

From: [Erin OConnell](#)
To: [Amy Herzog](#); [Planning Department.UserGroup](#)
Subject: Re: Agency Comments Requested- Ofstad, CU 25-02
Date: Wednesday, August 13, 2025 5:51:17 PM
Attachments: [image001.png](#)
[CU 25-02 Ofstad Referral and Acknowledgment.docx](#)
[CU 25-02 Application Pkt.pdf](#)

Sanitation comments:

An Authorization Notice with a site visit is required for the change in use of the system. The properties mixed residential and commercial use will reach the threshold where the change will need to be formally approved to ensure the capacity of the system is appropriate as well as other measures to support the long term use of the property.

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

Service ~ Engagement ~ Connection ~ Innovation

Due to Columbia County's mandate of 19 unpaid furlough days, response time to emails and phone calls will be delayed.

Please note: Land Development Services has moved to a new location at 445 Port Avenue, St. Helens
503-397-1501 and email, onsite@columbiacountyor.gov

From: Amy Herzog <Amy.Herzog@columbiacountyor.gov>
Sent: Tuesday, August 5, 2025 12:03 PM
To: rosemary lohrke <rlohrke@gmail.com>; jroesselet@crpud.org <jroesselet@crpud.org>; jroesselet@crpud.org <jcreager@crpud.org>; Columbia Soil & water Conservation District (Crystalyn.bush@columbiaswcd.com) <Crystalyn.bush@columbiaswcd.com>; Jeff Pricher - SRFD <jpricher@scappoosefire.gov>; david.j.house@odot.oregon.gov <david.j.house@odot.oregon.gov>; Watermaster District 18 NW Region (watermaster@washingtoncountyor.gov) <watermaster@washingtoncountyor.gov>; Don Wallace <don@klssurveying.com>; PublicWorks.UserGroup <publicworks@columbiacountyor.gov>; ePermits - On-Site <onsite@columbiacountyor.gov>; Assessor Columbia County <assessor@columbiacountyor.gov>; David Carlberg <David.Carlberg@columbiacountyor.gov>; Department-Public Health <department-publichealth@columbiacountyor.gov>
Cc: Jack Niedermeyer <Jack.Niedermeyer@columbiacountyor.gov>
Subject: RE: Agency Comments Requested- Ofstad, CU 25-02

Hi all,

The previous email had the wrong attachment. Please disregard. The attached referral and

acknowledgement attached is correct, with the information about the proposal in the application packet.

Thank you

Amy Herzog

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



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From: Amy Herzog

Sent: Tuesday, August 5, 2025 11:34 AM

To: rosemary lohrke <rlohrke@gmail.com>; jroesselet@crpud.org; jroesselet@crpud.org <jcreager@crpud.org>; Columbia Soil & water Conservation District (Crystalyn.bush@columbiaswcd.com) <Crystalyn.bush@columbiaswcd.com>; Jeff Pricher - SRFD <jpricher@scappoosefire.gov>; david.j.house@odot.oregon.gov; Watermaster District 18 NW Region (watermaster@washingtoncountyor.gov) <watermaster@washingtoncountyor.gov>; Don Wallace <don@klssurveying.com>; PublicWorks.UserGroup <publicworks@columbiacountyor.gov>; ePermits - On-Site <onsite@columbiacountyor.gov>; Assessor Columbia County <assessor@columbiacountyor.gov>; David Carlberg <David.Carlberg@columbiacountyor.gov>; Department-Public Health <department-publichealth@columbiacountyor.gov>

Cc: Jack Niedermeyer <Jack.Niedermeyer@columbiacountyor.gov>

Subject: Agency Comments Requested- Ofstad, CU 25-02

Good morning,

We have a conditional use application that was submitted to our office for a home occupation. Our department would like your feedback on this proposal. Can you please respond to planning@columbiacountyor.gov ?

