

COLUMBIA COUNTY PLANNING COMMISSION
STAFF REPORT
November 27, 2023
Site Design Review- Type II

HEARING DATE: December 4, 2023

FILE NUMBERS: DR 23-04 & V 23-01

APPLICANT: Matt Alexander, c/o Lower Columbia Engineering, 58645 McNulty Way, St Helens, OR 97051

OWNER: Adam Ofstad, 21340 Watson Road, Scappoose, OR 97056

LOCATION: 50088 Columbia River Hwy, Scappoose, OR 97056

TAX MAP ID/ACCT #: 3224-C0-04501 / 7454

ZONING: Existing Commercial (EC)

SIZE: 1.31 acres

REQUEST: To establish a new 26,000 square foot facility that will supplement existing 12,000 sq. ft. Pro-Automotive& Diesel facility adjacent to the south and will be 13’ instead of 30’ from the front property line and 3’ instead of 50’ from the rear property line.

APPLICATION COMPLETE: 10/18/23 **150 DAY DEADLINE:** 03/21/24

APPLICABLE REVIEW CRITERIA:

<u>Columbia County Zoning Ordinance</u>	<u>Page</u>
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SUMMARY

The applicant Matt Alexander, representing property owner, Adam Ofstad, is requesting approval of DR 23-04 to establish a new 26,000 square foot automotive repair facility on a 1.31-

acre Existing Commercial (EC) property addressed at 50088 Columbia River Highway near the south county line. This 1.31-acre site is currently used for temporary storage of the vehicles being worked on at the existing facility as shown on Page 5.

This new facility will supplement the existing 16,000 sq. ft. Pro-Automotive & Diesel (PAD) facility immediately south along Columbia River Highway and shown on Page 3. The County Planning Commission reviewed and approved DR 15-08 in August 2015 which authorized the property owner's establishment of PAD in the Rural Industrial Planned Development (RIPD) Zoning District.

Because all structures in the EC Zone must be at least 30' from all property lines and at least 50' away from adjacent resource zoned properties, DR 23-04 was accompanied with the submittal of Major Variance Permit (V 23-01) because the new facility is proposed to be located 13' from the front property line and 3' from the rear property line adjacent to Primary Agriculture (PA-80) property.

The 1.31-acre subject property is associated with current Tax Map ID Number 3224-C0-04501 and has always been zoned for Existing Commercial (EC) uses. According to Land Development Services (LDS) and County Assessor records, the subject property contained the Waller Trailer/Mobile Home Park which predated the County's first Zoning Ordinance and was discontinued prior to the property owner's purchase.

These two current land use permits will allow for the continuation of the site's commercial uses consistent with the purpose of the EC Zoning District. The new facility will be served by an existing septic system in the northeast portion of the property and include one 1,500 gallon and one 1,000-gallon septic tanks. The County Sanitarian will be required to authorize the new use of this existing septic system according to the regulatory requirements of the Oregon Administrative Rules codified in OAR 370-071-0220.

This new facility is intended to utilize the existing water system which served the Waller Trailer Park in compliance with the requirements in Section 675.2(a) of the Zoning Ordinance. Daniel Osborn, REHS/RS, Columbia County Public Health states that the applicant will be required to submit the necessary documentation to Public Health for them to approve this community water system as an *Oregon Very Small Water System*, per the Oregon Water Resources Department applicable standards. This approval will be required to be submitted to LDS as one condition of building permit issuance.

A Summary of the submitted Narrative describing the new facility includes the following:

- Pro Automotive works on vehicles for resource-based organizations (Means Nursery, Paulsen Logging, ODFW, ODF, Pihl Logging, Beickel Farms). Due to the limited capacity of the current facility, Pro Automotive has had to stage vehicles outdoors waiting to be serviced.

- The proposed building will have more than double the capacity of the existing facility and will be capable of servicing larger vehicles and will help alleviate the vehicle staging and reduce the time customers wait for their vehicles to be serviced.
- The proposed 24,000 square feet of service area will include 19 service bays (2 lifts per bay) with an additional 2,000 square feet of administrative space/equipment storage. This new structure will be used by employees.
- A 20-foot-wide drive aisle is proposed through the center of the building for vehicle circulation and loading/unloading. This proposed internal and external aisle drives for both the existing and expanded PAD facilities will be aligned to facilitate improved circulation of customer vehicles.

