arterials may be necessary for several adjoining lots, the Commission may require that such lots be served by a combined access drive in order to limit possible traffic hazards on such streets. Where possible, driveways should be designed and arranged so as to avoid requiring vehicles to back into traffic on arterials.
- (5)      Fencing. An applicant shall be required to furnish and install fencing wherever the Commission determines a hazardous condition may exist. The fencing shall be constructed according to standards established by the County Engineer or Roadmaster. No certificate of occupancy shall be issued until said fence improvements have been duly installed.

- (6) Erosion Control. 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) Lot Boundary of Right-of-way Lines. No new lot shall be divided by the boundary line of a county, city, school district, or other taxing district or by the right-of-way of a street, utility transmission line or major drainage way.

**Finding 22:** As submitted in the application for S 21-01, it does not appear that the lot arrangement will prohibit each undeveloped lot from obtaining a building permit for residential uses. The submitted preliminary plat shows that there is adequate space on all undeveloped lots for a homesite and a proposed shop structure. As previously reviewed, the lot dimensions conform to the standards in CCZO Section 625.3 and 625.4. Also there are no double frontage lots proposed. Lots 1, 2, and 3 will access from Wight Lane which is a local access road and Lots 4 and 5 will access directly off of Hazen Road which is categorized as a rural collector.

As discussed in Finding 13, the property directly to the south (tax lot 4224-B0-00801) of the subject parcel was recently partitioned and included a 50' flag lot directly adjacent to the proposed subdivision. If dedicated as right of way, this flag lot could provide access to all of the proposed lots in the proposed subdivision as well as additional lots to the south which would currently be contained in tax lot 4224-B0-00801. During the pre-application conference, staff encouraged the applicant to work with the property owner of tax lot 4224-B0-00801 in order to design the proposed subdivision in a much more conducive way for future development purposes. If the pole portion of tax lot 4224-B0-00801 was dedicated as right of way, it would provide access to seven lots (five of which are in this subdivision proposal), and provide future access to tax lot 4224-B0-00700, directly in the middle which would create an ideal situation for future subdivision of the adjacent 20 acre parcel. This future access will also be discussed in Finding 24.

While not proposed, staff does not have any indication that fencing is required for the proposed subdivision. Also, there are no new lots that will be divided by any boundary line, right of way, utility transmission line or major drainage way. With this information, staff finds that this criteria is 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 of 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]*
- C. Street Widths and Roadways. Unless otherwise indicated on the official map, or the roadway meets the criteria in 1005.C(5), the width of rights-of-way and roadway improvements shall be in compliance with the following:
- (1) Minor Arterial. Right-of-way width 80 feet.
  - (2) Collector. Right-of-way width 60 feet.
  - (3) Local. Right-of-way width 50 feet.
  - (4) The Board may, upon a recommendation by the County Roadmaster, require additional right-of-way width to protect the public health, safety, and welfare.
  - (5) For roadways within a UGB but outside city limits, the County will apply the adopted roadway and access spacing standards of the applicable jurisdiction, where these standards are equal to, or more restrictive than, adopted County standards.
- D. Topography and Arrangement. Local streets shall be curved wherever possible to avoid conformity of lot appearance. All streets shall be properly related to special traffic generators such as industries, business districts, schools, and shopping centers; and to the pattern of existing and proposed land uses.
- E. Local Streets (Residential). Local streets shall be laid out to conform as much as possible to the topography, to discourage use by through traffic, to permit efficient drainage and utility systems, to require the minimum number of streets necessary to

provide convenient and safe access to property, and to allow for the southern exposure of homes.

**Finding 23:** In the preliminary subdivision plat, the applicant shows a 50'x50' extension of Wight Lane in order to obtain 50' of useable frontage for Lots 1, 2, and 3. The County Public Works Department submitted comments and stated that the applicant has already submitted a bond for the construction of Wight Lane and no further bonds are required for this proposed extension. Wight Lane is considered a local access road and currently has a 50' right of way coming off of Church Road. No additional right of way dedications are required other than the proposed 50' extension. With this information and with the condition that the applicant obtain current Road Access Permits prior to the approval of the Final Plat, Staff finds that these criteria are met.

## **Section 1007            FUTURE EXTENSION OF STREETS**

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

**Finding 24:** The subject parcel is located in an area that is predominantly zoned for rural residential uses with a two-acre minimum lot standard (RR-2). The parcel located directly to the west of the subject property (tax lot 4224-B0-00700) is approximately 20-acres and is developed with one home in the north west corner. On April 30, 2021, Staff received a letter (attached) from Peter Williamson who owns this approximately 20 acre parcel. This letter states, in part, that the current access to this 20 acre, RR-2 zoned property is a 20' wide driveway to Church Road. There is also a 37.5' wide frontage on Peter Street, which is an undeveloped right of way. Both of these potential accesses are located on the western side of the 20 acre parcel. In this letter, Mr. Williamson requests that the Planning Commission consider requiring a public right of way to allow access and utilities to the eastern property line in order to facilitate future residential use of his property.

In the future and under the current zoning designation, this parcel that is located directly adjacent to the subject property, could be fully built out with 10 homes sites. In order for the future subdivision of tax lot 4224-B0-00700 to be designed and function properly, staff finds that it would be appropriate to require an additional access from Wight Lane through the subject property. Staff recommends that the Planning Commission require a 50' future right of way and utility easement from the 50' extension of Wight Lane to follow the north property line of proposed Lot 1. This will create an additional access to the 20 acre adjacent property for road

access and utility purposes and shall be stated that this 50' easement is for the benefit of tax account number 9137.

Staff would like to note that this possible access to the adjacent parcel could be required to be dedicated as public right of way, however in this event, it would drop the subject property under the required 10 acres to obtain five buildable lots. With the requirement of a 50' easement for future road access and utilities purposes along the north side of proposed Lot 1, the applicant will still be able to meet the 2-acre minimum lot standard for all five proposed lots.

As a condition of approval, and shown on the Final Plat, Staff finds that the applicant shall identify a 50' wide easement from the extension of Wight Lane along the north boundary line of proposed Lot 1 for the benefit of tax account number 9137 for future road access and utility purposes. With these requirements, Staff finds that the future subdivision of the adjacent parcels will have more adequate access and utility availability.

## **SECTION 1012. DRAINAGEWAYS.**

If a subdivision is traversed by a water course such as a drainage way, channel, canal, or stream, there shall be provided a storm-water easement or drainage right-of-way conforming substantially with the lines of the water course, and such further width as will be adequate for the purpose. Streets or parkways parallel to major water courses or drainageways may be required.

### **A. Surface Drainage and Storm Sewer Systems.**

- (1) **General Provisions.** The Commission shall not recommend for approval any partition or subdivision which does not make adequate provisions for storm or flood water runoff. The storm water drainage system shall be separate and independent of any sanitary sewer system. Inlets shall be provided so surface water is not carried across any intersection. Surface water drainage patterns shall be shown for each and every lot and block. The sewer system shall be built to the standards of the County.
- (2) **Accommodation of Upstream Drainage Areas.** A culvert or other drainage facility shall in each case be large enough to accommodate potential runoff from its entire upstream drainage area, whether inside or outside of the development. The County's Engineer or Roadmaster shall determine the necessary size of the facility, based on the provisions of the construction standards and specifications, assuming conditions of maximum potential watershed development permitted by the Zoning Ordinance.

- (3) **Effect on Downstream Drainage.** Where it is anticipated that the additional runoff incidental to the development of the subdivision will overload an existing drainage facility, the Commission may withhold approval of the subdivision until provisions have been made for improvement of the existing drainage facility.
- (4) **Drainage Easements.** When topography or other conditions are such as to make impractical the inclusion of drainage facilities within street rights-of-way, perpetual unobstructed easements, at least 15 feet in width, for such drainage facilities shall be provided across property outside the road lines and with satisfactory access to the street. When a proposed drainage system will carry water across private land outside the development, appropriate drainage rights must be secured.

**Finding 25:** As stated in Finding 19, the applicant has submitted an engineered stormwater and erosion control plan. In this stormwater plan, it is described that the stormwater run off from future residential development will be directed toward the identified stormwater detention areas in the southern portion of all of the proposed lots. These stormwater detention areas are then directed to the 15' stormwater easement on the south property line and directed toward the Hazen Road right of way. Staff recommends that each stormwater detention area is repositioned to the corner of each proposed lot, that way they will be able to meet the required septic area setbacks and take up less useable area on the undeveloped lots. Staff also recommends that the applicant show an additional stormwater detention area on proposed Lot 4 in order to handle the current stormwater runoff from the existing development. As a condition of approval, the applicant shall submit a new preliminary plat showing the updated stormwater detention areas. Also, as a condition of approval, prior to the approval of the Final Plat, the applicant shall submit a letter from DL Consulting WA Inc stating that the applicant has constructed the stormwater facilities to the designed specifications and it is functioning property.

**Continuing with the CCSPO:**

**SECTION 1013. UTILITIES.**

- A. **Utility Easements.** A minimum five foot utility easement shall be required along the front, side, and rear lot lines for all lots within the subdivision.
- B. **Sewerage Facilities.** The method of sewage disposal for each lot within a subdivision or partitioning 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.

[...]

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 an 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.

- (2) **Utilities.** Underground utilities are not required but are encouraged where the cost of installing underground and above ground utilities are approximately equal. Utilities shall be installed pursuant to the requirements of the utility company. Electric power transmission lines (over 50,000 volts or primary feeder lines), and transformer vaults are exempted from these requirements.

**Finding 26:** As required by CCSPO Section 1013(A), a five foot utility easement shall be required along the front, side, and rear lot lines for all lots within the subdivision. In order to support future connection for Warren Water from Wight Lane to Hazen Road, Staff recommends the requirement of a 10' utility easement from the extension of Wight Lane, along the north property line of the subject parcel to the Hazen Road right of way. This will help facilitate a future connection and loop system from the high pressure water zone on Church Road, to the low pressure zone on Hazen Road. This 10' utility easement will be located on the north property lines of proposed Lot 3 and Lot 4. Also, this additional 5' utility easement will not be required on

the north property line of proposed Lot 1. This is due to the requirement of a 50' access and utility easement to benefit the adjacent 20 acre parcel for future use.

