

**COLUMBIA COUNTY**  
Land Development Services



ST. HELENS, OR 97051

230 Strand St.  
Direct (503) 397-1501  
[www.co.columbia.or.us](http://www.co.columbia.or.us)

May 12, 2025

**VIA E-MAIL:**

Matthew Alexander  
Lower Columbia Engineering  
[matt@lowercolumbiaengr.com](mailto:matt@lowercolumbiaengr.com)

Shawn Clark  
76220 Heath Road  
Rainier, OR 97048  
[shawnpclark@icloud.com](mailto:shawnpclark@icloud.com)

**RE: Determination of Similar Use (DSI 25-02)  
Site Design Review Application (DR 25-05)**

**Map/Taxlot: 7226-A0-01100**  
**Tax Account No.: 9914**  
**Owner: 73684 Columbia LLC/Shawn Clark**  
**Site Address: 73684 Columbia River Hwy, Rainier, OR 97048**  
**Zone: Existing Commercial (EC)**

Matt and Shawn:

Land Development Services has conducted a preliminary review of your land use applications as noted above in accordance with ORS 215.427, and has determined the following:

Your application is deemed **COMPLETE** as of the date of this letter. Your application will be scheduled for a public hearing before the Planning Commission on **Monday July 7, 6:30 PM**. Notification will be sent to you, neighboring property owners and affected agencies. A staff report with recommendations will be emailed to you approximately one week prior to the hearing. Please plan on attending the hearing or send a representative.

If you have any questions or concerns regarding your application, please contact me your Project Planner at (503) 397-7260.

Respectfully,

A handwritten signature in blue ink, reading "Deborah S. Jacob".

**Deborah S. Jacob**  
Senior Planner



## NOTICE OF PUBLIC HEARING

Monday, July 7, 2025 at 6:30 PM

**NOTICE IS HEREBY GIVEN** that Columbia County and Lower Columbia Engineering have applied for a Site Design Review (DR 25-05) and Determination of Similar Use (DSU 25-02) for the installation of a new 30' by 40' steel gas station canopy with four gas pumps and two above-ground fuel storage tanks on the existing Outpost 30 Mini-Mart located at 73684 Columbia River Highway in Rainer. The subject property is associated with Tax Map ID/Tax Account Numbers 7226-A0-01100/19914, zoned for Existing Commercial (EC) uses and contains 1.50 acres.

**SAID PUBLIC HEARING** will be held before the Columbia County Planning Commission on **Monday, July 7, starting at 6:30 p.m.** This meeting will be hybrid in nature, allowing participants to log in via Microsoft Teams Meeting (link below) or attend in person at the John Gumm Building & Civic Center Auditorium, 251 St. Helens Street, St. Helens, OR 97051.

**Please join my meeting from your computer, tablet or smartphone.**

**Microsoft Teams** [Need help?](#)

**[Join the meeting now](#)**

Meeting ID: 284 630 737 843 8

Passcode: bw9mc984

The criteria to be used in deciding this request will be found in some or all of the following documents and laws, as revised from time to time: Columbia County Zoning Ordinance: Section 670 Existing Commercial, Section 810 Neighborhood Commercial, Section 1400 Off-Street Parking and Loading, Section 1450 Transportation Impact Analysis, and Section 1550 Site Design Review

The specific criteria applicable to this request will be listed and evaluated in the staff report.

A copy of the applications, all documents and evidence relied upon by the applicants, and the staff reports will be available for inspection at no cost (and will be provided at reasonable cost) at the Land Development Services office located at 445 Port Ave, St Helens, OR and online at <https://www.columbiacountyor.gov/departments/LandDevelopment/planning-commission> at least 7 days prior to the Planning Commission hearing. Written comments on the issue can be submitted via email to [Planning@columbiacountyor.gov](mailto:Planning@columbiacountyor.gov) or via U.S. Mail to Columbia County, Department of Land Development Services, 230 Strand Street, St. Helens, OR 97051.

The hearing will be held according to the procedures established in the Zoning Ordinance. Interested parties may appear and be heard. The applicant has the burden of presenting substantial evidence showing that the application meets all of the applicable criteria. Following presentation of the staff report, the applicant and other persons in favor of the application will be allowed to

address the commission, explaining how the evidence submitted meets the applicable criteria. Following the applicant's presentation, any person in opposition to the application may present evidence and testimony against the application. Then those who are neither in favor nor opposed to the application will have an opportunity to present evidence and testimony. The applicant will then have the opportunity to rebut any of the evidence or testimony presented. After the presentation of evidence and arguments, the public hearing record will be either left open or closed by the Planning Commission.

The Commission will then make a tentative decision to be followed by approval of a written order and a statement of findings and conclusions supporting the decision, which will be mailed to those entitled to notice at a later date. The Commission may continue the hearing to a time and date certain in the future.

Failure of an issue to be raised in a hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes appeal to the Board based on that issue.

Additional information about these applications may be obtained from the Planning Division of the Land Development Services Department, at (503) 397-7260. If you have any questions or concerns regarding access to the meeting or need accommodation, please call Deborah Jacob at the Land Development Services office at (503) 397-7260.

Columbia County Land Development Services

## DETERMINATION OF SIMILAR USE APPLICATION

**PROPOSED USE:** Gas station addition to existing convenience store

**APPLICANT: Name:** Matthew Alexander

Mailing address: 58640 McNulty Way

St. Helens

City

Oregon

State

97051

Zip Code

Phone No.: Office (503) 366-0399

Home \_\_\_\_\_

Email Address: matt@lowercolumbiaengr.com

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

**PROPERTY OWNER:** \_\_\_\_\_ same as above, OR:

Name: Shawn Clark

Mailing Address: 76220 Heath Road

Rainier

City

Oregon

State

97048

Zip Code

Phone No.: Office (312) 965-9637

Home \_\_\_\_\_

**PROPERTY ADDRESS** (if assigned): 73684 Columbia River Hwy

Rainier

City

Oregon

State

97048

Zip Code

**TAX MAP NO.:** 7226-A0-01100

Acres: 1.50

Zoning: Existing Commercial

Acres: \_\_\_\_\_

Zoning: \_\_\_\_\_

Acres: \_\_\_\_\_

Zoning: \_\_\_\_\_

**PRESENT USES:** (farm pasture, forest, residential, etc.)

Use:

Approx. Acres

Convenience Store (Outpost 30)

0.50

Total acres (must agree with above): \_\_\_\_\_

**WATER SUPPLY:** ☒ Private well.

Is the well installed? ☒ Yes ☐ No

☐ Community system.

Name \_\_\_\_\_

**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

**ELECTRICITY SUPPLIER:**

**CONTIGUOUS PROPERTY:** List all other properties you own which have boundary lines touching this property:

Tax Account No.

Acres

Co-owners (if any)

\_\_\_\_\_  
\_\_\_\_\_

**ACCESS CONSULTATION:** The applicant has consulted with the local Rural Fire Protection District regarding emergency apparatus access.

Fire Official's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**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.

Date: \_\_\_\_\_ Signature: 

+++++

Planning Department Use Only

Date Rec'd. 1/21/05 paid Hearing Date: \_\_\_\_\_

Or: Administrative PC Receipt No. 406090

Zoning: EC Staff Member: \_\_\_\_\_

Previous Land Use Actions: \_\_\_\_\_

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## DETERMINATION OF SIMILAR USE FACT SHEET

Please attach extra pages if necessary.

1. New Uses: What new uses will occur on the property if this Determination of Similar Use Application is approved? Describe your project.

Please see attached land use narrative for responses to all questions.

2. Suitability: Why is the property suitable for this use (considering lot size, shape and location, access and roads, natural features and topography, existing improvements, etc.)?

Please see attached land use narrative for responses to all questions.

3. Compatibility: How will the use be compatible with surrounding uses?

Please see attached land use narrative for responses to all questions.

4. Impact: What impact will the proposed use have on existing public facilities, or on your neighbors' use of their land? Why?

Please see attached land use narrative for responses to all questions.

5. Hazards: Does the proposed use create any hazardous conditions such as fire hazards, traffic hazards, slope stability hazards or use any poisonous materials? Please describe them.

Please see attached land use narrative for responses to all questions.

+++++

**Submission:** All of the following must be completed and submitted for a complete application:

1. The attached DETERMINATION OF SIMILAR USE APPLICATION.
2. Answers to the above questions.
3. An accurate site plan of your property including property lines and dimensions, all existing and proposed structures, septic tank and drainfield and well locations, prominent natural features (slopes, cliffs & streams, etc.), roads, easements, and forested areas.
4. Proof of legal usable access to your property (unless you can show an unobstructed frontage on a public or county road or on a state highway).
5. A vicinity map.
6. The application fee.

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**Determination of Similar Use:**

**Granting a Permit:** Describe the proposed Use and how it is similar to other Permitted Uses in the Zoning District.

Please see attached land use narrative for responses to all questions.





**PROPOSED USES:**

Proposed construction of one 40-foot by 30-foot steel canopy with four gas pumps and two related above-ground  
gas storage tanks (UL 2085 12,000 gallon tanks).

**WATER SUPPLY:** ☒ Private well.

Is the well installed? ☒ Yes ☐ No

☐ Community system.

Name \_\_\_\_\_

**METHOD OF SEWAGE DISPOSAL:**

☐ Community Sewer. Name \_\_\_\_\_

☐ Not applicable.

☒ Septic System.

If Septic, does the subject property already have a system? ☒ Yes ☐ No

If no, is the property approved for a Septic System? ☐ Yes ☐ No

**CONTIGUOUS PROPERTY:** List all other properties you own which have boundary lines touching this property:

Tax Account No.

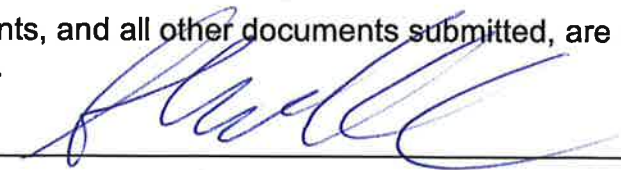
Acres

Co-owners (if any)

_____	_____	_____
_____	_____	_____
_____	_____	_____

**CERTIFICATION:**

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

Date: \_\_\_\_\_ Signature: 

**NOTE:** Please attach an accurate and detailed plot plan, including property lines, existing and proposed structures, location of septic tank and drainfield, farm - forest areas, large natural features (cliffs, streams, etc.).

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Planning Department Use Only

Date Rec'd. 11/21/15 paid Hearing Date: \_\_\_\_\_  
Or: Administrative PC

Receipt No. 406091 Stormwater & Erosion Control Fees \_\_\_\_\_

Zoning: \_\_\_\_\_ Staff Member: \_\_\_\_\_

+++++



## Outpost 30 - Aerial & Zoning Map



Department of State Lands, Oregon Department of Forestry

4/24/2025 8:57 AM

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



Lower Columbia Engineering  
58640 McNulty Way  
St. Helens, OR 97051  
503.366.0399

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# Outpost 30 Gas Station Addition

Determination of Similar Use / Type II Site Design Review

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Lower Columbia Engineering, LLC

58640 McNulty Way

Saint Helens, OR 97051

Phone: (503) 366-0399

Project Manager & Contact: Matt Alexander

Phone: (503) 366-0399

Email: [matt@lowercolumbiaengr.com](mailto:matt@lowercolumbiaengr.com)

## Client:

Shawn Clark

76220 Heath Rd.

Rainier, OR 97048

Phone: (312) 965-9637

Email: [shawnpclark@icloud.com](mailto:shawnpclark@icloud.com)

Project Type: Gas Station Addition

Project Location:

73684 Columbia River Highway

Rainier, OR, 97048

December 2024

LCE Project No. 3341



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## Summary

Proposed construction of one 40-foot by 30-foot steel canopy with four gas pumps and two related above-ground gas storage tanks on a 1.50-acre property containing the existing Outpost 30 Mini Mart at 73684 Columbia River Highway in Rainier. The subject property is in the Existing Commercial (EC) Zoning District and has existing access onto Columbia River Highway 30. New facilities included in the proposed development are:

- (4) gas pumps
- (2) 12,000 gallon UL 2085 above-ground fuel tanks
- (1) steel canopy (above gas pumps)

### Required Approvals and Documentation

Determination of Similar Use

Type II Site Design Review

Engineer Certified Stormwater and Erosion Control Plan

Trip Generation Memo (to determine TIA requirement)

### History

In 2017, the current property owners transformed an existing building that had historically been an eyesore (and a strip club) into a valuable asset and community gathering place as the Outpost 30 mini-mart. Today, the Outpost 30 mini-mart serves as a welcoming destination for residents of Columbia County and travelers passing through the area on Columbia River Highway 30. This small business provides jobs to local residents and offers a family-friendly space in a convenient location off the highway between the cities of Rainier and St. Helens, Oregon.

