

CONDITIONAL USE PERMIT APPLICATION Home Occupation

TYPE: _____ Type I X Type II

APPLICANT: Name: Adam Ofstad

Mailing address: 50038 Columbia River Highway

<u>Scappoose</u>	<u>OR</u>	<u>97056</u>
<small>City</small>	<small>State</small>	<small>Zip Code</small>

Phone No.: Office (503) 987-4000 Home _____

Are you the X property owner? _____ owner's agent?

PROPERTY OWNER: X same as above, OR:

Name: _____

Mailing Address: _____

_____	_____	_____
<small>City</small>	<small>State</small>	<small>Zip Code</small>

Phone No.: Office _____ Home _____

PROPERTY ADDRESS : 50035 Columbia River Highway

<u>Scappoose</u>	<u>OR</u>	<u>97056</u>
<small>City</small>	<small>State</small>	<small>Zip Code</small>

TAX ACCOUNT NO.: 7452 Acres: 0.98 Zoning: RR-5

_____ Acres: _____ Zoning: _____

_____ Acres: _____ Zoning: _____

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

<u>Use:</u>	<u>Approx. Acres</u>
-------------	----------------------

Residential/Home Occupation (detail shop)	0.98
---	------

_____	_____
-------	-------

_____	_____
-------	-------

_____	_____
-------	-------

Total acres (must agree with above):	0.98
--------------------------------------	------

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

EMPLOYEES: For any business, how many expected full or part-time employees will you have, including yourself and family members: 5

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

<u>Tax Account No.</u>	<u>Acres</u>	<u>Co-owners (if any)</u>
_____	_____	_____
_____	_____	_____

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

Fire Official's Signature: _____ Date: _____

CERTIFICATION:

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

Date: _____ Signature: _____

+++++

Planning Department Use Only

Date Rec'd. _____ Hearing Date: _____

Receipt No. _____ Or: Administrative _____

Zoning: _____ Staff Member: _____

Previous Land Use Actions: _____

+++++

CONDITIONAL USE PERMIT FACT SHEET

Please attach extra pages if necessary.

1. New Uses: What new uses will occur on the property if this Conditional Use Permit is approved? Describe your project.

The site is currently used as a detail shop under a home occupation CUP. The site will continue to be used as a home occupation detail shop with two proposed additions designed to provide additional work bays (south addition) and a paint booth (north addition). The proposed paint booth will meet all NFPA 33 standards, will not produce hazard waste/conditions and will be equipped with a dry chemical fire suppression system.

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.)?

The property is suitable for this because of it's location along highway 30. The existing garages give the space the client needs for this detail shop while being easily accesible from his other place of work, Pro Automotive Diesel, which is located directly across the highway from this site. The existing driveway is overside with a pullthrough allowing for easy on site maneuvering of vehicles.

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

The existing site abuts two residential lots along with Watson Road and Highway 30. The location along Highway 30 makes this property advantageous for a home occupation.

The two residential lots have their homes approximately 75 and 250 feet away from the property line.

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

No impacts are expected to existing public facilities or neighbors use of land. Any
potential noise generated is expected to minimal and likely less than that created by
highway 30.

5. Hazards: Does the proposed use create any hazardous conditions or use any poisonous materials? Please describe them.

No poisonous materials or hazardous conditions are proposed with this home occupation.

The proposed paint booth will meet all NFPA 33 standards, will not produce hazard waste/
conditions, and will be equipped with a dry chemical fire suppression system.

+++++

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

1. The attached HOME OCCUPATION CONDITIONAL USE PERMIT 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.
7. Please also address the criteria (on a separate sheet of paper) of Section 1503, Conditional Uses, from the Columbia County Zoning Ordinance. (See below.) And Section 1507.

+++++

Section 1503, Conditional Uses:

- .5 Granting a Permit: The Commission may grant a Conditional Use Permit after conducting a public hearing, provided the applicant provides evidence substantiating that all the requirements of this ordinance relative to the proposed use are satisfied and demonstrates the proposed use also satisfies the following criteria:
- A. The use is listed as a Conditional Use in the zone which is currently applied to the site;
 - B. The use meets the specific criteria established in the underlying zone;
 - C. The characteristics of the site are suitable for the proposed use considering size, shape, location, topography, existence of improvements, and natural features;
 - D. The site and proposed development is timely, considering the adequacy of transportation systems, public facilities, and services existing or planned for the area affected by the use;
 - E. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs, or precludes the use of surrounding properties for the primary uses listed in the underlying district;
 - F. The proposal satisfies the goals and policies of the Comprehensive Plan which apply to the proposed use;
 - G. The proposal will not create any hazardous conditions.

1507 HOME OCCUPATIONS [amended 3-2000]

Land Development Services or the County Planning Commission (or the County) may allow the establishment of a Type 1 or Type 2 home occupation in any zone that allows residential uses. The following provisions shall apply:

- .1 Type 1: A Type 1 home occupation is reviewed administratively by Land Development Services and presents no indication of a business to the neighboring property owners. In addition to the general criteria in Subsection 1507.3, the following criteria shall apply to a Type 1 home occupation:
 - A. It shall be operated by a resident of the property on which the business is located.
 - B. No non-residents shall be employed on the property.
 - C. The business generates not more than 20 customer vehicle trips to the property per week.
 - D. Signs are not permitted.
- .2 Type 2: A Type 2 home occupation is reviewed as a Conditional Use by the Planning Commission and may be visible to the neighborhood in which it is located. In addition to the general criteria in Subsection 1507.3, the following criteria shall apply to a Type 2 home occupation:
 - A. It shall be operated by a resident or employee of a resident of the property on which the business is located.
 - B. It shall employ on the site no more than five full-time or part-time persons.
 - C. Signs are permitted as per Section 1300 of the CCZO.
- .3 The following criteria shall apply to all home occupations:
 - A. A home occupation shall be operated substantially in:
 1. The dwelling; or
 2. Other buildings normally associated with uses permitted in the zone in which the property is located.
 - B. A home occupation shall not unreasonably interfere with other uses permitted in the zone in which the property is located.



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

PAD Detailing-Home Occupation

Type II Conditional Use Permit

Lower Columbia Engineering, LLC
58640 McNulty Way
Saint Helens, OR 97051
Phone: (503) 366-0399

Project Manager & Contact: Matt Alexander
Phone: (971) 404-4110
Email: Matt@lowercolumbiaengr.com

Client:

Adam Ofstad
50038 Columbia River Highway
Scappoose, OR 97056

Phone: (503) 987-4000
Email: aofstad@msn.com

Project Type: Home Occupation
Project Location:
50035 Columbia River Highway
Scappoose, OR 97056

October 2024

LCE Project No. 3614



Table of Contents

Summary	3
Site Description	3
Surrounding Uses	3
Proposed Use	3
Applicable Review Criteria	4
Section 603: RR-5 Conditional Uses	4
Section 1503: Conditional Uses	4
Section 1507: Home Occupations	5
Supporting Documents	7
Conclusion	7



Summary

The applicant, Adam Ofstad, is proposing to expand an existing home occupation use with xxxx sq. ft. of additional space at 50035 Columbia River Highway (map and tax lot 3224-C0-04400). The proposed expansion, as a home occupation with up to 5 full-time employees, requires a Type II Conditional Use approval under Columbia County's RR-5 zoning.

Site Description

The 0.98-acre lot is located at the southern end of unincorporated Columbia County (just south of Scappoose), with frontage along the west side of Columbia River Highway (Highway 30) and the north side of NW Watson Road. The site features flat topography, good vehicle access and circulation, and an unobtrusive visual presence with the accessory buildings set well back from the front lot line.

Zoned as Rural Residential (RR-5), the lot is improved with a 1,364 SF house (used as a single-family dwelling) and two detached garage structures totaling 3,890 SF (one is vacant and the other is used for auto repair as a home occupation). The site is adequately served by well water and a septic system and is within the Scappoose Rural Fire Protection District (RFPD).

Surrounding Uses

The area where the site is situated is comprised of a mix of residential, commercial, and resource uses, oriented around the north-south alignments of Highway 30, the Portland and Western Railroad, and the Multnomah Channel.

Adjacent properties are zoned Rural Residential (RR-5) to the north and west, Commercial Forest Use – 5-acre (CU5, Multnomah County) across NW Watson Rd. to the south, and Rural Industrial Planned Development (RIPD, Columbia County) across Highway 30 to the east. The site does not directly abut any resource zoning.

Zoning in the surrounding area includes: RR-5 (Columbia County); RIPD (Columbia County); Existing Commercial (EC, Columbia County); Primary Agriculture – 80-acre (PA-80, Columbia County); CFU5 (Multnomah County); and Multiple Use Agriculture – 20-acre (MUA20, Multnomah County). Surrounding uses include single-family residential, manufactured home parks, and rurally-oriented commercial uses such as nurseries, small restaurants, auto repair, cabinet making, and metal fabrication.

Proposed Use

The proposed expansion of the home occupation use will include removing the existing 1,320 SF shed and constructing additions on the south and north sides of the existing home occupation detail shop (totaling 4,698 SF of new building space). The proposed 3,102 SF structure on the northern end will house a paint spray booth for painting vehicles. The 1,596 SF structure on the southern end will be used for auto detailing services and will add multiple service bays. Both structures will be constructed using wood framing and wood trusses with metal roof and siding painted to match the existing structure.

As described in the following narrative, the proposed use as a detail shop has already been approved for a home occupation Conditional Use Permit and the proposed expansion – in the form of two building additions – will not result in more employees. The detail shop and proposed additions will continue to meet the requirements set out in CCZO section 1507 (Home Occupations) and section 1503 (Conditional Uses): the use will not disturb the surrounding neighborhood or interfere with other uses, will not create hazardous conditions, it will maintain the character of the area, and satisfies the goals and policies of the Comprehensive Plan.



Applicable Review Criteria

Section 603: RR-5 Conditional Uses

[...]

(3) *Home occupations consistent with ORS 215.448, as provided in Section 1507.*

[...]

Response: The proposed home occupation is consistent with [ORS 215.448 – Home Occupations](#), which states:

- (1) *The governing body of a county or its designate may allow, subject to the approval of the governing body or its designate, the establishment of a home occupation and the parking of vehicles in any zone. However, in an exclusive farm use zone, forest zone or a mixed farm and forest zone that allows residential uses, the following standards apply to the home occupation:*
 - a. *It shall be operated by a resident or employee of a resident of the property on which the business is located;*
 - b. *It shall employ on the site no more than five full-time or part-time persons;*
 - c. *It shall be operated substantially in:*
 - A. *The dwelling; or*
 - B. *Other buildings normally associated with uses permitted in the zone in which the property is located;*
and
 - d. *It shall not unreasonably interfere with other uses permitted in the zone in which the property is located.*
- (2) *The governing body of the county or its designate may establish additional reasonable conditions of approval for the establishment of a home occupation under subsection (1) of this section.*
- (3) *Nothing in this section authorizes the governing body or its designate to permit construction of any structure that would not otherwise be allowed in the zone in which the home occupation is to be established.*
- (4) *The existence of home occupations shall not be used as justification for a zone change. [1983 c.743 §2; 1995 c.465 §1]*

As the zoning for the proposed home occupation is not within an exclusive farm use zone, forest zone, or mixed farm and forest zone, ORS 215.448 – Home Occupations criteria (1) a-d are not applicable. Therefore, the proposed home occupation use meets the complies with Columbia County Zoning Ordinance Section 603.3.

Section 1503: Conditional Uses

[...]

- (1) *Granting a Permit: The Commission may grant a Conditional Use Permit after conducting a public hearing, provided the applicant provides evidence substantiating that all the requirements of this ordinance relative to the proposed use are satisfied and demonstrates the proposed use also satisfies the following criteria:*
 - A. *The use is listed as a Conditional Use in the zone which is currently applied to the site;*

Response: Home occupation is listed as a Conditional Use in zone RR-5, which is currently applied to the site, thus meeting this requirement. The detail shop has been operated as a home occupation business for a minimum of 6 months.



B. The use meets the specific criteria established in the underlying zone;

Response: The expansion of the existing home occupation use will be in keeping with the rural character of the area. The residential use will be maintained, and the home occupation – an auto repair business – largely services vehicles used by agricultural and forestry-related businesses such as nurseries, logging, arborists, and public land management agencies. The detached accessory buildings will be setback a minimum of 5 feet from the rear and side property lines. All buildings will comply with the maximum height allowance of 35 feet. Any new signage proposed will be in compliance with CCZO Section 1306 – Signs pertaining to rural home occupations, and any other applicable criteria of Section 1300 - Signs. In addition, the new building area will match the materials and color of the existing. Thus, the proposed use meets the specific criteria established in the underlying zoning of RR-5 (Rural Residential – 5 acres).

C. The characteristics of the site are suitable for the proposed use considering size, shape, location, topography, existence of improvements, and natural features;

Response: The site has been functioning well with the existing home occupation due to its adjacency to Highway 30, adequate ingress/egress via two access drives (one from Highway 30 and the other from Watson Road), ample paved areas for onsite vehicle circulation, flat topography, and generous building setbacks from Highway 30. These features will adequately support the proposed expansion of home occupation use, which will not impede on or alter the site's suitability for such use.

D. The site and proposed development is timely, considering the adequacy of transportation systems, public facilities, and services existing or planned for the area affected by the use;

Response: The existing transportation systems, public facilities, and services are sufficient to serve the proposed expansion of home occupation use. Thus, the proposed development can be considered timely.

E. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs, or precludes the use of surrounding properties for the primary uses listed in the underlying district;

Response: The proposed expansion of the home occupation use will not alter the character in a way that substantially limits, impairs or precludes the use of surrounding properties for primary uses listed in the underlying district. As the site occupies a corner lot fronting Highway 30, it will not introduce new traffic into the adjacent residential neighborhood. The lot is located at the outer edge of the RR-5 zone, and is in the vicinity of other commercial, industrial and agricultural uses.

F. The proposal satisfies the goals and policies of the Comprehensive Plan which apply to the proposed use;

Response: As an expansion of a home occupation in keeping with the rural character of the area, the proposed use satisfies the goals and policies of the Columbia County Comprehensive Plan.

G. The proposal will not create any hazardous conditions.

Response: The proposed expansion of the home occupation will include a new spray booth for painting vehicles. The booth will be fully enclosed and employ filtration technology to capture overspray and limit emissions. All hazardous materials will be handled and disposed of according to local and state regulations. Thus, no hazardous conditions will be created by this proposal.

(2) Design Review: The Commission may require the Conditional Use be subject to a site design review by the Design Review Board or Planning Commission.

Section 1507: Home Occupations

Land Development Services or the County Planning Commission (or the County) may allow the establishment of a Type 1 or Type 2 home occupation in any zone that allows residential uses. Home Occupations do not include commercial



activities carried out in conjunction with a marijuana or psilocybin-producing fungi crop, or in association with a psilocybin service center. The following provisions shall apply:

- (1) *Type 1: A Type 1 home occupation is reviewed administratively by Land Development Services and presents no indication of a business to the neighboring property owners. In addition to the general criteria in Subsection 1507.3, the following criteria shall apply to a Type 1 home occupation:*
- A. It shall be operated by a resident of the property on which the business is located.*
 - B. No non-residents shall be employed on the property.*
 - C. The business generates not more than 20 customer vehicle trips to the property per week.*
 - D. Signs are not permitted.*
- (2) *Type 2: A Type 2 home occupation is reviewed as a Conditional Use by the Planning Commission and may be visible to the neighborhood in which it is located. In addition to the general criteria in Subsection 1507.3, the following criteria shall apply to a Type 2 home occupation:*
- A. It shall be operated by a resident or employee of a resident of the property on which the business is located.*
 - B. It shall employ on the site no more than five full-time or part-time persons.*
 - C. Signs are permitted as per Section 1300 of the CCZO.*

Response: The applicant is requesting approval of a modification of the existing home occupation as a Conditional Use as it may be visible to the neighborhood in which it is located. The home occupation will continue to be operated by an employee residing in the dwelling which is located on the same property on which the business is located. It will continue to employ no more than five full-time or part-timer persons. Any sign will be permitted as per Section 1300 of the CCZO.

- (3) *The following criteria shall apply to all home occupations:*
- A. A home occupation shall be operated substantially in:*
 - 1. The dwelling; or*
 - 2. Other buildings normally associated with uses permitted in the zone in which the property is located.*
 - B. A home occupation shall not unreasonably interfere with other uses permitted in the zone in which the property is located*

Response: The home occupation will be operated in buildings of a type normally associated with detached accessory buildings on rural residential property, such as those for maintenance or storage of agricultural- or forestry-related vehicles and equipment. The original home occupation was applied for and approved last year and there have been no issues/interference with adjacent land owners and other nearby uses.

In addition to the CCZO requirements listed above, the expanded home occupation will require the applicant to satisfy all conditions of approval listed in the original home occupation approval.

Obtain an approved Road Access Permit from the County Public Works Department.

A Road Access Permit was approved and a copy was included in our original submission.

Obtain all necessary structural, electrical, plumbing and mechanical permits for the proposed detailing garage.

The applicant has applied for the necessary permits.

Submit to LDS the identity of the resident business operator along with proof of their residence on the property.

A rental agreement was submitted to the County with the original Home Occupation submission. A copy of that agreement (with stamp from Land Development Services) has been included with this submission for reference.



Supporting Documents

Site Development Review Documents:

01 Application
02 Narrative
03 Drawings
04 ROW Access

Conditional Use: Home Occupation
Land Use Narrative
Site/Architectural Drawings
Copy of ROW Access Permit

Conclusion

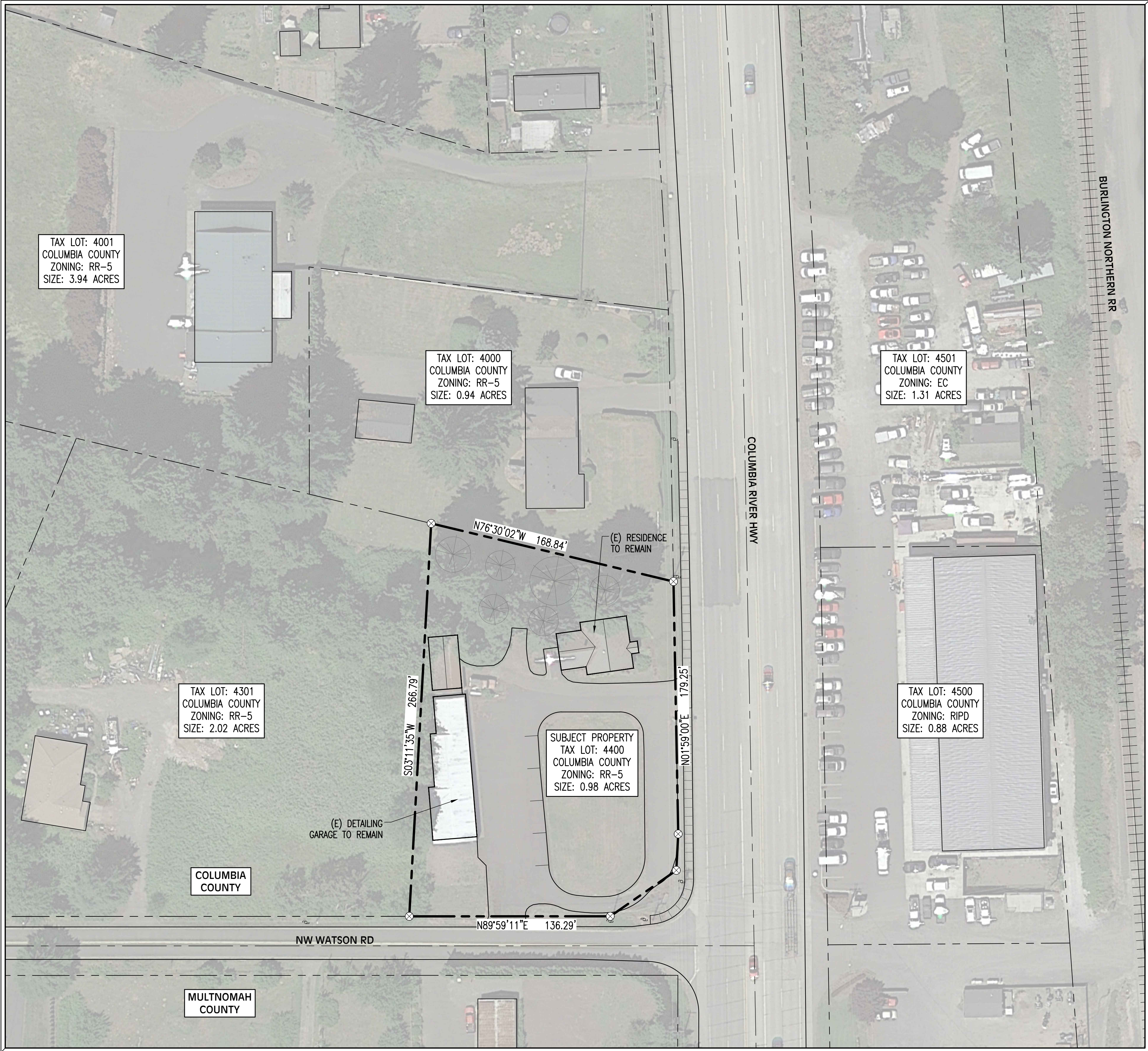
The above information is accurate to the best of our knowledge. The narrative, drawings and all associated documentation have been presented to illustrate that all **applicable** land use approval standards will be met with the proposed use and building/site design. We look forward to receiving your feedback. Please contact me directly with any questions.

Sincerely,

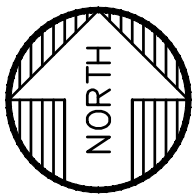
Matthew Alexander
Project Manager
Lower Columbia Engineering

DETAIL SHOP ADDITIONS

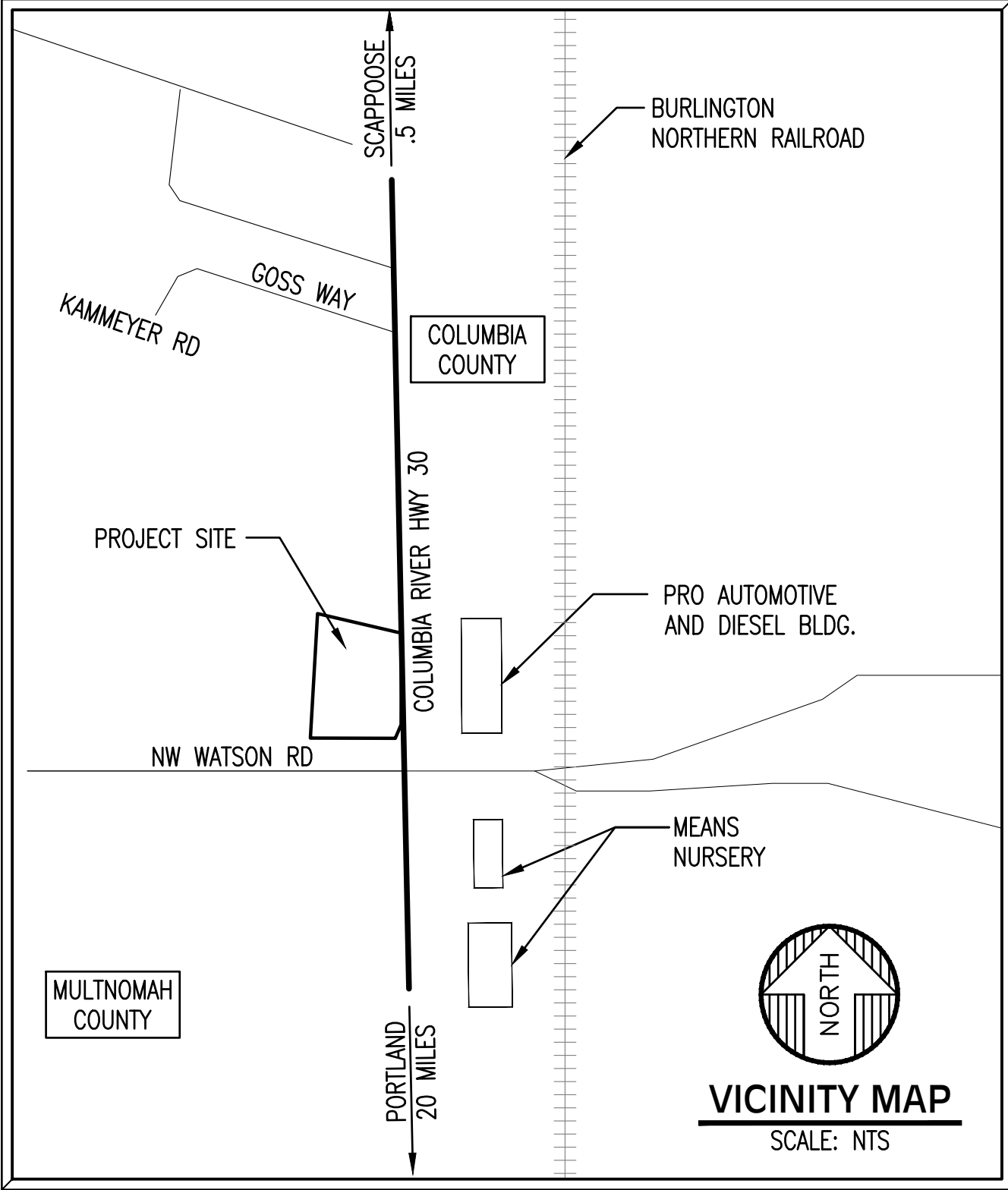
PRO AUTOMOTIVE & DIESEL DETAIL SHOP
50035 COLUMBIA RIVER HIGHWAY
SCAPPOOSE, OREGON 97056



PLOT PLAN
SCALE: 1" = 40'-0"



DRAWING INDEX	
SHEET NUMBER	DESCRIPTION
GENERAL SHEETS	
G-1	COVER SHEET
G-2	FIRE, LIFE, SAFETY PLAN & CODE SUMMARY
CIVIL SHEETS	
C-1	EXISTING CONDITIONS PLAN
C-2	EROSION & SEDIMENT CONTROL PLAN
C-3	PROPOSED SITE PLAN
C-4	ESC DETAILS
ARCHITECTURAL SHEETS	
A-1	EXISTING BUILDING FLOOR PLAN
A-2	OVERALL PROPOSED FLOOR PLAN
A-3	SOUTH ADDITION FLOOR PLAN
A-4	NORTH ADDITION FLOOR PLAN
A-5	EXTERIOR ELEVATIONS
A-6	BUILDING SECTIONS



PROJECT TEAM

OWNER/CLIENT

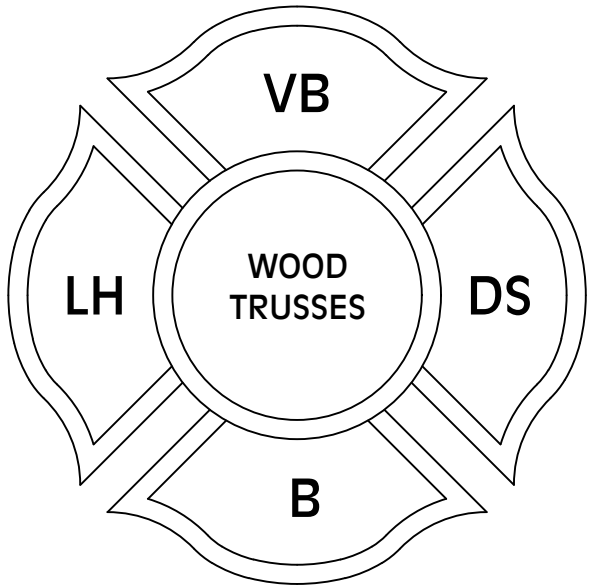
ADAM OFSTAD
PRO AUTOMOTIVE & DIESEL
50038 COLUMBIA RIVER HWY
SCAPPOOSE, OR 97056
PHONE: (503) 987-4000

PROJECT MANAGER

LOWER COLUMBIA ENGINEERING, LLC
58640 McNULTY WAY
ST. HELENS, OR 97051 PHONE:
PHONE: (503) 366-0399
CONTACT: MATTHEW ALEXANDER
matt@lowercolumbiaengr.com

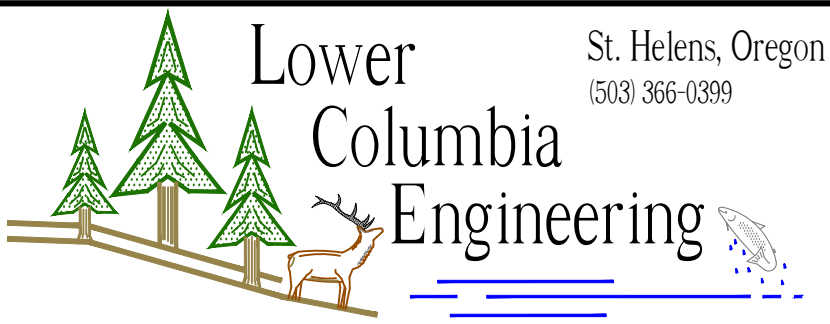
BUILDING INFORMATION SIGN

PER THE REQUIREMENTS OF SCAPPOOSE FIRE CODE ORDINANCE 17-2, A BUILDING INFORMATION SIGN IS TO BE PROVIDED AT THE BUILDING ENTRANCE TO ALERT FIREFIGHTERS TO ANY POTENTIAL BUILDING HAZARDS. LOCATION TO BE VERIFIED BY S.R.F.D.