Also the applicant has obtained septic lot evaluations for all of the undeveloped lots. The County Sanitarian submitted comments and stated that the development site plan is consistent with the septic site evaluations. The applicant has also submitted documentation from Warren Water stating that they are willing and able to serve the proposed subdivision. However, as stated previously, the applicant shall submit documentation from Warren Water stating that the water lines serving the subdivision are designed and installed to their satisfaction. Also, the applicant shall submit documentation from Columbia River Fire and Rescue stating that they are willing and able to serve this future subdivision and all infrastructure requirements are met.

In addition, the applicant shall also submit documentation from the power provider stating that all power transmission lines have been installed to serve the proposed subdivision lots. This shall happen prior to the approval of the Final Plat. With these conditions of approval, prior to the approval of the Final Plat, Staff finds that these criteria can be met.

#### **SECTION 1015. OTHER REQUIREMENTS.**

In rural and urban areas, in addition to the improvements required by the provisions of this ordinance, the subdivider may be required to provide other improvements because of specific features of the land and the design and location of the subdivision or major partition. Improvements such as bridges, culverts, and the fencing of watercourses, rights-of-way, and recreation areas and facilities may be required where necessary for the health, safety, and general welfare of residents of the subdivision or major partition.

**Finding 27:** Staff finds that there are no topographical limitations, requirements for bridges, culverts, or other improvements that are required for the health, safety, and general welfare for the future residents of the subdivision. This criterion is met.

#### **Following with the County Stormwater and Erosion Control Ordinance:**

#### **III. STANDARDS SPECIFIC TO ACTIVITIES**

The following requirements apply, in addition to the General Requirements above, to activities meeting the Applicability portion of this ordinance. Requirements citing a section number refer to the portion of the Erosion Control Manual (ECM) where a complete

description of the practice can be found. Erosion control practices shall be installed and maintained as prescribed in the manual.

## **E. Subdivisions**

### **1. Erosion Control**

#### **a. Required Measures**

- i. A Gravel Construction Entrance (ECM-Section 3.3.1) shall be installed prior to the beginning of grading.
- ii. Where slopes exceed 5%, a Sediment Fence (ECM-Section 3.3.2) shall be installed at the base of the disturbed area or dirt stockpiles.
- iii. On slopes exceeding 10%, sediment fences are required at intervals specified in Table 3-2 of the Erosion Control Manual.
- iv. As an alternative to a sediment fence, vegetated and undisturbed buffers at the base of the slope on the subject property can be utilized. Slopes above the buffer cannot exceed 10% and the buffer width must be at least equal to the uphill-disturbed area draining to it.
- v. During wet weather, October 1-April 30, a 6-mil plastic sheet cover (ECM-Section 3.3.9) or a minimum 2" of straw mulch cover shall be required on stockpiles where sediment is eroding and leaving the subject property or entering a water resource.
- vi. Ground cover shall be reestablished prior to removing the erosion control measures described above (ECM-Section 3.3.6).

#### **b. Erosion Control Plans**

- i. Preliminary and Final Erosion Control Plans are required.
- ii. The plans shall be prepared by an Engineer.
- iii. The plans shall specify use of the erosion control measures outlined above, plus additional measures as may be necessary to prevent sediment from leaving the subject property or entering a water resource.
- iv. The plans shall be completed in the format specified in Section IV.
- v. The preliminary plan shall be submitted to the county with the subdivision application. The final plan shall be submitted to the county with the final engineering plans.
- vi. Subdivision approval will not occur until the preliminary plan is approved by the county.

- vii. Construction and grading on the site shall not begin until the final plan is approved by the county and required erosion control measures are in place.

2. *Long Term Water Quality Protection*

- a. Required Treatment Measures
  - i. Runoff from parking lots, driveways, and other exposed traffic areas shall be treated using one of the following treatment methods: biofiltration swales, vegetative filter strips, alternative treatment methods.
  - ii. Treatment methods shall be sized to treat the water quality storm.
  - iii. Biofiltration swales and vegetative filter strips shall be sized for a 9-minute hydraulic residence time.
  - iv. Oil/water separators shall be required on commercial and industrial sites for activities exhibiting a significant risk of high oil loading in runoff, oil spills, or illegal dumping of oil or grease.
- b. Required Runoff Control Measures
  - i. Runoff from the development site shall be controlled such that the following criteria are met:
    - A) The peak flows for the 10 and 100-year design storms after development does not exceed the respective pre-development peak flows.
    - B) The peak flow for the 2-year design storm after development does not exceed one-half the pre-development peak flow for the 2-year storm.
  - ii. Discharges directly into tidal waterbodies are exempt from the above runoff control measures but not treatment requirements.
- c. Stormwater Plans
  - i. Preliminary and Final Stormwater Plans are required.
  - ii. The plans shall be prepared by an Engineer.
  - iii. The plans shall specify use of the treatment and runoff control measures outlined above.
  - iv. The plans shall be completed in the format specified in Section IV.
  - v. The preliminary plan shall be submitted to the county with the subdivision application. The final plan shall be submitted to the county with the final engineering plans.
  - vi. Subdivision approval will not occur until the preliminary plan is approved by the county.

- vii. Construction and grading on the site shall not begin until the final plan is approved by the county and required erosion control measures are in place.

**Finding 28:** The applicant submitted an engineered preliminary stormwater plan for the subject property created and designed by DL Consulting WA Inc. This stormwater plan was engineered and approved by Gary Darling, a Registered Professional Engineer. This stormwater plan has been certified to meet the minimum standards of the Columbia County Stormwater and Erosion Control Ordinance, as well as normal standards of the engineering practice. The Columbia County Public Works Department submitted comments and stated that the stormwater plan is acceptable, however they were questioning whether the detention ponds were designed to infiltrate runoff prior to directing it to the Hazen Road right of way. Also as discussed throughout this report, the stormwater detention ponds as well as the 15' wide drainage ditch require a 50' setback from all septic infrastructure. With this setback and in order to maximize useable space in the south portion of all proposed lots, staff recommends that the applicant reposition the identified stormwater detention ponds to the corner of each lot. Staff also recommends the addition of a stormwater detention pond on proposed Lot 4 in order to handle the existing stormwater runoff from the existing development.

Also, as discussed previously, as a condition of approval, prior to the approval of the Final Plat, the applicant shall submit documentation from DL Consulting WA Inc stating that the stormwater facilities have been constructed and are functioning as designed in the submitted stormwater and erosion control plan. Also, as a note on the final subdivision plat, it shall indicate that the stormwater detention facilities on each lot shall be maintained by that private lot owner in perpetuity. This will ensure that the designed stormwater facilities are function properly into the future. Also, the applicant shall submit a final Erosion Control Plan which meets the standards of Section III(E)(1)a. and b. of the Columbia County Stormwater and Erosion Control Ordinance. With these conditions of approval, staff finds that this proposal will meet the minimum standards of the Columbia County Stormwater and Erosion Control Ordinance.

#### **COMMENTS RECEIVED:**

**Columbia County Building Official:** Obtain all permits necessary for construction including all underground utilities. Obtain all permits and inspections for demolition plans.

**Columbia County Sanitarian:** Development site plan is consistent with septic site evaluation approvals. Proposed stormwater detention ponds and swales create a 50 foot setback and may need to be relocated to achieve requirements.

**Columbia County Surveyor:** No objections to its approval as submitted.

**Columbia County Public Works Department:** 1. The applicant will need to obtain an access permit for each lot, including the existing home. (we do not have any permit on file for it.

2. The applicant will need to dedicate a 50' by 50' portion of ROW to extend Wight Lane for access purposes for Lots 1,2, and 3. The extension will also need to be constructed to Public Road Standards.

3. The applicant has already submitted a bond for the construction of Wight Lane which is enough to cover the 50' extension as well. We do not need anything else for Wight Lane at this time.

4. The stormwater plan is acceptable, however we did not see infiltration mentioned in it. Will there be infiltration in the detention ponds?

**Columbia River Fire & Rescue:** As of the date of this report, no comments have been received. However, as a condition of approval, the applicant shall submit a letter from CRFR stating that they are will and able to serve the proposed subdivisions and all infrastructure is installed to support the future residential uses.

**Scappoose-Spitzenberg CPAC:** No comments have been received as of the date of this report.

**Warren Water District:** Submitted a letter dated March 10, 2021 which is attached.

**Peter Williamson (neighboring property owner):** Submitted comments dated April 30, 2021 which are attached. The letter requests, in part, additional access opportunities be required to access his ~20 acre parcel to the west.

No other comments have been received from government agencies or nearby property owners as the date of this staff report.

## **CONCLUSION, DECISION & CONDITIONS:**

Based on the evaluations and subsequent findings in this staff report, Planning Staff recommends that the Planning Commission **APPROVE** the Roth Family Subdivision (S 21-01) of the approximate 10.08 acres associated with current Tax Map ID Number 4224-B0-00900 in the RR-2 Zone subject to the following conditions:

1. A surveyed Final Subdivision Plat must 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 partition Ordinance that is in effect at the time that the plat is submitted. An extension may be granted, upon application, by the Planning Commission for a period not to exceed 6 months.
2. The subject property and all new and/or altered property lines shall be surveyed by a professional land surveyor. This survey should then be filed with the County Surveyor and the Final Plat shall be recorded with the County Clerk
3. The following shall be required to be submitted to LDS before the County accepts a Final Plat for review:
  - a. The applicant shall submit documentation from Columbia River Fire and Rescue stating that they are willing and able to serve the future residences of this subdivision. It shall also state that the facilities needed to support the residences are installed.
  - b. The applicant shall submit the plans and profiles of the 6” water main extension along the Wight Lane right of way.
  - c. The applicant shall obtain Road Access Permits for all proposed lots of this subdivision. This shall be three Road Access Permits at the end of Wight Land and two Road Access Permits from Hazen Road.
  - d. The applicant shall submit a revised review copy of the preliminary plat showing the updated location of the stormwater detention ponds in relation to the septic approval areas. This revised stormwater plan shall also add a stormwater detention pond for proposed Lot 4. This shall be reviewed by the project planner and the County Sanitarian.
  - e. The applicant shall submit a Final Erosion Control Plan which conforms to the standards listed in Section III(E)(1)a. and b. of the Columbia County Stormwater and Erosion Control Ordinance.

