

## **COLUMBIA COUNTY PLANNING COMMISSION STAFF REPORT**

June 27, 2025

### **Determination of Similar Use & Site Design Review- Type II**

**HEARING DATE:** July 7, 2025

**FILE NUMBERS:** DR 25-05 & DSU 25-02

**APPLICANT:** Matt Alexander, c/o Lower Columbia Engineering, 58645 McNulty Way, St Helens, OR 97051

**OWNER:** Shawn Clark, 76220 Heath Road, Rainier, OR 97048

**LOCATION:** 73684 Columbia River Highway near Rainier, OR

**TAX MAP ID/ACCT #:** 7226-A0-01100 / 19914

**ZONING:** Existing Commercial (EC)

**SIZE:** 1.50 acres

**REQUEST:** To construct a new 30' by 40' steel gas station canopy with four gas pumps and two above ground fuel tanks on the existing Outpost 30 Mini-Mart facility.

**APPLICATION COMPLETE:** 05/27/25      **150 DAY DEADLINE:** 10/24/25

#### **APPLICABLE REVIEW CRITERIA:**

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## SUMMARY

Matt Alexander from Lower Columbia Engineering and the property owner, Shawn Clark, are requesting approval to install a new 30' by 40' steel gas station canopy with four gas pumps and two above-ground fuel storage tanks in conjunction with the existing Outpost 30 Mini-Mart located at 73684 Columbia River Highway near Rainier. In 2017 Mr. Clark purchased the property and necessary permits to remodel the original 1954 tavern/bar into the current Outpost 30 Mini-Mart commercial establishment shown in the below aerials and the Site Plan for DR 25-05/DSU 25-02.

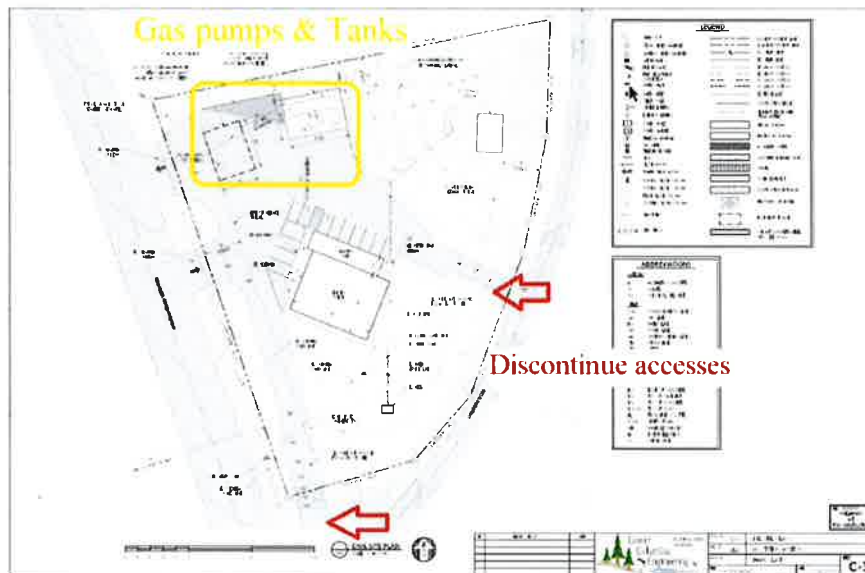
**1954 Tavern/Bar**



**Outpost 30 Mini-mart**



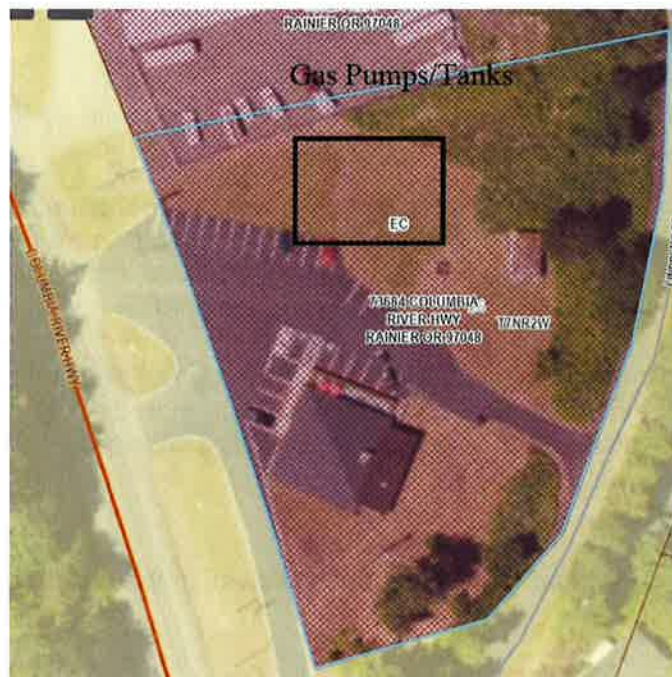
**Submitted Site Plan DR 25-05/DSU 25-02**



Because gas stations are not identified as authorized EC land uses in Section 670 of the Columbia County Zoning Ordinance (CCZO), the submittal of a Site Design Review Permit Application (DR 25-05) needs to be accompanied by a Determination of Similar Use Application (DSU 25-02) which, in turn, requires the Planning Commission to review and determine that gas stations are similar to other permitted uses in the EC Zone.

The 1.50-acre subject property is associated with Tax Map ID/Tax Account Numbers 7226-A0-01100/19914, and is served by an approved septic system (Permit # 192-SWR2017-00035) and a private well. Land Development Services (LDS) records confirm the original 1954 tavern/bar was in existence in 1975 prior to the County's adoption of its first Zoning Ordinance in 1984.

### Aerial and EC Zoning Map



As shown above, the majority of the 1.50-acre property is graveled and/or asphalt. Consequently the subject property does not contain any identified wetlands or waterways and is not in an area designated for Big Game Habitat according to the Rainier-Fernhill CPAC Beak Maps. The attached April 8, 2025 *Engineered Drawings (Titled G-1, C-1 through C-5, and D-1)* prepared by Lower Columbia Engineering state that as the site's existing grading and drainage are not being altered, grading and drainage plans have not been included. Nevertheless, Engineered *Drawing D-1* identifies various Erosion Stormwater Control (ESC) measures that will be used during construction including the use of plastic sheets, sediment fencing, installation of wattles, filter berms, concrete washout areas, stormwater inlet protection and construction stockpiling. These measures will help to ensure any increase in stormwater will be managed onsite into the

existing drainage facilities. Emergency services are provided by the Columbia River Fire & Rescue (CRF&R) and the County Sheriff.

The remainder of this report will research and evaluate the extent to which the proposal requested for DR 25-05 and DSU 25-02 comply with the applicable provisions of Columbia County's Zoning Ordinance

## **REVIEW CRITERIA & FINDINGS:**

### **COLUMBIA COUNTY ZONING ORDINANCE:**

Beginning with the applicable provisions of Section 670 of the Columbia County Zoning Ordinance (CCZO): Existing Commercial (EC):

#### **Section 670      EXISTING COMMERCIAL**

**EC**

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

671 Purpose: This District is intended to assure the continuation and limited expansion of all lawful commercial activities occurring on the date of this Ordinance, regardless of type or location. This zone will be used to implement the Existing Commercial plan designation.

This zoning designation is intended to recognize the legitimacy of the existing commercial use of a parcel while not directly implying that commercial activities are appropriate for a specific area.

#### 672 Permitted Uses:

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

#### **Section 810      NEIGHBORHOOD COMMERCIAL**

**C - 4**

811 Purpose: The commercial uses permitted in this District are intended to serve those residential uses within the suburban areas.

#### 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

**Site's Existing Commercial Use – “Outpost 30 Mini-Mart”  
and area intended for 4 Gas Pumps & above ground storage tanks adjacent to  
sale of manufactured homes to the north**





**Discussion:** As stated in the summary, the property owner purchased the property in 2017 and remodeled the 1954 restaurant/tavern into the Outpost 30 Mini-Mart with the approval of both the County Planner and the County Building Official. Since gas stations are not identified as authorized uses in the EC or Neighborhood Commercial (C-4) Zones, the provision in Section 812.14 require the Planning Commission to first determine if gas stations are similar in nature to any of these other identified uses as requested for DSU 25-02.

The applicant submitted the following response to how 4 new gas pumps and storage tanks at the Outpost 30 property is similar to other EC zoned properties in the unincorporated areas of Columbia County.

*“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.”*

The following pictures depict the similarities between these two existing gas station/convenience stores and the requested expansion of Outpost 30 Minimart.

#### **Deer Island Convenience Store and Gas Station**



### Leathers Shell Station and Minimart



The application also addresses how the proposed new use will be compatible with the selling of manufactured homes occurring adjacent to the north shown in the picture below:

*“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.”*

### Current uses on adjacent property to the north



**Finding 1:** Columbia County Planning Staff's evaluation of the applicant's evidence led to a similar conclusion; allowing Outpost 30 Minimart to expand its commercial activities by selling gas is similar in nature with other EC zoned and developed properties along Columbia River Highway's rural portions. Staff recommends the Planning Commission consider, evaluate and concur with Planning Staff that the new use presented for DSU 25-02 and DR 25-05 will be compatible with the current use of the adjacent EC zoned property to the north as well as with other EC zoned properties off Columbia River Highway in Deer Island and at the county's southern border with Multnomah County. Staff finds that requested expansion of Outpost 30 is also consistent with the Purpose of the EC Zone which is *"intended to recognize the legitimacy of the site's existing commercial use and to assure the continuation and limited expansion of all lawful commercial activities."*

For these reasons, and with the Planning Commission's concurrent similar determination, staff finds the proposal requested for DSU 25-02 can be determined similar in nature to the county's other EC zoned properties along Columbia River Highway's rural portions. In conclusion, staff recommends the Planning Commission approve DSU 25-02 based on the submitted evidence's analysis and evaluation demonstrating the selling of gas at Outpost 30 Mini-Mart is similar to adjacent and non-adjacent authorized EC uses along rural portions of Columbia River Highway.

Continuing with Section 675 of the Zoning Ordinance:

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.

**Finding 2:** As will be covered for Finding 4 related to Section 676's provisions for authorized development on Legal Lots of Record, the minimum lot or parcel size requirements identified in Section 675.1 and 675.2 do not apply to the two submitted proposals since the subject property is a legal lot of record that was originally conveyed in November 1973 recorded in Deed Book 123 Page 104 which predates the July 1984 effective



date of the County's first Zoning Ordinance.

.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.

**Finding 3:** The attached "*Civil Site Plan*" C-3 delineates that the proposed canopy over the 4 gas pumps will be at least 30' away from all property lines. The application and *Civil Site Plan* show one of the two proposed above-ground storage tanks will be 15' from the north property line. Although Planning Staff considers these two tanks as accessory structures, Section 675 is silent on setbacks for accessory structures but requires 30' setbacks for primary structures. Nevertheless, Planning Staff concurs with the application that sites these accessory tanks to comply with the Oregon State Fire Marshall guidelines. Specifically, the applicant state "*Protected tanks must be setback 15' from all property lines and 5' from buildings in compliance with the Oregon State Fire Marshall guidelines.*" For these site specific reasons, staff finds that the site development proposed for DR 25-05 complies with the applicable setbacks and height requirements in Section 675.3 and 675.4 as well as those of the Oregon State Fire Marshal.

**676** **Lots of Record:** Lots or parcels lawfully created by a subdivision plat, or by a deed or sales contract, and of record in the County Clerk's office, shall be eligible to receive a building permit for any use permitted by Sections 672, 673 and 674, if such permit would have been issued otherwise but for the lot or parcel width, depth, or area, but subject to all other regulations of this zone.

**Finding 4:** As covered for Finding 2, the proposal requested for DR 25-05 is authorized to be established on the subject 1.50-acre EC zoned property since this property is considered a lawfully established unit of land that was recorded in the County Clerk's office in Deed Book 123 Page 104 prior to the January 10, 1975 effective date of the Columbia County's first zoning ordinance.

Continuing with applicable provisions in Section 1300 of the CCZO related to Signs:

## **Section 1300 SIGNS**

1301 **Use:** No sign may be established, altered, or expanded hereafter in any district in Columbia County, except in accordance with the provisions outlined in this Section. The sign provisions apply to signs established in conjunction with any use in the county. *[Amended by Ordinance 2002-02, eff. 6/12/02].*

1302      General Provisions: *[Amended by Ordinance 2002-02, eff. 6/12/02].*

- .1      Design Review: In addition to complying with the standards in this Section, the design and color of commercial and industrial signs and supporting structures of signs 100 square feet or larger in size shall be compatible with the architectural design and color of existing and proposed buildings on the site as determined during site design review according to the provisions of Section 1550 of this Ordinance.