DATE: 10/21/2024
PRELIMINARY
NOT
FOR CONSTRUCTION

REV.	REVISION RECORD	DATE



St. Helens, Oregon
(503) 366-0399

PROJ. NO.	3614	COVER SHEET
DWG. BY	PCD	PAD DETAILING
APPR. BY	ADAM OFSTAD	SHEET
FILE	D-3614-G-1	DATE 12/31/2024

G-1

TAX LOT: 4001
COLUMBIA COUNTY
ZONING: RR-5
SIZE: 3.94 ACRES

TAX LOT: 4000
COLUMBIA COUNTY
ZONING: RR-5
SIZE: 0.94 ACRES

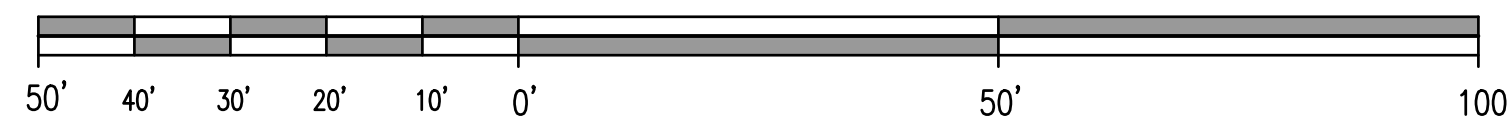
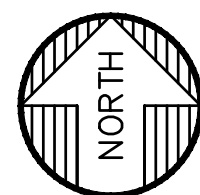
TAX LOT: 4301
COLUMBIA COUNTY
ZONING: RR-5
SIZE: 2.02 ACRES

TAX LOT: 4400
COLUMBIA COUNTY
ZONING: RR-5
SIZE: 0.98 ACRES

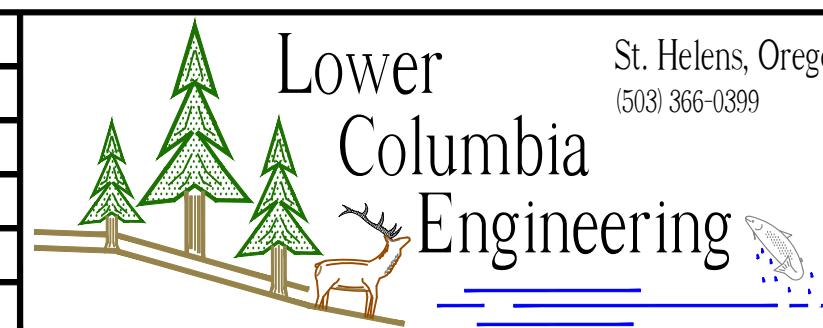
COLUMBIA COUNTY

MULTNOMAH COUNTY

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

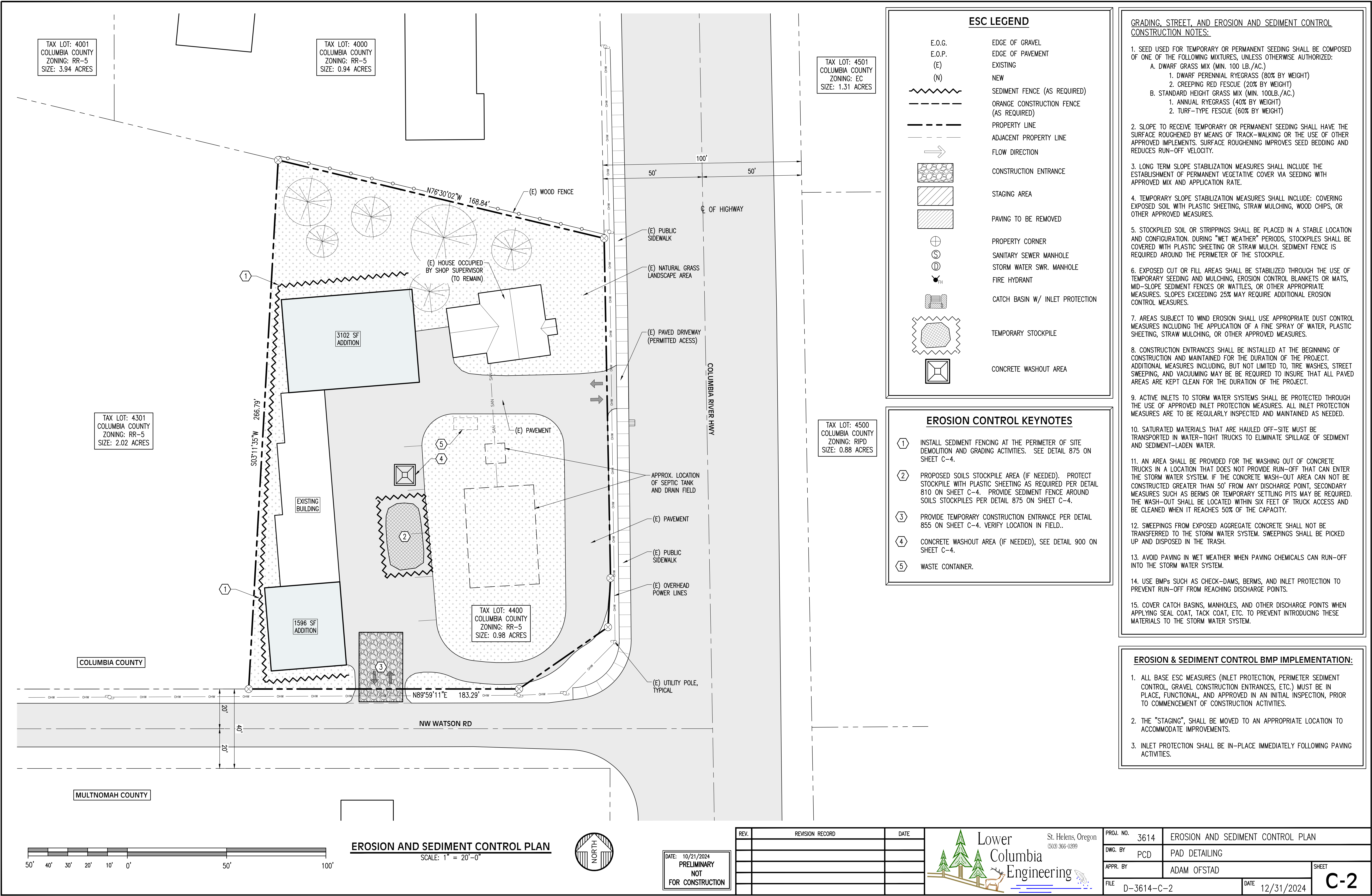


REV.	REVISION RECORD	DATE



PROJ. NO.	3614	EXISTING CONDITIONS PLAN
DWG. BY	PCD	PAD DETAILING
APPR. BY	ADAM OFSTAD	SHEET
FILE	D-3614-C-1	DATE 12/31/2024
		C-1

DATE: 10/21/2024
PRELIMINARY
NOT
FOR CONSTRUCTION



ESC LEGEND

- E.O.G. EDGE OF GRAVEL
- E.O.P. EDGE OF PAVEMENT
- (E) EXISTING
- (N) NEW
- SEDIMENT FENCE (AS REQUIRED)
- ORANGE CONSTRUCTION FENCE (AS REQUIRED)
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- FLOW DIRECTION
- CONSTRUCTION ENTRANCE
- STAGING AREA
- PAVING TO BE REMOVED
- PROPERTY CORNER
- SANITARY SEWER MANHOLE
- STORM WATER SWR. MANHOLE
- FIRE HYDRANT
- CATCH BASIN W/ INLET PROTECTION
- TEMPORARY STOCKPILE
- CONCRETE WASHOUT AREA

EROSION CONTROL KEYNOTES

- 1. INSTALL SEDIMENT FENCING AT THE PERIMETER OF SITE DEMOLITION AND GRADING ACTIVITIES. SEE DETAIL 875 ON SHEET C-4.
- 2. PROPOSED SOILS STOCKPILE AREA (IF NEEDED). PROTECT STOCKPILE WITH PLASTIC SHEETING AS REQUIRED PER DETAIL 810 ON SHEET C-4. PROVIDE SEDIMENT FENCE AROUND SOILS STOCKPILES PER DETAIL 875 ON SHEET C-4.
- 3. PROVIDE TEMPORARY CONSTRUCTION ENTRANCE PER DETAIL 855 ON SHEET C-4. VERIFY LOCATION IN FIELD..
- 4. CONCRETE WASHOUT AREA (IF NEEDED), SEE DETAIL 900 ON SHEET C-4.
- 5. WASTE CONTAINER.

GRADING, STREET, AND EROSION AND SEDIMENT CONTROL CONSTRUCTION NOTES:

- SEED USED FOR TEMPORARY OR PERMANENT SEEDING SHALL BE COMPOSED OF ONE OF THE FOLLOWING MIXTURES, UNLESS OTHERWISE AUTHORIZED:
 - A. DWARF GRASS MIX (MIN. 100 LB./AC.)
 - 1. DWARF PERENNIAL RYEGRASS (80% BY WEIGHT)
 - 2. CREEPING RED FESCUE (20% BY WEIGHT)
 - B. STANDARD HEIGHT GRASS MIX (MIN. 100LB./AC.)
 - 1. ANNUAL RYEGRASS (40% BY WEIGHT)
 - 2. TURF-TYPE FESCUE (60% BY WEIGHT)
- SLOPE TO RECEIVE TEMPORARY OR PERMANENT SEEDING SHALL HAVE THE SURFACE ROUGHENED BY MEANS OF TRACK-WALKING OR THE USE OF OTHER APPROVED IMPLEMENTS. SURFACE ROUGHENING IMPROVES SEED BEDDING AND REDUCES RUN-OFF VELOCITY.
- LONG TERM SLOPE STABILIZATION MEASURES SHALL INCLUDE THE ESTABLISHMENT OF PERMANENT VEGETATIVE COVER VIA SEEDING WITH APPROVED MIX AND APPLICATION RATE.
- TEMPORARY SLOPE STABILIZATION MEASURES SHALL INCLUDE: COVERING EXPOSED SOIL WITH PLASTIC SHEETING, STRAW MULCHING, WOOD CHIPS, OR OTHER APPROVED MEASURES.
- STOCKPILED SOIL OR STRIPPINGS SHALL BE PLACED IN A STABLE LOCATION AND CONFIGURATION. DURING "WET WEATHER" PERIODS, STOCKPILES SHALL BE COVERED WITH PLASTIC SHEETING OR STRAW MULCH. SEDIMENT FENCE IS REQUIRED AROUND THE PERIMETER OF THE STOCKPILE.
- EXPOSED CUT OR FILL AREAS SHALL BE STABILIZED THROUGH THE USE OF TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS OR MATS, MID-SLOPE SEDIMENT FENCES OR WATTLES, OR OTHER APPROPRIATE MEASURES. SLOPES EXCEEDING 25% MAY REQUIRE ADDITIONAL EROSION CONTROL MEASURES.
- AREAS SUBJECT TO WIND EROSION SHALL USE APPROPRIATE DUST CONTROL MEASURES INCLUDING THE APPLICATION OF A FINE SPRAY OF WATER, PLASTIC SHEETING, STRAW MULCHING, OR OTHER APPROVED MEASURES.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES INCLUDING, BUT NOT LIMITED TO, TIRE WASHES, STREET SWEEPING, AND VACUUMING MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
- ACTIVE INLETS TO STORM WATER SYSTEMS SHALL BE PROTECTED THROUGH THE USE OF APPROVED INLET PROTECTION MEASURES. ALL INLET PROTECTION MEASURES ARE TO BE REGULARLY INSPECTED AND MAINTAINED AS NEEDED.
- SATURATED MATERIALS THAT ARE HAULED OFF-SITE MUST BE TRANSPORTED IN WATER-TIGHT TRUCKS TO ELIMINATE SPILLAGE OF SEDIMENT AND SEDIMENT-LADEN WATER.
- AN AREA SHALL BE PROVIDED FOR THE WASHING OUT OF CONCRETE TRUCKS IN A LOCATION THAT DOES NOT PROVIDE RUN-OFF THAT CAN ENTER THE STORM WATER SYSTEM. IF THE CONCRETE WASH-OUT AREA CAN NOT BE CONSTRUCTED GREATER THAN 50' FROM ANY DISCHARGE POINT, SECONDARY MEASURES SUCH AS BERMS OR TEMPORARY SETTLING PITS MAY BE REQUIRED. THE WASH-OUT SHALL BE LOCATED WITHIN SIX FEET OF TRUCK ACCESS AND BE CLEANED WHEN IT REACHES 50% OF THE CAPACITY.
- SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE SHALL NOT BE TRANSFERRED TO THE STORM WATER SYSTEM. SWEEPINGS SHALL BE PICKED UP AND DISPOSED IN THE TRASH.
- AVOID PAVING IN WET WEATHER WHEN PAVING CHEMICALS CAN RUN-OFF INTO THE STORM WATER SYSTEM.
- USE BMPs SUCH AS CHECK-DAMS, BERMS, AND INLET PROTECTION TO PREVENT RUN-OFF FROM REACHING DISCHARGE POINTS.
- COVER CATCH BASINS, MANHOLES, AND OTHER DISCHARGE POINTS WHEN APPLYING SEAL COAT, TACK COAT, ETC. TO PREVENT INTRODUCING THESE MATERIALS TO THE STORM WATER SYSTEM.

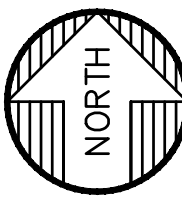
EROSION & SEDIMENT CONTROL BMP IMPLEMENTATION:

- 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.
- THE "STAGING", SHALL BE MOVED TO AN APPROPRIATE LOCATION TO ACCOMMODATE IMPROVEMENTS.
- INLET PROTECTION SHALL BE IN-PLACE IMMEDIATELY FOLLOWING PAVING ACTIVITIES.



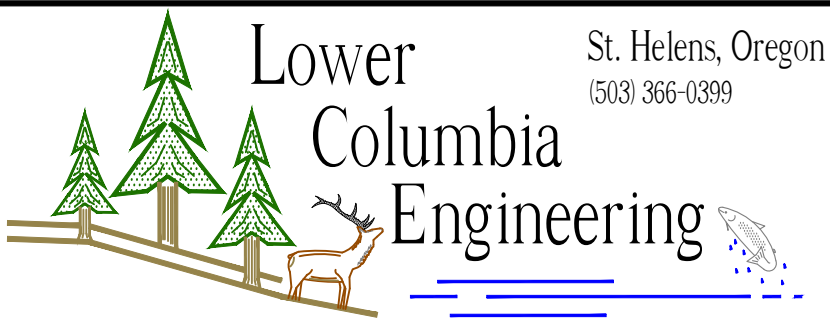
EROSION AND SEDIMENT CONTROL PLAN

SCALE: 1" = 20'-0"



DATE: 10/21/2024
PRELIMINARY
NOT
FOR CONSTRUCTION

REV.	REVISION RECORD	DATE



PROJ. NO.	3614	EROSION AND SEDIMENT CONTROL PLAN	
DWG. BY	PCD	PAD DETAILING	
APPR. BY	ADAM OFSTAD	SHEET	
FILE	D-3614-C-2	DATE	12/31/2024

TAX LOT: 4001
COLUMBIA COUNTY
ZONING: RR-5
SIZE: 3.94 ACRES

TAX LOT: 4000
COLUMBIA COUNTY
ZONING: RR-5
SIZE: 0.94 ACRES

TAX LOT: 4501
COLUMBIA COUNTY
ZONING: EC
SIZE: 1.31 ACRES

TAX LOT: 4301
COLUMBIA COUNTY
ZONING: RR-5
SIZE: 2.02 ACRES

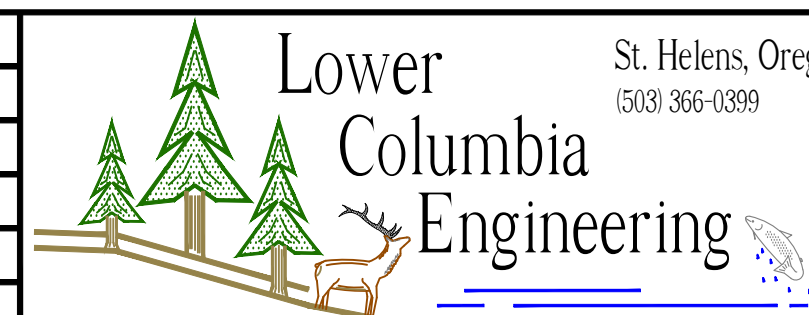
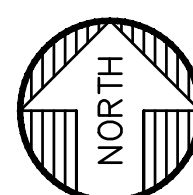
TAX LOT: 4500
COLUMBIA COUNTY
ZONING: RIPD
SIZE: 0.88 ACRES

(N) 47'x66' PAINT BOOTH
BUILDING ADDITION. SEE
SHEET A-4 FOR FLOOR PLAN

(E) DETAILING GARAGE TO REMAIN.
SEE SHEET A-1 FOR EXISTING
FLOOR PLAN. SEE SHEET A-2
FOR OVERALL FLOOR PLAN

(N) 38x42 BUILDING
ADDITION. SEE SHEET
A-3 FOR FLOOR PLAN

PROPOSED SITE PLAN
SCALE: 1" = 20'-0"

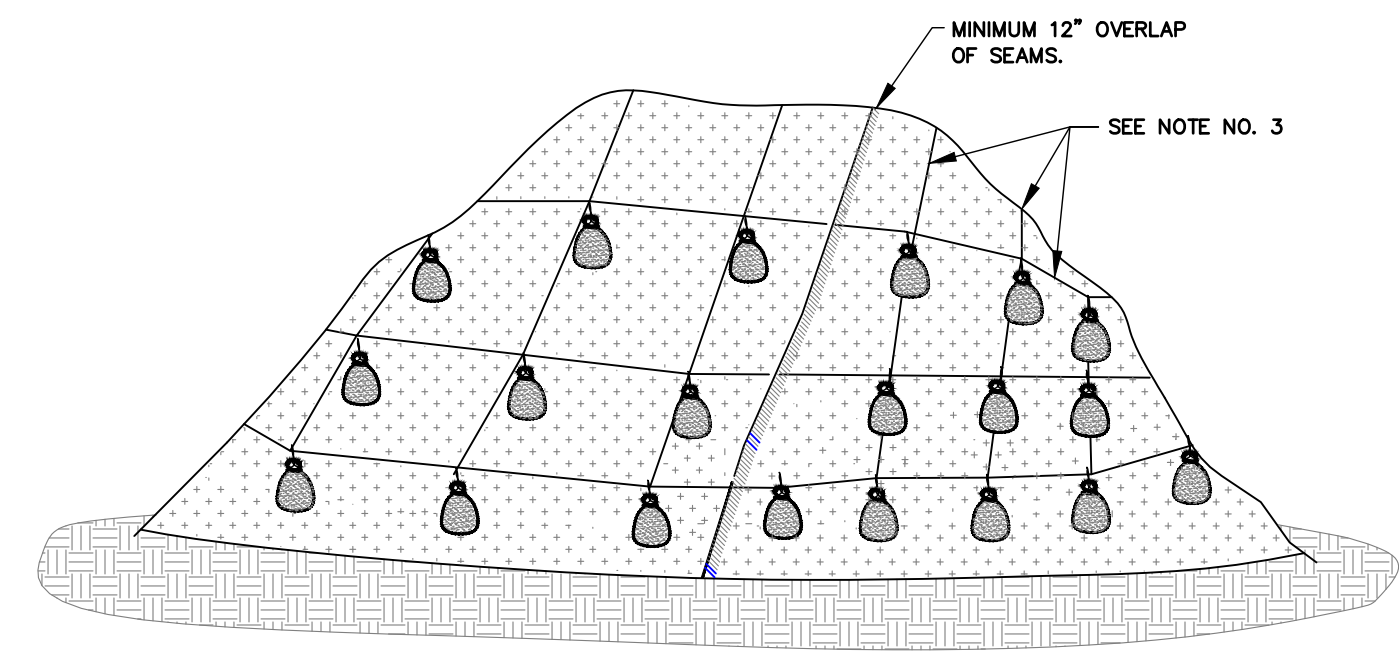


St. Helens, Oregon
(503) 366-0399

PROJ. NO.	3614	PROPOSED SITE PLAN
DWG. BY	PCD	PAD DETAILING
APPR. BY	ADAM OFSTAD	SHEET
FILE	D-3614-C-3	DATE 12/31/2024
		C-3

DATE: 10/21/2024
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 ROPES 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.

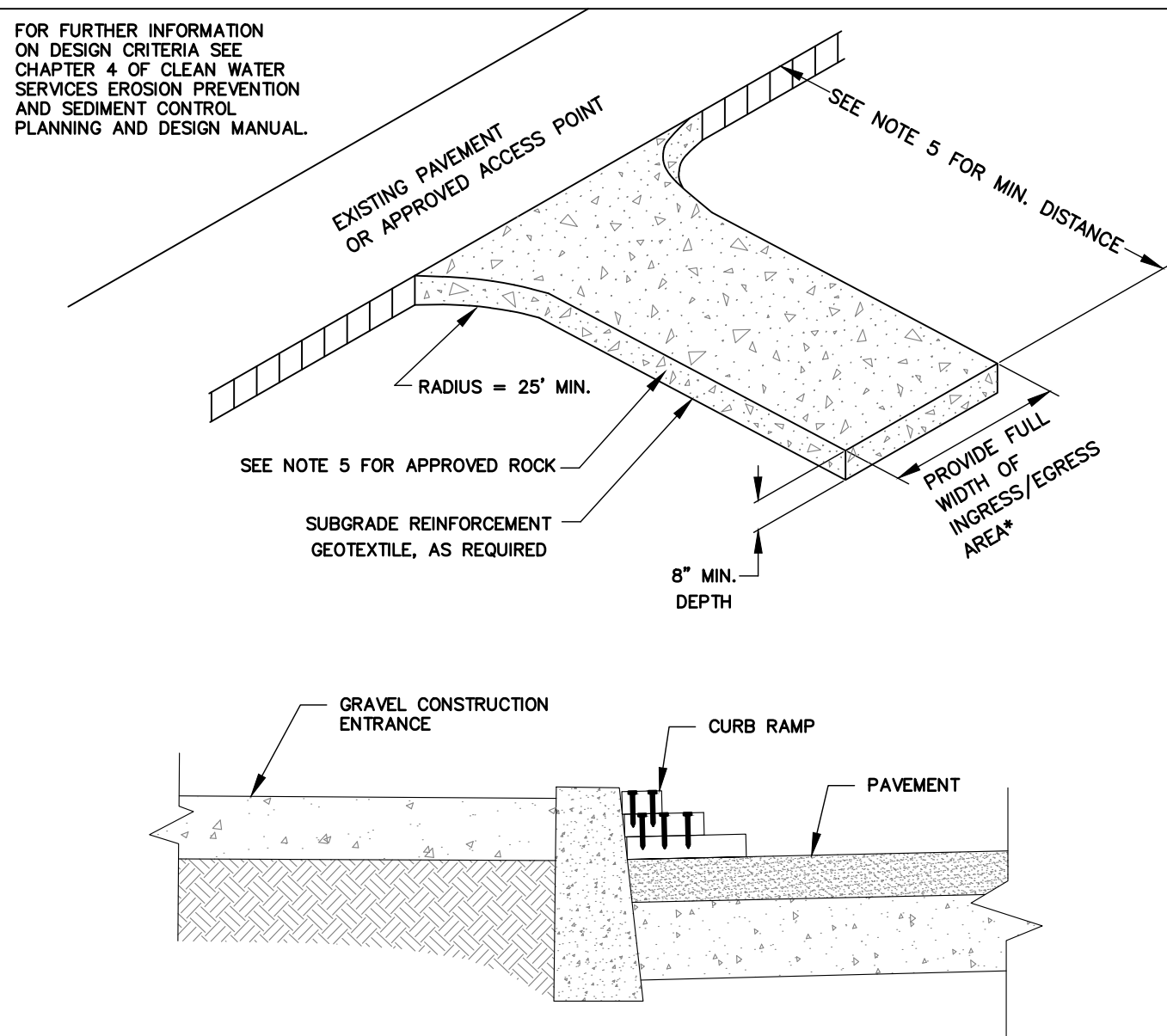
PLASTIC SHEETING

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.