4. The following shall be required to be submitted to LDS before the County approves the Final Subdivision Plat:
  - a. The applicant shall submit documentation from Warren Water Association stating that the water main has been installed as approved and all water connections are existing to the proposed subdivision.
  - b. The applicant shall submit a letter from the local power provider stating that all required improvements have been completed in order to serve the future residential use of the subdivision.
  - c. The applicant shall complete all improvements as shown on the submitted engineered stormwater plan. Documentation from the project engineer (DL Consulting WA Inc) shall be submitted to LDS showing that these plans have been constructed and are functioning as designed.
  
5. In addition to all County and State requirements, the following shall be included on the Final Plat:
  - a. The applicant shall identify a 50' future access and utility easement along the north lot line of Lot 1. This shall be listed in the Plat Notes to benefit tax account 9137 for future access and utility purposes.
  - b. The applicant shall identify a 5' utility easement on all front, side, and rear lot lines of the subject subdivision. However, the north lot line of Lots 3 and 4 shall be increased to 10' for utility purposes.
  - c. A note shall be added that states that continuing maintenance of the identified stormwater detention ponds shall be the responsibility of the individual lot owners.
  - d. The area of and number of each parcel.
  - e. The location, dimensions and purpose of any recorded easements.
  - f. The statement: *"This plat is subject to Columbia County Land Development Services File Number S 21-01."*

**Attachments:**

S 21-01 Subdivision Application

Zoning, Address Vicinity Maps

Letter from Warren Water Association dated March 10, 2021

Letter from Peter Williamson dated April 30, 2021

**CC:** Peter Williamson, 33002 Church Road, Warren, OR 97053

192-21-000036-PLUG

COLUMBIA COUNTY  
LAND DEVELOPMENT SERVICES

COURTHOUSE  
230 STRAND  
ST. HELENS, OREGON 97051  
(503) 397-1501

SUBDIVISION  
General Information

File No. S 21-01

APPLICANT: Name: OHM EQUITY PARTNERS LLC JOEK @ ASSURANCE DEVELOPMENT.COM

Mailing address: 33470 CHIMOOK PLAZA #213 SCAPPOOSE OR 97056  
City State Zip Code

Phone No.: Office 503-310-7921 Home \_\_\_\_\_

Are you the  property owner? \_\_\_\_\_ owner's agent?

PROPERTY OWNER:  same as above, OR:

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
City State Zip Code

Phone No.: Office \_\_\_\_\_ Home \_\_\_\_\_

PROPERTY ADDRESS (if assigned): 56627 HAZEN ROAD WARREN OR 97053

TAX ACCOUNT NO.: 9139 4224-80-00900 Acres: 10.06 Zoning: RR2

PROPOSED PARCEL SIZES (acres): 2

WATER SUPPLY: \_\_\_\_\_ Private well. Is the well installed? \_\_\_\_\_ Yes \_\_\_\_\_ No

Community system. Name WARREN

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

CERTIFICATION:

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

Signature: [Signature] Date: 1/19/2021

\*\*\*\*\*  
Planning Department Use Only

Date Rec'd. 1/22/21 Hearing Date: \_\_\_\_\_ or Admin. \_\_\_\_\_

Receipt No. \_\_\_\_\_ Staff Member: HR

Columbia County Land Development Services  
STATEMENT OF WATER RIGHTS

1.  The subject parcel(s) DO NOT have a water right.

Water is supplied to this property by \_\_\_\_\_

Name (please print): \_\_\_\_\_

Address: \_\_\_\_\_

Signed: \_\_\_\_\_ Dated: \_\_\_\_\_

Sign this form and file it with your Preliminary Plat. Thank you.

+++++

2. \_\_\_\_\_ The subject parcel(s) DO have a water right, as follows:

Permit # \_\_\_\_\_ Certificate # \_\_\_\_\_ for \_\_\_\_\_ use

Permit # \_\_\_\_\_ Certificate # \_\_\_\_\_ for \_\_\_\_\_ use

Tax Lot Number	Acres	Tax Lot Number	Acres
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____
_____	_____	_____	_____

3. The water right has been put to beneficial use within the past 5 years: \_\_\_\_\_ Yes \_\_\_\_\_ No \_\_\_\_\_ Don't know

4. The water right has been continuously used without a 5 year interruption since it was established and documented: \_\_\_\_\_ Yes \_\_\_\_\_ No \_\_\_\_\_ Don't know

5. \_\_\_\_\_ The water right WILL NOT be modified for this plat.

\_\_\_\_\_ The water right WILL be modified and the property owner has filed for: \_\_\_\_\_ a change of use.

\_\_\_\_\_ a change in the point of diversion.

\_\_\_\_\_ a change in the place of use.

\_\_\_\_\_ an additional point of diversion.

\_\_\_\_\_ cancellation of the water right.

6. The above information is true and complete to the best of my knowledge and belief:

Name (please print): JOE KESSI

Address: 35470 CAUNTON PLAZA 213 SCARPOOSE OR 97056

Signed: \_\_\_\_\_ Dated: 11/19/2021

# ROTH FAMILY SUBDIVISION

## 56627 HAZEN ROAD WARREN COUNTY, OREGON

**DL**  
DL CONSULTING WA INC.  
500 West 8th Street  
Suite 45  
Vancouver, WA 98660  
(360) 768-5141



56627 HAZEN ROAD SUBDIVISION  
COLUMBIA COUNTY, OR  
COVER SHEET

REV.	DATE	BY

PROJECT NUMBER	OHM003
Date	10/28/2020
Scale:	AS SHOWN
Drawn By:	JEM
Designed By:	GID
Checked By:	GID

CO



VICINITY MAP  
N.T.S.

PROJECT SITE

**OWNER/DEVELOPER**

OHM EQUITY PARTNERS  
33470 CHINOOK PLAZA, SUITE 213  
SCAPPOOSE, OR 97056  
PH: 503-410-5621  
CONTACT: JOE KESSI

**LAND SURVEYOR**

JOHNSON LAND SURVEYING  
10185 SW HOODVIEW DRIVE  
TIGARD, OR 97224  
PH: 503-407-9966  
CONTACT: ROBERT JOHNSON, PLS

**CIVIL ENGINEER**

DL DESIGN GROUP, INC.  
500 WEST 8TH ST, SUITE 205  
VANCOUVER, WA 98660  
PH: (503) 644-4828  
CONTACT: GARY DARLING, P.E.

**UTILITIES/SERVICES**

WATER: WARREN WATER  
SEWER: PRIVATE SEPTIC  
POWER: COLUMBIA RIVER PUD  
GAS: N.W. NATURAL GAS  
PHONE: CENTURYLINK  
CABLE: COMCAST  
RECYCLING/GARBAGE: WASTE MANAGEMENT

**PROPOSED USE**

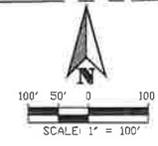
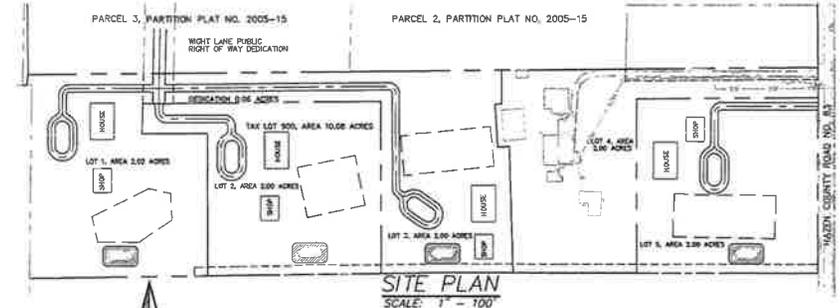
5 LOT SUBDIVISION