Zoning and Aerial Map of Subject Property



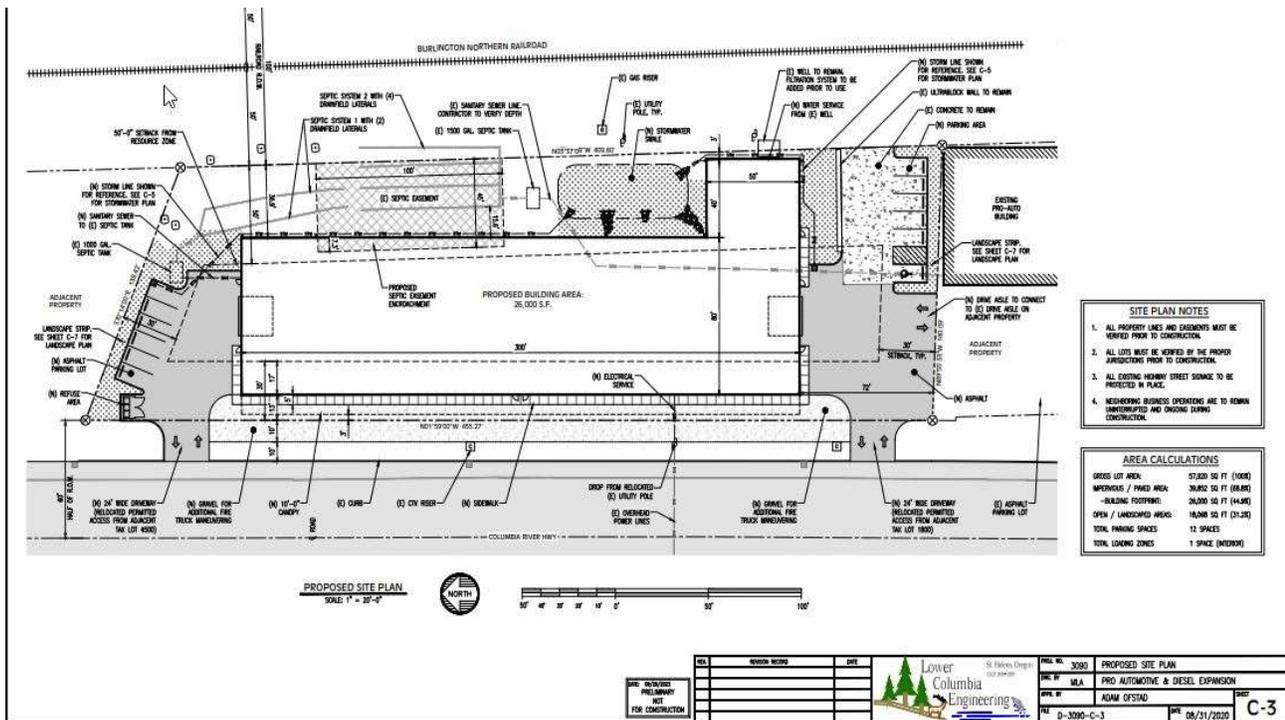
According to the Oregon Department of State Lands of Wetlands Inventory Map, the site does not contain any waterways or identified wetlands or flood hazard areas. Although the BEAK Map of the Scappoose-Spitzenberg CPAC Area shows this property is designated as Waterfowl Habitat, the subject property does not contain any waterways and is also located between the improved and used 100' right-of ways for ODOT railroad corridor and the Columbia River Highway.

The submitted Site Plan and attached September 2, 2022 Engineered Stormwater Report prepared by Lower Columbia Engineering state that the site's existing 32,907 sq. ft. of impervious area (concrete and compacted gravel drive paths and impacted vegetation) will increase by approximately 5,400 sq ft for a total of 38,365 square feet. In order to manage stormwater generated onsite, DR 23-04 will feature a stormwater basin that will treat and detain runoff onsite. This basin, in turn, will act as a bioretention swale which will fully infiltrate the 2-year, and 10-year storm events while also detaining the 100-year storm event below its predeveloped equivalent. Filtering vegetation and grasses will be planted in the basin for additional bioremediation of the expected pollutants which include standard motor oil and metals from the parking area.

Emergency services are provided by the Scappoose Rural Fire District and the County Sheriff.

The remainder of this report will research and evaluate the extent to which the proposals requested for DR 23-04 and V 23-01 meet the applicable provisions of Columbia County's Zoning and Stormwater and Erosion Control Ordinances.

Submitted DR 23-04/V 23-01 Proposed Site Plan



Existing use of 1.31 are site - temporary storage of vehicles being worked on at the existing facility



REVIEW CRITERIA & FINDINGS:

COLUMBIA COUNTY ZONING ORDINANCE:

Beginning with the applicable provisions of Section 670 of the Columbia County Zoning Ordinance (CCZO): Existing Commercial (EC):

Section 670 EXISTING COMMERCIAL EC

671 Purpose: This District is intended to assure the continuation and limited expansion of all lawful commercial activities occurring on the date of this Ordinance, regardless of type or location. This zone will be used to implement the Existing Commercial plan designation.

This zoning designation is intended to recognize the legitimacy of the existing commercial use of a parcel while not directly implying that commercial activities are appropriate for a specific area.

672 Permitted Uses:

- .1 All permitted and conditional uses allowed in the Neighborhood Commercial (C-4) District.

Section 810 NEIGHBORHOOD COMMERCIAL C - 4

811 Purpose: The commercial uses permitted in this District are intended to serve those residential uses within the suburban areas.