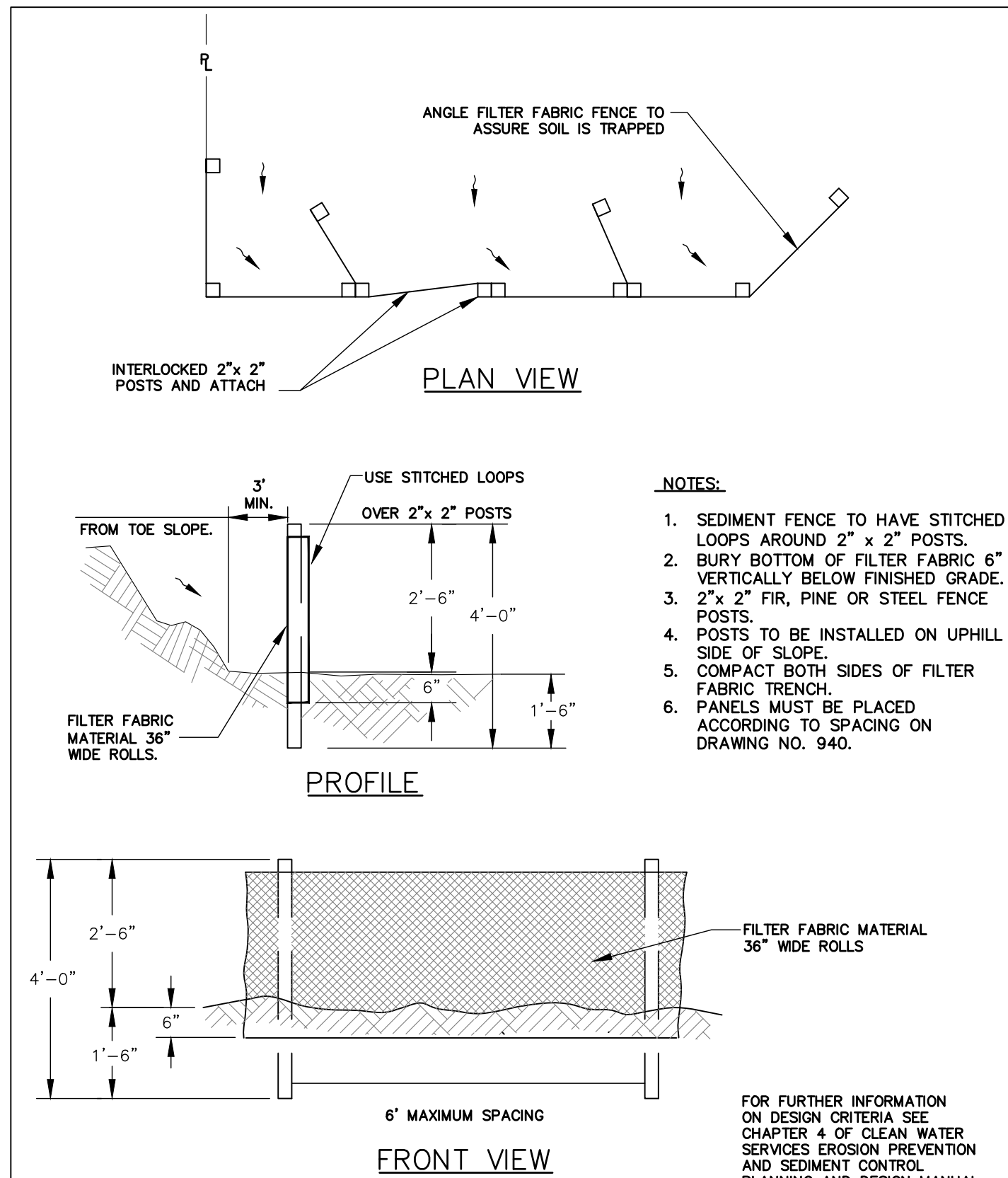
NOTES:

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 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 LADEN 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 3-6" CLEAN ROCK, GOVERNING AUTHORITY MAY REQUIRE GEOTEXTILE FABRIC TO PREVENT SUB-SOIL PUMPING.

CONSTRUCTION ENTRANCE

DRAWING NO. 855

REVISED 10-31-19



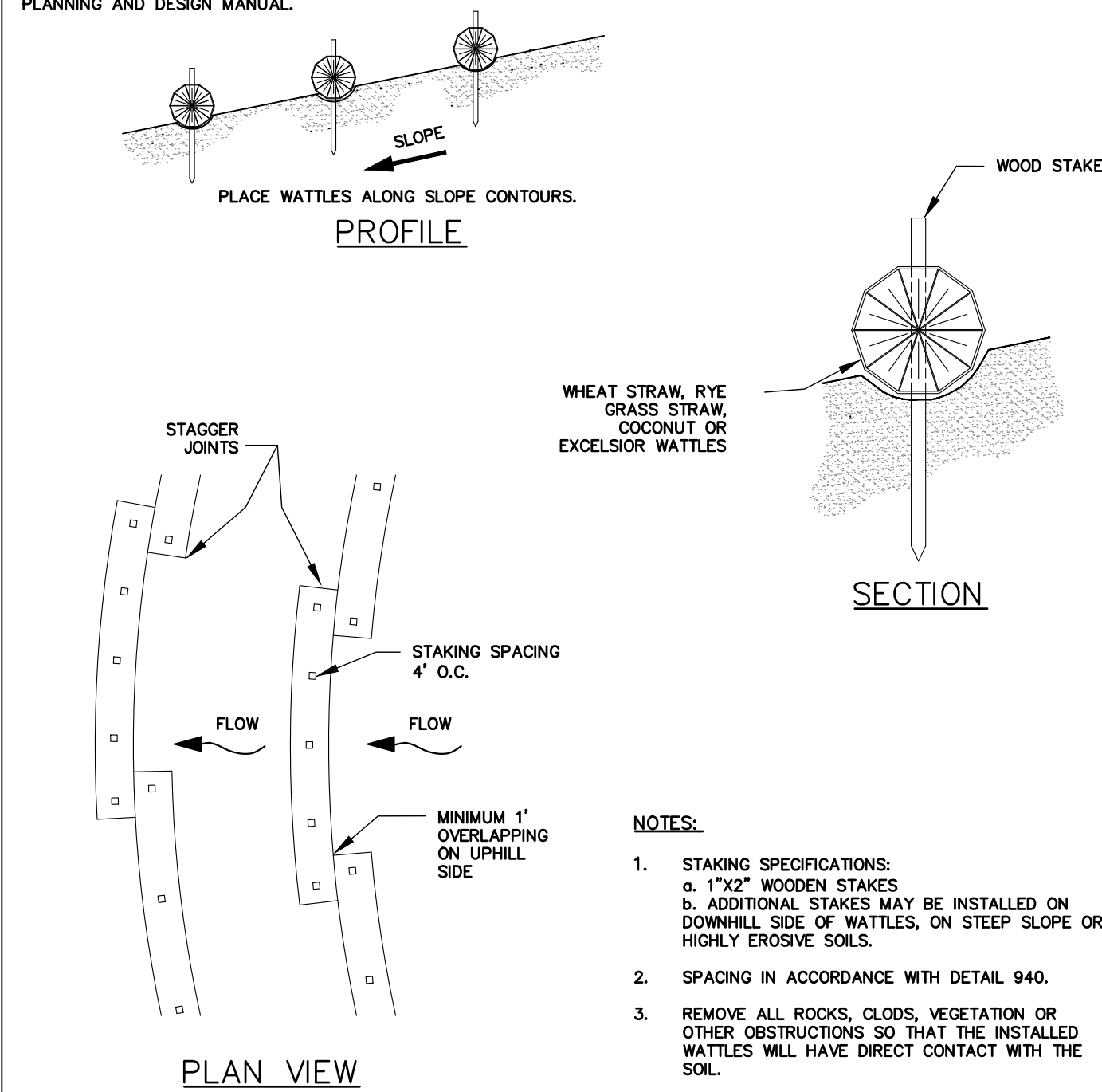
SEDIMENT FENCE

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.



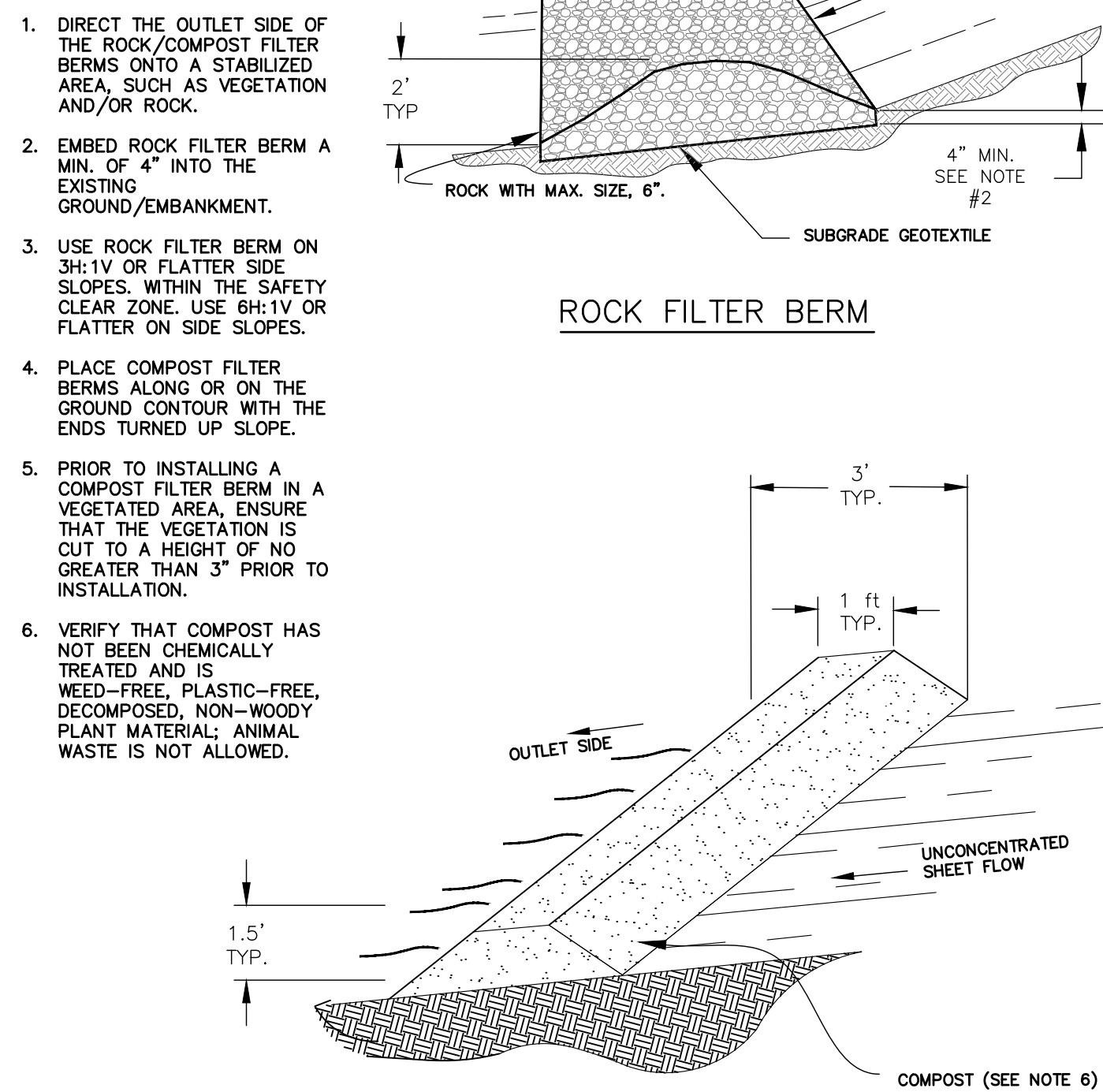
WATTLES

DRAWING NO. 880

REVISED 10-31-19



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



COMPOST FILTER BERM

FILTER BERMS
ROCK/COMPOST

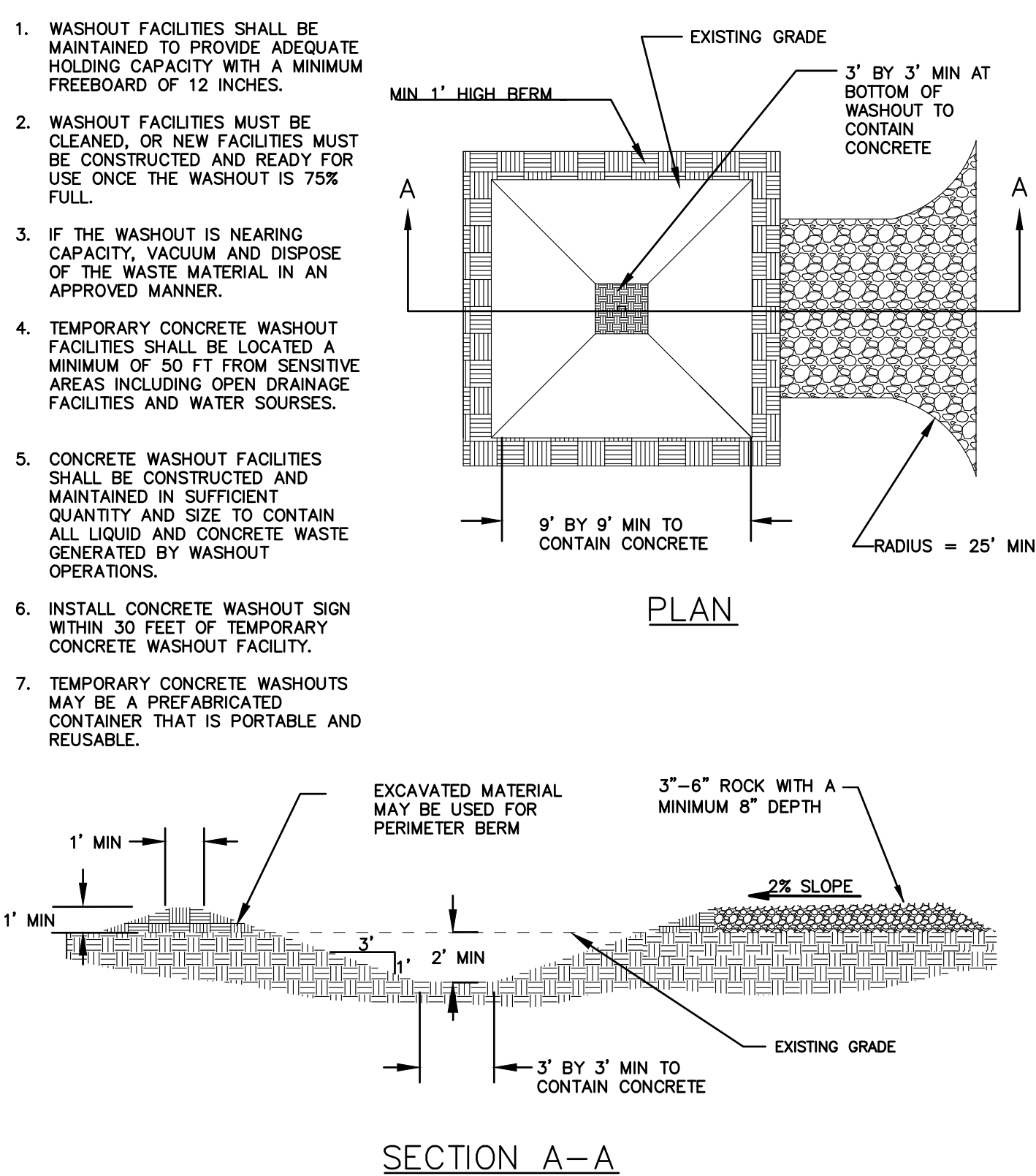
DRAWING NO. 890

REVISED 10-31-19



NOTES:

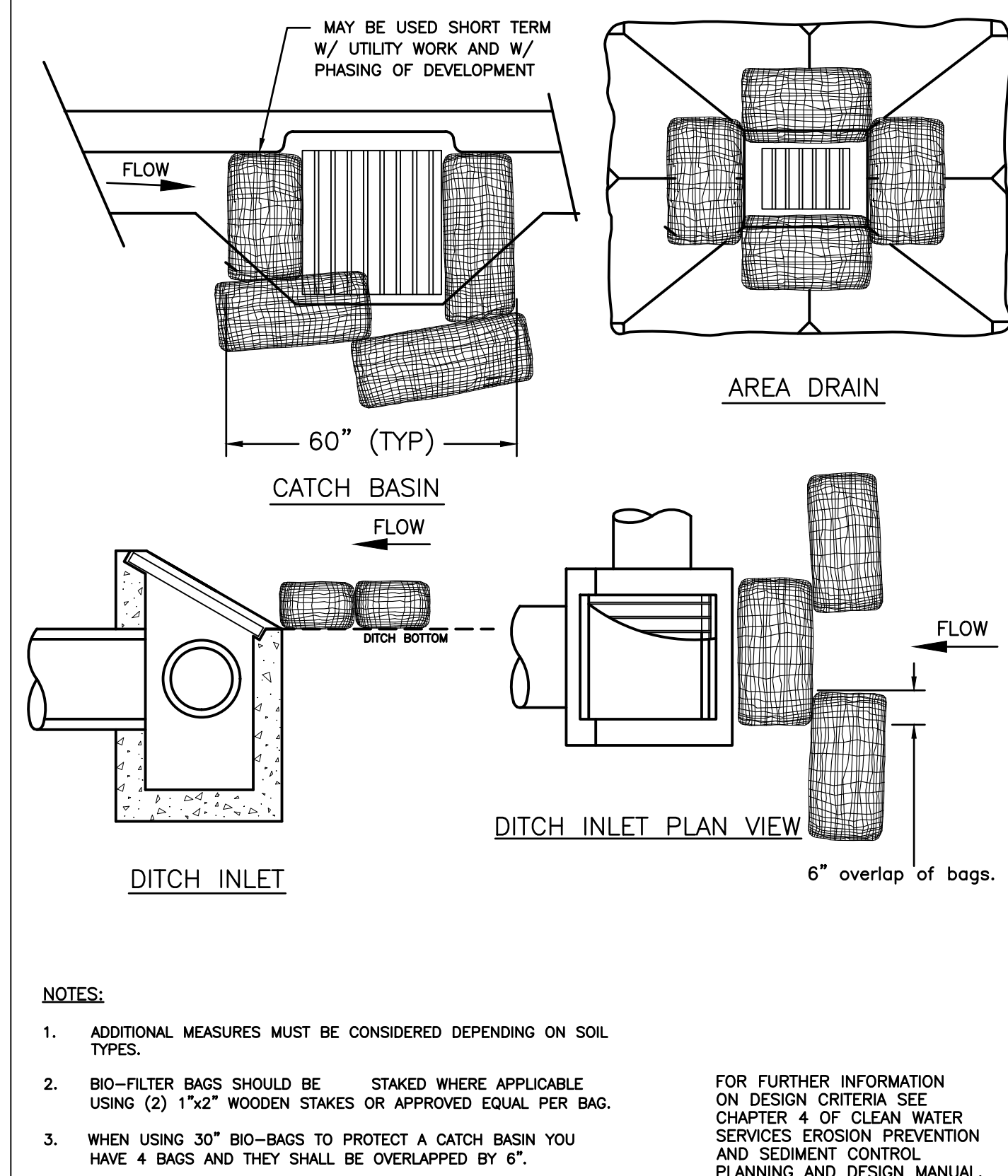
1. WASHOUT FACILITIES SHALL BE MAINTAINED TO PROVIDE ADEQUATE HOLDING CAPACITY WITH A MINIMUM FREEBOARD OF 12 INCHES.
2. WASHOUT FACILITIES MUST BE CLEANED, OR NEW FACILITIES MUST BE CONSTRUCTED AND READY FOR USE ONCE THE WASHOUT IS 75% FULL.
3. IF THE WASHOUT IS NEARING CAPACITY, VACUUM AND DISPOSE 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.



CONCRETE WASHOUT

DRAWING NO. 900

REVISED 10-31-19



INLET PROTECTION
TYPE 4

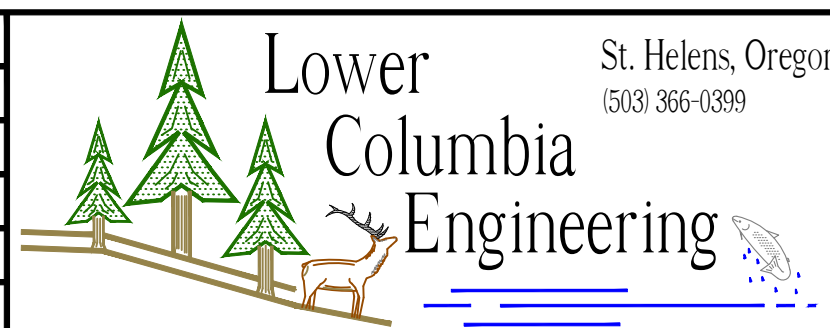
DRAWING NO. 915

REVISED 10-31-19



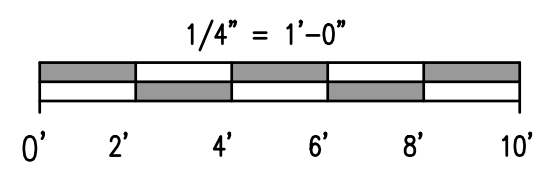
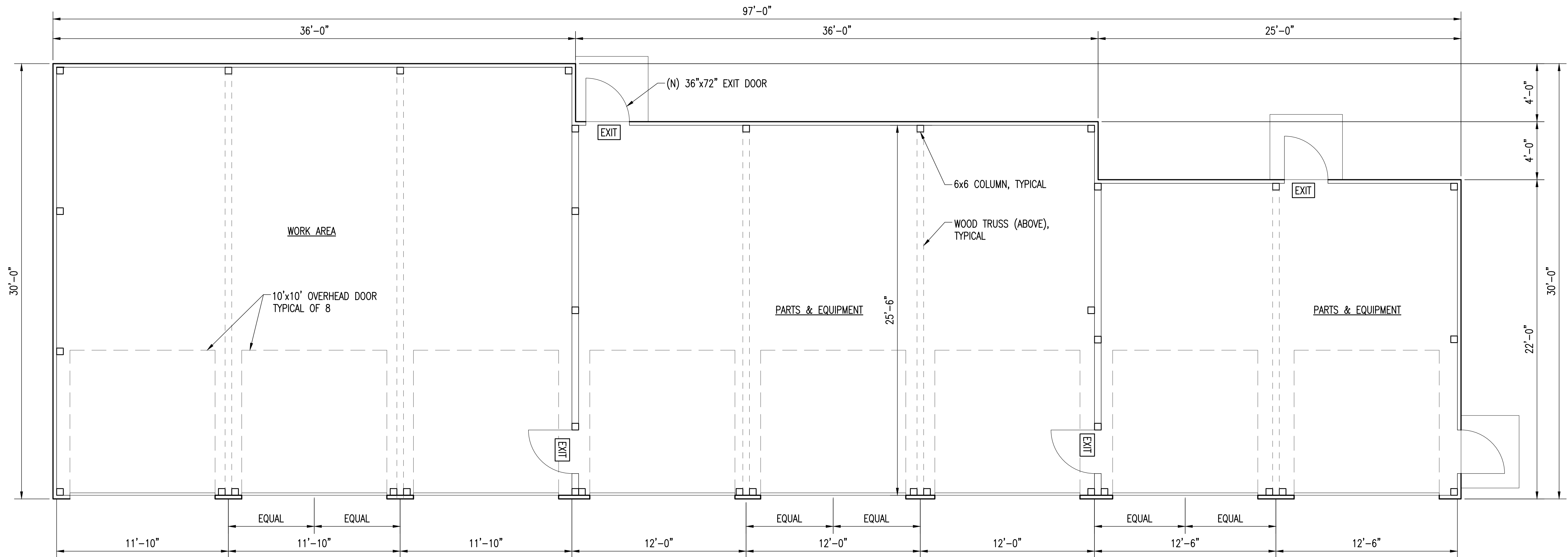
DATE: 7/23/2024
ISSUED
FOR APPROVAL

REV.	REVISION RECORD	DATE

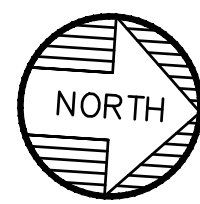


PROJ. NO.	3614	ESC DETAILS
DWG. BY	PCD	PAD DETAILING
APPR. BY	ADAM OFSTAD	SHEET
FILE	D-3614-C-4	DATE 12/31/2024

C-4

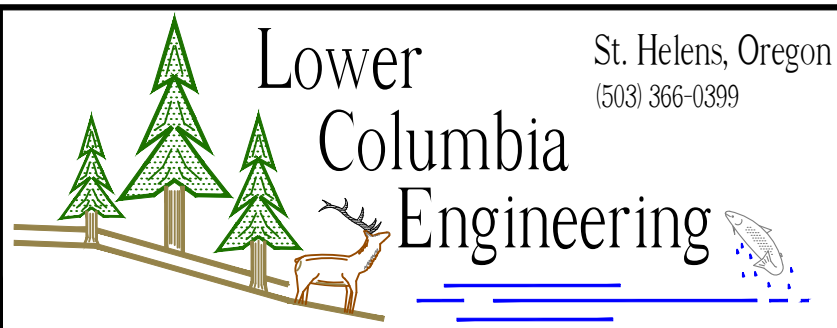


EXISTING BUILDING FLOOR PLAN
SCALE: 1/4" = 1'-0"