**SITE AREA**

10.02 ACRES

**VERTICAL DATUM:**

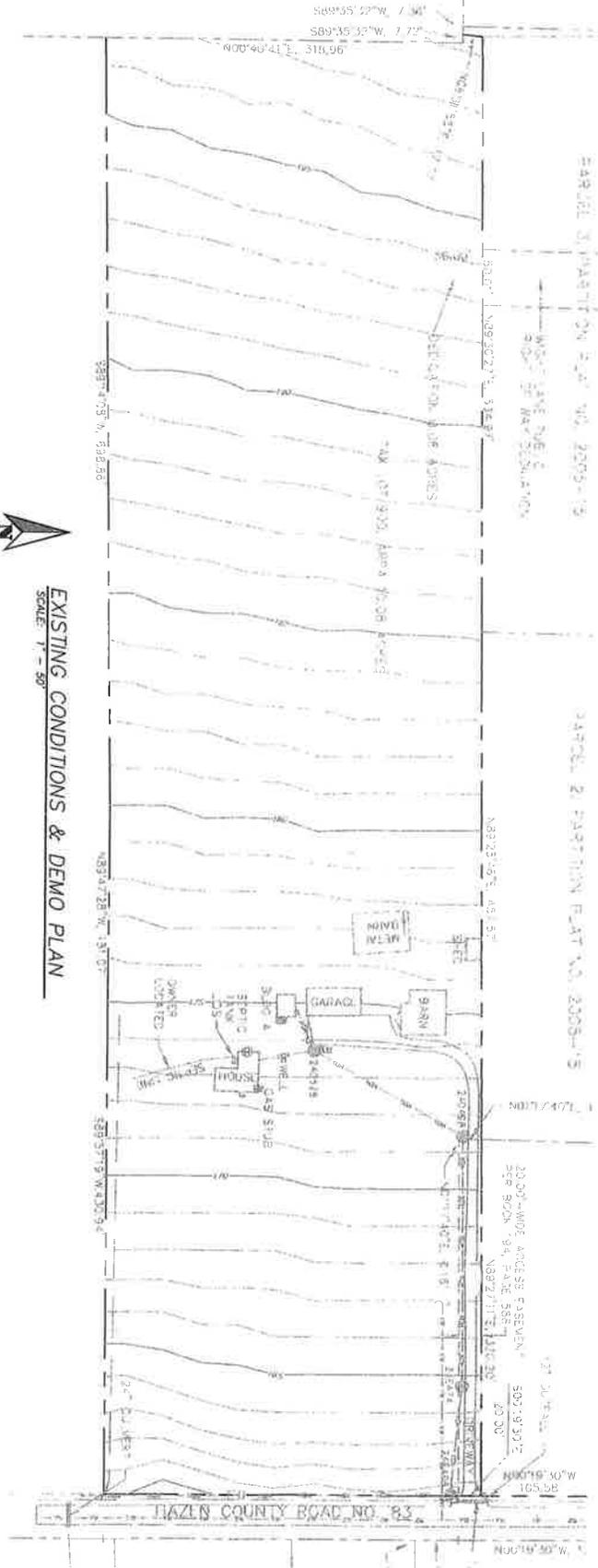
ELEVATIONS ARE BASED ON OREGON STATE HIGHWAY DIVISION SURVEY BENCH MARK X 101 (ELEVATION 61.443' NGVD 29/47), REFERENCED BY A STANDARD OSHD DISC INSCRIBED "1" X 101 1513" DIRECTIONS TO MONUMENT. IN SCAPPOOSE ON HIGHWAY 30, AT THE EAST ENTRANCE TO THE SCAPPOOSE MIDDLE SCHOOL, IN THE TOP OF THE NORTH END OF THE FIRST STEP, 135 FEET WEST OF THE HIGHWAY CENTERLINE.



**SHEET INDEX**

- C0 COVER SHEET
- C1 EXISTING CONDITION AND DEMOLITION PLAN
- C2 TENTATIVE PLAT & SITE PLAN
- C3.1 GRADING & EROSION CONTROL PLAN
- C3.2 EROSION CONTROL DETAILS
- C4.1 WATER AND STORMWATER PLAN
- C4.2 DRAINAGE BASIN MAP
- C5 STORM WATER DETAILS

THIS DESIGN COMPLIES WITH ORS 92.044 (7) IN THAT NO UTILITY INFRASTRUCTURE IS DESIGNED TO BE WITHIN ONE (1) FOOT OF A SURVEY MONUMENT LOCATION SHOWN ON A SUBDIVISION OR PARTITION PLAT. NO DESIGN EXCEPTIONS NOR FINAL FIELD LOCATION CHANGES SHALL BE PERMITTED IF THAT CHANGE WOULD CAUSE ANY UTILITY INFRASTRUCTURE TO BE PLACED WITHIN THE PROHIBITED AREA.



NOTE:  
HORIZONTAL INFORMATION FROM FIELD SURVEY  
VERTICAL INFORMATION FROM USGS TOPOGRAPHY

**EXISTING CONDITIONS & DEMO PLAN**  
SCALE: 1" = 50'

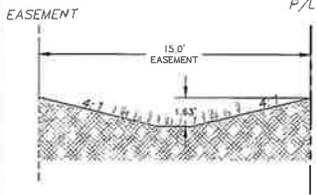


<b>C1</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 50%;">PROJECT NUMBER</td><td style="width: 50%;">OHM003</td></tr> <tr><td>DATE</td><td>10/20/2020</td></tr> <tr><td>SCALE</td><td>AS SHOWN</td></tr> <tr><td>DRAWN BY</td><td>JEU</td></tr> <tr><td>DESIGNED BY</td><td>QO</td></tr> <tr><td>CHECKED BY</td><td>QO</td></tr> </table>	PROJECT NUMBER	OHM003	DATE	10/20/2020	SCALE	AS SHOWN	DRAWN BY	JEU	DESIGNED BY	QO	CHECKED BY	QO	<p><b>56627 HAZEN ROAD SUBDIVISION</b> COLUMBIA COUNTY, OR</p> <p><b>EXISTING CONDITIONS &amp; DEMO PLAN</b></p>		<p><b>DL</b> DL CONSULTING WA, INC. 500 West 8th Street Vancouver, WA 98660 (360) 758-5141</p>
PROJECT NUMBER	OHM003															
DATE	10/20/2020															
SCALE	AS SHOWN															
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DESIGNED BY	QO															
CHECKED BY	QO															

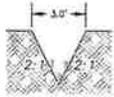
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Date: 10/28/2020  
Scale: AS SHOWN  
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Designed By: GID  
Checked By: GID

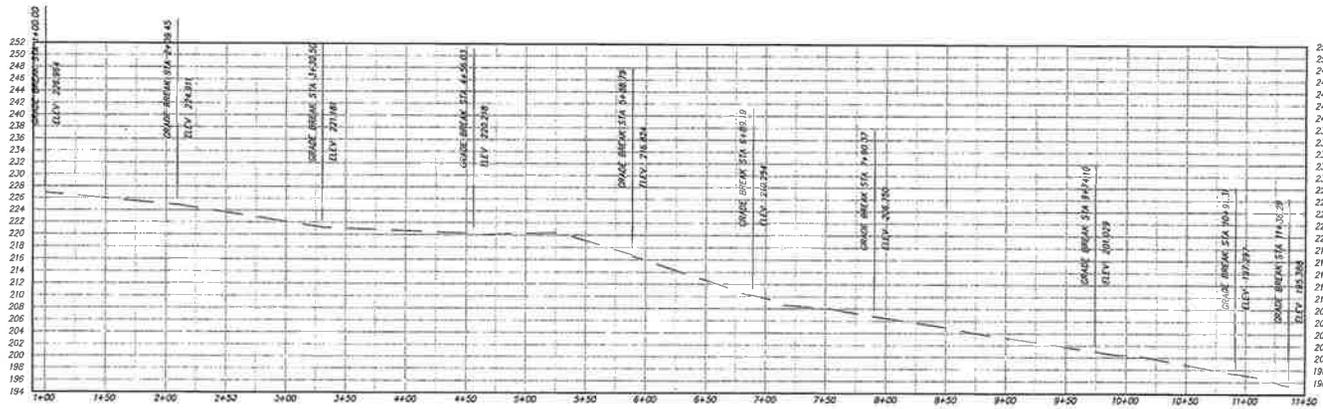
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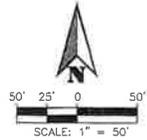
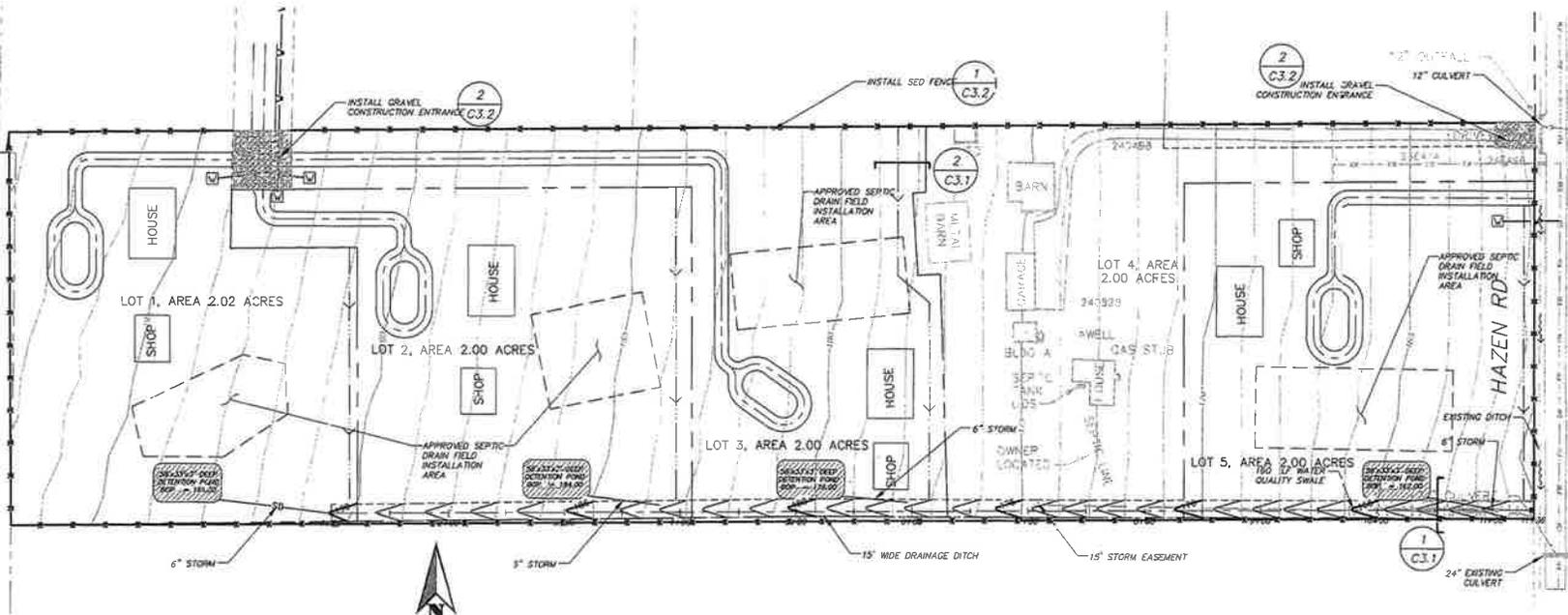
1 W.Q. SWALE - SECTION  
C3.1 N.T.S.