### Project Narrative

A new 30-foot by 40-foot steel gas station canopy with four gas pumps and two above-ground fuel tanks are proposed on the same lot as the Outpost 30 mini-mart. The potential of a new gas station has already generated significant interest in the community and, if approved, it will enhance the range of services available to the surrounding area. In addition to standard gas, the proposed addition will also offer diesel fuel, which is not available anywhere between Rainier and St. Helens. Given its rural location and the lack of diesel fueling options in the County, we believe the proposed development will be a welcome addition to residents in the rural portions of Columbia County.

The proposed location for the canopy is just north and west of the existing mini-mart, utilizing an existing asphalt area that will not require much additional impervious area. The proposed location for the above-ground fueling tanks is just east of the new canopy and parallel with the adjacent northern property line. All required setbacks and standards from the Oregon State Fire Marshal's "Aboveground Tank Application and Installation Guidelines" have and will be followed. The above-ground tanks will both be UL 2085 protected with each having a 12,000 gallon capacity. Protected tanks must be set back 15-feet from all property lines and 5-feet from buildings. As the attached drawings demonstrate, the tanks have been setback further than what is required by the OSFM guidelines.

The zoning of this property is Expanded Commercial (EC) which supports this combination of uses. The mini-mart use was approved in 2017 and the applicant feels that the gas station addition is a logical and beneficial augmentation of the current use. Other EC-zoned properties in Columbia County with the same combination of proposed uses include the Deer Island Store (5107-AD-01400) in Deer Island and the Shell Gas Station and Mini-Mart (3224-AC-00500) just south of Scappoose. A similar combination of uses is also sited at Scipio's Goble Landing (6212-CA-00300) which is located on an Existing Commercial zoned property and provides a mini-mart, propane gas, an RV park and a marina. Given these examples, the applicant believes that adding a gas option to the Outpost 30 property meets the spirit of the Columbia County Zoning Ordinance and will further solidify Outpost 30's role as a convenient and comprehensive service hub for both residents and travelers in rural Columbia County.



## Applicable Review Criteria

### Section 670: Existing Commercial (EC)

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

[...]

### Section 672: Permitted Uses

1. All permitted and conditional uses allowed in the Neighborhood Commercial (C-4) District.

[...]

Response: Please see applicant response to Section 812: Permitted Uses in Neighborhood Commercial (C-4) District, below. Approval of the proposed use as a gas station is being sought through an application for "Determination of Similar Use." Please also see applicant responses to the Determination of Similar Use Application.

### Section 675: Standards

1. The minimum lot or parcel size for uses permitted under Sections 672, 673 and 674 shall be 5 acres.
2. The minimum lot or parcel size for uses permitted under Section 672, 673 and 674 shall be 2 acres when it can be shown that:
  - A. The use is served by a public or community water system;
  - B. Adequate area exists on the property to facilitate an individual subsurface sewage system; or, the property is served by a public or community sewer system;
  - C. The property has direct access onto a public right-of-way; and,
  - D. The property is within, and is capable of being served by, a rural fire district.
3. No primary structure 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.
4. Unless otherwise prohibited, the maximum building height shall be 35 feet or 2-1/2 stories, whichever is less.
5. 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.
6. Churches may be allowed if they fulfill the following requirements:
  - A. Minimum Lot Area: 20,000 square feet for pre-existing, non-conforming parcels;
  - B. Minimum Public Street Frontage: 100 feet;
  - C. Shall be located within 1000 ft. of a collector or arterial road;
  - D. Shall be capable of providing adequate fire flow;
  - E. Shall be capable of treating sewage on-site if not connected to sewer;
  - F. Maximum coverage of the parcel shall not exceed 50% of land area;
  - G. Shall meet the setback standards for residential structures;
  - H. Conceptual Site Plan demonstrating compliance with the standards of this section shall be submitted with all applications;



*I. A new Conditional Use Permit shall be required for the following modifications to a prior Conditional Use Permit granted for a church use:*

- a. The addition of usable building area on the site;*
  - b. The addition of site area;*
  - c. The establishment of additional uses such as full-time day schools or full-time day care centers.*
- [Amd. Ordinance 2015-4, eff. 11-25-15]*

Response: The proposed canopy structure and existing Outpost 30 building are both under 30-feet in height (around 20-feet tall). The primary structure, Outpost 30, and the proposed gas station/canopy are both located more than 30-feet from all property lines and the subject property does not border any resource-zoned land. The existing water and septic systems servicing the Outpost 30 mini-mart business have been reviewed and approved by the County. No new plumbing fixtures, restrooms, or any other water/septic related features are proposed with this development. Therefore, these standards are met.

[...]

### **Section 810: Neighborhood Commercial (C-4)**

[...]

### **Section 812: Permitted Uses**

- 1. Bakery.*
- 2. Barber Shop or Beauty Parlor*
- 3. Book or Stationary Store*
- 4. Candy Store*
- 5. Tailor Shop*
- 6. Drug Store except marijuana retailing*
- 7. Film Exchange*
- 8. Grocery, Fruit, or Vegetable Store*
- 9. Meat Market or Delicatessen*
- 10. Photographer*
- 11. Self-Service Laundry*
- 12. Shoe Store or Shoe Repair Shop*
- 13. Accessory Buildings when located on the same lot or parcel*
- 14. Any other use held similar in nature to the preceding uses when approved by the Planning Commission*

*[Note: The Planning Commission has found the following to be similar to the above uses: "Greenhouse, retail nursery, florist and gift shop." DR 7-92 "Auto sales, repair, detailing." DSU 1-93]*

*[Amd. Ordinance 2015-4, eff. 11-25-15]*

[...]





**Response:** Approval of the proposed use as a gas station is being sought through an application for “Determination of Similar Use.” Please see applicant responses to the Determination of Similar Use Application. A gas station/convenience store use on an Existing Commercial zoned property is not unique to this proposed development. The Deer Island Store and Shell Gas in Scappoose are both sited on EC zoned lots. We have included our responses to the “Determination of Similar Use” application questions below:

**New Uses:** *What new uses will occur on the property if this Determination of Similar Use Application is approved? Describe your project.*

**Response:** Proposed construction of a 30-foot-wide by 40-foot-long steel canopy with four gas pumps and two related above-ground 12,000 gallon fuel tanks on a 1.50-acre property in rural Rainier. The property contains the existing Outpost 30 Mini-Mart and the proposed addition will supplement the existing convenience store use.

**Suitability:** *Why is the property suitable for this use (considering lot size, shape and location, access and roads, natural features and topography, existing improvements, etc.)?*

**Response:** The proposed location for the canopy, featuring four gas pumps, and the above-ground fuel tanks is just north and west of the existing Outpost 30 Mini-Mart. The existing area where these new elements will be sited is mostly made up of asphalt parking area which will mean that very little new impervious area will be added to the site. With the mini-mart currently being the only structures on this property, the existing asphalt in this area makes it an ideal location as there will be plenty of room to maneuver between the existing and proposed elements.

The property is outside flood zones and is not near environmentally sensitive areas such as riparian buffers or wetlands, ensuring minimal environmental impact. Its prime location along Highway 30, a key travel corridor, offers excellent accessibility for local residents and out-of-area travelers. The site is relatively flat, large enough to fit within the required setbacks, and already has established access from the highway. Furthermore, it will provide much-needed gas and diesel options for the rural areas between Deer Island and Rainier. Furthermore, the existing Outpost 30 development already includes all the restrooms, parking stalls, access points, and utilities necessary to add the gas station addition.

**Compatibility:** *How will the use be compatible with surrounding uses?*

**Response:** Surrounding uses include manufactured home sales, a manufactured home park, rural residential – single family residential, forestry, and other EC zoned properties (auto repair/storage, dispensary, restaurant). The addition of a gas station aligns well with the needs of this area by providing a complementary service (to the existing mini-mart) that will support local residents and out-of-area travelers. Due to its location on Highway 30, the surrounding commercial uses, and the overall feel and makeup of the area, a gas station addition is compatible with the surrounding uses.

**Impact:** *What impact will the proposed use have on existing public facilities, or on your neighbors' use of their land? Why?*

**Response:** The proposed use is expected to have minimal impact on existing public facilities and neighboring properties. While the addition of a gas station may increase traffic and generate more trips to the site, its location along Highway 30—a well-trafficked travel corridor—is well-suited to accommodate the increase without straining local infrastructure. The filling of gas tanks will be managed in compliance with all applicable safety and environmental regulations, ensuring there are no adverse effects on neighbors or the community.

**Hazards:** *Does the proposed use create any hazardous conditions such as fire hazards, traffic hazards, slope stability hazards or use any poisonous materials? Please describe them*

**Response:** Since the proposed addition to this property is a gas station with four pumps and two above ground fuel tanks, there is the potential for fire hazard. However, the above-ground fuel tanks are double-wall UL 2085 fire guard tanks, the safest type of above-ground fuel tank. All fuel related elements will meet or exceed the requirements from



the Oregon State Fire Marshal's Above-Ground Tank Guidelines including for overfill prevention, spill containment, venting, emergency disconnect switches, and signage/markings. Please see attached Trip Generation Memorandum for more information relating to traffic. Slope stability will not be an issue given the flatness of the site.

**Granting a Permit: Describe the proposed Use and how it is similar to other Permitted Uses in the Zoning District**

Response: In Columbia County and other surrounding counties, many supermarkets and mini marts now include gas stations, making these locations convenient and ideal for the community (Fred Meyer, Safeway, 7-11). Specifically, the Deer Island Store (5107-AD-01400) in Deer Island and the Shell Gas Station (3224-AC-00500) in Scappoose are both properties zoned Expanded Commercial (EC) in Columbia County that contain a gas station/mini-mart combination. A similar combination of uses is also sited at Scipio's Goble Landing (6212-CA-00300) which is located on an Existing Commercial zoned property and provides a mini-mart, propane gas, an RV park and a marina. Given its lot size, rural location off Highway 30, and site configuration, the Deer Island Store is a perfect precedent for the proposed development. Therefore, the applicant believes the determination of similar use should be approved.

## **Section 1400: Off-Street Parking and Loading (OP)**

### **Section 1401: General Provisions**

*At the time of the erection of a new building, or an addition to an existing building, or any change in the use of an existing building, structure, or land which results in an intensified use by customers, occupants, employees, or other persons, off-street parking and loading shall be provided according to the requirements of this section.*

### **Section 1402: Continuing Obligation**

*The provisions for and maintenance of off-street parking and loading facilities shall be a continuing obligation of the property owner. No building or any other required permit for a structure or use under this or any other applicable rule, ordinance, or regulation shall be issued with respect to off-street parking and loading, or land served by such land, until satisfactory evidence is presented that the property is, and will remain, available for the designated use as a parking or loading facility.*

### **Section 1403: Use of Space**

- 1. Required parking spaces shall be available for parking of vehicles of customers, occupants, and employees.*
- 2. No parking of trucks, equipment, or the conduct of any business activity shall be permitted on the required parking spaces.*
- 3. Required loading spaces shall be available for the loading and unloading of vehicles concerned with the transportation of goods and services.*
- 4. Excepting residential and local commercial districts only, loading areas shall not be used for any other purpose than for loading and unloading.*
- 5. In any district it shall be unlawful to store or accumulate goods in a loading area in a manner which would render the area temporarily or permanently incapable of immediate use for loading operations.*

Response: The applicant understands these requirements.