812 Permitted Uses:

- .1 Bakery.
- .2 Barber Shop or Beauty Parlor.
- .3 Book or Stationary Store.
- .4 Candy Store.
- .5 Tailor Shop.
- .6 Drug Store except marijuana retailing.
- .7 Film Exchange.
- .8 Grocery, Fruit, or Vegetable Store.
- .9 Meat Market or Delicatessen.
- .10 Photographer.
- .11 Self-Service Laundry.
- .12 Shoe Store or Shoe Repair Shop.
- .13 Accessory Buildings when located on the same lot or parcel.

Any other use held similar in nature to the preceding uses when approved by the Planning Commission

[Note: The Planning Commission has found the following to be similar to the above uses: “Greenhouse, retail nursery, florist and gift shop.” DR 7-92“Auto sales, repair, detailing.” DSU 1-93] (emphasis added)

Adjacent southern Pro-Automotive & Diesel Facility in RIPD Zone



Finding 1: As stated in the Summary, LDS records confirm the subject property has been in commercial use as the Waller Mobile Home Park since the early 1980s. This mobile home park was discontinued prior to the applicant purchasing this site for the intended expansion of Pro Automotive & Diesel presented for DR 23-04 and V 23-01. Although automotive repair facilities

are not identified as authorized uses in the EC Zone, the Planning Commission has determined through DSU 1-93 that “Auto sales, repair and detailing” is similar in nature to other permitted uses in the Neighborhood Commercial (C-4) Zone which are also permitted in the EC zone per the provisions in section 672.1 of the Columbia County Zoning Ordinance (CCZO). For these reasons, Staff finds the proposal requested for DR 23-05 is consistent with the provisions in Sections 672 and 812 for EC zoned properties.

Continuing with Section 675 of the Zoning Ordinance:

675 Standards:

- .1 The minimum lot or parcel size for uses permitted under Sections 672, 673 and 674 shall be 5 acres.

Finding 2: The subject property contains a total of 1.31 acres and was originally conveyed per the County Assessor’s records in Deed Book 179 Page 197 on November 2, 1970. Because this conveyance predates the County’s first Zoning Ordinance effective July 14, 1984, the county considers the subject property to be a lawfully established legal lot of record that is exempt from the minimum lot/parcel size requirements in Section 675 of the Zoning Ordinance.

- .2 The minimum lot or parcel size for uses permitted under Section 672, 673 and 674 shall be 2 acres when it can be shown that:
 - A. The use is served by a public or community water system;
 - B. Adequate area exists on the property to facilitate an individual subsurface sewage system; or, the property is served by a public or community sewer system;
 - C. The property has direct access onto a public right-of-way; and,
 - D. The property is within, and is capable of being served by, a rural fire district.

Finding 3: These site-specific provisions allow for the lawful continuation and limited expansion of all lawful commercial activities in existence on July 14, 1984. However, these additional site-specific provisions help to ensure that commercial activities are appropriate for this specific site because it is served by a public/community water system (rather than a private well), has adequate wastewater disposal, can be served by a fire district and has direct access onto a public right-of-way.

As mentioned in the Summary, the application included comments (Exhibit F) from Daniel Osborne Columbia County Public Health. These comments state that applicant will be required to submit the necessary documentation to Public Health for them to approve this community water system as a “Oregon Very Small Water System” per the Oregon Water Resources Department. Written confirmation of this water system shall be required to be submitted to LDS as one condition of building permit issuance.