2 TYPICAL DRAINAGE DITCH  
C3.1 N.T.S.



DRAINAGE CHANNEL PROFILE  
SCALE: 1" = 50'



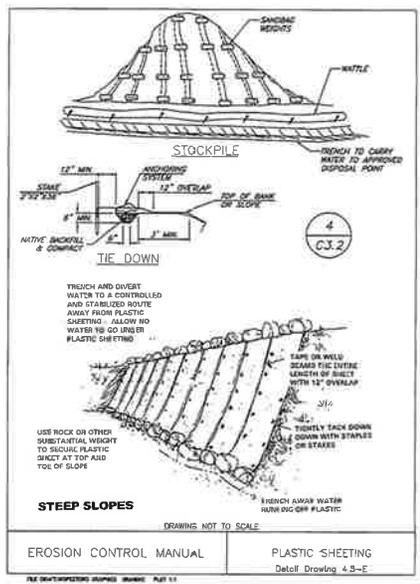
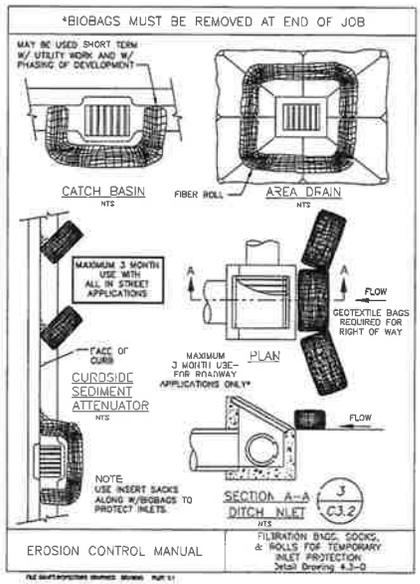
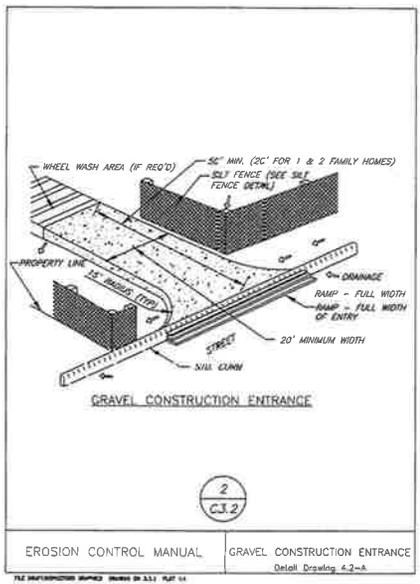
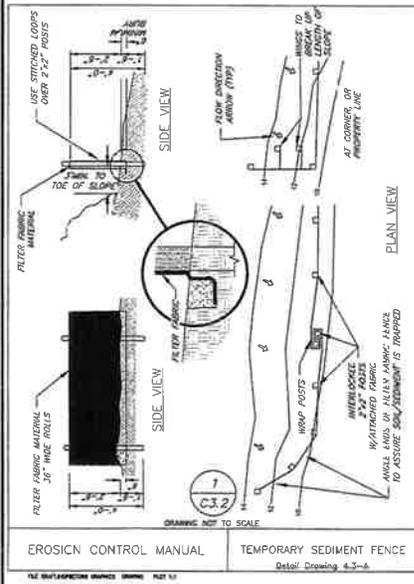
GRADING & EROSION CONTROL PLAN  
SCALE: 1" = 50'



REV	DATE	BY

PROJECT NUMBER	OHM003
Date:	10/28/2026
Scale:	AS SHOWN
Drawn By:	JEM
Designed By:	GID
Checked By:	GID

**C3.2**



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 Vancouver, WA 98660  
 (360) 788-5141

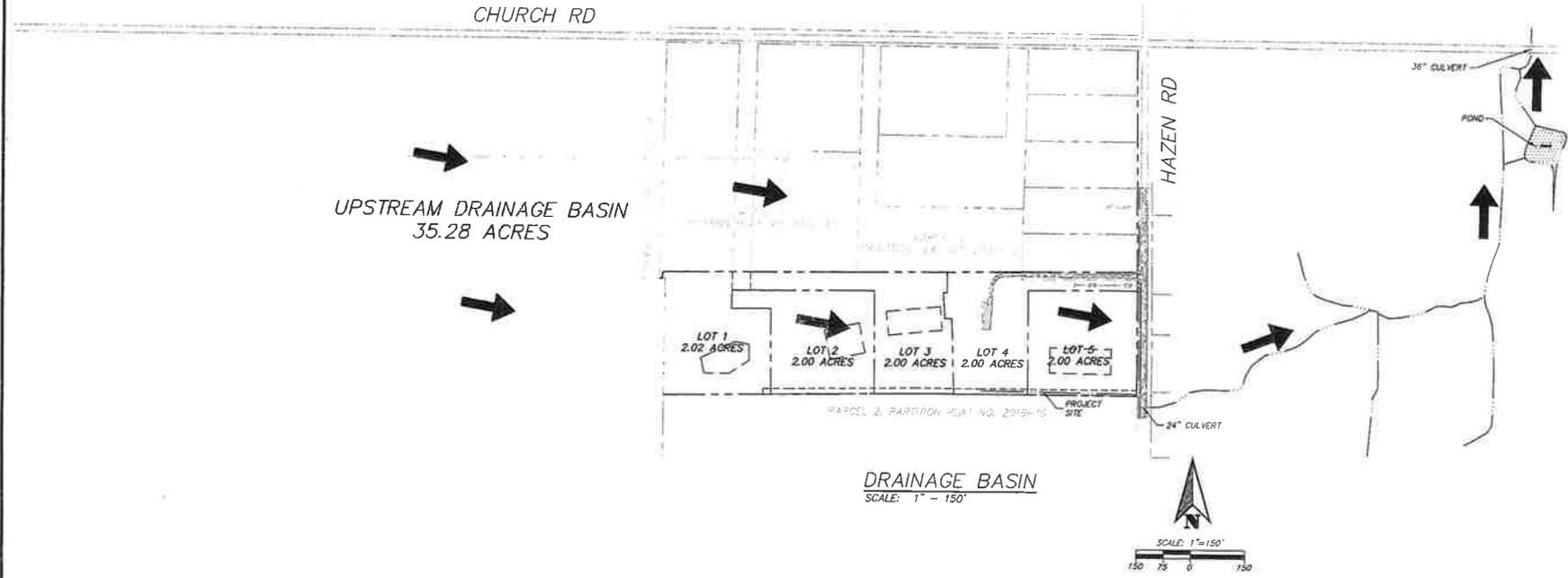


56627 HAZEN ROAD SUBDIVISION  
 COLUMBIA COUNTY, OR  
 DRAINAGE BASIN MAP

REV.	DATE	BY

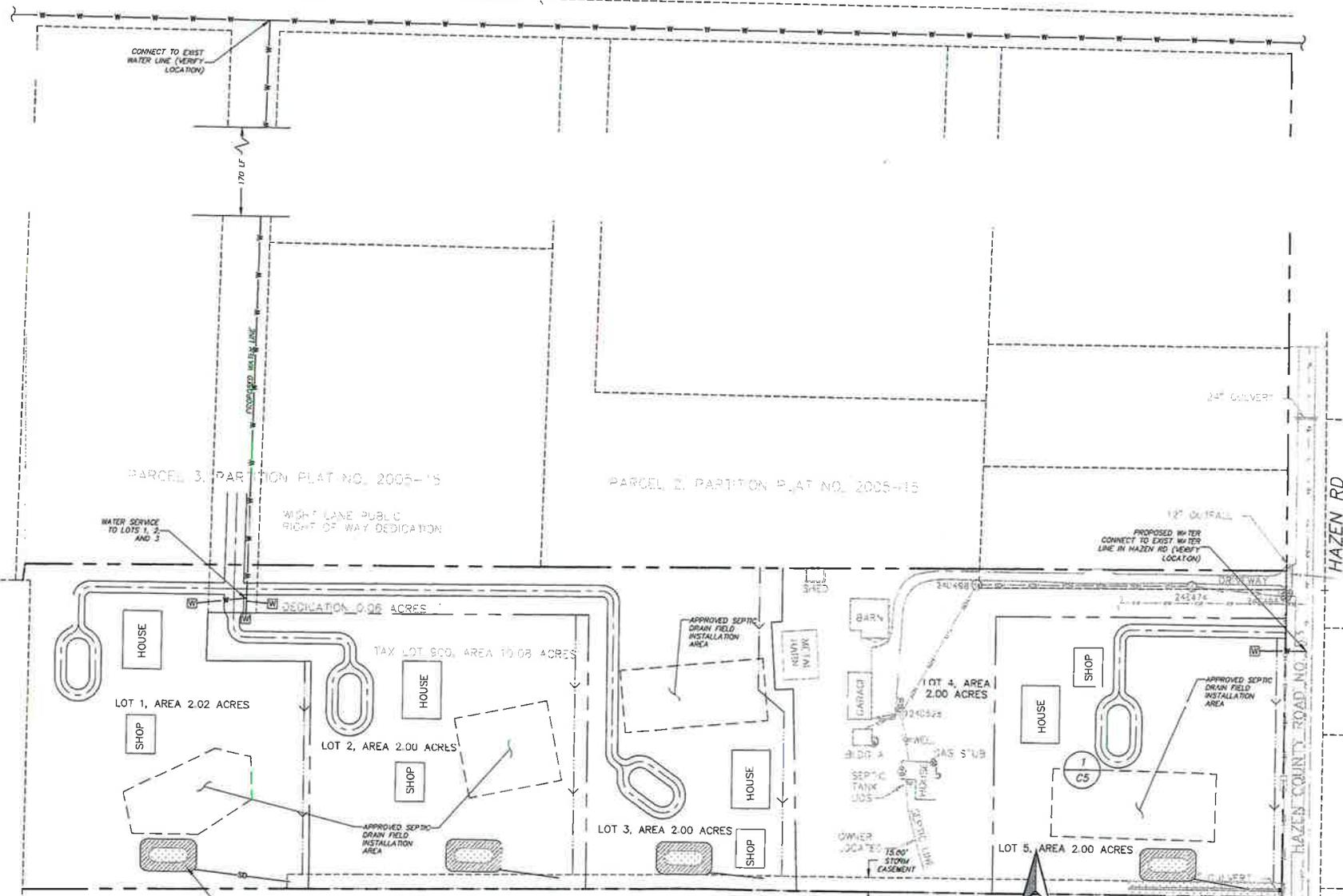
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**C4.2**

