

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

In the matter of an application of Arsen Anthony)
Abouchiani for a Major Variance to CCZO 604.6)
to allow construction of an Accessory Dwelling)
Unit (ADU) with a seven (7)-foot setback from)
the northern boundary of the subject property.)

FINAL ORDER V 25-230

This matter came before the Columbia County Planning Commission for a Major Variance from the 30’ residential structural setback standard of CCZO §604.6, for the construction of an Accessory Dwelling Unit 7-feet from the northern boundary of the subject property. The property is further described per the County Assessor’s records as Tax Map Identification Number 4119-D0-02000 and Tax Account Number 8874.

Notification of this request was sent to the affected agencies, surrounding property owners, and the Scappoose – Spitzenberg CPAC. A public hearing was held on March 2, 2026, where the Planning Commission received evidence and heard testimony from the applicant, interested parties, and staff, and considered evidence and testimony received into the record, including the Staff Report.

Following staff’s presentation of the Staff Report, including recommended approval conditions, the Planning Commission heard testimony from the applicant. No testimony in opposition of the proposal was provided. After considering all evidence and testimony received into the record, the Planning Commission voted to approve V 25-230 with the conditions of approval as recommended in the Staff Report dated February 23, 2026.

The Columbia County Planning Commission hereby adopts the findings, conclusions and conditions as stated in the staff report, and **APPROVES** Conditional Use Permit application **CU 25-02**, subject to the following conditions:

CONDITIONS OF APPROVAL:

1. **EXPIRATION:** This variance shall become void after the expiration of 1 year if the next step in the development process has not been applied for [1504.1(B)]
2. **FLOOR AREA:** The Accessory dwelling unit will not include more than 900 square feet of useable floor area. No portion of the downstairs “workshop” may be converted or permitted as part of the residential (ADU) use.
3. **ONE SEPTIC SYSTEM PER LOT:** The Accessory Dwelling Unit (ADU) shall be connected to the existing septic system servicing the primary dwelling. Pursuant to CCZO §222, installation of a separate septic system is prohibited unless the County Sanitarian determines that the ADU cannot physically or legally connect to the existing system. If such

determination is made, the Applicant shall obtain all applicable permits and approvals from the County Sanitarian prior to construction of the additional system.

4. **BUILDING PERMITS REQUIRED:** The Applicant shall obtain all necessary building, electrical, mechanical and plumbing permits to construct the ADU and connect it to the existing services on the subject property.
5. **PRIOR TO ISSUANCE OF BUILDING PERMITS:** Prior to Planning Division authorization for any Building Permits (Structural, Mechanical, Plumbing) for the ADU or required service connections, the following conditions must be satisfied:
 - a. **PROHIBITION OF VACATION OCCUPANCY:** The Applicant shall submit a signed and recorded copy of the attached Prohibition of Vacation Occupancy document to LDS prior to building permit issuance.[CCZO §224.2(E) & ORS 90.100]
 - b. **SEPTIC AUTHORIZATION:** The Applicant shall submit an application to the County Sanitarian for an Authorization Notice and Site Inspection. Additionally, the Applicant shall obtain all necessary permits for required upgrades identified during the authorization process.
 - c. **FIRE DISTRICT ACCESS:** The Applicant must provide documentation from Columbia River Fire and Rescue that they have inspected and provided temporary approval of the driveway.
6. **PRIOR TO FINAL OCCUPANCY OF THE ADU:**
 - a. **FIRE DISTRICT FINAL ACCESS APPROVAL:** Documentation shall be submitted to LDS confirming the subject tract has final access approval from Columbia River Fire and Rescue.

COLUMBIA COUNTY PLANNING COMMISSION


ALTA LYNCH, CHAIR


DATE