DATE: 10/21/2024
PRELIMINARY
NOT
FOR CONSTRUCTION

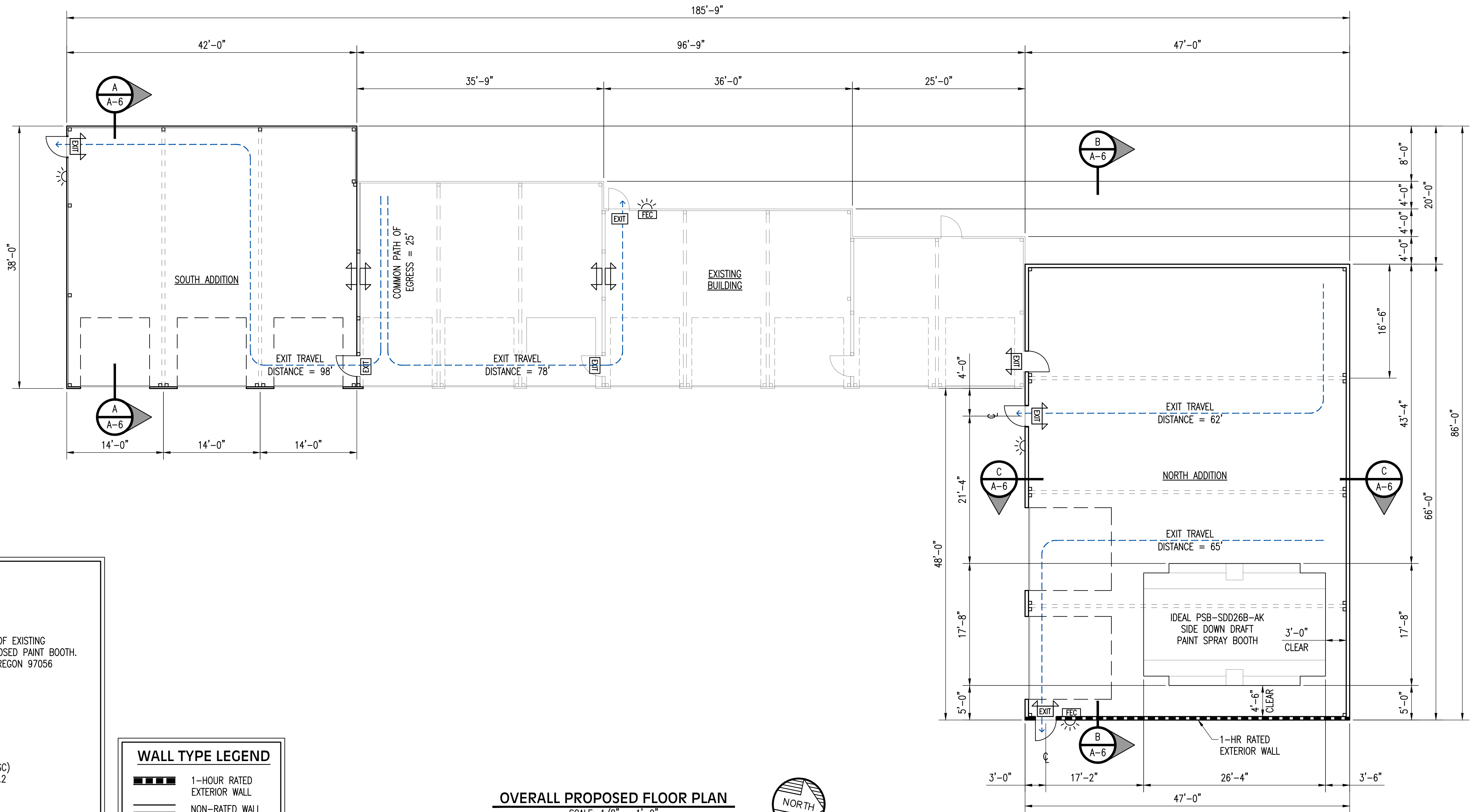
REV.	REVISION RECORD	DATE



St. Helens, Oregon
(503) 366-0399

PROJ. NO.	3614	EXISTING BUILDING FLOOR PLAN
DWG. BY	PCD	PAD DETAILING
APPR. BY	ADAM OFSTAD	SHEET
FILE	D-3614-A-1	DATE 12/31/2024

A-1



CODE SUMMARY

GENERAL INFORMATION

PROJECT NAME: OFSTAD DETAILING SHOP
SCOPE OF WORK: BUILDING ADDITIONS ON SOUTH & NORTH SIDES OF EXISTING ONE-STORY DETAILING SHOP INCLUDING AN ENCLOSED PAINT BOOTH.
ADDRESS: 30035 COLUMBIA RIVER HIGHWAY, SCAPPOOSE, OREGON 97056
LATITUDE/LONGITUDE: 45°43'17.88" - 122°52'33.10"
JURISDICTION: COLUMBIA COUNTY
ZONING: RURAL RESIDENTIAL (RR-5)
MAP TAX LOT NUMBER: 3224-CO-04400
LOT SIZE: 0.98 ACRES

BUILDING CONSTRUCTION TYPE, HEIGHT AND AREA:

BUILDING CODE EDITION: 2022 OREGON STRUCTURAL SPECIALTY CODE (OSSC)
OCCUPANCY GROUP: S1 - MODERATE-HAZARD STORAGE, SECTION 311.2

TYPE OF CONSTRUCTION: TYPE V-B NON-SPRINKLERED
ALLOWABLE BUILDING HEIGHT: 40 FEET PER TABLE 504.3 > 22'-4" FEET ACTUAL
ALLOWABLE NUMBER OF STORIES: 1 STORY ABOVE GRADE PLANE PER TABLE 504.4 > 1 ACTUAL
ALLOWABLE BUILDING AREA: PER TABLE 506.2 WITH NO FRONTAGE INCREASE TAKEN
9,000 SQ FT ALLOWABLE > 7,264 SQ FT ACTUAL

FIRE AND SMOKE PROTECTION:

FIRE SPRINKLERS: NON-SPRINKLERED
MINIMUM FIRE RESISTIVE RATING: PER TABLE 601: 0-HR (RATED CONSTRUCTION NOT REQUIRED)
BUILDING SEPARATION: EAST: 16.5' BETWEEN ADDITION AND EXISTING RESIDENCE. 1-HR RATED EXTERIOR WALL REQUIRED ON EASTERN SIDE OF NORTHERN ADDITION. ALL OTHER SEPARATION DISTANCES IN EXCESS OF 30 FEET. NO ADDITIONAL FIRE RESISTANCE REQUIRED BASED ON SEPARATION DISTANCE.
ALLOWABLE AREA OF OPENINGS: UNLIMITED BASED ON SEPARATION DISTANCE PER TABLE 705.8.
VERTICAL SEPARATION OF OPENINGS: NOT APPLICABLE WITH 1-STORY BUILDING.
FIRE ALARMS AND DETECTION: MANUAL FIRE ALARMS ARE NOT REQUIRED.

OCCUPANT LOADING AND MEANS OF EGRESS:

OCCUPANT LOAD FACTORS: PER TABLE 1004.5: BUSINESS AREAS 150 GROSS
OCCUPANT LOADS: BUSINESS: 7264 SQ FT / 150 OCC. FACTOR = 48.4 (49)
NUMBER OF EXITS: 2 EXITS REQUIRED = 4 EXITS PROVIDED
MAX. EXIT ACCESS TRAVEL DISTANCE: PER TABLE 1017.2: 200' > 98' ACTUAL
MAX. COMMON PATH TRAVEL DISTANCE: PER TABLE 1006.2.1: 100' > 25' ACTUAL
MEANS OF EGRESS - DOORWAYS: MINIMUM EGRESS DOORWAY WIDTH PER 1010.1 = 32" < 34.5" ACTUAL
SEPARATION OF EXITS (PER 1007.1.1): (MAIN FIRE AREA) 205' DIAG. - 103' HALF DISTANCE < 165' ACTUAL

WALL TYPE LEGEND

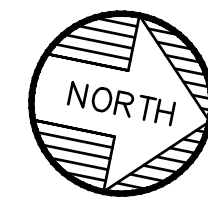
1-HOUR RATED EXTERIOR WALL
NON-RATED WALL

EXITING NOTES

- EXIT PROVIDE ILLUMINATED EXIT SIGNAGE AS SHOWN ON PLANS AND PER THE REQUIREMENTS OF OSSC SECT. 1013. PROVIDE DIRECTIONAL INDICATORS ON SIGNAGE AS REQUIRED.
- PROVIDE EMERGENCY LIGHTING TO AUTOMATICALLY ILLUMINATE, TO A MINIMUM AVERAGE OF 1 FOOTCANDLE, ALONG EGRESS ROUTES AS SHOWN ON DRAWINGS AND PER THE REQUIREMENTS OF OSSC SECT. 1008.
- EXIT SIGNAGE WITH INTEGRAL EMERGENCY LIGHTS AS SHOWN OR WHERE APPROPRIATE TO MEET THE REQUIREMENTS OF SECTIONS 1013 AND 1008 AS NOTED ABOVE.
- EXTERIOR LIGHTING WITH EMERGENCY BACKUP TO MEET THE REQUIREMENTS OF OSSC SECT. 1008.

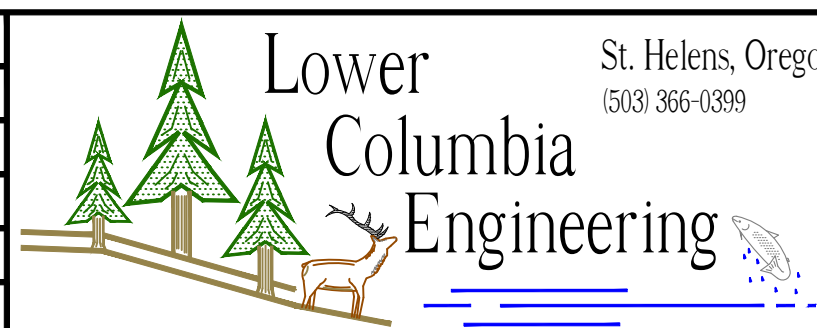
OVERALL PROPOSED FLOOR PLAN

SCALE: 1/8" = 1'-0"



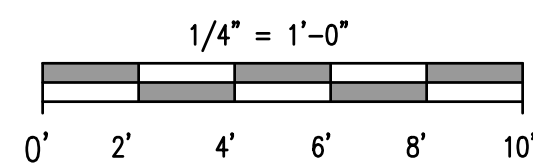
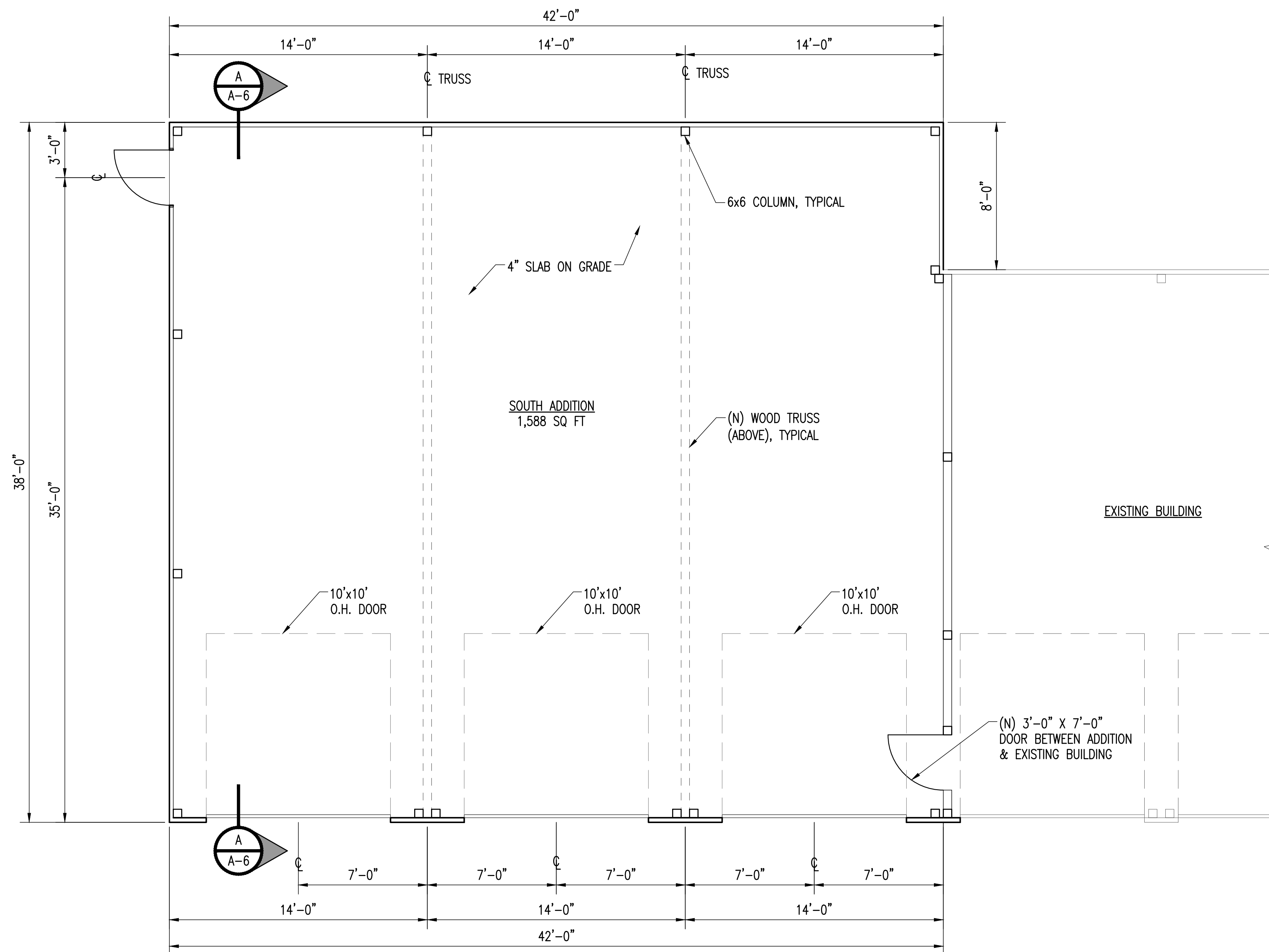
NOTE:
THE PROPOSED BUILDING WILL NOT BE OPEN TO THE PUBLIC (CUSTOMERS) AND ALL CUSTOMER SERVICE ACTIVITIES WILL CONTINUE TO TAKE PLACE AT THE MAIN PRO AUTOMOTIVE & DIESEL BUILDING ACROSS HIGHWAY 30. THE PROPOSED BUILDING WILL BE OCCUPIED BY A MAXIMUM OF 5 EMPLOYEES (INCLUDING THE RESIDENT OF THE HOME OCCUPATION DWELLING ON-SITE).

REV.	REVISION RECORD	DATE



PROJ. NO.	3614	OVERALL PROPOSED FLOOR PLAN & CODE SUMMARY	
DWG. BY	PCD	PAD DETAILING	
APPR. BY	ADAM OFSTAD	SHEET	
FILE	D-3614-A-2	DATE	12/31/2024

A-2

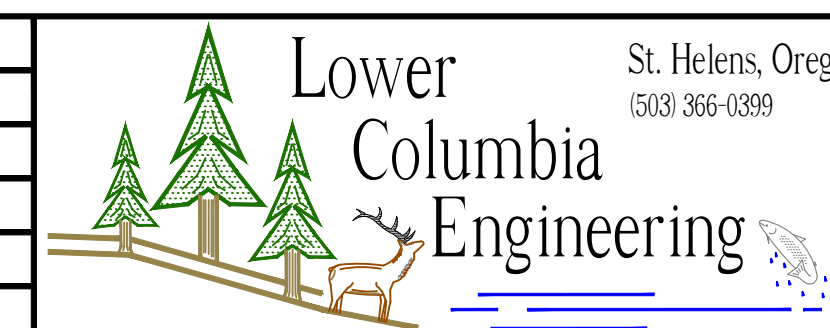


SOUTH ADDITION FLOOR PLAN
SCALE: 1/4" = 1'-0"



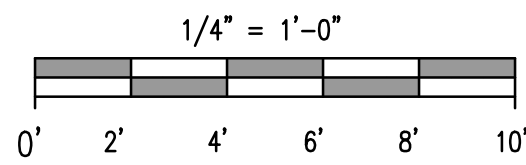
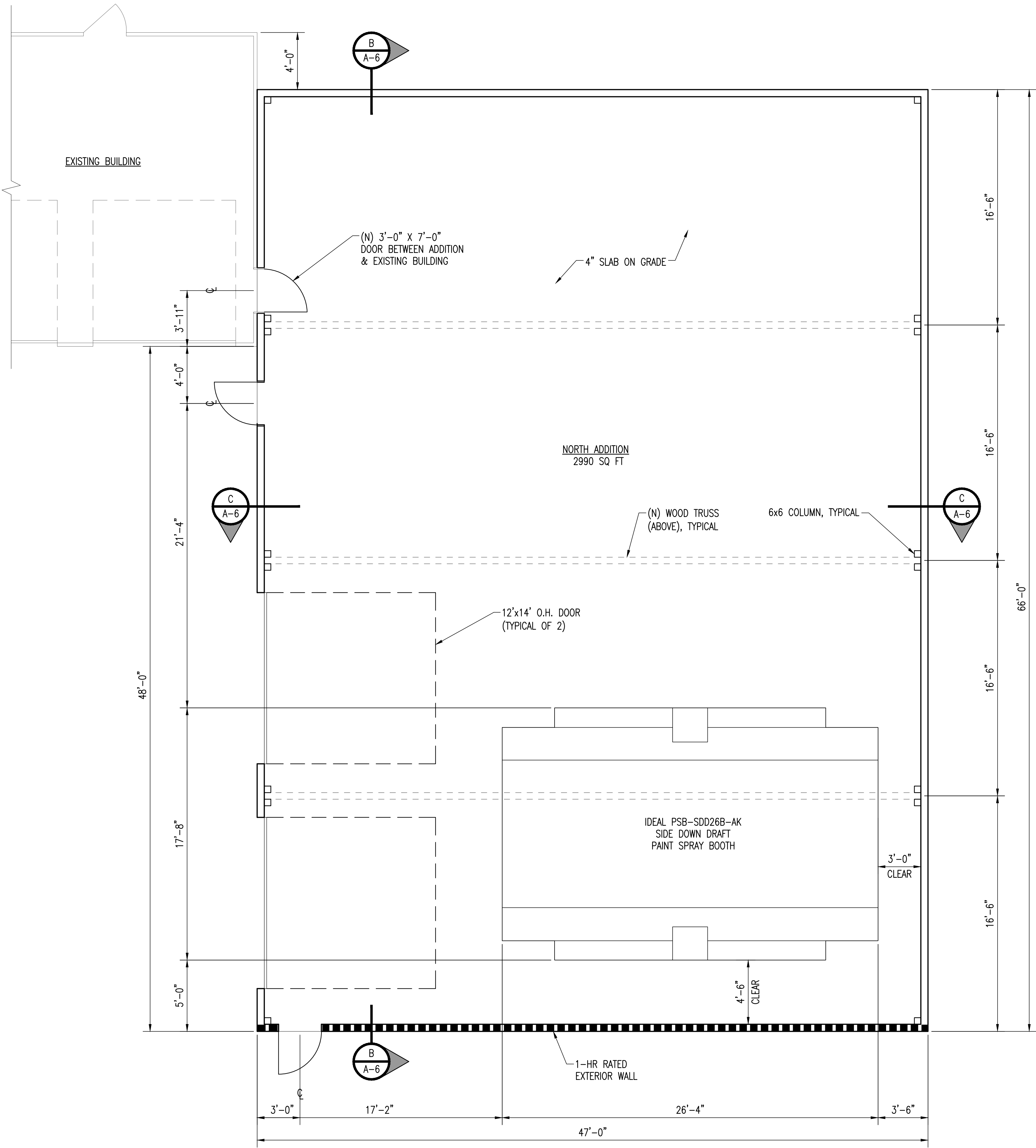
DATE: 10/21/2024
PRELIMINARY
NOT
FOR CONSTRUCTION

REV.	REVISION RECORD	DATE



PROJ. NO.	3614	SOUTH ADDITION FLOOR PLAN	
DWG. BY	PCD	PAD DETAILING	
APPR. BY	ADAM OFSTAD	SHEET	
FILE	D-3614-A-3	DATE	12/31/2024

A-3

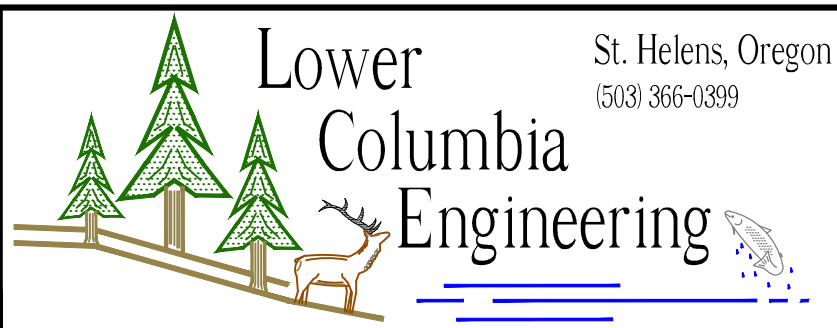


NORTH ADDITION FLOOR PLAN
SCALE: 1/4" = 1'-0"

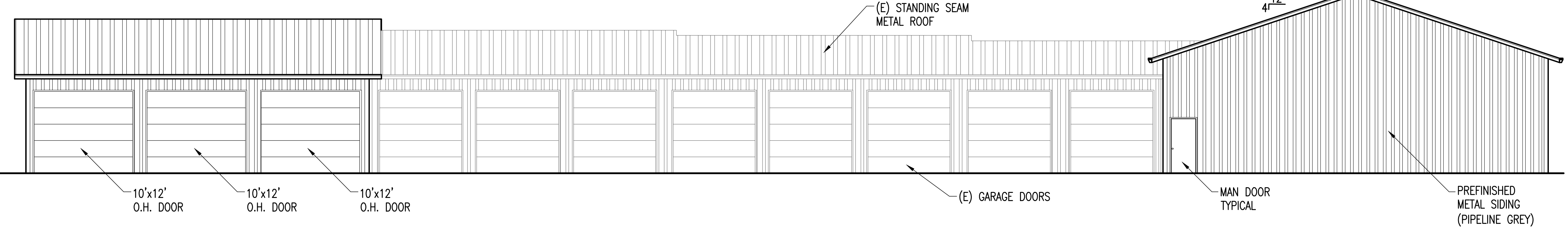


DATE: 01/21/2025
PRELIMINARY
NOT
FOR CONSTRUCTION

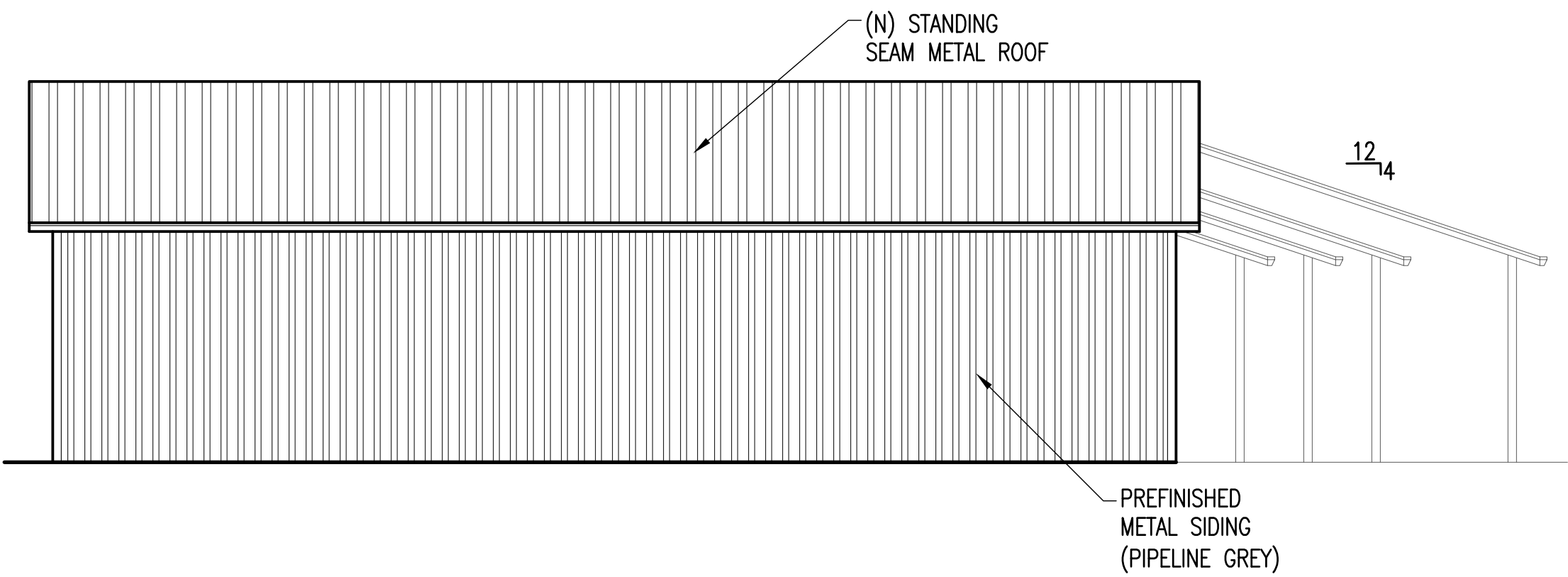
REV.	REVISION RECORD	DATE



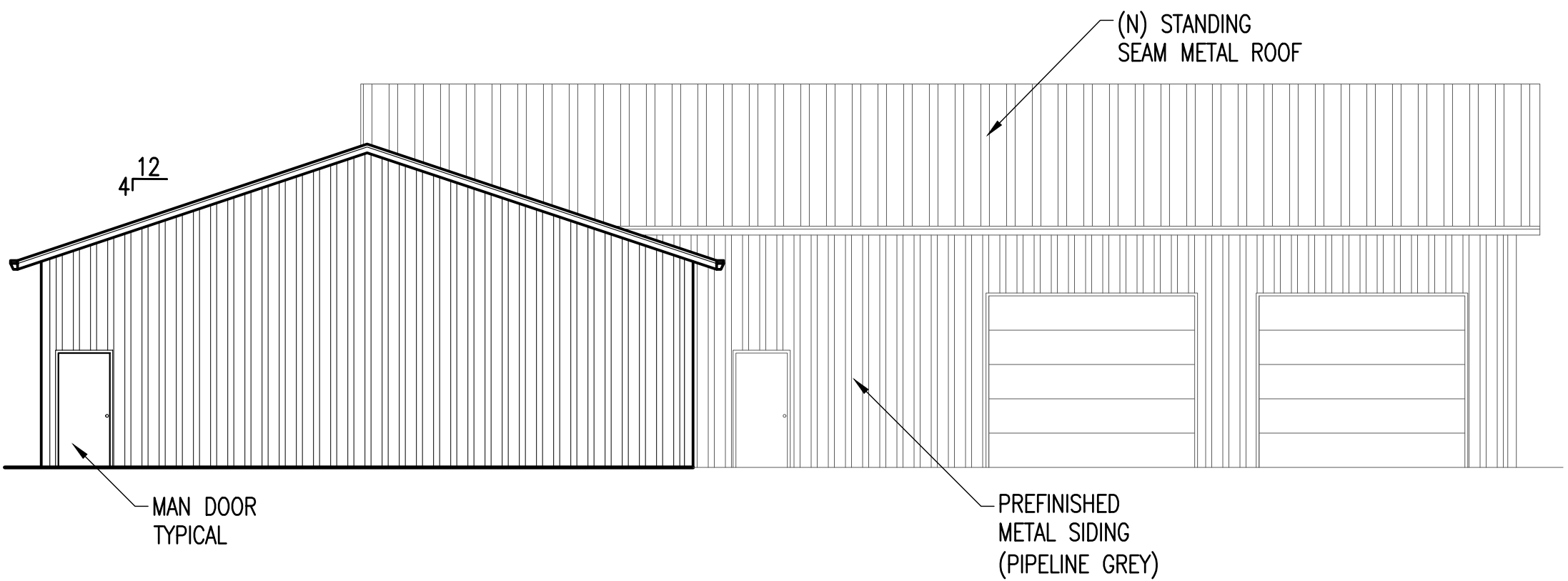
PROJ. NO.	3614	NORTH ADDITION FLOOR PLAN
DWG. BY	PCD	PAD DETAILING
APPR. BY	ADAM OFSTAD	SHEET
FILE	D-3614-A-4	DATE 12/31/2024