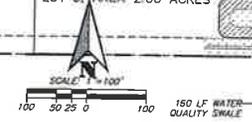


**DRAINAGE BASIN**  
 SCALE: 1" = 150'

CHURCH RD



**STORMWATER PLAN**  
SCALE: 1" = 50'



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(360) 768-5141

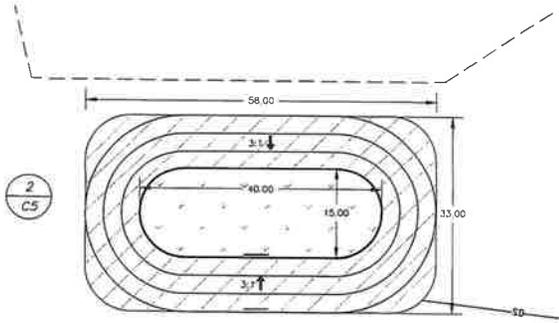
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2018  
2020  
EXPIRES 12-31-21

56627 HAZEN ROAD SUBDIVISION  
COLUMBIA COUNTY, OR  
WATER AND STORMWATER PLAN

REV.	DATE	BY

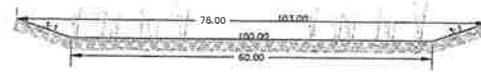
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Designed By:	G D
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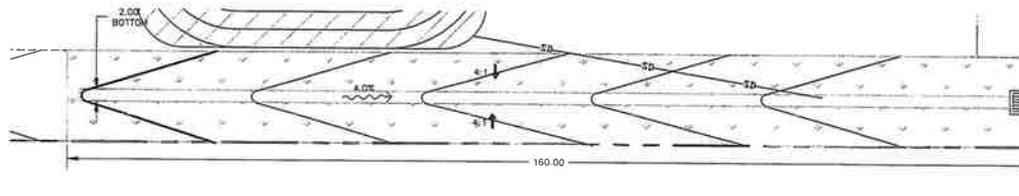


2  
C5

1 TYPICAL DETENTION POND  
C5 SCALE: 1" = 10'



2 TYPICAL POND SECTION  
C5 SCALE: 1" = 10'



3 WATER QUALITY SWALE DETAIL  
C5 SCALE: 1" = 10'

**DL**  
DL CONSULTING WA INC  
500 West 8th Street  
Suite 45  
Vancouver, WA 98660  
(360) 768-5141



56627 HAZEN ROAD SUBDIVISION  
COLUMBIA COUNTY, OR  
STORMWATER DETAILS

REV.	DATE	BY

PROJECT NUMBER: OHM003  
Date: 10/26/2020  
Scale: AS SHOWN  
Drawn By: JEM  
Designed By: G D  
Checked By: G D

C5

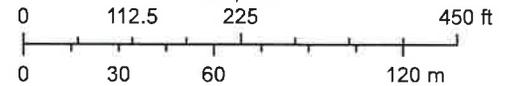
# S 21-01 Aerial



1/22/2021 11:15:09 AM

- Taxlots
- Arterial Roads
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3
- Minor Roads
- Streams

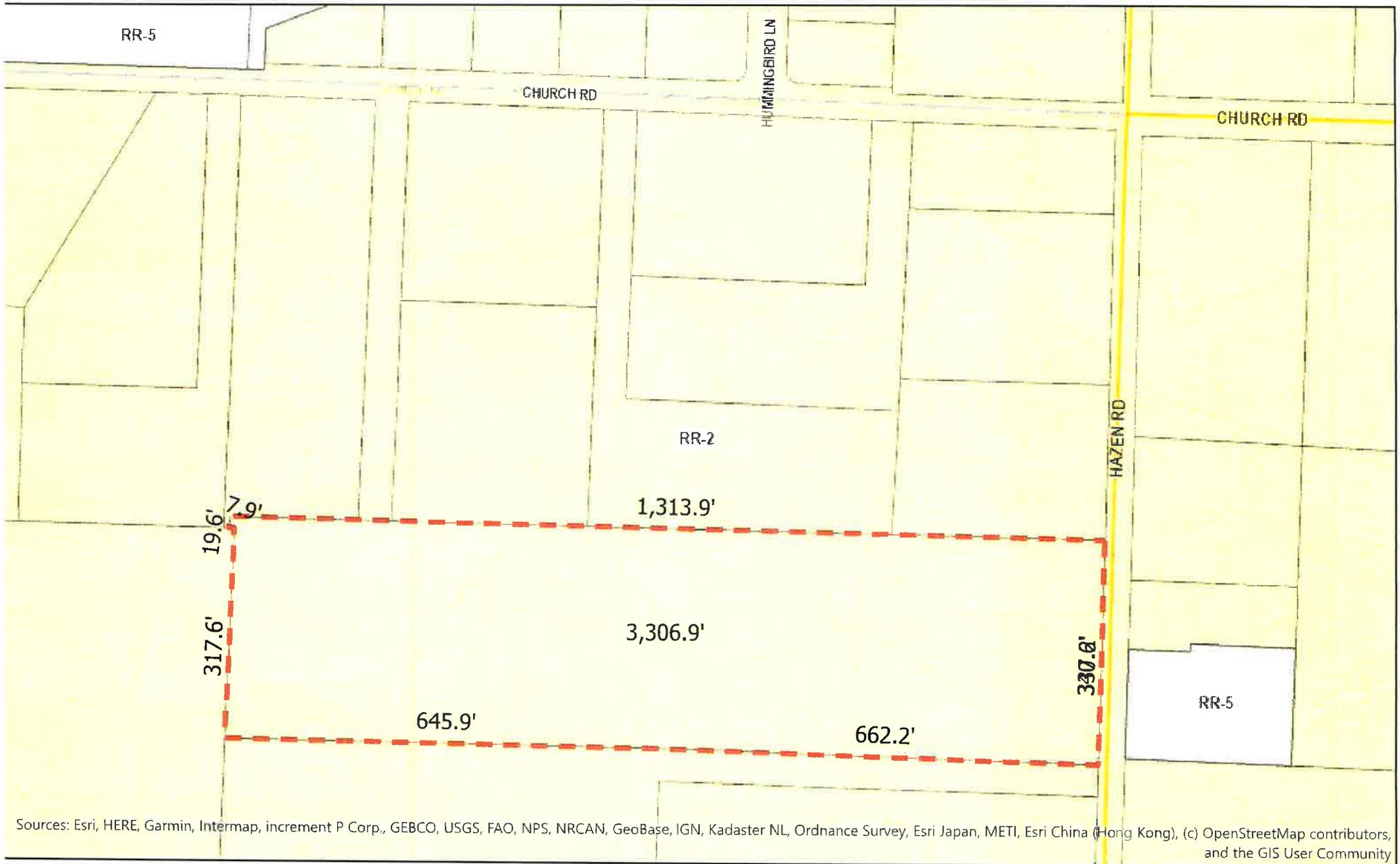
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Oregon Statewide Imagery Program (OSIP) - Oregon Imagery Framework Implementation Team, Sources: Esri, HERE, Garmin, Intermap, increment P

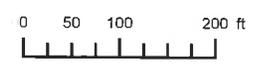


# S 21-01 Zoning Map



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

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# S 21-01 Vicinity Map

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# Preliminary Stormwater Report

**Hazen Road Subdivision  
56627 Hazen Road  
Warren County, Oregon 97053**

Prepared for:

**OHM Equity Partners  
33470 Chinook Plaza  
Scappoose, OR 97056**

Prepared By:

**Gary Darling  
DL Consulting, Inc.  
500 West 8<sup>th</sup> Street, Suite 45  
Vancouver, WA 98660**



EXPIRES 12-31-21

**PROJECT OVERVIEW**

I hereby certify that this Preliminary Stormwater Report for the Hazen Road Subdivision, has been prepared by me or under my supervision and meets minimum standards for the Columbia County of Oregon Stormwater and Erosion Control Ordinance and normal standards of engineering practice. I hereby acknowledge and agree that the jurisdiction does not and will not assume liability for the sufficiency, sustainability, or performance of drainage facilities designed by me.



EXPIRES 12-31-21

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*Figure 1: Vicinity map.*

## **PROJECT OVERVIEW**

The proposed project is a 5-lot subdivision of a 10.09-acre property. The project is located at the western side of Hazen Road on Tax Lot 900, NW  $\frac{1}{4}$  of Section 24, T4N, R2W, WM. The site currently contains six structures and a private asphalt drive that connects to Hazen County Road. The site slopes from west to east with its highest point located at its NW corner and its lowest point located near its SE corner.

The existing structures currently on site will be preserved and will reside on lot 4. The other four lots will each have a new home and workshop structure in addition to a private drive (the actual sizes are unknown at this time). The private drive on lot 5 will connect to Hazen County Road while private drives on lots 1-3 will connect to a new street titled Wight Lane Public Right of Way Dedication. Since the plans for the new homes and workshop structures have not been designed, an estimated house area of 3,000 sf, a workshop structure area of 2,000 sf, and a road area of 6,300 sf was used for stormwater design for a total area of 11,200 sf.

To collect runoff from the new impermeable surfaces on lots 1, 2, 3, and 5, each will have a 58 ft by 33 ft wide detention pond with 3:1 side slopes (Figure 12). Stormwater will be conveyed directly from impervious surfaces on the private lot into each detention pond. The detention pond on each property will convey stormwater into a shared swale located on the south edge of the subdivision, the final 160 lf of which will be a water quality swale. Once stormwater has

been treated by the swale, it will flow offsite through an existing 24" culvert under Hazen County Road into the existing public drainage ditch.