.2      Setbacks:

- A.      All signs shall be situated in a manner so as not to adversely affect safety, corner vision, or other similar conditions and shall not overhang or encroach upon public rights of way.
- A.      No setbacks from property lines shall be required for signs in non-residential zoning districts except that in all zoning districts, setbacks shall be required at corners as may be necessary to provide adequate corner vision or in cases where a sign is placed adjacent to a street, as provided is 1302.2(D), below.

[...]

1313      Commercial and Industrial Districts: *[Amended by Ordinance 2002-02, eff. 6/12/02].*

- .1      Signs Permitted: Signs shall be permitted in Commercial and Industrial zoning districts subject to the provisions of this Section, except to the extent such provisions conflict with the specific development standards for signs in the underlying zoning district.

- .2      Limit on Sign Area: Except as otherwise permitted in Section 1302.5, no sign having a sign area greater than 200 square feet shall be permitted.

.3      Aggregate Sign Area Per Parcel.

- A.      Except as otherwise provided herein, the maximum permitted area of all signs, including the total area of each face of a double-faced sign, or the sole face of a single faced sign for each parcel, is as follows: 40 square feet; plus
- 1)      For the first fifty (50) linear feet of building frontage on a public road, an additional square foot of sign area per linear foot of building frontage on such public road; plus
  - 2)      For the next two hundred and twenty (220) linear feet of building frontage on a public road, an additional one-half

(½) square foot of sign area per linear foot of building frontage on such public road.

- B. For the purpose of this section, “building frontage” means the linear length of a building facing a public right of way or the linear length of the public right of way facing a building, whichever is smaller.

.4 **Free Standing Signs:** Free standing signs, including ground mounted signs, must comply with the following additional standards:

- A. **Height:** Free standing signs shall not exceed 20 feet in height above grade or above road grade, whichever is higher.
- B. **Total Area:** The total sign area of all freestanding signs allowed by this section plus the area of all other allowed signs on the parcel shall not exceed the aggregate sign limits for the parcel as provided in Section 1313.3.

**Existing Signage –**

**Free-standing signs adjacent to Columbia River Highway and banner on Outpost 30’s structure**





**Finding 5:** On Page 17 of the attached **Exhibit C – Land Use Narrative** submitted with DR 25-05 the applicant states *“No new signage is proposed for this development. Future signage is planned and will be permitted separately”* The site’s existing signage is shown on the pictures above and on Page 11.

According to the County Assessor records, the existing Outpost 30 Minimart has 55’ of linear feet of building frontage on Columbia River Highway. The aggregate sign area for this site according to the provisions in Section 1313.3 of the Zoning Ordinance is 92.5 sq ft ( $40 + 50 + 5 \times \frac{1}{2} = 92.5$ ). Upon further research, Planning Staff was unable to find any permits LDS issued for any of this existing signage. Consequently, one condition of approval will be for the applicant to submit a building permit to LDS confirming all existing signage complies with the locational, size, height, and illumination requirements in Section 1302 and 1313 of the Zoning Ordinance. The applicant will also be able to include the specifications of any new signage authorized with installation of 4 new gas pumps to ensure accurate records of existing and new signage. All existing and new signage shall be permitted by LDS prior to the installation of the fuel island and canopy as reviewed throughout this application. With these conditions of approval, Staff finds DSU 25-02/DR 25-05 DR 23-05 will comply with these signage provisions in Section 1300 of the Zoning Ordinance.

Continuing with the applicable provisions in Section 1400 of the CCZO related to Off-Street Parking and Loading:

#### **Section 1400 OFF-STREET PARKING AND LOADING**

- 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

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.

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.

1410     Size

- .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.
- 1412 Access: 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.
- 1413 Surfacing and Marking:
- .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.
- 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.
- 1415 Parking Areas: All parking areas, excluding one and two-family dwellings, shall meet the following requirements:
- .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.
- 1416 Minimum Required Off-Street Parking Spaces:
- .3 Retail Uses:  
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.

According to these specifications, the 3,300 sq ft building requires 8.25 parking spaces  $(3300 / 400) = 8.25$  spaces. The applicant's proposed 9 standard and 2 ADA parking spaces complies with these requirements.

1418 MINIMUM REQUIRED OFF-STREET LOADING SPACES

	<u>USE</u>	<u>SQUARE FEET OF FLOOR OR LAND AREA</u>	<u>MINIMUM LOADING SPACES REQUIRED</u>
1	Commercial	under 5,000	0

**Views of Outpost 30 existing parking and area for gas pumps**



**Discussion:** The above pictures and identified in the submitted *Project Narrative* and the *Parking & Maneuvering Plan C-4* demonstrate how the proposal presented for DR 25-05 will satisfy the Off Street Parking Uses and Plans identified in the following Sections of 1400 (in parenthesis):

- Nine standard sized (9' by 18') parking spaces and two ADA (12' by 18') spaces will be available on the north and west sides of Outpost 30 Minimart for customers and employees (Sections 1403, 1405, 1410, 1415 & 1416.)
- Identifies the location of proposed Northern White Cedar and coniferous trees will be used to buffer the gas canopy from the adjacent property. No existing trees, shrubbery or other landscape elements will be removed(1405).
- No loading areas are needed for the less than 5,000 square feet of commercial use which consists of the 3,300 sq ft. existing structure and the new 1,200 sq ft canopy over the gas pumps (Section 1418).
- The surface of the parking area will be able to handle the weight of all vehicles that will use it. All markings will follow the approved plans and the two ADA spaces will be marked and signed on the submitted **Final Building Plan** (Sections 1413 and 1414).

- The new gas pumps, steel canopy, and a portion of the new above-ground tank slab will all be sited on the site's asphalt parking surface. Any additional runoff will also flow to a drainage ditch along Highway 30 (Section 1414).
- The Lighting Fixture Legend on *C-5's Illumination Plan* show the Lumark and Lithonia outdoor lighting fixtures will be mounted at 20' 10' and 16' angles respectively to help ensure no glare will occur into public rights-of-way or adjacent properties (Section 1414).

**Finding 6:** The submitted *Land Use Narrative Exhibit C* indicate that the applicant intends to install the necessary off-street parking features in compliance with the minimum requirements in Section 1400. However, since the submitted documentation does not include any signage for the 2 ADA parking spaces, one condition of approval will require the **Final Building Plan** to include the ADA signage for these two spaces. With this condition of approval, staff finds the requested proposals will comply with the applicable provisions in Section 1400 related to Off Street and Parking and Loading, including the landscaped areas that will buffer the gas pumps from the adjacent property.

## **Section 1450 TRANSPORTATION IMPACT ANALYSIS**

**1450** 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.
- .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.

**Discussion:** The applicant provided LDS with the attached December 7, 2024 *Technical Memorandum – Outpost 30 Gas Addition Exhibit F* that is referenced in Pages 12 and 13 in the *Land Use Narrative Exhibit C* submitted with DSU 25-02/DR 25-05.

This Trip Generation Analysis utilized the Institute of Transportation Engineers (ITE) 11<sup>th</sup> Edition Trip Generation Handbook for Convenience Stores and Gas Stations - ITE Code Nos. 851 and 945. Because the ITE's analysis were limited to Urban/Suburban locations which may not be accurate for this proposal in a more rural unincorporated area, the applicant [provided an additional proposed trip generation analysis using employees rather than total building area. Pursuant to the provisions in Section 1450.1, the applicant's resulting calculations revealed the trips generated as shown in the following Tables.

**Previous Use Trip Estimation**

ITE Code	Description	Total Building Area	Weekday PM Peak Hour Trips/1000sf	Total Trips
851	Convenience Store	3300 sf	53.51	176.58
	<b>Previous Use Trips</b>			177

**Proposed Use Trip Estimation**

ITE Code	Description	Total Building Area	Weekday PM Peak Hour Trips/1000sf	Total Trips
945	Convenience Store with Gas station	3300 sf	56.38	186.05
	<b>Proposed Use Trips</b>			187

**Proposed Use Trip Estimation**

ITE Code	Description	Employees	Weekday PM Peak Hour Trips/1000sf	Total Trips
945	Convenience Store with gas station	2	21.31	42.62
	<b>Proposed Use Trips</b>			43

**ODOT Comments** In addition, because Columbia River Highway is a state highway not a county road, the applicant submitted the attached forwarded email from Douglas Baumgartner, P.E. Region 2 Development Review Coordinator, ODOT dated April 1, 2025. This email stated that ODOT typically uses “*Peak Hour of Adjacent Street Traffic, One Hour between 4 and 6 pm*” to estimate trip generation rather than “*Weekday PM Peak Hour*” used by the applicant. ODOT continues and states: *Applying this, the trip generation for the existing use is 2,516 daily trips and 162 PM peak hour trips and the proposed use in 2,120 daily trips and 147 PM peak hour trips. These results show the proposed addition of gas pumps will have limited to no impact to traffic in the area. (emphasis added)*” ODOT also confirmed that they will not be requiring new approach permits for the proposal requested for DR 25-05.

**County Public Works Comments:** The attached May 29, 2025 comments from Scott Toenjes, Columbia County Engineering Technician, relate only to the property’s two existing access



points onto Lindberg Road since this is the only county road potentially impacted by DR 25-05. The submitted *Civil Site Plan titled C-4 Note E* for both accesses to Lindberg Road state that “*Drive Not Proposed Access to Site*” indicating customers will not be using Lindberg Road to access Outpost 30’s commercial uses. Consequently, with regards to these restrictions on Lindberg Road and comments from the County Public Works, the applicant has the following identified options for these two accesses that must be satisfied prior to building permit issuance.

1. If the accesses will be kept for non-customer uses (maintenance, fuel trucks and/or emergency vehicular response) the applicant will be required to obtain access permit(s) for all access point(s) and make them unusable for customer access. The applicant shall submit confirmation to LDS that Road Access Permit(s) have been obtained as one condition of building permit approval.
2. If the accesses to Lindberg Road will not be used, the applicant can remove them which would require a construction permit for all work within the right-of-way but not an access permit. The applicant shall submit confirmation to LDS that the accesses to Lindberg Road have been removed as one condition of building permit approval.

**Planning Staff’s analysis** as to whether or not the submitted proposal will require a TIA according to the criteria in Section 1450.1(A- I) reveals the following:

- A. DR 25-05 does not require a change in zoning designation;
- B. Limiting daily total trips generation to the maximum 400 daily trips or the 25 trips in the AM or PM Peak Hours does not apply to DR 25-05 since the applicant will not be using Lindberg Road for access and ODOT confirmed on April 1, 2025 that the proposed addition of gas pumps will have limited to no impact to traffic in this area of Columbia River Highway
- C. No increase in traffic off Lindberg Road is expected with the applicant’s statement that these accesses will not be used to access the site and confirmation from County Public Works that either Road Access Permits have been issued for non-customer use or these accesses have been removed.
- D. The application has stated he will remove or limit the site’s 2 existing accesses to the RR-5 developed properties off Lindberg Road which will be verified by Public Works as conditions of building permit issuance in order to reduce impacts to these nearby residentially developed areas
- E. Although Columbia River Highway can be considered the only bicycle route for Outpost 30, it does not have a dedicated bicycle lane at this rural location. Likewise, none of the other nearby local roads have any dedicated pedestrian or bicycle lanes or any schools.
- F. Public Works Department’s concerns about the existing Lindberg Road accesses to the site will be required as conditions of building permit issuance as covered earlier in this discussion.

- G. DR 25-05 will not significantly change internal traffic patterns on the ~1.5 acre site and will not significantly impact the uses of its two ODOT permitted accesses to Columbia River Highway as confirmed earlier in this Discussion.
- H. As already covered earlier in this Discussion, ODOT attached comments confirm the Trip Generation Results show the proposed addition of gas pumps will have limited to no impact to traffic in this area of Columbia River Highway consistent with the provisions in OAR 734-051.
- I. There is no evidence included with DR 25-05 indicating 4 new gas pumps will result in in five or more daily vehicle trips of 26,000 pound vehicles nor will it generate these vehicular uses on adjacent roads.

**Finding 7:** With the above evaluation by ODOT, County Public Works and planning staff of the applicant's December 7, 2024 Trip Generation Analysis for Outpost 30 Gas Addition, staff finds that the proposal presented for DR 25-05 will be able to minimize impacts on and protect the adjacent local and state transportation facilities of Lindberg Road and Columbia River Highway. Pertaining to Section 1452.2's requirement of a more in-depth Traffic Impact Analysis, staff finds that Outpost 30's expansion is not justified without any additional evidence or said requests from ODOT, Staff finds that this criterion will be satisfied provided the final uses of Lindberg Road are reviewed and approved by County Public Works prior to the issuance of any building permits. Without any contrary evidence, staff finds that DR 25-05 has satisfied the Transportation Impact Analysis criteria in Section 1450 of the Zoning Ordinance.

Continuing with the applicable provisions of the CCZO related to Site Design Review:

## **Section 1550 SITE DESIGN REVIEW**

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.

### **1551. 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.

1552 Design Review Process: The Planning Director shall review and decide all Type 1 Site Design Review applications. The Planning Commission shall review all Type 2 Design Review applications. Applications shall be processed in accordance with Sections 1600 and 1700 of this ordinance.