[...]



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## Section 1405: Plans Required

*A plot plan shall be submitted in duplicate to the Director with each application for a building permit or for a change of classification to OP. The plot plan shall include the following information:*

- 1. Dimensions of the parking lot.*
- 2. Access to streets and location of curb cuts.*
- 3. Location of individual parking spaces.*
- 4. Circulation pattern.*
- 5. Grade and drainage.*
- 6. Abutting property.*
- 7. A landscaping plan which shall include the location and names of all vegetation, and the location and size of fencing or other screening material. This plan shall be approved by the Director.*

Response: Please see attached Civil Site Plan (sheet C-3) for required information.

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## Section 1406: Location

- 1. Spaces required by this section shall be provided on the site of the primary uses, provided that, when practical difficulties prevent their establishment upon the same site, the Planning Director may permit the facility to be located within 300 feet therefrom, measured in a straight line (including streets and alleys) from the nearest property line to the nearest parking space; but in any case, the location shall meet all provisions of this ordinance which apply.*
- 2. Loading spaces and maneuvering area shall be located only on or abutting the property served.*

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## Section 1407: Change of Use

*In case of enlargement or change of use, the number of parking or loading spaces required shall be based upon the total area involved in the enlargement or change in use.*

Response: The Outpost 30 site had more parking than what is required by the CCZO. The applicant is providing one stall beyond the minimum required. Please see Parking & Maneuvering Plan and responses to CCZO section 1416.

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## Section 1408: Design Standards

### *1. Scope:*

- A. These design standards shall apply to all parking, loading, and maneuvering areas except those for single and two-family residential dwellings on individual lots.*
- B. All parking and loading areas shall provide for the turning, maneuvering, and parking of all vehicles on the lots.*

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## Section 1409: Loading Spaces

- 1. Apartment: Each required space shall be at least 12 feet in width and 25 feet in length.*
- 2. Commercial: Each required space shall be at least 12 feet in width and 35 feet in length.*
- 3. Industrial: Each required space shall be at least 12 feet in width and 60 feet in length.*
- 4. Clearance: The height of each required loading space shall provide a minimum vertical clearance of 13 feet.*



Response: The Outpost 30 building is 3,300 square feet which does not require a loading space. Therefore, this standard is met.

#### **Section 1410: Size**

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- 1. The standard size of a parking space shall be 9 feet by 18 feet.*
- 2. Handicapped parking spaces shall be 12 feet by 18 feet.*
- 3. Parallel parking, the length of the parking space shall be increased to 22 feet.*

Response: Please see attached Parking & Maneuvering Plan for dimensions and other parking-related information. All parking stalls are a minimum of 9' by 18'. There are two existing 9' by 18' accessible parking stalls with an associated 8' by 18' access aisle between them. This configuration meets ODOT and State standards for accessible parking stalls/aisles. Therefore, this standard is met.

#### **Section 1411: Aisles**

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*Aisles shall not be less than:*

- 1. 25'0" in width for 90 degree parking;*
- 2. 20'0" in width for 60 degree parking;*
- 3. 20'0" in width for 45 degree parking; and*
- 4. 12'0" in width for parallel parking.*

Response: Please see attached Parking Plan. All drive aisles are more than 25' in width. Therefore, this standard is met.

#### **Section 1412: Access**

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*There shall be no more than one 45-foot-wide curb cut driveway per 150 feet of street frontage, or fraction thereof, permitted per site.*

Response: Please see attached Existing Conditions Plan and Parking & Maneuvering Plan. The subject property includes two access points onto Highway 30. After reviewing historical aerial imagery, it appears that both access points have existed and served the site since at least 1990. The applicant proposes to make these one-way drives to avoid confusion and direct traffic in and out of the site. The applicant is aware that road access permits from ODOT and/or Columbia County may be required prior to building permit issuance.

#### **Section 1413: Surfacing and Marking**

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- 1. The surfacing of each parking area shall meet minimum County standards to handle the weight of the vehicles which will use the parking area. All areas used for parking and maneuvering of vehicles shall be marked in accordance with the approved plan and such marking shall be continuously maintained. Handicapped parking spaces shall be marked with a wheelchair symbol.*
- 2. The parking and loading areas for commercial, industrial, or apartment uses shall be paved with concrete, asphaltic concrete, or another comparable surface.*

Response: Please see attached Parking & Maneuvering Plan. All parking/loading areas will be paved with asphalt and striped as required per this section. Existing striping that has eroded will be restriped per the standards of this section.





## **Section 1414: Drainage and Lighting**

*Adequate drainage shall be provided to dispose of the run-off generated by the impervious surface area to the parking area. The drainage system shall function so it will not adversely affect adjoining property. Artificial lighting shall be provided in such a manner as to ensure the safety of the parking area without interfering with adjoining properties or creating traffic hazards on adjoining streets.*

Response: Please see attached site plans. The proposed development adds a minute amount of new impervious surface as the gas pumps, steel canopy, and a portion of the new above-ground tank slab will all be sited in an area that is currently an asphalt parking surface. The existing runoff flows to a drainage ditch along Highway 30 and it will continue to do so with the new development. The attached Illumination Plan depicts proposed and existing lighting for the site.

## **Section 1415: Parking Areas**

- 1. All parking areas of less than 20 parking spaces shall have one handicapped parking space. Parking areas with more than 20 spaces shall provide one handicapped parking space for every 50 standard parking spaces.*
- 2. All parking areas shall be divided into bays of not more than 20 parking spaces. Between, and at the end of each parking bay, there shall be planters which have a minimum width of 5 feet and be at least 17 feet in length. Each planter shall contain one major structural tree and ground cover which has been deemed appropriate by the Director. Truck loading areas need not comply with the preceding requirements.*
- 3. Parking areas shall be separated from the exterior wall of a structure, exclusive of paved pedestrian entranceways, by a 5-foot strip of landscaping.*
- 4. Industrial or commercial parking areas, which abut a residential or apartment district, shall meet the building setback of the most restrictive adjoining residential or apartment district.*
- 5. When industrial or commercial parking areas adjoin a residential or apartment district, there shall be a sight obscuring planting, which is at least 80 percent opaque and when viewed horizontally from between 2 and 8 feet above ground level. This planting shall be composed of materials which are an adequate size so as to achieve the required degree of screening within 12 months after installation.*
- 6. Parking areas shall be set back from a lot or parcel line adjoining a street. The setback area shall be landscaped.*
- 7. All parking area setbacks shall be landscaped with major trees, shrubs, and ground cover as approved by the Director.*
- 8. A minimum of 10 percent of the parking area shall be landscaped and maintenance of the landscaping shall be the owner's responsibility.*
- 9. Internal pedestrian connections shall be provided in parking lots with greater than ten (10) parking spaces. These connections shall be a minimum of five (5) feet wide and distinguished from vehicular areas through changes in elevation or contrasting paving materials (such as light-color concrete inlay between asphalt). Paint or thermo-plastic striping and similar types of non-permanent applications may be approved for crossings of parking lot areas that do not exceed 24 feet in crossing length.*
- 10. In urban growth boundaries and urban unincorporated communities, parking lots for commercial, industrial, and public/quasi-public uses that have designated employee parking and more than 20 parking spaces shall provide at least 10% of the employee parking spaces (with a minimum of two spaces) as preferential long-term carpool and vanpool parking spaces. Preferential carpool and vanpool parking spaces shall be closer to the entrances of the building than other parking spaces, with the exception of ADA accessible parking spaces.*
- 11. A portion of existing parking areas may be redeveloped for transit-oriented improvements, such as a bus stops and pullouts, bus shelters, park and ride stations, transit-oriented developments, and similar facilities, where identified in or*



consistent with an adopted County transit plan. Subject sites incorporating transit improvements as part of a development proposal are eligible for up to a 10% reduction in required vehicular parking spaces.

**Response:** Please see the Existing Conditions Plan and Parking & Maneuvering Plan. No new parking stalls are proposed with this development. Therefore, these standards are not applicable.

#### Section 1416: Minimum Required Off-Street Parking Spaces

Minimum Required Off-Street Parking Spaces	
3. Retail Uses	Minimum Parking Spaces
Store, supermarket, department store and personal service shop	One space for each 400 square feet of gross floor area plus 1 space for each 2 employees

**Response:** Please see attached site plans and table above. The Outpost 30 building is 3,300 square feet which requires 8.25 parking stalls (9 total). There are normally two employees working which requires an additional parking stall. A total of 10 parking stalls are required and the proposed development will include 11 parking stalls. Therefore, this standard is met.

#### Section 1417: Unspecified Uses

Any use not specifically listed in the foregoing list shall have the requirements of the listed use or uses deemed equivalent by the Director.

#### Section 1418: Minimum Required Off-Street Loading Spaces

Minimum Required Off-Street Loading Spaces		
USE	SQUARE FEET OF FLOOR OR LAND AREA	MINIMUM LOADING SPACES REQUIRED
1. Commercial		
	Under 5,000	0
	5,000 – 24,999	1
	25,000 – 59,999	2
	60,000 – 99,999	3
	100,000 – 159,999	4
	160,000 – 249,999	5
	250,000 – 369,999	6
	370,000 – 579,999	7
	580,000 – 899,999	8
	900,000 – 2,999,999	9



Response: The Outpost 30 building is 3,300 square feet which does not require a loading space. Therefore, this standard is met.

[...]

## Section 1450: Transportation Impact Analysis

### Section 1450: Transportation Impact Analysis (TIA)

*Transportation Impact Analysis: A Transportation Impact Analysis (TIA) must be submitted with a land use application if the proposal is expected to involve one or more of the conditions in 1450.1 (below) in order to minimize impacts on and protect transportation facilities, consistent with Section 660-012-0045(2)(b) and (e) of the State Transportation Planning Rule.*

*1. Applicability – A TIA shall be required to be submitted to the County with a land use application if the proposal is expected to involve one (1) or more of the following:*

- A. Changes in land use designation, or zoning designation that will generate more vehicle trip ends.*
- B. Projected increase in trip generation of 25 or more trips during either the AM or PM peak hour, or more than 400 daily trips.*
- C. Potential impacts to intersection operations.*
- D. Potential impacts to residential areas or local roadways, including any non- residential development that will generate traffic through a residential zone.*
- E. Potential impacts to pedestrian and bicycle routes, including, but not limited to school routes and multimodal roadway improvements identified in the TSP.*
- F. The location of an existing or proposed access driveway does not meet minimum spacing or sight distance requirements, or is located where vehicles entering or leaving the property are restricted, or such vehicles are likely to queue or hesitate at an approach or access connection, thereby creating a safety hazard.*
- G. A change in internal traffic patterns may cause safety concerns.*
- H. A TIA is required by ODOT pursuant with OAR 734-051.*
- I. Projected increase of five trips by vehicles exceeding 26,000-pound gross vehicle weight (13 tons) per day, or an increase in use of adjacent roadways by vehicles exceeding 26,000-pound gross vehicle weight (13 tons) by 10 percent.*

Response: Please see the attached Trip Generation Memorandum (Exhibit B). A trip generation analysis was performed for the proposed development as well as a trip generation analysis for the site's previous use as a convenience store (Outpost 30). The estimated daily peak hour trips for the previous use were 177 per day while the estimated peak hour trips for the proposed use is 186 per day. Unfortunately, both the Convenience Store Use (ITE #851) and the Convenience Store with Gas Station Use (#945) both have small sample sizes are limited to Urban/Suburban locations. Given the rural setting of Outpost 30 and our observations of current traffic volumes to/from the site, we believe both trip estimates are overly conservative and actual traffic volume will be far less than the ITE's estimate. We have also provided an additional proposed use trip generation analysis using employees rather than gross building area. Given the rural setting, we feel the employee-based estimation is the most accurate.