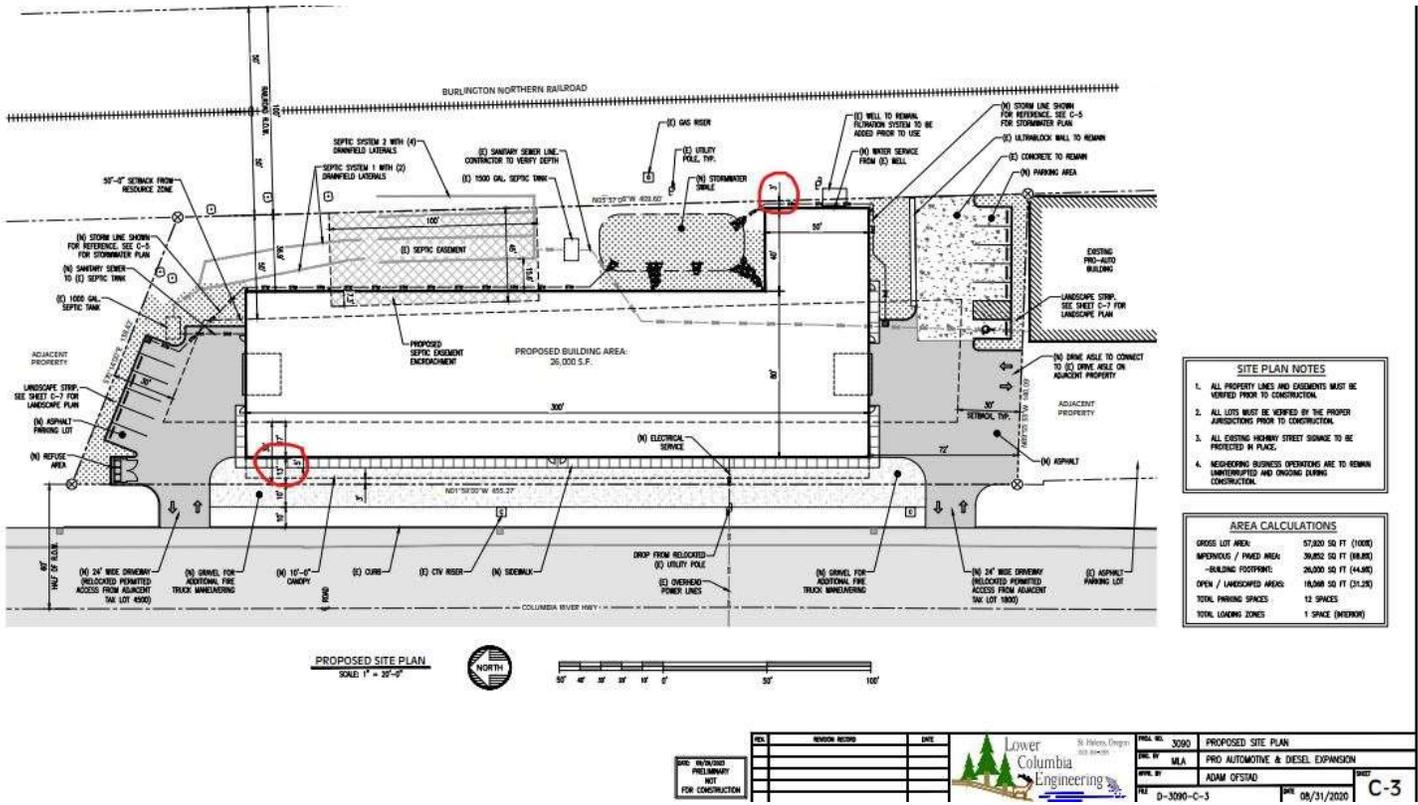
Although the County Sanitarian has yet to submit comments related to the requested proposals, one condition of building permit issuance will be for the her to review and approve the change in use of the existing septic system for compliance with the applicable provisions for Onsite Wastewater Treatment in the Oregon Administrative Rules (OAR) 340-071-0220.

The application also states that the applicant is working with ODOT to relocate existing and unused access to Columbia River Highway on adjacent properties to the 1.31-acre subject site through the Indenture Process. Finally, the Scappoose Fire District's attached comments dated 11/2/23 identifies that the new facility will need to comply with all the application access, fire flow, and structural provisions of the Oregon Fire and Structural Specialty Codes at time of building permit submittal and prior to building permit issuance.

These comments from the affected public agencies all confirm that the proposal presented for DR 23-04 will allow for the continuation of commercial activities which are appropriate for the subject property provided all building and land use permits are obtained.

- .3 No primary structure shall be constructed closer than 30 feet to a property line. Where the property abuts resource zoning, the setback shall be increased to 50 feet.
- .4 Unless otherwise prohibited, the maximum building height shall be 35 feet or 2- 1/2 stories, whichever is less.

Submitted Site Plan DR 23-04 and V 23-01



Finding 4: The submitted Site Plan above, delineates that the proposed structure will be **13' from the front** (west) property line, **3' from the rear** (east) property line, and at least 30' from the north and south property lines. With these proposed non-conforming front and rear yard setbacks, the applicant was required to submit the Major Variance Application (V 23-01) concurrent with DR 23-04 for the Planning Commission to review and approve at a public hearing.

The next section of this report (Findings 7 – 14) will research, evaluate and make Findings on the extent that the requested materials submitted for V 23-01 satisfy the criteria in Section 1504.1 of the CCZO for Major Variances. Staff finds that the Planning Commission will need to review and approve V 23-01 prior to their approval of DR 23-04 before it can authorize the siting of this structure that does not comply with the minimum property line setbacks in Section 675.2 of the CCZO.

Finding 5: The Elevation Views in A-3 verify that the proposed structure will not exceed the 35' maximum building height in Section 675.3. Staff finds that the structure proposed for DR 23-04 will comply with the maximum building heights requirements in Section 675.3 of the Zoning Ordinance that will also be confirmed at time of building permit submittal/issuance.

676 Lots of Record: Lots or parcels lawfully created by a subdivision plat, or by a

deed or sales contract, and of record in the County Clerk's office, shall be eligible to receive a building permit for any use permitted by Sections 672, 673 and 674, if such permit would have been issued otherwise but for the lot or parcel width, depth, or area, but subject to all other regulations of this zone.