1553 Pre-application Conference: A pre-application conference is required for all projects applying for a Site Design Review, unless the Director or his/her designate determines it is unnecessary. The submittal requirements for each application are as defined in this section and the standards of the applicable zone, and will be determined and explained to the applicant at the preapplication conference.

1554 Pre-application Conference Committee: The committee shall be appointed by the Planning Director and shall consist of at least the following officials, or their designated staff members.

Only affected officials need to be present at each pre-application conference.

- A. The County Planning Director.
- B. The County Director of Public Works.
- C. The Fire Marshal of the appropriate Rural Fire District.
- D. The County Building Official.
- E. The County Sanitarian.
- F. A city representative, for projects inside Urban Growth Boundaries.
- G. Other appointees by the Planning Director, such as an Architect, Landscape Architect, real estate agent, appropriate officials, etc.

**Finding 8:** Although the installation of the 4 new gas pumps is a less than 5,000 sq. ft. expansion of the existing Outpost 30 facility, only the Planning Commission is authorized to review and approve the required submittal of Determination of Similar Use Application (DSU 25-02). The Planning Commission's mandatory review further, necessitates the county to process DR 25-05 as a Type 2 Site Design Review through the Quasi-judicial Public Hearing process identified in Section 1603 of the County Zoning Ordinance.

A Pre-application conference was held on May 13, 2024 where the applicant and property owner were given the submittal requirements prior to Land Development Services accepting the application for this land use proposal in the EC Zone. Notice of this pre-application meeting was sent to and attended by the applicant, Lower Columbia Engineering, County Public Works Department, the County Building Official, County Sanitarian, Oregon State Fire Marshall, Columbia River Fire & Rescue, and Oregon Department of Transportation. Staff finds the criteria in Sections 1551.B, 1552, 1553, and 1554 have been met.

1555 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 preapplication 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.

- H. History.
- I. Project narrative.
- J. Existing site plan.
- K. Proposed site plan.
- L. Grading plan.
- M. Drainage plan.
- N. Wetland mitigation plan. Goal 5 Resource Protection Plans (streams, wetlands, riparian areas, natural areas, fish and wildlife habitat).
- O. Landscaping plan.
- P. Architectural plans.
- Q. Sign drawings.
- R. Access, parking and circulation plan.
- S. Impact assessment.
- T. Site Design Review Submittal Checklist.

1556 Site Plan Submittal and Analysis: The applicant shall submit an application and any necessary supplemental information as required by this ordinance to the Land Development Services Department. The Planning Director or designate shall review the application and check its completeness and conformance with this ordinance. Once a Type 2 application is deemed complete, it shall be scheduled for the earliest possible hearing before the Planning Commission. A staff report shall be prepared and sent to the applicant, the Planning Commission, and any interested party requesting a copy.

[...]

1561 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.

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.

C. Architectural Drawings:



1. Building elevations and sections;
  2. Building materials (color and type);
- 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.

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.

[...]

**Finding 9:** The applicant submitted the necessary information and supporting documentation for the proposed Type 2 Site Design Review on April 27, 2025. The applications for DSU 25-02 & DR 25-05 were deemed complete on May 12, 2025. Public notices of the proposal and scheduled public hearing were sent to county and state agencies, adjacent property owners, the Rainer-Fernhill CPAC, and newspaper of record on May 27, 2025. The Proposed Site Plan and other documentation submitted with Permit Applications contained that submitted the attached Documentation as follows which were prepared by Lower Columbia Engineering:

Outpost 30 LU Rev1 dated 4/8/2024 which included the following Illustrations and Plan Sets

*G-1 – Cover Sheet*

*C-1 – Existing Conditions*

*C-2 – Erosion & Sediment Control Plan*

*C-3 – Civil Site Plan*

*C-4 – Parking & Maneuvering Plan*

*C-5 – Illumination Plan*

*D-1 – ESC Details*

*Exhibit A – Site Design Review Application*

*Exhibit B – Determination of Similar Use*

*Exhibit C – Land Use Narrative*

*Exhibit E – Survey*

*Exhibit F – Trip Generation Analysis dated 12/7/2024*

The various components (Erosion & Control Plan, Parking and Maneuvering, Signage, Illumination and Landscaping) have all been covered during the Discussion Sections s leading to Findings 1 – 9 of this report. For these reasons, staff finds submittal and public notice requirements in Section 1551, 1156 and 1561 have been satisfied for DSU 25-02 and DR 25-05.

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.
- B. Wetlands and Riparian Areas: Alteration of wetlands and riparian areas shall be in compliance with State and Federal laws.
- C. Natural Areas and Features: To the greatest practical extent possible, natural areas and features of the site shall 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.
- E. Lighting: All outdoor lights shall be shielded so as to not shine directly on adjacent properties and roads.
- F. Energy Conservation: Buildings should be oriented to take advantage of natural energy saving elements such as the sun, landscaping and land forms.

- 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.

**Discission:** Pertaining to the requirements in Sections 1563. A – D related to *Flood Hazard, Wetlands, Riparian Natural Areas, and Historical and Cultural Areas* the 1.50-acre site does not have any areas identified as flood prone, wetlands, riparian , natural historical or cultural by the County's Comprehensive Plan or Zoning Ordinance nor are these environmentally sensitive areas included in the county's GIS Data. The attached comments from the Columbia County Assessor, Oregon District 18 Watermaster and the County Building Official confirm they do not have any objections to the approval of both proposals as presented provided all building and land use permits are obtained.

In addition, the attached August 5, 2020 Plan Review Approval for Flammable & Combustible Aboveground Tanks at Retail Fueling Facilities from Chris Dugan, Deputy State Fire Marshall identifies the minimum fire protection statues and applicable regulations of the 2022 Oregon Fire Code, Chapters 23 and 57 that apply to DR 25-0 all of which must be reviewed and approved by the Oregon Fire Marshall and the County Building Official prior to the issuance of any building permits. Chris Dugan's comments also state he has no objections to the approval of DR 25-05 as presented.

With regards to the potential increase in stormwater resulting from DR 25-05, the application states that “ *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.* ”

Pertaining to the requirements in Sections 1563 E and F related to *Lighting and Energy Conservation*, the submitted Illumination Plan (Drawing C-5) shows all of the site's outdoor parking area, new gas pump rea and existing minimart structure will be illuminated by Lumark and Lithonia lighting fixtures angled between 10 to 20 degrees in compliance with the applicable provisions of the Oregon Building Code and will ensure no glare will penetrate into public rights-of-way or nearby properties. The County Building Official and the Oregon Fire Marshall will ensure that the construction of the gas pumps and above ground storage tanks will comply with the necessary provisions of the Oregon Fire and Structural Specialty Codes at time of building permit submittal.

In addition, the attached Parking & Maneuvering Plan (Drawing C-4) identifies the applicant's proposed buffer plantings between the 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.

Finally, and pertaining to the *Transportation Facilities* requirements in Section 1563.G, were covered during the Discussions and Evaluations leading to Findings 6 & 7 related to DR 25-05's Off Street Parking/Loading Requirements and Transportation Impacts and will be conditions of Building Permit Issuance and/or Final Approval.

**Finding 10:** For these aforementioned reasons, staff finds that the applicant will be able to satisfy the provisions listed in Section 1563 for this Type 2 Site Design review with conditions that have already been covered.

1564      Final Site Plan Approval:

If the Planning Director or Planning Commission approves a preliminary site plan, the applicant shall finalize all the site drawings and submit them to the Director for review. If the Director finds the final site plan conforms with the preliminary site plan, as approved by the Director or Planning Commission, the Director shall give approval to the final site plan. Minor differences between the preliminary site plan and the final site plan may be approved by the Director. These plans shall be attached to the building permit application and shall become a part of that permit.

**Finding 11:** The preliminary site plan, once approved, will be forwarded to the County Building Official and other departments. Its contents dictate their review and standards. As such the Final Site/Building Plan may be approved only if it conforms with the preliminary site plan reviewed and approved by the Planning Commission. In addition, the County Building Official and the State Fire Marshal will require the project to comply with all applicable requirements of the County Codes related to Building, Safety, and Fire Protection Standards in effect at the time of building permit applications. Staff finds that the criteria in Section 1564 will be met with conditions.

Continuing with the Columbia County Stormwater and Erosion Control Ordinance:

**I. INTRODUCTION**

**B. Applicability**

1. Provisions of this ordinance apply to:

- a. Building permits for residential, commercial, industrial and accessory uses that involve disturbing more than 2000 square feet of land or activities disturbing more than 1000 square feet of land on sites with known and apparent erosion problems;

**Finding 12:** Because the commercial proposal requested for DR 25-05 is an expansion of less than 200 sq. ft gas canopy and 2 aboveground storage tanks, staff finds the provisions of the County Stormwater and Erosion Control Ordinance do not apply to DR 25-05. The application and submitted documentation confirm that any additional stormwater will be directed to the site's existing drainage facilities and will be managed on site without compromising the subject or adjacent properties, facilities and structures.

#### **COMMENTS:**

**Chris Dugan, Deputy State Fire Marshal:** Submitted comments that has no objections to the approval of DR 25-05 as presented and also submitted the requirements of Chapters 23 & 57 of the 2022 Oregon Fire Code pertaining to fire protection and regulatory requirements. These comments are included in the Discussion leading to Finding 10

**Rainier – Fernhill CPAC:** LDS has not received any comments from this CPAC as of the date of this report.

**Columbia River PUD:** LDS has not received any comments from the CRPUD as of the date of this report.

**OR District 18 Watermaster:** Reviewed the application and has no objection to its approval as submitted.

**County Building Official:** All building, electrical, mechanical and plumbing permits shall be obtained for compliance with the applicable provisions of the Oregon Building and Fire Codes.

**County Public Works Department:** Comments related to the use of the site's 2 unpermitted accesses to Lindberg Road are included and incorporated in the Discussion leading to Finding 7 and will be required to be met prior to the issuance of any building permits.

**County Assessor:** Reviewed the application and has no objection to its approval as submitted.

**Oregon Department of Transportation (ODOT):** Comments from Douglas Baumgartner, ODOT Region 2 Development Coordinator are included and incorporated in the Discussion leading to Finding 7 of this Staff Report.

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

#### **CONCLUSION, RECOMMENDATION & CONDITIONS:**



Based on the above Findings, the Planning Staff recommends **APPROVAL** of the Type II Site Design Review proposed for **DSU 25-02** and **DR 25-05** on the 1.50 acre property associated with Tax Map Identification Number 7226-A0-01100/Tax Account Number 19914 in the Existing Commercial Zone subject to the following:

**CONDITIONS OF APPROVAL:**

1. This Design Review shall remain valid for two (2) years from the date of the final decision. This permit shall become void unless the proposal has commenced in conformance with all conditions and restrictions established herein within the two-year validity period. The Planning Director may grant an extension of time if requested in writing along with the appropriate fee before the permit expiration date upon finding that the applicant is not responsible for failure to develop.
2. The proposed commercial development and onsite parking area shall be sited on the Final Site and Building Plans in conformance with the applicant's presented Preliminary Site Plan and specifications reviewed and approved by the Planning Commission.
3. The County Building Official shall review and approve all site development for compliance with the Oregon Building Code as well as the applicable requirements of Chapters 23 & 57 of the 2022 Oregon Fire Code pertaining to fire protection and regulatory requirements.
4. Exterior lighting shall be oriented and shielded so as to not illuminate adjacent residences or the roadways and so no bulb or diffuser is directly visible.
5. The Final Building Plan shall accurately delineate the two ADA parking spaces and the County Building Official will require both parking spaces to be appropriately marked and signed.
6. It is the responsibility of the property owner to maintain all on-site landscaping.
7. Prior to the issuance of building permits to serve the expanded use, the applicant shall submit the following documentation:
  - A. A building permit to Land Development Services confirming all existing signage complies with the locational, size, height, and illumination requirements in Section 1302 and 1313 of the Zoning Ordinance. The applicant will also be able to include the specifications of any new signage authorized with the installation of the 4 new gas pumps to ensure the county's records are accurate.

B. If the site's access(es) to Lindberg Road will be kept for non-customer uses (maintenance, fuel trucks and/or emergency vehicular response) the applicant will be required to obtain access permit(s) for all access point(s) and make them unusable for customer access. The applicant shall submit confirmation to LDS that Road Access Permit(s) have been approved by Public Works or

If the site's access(es) to Lindberg Road will not be used, the applicant can remove these accesses which would require a construction permit for all work within the right-of-way. The applicant shall submit confirmation to LDS that the access to Lindberg Road have been removed.