Thank you

Amy Herzog

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



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COLUMBIA COUNTY
Land Development Services



ST. HELENS, OR 97051

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

REFERRAL AND ACKNOWLEDGMENT

Date: July 28, 2025

File # CU 25-02

Applicant/Owner: Adam Ofstad represented by Matt Alexander

Situs Address: 50035 Columbia River Highway, Scappoose, Oregon 97056

Mailing Address: 21340 NW Watson Road, Scappoose, OR 97056

Map/Taxlot: 3224-C0-04400

Tax Account: Number: 7452

Zone: Rural Residential – 5 (RR-5)

Total Tax Lot Acreage: 0.98-acres

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Hearing Date: September 8, 2025 Please Return By: June 6, 2025

Planner: Jack Niedermeyer

SAID PUBLIC HEARING will be held before the Columbia County Planning Commission on **Monday, September 8, 2025, 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

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1. _____ We have reviewed the enclosed application and have no objection to its approval as submitted.
2. X 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 customer will need to contact the PUD Engineering Department regarding the relocation of the underground service conductor to the existing building. Looking at the plans, the southern building to be constructed will be over PUD facilities which is not allowed.

Name: Branden Staeheli

Company: CRPUD

Signature: 

Date: 8/6/25

From: [Karl Webster](#)
To: [Jack Niedermeyer](#)
Subject: RE: Agency Comments Requested- Ofstad, CU 25-02
Date: Wednesday, August 6, 2025 10:07:10 AM
Attachments: [image001.png](#)
[CU 25-02 PUD Map.pdf](#)

You don't often get email from kawebster@crpud.org. [Learn why this is important](#)

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

Hello Jack,

I've attached a map showing the path of our service conductor and put a dashed line showing where the new building will pass over it. The customer that is doing these improvements is the same customer that had us install the service so they may already know. We do include verbiage in the letter we send them for to sign and return as part of the estimate and we also address building over the top of our facilities in our General Terms & Conditions.

They are doing enough work with an electrician and excavation contractor that relocating the meter base shouldn't be too much of an issue.

Again, let me know if there is anything else I can provide.

Thank you,

Karl Webster Field Engineer II Direct: 503-397-8154 Fax: 503-397-2139 kwebster@crpud.org	Columbia River PUD PO Box 1193, St. Helens, OR 97051 64001 Columbia River Hwy., Deer Island, OR 97054 Main: 503-397-1844 FAX: 503-397-5215 www.crpud.net
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Our business hours are Monday – Thursday from 7:00 a.m. to 5:30 p.m.

From: Jack Niedermeyer <Jack.Niedermeyer@columbiacountyor.gov>
Sent: Wednesday, August 6, 2025 9:26 AM
To: Karl Webster <kawebster@crpud.org>
Subject: RE: Agency Comments Requested- Ofstad, CU 25-02

WARNING:

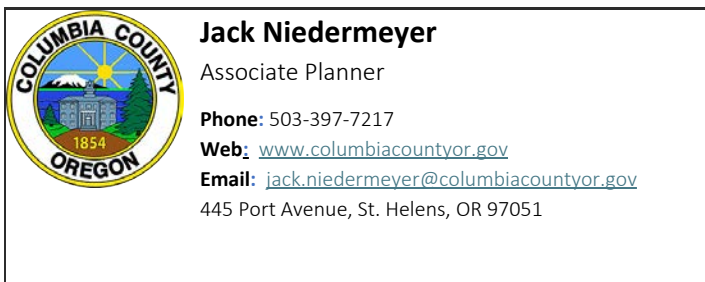
This message originated from outside CRPUD's email system. **DO NOT REPLY, OPEN OR CLICK** links or attachments unless you recognize the sender and know the content is safe.

Hi Karl,

Do you have an overlay of the service conductor in relation to this area/the proposed building?
I am trying to figure out how to address this in the staff report and want to ensure that this won't be a "deal breaker" for the applicant.

Best,

Jack Niedermeyer



From: Karl Webster <kawebster@crpud.org>
Sent: Wednesday, August 6, 2025 7:43 AM
To: Planning Department.UserGroup <planning@columbiacountyor.gov>
Subject: RE: Agency Comments Requested- Ofstad, CU 25-02

Some people who received this message don't often get email from kawebster@crpud.org. [Learn why this is important](#)

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

Hello,

Please see the attachment for the PUD's comments. Let me know if there are any questions or concerns regarding the information provided.