*2. Consistent with the County's Guidelines for Transportation Impact Analysis (TIA), a landowner or developer seeking to develop/redevelop property shall contact the County at the project's outset. The County will review existing transportation data to establish whether a TIA is required. It is the responsibility of the applicant to provide enough*



detailed information for the County to make a determination. An applicant should have the following prepared, preferably in writing:

- A. Type of uses within the development
- B. The size of the development
- C. The location of the development
- D. Proposed new accesses or roadways
- E. Estimated trip generation and source of data
- F. Proposed study area: If the County cannot properly evaluate a proposed development's impacts without a more detailed study, a TIA will be required. The County will provide a scoping summary detailing the study area and any special parameters or requirements, beyond the requirements set forth in the County's Guidelines for Transportation Impact Analysis, when preparing the TIA.

Response: The applicant understands that a Transportation Impact Analysis may be required by the County. Please see responses to Item 1 above and attached Trip Generation Memorandum.

3. Approval Criteria. When a TIA is required, a proposal is subject to the following criteria:

- A. The TIA addresses the applicable elements identified by the County Public Works Director and the County's Guidelines for Transportation Impact Analysis;
- B. The TIA demonstrates that adequate transportation facilities exist to serve the proposed development or, identifies mitigation measures that resolve identified traffic safety problems in a manner that is satisfactory to the County Public Works Director and, when state highway facilities are affected, to ODOT;
- C. For affected non-highway facilities, the TIA establishes that mobility standards adopted by the County have been met; and
- D. Proposed public improvements are designed and will be constructed consistent with County Road Standards and access spacing standards in the Transportation System Plan.

4. Conditions of Approval.

- A. The County may deny, approve, or approve a proposal with conditions necessary to meet operational and safety standards; provide the necessary right-of-way for improvements; and to require construction of improvements to ensure consistency with the future planned transportation system.
- B. Construction of off-site improvements may be required to mitigate impacts resulting from development that relate to capacity deficiencies and public safety; and/or to upgrade or construct public facilities to County Standards. Improvements required as a condition of development approval, when not voluntarily provided by the applicant, shall be roughly proportional to the impact of the development on transportation facilities. Findings in the development approval shall indicate how the required improvements directly relate to and are roughly proportional to the impact of development.

Response: The applicant understands that a Transportation Impact Analysis may be required by the County.

[...]

## Section 1550: Site Design Review

[Amended by Ordinance 98-9, eff. 11/25/98; amended by Ordinance No. 2003 - 5, effective December 15, 2003].





The Site Design Review process shall apply to all new development, redevelopment, expansion, or improvement of all community, governmental, institutional, commercial, industrial and multi-family residential (4 or more units) uses in the County.

## **Section 1551: Types of Site Design Review**

### *Types of Site Design Review:*

#### *A. Type 1: Projects, developments and building expansions which meet any of the following criteria:*

- 1. are less than 5,000 sq. ft., and are less than 10% of the square footage of an existing structure.*
- 2. Increase the number of dwelling units in a multi-family project.*
- 3. Increase the height of an existing building.*

#### *B. Type 2: Projects, developments and building expansions which meet any of the following criteria:*

- 1. have an area of 5,000 sq. ft. or more, or are 10% or more of the square footage of an existing structure.*
- 2. Change the category of use (e.g., commercial to industrial, etc.).*
- 3. New off-site advertising signs or billboards.*
- 4. Any project meeting any of the Type 2 criteria shall be deemed a Type 2 Design Review application*

Response: The County advised that this development met the criteria to be a Type 2 Site Design Review. However, the proposed development is not changing the site's use (both the existing convenience store and proposed gas station addition are related commercial uses) and the proposed structure is less than 5,000 square feet in area. The Type 2 criteria sites "commercial to industrial" as an example of changing the category of use which suggests that the gas station addition, which will augment the existing commercial use, will not change the "category of use" on the site. Additionally, the gas station and mini-mart will not be separate businesses; they will be operated by the same owner in tandem. The existing building is not increasing in height and there are no dwelling units on the property. Therefore, we feel that the proposed gas station is a similar use and should fall under the Type I Site Design Review category.

[...]

## **Section 1555: Submittal Documents**

*Submittal documents: The following documents, when applicable, are required for a Site Design Review. The scope of the drawings and documents to be included will be determined at the pre- application conference by the Pre-application Conference Committee, and a Site Design Review Submittal Checklist will be given to the applicant, documenting which items are deemed not applicable or not necessary to determine compliance with County and State standards, with a short explanation given for each item so determined.*

*A. History.*

*B. Project narrative.*

*C. Existing site plan.*

*D. Proposed site plan.*

*E. Grading plan.*

*F. Drainage plan.*

*G. Wetland mitigation plan. Goal 5 Resource Protection Plans (streams, wetlands, riparian areas, natural areas, fish and wildlife habitat).*



H. Landscaping plan.

I. Architectural plans.

J. Sign drawings.

K. Access, parking and circulation plan.

L. Impact assessment.

M. Site Design Review Submittal Checklist.

Response: Please see attached drawings and narrative responses for required documentation. Any future signage has been shown for reference only, will be permitted separately and will not be installed until permitted. As the site's grading and drainage are not being altered, grading and drainage plans have not been included in this land use submission.

[...]

## **Section 1560: Existing Site Plan**

*Existing Site Plan: The degree of detail in the existing site plan shall be appropriate to the scale of the proposal, or to special site features requiring careful design. An existing site plan shall include the following, unless it is determined by the Planning Director that the information is not applicable or is not necessary to determine compliance with County and State standards, and a short explanation will be given for each item so determined:*

*A. A vicinity map showing location of the property in relation to adjacent properties, roads, pedestrian ways and bikeways, and utility access. Site features, manmade or natural, which cross property boundaries are to be shown.*

*B. A site description map at a suitable scale (i.e. 1"=100'; 1"=50'; or 1"=20') showing parcel boundaries and gross area, including the following elements, when applicable:*

*1. Contour lines at the following minimum intervals:*

- a. 2 foot intervals for slopes 0-20%;*
- b. 5 or 10 foot intervals for slopes exceeding 20%;*
- c. Identification of areas exceeding 35% slope.*

*2. In special areas, a detailed slope analysis may be required. Sources for slope analysis include maps located at the U.S. Natural Resources Conservation Service office.*

*3. Potential natural hazard areas, including potential flood or high ground water, landslide, erosion, and drainage ways. An engineering geologic study may be required.*

*4. Wetland areas, springs, wildlife habitat areas, wooded areas, and surface features such as mounds and large rock outcroppings.*

*5. Streams and stream corridors.*

*6. Location, species and size of existing trees proposed to be removed.*

*7. Significant noise sources.*

*8. Existing structures, improvements, utilities, easements and other development.*

*9. Adjacent property structures and/or uses.*

Response: Please see attached Existing Conditions Plan.



## Section 1561: Proposed Site Plan

*Proposed Site Plan: A complete application for design review shall be submitted, including the following plans, which may be combined, as appropriate, onto one or more drawings, unless it is determined by the Planning Director that the information is not applicable or is not necessary to determine compliance with County and State standards, and a short explanation will be given for each item so determined:*

*A. Site Plan: The site plan shall be drawn at a suitable scale (i.e. 1"=100', 1"=50', or 1"=20') and shall include the following:*

- 1. The applicant's entire property and the surrounding area to a distance sufficient to determine the relationships between the applicant's property and proposed development and adjacent properties and developments.*
- 2. Boundary lines and dimensions of the property and all proposed property lines. Future buildings in phased development shall be indicated.*
- 3. Identification information, including names and addresses of project designers.*
- 4. Natural features which will be utilized in the site plan.*
- 5. Location, dimensions and names of all existing or platted roads or other public ways, easements, and railroad rights-of-way on or adjacent to the property, city limits, section lines and corners, and monuments.*
- 6. Location and dimensions of all existing structures, improvements, or utilities to remain, and structures to be removed, all drawn to scale.*
- 7. Historic structures, as designated in the Comprehensive Plan.*
- 8. Approximate location and size of storm water retention or detention facilities and storm drains.*
- 9. Location and exterior dimensions of all proposed structures and impervious surfaces.*
- 10. Location and dimension of parking and loading areas, pedestrian and bicycle circulation, and related access ways. Individual parking spaces shall be shown.*
- 11. Orientation of structures, showing entrances and exits.*
- 12. All exterior lighting, showing type, height, wattage, and hours of use.*
- 13. Drainage, Stormwater and Erosion Control, including possible adverse effects on adjacent lands.*
- 14. Service areas for waste disposal and recycling.*
- 15. Noise sources, with estimated hours of operation and decibel levels at the property boundaries.*
- 16. Goal 5 Resource Protection Plans. Indicate how project will protect streams, wetlands, riparian areas, natural areas, and fish and wildlife habitat from negative impacts.*
- 17. A landscaping plan which includes, if applicable:*
  - a. Location and height of fences, buffers, and screening;*
  - b. Location of terraces, decks, shelters, play areas, and common open spaces;*
  - c. Location, type, size, and species of existing and proposed shrubs and trees; and*
  - d. A narrative which addresses soil conditions and erosion control measures.*

Response: Please see attached Civil Site Plan and Parking & Maneuvering Plan. No new landscaping beyond screening/buffering is proposed for this development. Very little, if any grading work is proposed for this development.



**B. Grading Plans:** *A preliminary grading plan indicating where and to what extent grading will take place, including general contour lines, slope ratios, slope stabilization proposals, and natural resource protection proposals.*

Response: Please see attached Civil Site Plan for grading. Grading work is not expected, or expected to be minimal, for this development. Existing grades have been shown on the Existing Conditions Plan and Civil Site Plan.

**C. Architectural Drawings:**

- 1. Building elevations and sections;*
- 2. Building materials (color and type);*
- 3. Floor plan.*

Response: Plans, elevations, and related engineering calc package will be submitted with the building permit application.

**D. Signs:** *(see also Zoning Ordinance Section 1300)*

- 1. Freestanding sign:*
  - a. Location of sign on site plan;*
  - b. Elevation of sign (indicate size, total height, height between bottom of sign and ground, color, materials, and means of illumination).*
- 2. On-Building Sign:*
  - a. Building elevation with location of sign (indicate size, color, materials and means of illumination);*
  - b. Plot plan showing location of signs on building in relation to adjoining property.*

Response: No new signage is proposed for this development. Future signage is planned and will be permitted separately.

## **Section 1562: Landscaping, Buffering, Screening and Fencing**

**A. General Provisions:**

- 1. Existing plant materials on a site shall be protected to prevent erosion. Existing trees and shrubs may be used to meet landscaping requirements if no cutting or filling takes place within the dripline of the trees or shrubs.*
- 2. All wooded areas, significant clumps or groves of trees, and specimen conifers, oaks or other large deciduous trees, shall be preserved or replaced by new plantings of similar size or character.*

Response: Please see Parking & Maneuvering Plan for proposed buffer plantings. No new landscaping beyond screening/buffering is proposed for this development and no existing trees, shrubbery or other landscape elements will be removed as a result of the proposed gas station addition.