#### **ATTACHMENTS:**

**Attached from Final Planning Commission Documents dated 5/6/2025 in 7/2025 Planning Commission Folder**  
Application and Site Plans for DR 25-05 & DSU 25-02

Exhibit A – Site Design Review Application

Exhibit B – Determination of Similar Use

Exhibit C – Land Use Narrative

Exhibit E – Survey

Exhibit F – Trip Generation Analysis dated 12/7/2024

Outpost 30 LU Rev1 dated 4/8/2024 which included the following Illustrations and Plan Sets

G-1 – Cover Sheet

C-1 – Existing Conditions

C-2 – Erosion & Sediment Control Plan

C-3 – Civil Site Plan

C-4 – Parking & Maneuvering Plan

C-5 – Illumination Plan

D-1 – ESC Details

#### **Comments from:**

Douglas Bumgartner, P.E. ODOT Development Review Coordinator,

Chris Dugan, Deputy State Fire Marshal comments including the “August 5, 2020 Plan Review Approval for Flammable & Combustible Aboveground Tanks at Retail Fueling Facilities”

Scott Toenjes- County Public Works

Don VanDomelen - County Building Official

Andrea Jurkiewicz - County Assessor

**cc:** Shawn Clark [shawnpclark@icloud.com](mailto:shawnpclark@icloud.com)

COLUMBIA COUNTY  
LAND DEVELOPMENT SERVICES  
COURTHOUSE  
230 STRAND  
ST. HELENS, OREGON 97051  
(503) 397-1501

includes final  
Site Inspection  
#4244.63  
192-24-000276-PLNG-01

General Application

File No: DR 25-05

**GENERAL LAND USE PERMIT APPLICATION**

TYPE OF PERMIT: ☐ Zone Change ☐ Temporary Permit  
☒ Site Design Review ☐ Resource Management Plan

Other: Valuation \$ 450,000 (Per Owner)

APPLICANT: Name: Matthew Alexander

Mailing address: 58640 McNulty Way, St. Helens, OR 97051

Phone No.: Office (503) 366-0399 Home (971) 404-4110 cell

Are you the ☐ property owner? ☒ owner's agent?

PROPERTY OWNER: ☐ same as above, OR:

Name: Shawn Clark

Mailing Address: 76220 Heath Road, Rainier, OR 97048

PROPERTY ADDRESS (if assigned): 73684 Columbia River Hwy. Rainier, OR 97048

TAX ACCOUNT NO.: 7226-A0-01100 Acres: 1.50 Zoning: Existing Commercial

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

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

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

Use: \_\_\_\_\_ Approx. Acres

Convenience Store (Outpost 30) 0.50

\_\_\_\_\_

\_\_\_\_\_

RECEIVED Total acres (must agree with above):

DEC 11 2024

Paid 1/21/25

Land Development Services

**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:**   X   Private well.

Is the well installed?   X   Yes        No

       Community system.

Name \_\_\_\_\_

**METHOD OF SEWAGE DISPOSAL:**

       Community Sewer. Name \_\_\_\_\_

       Not applicable.

  X   Septic System.

If Septic, does the subject property already have a system?   X   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.).

+++++

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: \_\_\_\_\_

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## Outpost 30 - Aerial & Zoning Map



4/24/2025 8:57 AM

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

**DETERMINATION OF SIMILAR USE APPLICATION****PROPOSED USE:** Gas station addition to existing convenience store**APPLICANT: Name:** Matthew AlexanderMailing address: 58640 McNulty WaySt. Helens

City

Oregon

State

97051

Zip Code

Phone No.: Office (503) 366-0399

Home \_\_\_\_\_

Email Address: matt@lowercolumbiaengr.comAre you the \_\_\_\_\_ property owner? ☒ owner's agent?**PROPERTY OWNER:** \_\_\_\_\_ same as above, OR:Name: Shawn ClarkMailing Address: 76220 Heath RoadRainier

City

Oregon

State

97048

Zip Code

Phone No.: Office (312) 965-9637

Home \_\_\_\_\_

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

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 ☐ NoIf 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.AcresCo-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 OnlyDate Rec'd. 1/21/05 paid Hearing Date: \_\_\_\_\_Or: Administrative PC Receipt No. 406090Zoning: 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.

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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.

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**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.

+++++

**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.



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 Country 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**

- 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**

*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**

*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**

- 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**

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### *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**

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*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

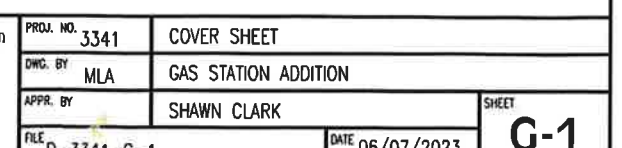
- A. Site Design Review Application
- B. Land Use Narrative
- C. Drawings
- D. Survey
- E. Trip Generation Memorandum

Sincerely,

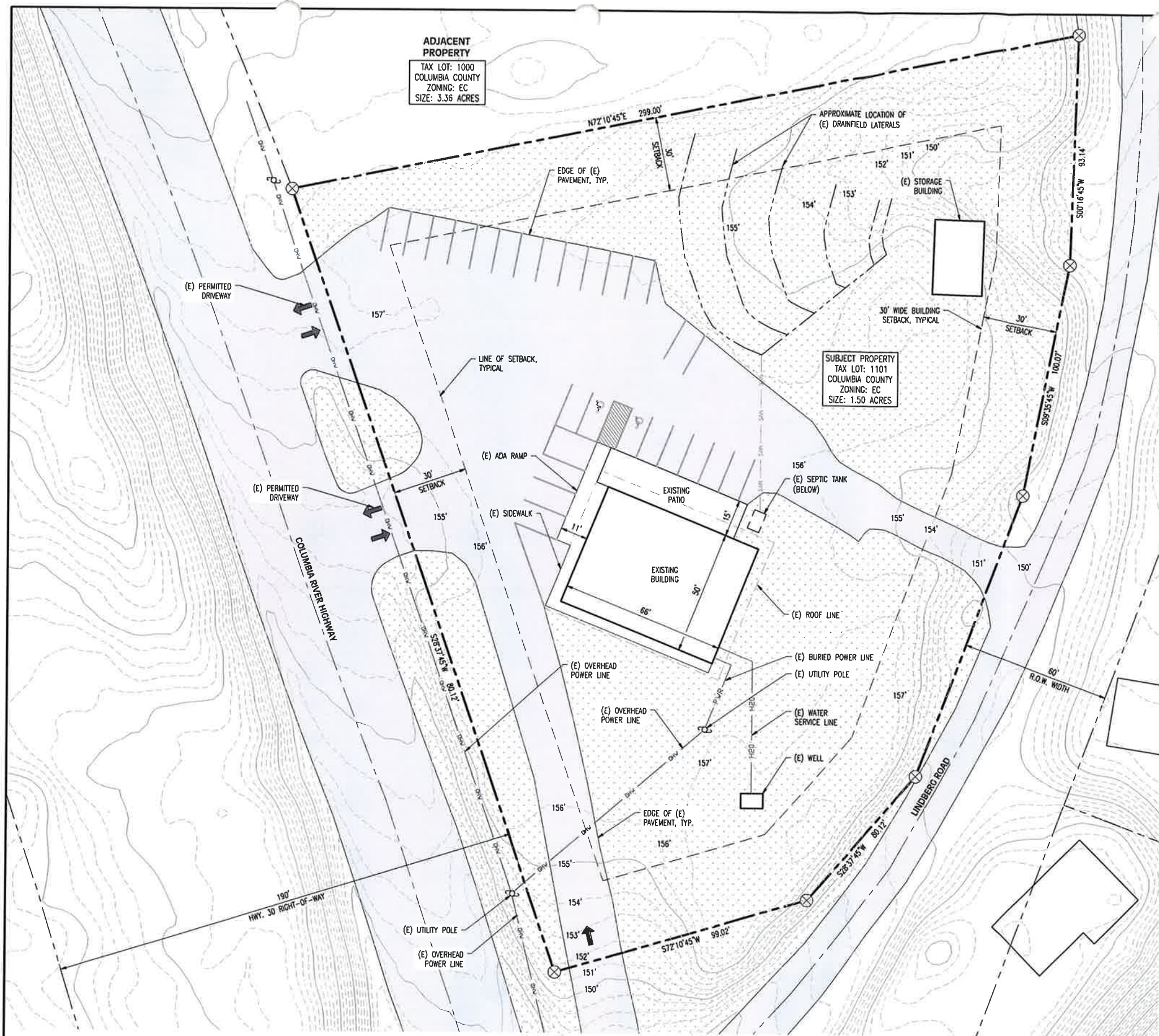
**Matthew Alexander**  
Project Manager  
Lower Columbia Engineering



## 73684 COLUMBIA RIVER HWY, RAINIER, OR 97048







**LEGEND**

	CLEAN OUT		SUBJECT PROPERTY LINE
	STORM SEWER MANHOLE		ADJACENT PROPERTY LINE
	SANITARY SEWER MANHOLE		(N) UTILITY LINE
	CATCH BASIN		(E) UTILITY LINE
	FIRE HYDRANT		(E) MAJOR CONTOUR
	FIRE DEPARTMENT CONNECTION		(E) MINOR CONTOUR
	WATER VALVE		(N) MAJOR CONTOUR
	WATER METER		(N) MINOR CONTOUR
	UTILITY POLE		(E) FENCE LINE
	STREET LIGHTING		CONSTRUCTION FENCE
	EXTERIOR LIGHTING		SEDIMENT FENCE WITH STRAW WATTLE
	POWER VAULT		NEW AC ROADWAY
	POWER CABINET		EXISTING AC ROADWAY
	TELECOM MANHOLE		AC WALKING PATH
	GAS METER		CONCRETE SIDEWALK/PAVING
	TELEPHONE RISER		GRAVEL
	SIGN		PUBLIC EASEMENT
	SLOPE ARROW		CONSTRUCTION ENTRANCE
	RUNNING SLOPE 7.5% MAX		TEMPORARY STOCKPILE
	RUNNING SLOPE 1.5% MAX		EQUIPMENT STORAGE
	FLARE SLOPE 10% MAX		PRECAST CONCRETE WHEEL STOP, SEE 3/D-4
	COUNTER SLOPE 4.0% MAX		
	NEW TREE		
	NEW SHRUB		

**ABBREVIATIONS**

<b>MATERIAL</b>	
AC	ASPHALTIC CONCRETE
GR	GRAVEL
PVC	POLYVINYL CHLORIDE
<b>UTILITY</b>	
COM	COMMUNICATIONS LINE
GAS	GAS LINE
H2O	WATER LINE
PWR	POWER LINE
SAN	SANITARY SEWER LINE
STM	STORM LINE
UTL	UTILITY
<b>GENERAL</b>	
(E)	EXISTING
(N)	NEW
EOG	EDGE OF GRAVEL
EOP	EDGE OF PAVEMENT
ECC	EDGE OF CONCRETE
TOP	TOP OF PAVEMENT
TOC	TOP OF CONCRETE
T/CURB	TOP OF CURB
FL	FLOW LINE / GUTTER
R.O.W.	RIGHT OF WAY
MH	MANHOLE (RIM/LID)
IE	INVERT ELEVATION
CB	CATCH BASIN