When designing the stormwater facilities, an assumed 0.26 acres of impervious area was used. This approach was chosen as 0.26 acres is the maximum impervious area on any given developed private lot, therefore to ensure runoff flow is properly controlled for treatment, this value was used for all newly developed private lots.

By implementing these proposed stormwater facilities, stormwater outflow will be controlled to maintain proper treatment of runoff. This is accomplished by the detention ponds located on each lot (Figure 5).

Stormwater facilities on each private lot will be maintained by the owner of each lot. The swale, in addition to the ditch leading up to it, will be cleaned and maintained by the developer.

## WATER QUALITY ANALYSIS

Table 1: Water Quality Swale Calculations  
hazen road subdivision  
water quality

### Man-Made Channels

CH2M HILL  
English Units  
10/21/2020 10:22:54

#### Results

Flow Depth	=	0.13 ft
Flowrate	=	0.09 cfs
Bottom Width	=	2.00 ft
Side Slope (H:V)	=	4.0000 H:V
Channel Slope (V:H)	=	0.0400 V:H
Manning's N	=	0.250
Wetted Area	=	0.33 sq ft
Wetted Perimeter	=	3.07 ft
Velocity	=	0.28 fps
Froude No.	=	0.15
Flow Regime	=	Sub-Critical

Based on the water quality flow (0.09 cfs) and the geometry of the swale, flow velocity is 0.28 fps (Figure 19). Using the velocity that was calculated, the length of the swale for a 9-minute residence time can be calculated as follows:

$$540 \text{ seconds} * 0.28 \text{ fps} = 151.20 \text{ feet}$$

The water quality portion of the swale is in fact 160 lf > 151.20 lf.

## DETENTION

Table 2: Pervious and Impervious Areas

	Predeveloped (acres)	Post Development (acres)
Pervious	0.26	0.0
Impervious	0.0	0.26
Total	0.26	0.26

Table 3: Pre and Post Development Runoff

	Predeveloped (cfs)	Post Development (cfs)
50% 2 Year	0.03	
2 Year	0.06	0.13
5 Year	0.11	0.18
10 Year	0.18	0.26

Each detention pond will manage the difference between the following storm events:

**50% of 2 year predeveloped vs. 2 year developed**

**10 year predeveloped vs. 10 year developed**

**100 year predeveloped vs. 100 year developed**

Each pond is assumed to manage 11,200 sf of area that will be converted from pervious to impervious surface with development. Each pond will have a 40 ft x 15 ft bottom with 3:1 side slopes and maximum depth of 3 feet. The water level in each pond should be 1.54' in depth for a 100-year storm allowing more than one foot of free board.

Each pond will be managed with a control structure containing two orifices. The control structure will ensure that the runoff leaving the pond will be less than or equal to the predeveloped runoff for each storm event. See Figure 13 for the level pool routing table.

#### **UPSTREAM AND DOWNSTREAM RUNOFF**

Approximately 35 acres of upstream area drain through the site. However, runoff rates are quite low due to the size of the basin and time of concentration. The project will not add runoff to the site due to the proposed detention facilities. Runoff leaves the site and crosses Hazen Road in a 24" culvert before discharging to a shallow creek system that discharges to a pond to the Northeast of the site. See Figure 3.

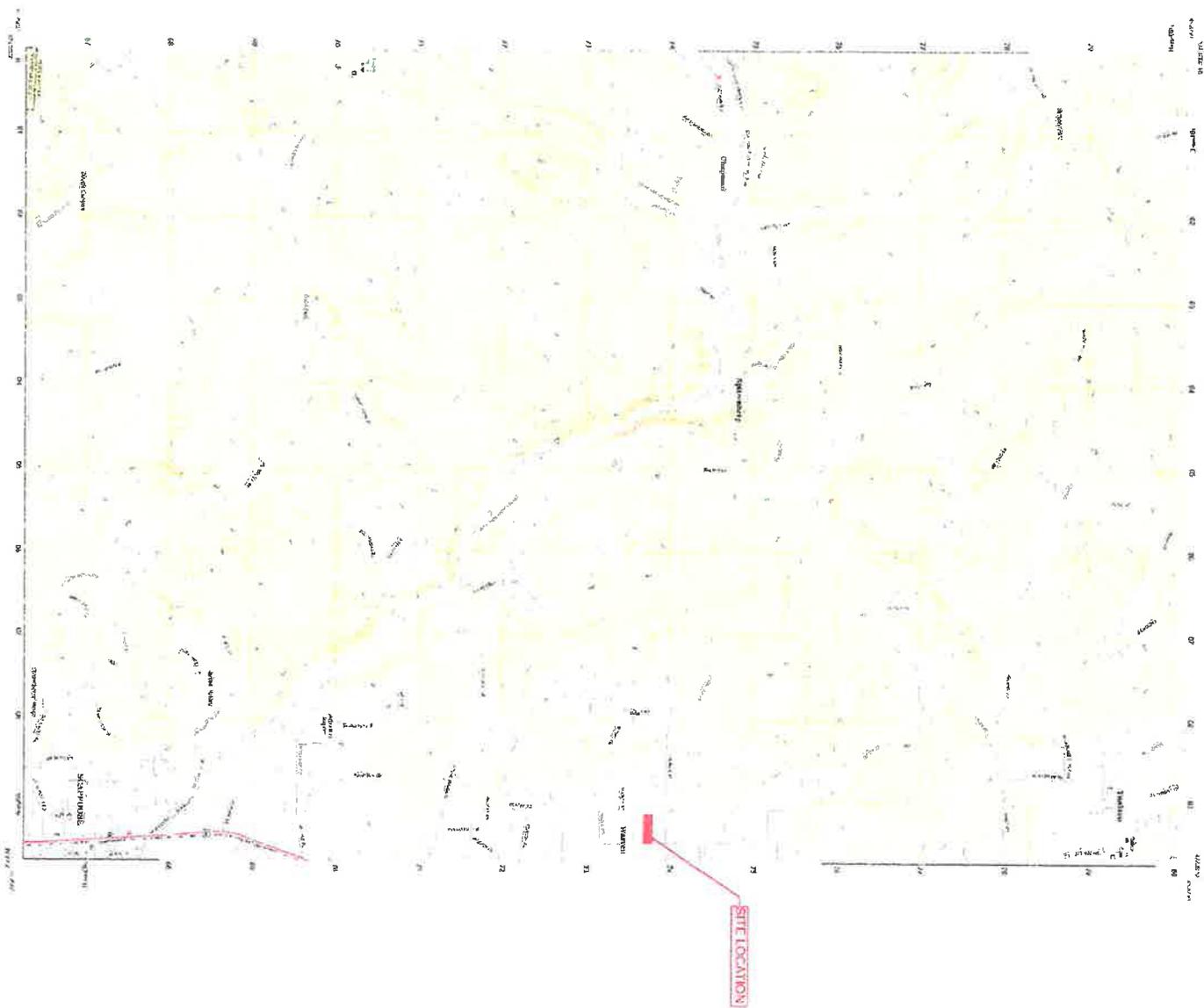
# Appendix



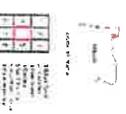
U.S. DEPARTMENT OF THE INTERIOR  
U.S. GEOLOGICAL SURVEY



CARDINAL SOUNDWALK  
TAMMITEERRA



Map of the area around the site location of the  
 "Cardinal Soundwalk" in Tammiteerra, Alaska.  
 The map shows the location of the site relative to  
 the "Cardinal Soundwalk" and the "Tammiteerra"  
 area. The map is based on the "Topographic  
 Map of the Area" and the "Map of the Area".  
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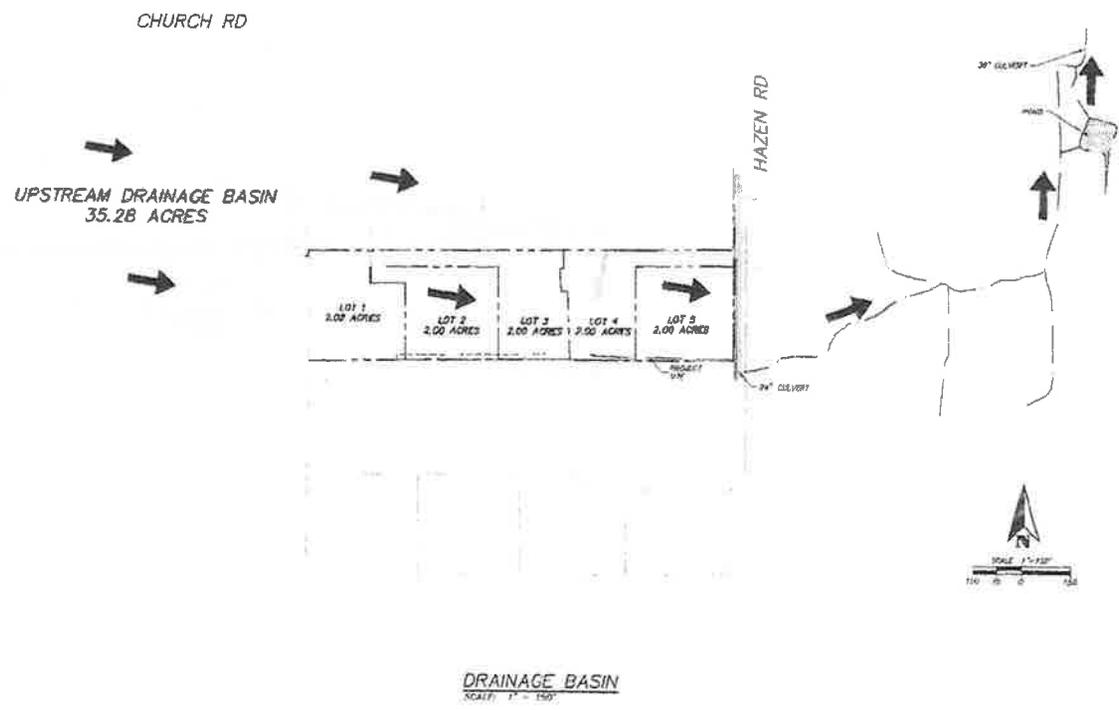