Finding 6: As already covered for Findings 2 and 3, the subject site's 1.31-acres original conveyance/creation was recorded with the County Clerk on November 2, 1970, fourteen years prior the County's first (1984) Zoning Ordinance. Consequently, the county considers the lawfully established EC subject property's continuing commercial use presented for DR 23-04 is exempt from the minimum width, depth and area requirements in Section 675. The submittal of V 23-01 moreover, will authorize the non-exempt property line setback requirements, with the Planning Commission's review and approval in compliance with the provisions in Section 1504 which will be evaluated for Findings 7 – 14.

Continuing with applicable provisions in Section 1504 of the CCZO :Major Variances:

Continuing with Section 1504 of the Columbia County Zoning Ordinance:

1504 VARIANCES: Except as provided in Section 1504.4 below, there are 2 classes of variances to the standards established in this ordinance. A Minor Variance is defined as a request for a variance of less than 25% from a dimensional requirement such as setbacks, height, lot or parcel coverage, lot or parcel width, or lot or parcel depth, or a request for a variance of less than 10% from a minimum lot or parcel size requirement. All other variances are defined as Major Variances. Use variances are not permitted under this ordinance except as permitted under Section 1505.1 "Temporary Permits: Use Not Allowed in District".

- .1 Major Variances: The Planning Commission may permit and authorize a variance from the requirements of this ordinance when unusual circumstances cause undue hardship in the application of it. The granting of such a variance shall be in the public interest.

Finding 7: The variance request submitted for V 23-01 meets the Major Variance definition in Section 1504 since the requested 3' rear yard and 13' front yard setbacks will vary more than 25% of the minimum 50' rear yard and 30' front yard setbacks in Section 675.3 of the CCZO. The request to reduce the 50' rear yard setback to 3' and the 30' front yard to 13' are respectively a 94% and 66% variance from each setback's requirement.

On September 23, 2023, the applicant submitted a Major Variance Permit Application with the processing fee to Land Development Services (LDS) in compliance with the requirements in Section 1504.1 of the Zoning Ordinance. On October 20, 2023 LDS notified adjoining property owners with a Notice of Public Hearing and the affected government agencies and the

Scappoose-Spitzenberg CPAC members with a Referral and Acknowledgement of the proposal requested for V 23-01 and DR 23-04. The submitted applications identify the site-specific unusual circumstances as well as the undue hardship caused by the strict enforcement of front and rear yard setbacks. For these reasons, staff finds the proposal requested for V 23-04 is consistent with the definitions and process in Section 1504.1.

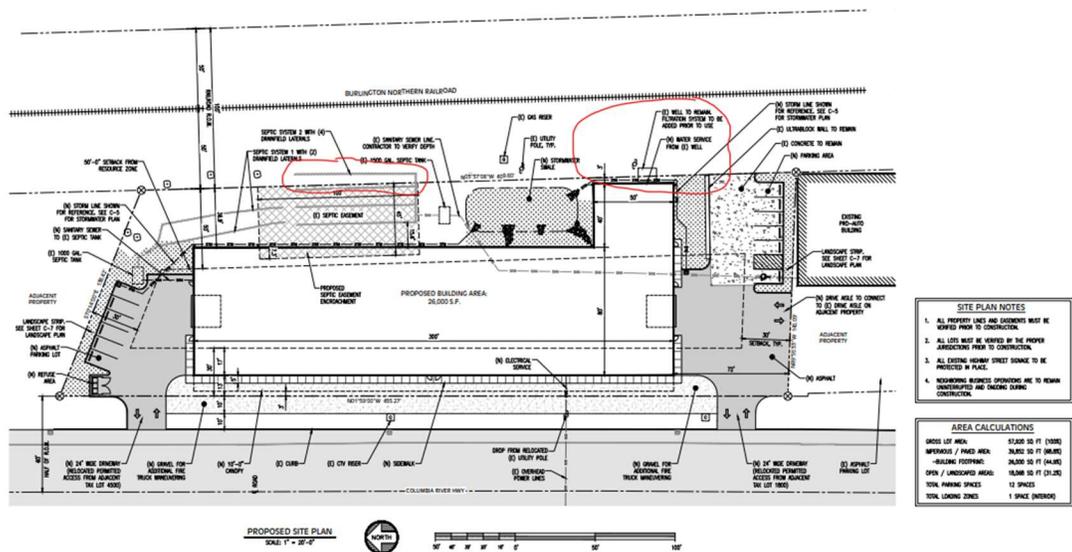
Continuing with the Columbia County Zoning Ordinance Section 1504.1(A):

- A. A variance shall be made only when all the following conditions and facts exist:
 - 1. The granting of the variance will not be detrimental to the public safety, health, or welfare, or injurious to other property;

Finding 8: The granting of this variance should not be detrimental to the public safety, health or welfare or injurious to other properties because this variance will allow the applicant to more than double the capacity of the existing 12,000 sq ft PAD facility, allow for the more efficient servicing of vehicles in ways that will help to alleviate the current outdoor staging of vehicles along PAD’s frontage parallel to the adjacent Columbia River Highway and the ODOT railroad corridor.