**B. Buffering Requirements:**

- 1. Buffering and/or screening are required to reduce the impacts on adjacent uses which are of a different type. When different uses are separated by a right of way, buffering, but not screening, may be required.*
- 2. A buffer consists of an area within a required setback adjacent to a property line, having a width of up to 10 feet, except where the Planning Commission requires a greater width, and a length equal to the length of the property line adjacent to the abutting use or uses.*
- 3. Buffer areas shall be limited to utilities, screening, pedestrian and bicycle paths, and landscaping. No buildings, roads, or parking areas shall be allowed in a buffer area.*
- 4. The minimum improvements within a buffer area shall include:*

- a. One row of trees, or groupings of trees equivalent to one row of trees. At the time of planting, these trees shall not be less than 10 feet high for deciduous trees and 5 feet high for evergreen trees, measured from the ground to the top of the tree after planting. Spacing of trees at maturity shall be sufficient to provide a year-round buffer.*
- b. In addition, at least one 5-gallon shrub shall be planted for each 100square feet of required buffer area.*
- c. The remaining area shall be planted in grass or ground cover, or spread with bark mulch or other appropriate ground cover (e.g. round rock). Pedestrian and bicycle paths are permitted in buffer areas.*

#### **C. Screening Requirements:**

- 1. Where screening is required, the following standards shall apply in addition to those required for buffering:*
  - a. A hedge of evergreen shrubs shall be planted which will form a four-foot-high continuous screen within two years of planting; or,*
  - b. An earthen berm planted with evergreen plant materials shall be provided which will form a continuous screen six feet in height within two years. The unplanted portion of the berm shall be planted in lawn, groundcover or bark mulch; or,*
  - c. A five foot or taller fence or wall shall be constructed to provide a continuous sight obscuring screen. Fences and walls shall be constructed of any materials commonly used in the construction offences and walls such as wood, brick, or other materials approved by the Director. Corrugated metal is not an acceptable fencing material. Chain link fences with slats may be used if combined with a continuous evergreen hedge.*
- 2. When the new use is downhill from the adjoining zone or use being protected, the prescribed heights of required fences, walls, or landscape screening along the common property line shall be measured from the actual grade of the adjoining property at the common property line. This requirement may be waived by the adjacent property owner.*
- 3. If four or more off-street parking spaces are required, off-street parking adjacent to a public road shall provide a minimum of four square feet of landscaping for each lineal foot of street frontage. Such landscaping shall consist of landscaped berms or shrubbery at least 4 feet in total height at maturity. Additionally, one tree shall be provided for each 50 lineal feet of street frontage or fraction thereof.*
- 4. Landscaped parking areas may include special design features such as landscaped berms, decorative walls, and raised planters.*
- 5. Loading areas, outside storage, and service facilities must be screened from adjoining properties.*

**Response:** Please see Parking & Maneuvering Plan for proposed buffer plantings between new above-ground fuel tanks and adjacent property (to the north). The proposed screening planting will also screen the gas pumps and canopy from the majority of the adjacent property.

#### **D. Fences and Walls:**

- 1. Fences, walls or combinations of earthen berms and fences or walls up to four feet in height may be constructed within a required front yard. Rear and side yard fences, or berm/fence combinations behind the required front yard setback may be up to six feet in height.*
- 2. The prescribed heights of required fences, walls, or landscaping shall be measured from the lowest of the adjoining levels of finished grade.*





3. Fences and walls shall be constructed of any materials commonly used in the construction of fences and walls such as wood, brick, or other materials approved by the Director. Corrugated metal is not an acceptable fencing material. Chain link fences with slats may be used if combined with a continuous evergreen hedge.

4. Re-vegetation: Where natural vegetation or topsoil has been removed in areas not occupied by structures or landscaping, such areas shall be replanted to prevent erosion.

Response: No new fences or walls are proposed with this development.

### **Section 1563: Standards for Approval**

*The Planning Commission or Director shall make a finding with respect to each of the following criteria when approving, approving with conditions, or denying an application:*

*A. Flood Hazard Areas: See CCZO §1100, Flood Hazard Overlay Zone. All development in Flood Hazard Areas must comply with State and Federal Guidelines.*

Response: The site is not within a Flood Hazard Overlay Zone. Thus, this criterion is not applicable.

*B. Wetlands and Riparian Areas: Alteration of wetlands and riparian areas shall be in compliance with State and Federal laws.*

Response: The site is not within a wetland or riparian area, or within any wetland or riparian buffer zones.

*C. Natural Areas and Features: To the greatest practical extent possible, natural areas and features of the site shall be preserved.*

Response: Please see attached Existing Conditions Plan and Civil Site Plan. Natural areas will be preserved.

*D. Historic and Cultural sites and structures: All historic and culturally significant sites and structures identified in the 1984 Comprehensive Plan, or identified for inclusion in the County Periodic Review, shall be protected if they still exist.*

Response: There are no historic or cultural sites or structures related to this property. Thus, this criterion is not applicable.

*E. Lighting: All outdoor lights shall be shielded so as to not shine directly on adjacent properties and roads.*

Response: Please see attached Illumination Plan.

*F. Energy Conservation: Buildings should be oriented to take advantage of natural energy saving elements such as the sun, landscaping and land forms.*

Response: No new enclosed buildings will be constructed as part of the proposed project. Therefore, this criterion is not applicable.

*G. Transportation Facilities: Off-site auto and pedestrian facilities may be required by the Planning Commission, Planning Director or Public Works Director consistent with the Columbia County Road Standards and the Columbia County Transportation Systems Plan.*

[...]



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## Supporting Documents

- A. Site Design Review Application
- B. Land Use Narrative
- C. Drawings
- D. Survey
- E. Trip Generation Memorandum

Sincerely,

**Matthew Alexander**  
Project Manager  
Lower Columbia Engineering



# Oregon

Tina Kotek, Governor

**Oregon State Fire Marshal**  
3991 Fairview Industrial Drive SE  
Salem, Oregon 97302  
503-378-3473  
Fax 503-373-1825

## PLAN REVIEW APPROVAL

# FLAMMABLE & COMBUSTIBLE ABOVEGROUND TANKS



## RETAIL FUELING FACILITY

August 5, 2024  
*(Address correction)*

**Outpost 30, LLC**  
76220 Heath Road  
Rainier, OR 97048

**County:** Columbia  
**Plan Review Number:** FCL 24-041-05

Your application has been reviewed for conformity with fire protection statutes and applicable regulations of the State Fire Marshal as contained in the 2022 *Oregon Fire Code* (OFC), Chapters 23 and 57.

**LOCATION:** Outpost 30, LLC., 73684 Columbia River Hwy, Rainier, OR 97048  
*(Address correction)*

**INSTALLER:** Petroleum Constructors, Inc., P.O. Box 325, Troutdale, OR 97060

**FLAMMABLE LIQUIDS - (Above-ground storage tank (AST) Class I-B gasoline motor fuel)**  
Quantity: One (1) 12,000-gallon UL 2085 (split 6,000/6,000 gallon) gasoline AST

**COMBUSTIBLE LIQUIDS - (Above-ground storage tank (AST) Class II diesel motor fuel)**  
Quantity: One (1) 12,000-gallon UL 2085 diesel AST

**The following provisions are required to be included in the project to meet current requirements prior to installation:**

The design, fabrication and construction of tanks shall be in accordance with recognized good engineering practice and nationally recognized standards. See Section 5704.2.7 OFC. **Please**

*Protecting people, property, and the environment from fire and hazardous materials*



**verify with the local building official whether a foundation, electrical and/or processing piping permits are required for this installation.**

The one (1) 12,000-gallon gasoline split (two compartment) AST is required to be located a minimum of **25-feet** from lot lines that is or can be built upon, including the opposite side of a public way and **15-feet** from the nearest important building on the same property or nearest side of any public way. See Section 2306.2.3 OFC.

The one (1) 12,000-gallon diesel AST is required to be located a minimum of **25-feet** from lot lines that is or can be built upon, including the opposite side of a public way and **15-feet** from the nearest important building on the same property or nearest side of any public way. See Section 2306.2.3 OFC.

The minimum horizontal separation between tanks shall be 3-feet as outlined in OFC Table 2306.2.3.

**Minimum distance from nearest fuel dispensers to aboveground flammable/combustible liquid storage tanks shall be 25'- 0" as outlined in OFC Table 2306.2.3. See OSFM redlined revised sheet.**

The minimum horizontal separation between an LP-gas container and a Class I, II or III-A liquid storage tank shall be 20 feet. Suitable means shall also be provided to prevent the accumulation of Class I, II or III-A liquids under adjacent LP-gas containers such as by dikes, diversion curbs or grading. See Section 5704.2.9.6.3 OFC.

Normal operating vents are required for tanks storing Class I, II, or III-A liquids to prevent development of vacuum or pressure within storage tanks as outlined in Section 5704.2.7.3 OFC. Such vents shall be sized in accordance with section 5704.2.7.3.4 OFC.

Vents must terminate not less than **12-feet** above finished ground level and must be **5-feet** from building openings or lot lines of properties that can be built on and shall discharge straight upwards or outwards. See Section 5704.2.7.3.3 OFC.

Above-ground storage tanks, tank compartments and enclosed secondary containment spaces shall be provided with emergency relief venting in accordance with Section 5704.2.7.4 OFC.

Provisions shall be made to prevent liquids spilled during dispensing operations from flowing into buildings. Acceptable methods include, but shall not be limited to, grading driveways, raising doorsills or other approved means. See Section 2305.3 OFC. **Please Note: Though not a part of our tank installation criteria, Section 406.7 OSSC does require motor vehicles to be fueled on a concrete pad. In addition, please obtain construction permits from the local building department for all foundations, electrical, fuel dispensers and processing piping required for this installation.**

The area surrounding a tank or group of tanks shall be provided with drainage control or shall be diked to prevent accidental discharge of liquid from endangering adjacent tanks or adjoining

property or reaching waterways. Secondary containment system shall be monitored either visually or automatically. See Section 2306.5 OFC.

All piping is required to be designed and fabricated from suitable materials having adequate strength and durability to withstand the pressures, structural stress, and exposures to which they can be subjected. See Section 5703.6 OFC.

All piping is required to be tested before placed in service. Hydrostatic testing is required to 150 % of the maximum anticipated pressure of the system, or pneumatic testing is required to be 110 % of the maximum anticipated pressure of the system when operating, but not less than 5 psi, at the highest point of the system. See Section 5703.6.3 OFC.

Electrical wiring and equipment shall be installed and maintained in accordance with the State Electrical Code and as otherwise required by the Oregon Fire Code. See Section 2301.5 OFC.

Both underground and above-ground piping shall be properly designed, installed and maintained, and protected from corrosion by either a cathodic protection system or by being constructed of corrosion-resistant materials. See Section 5703.6.5 OFC.

*Approved* portable fire extinguishers complying with Section 906 OFC with a minimum rating of 2A:20-B:C shall be provided and located such that it is not more than 75 feet from any pump, dispenser or fill-pipe opening. See Section 2305.5 OFC.

An approved anti-siphon method shall be provided in the piping system to prevent flow of liquid by siphon action. See Section 2306.6.2.4 OFC.

Tank openings for above-ground tanks shall be through the top only. See Section 2306.6.2.1 OFC.

Guard posts complying with OFC Section 312 or other *approved* means shall be provided to guard above-ground tanks against impact by a motor vehicle. See Section 2306.4 OFC.

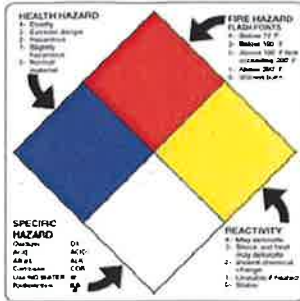
**OFC Section 312.2 Posts.** Guard posts shall comply with all of the following requirements:

1. Constructed of steel not less than 4 inches in diameter and concrete filled.
2. Spaced not more than 4 feet between posts on center.
3. Set not less than 3 feet deep in a concrete footing of not less than a 15-inch diameter.
4. Set with the top of the posts not less than 3 feet above ground.
5. Located not less than 3 feet from the protected object.