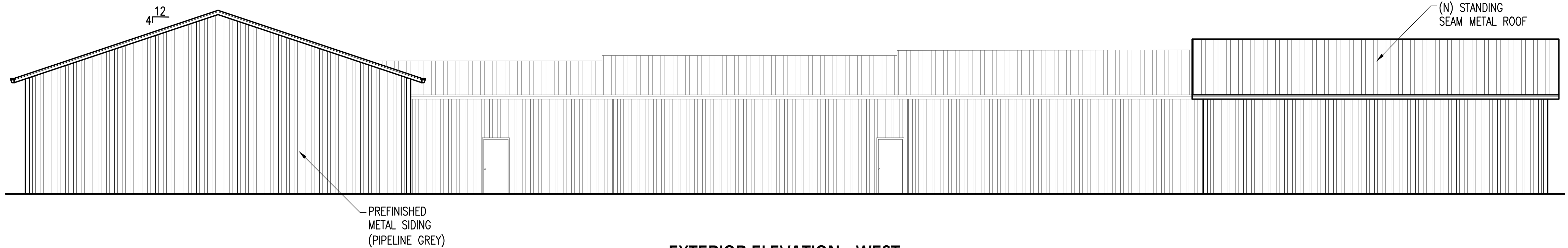
EXTERIOR ELEVATION - EAST
SCALE: 1/8" = 1'-0"



EXTERIOR ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



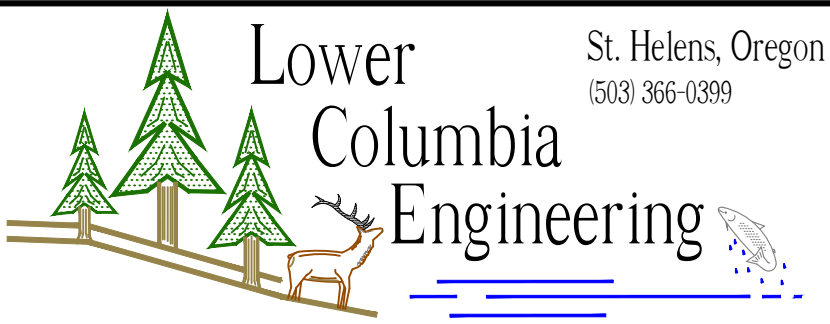
EXTERIOR ELEVATION - NORTH
SCALE: 1/8" = 1'-0"



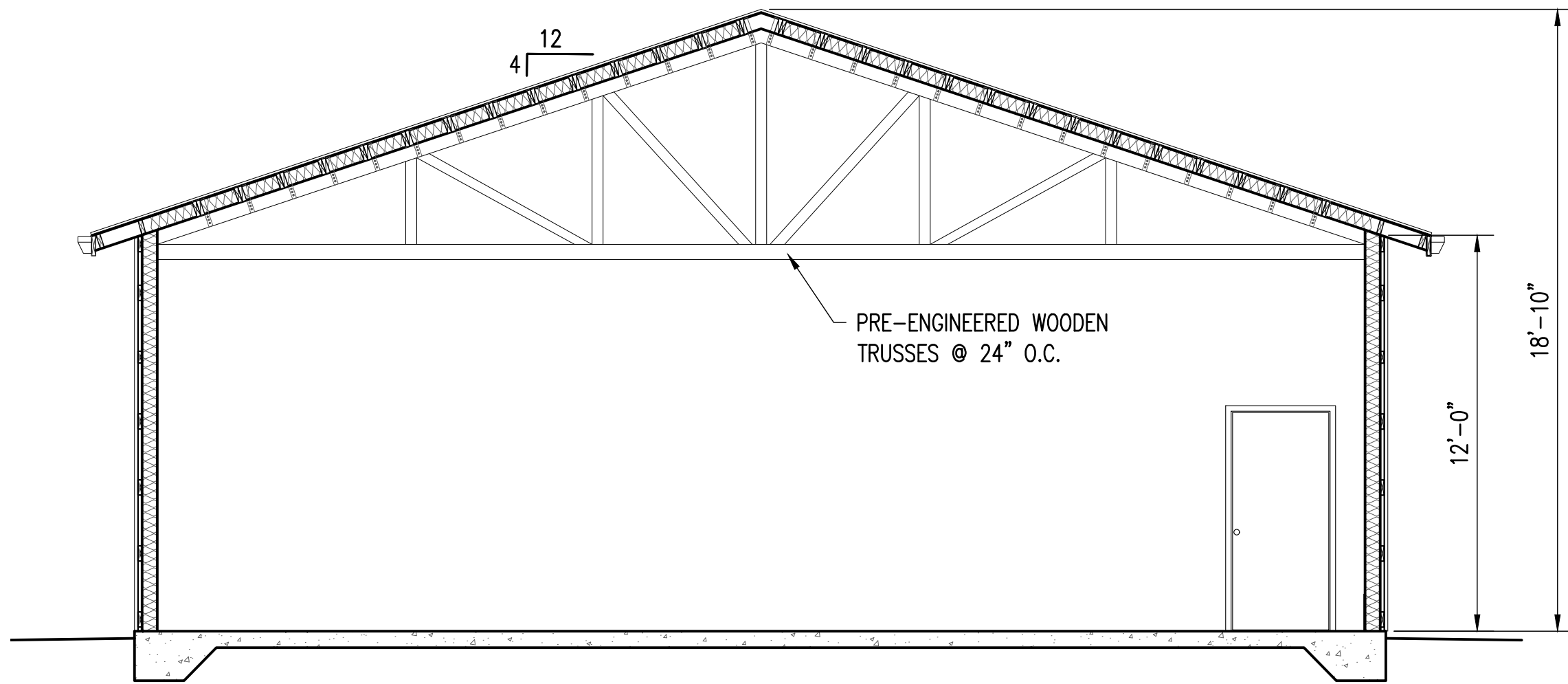
EXTERIOR ELEVATION - WEST
SCALE: 1/8" = 1'-0"

DATE: 10/21/2024
PRELIMINARY
NOT
FOR CONSTRUCTION

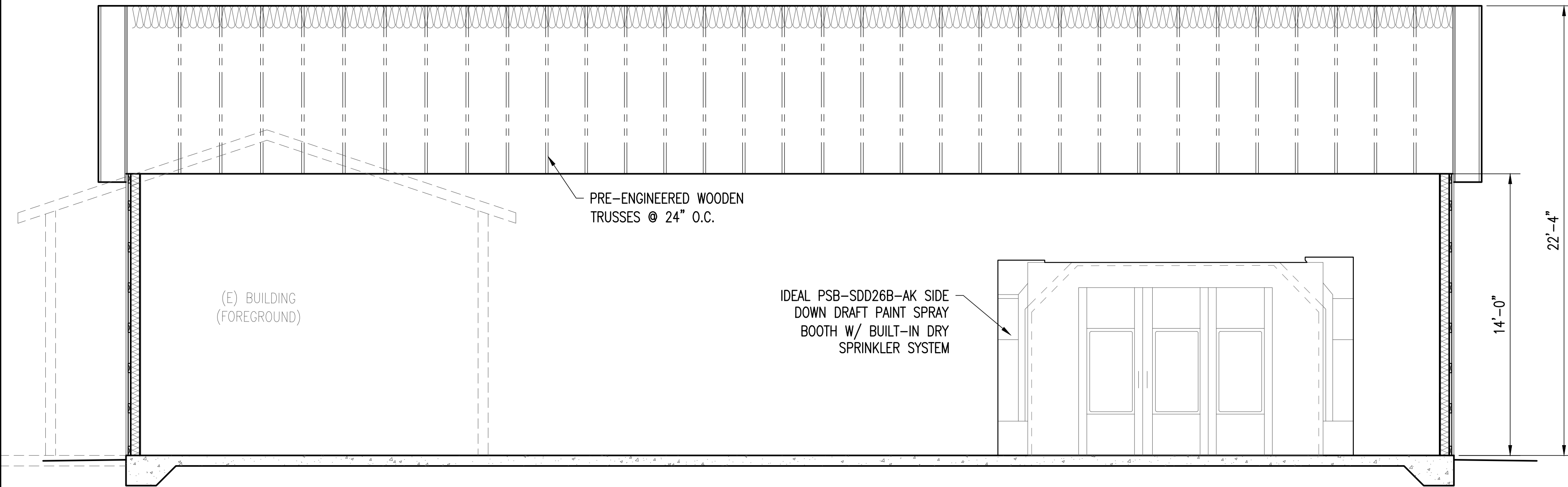
REV.	REVISION RECORD	DATE



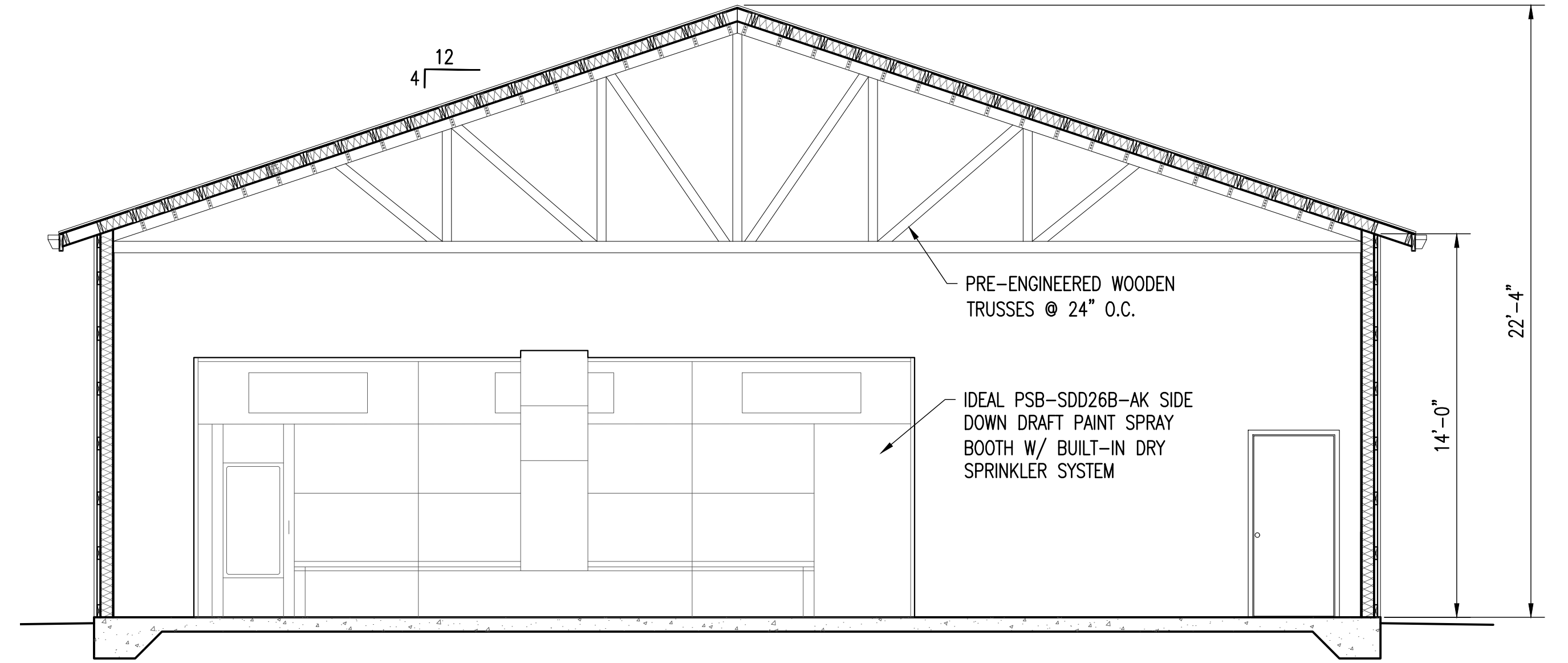
PROJ. NO.	3614	EXTERIOR ELEVATIONS	
DWG. BY	PCD	PAD DETAILING	
APPR. BY	ADAM OFSTAD	SHEET	
FILE	D-3614-A-5	DATE	12/31/2024



A
A-6 **SOUTH ADDITION BUILDING SECTION**
SCALE: 1/4" = 1'-0"



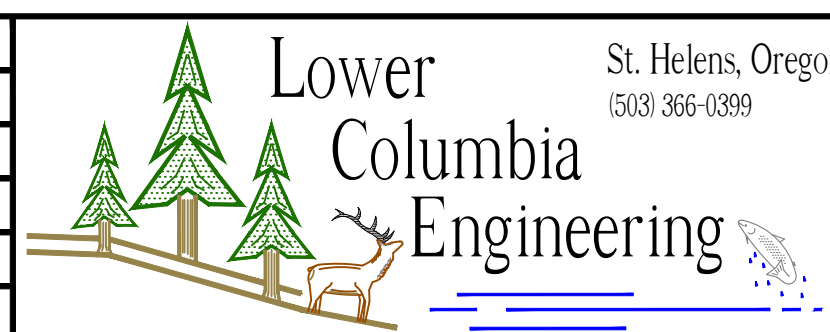
B
A-6 **NORTH ADDITION BUILDING SECTION**
SCALE: 1/4" = 1'-0"



C
A-6 **NORTH ADDITION BUILDING SECTION**
SCALE: 1/4" = 1'-0"

DATE: 10/21/2024
PRELIMINARY
NOT
FOR CONSTRUCTION

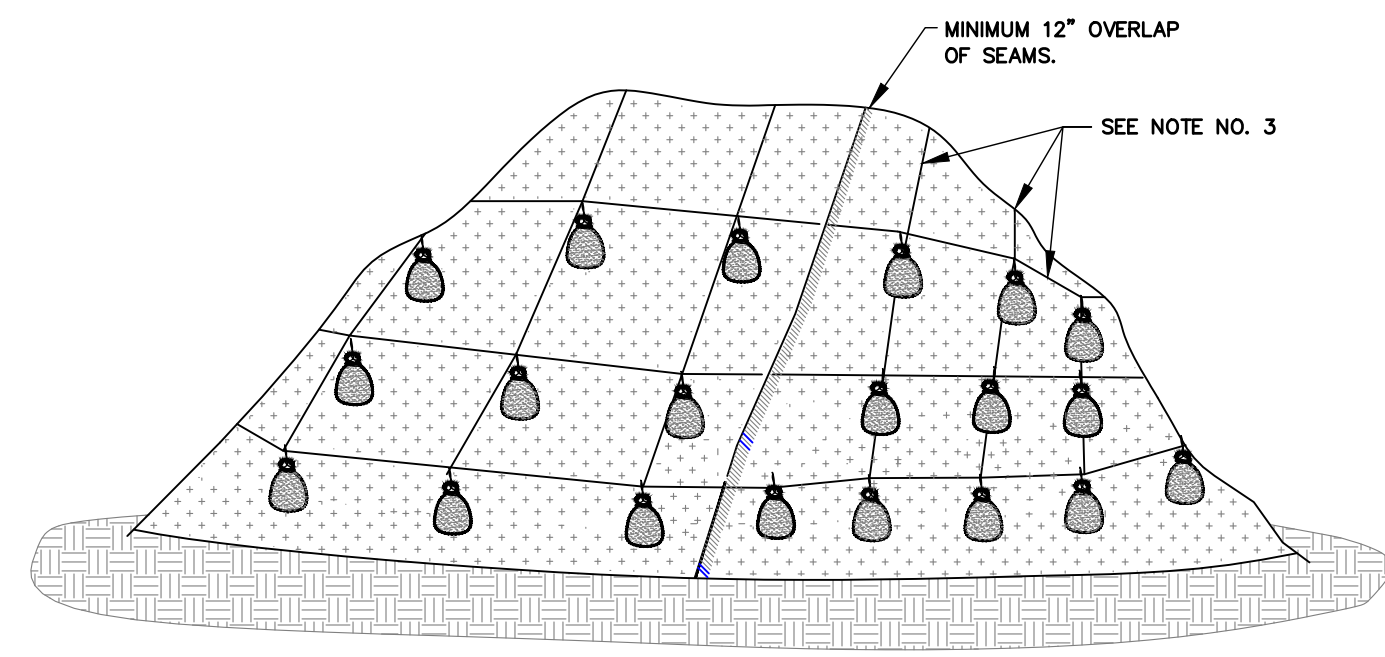
REV.	REVISION RECORD	DATE



PROJ. NO.	3614	BUILDING SECTIONS
DWG. BY	PCD	PAD DETAILING
APPR. BY	ADAM OFSTAD	SHEET
FILE	D-3614-A-6	DATE 12/31/2024

A-6

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 ROPES 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.

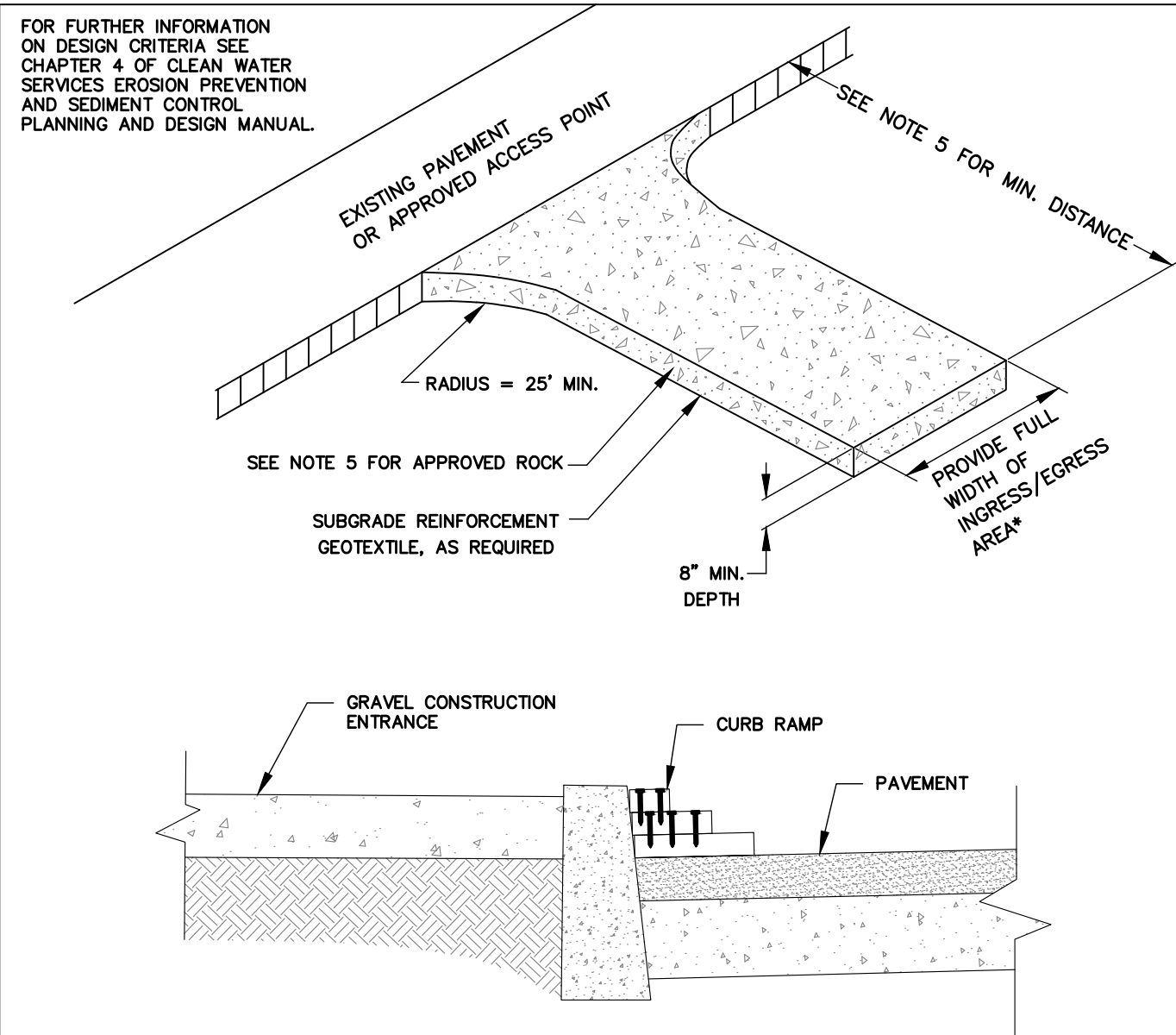
PLASTIC SHEETING

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.



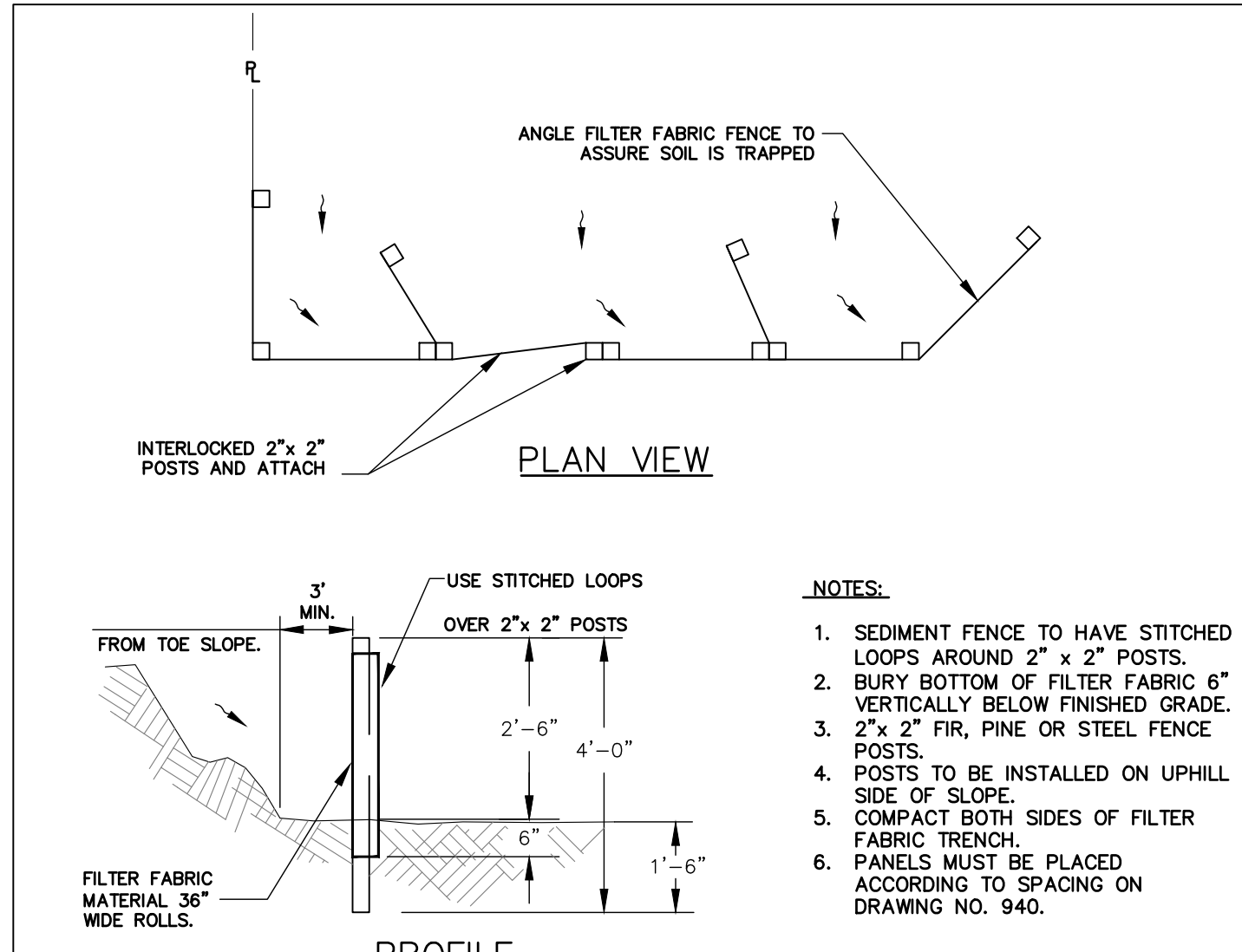
NOTES:

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 LADEN 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 3-6" CLEAN ROCK, GOVERNING AUTHORITY MAY REQUIRE GEOTEXTILE FABRIC TO PREVENT SUB-SOIL PUMPING.