Over 90% of the new facility will be devoted to servicing of vehicles in 19 new bay areas with 2 lifts per bay. This facility will include a 20-foot-wide drive aisle through the center of the building for vehicle circulation and loading/unloading. This internal drive will align with the proposed and existing exterior drive aisles to facilitate circulation of customer vehicles from the existing PAD facility to the proposed expansion.

The 11/3/23 attached comments from Cary Goodman, ODOT Rail Asset Program Coordinator, however states that the Site Plan shows that an existing septic system drainfield lateral, a well and a future filtration system is or will be located within the existing 100’ ODOT railroad corridor/public right-of-way as shown on Page 12. Mr. Goodman states that because ODOT does not have documentation confirming they have granted permission for either of these items, the property will need to contact him if he wishes these two items to remain. To ensure ODOT agrees with all development within their 100’ Orailroad right-of-way, one condition of approval will require the applicant to submit written confirmation of said approval from ODOT prior to building permit submittal.



In addition, the County Sanitarian will require to review and approve the location of the site's existing onsite wastewater system in for compliance with all application siting requirements in OAR 340-071-0220 prior to the issuance of any building permits.

The application also states that the applicant is working with ODOT to move existing, unused access(es) to Columbia River Highway to the 1.31-acre subject site through the Indenture Process. Proof that all accesses to Columbia River Highway have been approved by ODOT shall be submitted to LDS as one condition of building permit submittal.

The Scappoose Fire District's attached comments dated 11/2/23 states that the new facility will need to comply with all the access, fire flow, and structural provisions of the Oregon Fire and Structural Specialty Codes at time of building permit submittal and prior to building permit issuance.

The County Building Official attached comments be required to obtain all structural, electrical, mechanical, and plumbing permits for the new expansion.

With these conditions of approval, staff finds that this proposal for the expansion of PAD will not be detrimental to the public safety, health, or welfare, or injurious to other property and the criterion in Section 1504.1(A.1) will be met.

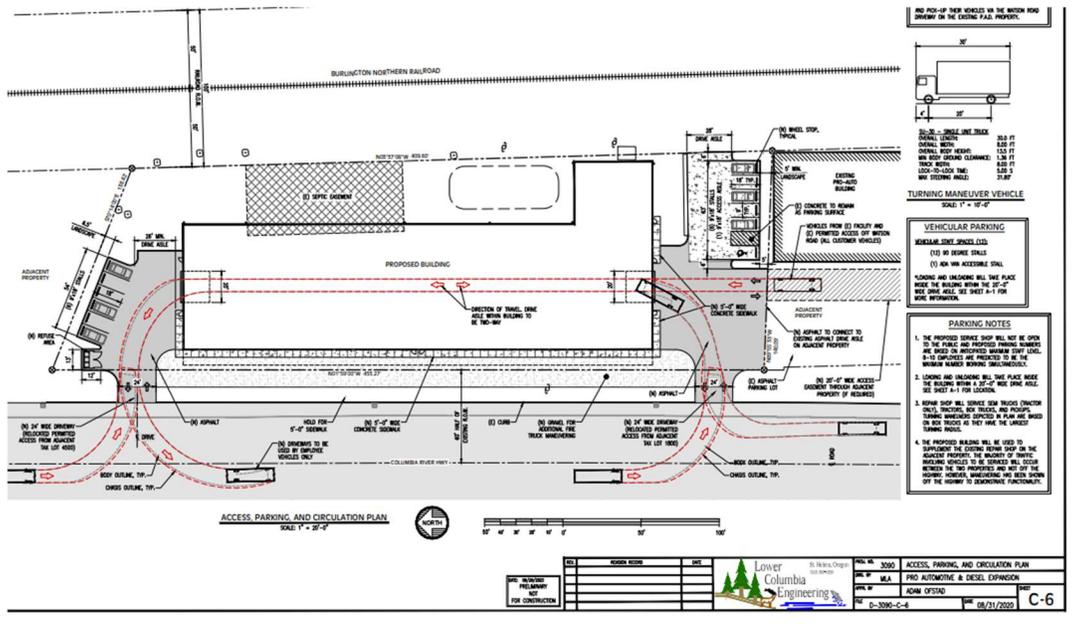
Continuing with the Columbia County Zoning Ordinance Section 1504.1(A):

2. The conditions upon which the request for a variance is based are unique to the property for which the variance is sought and are not applicable generally to other property;

Finding 9: The unique conditions of this property are attributed to the fact that the current submitted proposals in the EC Zone are necessary for the expansion of the existing and adjacent PAD facility authorized with the Planning Commission’s review and approval of DR 15-08 in the RIPD Zone.

