

COLUMBIA COUNTY PLANNING COMMISSION MEETING

September 8, 2025
Draft Meeting Minutes
Go To Meeting

Planning Commission Members Present:

Alta Lynch, Kat Bennett, Brandon Lesowske, Chris Warrking, Jonathan Barclay, Andrew Osborn

Planning Commission Members Absent:

Brian Brust, Andrew Paulson

Staff Present:

Spencer Parsons, Jack Niedermeyer, Kate McGuire

Agenda Item:

- 1. Adam Ofstad with Pro Automotive & Diesel- CU 25-02**
- 2. July 7, 2025 Minutes to Approve**

The meeting was called to order at 6:30 p.m. by Alta Lynch

Alta Lynch took roll call, then reviewed the virtual meeting etiquette, ground rules, and agenda items.

Jack Niedermeyer reads the pre-hearing statement and asks the Commission if there any ex-parte contacts. Commission does not have any ex-parte.

Jack Niedermeyer presented the staff report and summary.

Property Information & Summary

File Number: CU 25-02

Applicants/Property Owners: Adam Ofstad with Pro Automotive & Diesel

Address: 50035 Columbia River Hwy Scappoose, OR 97056

Tax Map ID/Tax Account: 3224-C0-04400

Zone: Rural Residential- 5 (RR-5)

Size: .98 Acres

Proposal: Conditional Use Permit for a Type 2 Home Occupation to authorize the expansion of an existing automotive detailing business.

Recommendation

Staff recommends that the Planning Commission APPROVE CU 25-02 based on the facts, findings, comments, and conditions of the Staff Report.

Matthew Alexander from Lower Columbia Engineering addresses the issues with wetlands on the property. They sent out a biologist to review for wetlands, and that was not found. They are happy with staffs recommendation.

David Escobar- 33541 Watston Rd, Scappoose Oregon- (neighbor) He states that he doesn't live there and is speaking on behalf of his mom, who owns the property. They are concerned about views being gone due to the size being built. They also have concerns about air quality with this proposal. They are concerned with the residential use, changing to a full commercial operation and potentially lowering property values. Lastly, they are concerned about the wetlands on this property.

Matthew Alexander speaks on behalf of the applicant. He states that the building closest to the street will be about the same as the existing structures. Regarding the air quality, the county and DEQ require a specific air filtration system that will be monitored regularly. He states that they are adding bays to the building so that they can keep the vehicles inside to make sure the property doesn't look more commercial than what is needed.

Alta Lynch asks commissioners if they have questions.

Brandon Lesowske asks if there is an ordinance or zone that requires a limited number of vehicles. Jack Niedermeyer states that there is not. Jack states that the commissioners would have to add special conditions as we don't currently have conditions limiting the vehicles. Brandon asks what the setbacks are. Jack answers that the setbacks are a minimum of 30' from the property line.

Chris Warrking makes a motion to approve the proposal based on staff's presentation and recommendation.

Roll Call:

Chris Warrking: Yes

Kat Bennett: Yes

Brandon Lesowske: Yes

Andrew Osborn: Yes

Alta Lynch: Yes

Jonathon Barclay: Yes

Application CU 25-02 has been APPROVED with conditions set by staff.

Alta Lynch closes the public hearing.

July 7, 2025 Minutes to approve:

Alta Lynch makes a motion to approve the minutes as presented

Roll Call:

Chris Warrking: Yes

Kat Bennett: Yes

Brandon Lesowske: Yes

Andrew Osborn: Yes

Alta Lynch: Yes

Jonathon Barclay: Yes

Meeting adjourned 7:05pm