CONSTRUCTION ENTRANCE

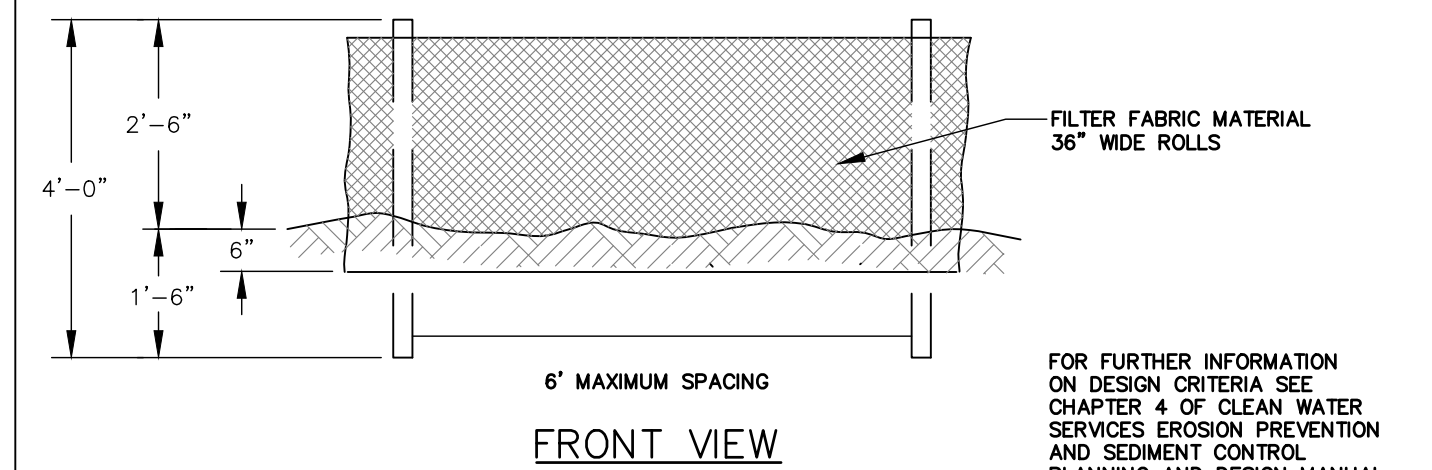
DRAWING NO. 855

REVISED 10-31-19



NOTES:

1. SEDIMENT FENCE TO HAVE STITCHED LOOPS AROUND 2" x 2" POSTS.
2. BURY BOTTOM OF FILTER FABRIC 6" VERTICALLY BELOW FINISHED GRADE.
3. 2" x 2" FIR, 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. 940.



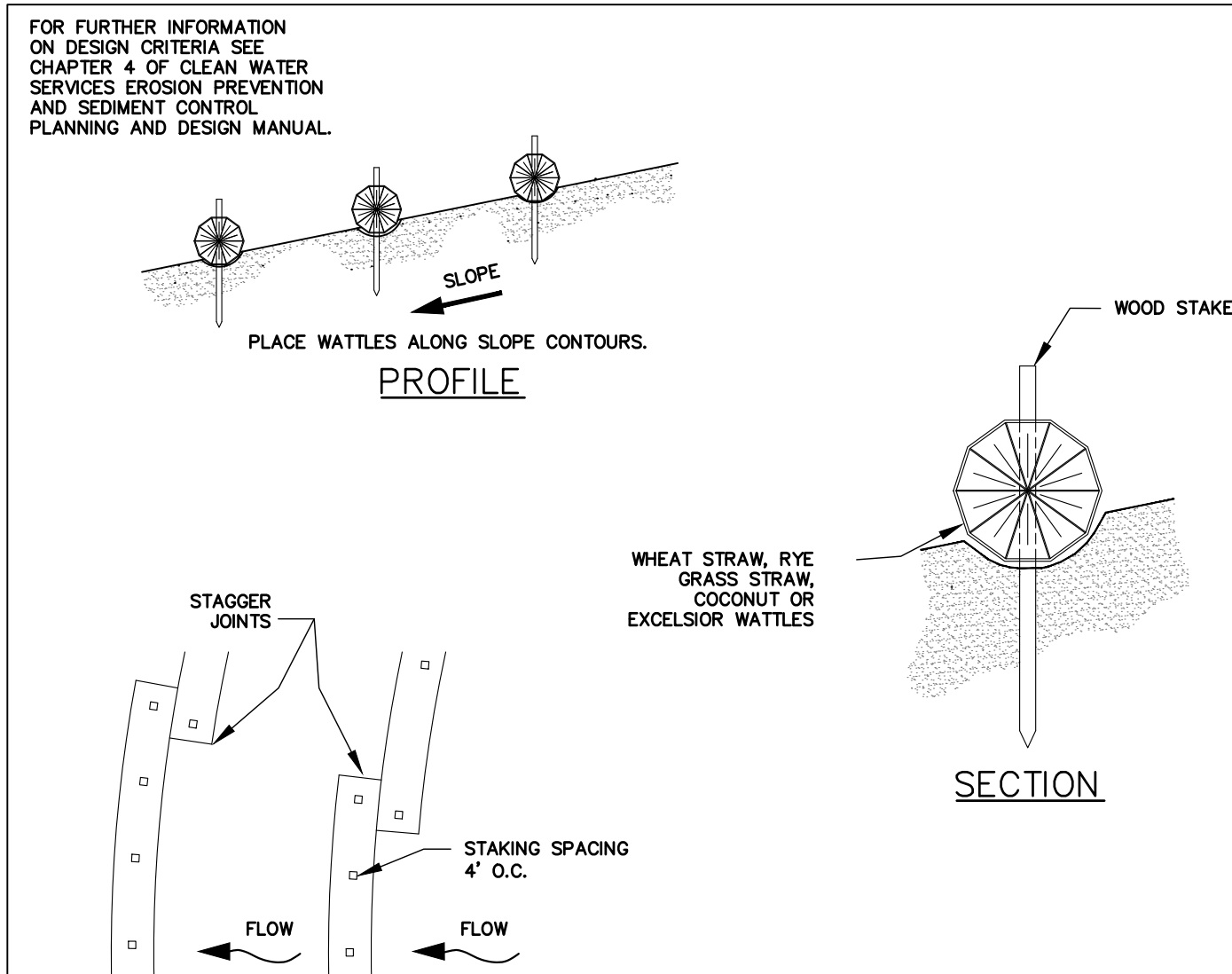
SEDIMENT FENCE

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.



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 EROSION SOILS.
2. SPACING IN ACCORDANCE WITH DETAIL 940.
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. 880

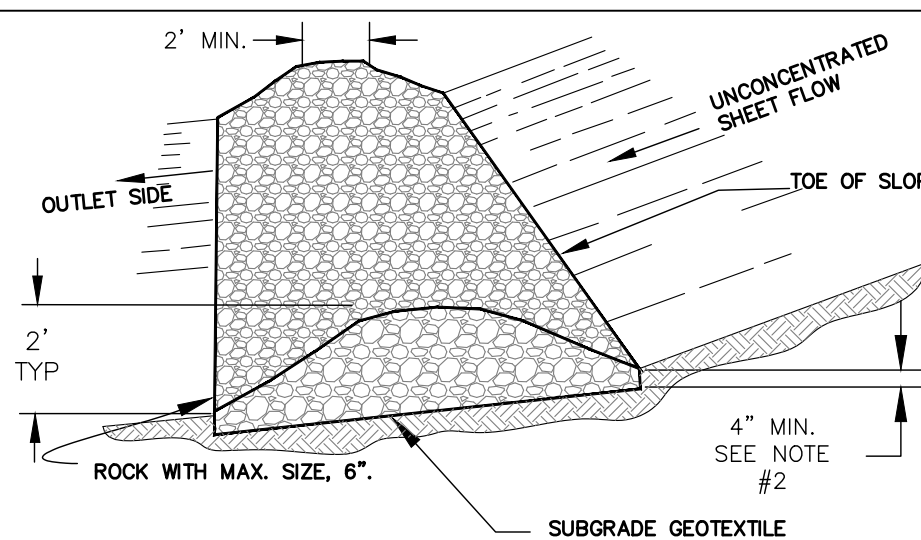
REVISED 10-31-19



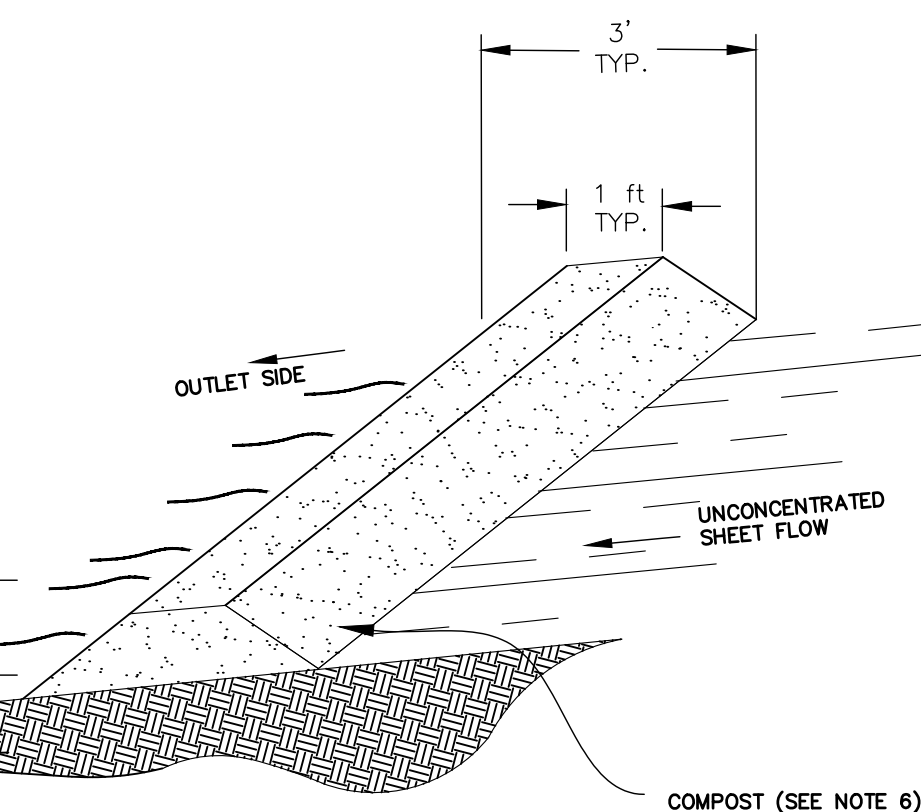
FOR FURTHER INFORMATION
ON DESIGN CRITERIA SEE
CHAPTER 4 OF CLEAN WATER
SERVICES EROSION PREVENTION
AND SEDIMENT CONTROL
PLANNING AND DESIGN MANUAL.

NOTES:

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 SH:1V OR FLATTER SIDE SLOPES. WITHIN THE SAFETY CLEAR ZONE, USE 6H:1V 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 NEED-FREE, PLASTIC-FREE, DECOMPOSED, NON-WOODY PLANT MATERIAL; ANIMAL WASTE IS NOT ALLOWED.



ROCK FILTER BERM



COMPOST FILTER BERM

FILTER BERMS
ROCK/COMPOST

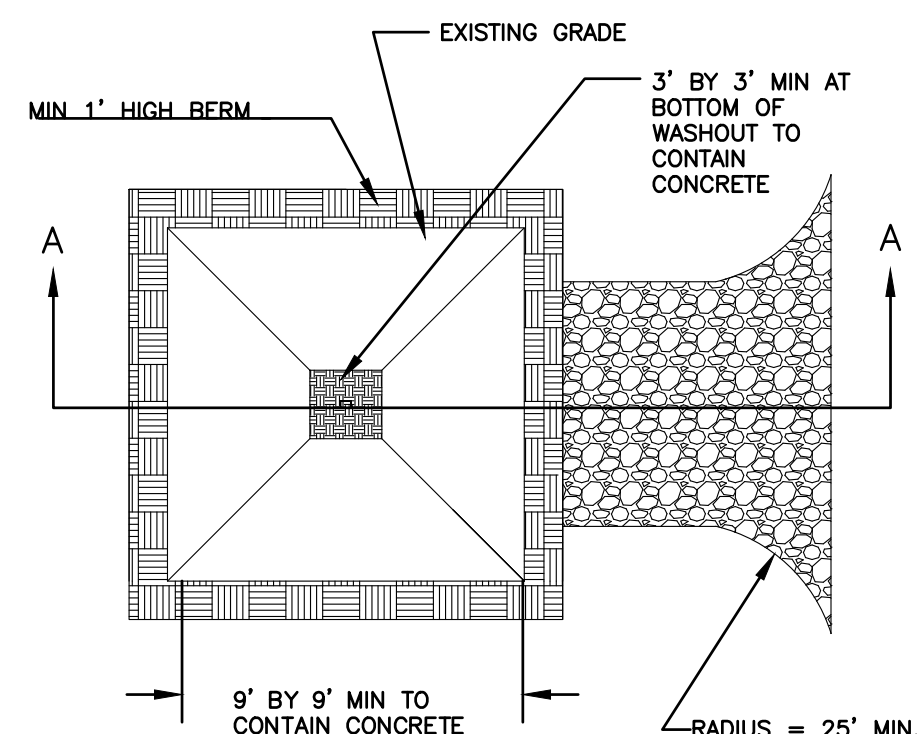
DRAWING NO. 890

REVISED 10-31-19

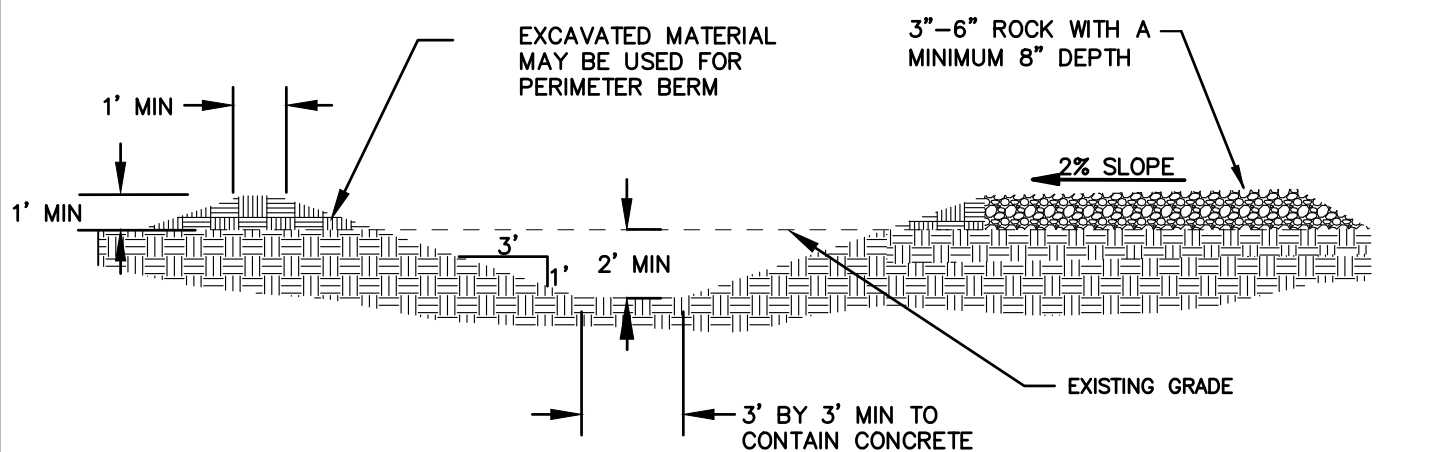


NOTES:

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

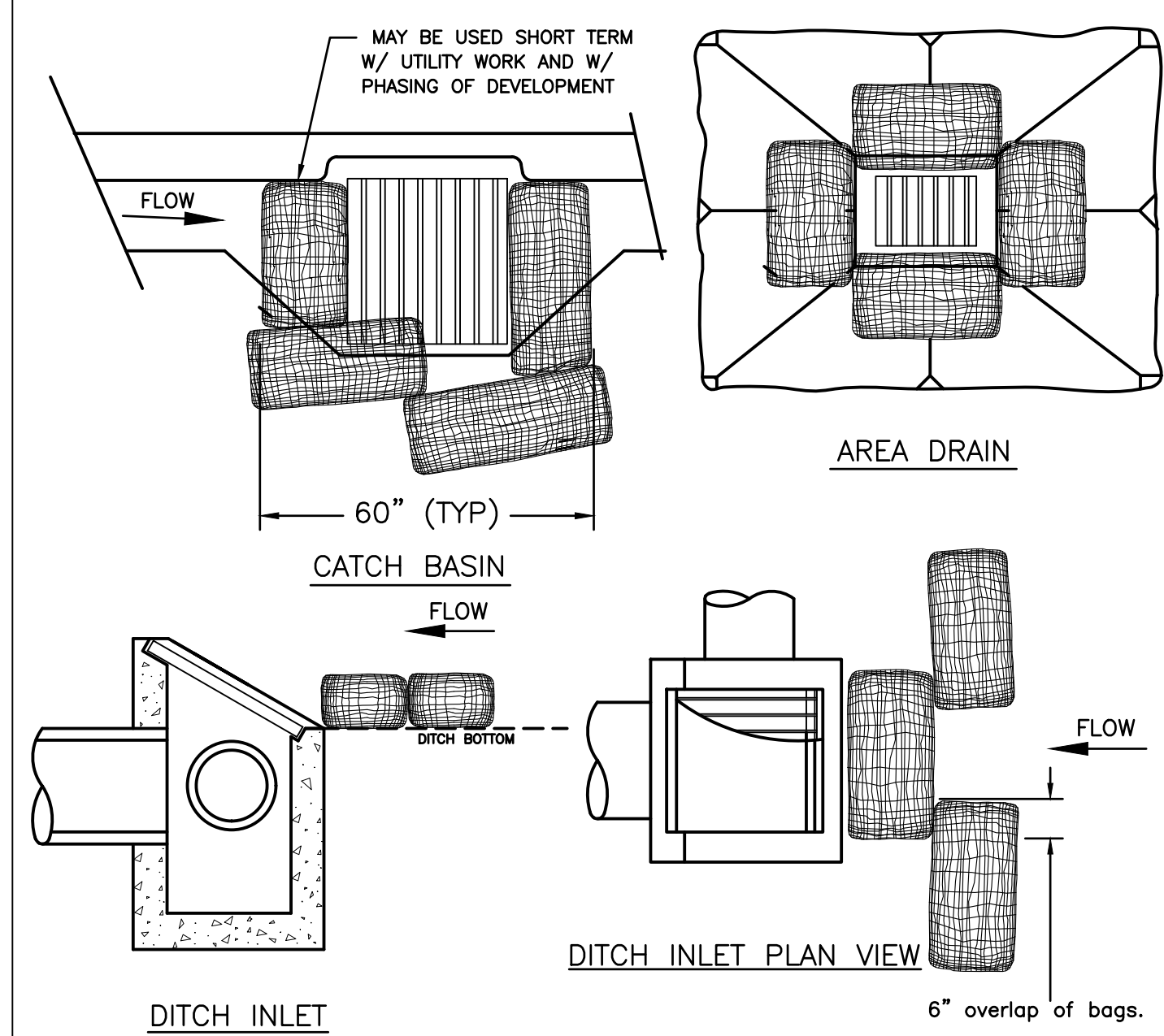


SECTION A-A

CONCRETE WASHOUT

DRAWING NO. 900

REVISED 10-31-19



NOTES:

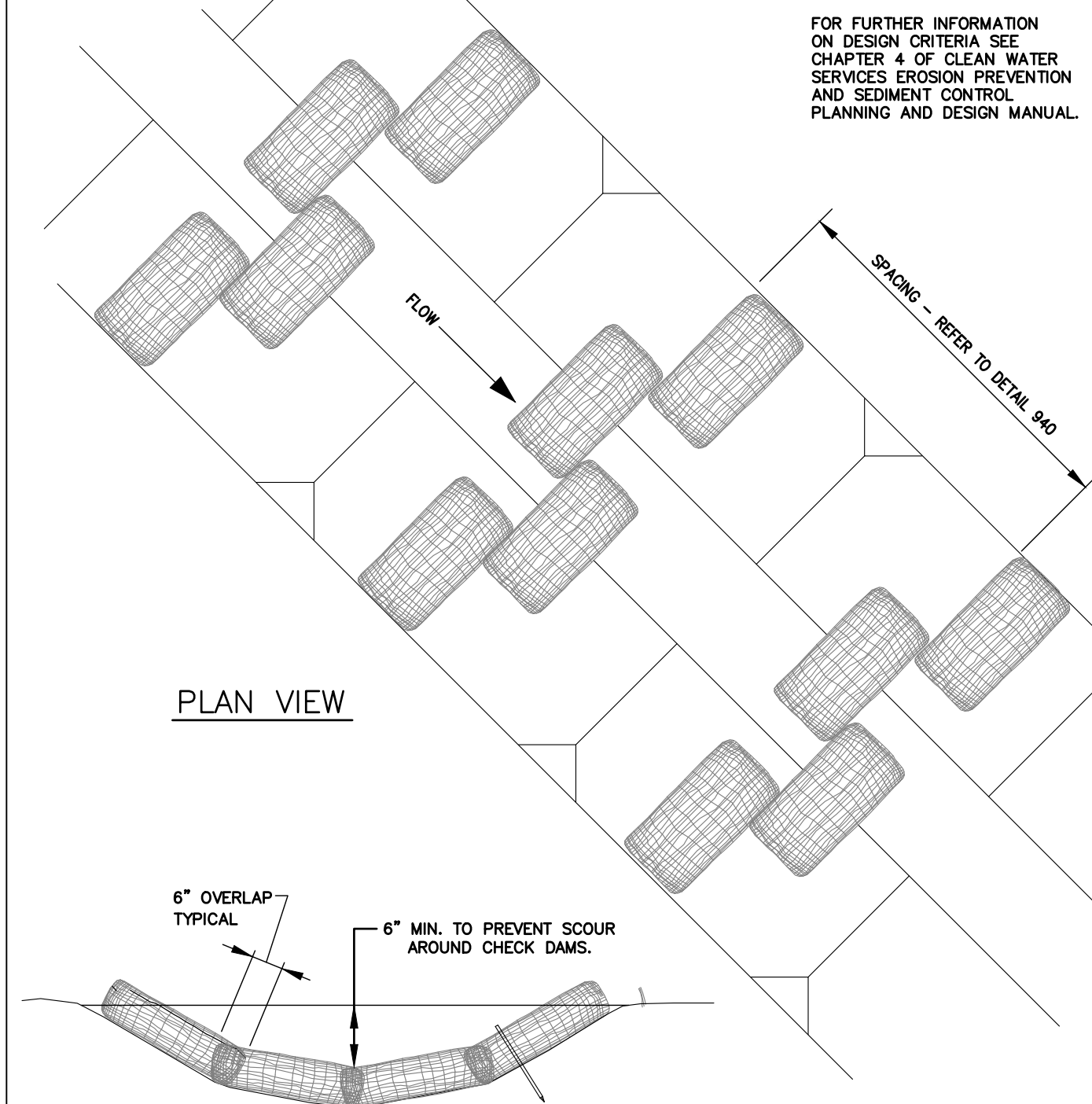
1. ADDITIONAL MEASURES MUST BE CONSIDERED DEPENDING ON SOIL TYPES.
2. BIO-FILTER BAGS SHOULD BE STAKED WHERE APPLICABLE USING (2) 1"x2" WOODEN STAKES OR APPROVED EQUAL PER BAG.
3. WHEN USING 30" BIO-BAGS TO PROTECT A CATCH BASIN YOU HAVE 4 BAGS AND THEY SHALL BE OVERLAPPED BY 6".

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



NOTES:

1. STAKING OF BAGS REQUIRED USING (2) 1"x2" WOOD STAKES OR APPROVED EQUAL PER BAG.
2. SURFACE MUST BE SMOOTH BEFORE APPLICATION.
3. CHECK DAMS CAN BE CONSTRUCTED USING STRAW WATTLES OR OTHER MATERIALS AS APPROVED BY THE DISTRICT OR CITY.

CHECK DAM
BIO-FILTER BAG

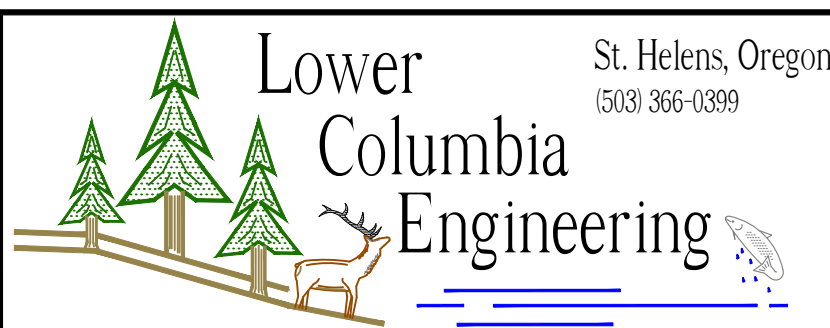
DRAWING NO. 845

REVISED 10-31-19



DATE: 7/23/2024
ISSUED
FOR APPROVAL

REV.	REVISION RECORD	DATE



PROJ. NO.	3614	DETAILS
DWG. BY	MLA	PAD DETAILING
APPR. BY	ADAM OFSTAD	SHEET
FILE	D-3614-D-1	DATE 05/16/2023

D-1

CU 25-02 Ofstad Zoning (RR-5)



Oregon Statewide Imagery Program (OSIP) - Oregon Imagery Framework Implementation Team

7/28/2025 11:01 AM

0
L

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

CU 25-02 Ofstad Aerial Image



Oregon Statewide Imagery Program (OSIP) - Oregon Imagery Framework Implementation Team

7/28/2025 11:09 AM

0
L

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



U.S. Fish and Wildlife Service

National Wetlands Inventory

National Wetlands Inventory Map



July 28, 2025

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Exhibit A
ACCESS APPROACH ROAD CONSTRUCTION APPLICATION AND PERMIT

COLUMBIA COUNTY PUBLIC WORKS DEPARTMENT
1054 OREGON STREET, ST. HELENS, OR 97051
PHONE: (503) 397-5090 FAX: (503) 397-7215

A. APPLICATION

Permit Fee: \$50.00

Receipt #: 139600447

PERMIT NUMBER: 2024-008

Permit Expires: 7.21.2025

Applicant Name (please print) Adam Olstad

declares that he/she is the owner or sanctioned by owner of the real property adjoining the public road, private road or driveway at the location described herein and has the lawful authority to apply for this Permit. When approved, a Permit is subject to the terms and provisions of Columbia County Ordinance No. 2006-4, and Exhibit B Specifications.