Thank you,

Karl Webster	Columbia River PUD
Field Engineer II	PO Box 1193, St. Helens, OR 97051
Direct: 503-397-8154	64001 Columbia River Hwy., Deer Island, OR 97054
Fax: 503-397-2139	Main: 503-397-1844 FAX: 503-397-5215
kwebster@crpud.org	www.crpud.net

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C-15kVA-72303
3224G016

ABC - 336 AAC

ABC - 336 AAC

LOWER COLUMBIA RIVER HWY

3225G141

B-25kVA-73499

3224F001

3224G073
A-50kVA-16954
B-50kVA-17018

ABC-300kVA-72890

3224G068

3224G069

ABC - 4'0 ACSR

ABC - 4'0 ACSR

ABC - #2 ACSR

WATSON RD

ACCESS

ACCESS

SOUTH



REFERRAL AND ACKNOWLEDGMENT

Date: July 28, 2025

File # CU 25-02

Applicant/Owner: Adam Ofstad represented by Matt Alexander

Situs Address: 50035 Columbia River Highway, Scappoose, Oregon 97056

Mailing Address: 21340 NW Watson Road, Scappoose, OR 97056

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Microsoft Teams [Need help?](#)

[Join the meeting now](#)

Meeting ID: 284 630 737 843 8

Passcode: bw9mc984

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COMMENTS:

Webmaps and other online sources show a wetland within the build proposed building zone. However, this appears to be inaccurate based on the current site conditions as shown in aerial images. Assuming no wetlands on site - the Columbia SWCD has no comment.

Name: Crystalyn Bush

Company: Columbia SWCD

Signature: Cryp Bush

Date: 8/6/25

Jack Niedermeyer

From: JACOBS Patty * DEQ <Patty.JACOBS@deq.oregon.gov>
Sent: Monday, August 4, 2025 9:59 AM
To: Jack Niedermeyer
Cc: ALEXANDER Joshua * DEQ; CONTRERAS Joseph * DEQ
Subject: RE: Contact DEQ for assistance

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Already Viewed

You don't often get email from patty.jacobs@deq.oregon.gov. [Learn why this is important](#)

Hello again,

I understand that you reached out to two of my colleagues (Stephen Wozab and Cass Slattery) on Friday, 8/1 and did already send the application package to us. Thank you for that. The applicant will have to establish an account in YDO (<https://www.oregon.gov/deq/aq/aqPermits/Pages/ACDP-General.aspx>) and submit the air permit application in that format. <https://www.oregon.gov/deq/permits/Documents/ACDP-BasicPermit.pdf>

Thanks, Patty

Patty Jacobs, P.E.
Environmental Engineer 3
Oregon DEQ - NWR AQ
700 NE Multnomah St., Suite 600
Portland, OR 97232-4100
patty.jacobs@deq.oregon.gov
503-866-4009 (mobile)

From: JACOBS Patty * DEQ <Patty.JACOBS@deq.oregon.gov>
Sent: Monday, August 4, 2025 9:49 AM
To: "jack.niedermeyer@columbiacountyor.gov" <jack.niedermeyer@columbiacountyor.gov>
Cc: ALEXANDER Joshua * DEQ <Joshua.ALEXANDER@deq.oregon.gov>; CONTRERAS Joseph * DEQ <Joseph.Contreras@deq.oregon.gov>
Subject: FW: Contact DEQ for assistance

Hello Mr. Niedermeyer,

I apologize for the delay in response. I was the Air Quality Duty Officer on Thursday, 7/31, and your inquiry from 7/29/2025 was not forwarded to me until late afternoon 7/31, as you can see from the attached email, at which time I was dealing with two other inquiries. In any case, you asked this:

“I work as a Planner for Columbia County and we recently received a conditional use permit request for the establishment of a new paint booth and are wondering who we should contact to receive feedback on the proposal. Please feel free to reach out by phone or email!”

I am not sure if the “conditional use permit request” is the same as a “Land Use Compatibility Statement” (LUCS) (<https://www.oregon.gov/deq/Permits/Pages/LUCS.aspx>), which is what we (DEQ) would require, along with an Air Permit application if this particular spray booth would need an air permit. If you have the proposal and can share it with us, it will help determine if an air permit is necessary. Info such as what are they proposing to paint (e.g. metal, autobody, plastic), what types of coatings, how much paint (in gallons) is estimated annually, etc.