Above ground tanks shall not be filled in excess of 95% of their capacity. An overflow prevention system shall be provided for each tank as outlined in Section 2306.6.2.3 OFC.

Dispensing devices shall be located 10 feet or more from *lot lines*, and 10 feet or more from buildings having a combustible exterior, and such that all portions of the vehicle being fueled will be on the premises, and such that the nozzle, when the hose is fully extended, will not reach within 5 feet of building openings, and 20 feet or more from fixed sources of ignition. See Section 2303.1 OFC. **Please contact the local building department to obtain construction permits for all dispensing equipment, fuel island, emergency disconnect.**

**Tank Warning Signs.** Warning signs are required on the tank and shall be of a durable material. Signs warning of the hazard of flammable liquids shall have white lettering on a red background and shall read: DANGER-FLAMMABLE / COMBUSTIBLE LIQUIDS. Letters shall not be less than 3 inches in height and ½ inch in stroke. See Section 5703.5 OFC.



Visible hazard identification signs as specified in **NFPA 704** for the specific material contained shall be placed on stationary containers and above-ground tanks in accordance with Section 5003.5 OFC.

	<u>Gasoline</u>	<u>Diesel</u>
<b>Health (Blue):</b>	<b>2</b>	<b>1</b>
<b>Flammability (Red):</b>	<b>3</b>	<b>2</b>
<b>Reactivity (Yellow):</b>	<b>0</b>	<b>0</b>
<b>Special (White):</b>	<b>-</b>	<b>-</b>

**Warning signs** shall be conspicuously posted within sight of each dispenser in the fuel-dispensing area and shall state the following:

1. No smoking.
2. Shut off motor.
3. Discharge your static electricity before fueling by touching a metal surface away from the nozzle.
4. To prevent static charge, do not reenter your vehicle while gasoline is pumping.
5. If a fire starts, do not remove nozzle – use emergency fuel shutoff.
6. It is unlawful and dangerous to dispense gasoline into unapproved containers.
7. No filling of portable containers in or on a motor vehicle. Place container on ground before filling. See Section 2305.6 OFC.

At locations where unsupervised dispensing will occur, *approved* conspicuously **posted instructions** for the safe operation of dispensing equipment, and posted telephone numbers for the owner or operator are required. See Section 2304.3.4 OFC.

In accordance with Section 2304.3.5 OFC, at locations where unsupervised dispensing will occur, an approved **emergency procedures sign**, in addition to other required signs, shall be posted in a conspicuous location reading:

### **IN CASE OF FIRE, SPILL, OR RELEASE**

1. Use emergency pump shutoff!
2. Report the incident!

Fire Department telephone No. **911**

Facility Address \_\_\_\_\_

**Communications.** A telephone not requiring a coin to operate or other *approved*, clearly identified means to notify the fire department shall be provided on the site in a location *approved* by the *fire code official*. See Section 2304.3.6 OFC & OAR 837-020-0040(g).

As outlined in Section 2304.3.7 OFC, dispensing equipment at unsupervised locations shall comply with one of the following:

1. Dispensing devices shall be preprogrammed or set to limit uninterrupted fuel delivery to 40 gallons and require a manual action to resume delivery.  
**Exception:** Class II or III-A liquids may be programmed or set to limit uninterrupted fuel delivery of up to 250 gallons.
2. The amount of fuel being dispensed shall be limited in quantity by a preprogrammed card as *approved*.

Underground tanks taken out of service shall comply with Section 5704.2.13.1 OFC.

NOTE: Compliance with the Oregon Fire Code does not automatically constitute compliance with EPA or other federally mandated rules, and further research may be necessary. This permit approval shall expire and become null and void if installation is not commenced within 180 days from the date of this approval.

*It is the responsibility of the applicant to ensure that this installation shall be in full compliance with applicable statutes of the State of Oregon and any local codes and ordinances.*

**Prior to filling, you are required to schedule an on-site inspection of the tank(s) with Deputy State Fire Marshal Chris Dugan at phone number 971-701-0611.**

Sincerely,

*David D. Mills*

David D. Mills, C.B.O., Deputy State Fire Marshal  
Codes and Technical Services Unit

cc: Debroah Jacob, Columbia County Planning/Zoning Official  
Chris Dugan, Deputy State Fire Marshal  
Columbia River Fire & Rescue  
Petroleum Constructors, Inc, Installer

# COLUMBIA County Assessor's Summary Report

## Real Property Assessment Report

FOR ASSESSMENT YEAR 2024

February 7, 2025 2:04:56 pm

Account # 19914  
Map # 7N2W26-A0-01100  
Code - Tax # 0305-19914

Tax Status ASSESSABLE  
Acct Status ACTIVE  
Subtype NORMAL

Legal Descr See Record

Mailing Name 73684 COLUMBIA LLC

Deed Reference # 2017-10418

Agent

Sales Date/Price 11-02-2017 / \$0.00

In Care Of

Appraiser MARIE SANDGATHE

Mailing Address 76220 HEATH RD  
RAINIER, OR 97048

Prop Class 201 MA SA NH Unit  
RMV Class 201 04 00 000 24388-1

Situs Address(s)	Situs City
ID# 1 73684 COLUMBIA RIVER HWY	RAINIER

Code Area	RMV	MAV	Value Summary AV	RMV Exception	CPR %
0305 Land	404,690	256,360	256,360	Land	0
Impr.	235,500	144,830	144,830	Impr.	0
Code Area Total	640,190	401,190	401,190		0
Grand Total	640,190	401,190	401,190		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
0305	1	<input checked="" type="checkbox"/>		CO:EC	Commercial Site	100	A	1.50		008	404,690
Grand Total								1.50			404,690

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown	TD%	Total Sq. Ft.	Ex%	MS Acct #	Trended RMV
0305	1	1940	121	One story		103	375			100
0305	4	2017	599	Misc - Comm/Ind Yard Improvements		103	10			41,040
0305	3	1954	553	Restaurant - Tavern or Bar		103	3,950			194,360
Grand Total							4,335			235,500

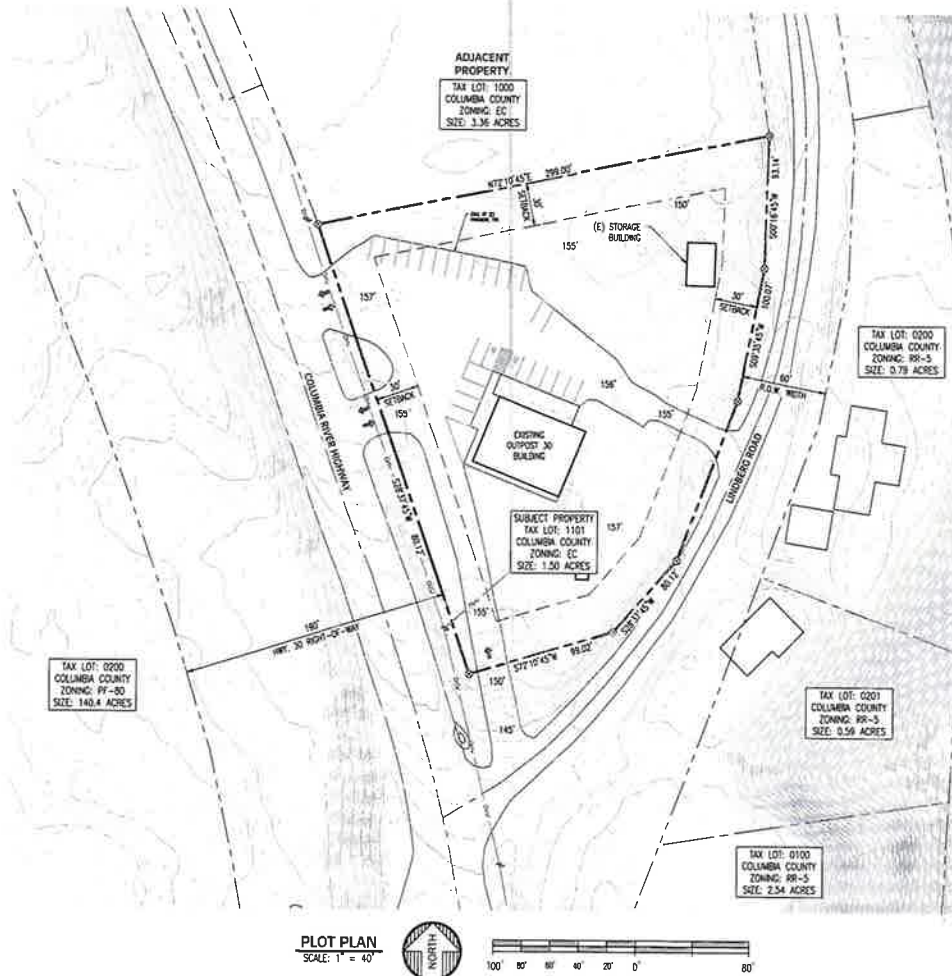
PP Account(s): 0305-10308

Comments: 2021: changed land adj based on new commercial setup; RMV change only. MS  
2018 NC: Building has been completely remodeled. Still vacant. Change in condition is exception. Also, new asphalt, concrete, and patio is exception. AJ  
2015 reappraisal bar built in 1954 vacant for many years, part has been open to element, salvage value only, small house on property built in 1950 has no value and appears to be a danger to health and safety. NS

# OUTPOST 30 - GAS STATION ADDITION

## LAND USE PLANNING SET

73684 COLUMBIA RIVER HWY, RAINIER, OR 97048



DRAWING INDEX	
SHEET NUMBER	DESCRIPTION
GENERAL SHEETS	
G-1	COVER SHEET
CIVIL SHEETS	
C-1	EXISTING CONDITIONS PLAN
C-2	EROSION & SEDIMENT CONTROL PLAN
C-3	CIVIL SITE PLAN
C-4	PARKING & MANEUVERING PLAN
C-5	ILLUMINATION PLAN
D-1	ESC DETAILS

PROJECT TEAM	
PROPERTY OWNER	
OUTPOST 30, LLC 73684 COLUMBIA RIVER HWY RAINIER, OR 97048 PHONE: 312-365-0637 CONTACT: SHAWN CLARK	
EQUIPMENT ENGINEER	
LOWER COLUMBIA ENGINEERING, LLC 5840 MAHULTY WAY ST. HELENS, OREGON 97051 PHONE: 503-366-0399 CONTACT: MATTHEW ALEXANDER mat@lowercolumbiaengr.com	
CONTRACTOR	
PETROLEUM CONSTRUCTORS, INC. P.O. BOX 325 TROUTDALE, OREGON 97060 PHONE: 503-667-1313 CONTACTS: WILLIAM MESSER	



VICINITY MAP  
SCALE: NTS

RECEIVED  
APR 08 2025  
Land Development Services

GENERAL SITE INFO:	
PROJECT NAME:	OUTPOST 30 GAS ADDITION
PROPOSED USE:	GAS STATION/CONVENIENCE STORE
TAX LOT ZONING:	EXISTING COMMERCIAL (ED)
TAX LOT INFO:	7228-40-01100
TOTAL LOT AREA:	1.50 ACRES
EXISTING CONDITIONS:	EXISTING CONVENIENCE STORE WITH RELATED PARKING LOT, SEPTIC SYSTEM AND WELL
EXISTING BUILDING AREA:	3,500 SQ. FEET
NEW CANOPY FOOTPRINT:	1,200 SQ. FEET
NEW CANOPY HEIGHT:	20'-0" FEET (35' MAX.)
PARKING REQUIRED:	10 SPACES
ADA PARKING REQ.:	1 SPACE
TOTAL PROPOSED:	11 SPACES (2 ADA STALLS)