RECEIVED  
APR 08 2025  
Land Development Services



**1**  
C-1  
**EXISTING CONDITIONS PLAN**  
SCALE: 1" = 20'-0"



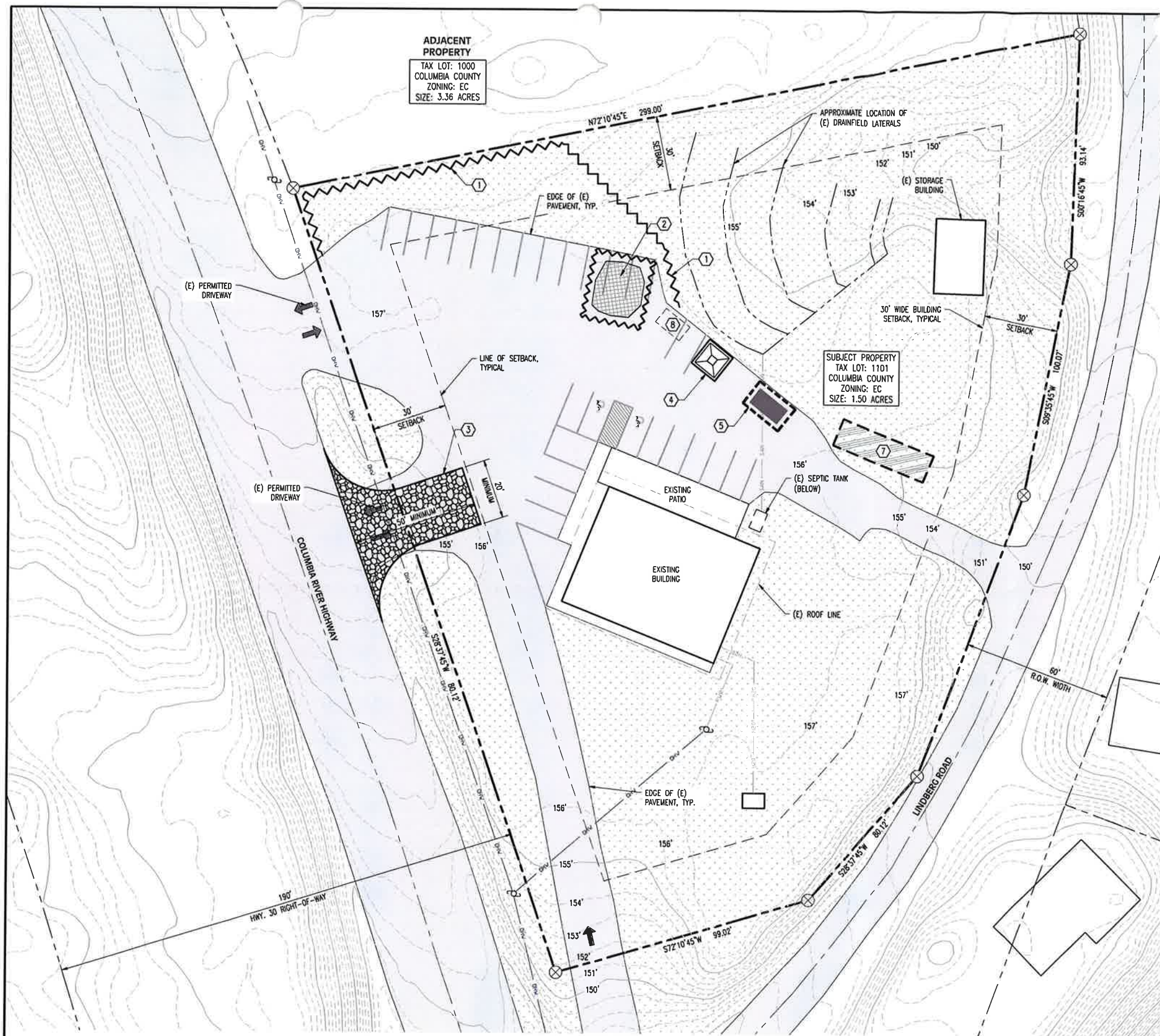
REV.	REVISION RECORD	DATE



PROJ. NO.	3341	EXISTING CONDITIONS PLAN
DWG. BY	MLA	GAS STATION ADDITION
APPR. BY	SHAWN CLARK	
FILE	D-3341-C-1	DATE 11/05/2023
		SHEET <b>C-1</b>

DATE: 04/08/2025  
PRELIMINARY  
NOT  
FOR CONSTRUCTION





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

SUBJECT PROPERTY  
TAX LOT: 1101  
COLUMBIA COUNTY  
ZONING: EC  
SIZE: 1.50 ACRES

### ESC LEGEND

- E.O.G.  
E.O.P.  
(E)  
(N)
- EDGE OF GRAVEL  
EDGE OF PAVEMENT  
EXISTING  
NEW
- 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 D-1.
7. EQUIPMENT STORAGE AREA WITH STRAW WATTLE 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"



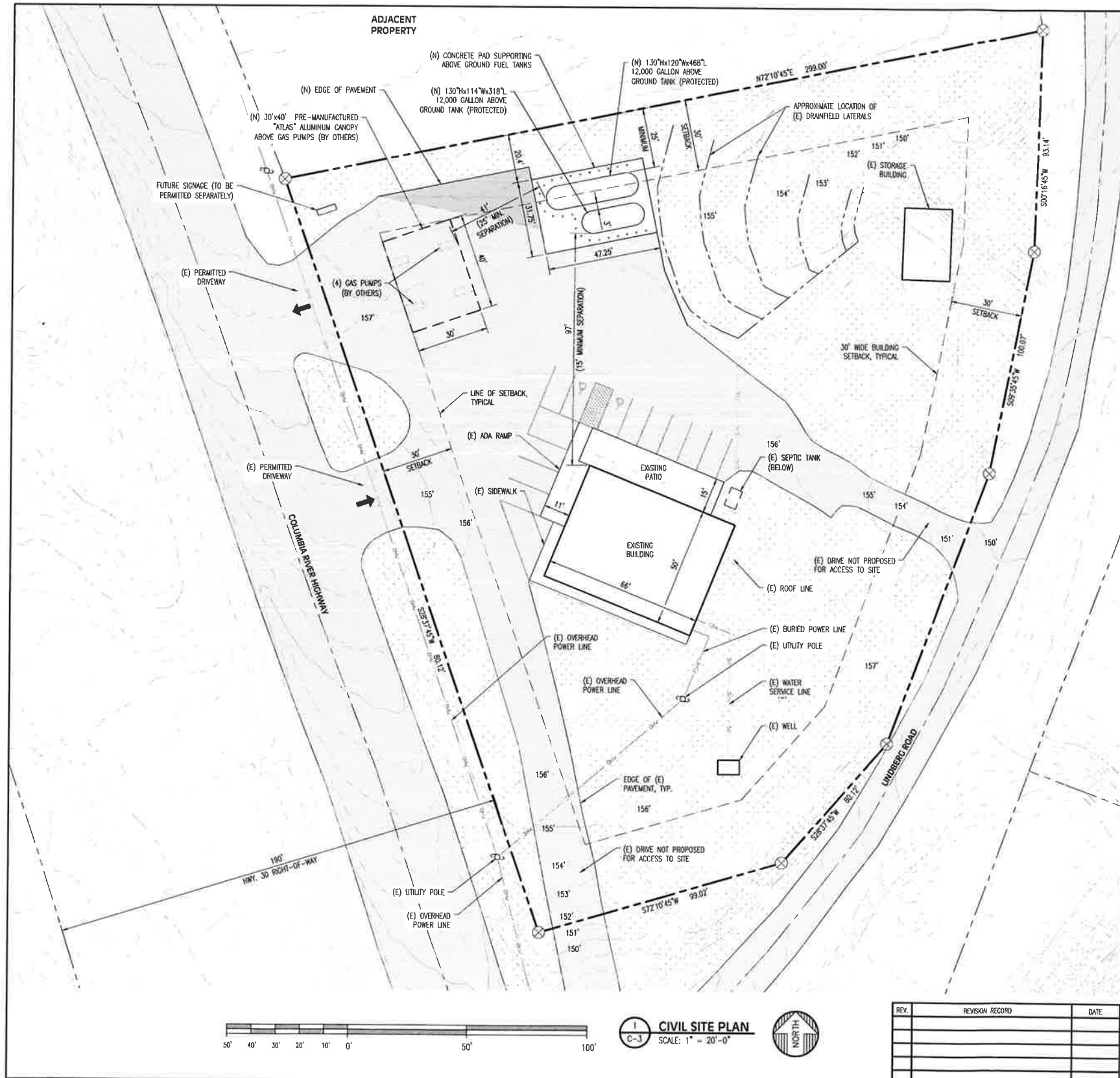
REV.	REVISION RECORD	DATE



PROJ. NO.	3341	EROSION & SEDIMENT CONTROL PLAN
OWC. BY	MLA	GAS STATION ADDITION
APPR. BY	SHAWN CLARK	SHEET
FILE	D-3341-C-2	DATE 11/05/2023

C-2





**LEGEND**

<ul style="list-style-type: none"> <li>CLEAN OUT</li> <li>STORM SEWER MANHOLE</li> <li>SANITARY SEWER MANHOLE</li> <li>CATCH BASIN</li> <li>FIRE HYDRANT</li> <li>FIRE DEPARTMENT CONNECTION</li> <li>WATER VALVE</li> <li>WATER METER</li> <li>UTILITY POLE</li> <li>STREET LIGHTING</li> <li>EXTERIOR LIGHTING</li> <li>POWER VAULT</li> <li>POWER CABINET</li> <li>TELECOM MANHOLE</li> <li>GAS METER</li> <li>TELEPHONE RISER</li> <li>SIGN</li> <li>SLOPE ARROW</li> <li>TRAFFIC FLOW ARROW</li> <li>RUNNING SLOPE 7.5% MAX</li> <li>RUNNING SLOPE 1.5% MAX</li> <li>FLARE SLOPE 10% MAX</li> <li>COUNTER SLOPE 4.0% MAX</li> <li>NEW TREE</li> <li>NEW SHRUB</li> </ul>	<ul style="list-style-type: none"> <li>SUBJECT PROPERTY LINE</li> <li>ADJACENT PROPERTY LINE</li> <li>UTILITY LINE</li> <li>MAJOR CONTOUR</li> <li>MINOR CONTOUR</li> <li>MAJOR CONTOUR</li> <li>MINOR CONTOUR</li> <li>FENCE LINE</li> <li>CONSTRUCTION FENCE</li> <li>SEDIMENT FENCE WITH STRAW WATTLE</li> <li>NEW AC ROADWAY</li> <li>EXISTING AC ROADWAY</li> <li>AC WALKING PATH</li> <li>CONCRETE SIDEWALK/PAVING</li> <li>GRAVEL</li> <li>PUBLIC EASEMENT</li> <li>CONSTRUCTION ENTRANCE</li> <li>TEMPORARY STOCKPILE</li> <li>EQUIPMENT STORAGE</li> <li>PRECAST CONCRETE WHEEL STOP, SEE 3/D-4</li> </ul>
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**ABBREVIATIONS**

MATERIAL

AC ASPHALTIC CONCRETE  
GR GRAVEL  
PVC POLYVINYL CHLORIDE

UTILITY

COM COMMUNICATIONS LINE  
GAS GAS LINE  
H2O WATER LINE  
PWR POWER LINE  
SAN SANITARY SEWER LINE  
STM STORM LINE  
UTL UTILITY

GENERAL

(E) EXISTING  
(N) NEW  
EOG EDGE OF GRAVEL  
EOP EDGE OF PAVEMENT  
EOC EDGE OF CONCRETE  
TOP TOP OF PAVEMENT  
TOC TOP OF CONCRETE  
T/CURB TOP OF CURB  
FL FLOW LINE / GUTTER  
R.O.W. RIGHT OF WAY  
MH MANHOLE (RIM/LID)  
IE INVERT ELEVATION  
CB CATCH BASIN

**RECEIVED**  
**APR 23 2025**  
Land Development Services



**CIVIL SITE PLAN**  
SCALE: 1" = 20'-0"

REV.	REVISION RECORD	DATE



PROJ. NO.	3341	CIVIL SITE PLAN
DWG. BY	MLA	GAS STATION ADDITION
APPR. BY	SHAWN CLARK	SHEET
FILE	D-3341-C-3	DATE 11/05/2023