Some information on Surface Coating is here: <https://www.oregon.gov/deq/FilterDocs/bap-PaintStripSurfCoat.pdf> and here: <https://www.oregon.gov/deq/FilterDocs/bap-AQpaintstrip.pdf>

Please review and send us the proposal if possible or put us in touch directly with the CUP requester. Thanks much, Patty

Patty Jacobs, P.E.
Environmental Engineer 3
Oregon DEQ - NWR AQ
700 NE Multnomah St., Suite 600
Portland, OR 97232-4100
patty.jacobs@deq.oregon.gov
503-866-4009 (mobile)

COLUMBIA COUNTY
Land Development Services



ST. HELENS, OR 97051

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

REFERRAL AND ACKNOWLEDGMENT

Date: July 28, 2025

File # CU 25-02

Applicant/Owner: Adam Ofstad represented by Matt Alexander

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Mailing Address: 21340 NW Watson Road, Scappoose, OR 97056

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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: Applicant already has a final approved access permit (#2024-
008). According to the application, there will not be an increase in employees or
customer trips. If the number of trips increases in the future, it may require
additional review/transportation improvements.

Name: Scott Toenjes

Company: Columbia County Public works

Signature: 

Date: 8/12/2025

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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 Constance

Company: District 18 Watermaster

Signature: Jake Constance

Date: 08/06/2025



Wetland Land Use Notice Response

Response Page

Department of State Lands (DSL) WN# *

WN2025-0645

Responsible Jurisdiction

Staff Contact

Jack Niedermeyer

Jurisdiction Type

County

Municipality

Columbia

Local case file

CU 25-02

County

Columbia

Activity Location

Township

03N

Range

02W

Section

24

QQ section

C

Tax Lot(s)

4400

Street Address

50035 Columbia River Hwy

Address Line 2

City

Scappoose

Postal / Zip Code

97056

State / Province / Region

OR

Country

Columbia

Latitude

45.7218518

Longitude

-122.8761506

Wetland/Waterway/Other Water Features

- ☒ There are/may be wetlands, waterways or other water features on the property that are subject to the State Removal-Fill Law based upon a review of wetland maps, the county soil survey and other available information.
- ☒ The National Wetlands Inventory shows wetland, waterway or other water features on the property
- ☒ The National Hydrography Dataset shows wetland, waterway or other water features on the property

Your Activity

- ☒ It appears that the proposed project **may** impact wetlands and **may** require a State permit.

Applicable Oregon Removal-Fill Permit Requirement(s)



- ☒ A state permit is required for 50 cubic yards or more of fill removal or other ground alteration in wetlands, below ordinary high water of waterways, within other waters of the state, or below highest measured tide.

DSL Review



Wetland Ecologist Comments

Based on available information, it is difficult to determine whether the proposed project will impact jurisdictional wetlands or waters that may be present on the northern portion property. Any wetlands and/or waters present are highly likely to be contained within topographic low point (swale/stream channel). The NWI mapped forested wetland, is improperly mapped for this location, it is meant to overlap the stream channel present just to the north. Elevation contours were not submitted with the site plans. If the construction activities remain on outside of the channel feature, no DSL permitting is required. If the construction activities encroach into the channel, however less than 50 cubic yards of Removal and/or Fill will occur within that area, no DSL permitting will be required. If greater than 50 cubic yards of Removal and/or Fill within the swale is proposed as part of the construction plans, then a wetland delineation should be obtained and DSL permitting may be required.

This is a preliminary jurisdictional determination and is advisory only.

This report is for the State Removal-Fill law only. City or County permits may be required for the proposed activity.

- ☒ A Federal permit may be required by The Army Corps of Engineers: 541-600-7644

Contact Information

For information on permitting, use of a state-owned water, wetland determination or delineation report requirements please contact the respective DSL Aquatic Resource, Proprietary or Jurisdiction Coordinator for the site county.

Response Date

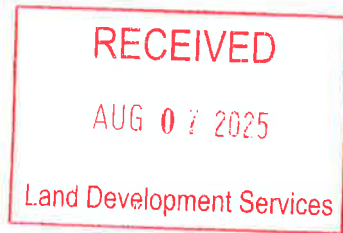
8/19/2025

Response by:

Trevor Griffiths

Response Phone:

(971) 375-8886



COLUMBIA COUNTY
Land Development Services



ST. HELENS, OR 97051

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Direct (503) 397-1501
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RECEIVED

AUG 07 2025

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COMMENTS:

Name: David Carlberg

Company: LDS

Signature: David Carlberg

Date: 8/7/25