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 APPROVED BY: [Name]



Figure 2: Site Location Map

Figure 3: Drainage Map



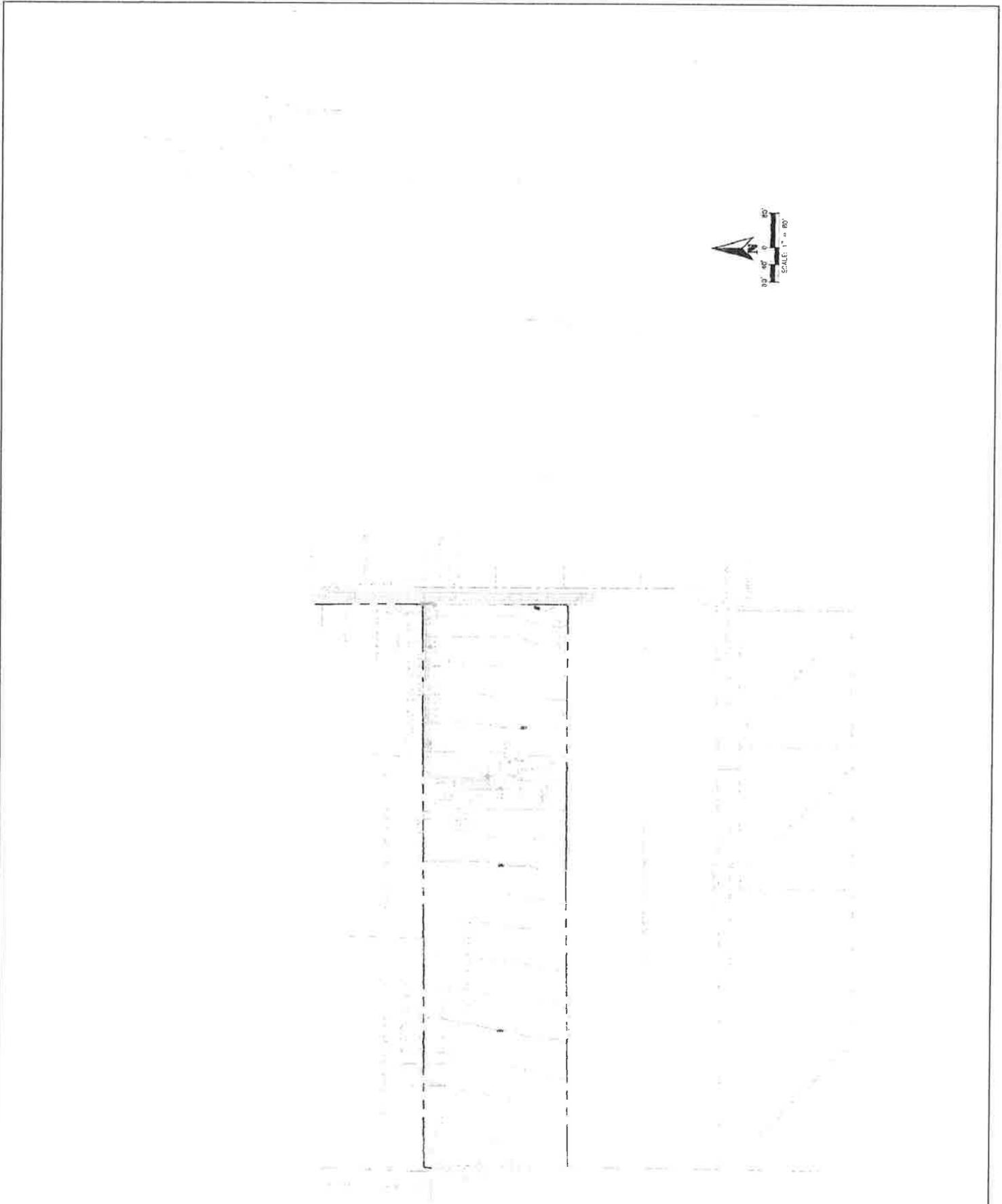
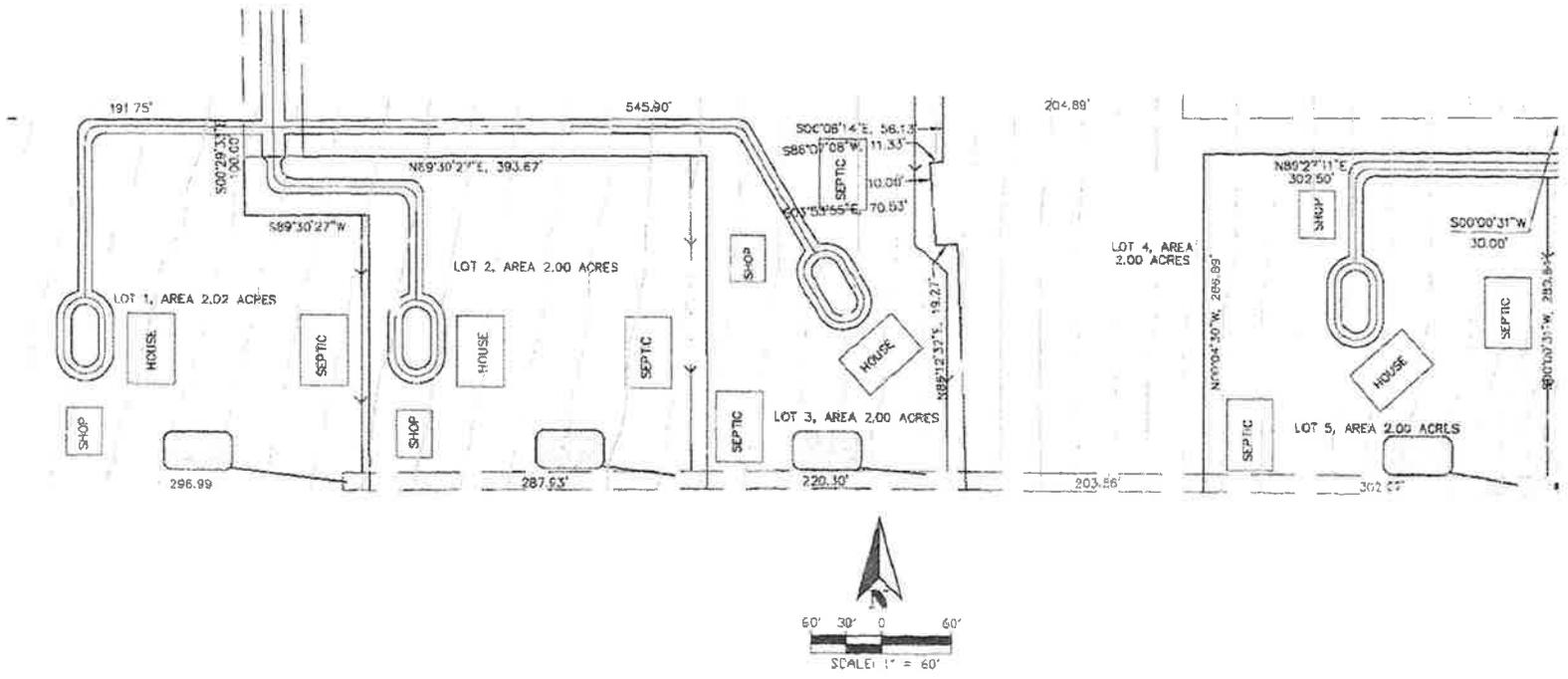


Figure 4: Existing Conditions

Figure 5: Proposed Development



WARREN WATER ASSOCIATION

P.O. BOX 1014

ST. HELENS, OREGON 97051

(503) 397-3280 • FAX: (503) 397-1051

TTY: (800) 735-2900

March 10, 2021

RECEIVED

MAR 11 2021

Land Development Services

Mr. Joe Kessi  
OHM Equity Partner LLC  
33470 Chnook Plaza #213  
Scappoose, OR 97056

Re: Tax account # 9139 – Map # 4N2W24-BO-00900

Dear Mr. Kessi:

This letter is to confirm that the property located at 56627 Hazen Road, Warren, OR 97053; Map #4N2W24-BO-00900 currently has one (1) water service with a 5/8" water meter. The requested Four (4) new meters/water connections for this property was reviewed. The Warren Water Association (WWA) Board approved one (1) service off Hazen Road. The three (3) services at the West end of this property have been conditionally approved via a new 4" C-900 or 6" HDPE water main off Church Rd via the purposed White Road. Water mains are installed at the developers expense and will need to be approved by Warren Water's engineer per our Mainline extension policy. Water meters will be placed within 5 feet of the driveway to each new home.

The landowner is responsible for the waterline from the meter to the house. WWA would highly recommend you bury a tracer wire with the new waterline for future location of the waterline.

If you have any questions, please do not hesitate to contact Warren Water Association at (503) 397-3280.

Very truly yours,

WARREN WATER ASSOCIATION

*Wendy Provins*

Wendy Provins  
Secretary-Treasurer

RECEIVED

APR 30 2021

Land Development Services

April 30, 2021

Columbia County Planning Commission

Re: File # 521-04

TL: 4224-BO-00900

Address: 56627 Hazen Road, Warren

Planning Commission members, we own TL# 4N2W24-BO-0070, 20.3 acres adjoining the proposed subdivision. Our street address is 33002 Church Road.

We are requesting the Planning Commission consider requiring a public right of way to allow access<sup>①</sup> to our property for future residential development. Orderly planning would facilitate future housing development.

Current access to our parcel is a 20' wide driveway to Church Road. There is another 37.5' wide frontage on Peter Street, an undeveloped County Road.

We also request that the development does nothing to interfere with existing surface water drainage.

Thank you for your consideration.

Sincerely,

Peter Williamson

Kathy Williamson

① Access including future utility access.

Phone # 503 397-5187