Specifically, the EC Zone requires primary structures to be at least 30’ away from all property lines and at least 50’ away from adjacent resource zoned properties; hence the necessity for the submittal of V 23-01. However, the siting provisions in Section 685.2(C) for PAD’s existing 12,000 sq ft facility in the adjacent RIPD Zone does not require any minimum property setbacks *other than those setbacks that necessary to adequately protect adjacent properties*. The adjacent east and west properties of the subject 1.31-acre site moreover, are the existing 100’ ODOT rights-of-way for their railroad corridor and the Columbia River Highway. The only protection of ODOT’s two rights-of-way LDS has received are related to the location of the septic drainfield lateral, well and future filtration system and relocating existing accesses to the subject property which have already been addressed through Finding 8.

Consequently, the requested expansion, if approved, will allow for the internal and external drive aisles’ alignment between these two facilities that will, in turn, facilitate adequate and safe circulation for customers, employees, vehicular traffic, as well as all loading and unloading areas as shown below.



The application states that the new facility will be a Pre-Engineered Metal Building that will match the existing facility and will have a split-faced CMU block base, metal panel siding, and a standing seam metal roof.

The applicant also submitted the following response to this criterion:

The proposed use is an expansion of the existing repair facility, and an adjacent lot was necessary for vehicle circulation between the buildings/lots. The existing building has far more interested customers than it can handle, and an expansion is sorely needed. Unfortunately, the subject property is not very deep and there is roughly 50-feet of buildable width between the front and rear setbacks. In order to adequately supplement the existing facility, the building needed to be wide enough to accommodate repair bays on either side of a central drive aisle. Because of the lot's ratio of length to depth, the proposed building's orientation was the only feasible configuration. Given these constraints, the business's extreme need for additional repair facilities, and the requirement that the lot be adjacent to the existing facility, the applicant feels that the conditions upon which the request is based are unique to the subject property.

Due to the limited capacity of the current building and the volume of potential customers, many resource-based businesses are forced to service or repair their vehicles in Portland or Longview. The proposed building will have more than double the capacity of the existing facility and will be capable of servicing larger vehicles. The applicant believes that the use itself is unique and essential for Columbia County.

With these site-specific unique characteristics, staff finds that complying with the required 30' and 50' setbacks would severely limit and the size of the structure and could compromise the necessary expansion of this well-established local business. For these reasons, staff finds that the Major Variance requested for V 23-01 will comply with the required criterion in 1504.1(A.2) prior to the issuance of building permits.

Continuing with the Columbia County Zoning Ordinance Section 1504.1(A):

3. Approval of the application will allow the property to be used only for purposes authorized by the Zoning Ordinance;

Finding 10: As covered in Finding 1, LDS records confirm the subject property has been in commercial use as the Waller Mobile Home Park since the early 1980s. This mobile home park was discontinued prior to the applicant purchasing this site for the intended expansion of Pro Automotive & Diesel presented for DR 23-04 and V 23-01. Although automotive repair facilities are not identified as authorized uses in the EC Zone, the Planning Commission has determined through DSU 1-93 that "Auto sales, repair and detailing" is similar in nature to other permitted uses in the Neighborhood Commercial (C-4) Zone which are also permitted in the EC zone per the provisions in section 672.1.

The application also confirms that the proposed expansion of PAD's existing vehicular repair shop will allow only the continuation of this authorized use as permitted in DR 15-08 and the property owner has no plans to use the lot or facility for anything else. Approval of the variance will allow the subject property to adequately supplement the existing PAD repair shop on the adjacent lot. Staff finds that the proposed expansion requested for V 23-01 is a permitted use on the EC zoned property and that the criterion in Section 1504.1(A.3) has been met.

Continuing with the Columbia County Zoning Ordinance Section 1504.1(A):

4. Strict compliance with the Zoning Ordinance would create an unnecessary hardship;

Finding 11: As evaluated for Finding 8, strict compliance with the Zoning Ordinance and specifically with the 30' and 50' required setbacks would not be detrimental to the public safety, health, or welfare, or injurious to other properties.

As previously stated, the subject property is the only lot on which the applicant can reasonably locate an expansion of the existing PAD facility so that it can safely handle overflow in ways that ensure safe customer use and vehicle circulation. Strict compliance with the Zoning Ordinance would make the PAD building expansion unfeasible as the available "building envelope" area between the 30' and 50' east and west property lines are not adequate for the functional operation of PAD's needed and requested expansion.

The applicant also emphasizes that *"Pro Automotive & Diesel is one of the only facilities in the County that provides dealer-level repairs for large trucks, farm equipment, tractors, and other diesel vehicles used in resource-based industries."* In addition to handling Pro Automotive Expansion, the proposed building has been designed to accommodate vehicles and equipment too large for the existing facility to service (i.e. large Means Nursery tractors). These vehicles must be serviced out of the County and the proposed facility will provide a local option. *Adhering strictly to the Zoning Ordinance's setback standards would not only be a hardship to the applicant, but it would also be a hardship for local resource-based companies."*

Due to these site-specific components of the needed expansion of PAD's existing facility, staff finds that the applicant has demonstrated that there would be an unnecessary hardship imposed if strict compliance with the zoning ordinance was required and that the criterion in Section 1504.1(A.4) has been satisfied.