NOTE: Access permit must be issued prior to obtaining a building permit. Access construction must be completed to specified standards within the time period allowed before a building inspector can approve the final inspection for occupancy or issue a Certificate of Occupancy. If access construction cannot be completed and the applicant is otherwise eligible for a final inspection and/or Certificate of Occupancy, a deposit of \$2,000 may be made as security for future construction. The deposit will be forfeited if the access is not completed within the required time. Applicant must notify County Road Department of any change in address to insure return of deposit.

Access Requested is: ☐ New Access ☒ Existing Access ☐ Replacement Access
Access Type is: ☒ Permanent ☐ Temporary ☐ Low Usage

Road Name: Watson Road 12-digit Property Tax Account No.
Township, Range, Section, Parcel: 3224-C0-04400

Side of Road: ☒ North ☐ South ☐ East ☐ West

Between/Near Landmarks (attach map or sketch): NW corner property at intersection of Hwy 30 and Watson Road (see attachment)

Property Owner's Signature: [Signature] Date: 6-12-23

Mailing Address: 50038 Columbia River Highway

City: Scappoose State: OR Zip: 97056 Phone: (503) 987-4000

Email Address: aofstad@msn.com bridget@lowercolumbiaengr.com

(IF APPLICATION IS FAXED OR EMAILED, LOCATION MUST BE FLAGGED WITH ORANGE INSPECTORS' TAPE.)

B. PERMIT: Location must be approved prior to beginning construction.

THIS SECTION TO BE COMPLETED BY COLUMBIA COUNTY ROAD DEPARTMENT

Insurance required? Yes ☐ No ☒

Sight distance adequate? Yes ☐ No ☒ If no, explain: remove tree/bush in ditch to east of access, trim trees/vegetation to the west.

Culvert required? Yes ☒ No ☐ Size: 12" min Length: 30' min Distance from edge of road: in ditch

Dimensions of access apron if different than standard (Section IV & E):

Paving to a distance of 20' from edge of public/private road or driveway required? Yes ☒ No ☐

Water diversion required on access apron? Yes ☐ No ☒

Special comments: clean out culvert for further inspection, may need to replace if not to standard.

ACCESS LOCATION APPROVED BY: [Signature] Date: 7/26/2023 Title: Eng. Tech 1

☒ Copy mailed to applicant on 7/27/23 ☒ Faxed to LDS on 7/27/23 ☐ Faxed to District Supervisor on

CONSTRUCTION APPROVED BY: Date: Title:

☐ Copy mailed to applicant on ☐ Faxed to LDS on ☐ Faxed to Finance Dept. (if necessary) on

☐ Final Inspection authorized with \$2,000 deposit on (Date): by (Signature of County Public Works Official):

☐ Faxed to LDS on (Date): ☐ Faxed to Finance on (Date):

☐ Extension of time granted to (Date): on (Date): by (Signature of County Public Works Official):

☐ Faxed to LDS on (Date):

OREGON RESIDENTIAL LEASE AGREEMENT



I. THE PARTIES. This Residential Lease Agreement ("Agreement") made this 2-12-24, 2024 is between:

Landlord: Ofstad Holdings with a mailing address of 21340 NW Watson Rd, City of Scappoose, State of Oregon ("Landlord"), AND

Tenant(s): Cole Crisman ("Tenant").

Landlord and Tenant are each referred to herein as a "Party" and, collectively, as the "Parties."

NOW, THEREFORE, FOR AND IN CONSIDERATION of the mutual promises and agreements contained herein, the Tenant agrees to lease the Premises from the Landlord under the following terms and conditions:

II. LEASE TYPE. This Agreement shall be considered a: (check one)

- ☐ - Fixed Lease. The Tenant shall be allowed to occupy the Premises starting on _____, 20____ and end on _____, 20____ ("Lease Term"). At the end of the Lease Term and no renewal is made, the Tenant: (check one)
- ☐ - May continue to lease the Premises under the same terms of this Agreement under a month-to-month arrangement.
 - ☐ - Must vacate the Premises.

☒ - Month-to-Month Lease. The Tenant shall be allowed to occupy the Premises on a month-to-month arrangement starting on 3-1, 2024 and ending upon notice of ____ days from either Party to the other Party ("Lease Term").

III. OCCUPANT(S). The Premises is to be occupied strictly as a residential dwelling with the following individual(s) in addition to the Tenant: (check one)

- ☐ - _____ ("Occupant(s)")
- ☐ - There are no Occupant(s).

IV. THE PROPERTY. The Landlord agrees to lease the described property below to the Tenant: (enter the property information)

- a.) Mailing Address: 50035, City of Scappoose, State of Oregon
- b.) Residence Type: ☐ Apartment ☒ House ☐ Condo ☐ Other: _____
- c.) Bedroom(s): _____
- d.) Bathroom(s): _____

The aforementioned property shall be leased wholly by the Tenant ("Premises").

V. PURPOSE. The Tenant and Occupant(s) may only use the Premises as: (check one)

☐ - A residential dwelling only.

☒ - A residential dwelling and: Detail/body shop

VI. FURNISHINGS. The Premises is: (check one)

☐ - To be furnished with the following: _____

☒ - Not furnished.

VII. APPLIANCES. The Landlord shall: (check one)

☐ - Provide the following appliances: Stove, dishwasher, refrigerator

☐ - Not provide any appliances.

VIII. RENT. The Tenant shall pay the Landlord, in equal monthly installments, \$ 1600 ("Rent"). The Rent shall be due on the 5th of every month ("Due Date") and paid under the following instructions: Check

IX. NON-SUFFICIENT FUNDS (NSF CHECKS). If the Tenant pays the Rent with a check that is not honored due to insufficient funds (NSF): (check one)

☐ - There shall be a fee of \$_____ per incident.

☒ - There shall be no fee.

X. LATE FEE. If Rent is not paid on the Due Date: (check one)

☐ - There shall be a penalty of \$_____ due as ☐ One (1) Time Payment ☐ Every Day Rent is Late. Rent is considered late when it has not been paid within _____ day(s) after the Due Date.

☒ - There shall be No Late Fee if Rent is late.

XI. FIRST (1ST) MONTH'S RENT. The Tenant is required to pay the first (1st) month's rent: (check one)

☐ - Upon the execution of this Agreement.

☒ - Upon the first (1st) day of the Lease Term.

XII. PRE-PAYMENT. The Tenant shall: (check one)

☐ - Pre-Pay Rent in the amount of \$_____ for the term starting on _____, 20____ and ending on _____, 20____. The Pre-Payment of Rent shall be due upon the execution of this Agreement.

☒ - Not be required to Pre-Pay Rent.

XIII. PRORATION PERIOD. The Tenant: (check one)

☐ - Shall take possession of the Premises before the start of the Lease Term on _____, 20____ and agrees to pay \$_____ for the proration period. The proration rate is calculated by the monthly Rent on a daily basis which shall be paid by the Tenant upon the execution of this Agreement.

☒ - Shall not be taking possession of the Premises before the Lease Term.

XIV. SECURITY DEPOSIT. As part of this Agreement: (check one)

☐ - The Landlord requires a payment in the amount of \$_____ ("Security Deposit") for the faithful performance of the Tenant under the terms and conditions of this Agreement. Payment of the Security Deposit is required by the Tenant upon the execution of this Agreement. The Security Deposit shall be returned to the Tenant within ____ days after the end of the Lease Term less any itemized deductions. This Security Deposit shall not be credited towards any Rent unless the Landlord gives their written consent.

☒ - The Landlord does not require a Security Deposit as part of this Agreement.

XV. MOVE-IN INSPECTION. Before, at the time of the Tenant accepting possession, or shortly thereafter, the Landlord and Tenant: (check one)

☐ - Agree to inspect the Premises and write any present damages or needed repairs on a move-in checklist.

☒ - Shall not inspect the Premises or complete a move-in checklist.

XVI. PARKING. The Landlord: (check one)

☐ - Shall provide ____ parking space(s) to the Tenant for a fee of \$_____ to be paid ☐ at the execution of this Agreement ☐ on a monthly basis in addition to the rent. The parking space(s) are described as:

_____.

☐ - Shall NOT provide parking.

XVII. SALE OF PROPERTY. If the Premises is sold, the Tenant is to be notified of the new Owner, and if there is a new Manager, their contact details for repairs and

maintenance shall be forwarded. If the Premises is conveyed to another party, the new owner: (check one)

☒ - Has the right to terminate this Agreement by providing 30 days' notice to the Tenant.

☐ - Does not have the right to terminate this Agreement.

XVIII. UTILITIES. The Landlord shall provide the following utilities and services to the Tenant: Water

Any other utilities or services not mentioned will be the responsibility of the Tenant.

XIX. EARLY TERMINATION. The Tenant: (check one)

☐ - Shall have the right to terminate this Agreement at any time by providing at least ____ days' written notice to the Landlord along with an early termination fee of \$_____ (US Dollars). During the notice period for termination the Tenant will remain responsible for the payment of rent.

☒ - Shall not have the right to terminate this Agreement.

XX. SMOKING POLICY. Smoking on the Premises is: (check one)

☐ - Permitted ONLY in the following areas: _____.

☒ - Prohibited on the Premises and Common Areas.

XXI. PETS. The Tenant: (check one)

☒ - Shall have the right to have 2 pet(s) on the Premises consisting of Dogs [Types of Pets Allowed] that are not to weigh over ____ pounds. For the right to have pet(s) on the Premises the Landlord shall charge a fee of \$_____ that is ☐ non-refundable ☐ refundable unless there are damages related to the pet. The Tenant is responsible for all damage that any pet causes, regardless of ownership of said pet and agrees to restore the Premises to its original condition at their expense.

☐ - Shall not have the right to have pets on the Premises or in the common areas.

XXII. WATERBEDS. The Tenant: (check one)

☐ - Shall have the right to use a waterbed on the Premises.

☒ - Shall not have the right to use a waterbed on the Premises.

XXIII. NOTICES. Any notice to be sent by the Landlord or the Tenant to each other shall use the following addresses:

Landlord's / Agent's Address:

21340 nw Watson rd Scappoose OR 97056

Tenant's Mailing Address: (check one)

☒ - The Premises.

☐ - Other. _____

XXIV. AGENT/MANAGER. (check one)

☐ - The Landlord does have a manager on the Premises that can be contacted for any maintenance or repair at:

Name: _____

Telephone (____) ____ - ____ E-Mail

☐ - The Landlord does not have a manager on the Premises although the Landlord can be contacted for any maintenance or repair at:

Telephone (____) ____ - ____ E-Mail

XXV. POSSESSION. Tenant has examined the condition of the Premises and by taking possession acknowledges that they have accepted the Premises in good order and in its current condition except as herein otherwise stated. Failure of the Landlord to deliver possession of the Premises at the start of the Lease Term to the Tenant shall terminate this Agreement at the option of the Tenant. Furthermore, under such failure to deliver possession by the Landlord, and if the Tenant cancels this Agreement, the Security Deposit (if any) shall be returned to the Tenant along with any other pre-paid rent, fees, including if the Tenant paid a fee during the application process before the execution of this Agreement.

XXVI. ACCESS. Upon the beginning of the Proration Period or the start of the Lease Term, whichever is earlier, the Landlord agrees to give access to the Tenant in the form of keys, fobs, cards, or any type of keyless security entry as needed to enter the common areas and the Premises. Duplicate copies of the access provided may only be authorized under the consent of the Landlord and, if any replacements are needed, the Landlord may provide them for a fee. At the end of this Agreement all access provided to the Tenant shall be returned to the Landlord or a fee will be charged to the Tenant or the fee will be subtracted from the Security Deposit.

XXVII. SUBLETTING. The Tenant shall not be able to sublet the Premises without the written consent from the Landlord. The consent by the Landlord to one subtenant shall not be deemed to be consent to any subsequent subtenant.

XXVIII. ABANDONMENT. If the Tenant vacates or abandons the Premises for a time-period that is the minimum set by State law or seven (7) days, whichever is less, the Landlord shall have the right to terminate this Agreement immediately and remove all belongings including any personal property off of the Premises. If the Tenant vacates or abandons the Premises, the Landlord shall immediately have the right to terminate this Agreement.

XXIX. ASSIGNMENT. Tenant shall not assign this Lease without the prior written consent of the Landlord. The consent by the Landlord to one assignment shall not be deemed to be consent to any subsequent assignment.

XXX. RIGHT OF ENTRY. The Landlord shall have the right to enter the Premises during normal working hours by providing at least twenty-four (24) hours notice in order for inspection, make necessary repairs, alterations or improvements, to supply services as agreed or for any reasonable purpose. The Landlord may exhibit the Premises to prospective purchasers, mortgagees, or lessees upon reasonable notice.

XXXI. MAINTENANCE, REPAIRS, OR ALTERATIONS. The Tenant shall, at their own expense and at all times, maintain premises in a clean and sanitary manner, and shall surrender the same at termination hereof, in as good condition as received, normal wear and tear excepted. The Tenant may not make any alterations to the leased premises without the consent in writing of the Landlord. The Landlord shall be responsible for repairs to the interior and exterior of the building. If the Premises includes a washer, dryer, freezer, dehumidifier unit and/or air conditioning unit, the Landlord makes no warranty as to the repair or replacement of units if one or all shall fail to operate. The Landlord will place fresh batteries in all battery-operated smoke detectors when the Tenant moves into the premises. After the initial placement of the fresh batteries it is the responsibility of the Tenant to replace batteries when needed. A monthly "cursory" inspection may be required for all fire extinguishers to make sure they are fully charged.

XXXII. NOISE/WASTE. The Tenant agrees not to commit waste on the premises, maintain, or permit to be maintained, a nuisance thereon, or use, or permit the premises to be used, in an unlawful manner. The Tenant further agrees to abide by any and all local, county, and State noise ordinances.

XXXIII. GUESTS. There shall be no other persons living on the Premises other than the Tenant and any Occupant(s). Guests of the Tenant are allowed for periods not lasting for more than 48 hours unless otherwise approved by the Landlord in writing.

XXXIV. COMPLIANCE WITH LAW. The Tenant agrees that during the term of the Agreement, to promptly comply with any present and future laws, ordinances, orders, rules, regulations, and requirements of the Federal, State, County, City, and Municipal government or any of their departments, bureaus, boards, commissions and officials thereof with respect to the premises, or the use or occupancy thereof, whether said compliance shall be ordered or directed to or against the Tenant, the Landlord, or both.

XXXV. DEFAULT. If the Tenant fails to comply with any of the financial or material provisions of this Agreement, or of any present rules and regulations or any that may be hereafter prescribed by the Landlord, or materially fails to comply with any duties imposed on the Tenant by statute or State laws, within the time period after delivery of written notice by the Landlord specifying the non-compliance and indicating the intention of the Landlord to terminate the Agreement by reason thereof, the Landlord may terminate this Agreement. If the Tenant fails to pay rent when due and the default continues for the time-period specified in the written notice thereafter, the Landlord may, at their option, declare the entire balance (compiling all months applicable to this Agreement) of rent payable hereunder to be immediately due and payable and may exercise any and all rights and remedies available to the Landlord at law or in equity and may immediately terminate this Agreement.

The Tenant will be in default if: (a) Tenant does not pay rent or other amounts that are owed; (b) Tenant, their guests, or the Occupant(s) violate this Agreement, rules, or fire, safety, health, or criminal laws, regardless of whether arrest or conviction occurs; (c) Tenant abandons the Premises; (d) Tenant gives incorrect or false information in the rental application; (e) Tenant, or any Occupant(s) is arrested, convicted, or given deferred adjudication for a criminal offense involving actual or potential physical harm to a person, or involving possession, manufacture, or delivery of a controlled substance, marijuana, or drug paraphernalia under state statute; (f) any illegal drugs or paraphernalia are found in the Premises or on the person of the Tenant, guests, or Occupant(s) while on the Premises and/or; (g) as otherwise allowed by law.

XXXVI. MULTIPLE TENANT OR OCCUPANT(S). Each individual that is considered a Tenant is jointly and individually liable for all of this Agreement's obligations, including but not limited to rent monies. If any Tenant, guest, or Occupant(s) violates this Agreement, the Tenant is considered to have violated this Agreement. Landlord's requests and notices to the Tenant or any of the Occupant(s) of legal age constitutes notice to the Tenant. Notices and requests from the Tenant or any one of the Occupant(s) (including repair requests and entry permissions) constitutes notice from the Tenant. In eviction suits, the Tenant is considered the agent of the Premise for the service of process.

XXXVII. DISPUTES. If a dispute arises during or after the term of this Agreement between the Landlord and Tenant, they shall agree to hold negotiations amongst themselves, in "good faith", before any litigation.

XXXVIII. SEVERABILITY. If any provision of this Agreement or the application thereof shall, for any reason and to any extent, be invalid or unenforceable, neither the remainder of this Agreement nor the application of the provision to other persons, entities or circumstances shall be affected thereby, but instead shall be enforced to the maximum extent permitted by law.

XXXIX. SURRENDER OF PREMISES. The Tenant has surrendered the Premises when (a) the move-out date has passed and no one is living in the Premise within the Landlord's reasonable judgment; or (b) Access to the Premise have been turned in to Landlord – whichever comes first. Upon the expiration of the term hereof, the Tenant shall surrender the Premise in better or equal condition as it were at the commencement of this Agreement, reasonable use, wear and tear thereof, and damages by the elements excepted.

XL. RETALIATION. The Landlord is prohibited from making any type of retaliatory acts against the Tenant including but not limited to restricting access to the Premises, decreasing or cancelling services or utilities, failure to repair appliances or fixtures, or any other type of act that could be considered unjustified.

XLI. WAIVER. A Waiver by the Landlord for a breach of any covenant or duty by the Tenant, under this Agreement is not a waiver for a breach of any other covenant or duty by the Tenant, or of any subsequent breach of the same covenant or duty. No provision of this Agreement shall be considered waived unless such a waiver shall be expressed in writing as a formal amendment to this Agreement and executed by the Tenant and Landlord.

XLII. EQUAL HOUSING. If the Tenant possesses any mental or physical impairment, the Landlord shall provide reasonable modifications to the Premises unless the modifications would be too difficult or expensive for the Landlord to provide. Any impairment(s) of the Tenant are encouraged to be provided and presented to the Landlord in writing in order to seek the most appropriate route for providing the modifications to the Premises.

XLIII. HAZARDOUS MATERIALS. The Tenant agrees to not possess any type of personal property that could be considered a fire hazard such as a substance having flammable or explosive characteristics on the Premises. Items that are prohibited to be brought into the Premises, other than for everyday cooking or the need of an appliance, includes but is not limited to gas (compressed), gasoline, fuel, propane, kerosene, motor oil, fireworks, or any other related content in the form of a liquid, solid, or gas.

XLIV. INDEMNIFICATION. The Landlord shall not be liable for any damage or injury to the Tenant, or any other person, or to any property, occurring on the Premises, or any part thereof, or in common areas thereof, and the Tenant agrees to hold the Landlord harmless from any claims or damages unless caused solely by the Landlord's negligence. It is recommended that renter's insurance be purchased at the Tenant's expense.

XLV. COVENANTS. The covenants and conditions herein contained shall apply to and bind the heirs, legal representatives, and assigns of the parties hereto, and all covenants are to be construed as conditions of this Agreement.

XLVI. PREMISES DEEMED UNINHABITABLE. If the Premises is deemed uninhabitable due to damage beyond reasonable repair the Tenant will be able to terminate this Agreement by written notice to the Landlord. If said damage was due to the negligence of the Tenant, the Tenant shall be liable to the Landlord for all repairs and for the loss of income due to restoring the Premises back to a livable condition in addition to any other losses that can be proved by the Landlord.

XLVII. CARBON MONOXIDE. If the Premises has a carbon monoxide source due to any type of appliance, heater, or any related device, the Landlord must fit up the Premises with carbon monoxide detectors in accordance with the State Fire Marshal's rules.

XLVIII. FLOOD PLAIN. If the Premises is located in a 100-year old flood plain as represented by FEMA it must be made known to the Tenant as part of this Agreement. With the Tenant's signature on this Agreement, they acknowledge that the Landlord has informed them of this fact.

XLIX. RECYCLING. If the Premises is located in an Urban Growth Boundary and is located in a complex of more than four (4) residential units, the Landlord must make it known and provide instructions to the Tenant of the various options to recycle. With the Tenant's signature on this Agreement, they acknowledge that the Landlord has informed them of the recycling instructions if any exist.

L. LEAD PAINT. (check one)

☐ - The Premises was built prior to 1978 and there is an attachment titled the 'Lead-Based Paint Disclosure' that must be initialed and signed by the Landlord and Tenant.

☐ - The Premises was not built prior to 1978.

LI. GOVERNING LAW. This Agreement is to be governed under the laws located in the State of Oregon.

LII. ADDITIONAL TERMS AND CONDITIONS. _____

LIII. ENTIRE AGREEMENT. This Agreement contains all the terms agreed to by the parties relating to its subject matter including any attachments or addendums. This Agreement replaces all previous discussions, understandings, and oral agreements. The Landlord and Tenant agree to the terms and conditions and shall be bound until the end of the Lease Term.

Landlord's Signature  **Date:** 2-18-24

Print Name: Adam Ofszte

Tenant's Signature  **Date:** 02.18.24

Print Name: Cole G. Crisman

Tenant's Signature  **Date:** _____

Print Name: _____

Agent's Signature  **Date:** _____

Print Name: _____

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

1. Lead Warning Statement

Housing build before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, landlords must disclose the presence of known lead-based paint and /or lead-based paint hazards in the dwelling. Tenants must also receive a federally approved pamphlet on lead poisoning prevention.

2. Lessor's Disclosure

(a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

☐ - Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): _____

☐ - Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b) Records and reports available to the landlord (check one below)

☐ - Landlord has provided the tenant with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

☐ - Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

3. Tenant's Acknowledgement

☐ - Tenant has received copies of all information listed above.

☐ - Tenant has received the pamphlet "Protect Your Family From Lead in Your Home".

4. Broker's Acknowledgement

☐ - Broker has informed the tenant of the tenant's obligations under 42 USC 4852(d) and is aware of his/her responsibility to ensure compliance.

5. Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

Landlord's Signature  Date: 2-18-24

Print Name: Adam Ofitad

Tenant's Signature  Date: 02-18-24

Print Name: Cole G. Crisman

Tenant's Signature  Date: _____

Print Name: _____

Agent's Signature  Date: _____

Print Name: _____

**BEFORE THE COLUMBIA COUNTY
COLUMBIA COUNTY PLANNING COMMISSION
ST.HELENS, OREGON**

SIGN-OFF COPY

In the matter of an application for Adam Ofstad for)
a Conditional Use Permit for a Type 2 Home)
Occupation to authorize the operation of a car)
detailing shop from a garage on the applicant's)
property.)

FINAL ORDER CU 23-03

This matter came before the Columbia County Planning Commission on the application of Adam Ofstad for a Type 2 Home Occupation Conditional Use Permit to authorize the operation of a car detailing shop from a garage on the applicant's property. The subject property is approximately 0.98 acres in size and is described per the County Assessor's records as Tax Map Identification Number 3224-C0-04400 and Tax Account Number 7452.

Notification of this request was sent to the affected agencies, the Scappoose-Spitzenberg CPAC and surrounding property owners. A public hearing was held on May 1, 2023 where the Planning Commission heard testimony from the applicant and interested parties and considered written materials including the Staff Report dated March 22, 2023.

The Columbia County Planning Commission hereby adopts the findings, conclusions, and conditions as stated in the staff report for this file and **APPROVES** this application submitted for **CU 23-03** subject to the following conditions:

CONDITIONS OF APPROVAL:

1. This Conditional Use Permit 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. Extensions of time may be granted by the Planning Director if requested in writing with the appropriate fee before the expiration date, given the applicant is not responsible for failure to commence with the proposal.
2. Use of the domestic well on the property is limited to exempt uses listed under ORS 537.545 without additional permits from the Oregon Water Resources Department.
3. Foot traffic across Columbia River Highway is prohibited.
4. The proposed sign shall meet the following conditions:

- a. The sign shall not exceed 6 square feet.
- b. Only one such sign shall be permitted upon the premises.
- c. Shall not be artificially illuminated.
- d. Shall be located at least 5 feet from the front property line.

5. **Prior to authorization of this Type 2 Home Occupation**, the applicant shall:

- a. Obtain an approved Road Access Permit from the County Public Works Department.
- b. Obtain all necessary structural, electrical, plumbing, and mechanical permits for the proposed detailing garage.
- c. Submit to LDS the identity of the resident business operator along with proof of their residence on the property.

6. Compliance shall be maintained with all the following provisions of Section 1507 for the life of this proposal:

- a. It shall be operated by a resident or employee of a resident of the property on which the business is located.
- b. It shall employ on the site no more than five full-time or part-time persons.
- c. Signs are permitted as per Section 1300 of the CCZO.
- d. A home occupation shall be operated substantially in:
 - i. The dwelling; or
 - ii. Other buildings normally associated with uses permitted in the zone in which the property is located and
- e. A home occupation shall not unreasonably interfere with other uses permitted in the zone in which the property is located.

7. The Department of Land Development Services reserves the right to review this application again in the future if it determines that the approved home occupation is in noncompliance with any of the conditions of approval herein. Any departure from ordinance regulations or conditions of approval established herein shall be subject to review and possible suspension or revocation in accordance with the procedures of the Columbia County Zoning Ordinance.
8. This Conditional Use Permit shall be applicable to this proposal only and shall not run with the land.

COLUMBIA COUNTY PLANNING COMMISSION



DAN MAGNIA, CHAIR

5/5/23

DATE



BUILDING PERMIT APPLICATION

Columbia County Land Development Services

230 Strand, St. Helens, OR 97051

PH: 503-397-1501 F: 503-366-3902 Inspection Request: 1-888-299-2821

Permits expire if work is not started within 180 days of issue
or if work is suspended for 180 days

TYPE OF WORK

☐ New construction☐ Demolition☐ Addition/alteration/replacement☒ Other

CATEGORY OF CONSTRUCTION

☐ 1- and 2-family dwelling☒ Commercial/industrial☐ Accessory building☐ Multi-family☐ Master builder☐ Other:

JOB SITE INFORMATION AND LOCATION

Job site address:

City/State/ZIP:

Suite/bldg./apt. no.:

Project name:

Directions to job site:

Subdivision:

Lot no.:

Tax map/parcel:

DESCRIPTION OF WORK

☐ PROPERTY OWNER☐ TENANT

Name:

Address:

City/State/ZIP:

PH:

E:

☐ APPLICANT☐ CONTACT PERSON

Business name:

Contact name:

Address:

City/State/ZIP:

PH:

E:

CONTRACTOR

Notice: All contractors and subcontractors are required to be licensed with the Oregon Construction Contractors Board under ORS 701 and may be required to be licensed in the jurisdiction in which work is being performed.