DATE: 04/04/2025  
PRELIMINARY  
NOT  
FOR CONSTRUCTION

REV.	REVISION RECORD	DATE



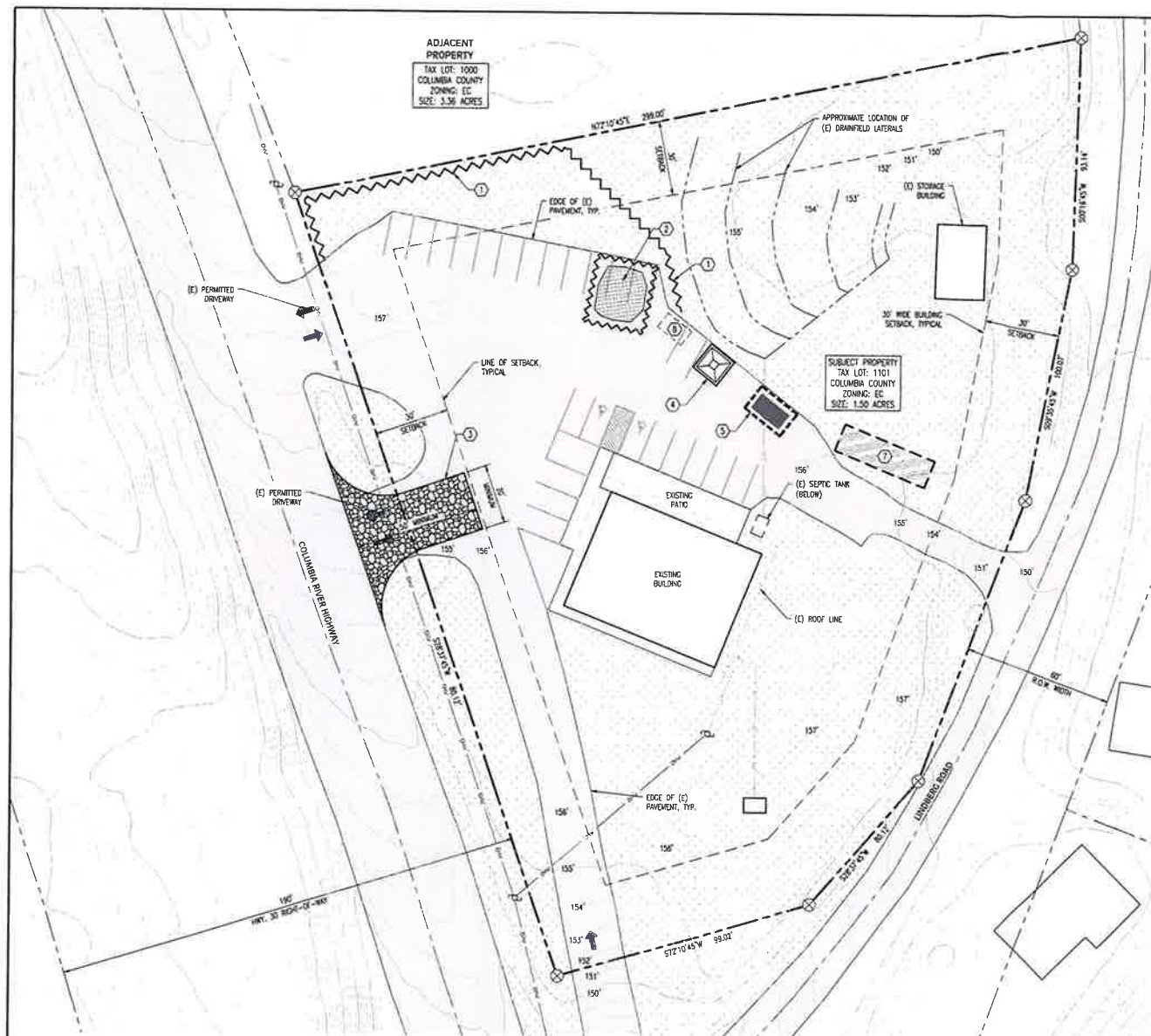
St. Helens, Oregon  
503.366-0399

PROJ. NO:	3341	COVER SHEET
ENG. BY:	MLA	GAS STATION ADDITION
APPR. BY:	SHAWN CLARK	SHEET
FILE:	D-3341-G-1	DATE: 06/07/2023

G-1







ADJACENT  
PROPERTY  
TAX LOT: 1000  
COLUMBIA COUNTY  
ZONING: EC  
SIZE: 3.36 ACRES

SUBJECT PROPERTY  
TAX LOT: 1101  
COLUMBIA COUNTY  
ZONING: EC  
SIZE: 1.00 ACRES

#### ESC LEGEND

- E.O.G.
- E.O.P.
- (E)
- (N)
- SEDIMENT FENCE (AS REQUIRED)
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- SLOPE ARROW
- CONSTRUCTION ENTRANCE  
SEE DETAIL 855 ON SHEET D-1
- CATCH BASIN W/ INLET PROTECTION  
SEE DETAIL 915 ON SHEET D-1
- TEMPORARY STOCKPILE
- CONCRETE WASHOUT AREA  
SEE DETAIL 900 ON SHEET D-1
- STORAGE AREA FOR POLLUTANT  
STORAGE CONTAINERS

#### EROSION CONTROL KEYNOTES

1. INSTALL SEDIMENT FENCING AT THE PERIMETER OF SITE DEMOLITION AND GRADING ACTIVITIES. SEE DETAIL 875 ON SHEET D-1.
2. PROPOSED SOILS STOCKPILE AREA. PROTECT STOCKPILE WITH PLASTIC SHEETING AS REQUIRED PER DETAIL 810 ON SHEET D-1. PROVIDE SEDIMENT FENCE AROUND SOILS STOCKPILES PER DETAIL 875 ON SHEET D-1.
3. PROVIDE TEMPORARY CONSTRUCTION ENTRANCE PER DETAIL 855 ON SHEET D-1. VERIFY LOCATION IN FIELD.
4. PROVIDE CONCRETE WASHOUT AREA PER DETAIL 900 ON SHEET D-1.
5. NON-EROSION POLLUTANT STORAGE AREA (IF NECESSARY). PROVIDE LEAK-PROOF, COVERED STORAGE CONTAINERS FOR NON-EROSION POLLUTANTS.
6. EXISTING STORMWATER INFRASTRUCTURE TO HAVE INLET PROTECTION AS NECESSARY PER DETAIL 915 ON SHEET D-1.
7. EQUIPMENT STORAGE AREA WITH STRAW MATTE AROUND PERIMETER.
8. WASTE CONTAINER.

#### EROSION AND SEDIMENT CONTROL BMP IMPLEMENTATION:

1. ALL BASE ESC MEASURES (INLET PROTECTION, PERIMETER SEDIMENT CONTROL, GRAVEL CONSTRUCTION ENTRANCES, ETC.) MUST BE IN PLACE, FUNCTIONAL, AND APPROVED IN AN INITIAL INSPECTION, PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES.
2. THE "STAGING", SHALL BE MOVED TO AN APPROPRIATE LOCATION TO ACCOMMODATE IMPROVEMENTS.
3. INLET PROTECTION SHALL BE IN-PLACE IMMEDIATELY FOLLOWING PAVING ACTIVITIES.

