

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

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**

 _____ <b>DAN MAGNIA, CHAIR</b>	 <u>5/5/23</u> _____ <b>DATE</b>
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