DATE: 04/08/2025  
PRELIMINARY  
NOT  
FOR CONSTRUCTION

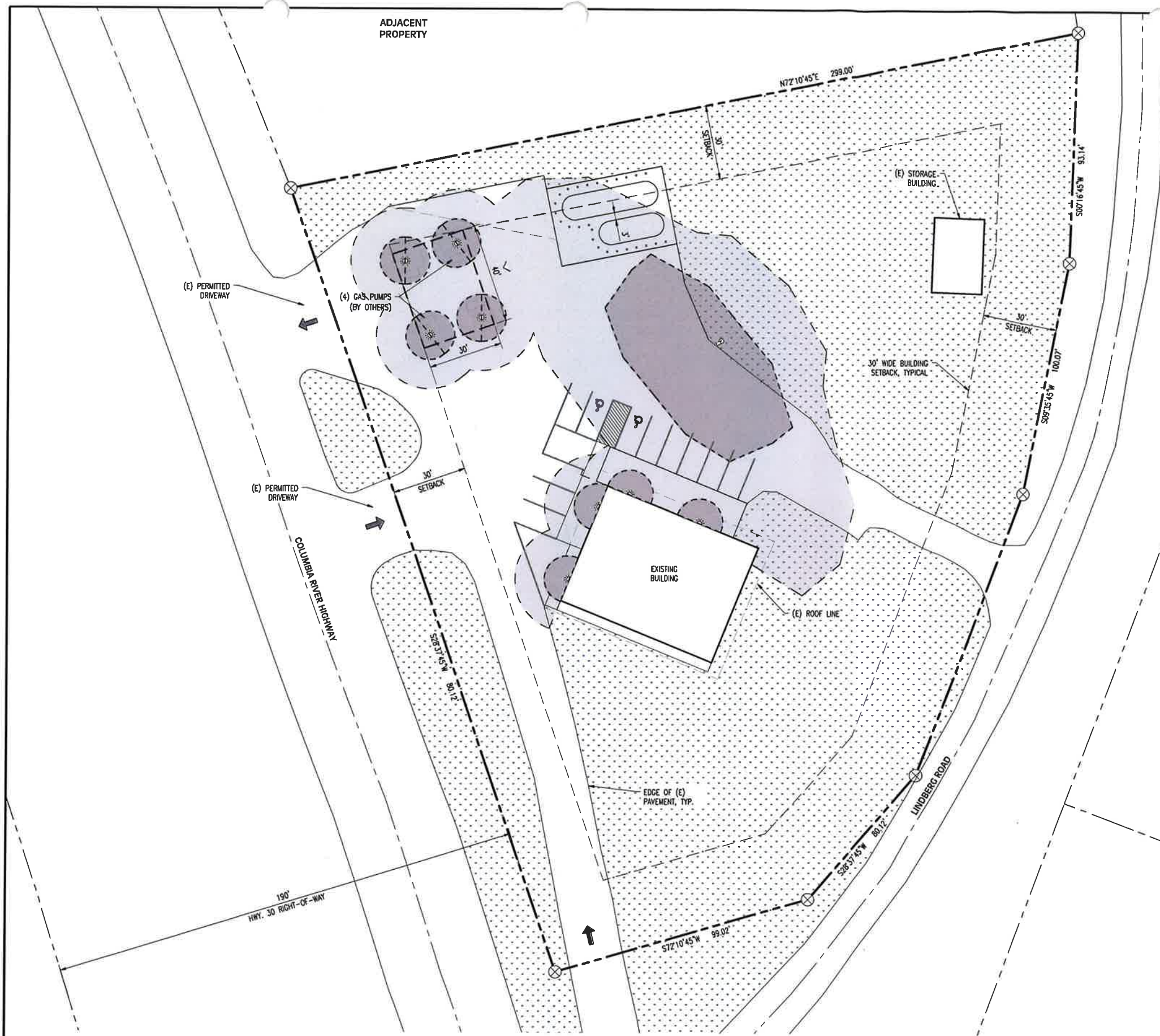
**C-3**

*Proposed Site Plan*









### LEGEND

CO	CLEAN OUT	---	SUBJECT PROPERTY LINE
⊙	STORM SEWER MANHOLE	---	ADJACENT PROPERTY LINE
⊙	SANITARY SEWER MANHOLE	---	(N) UTILITY LINE
⊙	CATCH BASIN	---	(E) UTILITY LINE
⊙	FIRE HYDRANT	---	(E) MAJOR CONTOUR
⊙	FIRE DEPARTMENT CONNECTION	---	(E) MINOR CONTOUR
⊙	WATER VALVE	---	(N) MAJOR CONTOUR
⊙	WATER METER	---	(N) MINOR CONTOUR
⊙	UTILITY POLE	---	(E) FENCE LINE
⊙	STREET LIGHTING	---	CONSTRUCTION FENCE
⊙	EXTERIOR LIGHTING	---	SEDIMENT FENCE WITH STRAW WATTLE
P	POWER VAULT	---	NEW AC ROADWAY
PCAB	POWER CABINET	---	EXISTING AC ROADWAY
⊙	TELECOM MANHOLE	---	AC WALKING PATH
⊙	GAS METER	---	CONCRETE SIDEWALK/PAVING
⊙	TELEPHONE RISER	---	GRAVEL
⊙	SIGN	---	PUBLIC EASEMENT
⊙	SLOPE ARROW	---	CONSTRUCTION ENTRANCE
⊙	TRAFFIC FLOW ARROW	---	TEMPORARY STOCKPILE
⊙	RUNNING SLOPE 7.5% MAX	---	EQUIPMENT STORAGE
⊙	RUNNING SLOPE 1.5% MAX	---	PRECAST CONCRETE WHEEL STOP, SEE 3/0-4
⊙	FLARE SLOPE 10% MAX	---	
⊙	COUNTER SLOPE 4.0% MAX	---	
⊙	NEW TREE	---	
⊙	NEW SHRUB	---	

### LIGHTING FIXTURE LEGEND

PARKING LOT FIXTURE  
 LUMARK PRV PREVAIL SERIES AREA LUMINAIRE  
 SINGLE HEAD MOUNTED AT 20' AGL

WALL MOUNTED FIXTURE  
 LITHONIA LIGHTING OLWX1 13W 4000K LED WALL  
 PACK MOUNTED TO BUILDING AT 10' AGL

CANOPY MOUNTED FIXTURE  
 TBD  
 MOUNTED TO CEILING AT 16' AGL



1 ILLUMINATION PLAN  
C-5 SCALE: 1" = 20'-0"



REV.	REVISION RECORD	DATE

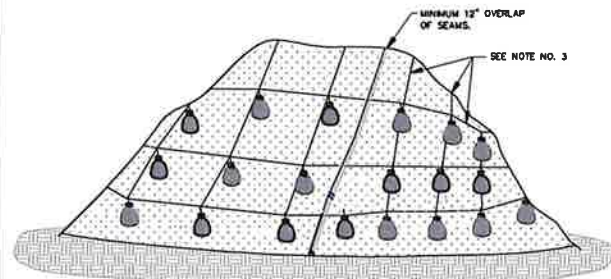
Lower Columbia Engineering  
 St. Helens, Oregon  
 (503) 366-0399

PROJ. NO.	3341	ILLUMINATION PLAN
DWG. BY	MLA	GAS STATION ADDITION
APPR. BY	SHAWN CLARK	
FILE	D-3341-C-5	DATE 11/05/2023
SHEET	C-5	

DATE: 04/08/2023  
 PRELIMINARY  
 NOT  
 FOR CONSTRUCTION



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. PERIMETER SEDIMENT CONTROL BMP TO BE INSTALLED A MINIMUM OF 3' FROM TOE OF STOCKPILE.
3. COVERING MAINTAINED TIGHTLY IN PLACE BY USING SANDBAGS OR APPROVED EQUAL ON ROPS WITH A MAXIMUM 10' GRID 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.

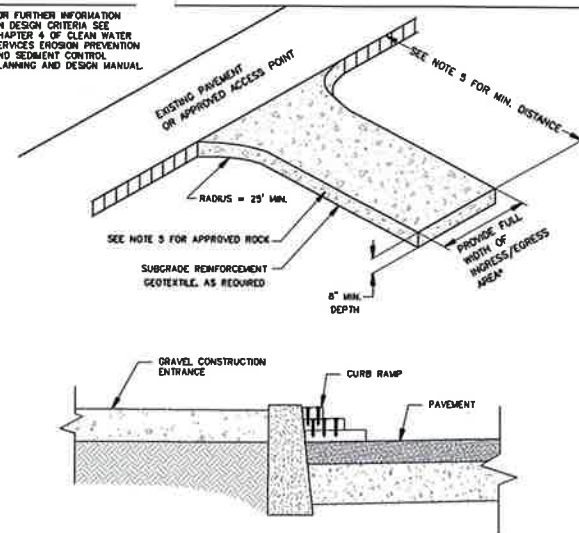
PLASTIC SHEETING

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.



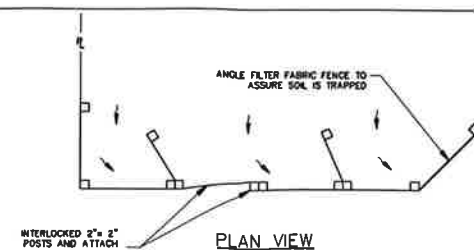
NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. WHERE RUNOFF CONTAINING SEDIMENT LOADED WATER IS LEAVING THE SITE VIA THE CONSTRUCTION ENTRANCE, OTHER MEASURES SHALL BE IMPLEMENTED TO DIVERT RUNOFF THROUGH AN APPROVED FILTERING SYSTEM.
5. DIMENSIONS:  
SINGLE FAMILY:  
20' LONG BY 20' WIDE 8" DEEP OF 3/4" MINUS CLEAN ROCK.  
COMMERCIAL/SITE DEVELOPMENT:  
50' LONG BY 20' WIDE 3-8" CLEAN ROCK, GOVERNING AUTHORITY MAY REQUIRE GEOTEXTILE FABRIC TO PREVENT SUB-SOIL PUMPING.

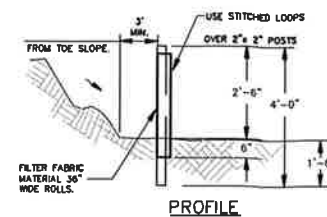
CONSTRUCTION ENTRANCE

DRAWING NO. 855

REVISED 10-31-19



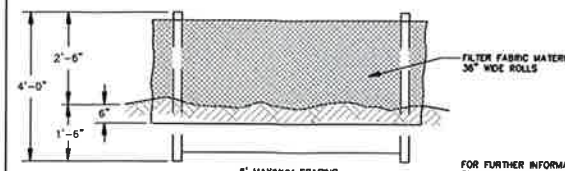
PLAN VIEW



PROFILE

NOTES:

1. SEDIMENT FENCE TO HAVE STITCHED LOOPS AROUND 2" x 2" POSTS.
2. BURY BOTTOM OF FILTER FABRIC 8" VERTICALLY BELOW FINISHED GRADE.
3. 2" x 2" FIBER, PINE OR STEEL FENCE POSTS.
4. POSTS TO BE INSTALLED ON UPHILL SIDE OF SLOPE.
5. COMPACT BOTH SIDES OF FILTER FABRIC TRENCH.
6. PANELS MUST BE PLACED ACCORDING TO SPACING ON DRAWING NO. 840.



FRONT VIEW

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

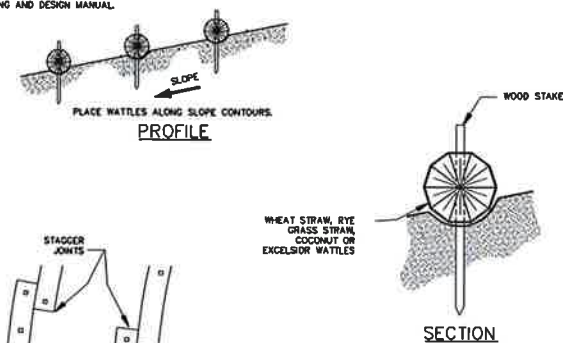
SEDIMENT FENCE

DRAWING NO. 875

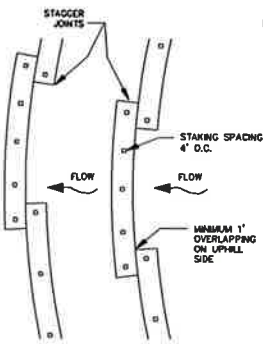
REVISED 10-31-19



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



PROFILE



PLAN VIEW

NOTES:

1. STAKING SPECIFICATIONS:  
a. 1"x2" WOODEN STAKES  
b. ADDITIONAL STAKES MAY BE INSTALLED ON DOWNHILL SIDE OF WATTLES, ON STEEP SLOPE OR HIGHLY ERODIBLE SOILS.
2. SPACING IN ACCORDANCE WITH DETAIL 840.
3. REMOVE ALL ROCKS, CLODS, VEGETATION OR OTHER OBSTRUCTIONS SO THAT THE INSTALLED WATTLES WILL HAVE DIRECT CONTACT WITH THE SOIL.
4. INSTALL THE WATTLES IN A 2" DEEP TRENCH, INSURING THAT NO GAPS EXIST BETWEEN THE SOIL AND THE BOTTOM OF THE WATTLE. THE ENDS OF ADJACENT WATTLES SHALL BE OVERLAPPED 1 FT. MINIMUM TO PREVENT SEDIMENT PASSING THROUGH THE FIELD JOINT.

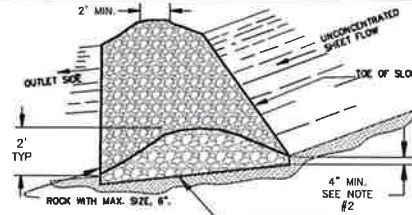
WATTLES

DRAWING NO. 860

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.



ROCK FILTER BERM

1. DIRECT THE OUTLET SIDE OF THE ROCK/COMPOST FILTER BERMS ONTO A STABILIZED AREA, SUCH AS VEGETATION AND/OR ROCK.
2. EMBED ROCK FILTER BERM A MIN. OF 4" INTO THE EXISTING GROUND/EMBANKMENT.
3. USE ROCK FILTER BERM ON 3:1V OR FLATTER SIDE SLOPES. WITHIN THE SAFETY CLEAR ZONE, USE 3/4"V OR FLATTER ON SIDE SLOPES.
4. PLACE COMPOST FILTER BERMS ALONG OR ON THE GROUND CONTOUR WITH THE ENDS TURNED UP SLOPE.
5. PRIOR TO INSTALLING A COMPOST FILTER BERM IN A VEGETATED AREA, ENSURE THAT THE VEGETATION IS CUT TO A HEIGHT OF NO GREATER THAN 3" PRIOR TO INSTALLATION.
6. VERIFY THAT COMPOST HAS NOT BEEN CHEMICALLY TREATED AND IS WEED-FREE, PLASTIC-FREE, DECOMPOSED, NON-WOODY PLANT MATERIAL; ANIMAL WASTE IS NOT ALLOWED.