Business name:

Address:

City/State/ZIP:

PH:

E:

CCB Lic.:

Signature:

Road Access - OFFICE USE ONLY

Fire Department - OFFICE USE ONLY

Permit #

Fire Department:

Road Final Date:

Fire Approval Date:

PLANNING APPROVAL

Zoning:

Required Setbacks: Front:

Side:

Side:

Rear:

Sign:

Date:

Conditions:

SUB-SURFACE SEWAGE APPROVAL

Septic Permit:

Sign:

Date:

Conditions:

Receipt #

Ck#

___ Cash ___ Credit

Receipt #

Ck#

___ Cash ___ Credit

OFFICE USE ONLY

Permit No. 192-

Issue Date:

By:

REQUIRED DATA: ONE & TWO FAMILY DWELLING

Valuation of proposed work: \$

Number of bedrooms:

Number of bathrooms:

Total number of floors:

New dwelling area:

square feet

Garage / Carport area:

square feet

Covered porch area:

square feet

Deck area:

square feet

Other structure area:

square feet

Pole Building area:

square feet

REQUIRED DATA: COMMERCIAL USE

Valuation:

Existing Building Area:

square feet

New Building Area:

square feet

Number of Stories:

Type of Construction:

Existing Occupancy Groups:

New Occupancy Groups:

MANUFACTURED DWELLING PLACEMENT

Brand:

Model Year:

Size (Width & Length):

Number of bedrooms:

Number of bathrooms:

HUD License #

If placing a pre-owned structure, provide copy of ownership documents.

PERMIT FEES - OFFICE USE ONLY

Planning Release Fee

\$

Existing Septic Record Review

\$

Date: Plan Review

\$

Additional Plan Review

\$

Fire & Life Safety Review

\$

Construction

\$

Plumbing

\$

Comcl. Plumbing Plan Review

\$

Mechanical

\$

Comcl. Mechanical Plan Review

\$

Manufactured Dwelling

\$

State Development Code

\$

Rural Address Assignment

\$

12% State Surcharge

\$

SUBTOTAL

\$

Transportation System SDC

\$

Parks System SDC

\$

5% SDC Administration

\$

School Excise Tax

\$

TOTAL DUE

\$

REQUIRED INFORMATION TO OBTAIN A BUILDING PERMIT IS ON THE BACK OF THIS FORM

Building Permit Checklist:

Step 1	Do you have a current Assessor's map and tax lot number of the property.	Col. Cty. Assessors Office:	503-397-2240
Step 2	Obtain Road Access Permit for Legal Access from your property onto an existing road.	Col. Cty. Road Department:	503-397-5090
Step 3	Draw a Site Plan for the proposed development. These drawings are suitable for review by all agencies.	See item 1 below for requirements	
Step 4	Obtain Approval from the Local Sewer District or Onsite Wastewater (Columbia County Sanitarian)	Col. County Land Dev. Svc.	503-397-1501
Step 5	Obtain Approval from Local Water District or Provide Proof of Adequate Water Supply (well, Community system, spring)	Varies on system	
Step 6	Obtain Approval from Local Fire Protection District	CRF&R	503-397-2990
Step 7	Obtain Approval from Land Use Planning	Col. County Land Dev. Svc.	503-397-1501

Plan Review Checklist: Required for plan review and compliance with OAR 918-020-0090

		YES	NO	N/A
1	Site Plan: (See attached <u>site plan checklist</u> and example): <u>Complete</u> , accurate and legible site plan clearly identifying all distances from property lines, septic tanks and drain fields including repair drain field, farm and forest areas, fire-breaks, natural features (i.e. cliffs, streams, ravines, etc.) roads and driveways, easements, wells, underground utilities, etc. Drawn with clear dimensions - larger parcels use an inset for your proposal. Paper size to be no larger than 11" x 17".			
2	Building Plans: <u>Two (2) complete sets</u> of legible plans (items A-G below) drawn to scale showing conformance to applicable local and state building codes. Plan review cannot be completed if copyright violations are evident.			
A	Foundation Plan and Cross Section: Show footing and foundation dimensions, anchor bolts, any required hold downs, reinforcing steel, connection details, foundation vent size and location.			
B	Floor Plans: Show all dimensions, room identification, door and window sizes and locations, location of smoke/co detectors, water heater, HVAC equipment, ventilation fans, plumbing fixtures, balconies and decks, all exterior landings, etc.			
C	Cross Section and Details: Show all framing member sizes and spacing (floor beams, headers, joists, sub-floor, wall construction, roof construction). More than one cross section may be required. Show details of all wall and roof sheathing, roofing, roof slope, ceiling height, siding material, footings and foundations, stairs, fireplace construction, insulation, etc.			
D	Elevation Views: Provide elevations for new construction, minimum of two elevations for additions and remodels. Exterior elevations must reflect the actual grade if the change in grade is greater than 4 feet at building envelope.			
E	Wall Bracing (Prescriptive) and / or Lateral Analysis Plans: Building plans must show construction details and locations of all lateral brace panels and hold downs. For non-prescriptive path and analysis, provide specifications and calculations to engineering standards. Lateral design details and connections must be incorporated into the plans or on a separate full size sheet attached to the plans with cross-reference between plan location and details.			
F	Floor / Roof Framing: Floor and roof framing plans are required for all floors / roof assemblies indicating member sizing, spacing, bearing locations, nailing and connection details. Show attic ventilation.			
G	Basements and Retaining walls: Basement and retaining wall cross sections and details showing placement of reinforcing steel, drains and water proofing shall be provided. Engineered plans are required for any foundation or retaining wall exceeding 4 feet in height and for basement walls not complying with the prescriptive code requirements.			
3	Beam Calculations: Provide two sets of calculations using current code design values for all beams and multiple joists exceeding prescriptive code requirements, and/or any beam or joist carrying a non-uniform load.			
4	Manufactured Floor Truss Design Details and Layout with minimum code floor loads are required for Plan review. Manufactured Roof Truss Design Details and Layout with correct Snow Load for your site are required for Plan review.			
5	Energy Code Compliance: New Construction: Follow prescriptive envelope requirements of Ta. N1101.1(1) and <u>one</u> additional measure from Ta. N1101.1(2). Additions: A <u>Large addition</u> equal to or more than 600 sf in area shall comply with Ta. N1101.1(2). A <u>Small addition</u> less than 600 sf in area shall select <u>one</u> measure from Ta. N1101.1(2) or comply with Ta. N1101.3.			
6	Engineer's Calculations: When required or provided, (i.e. shear wall, roof truss, foundation and / or retaining walls exceeding 4 feet) Shall be stamped by an Oregon licensed Engineer or Architect and shall be shown to be applicable to the project under review by cross-reference to the applicable plan location.			
READ	Moisture Control: <u>Prior to the installation of interior finishes</u> , by my initials, the owner, general contractor or authorized agent certifies that all moisture-sensitive wood framing members used in construction will have a moisture content of not more than 19% of the weight of dry wood framing members. ORSC R318.2	Initial Here:		

Lead Paint: Federal law requires contractors that disturb painted surfaces in homes, child care facilities and schools build before 1978 to be certified and follow specific work practices to prevent lead contamination. Always ask to see your contractor's certification. Federal law requires that individuals receive certain information before renovating more than six square feet of painted surfaces in a room for interior projects or more than twenty square feet of painted surfaces for exterior projects or window replacement or demolition in housing, child care facilities and schools built before 1978.

Permits: In order to avoid a permit expiration or additional fees, request an inspection showing construction progress at intervals not exceeding 180 days or request in writing an extension within 180 days of receipt of your permit or previous inspection. Written request must demonstrate just cause and will be granted depending on circumstances.

SUBCONTRACTOR INFORMATION - Required for Certificate of Occupancy

Electrical Contractor Company:	CCB No.:	Ph:
Mechanical Contractor Company:	CCB No.:	Ph:
Plumbing Contractor Company:	CCB No.:	Ph:

Statement of Fact: I certify that the facts and information set forth in this application are true and complete to the best of my knowledge. I understand that any falsification, misrepresentation or omission of fact (whether intentional or not) in this application or any other required document, as well as any misleading statement or omission, may be cause for revocation of permit and/or certificate of occupancy, regardless of how or when discovered. I acknowledge that work related to the Building Permit Application may be subject to regulations governing the handling, removal and/or disposal of asbestos and/or lead-based paint. If the work is subject to regulations governing asbestos and/or lead-based paint, I will comply with all such regulations.

Authorized Signature: _____ Date: _____

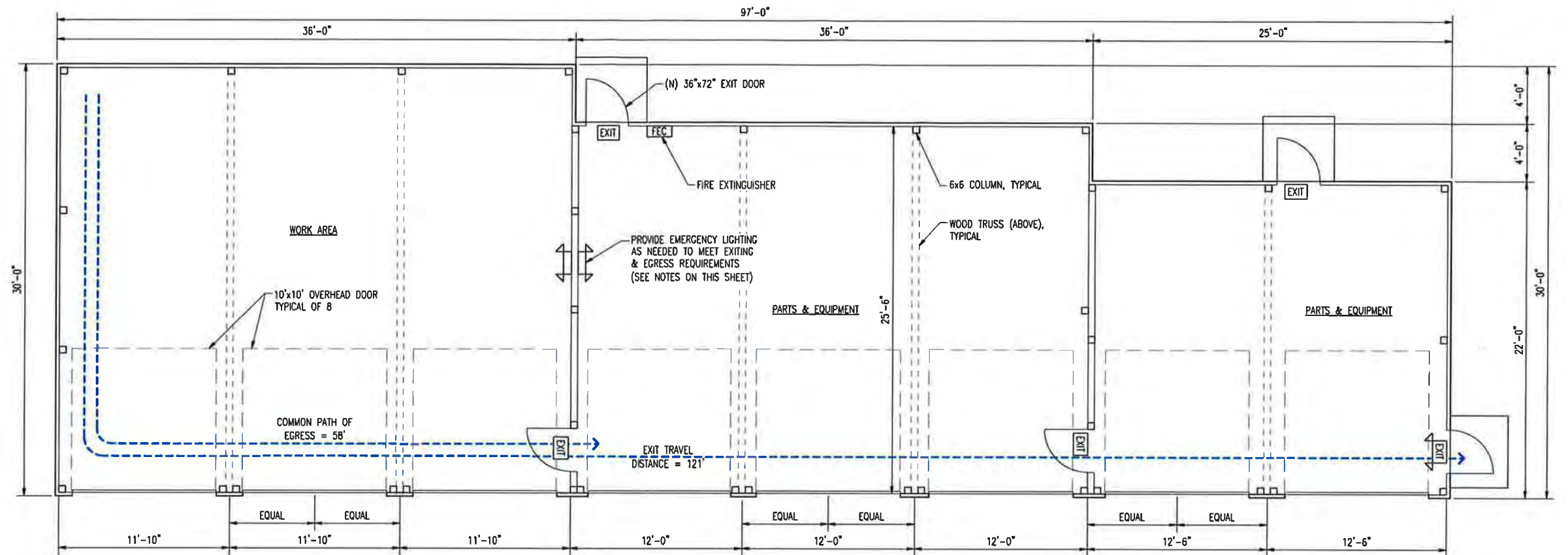
NOTE:
NO HAZARD MATERIALS WILL BE STORED ON-SITE.

EXITING NOTES

EXIT PROVIDE ILLUMINATED EXIT SIGNAGE AS SHOWN ON PLANS AND PER THE REQUIREMENTS OF OSSC SECT. 1013. PROVIDE DIRECTIONAL INDICATORS ON SIGNAGE AS REQUIRED.

EXIT PROVIDE EMERGENCY LIGHTING TO AUTOMATICALLY ILLUMINATE, TO A MINIMUM AVERAGE OF 1 FOOTCANDLE, ALONG EGRESS ROUTES AS SHOWN ON DRAWINGS AND PER THE REQUIREMENTS OF OSSC SECT. 1008.

EXIT EXIT SIGNAGE WITH INTEGRAL EMERGENCY LIGHTS AS SHOWN OR WHERE APPROPRIATE TO MEET THE REQUIREMENTS OF SECTIONS 1013 AND 1008 AS NOTED ABOVE.



CODE SUMMARY

GENERAL INFORMATION

PROJECT NAME: OFSTAD DETAILING SHOP
SCOPE OF WORK: REUSE OF EXISTING ONE-STORY OUTBUILDING FOR PROPOSED DETAILING SHOP (NO PAINT BOOTH).
ADDRESS: 30035 COLUMBIA RIVER HIGHWAY, SCAPPOOSE, OREGON 97056
LATITUDE/LONGITUDE: 45°43'17.88" - 122°52'33.10"
JURISDICTION: COLUMBIA COUNTY
ZONING: RURAL RESIDENTIAL (RR-5)
MAP TAX LOT NUMBER: 3224-CO-04400
LOT SIZE: 0.98 ACRES

BUILDING CONSTRUCTION TYPE, HEIGHT AND AREA:

BUILDING CODE EDITION: 2022 OREGON STRUCTURAL SPECIALTY CODE (OSSC)
OCCUPANCY GROUP: S1 - MODERATE-HAZARD STORAGE, SECTION 311.2

TYPE OF CONSTRUCTION: TYPE V-B NON-SPRINKLERED
ALLOWABLE BUILDING HEIGHT: 40 FEET PER TABLE 504.3 > 18 FEET ACTUAL
ALLOWABLE NUMBER OF STORIES: 1 STORY ABOVE GRADE PLANE PER TABLE 504.4 > 1 ACTUAL
ALLOWABLE BUILDING AREA: PER TABLE 506.2 WITH NO FRONTAGE INCREASE TAKEN
9,000 SQ FT ALLOWABLE > 2,566 SQ FT ACTUAL

FIRE AND SMOKE PROTECTION:

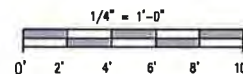
FIRE SPRINKLERS: NON-SPRINKLERED
MINIMUM FIRE RESISTIVE RATING: PER TABLE 601: 0-HR (RATED CONSTRUCTION NOT REQUIRED)
BUILDING SEPARATION: ALL SEPARATION DISTANCES IN EXCESS OF 30 FEET. NO ADDITIONAL FIRE RESISTANCE REQUIRED BASED ON SEPARATION DISTANCE.
ALLOWABLE AREA OF OPENINGS: UNLIMITED BASED ON SEPARATION DISTANCE PER TABLE 705.8.
VERTICAL SEPARATION OF OPENINGS: NOT APPLICABLE WITH 1-STORY BUILDING.
FIRE ALARMS AND DETECTION: MANUAL FIRE ALARMS ARE NOT REQUIRED.

OCCUPANT LOADING AND MEANS OF EGRESS:

OCCUPANT LOAD FACTORS: PER TABLE 1004.5: BUSINESS AREAS 150 GROSS
OCCUPANT LOADS: BUSINESS: 2566 SQ FT / 150 OCC. FACTOR = 17.1 (18)
NUMBER OF EXITS: 2 EXITS REQUIRED = 3 EXITS PROVIDED
MAX. EXIT ACCESS TRAVEL DISTANCE: PER TABLE 1017.2: 200' > 122' ACTUAL
MAX. COMMON PATH TRAVEL DISTANCE: PER TABLE 1006.2.1: 100' > 58' ACTUAL
MEANS OF EGRESS - DOORWAYS: MINIMUM EGRESS DOORWAY WIDTH PER 1010.1 = 32" < 34.5" ACTUAL
SEPARATION OF EXITS (PER 1007.1.1): (MAIN FIRE AREA) 101' DIAG. - 51' HALF DISTANCE < 63' ACTUAL

BUILDING INFORMATION SIGN

PER THE REQUIREMENTS OF SCAPPOOSE FIRE CODE ORDINANCE 17-2, A BUILDING INFORMATION SIGN IS TO BE PROVIDED AT THE BUILDING ENTRANCE TO ALERT FIREFIGHTERS TO ANY POTENTIAL BUILDING HAZARDS. LOCATION TO BE VERIFIED BY S.R.F.D.



1
A-1
HOME OCCUPATION FLOOR PLAN
SCALE: 1/4" = 1'-0"



RECEIVED

FEB 22 2024

Land Development Services

OFSTAD DETAIL SHOP

ADAM OFSTAD

50035 COLUMBIA RIVER HIGHWAY
SCAPPOOSE, OREGON 97056

REV.	REVISION RECORD	DATE



St. Helens, Oregon
(503) 366-0399

PROJ. NO. 3388	FLOOR PLAN AND CODE SUMMARY
DWG. BY MLA	OFSTAD DETAIL SHOP
APPR. BY	ADAM OFSTAD
FILE D-3388-A-1	DATE 01/14/2023

SHEET
A-1

3224-CO-04400

COLUMBIA County Assessor's Summary Report

Real Property Assessment Report

FOR ASSESSMENT YEAR 2024

July 28, 2025 11:04:13 am

Account # 7452
Map # 3N2W24-C0-04400
Code - Tax # 0108-7452

Tax Status ASSESSABLE
Acct Status ACTIVE
Subtype NORMAL

Legal Descr See Record

Mailing Name OFSTAD HOLDINGS LLC

Deed Reference # 2023-58

Agent

Sales Date/Price 01-05-2023 / \$500,000.00

In Care Of

Appraiser MELINDA G

Mailing Address 21340 NW WATSON RD
 SCAPPOOSE, OR 97056

Prop Class 401 **MA** **SA** **NH** **Unit**
RMV Class 401 02 21 000 14086-1

Situs Address(s)	Situs City
ID# 50035 COLUMBIA RIVER HWY	SCAPPOOSE

Code Area		RMV	MAV	Value Summary AV	RMV Exception	CPR %
0108	Land	229,600	136,920	136,920	Land	0
	Impr.	257,480	148,690	148,690	Impr.	0
Code Area Total		487,080	285,610	285,610		0
Grand Total		487,080	285,610	285,610		0

Code Area	ID#	RFPD	Ex	Plan Zone	Value Source	TD%	LS	Size	Land Class	LUC	Trended RMV
0108					OSD - Single Family	100					76,000
0108	1	<input checked="" type="checkbox"/>		CO:RR-5	Rural Site	96	A	0.98		003	153,600
Grand Total								0.98			229,600

Code Area	ID#	Yr Built	Stat Class	Description	Improvement Breakdown	TD%	Total Sq. Ft.	Ex% MS Acct #	Trended RMV
0108	3		325	General Purpose Building		95	1,320		14,270
0108	4	2008	325	General Purpose Building		95	2,570		60,190
0108	1	1949	132	One story with basement		95	1,364		183,020
Grand Total							5,254		257,480

Appr Maint: 2024 - NEW CONSTRUCTION - OTHER, 2025 - NEW CONSTRUCTION - OTHER, 2025 - APPRAISAL REVIEW BY SUPERVISOR

Comments: 2024: NC - Permit issued to install 200 amp panel in shop; both GPB valued with wiring, therefore not change in valuation. Home appears to be in average condition for yr built, appraiser judgement. Change in condition and inventory clean up, no exception added. MG
 2012: Acreage size change due to re-mapping. DM

2432-27

OFFICIAL RECORD OF DESCRIPTIONS

of
REAL PROPERTIES
COLUMBIA COUNTY ASSESSOR

1-08

3

2

243

4400

CODE
AREA
NUMBER

TWP

RGE

SEC

1/4

TAX LOT

MAP

NUMBER

NUMBER

TYPE NO

SPEC INT

ACCOUNT NUMBER

FORMERLY PART OF T.L. NO:

Name and Tax Lot Information

DATE OF ENTRY
ON THIS CARDDEED RECORD
VOL

PAGE

ACRES
REMAINING

NOTED

Hren, John E Hazel

DCT

F95

8340

16 Jan 70

100

89

1.00

Exc. Pt To Hwy R/W (SEE FILE #)

-0.05

1.5

87

F88

5219

95

AC. COR.

(10.05)

3-25-94

F93

9457

1.00

Dulas, David A. & Roxanne E.

10-2-95

F95

8279

1.00

243227

STATE OF OREGON
County of Multnomah

DE WYBETH REKED, THE CHIEF OF THE
before me, the undersigned a POWER ATTORNEY
to act for said County and State, personally appeared the within named
Kenneth B. West and Florence E. West

A. D. 1933

to me to be the Principal individual, I described to and who contacted the within instrument, and acknowledged to me that they received the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal
this day and year last above-written.

and pay out your last appropriation.
 Helen Wood
 Henry Poole for Chicago
 Jan 27 1952

2398 RECD 6-10-48 - 2:50 P.

to us paid by John Ewen and Hazel Ewen, tenants by the entirety
in consideration of These thousand and no/100 -- (\$3000.00)----- Dollars.
tenants by the entirety Dwight U. Annen and Viola H. Annen
KNOW ALL MEN BY THESE PRESENTS, That

do Harry Grant, bargain, sell and convey unto said John Brown and Hazel Brown heirs and assigns, all the following real

properly, with the tenements, hereditaments and appurtenances, situate in the

County of Columbia Collection

and State of Oregon, bounded and

described as follows, to-wit: BEGINNING at a point that is south 60 deg. 53 min. East a distance of 334.6 feet and North 1 deg. 13 min. West a distance of 50.02 feet from the south east quarter corner of Section 24, Township 3 North Range 2 West, Willamette Meridian, Columbia County, Oregon, said point being on the westerly right of way line of the Columbia River Highway, thence along the northerly right of way line of a county road North 88 deg. 53 min. West a distance of 179.0 feet; thence North 3 deg. 10 min. East a distance of 343.63 feet; thence South 96 deg. 43 min. East a distance of 101.45 feet to the western right of way line of the Columbia River Highway; thence along the said westerly right of way line of the Columbia River Highway, thence along the said westerly right of way line of the Columbia River Highway, thence along a distance of 110.02 feet; thence North 4 deg. 13 min. West a distance of 110.02 feet to the point of beginning; except that part, if any, lying within the boundaries of the 50 feet strip donated to land from A. P. Giles and wife to State of Oregon recorded April 9, 1937, in Book 60, page 578 of deed records, of Columbia County, State of Oregon, and enclosing, enclosing and right of way as detailed in said A. P. Giles and wife to Portland General Electric Company recorded July 7, 1937, in Book 60, at page 579 and records of Columbia County, Oregon.



DETAIL
(NOT TO SCALE)

ENCROACHMENT
(see sketch)

U.S. HIGHWAY 30

N 87° 36' E

262.98'

179.0'

315.75

351.66

14.72'

134'

50'

50'

• DENOTES IRON ROD F.D.
○ DENOTES IRON ROD SET

- DENOTES IRON ROD F.D.
- DENOTES IRON ROD SET
- DENOTES BRASS SCREW F.D.

BOUNDARY SURVEY
PART OF THE SW $\frac{1}{4}$, SE $\frac{1}{4}$, SEC 24
T. 3 N. R. 2 W.W.M.
COLUMBIA CO., ORE.
SCALE: 1" = 100' OCT. 1959



COLUMBIA COUNTY
Land Development Services



ST. HELENS, OR 97051

230 Strand St.
Direct (503) 397-1501
www.co.columbia.or.us

November 25, 2024

VIA E-MAIL:

Matthew Alexander
Lower Columbia Engineering
matt@lowercolumbiaengr.com

RE: Conditional Use – Type II Home Occupation Application (CU 25-02)

Map/Taxlot: 3224-C0-04400
Tax Account No.: 7452
Owner: Ofstad Holdings LLC
Site Address: 50035 Columbia River Hwy, Scappoose, OR 97056
Zone: Rural Residential - 5 (RR-5)

Dear Matt:

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

Your application is deemed **COMPLETE** as of the date of this letter. Your application will be tentatively scheduled for a public hearing before the Planning Commission on **Monday, February 3, 2025, at 6:30 PM**. Notification will be sent neighboring property owners and affected agencies. Staff will contact you to schedule a site visit. The staff report and recommendation will be emailed to you approximately one week prior to the hearing. Please plan on attending the hearing or send a representative.

If you have any questions or concerns regarding your application, please contact your project planner, Jack Niedermeyer, at (503) 397-7217.

Respectfully,

A handwritten signature in blue ink that reads "Jamie Viveiros".

Jamie Viveiros, AICP, CFM
Planning Division Manager
Land Development Services

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

EXTENSION OF 150/120 DAY DEADLINE

The undersigned hereby extends the ORS 215.427(1) deadline by which Columbia County must take final action on the application described below within 120 days (*inside urban growth boundary and/or mineral aggregates*) or 150 days (*all other applications*) of the application being deemed complete to 11/25/2025.


File Number: CU 25-02

Applicant Name(s) *please print*: Matt Alexander on behalf of Adam Ofstad

Date Application Deemed Complete: 11/25/2024

Tax Account Number: 7452

Purpose: Extended for September Planning Commission hearing

Signed:  Date Signed: 7/14/2025
Applicant Signature

Signed: _____ Date Signed: _____
Applicant Signature

Signed: _____ Date Signed: _____
Applicant Signature

ORS 215.427 provides that, outside Urban Growth Boundaries (UGBs), the governing body of a county or its designate shall take final action on an application for a permit, limited land use decision or zone change, including resolution of all appeals, within 150 days after the application is deemed complete. Land use decisions within UGBs and/or involving mineral aggregate extraction must be completed, including resolution of all appeals, within 120 days.

**COLUMBIA COUNTY
LAND DEVELOPMENT SERVICES**

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

RECEIVED

APR 17 2025

Land Development Services

EXTENSION OF 150/120 DAY DEADLINE

The undersigned hereby extends the ORS 215.427(1) deadline by which Columbia County must take final action on the application described below within 120 days (*inside urban growth boundary and/or mineral aggregates*) or 150 days (*all other applications*) of the application being deemed complete to 300 days 90 days.

File Number: _____

Applicant Name(s) *please print*: Adam Ofstad

Date Application Deemed Complete: November 24, 2024

Tax Account Number: 7452

Purpose: Expansion of existing Home Occupation Permit

Signed:  Date Signed: 4/10/25
Applicant Signature

Signed: _____ Date Signed: _____
Applicant Signature

Signed: _____ Date Signed: _____
Applicant Signature

ORS 215.427 provides that, outside Urban Growth Boundaries (UGBs), the governing body of a county or its designate shall take final action on an application for a permit, limited land use decision or zone change, including resolution of all appeals, within 150 days after the application is deemed complete. Land use decisions within UGBs and/or involving mineral aggregate extraction must be completed, including resolution of all appeals, within 120 days.