DATE: 04/08/2023  
PRELIMINARY  
NOT  
FOR CONSTRUCTION



1  
C-2  
EROSION & SEDIMENT CONTROL PLAN  
SCALE: 1" = 20'-0"



REV.	REVISION RECORD	DATE

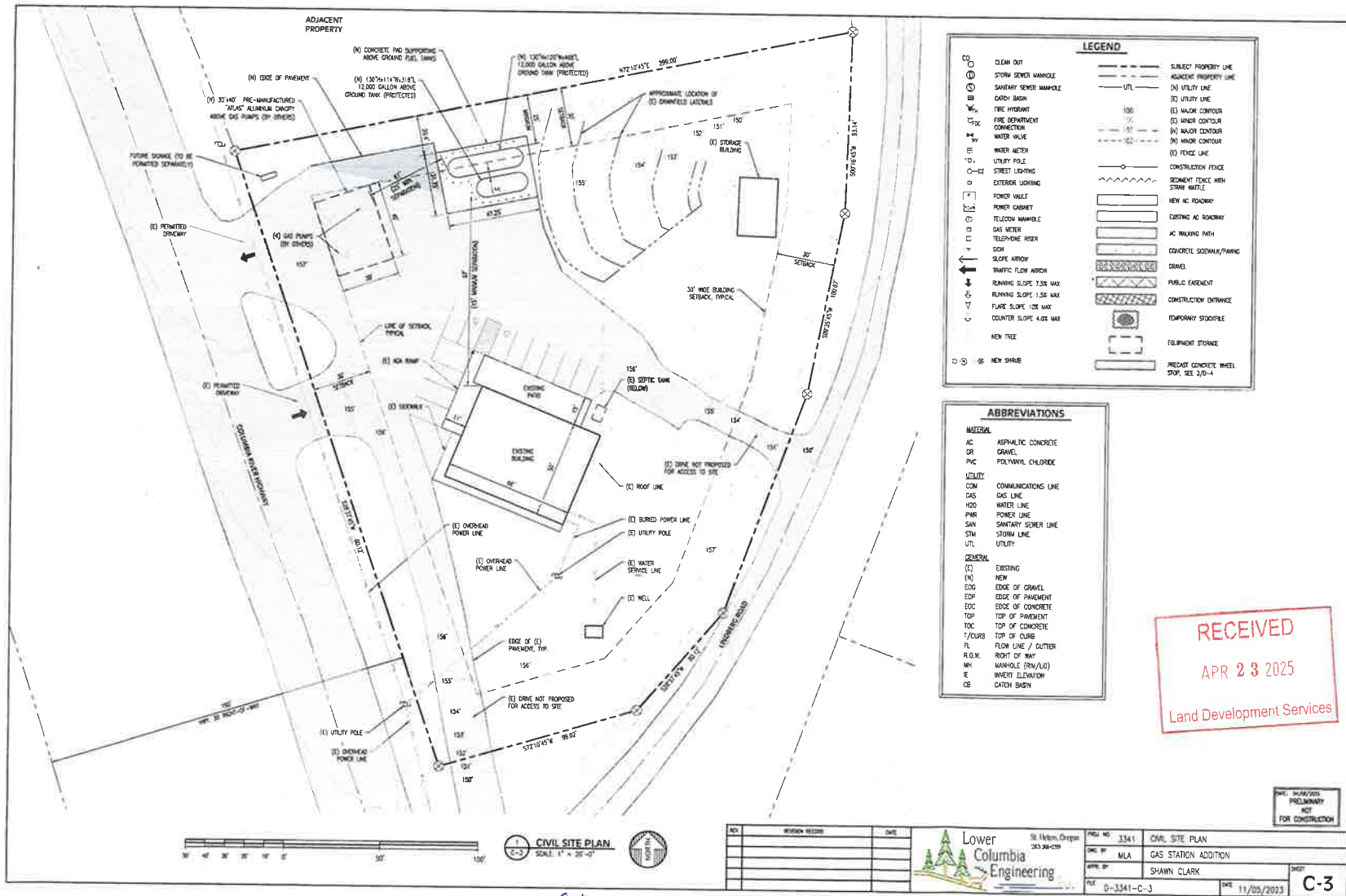


St. Helens, Oregon  
503.366.6389

PROJ. NO. 3341  
SHEET NO. 1  
SHEET  
GAS STATION ADDITION  
SHAWN CLARK  
DATE 11/05/2023

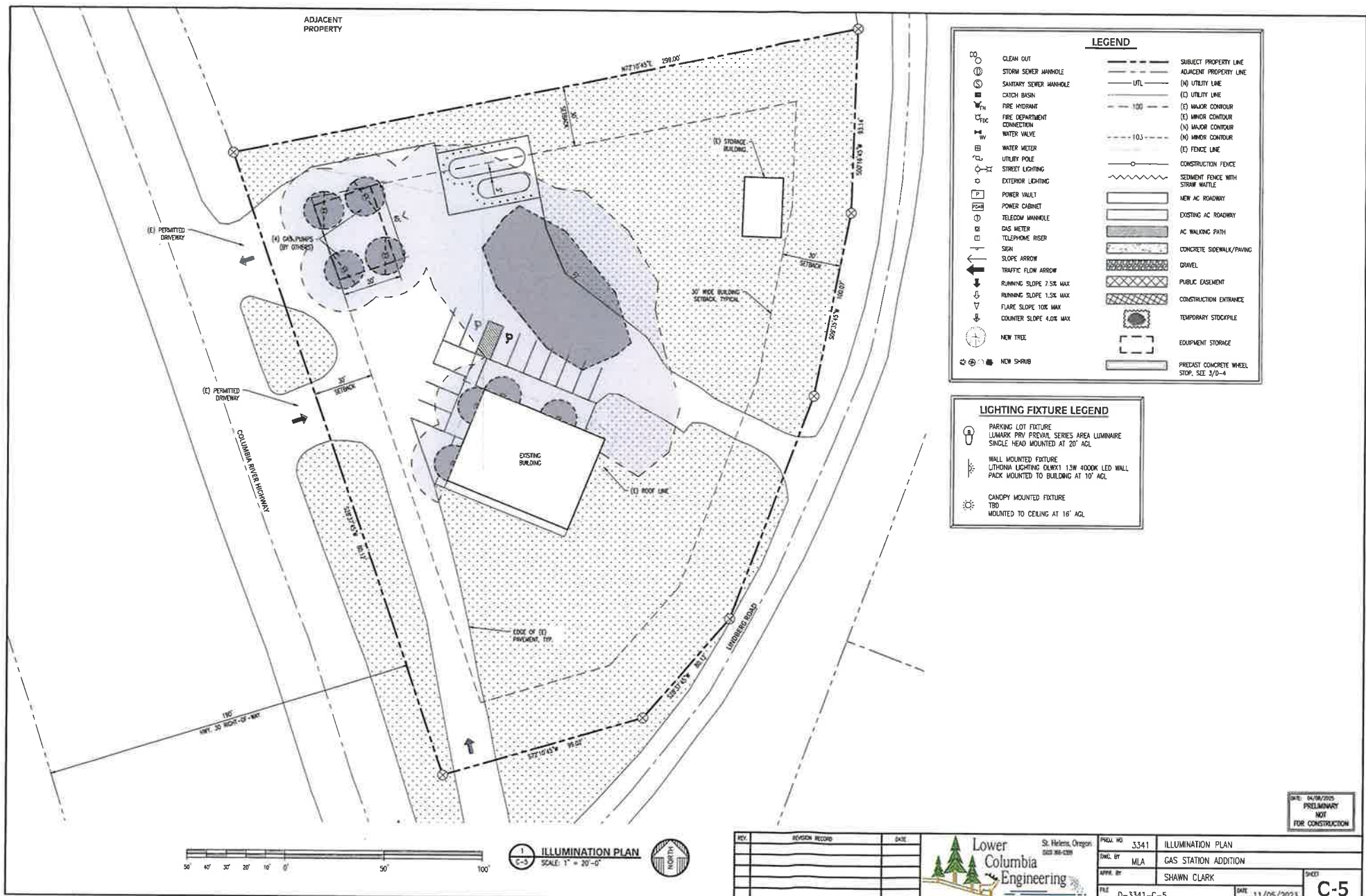
C-2





Proposed Site Plan





DATE: 04/08/2023  
PRELIMINARY  
NOT  
FOR CONSTRUCTION

REV	REVISION RECORD	DATE



St. Helens, Oregon  
503-385-0281

PROJECT NO. 3341

DATE: 11/05/2023

DESIGNED BY: MLA

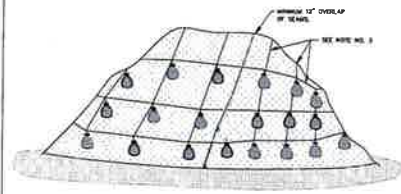
APPROVED BY: SHAWN CLARK

FILE: D-3341-C-5

ILLUMINATION PLAN	SHEET
GAS STATION ADDITION	C-5



FOR FURTHER INFORMATION  
ON DESIGN CRITERIA, SEE  
CHAPTER 4 OF CLEAN WATER  
SERVICES EROSION PREVENTION  
AND SEDIMENT CONTROL  
PLANNING AND DESIGN MANUAL.



PLASTIC SHEETING

NOTES:

1. MINIMUM 12" OVERLAP OF ALL SEAMS REQUIRED.
2. PERMANENT SEDIMENT CONTROL BMP TO BE INSTALLED A MINIMUM OF 3' FROM TOE OF STOCKPILE.
3. COVERING MAINTAINED RIGHT IN PLACE BY USING SANDWICHES OR APPROVED EQUAL ON SLOPES WITH A MINIMUM 10' OVER SPACING IN ALL DIRECTIONS.
4. PLASTIC TO EXTEND MINIMUM 1' BEYOND TOE OF SLOPE.
5. AS APPROPRIATE, BMP'S SHALL BE INSTALLED TO CONVEY WATER DISCHARGE FROM STOCKPILE AREAS.

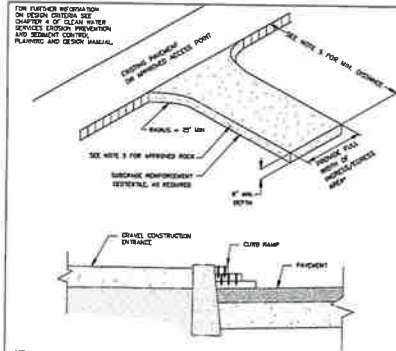
PLASTIC SHEETING

DRAWING NO. 810

REVISED 10-31-19



FOR FURTHER INFORMATION  
ON DESIGN CRITERIA, SEE  
CHAPTER 4 OF CLEAN WATER  
SERVICES EROSION PREVENTION  
AND SEDIMENT CONTROL  
PLANNING AND DESIGN MANUAL.



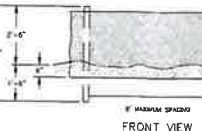
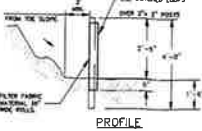
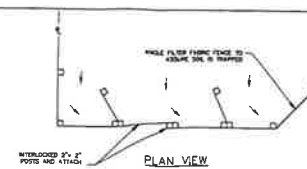
NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OF FLOODING OR SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN UP ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY. THAT DRAINS INTO AN APPROVED TREATMENT OR DISPOSAL SYSTEM.
3. WHEN NECESSARY, OTHER MEASURES SHALL BE IMPLEMENTED TO PREVENT RUNOFF THROUGH AN APPROVED FLOODING SYSTEM.
4. SEDIMENT FENCE SHALL BE LONG BY 20' WIDE BY 2' DEEP OF 12" GRAVEL CLEAR ROCK CONCENTRATED TO PREVENT FLOODING.

CONSTRUCTION ENTRANCE

DRAWING NO. 855

REVISED 10-31-19



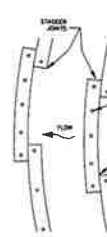
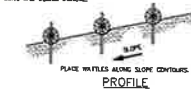
SEDIMENT FENCE

DRAWING NO. 870

REVISED 10-31-19



FOR FURTHER INFORMATION  
ON DESIGN CRITERIA, SEE  
CHAPTER 4 OF CLEAN WATER  
SERVICES EROSION PREVENTION  
AND SEDIMENT CONTROL  
PLANNING AND DESIGN MANUAL.



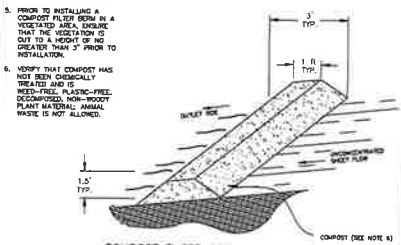
WATTLES

DRAWING NO. 880

REVISED 10-31-19



FOR FURTHER INFORMATION  
ON DESIGN CRITERIA, SEE  
CHAPTER 4 OF CLEAN WATER  
SERVICES EROSION PREVENTION  
AND SEDIMENT CONTROL  
PLANNING AND DESIGN MANUAL.



FILTER BERMS  
ROCK/COMPOST

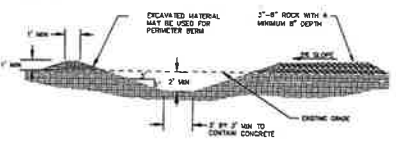
DRAWING NO. 890

REVISED 10-31-19



NOTES:

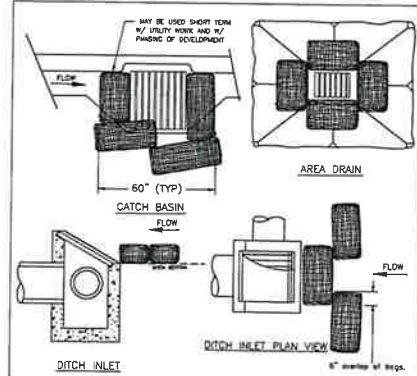
1. WASHOUT FACILITIES SHALL BE MAINTAINED TO PROVIDE ADEQUATE HOLDING CAPACITY WITH A MINIMUM FREEDOM OF 12 INCHES.
2. WASHOUT FACILITIES MUST BE CONSTRUCTED AND READY FOR USE ONCE THE WASHOUT IS FOR FILL.
3. IF THE WASHOUT IS BEARING CAPACITY, VOLUME AND DISPOSE OF THE WASTE MATERIAL IN AN APPROVED MANNER.
4. TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE LOCATED A MINIMUM OF 10 FT FROM SENSITIVE AREAS INCLUDING OPEN DRAINAGE FACILITIES AND WATER SOURCES.
5. CONCRETE WASHOUT FACILITIES SHALL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LOOSE AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
6. INSTALL CONCRETE WASHOUT SON WITHIN 30 FEET OF TEMPORARY CONCRETE WASHOUT FACILITY.
7. TEMPORARY CONCRETE WASHOUTS MAY BE A PREPARED CONTAINER THAT IS PORTABLE AND REUSABLE.



CONCRETE WASHOUT

DRAWING NO. 900

REVISED 10-31-19



- NOTES:
1. ADDITIONAL HEIGHTS MUST BE CONSIDERED DEPENDING ON SOIL TYPES.
  2. INLET FILTER SHOULD BE STAYED WHERE APPLICABLE USING 12" X 12" WOODEN STUDS OR APPROVED EQUAL FOR 10' HIG.
  3. WHEN USING 30" BOLLARDS TO PROTECT A CATCH BASIN YOU HAVE 4 BOLLS AND THEY SHALL BE OVERLAPPED BY 6".

INLET PROTECTION  
TYPE 4

DRAWING NO. 915

REVISED 10-31-19



NOTES:

1. WATTLE SHALL BE INSPECTED REGULARLY FOR EFFECTIVE FILTERING.
2. SEDIMENT FENCE SHALL BE INSPECTED REGULARLY TO ENSURE INTEGRITY.
3. STOCKPILE SHALL BE COVERED DURING HOT WEATHER AND DRAINAGE WHEN NOT IN USE.

CONSTRUCTION STOCKPILE

DRAWING NO. 920

REVISED 10-31-19



DATE: 04/08/2022  
PRELIMINARY  
NOT  
FOR CONSTRUCTION

REV.	REVISION RECORD	DATE



St. Helens, Oregon  
503.366.4399

PROJ. NO. 3341

DATE BY PM2

DATE BY

FILE D-3341-0-1

ESC DETAILS

GAS STATION ADDITION

SHAWN CLARK

DATE 08/01/2022

D-1