FILTER BERMS  
ROCK/COMPOST

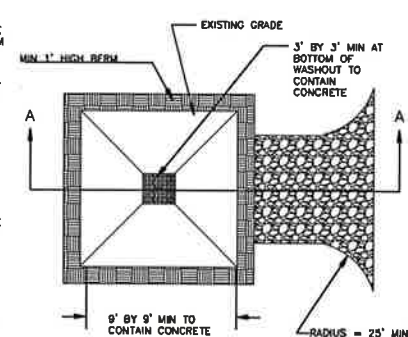
DRAWING NO. 890

REVISED 10-31-19

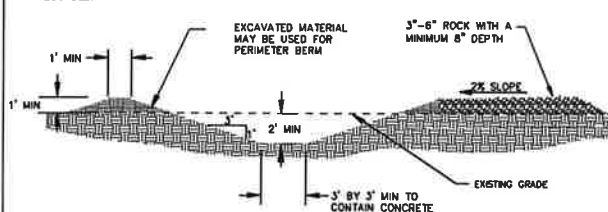


NOTES:

1. WASHOUT FACILITIES SHALL BE MAINTAINED TO PROVIDE ADEQUATE HOLDING CAPACITY WITH A MINIMUM FREEBOARD OF 12 INCHES.
2. WASHOUT FACILITIES MUST BE CLEANED, OR NEW FACILITIES MUST BE CONSTRUCTED AND READY FOR USE ONCE THE WASHOUT IS 75% FULL.
3. IF THE WASHOUT IS NEARING CAPACITY, VACUUM AND DISPOSE OF THE WASTE MATERIAL IN AN APPROVED MANNER.
4. TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE LOCATED A MINIMUM OF 50 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 LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS.
6. INSTALL CONCRETE WASHOUT SIGN WITHIN 30 FEET OF TEMPORARY CONCRETE WASHOUT FACILITY.
7. TEMPORARY CONCRETE WASHOUTS MAY BE A PREFABRICATED CONTAINER THAT IS PORTABLE AND REUSABLE.



PLAN

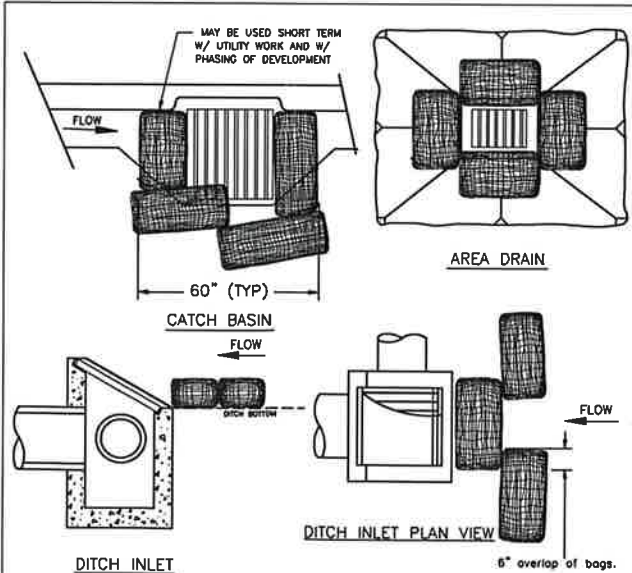


SECTION A-A

CONCRETE WASHOUT

DRAWING NO. 900

REVISED 10-31-19



DITCH INLET

AREA DRAIN

NOTES:

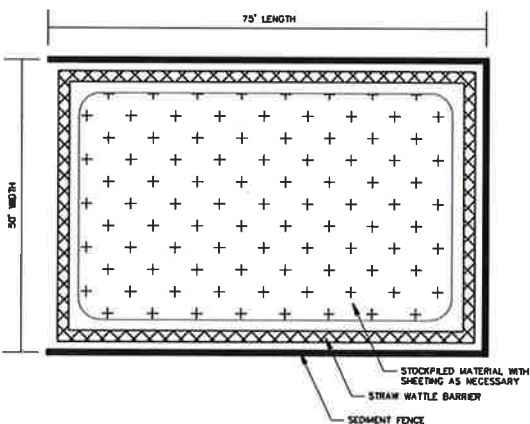
1. ADDITIONAL MEASURES MUST BE CONSIDERED DEPENDING ON SOIL TYPES.
2. BIO-FILTER BAGS SHOULD BE STAKED WHERE APPLICABLE USING (2) 1"x2" WOODEN STAKES OR APPROVED EQUAL PER BAG.
3. WHEN USING 30" BIO-BAGS TO PROTECT A CATCH BASIN YOU HAVE 4 BAGS AND THEY SHALL BE OVERLAPPED BY 6".

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

INLET PROTECTION  
TYPE 4

DRAWING NO. 915

REVISED 10-31-19



PLAN VIEW

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 WET WEATHER AND DURATIONS WHEN NOT IN USE.

CONSTRUCTION STOCKPILE

DATE: 04/08/2025  
PRELIMINARY  
NOT  
FOR CONSTRUCTION

REV.	REVISION RECORD	DATE



St. Helens, Oregon  
(503) 366-0399

PROJ. NO. 3341	ESC DETAILS
DWG. BY RM2	GAS STATION ADDITION
APPR. BY	SHAWN CLARK
FILE D-3341-D-1	DATE 08/01/2022
	SHEET D-1

## Matthew Alexander

---

**From:** Shawn Clark <shawnpc@icloud.com>  
**Sent:** Tuesday, April 1, 2025 4:57 PM  
**To:** Matthew Alexander  
**Subject:** Fwd: Outpost 30 Trip Generation Analysis

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged



Call me tomorrow to discuss !

Begin forwarded message:

**From:** BAUMGARTNER Douglas G <Douglas.G.BAUMGARTNER@odot.oregon.gov>  
**Date:** April 1, 2025 at 6:50:37 PM CDT  
**To:** Shawn Clark <shawnpc@icloud.com>, CHILDRESS Arielle <Arielle.CHILDRESS@odot.oregon.gov>  
**Cc:** WILLIAMS Virginia L <Virginia.L.WILLIAMS@odot.oregon.gov>, FEAR Kimberly <Kimberly.FEAR@odot.oregon.gov>  
**Subject:** RE: Outpost 30 Trip Generation Analysis

Good afternoon Shawn,

Here is the TIA review comments from Arielle Childress:

1. Typically it's most appropriate to use the "Peak Hour of Adjacent Street Traffic, One Hour Between 4 and 6 p.m." as opposed to the "PM Peak Hour of Generator." While the overall trip generation is lower, it coincides with the highest level of traffic congestion in the area, when additional trips have the most impact. Applying this, the trip generation for the existing use is 2,516 daily trips and 162 PM peak hour trips and the proposed use is 2,120 daily trips and 147 PM peak hour trips. These results show the proposed addition of gas pumps will have limited to no impact to traffic in the area.

The only comments I will add is that ODOT will not be requiring new approach permits for this development proposal and that any work proposed in the ODOT right of way will need a MISC permit through the ODOT District 1 Maintenance Office.

Have a great day!

Doug

Douglas Baumgartner, P.E.  
Region 2 Development Review Coordinator  
Oregon Department of Transportation  
455 Airport Rd SE, Bldg. B | Salem, OR 97301

Cell: 503.798.5793

**From:** Shawn Clark <shawnpclark@icloud.com>

**Sent:** Tuesday, April 1, 2025 1:42 PM

**To:** CHILDRESS Arielle <Arielle.CHILDRESS@odot.oregon.gov>

**Cc:** BAUMGARTNER Douglas G <Douglas.G.BAUMGARTNER@odot.oregon.gov>

**Subject:** Re: Outpost 30 Trip Generation Analysis

You don't often get email from [shawnpclark@icloud.com](mailto:shawnpclark@icloud.com). [Learn why this is important](#)

This message was sent from outside the organization. Treat attachments, links and requests with caution. Be conscious of the information you share if you respond.

Hey Douglas,

I know Arielle is done with her review I am just wondering what the status of your review is and how much longer do you think it will be to get comments back.

Thank You !

Shawn

On Mar 10, 2025, at 11:21 AM, Shawn Clark <[shawnpclark@icloud.com](mailto:shawnpclark@icloud.com)> wrote:

Sounds Good !

On Mar 10, 2025, at 8:32 AM, CHILDRESS Arielle <[Arielle.CHILDRESS@odot.oregon.gov](mailto:Arielle.CHILDRESS@odot.oregon.gov)> wrote:

Shawn,

I've already completed my review but Doug is still working on his. Typically we provide comments together.

Thanks!

**Arielle Childress, P.E. ([she/her/hers](#))**

Traffic Analysis Engineer

ODOT Region 2



455 Airport Rd. SE, Bldg. B, Salem, OR 97031  
(971) 208-1290

---

**From:** Shawn Clark <[shawnpclark@icloud.com](mailto:shawnpclark@icloud.com)>  
**Sent:** Friday, March 7, 2025 3:33 PM  
**To:** CHILDRESS Arielle <[Arielle.CHILDRESS@odot.oregon.gov](mailto:Arielle.CHILDRESS@odot.oregon.gov)>  
**Cc:** BAUMGARTNER Douglas G <[Douglas.G.BAUMGARTNER@odot.oregon.gov](mailto:Douglas.G.BAUMGARTNER@odot.oregon.gov)>  
**Subject:** Re: Outpost 30 Trip Generation Analysis

You don't often get email from [shawnpclark@icloud.com](mailto:shawnpclark@icloud.com). [Learn why this is important](#)

This message was sent from outside the organization. Treat attachments, links and requests with caution. Be conscious of the information you share if you respond.

Hey Arielle,

Just checking in to see how the review is going and if you had any questions.

Thanks  
Shawn

On Feb 19, 2025, at 10:36 AM, CHILDRESS Arielle  
<[Arielle.CHILDRESS@odot.oregon.gov](mailto:Arielle.CHILDRESS@odot.oregon.gov)> wrote:

Shawn – I'm including Doug Baumgartner, Development Review Coordinator, on the email. I'll review the trip generation memo and respond within about a week.

Doug – A citizen got in contact with me regarding a potential redevelopment (adding gas pumps to an existing convenience store) located off US 30 with direct access to the highway. See the attached documents for additional details.

Thanks!

**Arielle Childress, P.E. (she/her/hers)**

Traffic Analysis Engineer  
ODOT Region 2  
455 Airport Rd. SE, Bldg. B, Salem, OR 97031  
(971) 208-1290

---

**From:** Shawn Clark <[shawnpclark@icloud.com](mailto:shawnpclark@icloud.com)>  
**Sent:** Wednesday, February 19, 2025 5:55 AM  
**To:** CHILDRESS Arielle <[Arielle.CHILDRESS@odot.oregon.gov](mailto:Arielle.CHILDRESS@odot.oregon.gov)>  
**Subject:** Outpost 30 Trip Generation Analysis

[You don't often get email from [shawnpclark@icloud.com](mailto:shawnpclark@icloud.com). Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

This message was sent from outside the organization. Treat attachments, links and requests with caution. Be conscious of the information you share if you respond.

Hi Arielle,

I appreciate you taking the time to talk to me yesterday and I have attached a copy of the Trip Generation Analysis.

Also a site map showing the where the proposed gas pumps would go on the property.

I have gotten my permit for Above Ground Tanks from the State of Oregon so I have also attached their letter below

In case you wanted to look at it.

Thanks Again and any questions feel free to call me or email me.

312-965-9637

Shawn Clark

Owner

Outpost 30 LLC

<F\_Trip Generation.pdf>

<D\_Drawings.pdf>

<FCL 24-041-05 App Ltr REV Outpost 30, LLC Columbia Co 2.pdf>



**COLUMBIA COUNTY**  
Land Development Services



**ST. HELENS, OR 97051**

230 Strand St.  
Direct (503) 397-1501  
columbiacountyor.gov



**REFERRAL AND ACKNOWLEDGMENT**

**Date:** May 27, 2025  
**File #** DSU 25-02 & DR 25-05  
**Applicant:** Shawn Clark & Matthew Alexander  
**Business Name:** Outpost 30  
**Map/Taxlot:** 7226-A0-01100  
**Site Address:** 73684 Columbia River Hwy, Rainier OR 97048  
**Zone:** Existing Commercial (EC)  
**Size:** 1.50 Acres

**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 Rainier. 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.

**Hearing Date: July 7, 2025 Please Return By: June 6, 2025 Planner: Deborah Jacob**

**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 enclosed application is being referred to you for your information and comment. Your recommendation and suggestions will be used by the County Planning Department and/or the Columbia County Planning Commission in arriving at a decision. Your prompt reply will help us to process this application and will ensure the inclusion of your recommendations in the staff report. Please comment below.

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

**COMMENTS:**

The applicant will have to go through a plan review for their proposed above ground fuel tanks. The link below will spell out of what is needed for the service station

[Aboveground Tank Application and Installation Guidelines](#)

Name: Chris Dugan

Company: Deputy for Clatsop/Columbia Counties Department of State Fire Marshal,

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

Date: 6-10-2025



# 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

## Deborah Jacob

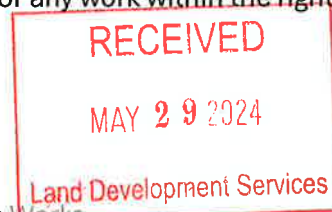
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**From:** Scott Toenjes  
**Sent:** Thursday, May 29, 2025 4:51 PM  
**To:** Planning Department.UserGroup  
**Cc:** Grant DeJongh  
**Subject:** 73684 Columbia River Highway, Shawn Clark & Mathew Alexander, DSU 25-02 & DR 25-05  
**Attachments:** 2222\_001.pdf

Here are the Columbia County Public Works Department's comments for this DSU and DR Application:

1. The requirements for the two access points onto Lindberg Road depend on how the applicant would like to use them.
  - a. If the applicant would like to keep the two access points open for customer use through this development, then the applicant will be required to submit a TIA to determine the impact to Lindberg Road and any required improvements to mitigate the impact.
  - b. If the applicant would like to keep the two access points for non-customer use, such as maintenance, fuel trucks and/or emergency access, then the applicant will be required to obtain an access permit for both access points and make them unusable for customer access.
  - c. If the applicant would like to not use the access points, they can remove them. This would require a construction permit for work within the right-of-way, but not an access permit.
2. Applicant will need to obtain a construction permit for any work within the right-of-way of Lindberg Road.

Thank you.



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

**Service ~ Engagement ~ Connection ~ Innovation**

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

**COLUMBIA COUNTY**  
Land Development Services



ST. HELENS, OR 97051

230 Strand St.  
Direct (503) 397-1501  
columbiacountyor.gov

**REFERRAL AND ACKNOWLEDGMENT**

**Date:** May 27, 2025  
**File #** DSU 25-02 & DR 25-05  
**Applicant:** Shawn Clark & Matthew Alexander  
**Business Name:** Outpost 30  
**Map/Taxlot:** 7226-A0-01100  
**Site Address:** 73684 Columbia River Hwy, Rainier OR 97048  
**Zone:** Existing Commercial (EC)  
**Size:** 1.50 Acres

**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 Rainier. 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.

**Hearing Date: July 7, 2025   Please Return By: June 6, 2025   Planner: Deborah Jacob**

**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 enclosed application is being referred to you for your information and comment. Your recommendation and suggestions will be used by the County Planning Department and/or the Columbia County Planning Commission in arriving at a decision. Your prompt reply will help us to process this application and will ensure the inclusion of your recommendations in the staff report. Please comment below.

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

**COMMENTS:**

\_\_\_\_\_ Exempt Uses of Ground Water include:

1. Stock watering.
2. Non-commercial irrigation of not more than one-half acre in area.
3. Single or group domestic purposes for no more than 15,000 gallons per day.
4. Single industrial or commercial purposes; not exceeding 5,000 gallons per day.
5. Down-hole heat exchange uses.

\_\_\_\_\_ The above exempt uses do NOT allow for commercial irrigation.

Name: Jake Constans

Company: District 18 Watermaster

Signature: [Signature]

Date: 05/28/25



**COLUMBIA COUNTY**  
Land Development Services



ST. HELENS, OR 97051

230 Strand St.  
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RECEIVED

MAY 28 2025

Land Development Services

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

**COMMENTS:**

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Name: Andrea Junkiewicz

Company: Columbia County Assessor

Signature: Andrea Junkiewicz

Date: 5/28/25



## Deborah Jacob

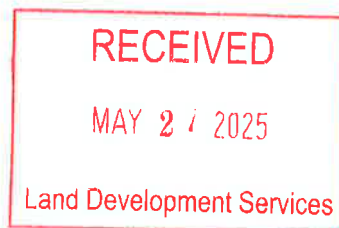
---

**From:** Amy Herzog  
**Sent:** Tuesday, May 27, 2025 12:40 PM  
**To:** Deborah Jacob  
**Cc:** Don VanDomelen  
**Subject:** FW: Agency Referral Requested- Outpost 30 DSU 25-02 & DR 25-05

Here you go, Deb! Comments from Building Official

## Amy Herzog

Permit Technician  
Columbia County Land Development  
503-397-1501 ext 8483  
[Amy.Herzog@columbiacountyor.gov](mailto:Amy.Herzog@columbiacountyor.gov)  
[www.columbiacountyor.gov](http://www.columbiacountyor.gov)



Please note:

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

---

**From:** Don VanDomelen <[Don.VanDomelen@columbiacountyor.gov](mailto:Don.VanDomelen@columbiacountyor.gov)>  
**Sent:** Tuesday, May 27, 2025 12:40 PM  
**To:** Amy Herzog <[Amy.Herzog@columbiacountyor.gov](mailto:Amy.Herzog@columbiacountyor.gov)>  
**Subject:** RE: Agency Referral Requested- Outpost 30 DSU 25-02 & DR 25-05

The Building Department will require owner to obtain all Building, Electrical, Plumbing, and mechanical permits for this project.

**Don VanDomelen, CBO**  
Columbia County Building Official  
230 Strand Street, St. Helens, OR 97051  
(p) 503-366-3910  
[don.vandomelen@columbiacountyor.gov](mailto:don.vandomelen@columbiacountyor.gov)  
[www.columbiacountyor.gov](http://www.columbiacountyor.gov)

**Please note:**

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We're available to assist you in person, phone at 503-397-1501, ext. 1 or by email at the following for building, planning and onsite septic:

[building@columbiacountyor.gov](mailto:building@columbiacountyor.gov) or [planning@columbiacountyor.gov](mailto:planning@columbiacountyor.gov) or [onsite@columbiacountyor.gov](mailto:onsite@columbiacountyor.gov)

**From:** Amy Herzog <[Amy.Herzog@columbiacountyor.gov](mailto:Amy.Herzog@columbiacountyor.gov)>

**Sent:** Tuesday, May 27, 2025 12:12 PM

**To:** [jroesselet@crpud.org](mailto:jroesselet@crpud.org); Eric Smythe <[smythee@crfr.com](mailto:smythee@crfr.com)>; DUGAN Chris \* OSFM <[chris.dugan@osfm.oregon.gov](mailto:chris.dugan@osfm.oregon.gov)>; [David.J.HOUSE@odot.oregon.gov](mailto:David.J.HOUSE@odot.oregon.gov); Watermaster District 18 NW Region ([watermaster@washingtoncountyor.gov](mailto:watermaster@washingtoncountyor.gov)) <[watermaster@washingtoncountyor.gov](mailto:watermaster@washingtoncountyor.gov)>; Don VanDomelen <[Don.VanDomelen@columbiacountyor.gov](mailto:Don.VanDomelen@columbiacountyor.gov)>; PublicWorks.UserGroup <[publicworks@columbiacountyor.gov](mailto:publicworks@columbiacountyor.gov)>; ePermits - On-Site <[onsite@columbiacountyor.gov](mailto:onsite@columbiacountyor.gov)>; Assessor Columbia County <[assessor@columbiacountyor.gov](mailto:assessor@columbiacountyor.gov)>

**Cc:** Deborah Jacob <[Deborah.Jacob@columbiacountyor.gov](mailto:Deborah.Jacob@columbiacountyor.gov)>

**Subject:** Agency Referral Requested- Outpost 30 DSU 25-02 & DR 25-05

Good afternoon,

Please see the attached application packet for a Design Review and Determination of Similar Use for Outpost 30. We would like to get your feedback/comments for this proposal. Please email back your comments to [planning@columbiacountyor.gov](mailto:planning@columbiacountyor.gov)

Thank you

## Amy Herzog

Permit Technician  
Columbia County Land Development  
503-397-1501 ext 8483  
[Amy.Herzog@columbiacountyor.gov](mailto:Amy.Herzog@columbiacountyor.gov)  
[www.columbiacountyor.gov](http://www.columbiacountyor.gov)



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### Technical Memorandum

**To:** Columbia County Planning Department  
**From:** Matthew Alexander  
**Date:** December 07, 2024  
**Subject:** Outpost 30 Gas Addition - Trip Generation Analysis  
**Project:** 3341

We have performed a simple trip generation analysis for the proposed Outpost 30 gas station addition, accessed off Columbia River Highway 30 in Rainier, Oregon as well as a trip generation analysis for the site's previous use as a convenience store (with no gas station).

The proposed development consists of four new gas pumps, a new steel canopy, and two new above-ground fuel tanks to supply the pumps. There is no additional interior building area as the new gas station addition will augment the existing Outpost 30 convenience store that is already located on the subject property. We developed trip generation estimates for the proposed and previous use, based on data from the 11<sup>th</sup> Edition of the ITE Trip Generation Handbook. 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 very 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.

#### PREVIOUS USE TRIP ESTIMATION SUMMARY

ITE	DESCRIPTION	Total Building Area	Weekday PM Peak Hour		
			Trips/1000 sf	#1000 sf	Total Trips
851	Convenience Store	3300 sf	53.51	3.3	176.58
<b>PREVIOUS USE TRIPS</b>					<b>177</b>

#### PROPOSED USE TRIP ESTIMATION SUMMARY

ITE	DESCRIPTION	Total Building Area	Weekday PM Peak Hour		
			Trips/1000 sf	#1000 sf	Total Trips
945	Convenience Store w/ Gas Station	3300 sf	56.38	3.3	186.05
<b>PROPOSED USE TRIPS</b>					<b>187</b>

#### PROPOSED USE TRIP ESTIMATION SUMMARY

ITE	DESCRIPTION	Employees	Weekday PM Peak Hour		
			Trips/1000 sf	#Employees	Total Trips
945	Convenience Store w/ Gas Station	2	21.31	2	42.62
<b>PROPOSED USE TRIPS</b>					<b>43</b>

## Convenience Store (851)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

PM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 10

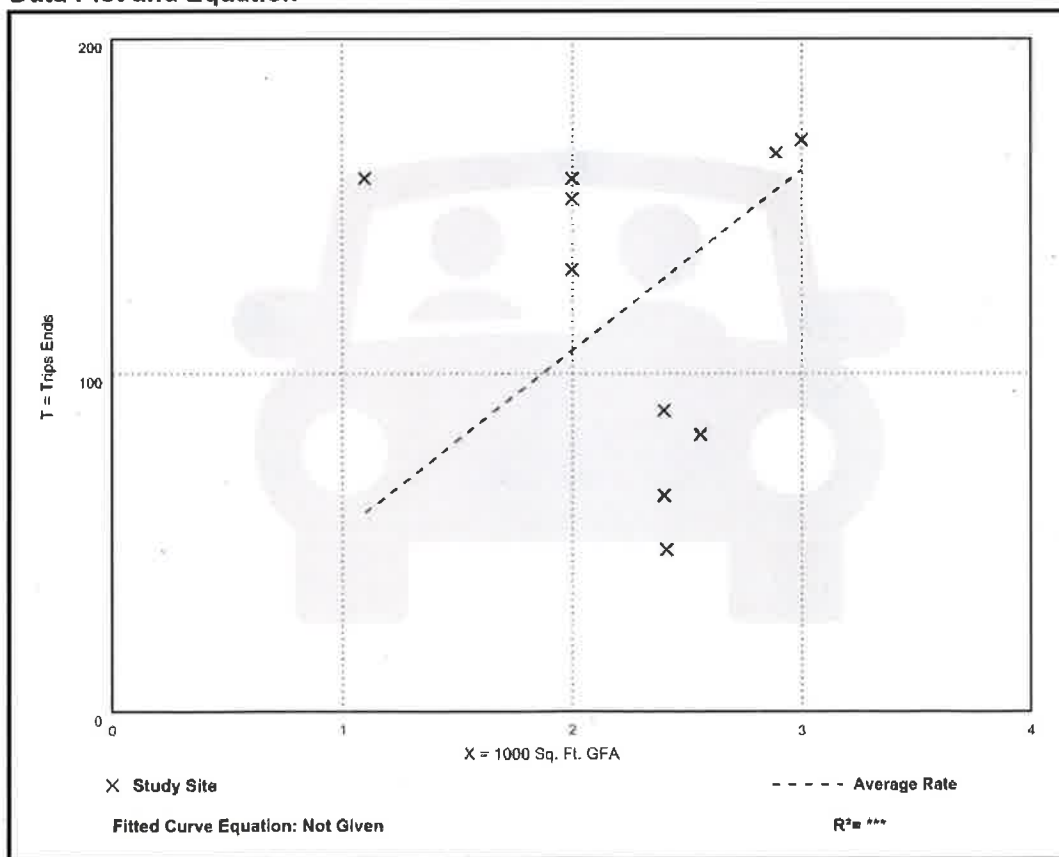
Avg. 1000 Sq. Ft. GFA: 2

Directional Distribution: 51% entering, 49% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
53.51	19.92 - 143.64	29.55

### Data Plot and Equation



## Convenience Store/Gas Station - VFP (9-15) (945)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA

On a: Weekday,

PM Peak Hour of Generator

Setting/Location: General Urban/Suburban

Number of Studies: 39

Avg. 1000 Sq. Ft. GFA: 4

Directional Distribution: 50% entering, 50% exiting

### Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
56.38	25.75 - 157.41	22.74

### Data Plot and Equation