Continuing with the Columbia County Zoning Ordinance Section 1504.1(A):

5. The granting of the variance will not adversely affect the realization of the Comprehensive Plan nor violate any other provision of the Zoning Ordinance.

Finding 12: As stated in Finding 1, the Planning Commission has determined through DSU 1-93 that “Auto sales, repair and detailing” is similar in nature to other permitted uses in the Neighborhood Commercial (C-4) Zone which are also permitted in the EC zone per the provisions in section 672.1 of the Columbia County Zoning Ordinance (CCZO). The granting of this variance would not authorize any use that is not permitted in the EC zone nor any that are not included in these proposals. Also, the applicant’s request to vary the setbacks to the east and west property lines will not alter or violate any other provisions of the county’s Comprehensive Plan or its implementing ordinances that guide how, where and why Columbia County can manage its growth and development. With this, Staff finds that the proposal for V 23-01 meets this criterion in 1504.(A-5).

Continuing with the Columbia County Zoning Ordinance Section 1504.1:

- B. A variance so authorized shall become void after the expiration of 1 year if the next step in the development process has not been applied for.

Finding 13: If this variance is approved, the applicant shall submit all necessary subsequent Building Permits (structural, technical, electrical and plumbing), documentation and fees to Land Development Services within 1 year of the final decision, or this approval will expire.

Continuing with the Columbia County Zoning Ordinance Section 1504.1:

- C. The Planning Commission may impose whatever reasonable requirements it feels will fulfill the intent of this ordinance.

Finding 14: The Commission may add other reasonable conditions that have not already been included in this report, provided they have Findings to justify these conditions.

In light of the research and evaluation conducted to support Findings 7 -13, staff finds the application requested for V 23-01 has satisfied all criteria for the Planning Commission to **APPROVE** this proposal and will be able to review, evaluate, and make Findings on the remaining applicable provisions of the Zoning Ordinance as detailed for the remainder of this report.

Continuing with applicable provisions in Section 1300 of the CCZO:

Section 1300 SIGNS

- 1301 Use: No sign may be established, altered, or expanded hereafter in any district in Columbia County, except in accordance with the provisions outlined in this Section. The sign provisions apply to signs established in conjunction with any use in the county. *[Amended by Ordinance 2002-02, eff. 6/12/02].*

1302 General Provisions: [Amended by Ordinance 2002-02, eff. 6/12/02].

- .1 Design Review: In addition to complying with the standards in this Section, the design and color of commercial and industrial signs and supporting structures of signs 100 square feet or larger in size shall be compatible with the architectural design and color of existing and proposed buildings on the site as determined during site design review according to the provisions of Section 1550 of this Ordinance.
- .2 Setbacks:
 - A. All signs shall be situated in a manner so as not to adversely affect safety, corner vision, or other similar conditions and shall not overhang or encroach upon public rights of way.
 - A. No setbacks from property lines shall be required for signs in non-residential zoning districts except that in all zoning districts, setbacks shall be required at corners as may be necessary to provide adequate corner vision or in cases where a sign is placed adjacent to a street, as provided is 1302.2(D), below.
- .4 Illuminated Signs: Artificially illuminated signs, or lights used to indirectly illuminate signs, shall be placed, shielded, or deflected so as not to shine into residential dwelling units or structures. The light intensity of an illuminated sign shall not exceed the following standards:
 - B. No exposed reflective type bulb, par spot or incandescent lamp, which exceeds twenty-five (25) Watts, shall be exposed to direct view from a public street or highway, but may be used for indirect light illumination of the display surface of a sign.
 - C. When neon tubing is employed on the exterior or interior of a sign, the capacity of such tubing shall not exceed three hundred (300) milliamperes rating for white tubing or one hundred (100) milliamperes rating for any colored tubing.
 - D. When fluorescent tubes are used for the interior illumination of a sign, such illumination shall not exceed:
 - 1) Within Residential Zoning Districts: Illumination equivalent to four hundred twenty-five (425) milliamperes rating tubing behind a Plexiglas face with tubes spaced at least seven (7) inches apart, center to center.
 - 2) Within Non-Residential Zoning Districts: Illumination equivalent to eight hundred (800) milliamperes rating tubing behind a Plexiglas face spaced at least nine (9) inches apart, center to center.

- 1313 Commercial and Industrial Districts: *[Amended by Ordinance 2002-02, eff. 6/12/02].*
- .1 Signs Permitted: Signs shall be permitted in Commercial and Industrial zoning districts subject to the provisions of this Section, except to the extent such provisions conflict with the specific development standards for signs in the underlying zoning district.
 - .2 Limit on Sign Area: Except as otherwise permitted in Section 1302.5, no sign having a sign area greater than 200 square feet shall be permitted.
 - .3 Aggregate Sign Area Per Parcel.
 - A. Except as otherwise provided herein, the maximum permitted area of all signs, including the total area of each face of a double-faced sign, or the sole face of a single faced sign for each parcel, is as follows: 40 square feet; plus
 - 1) For the first fifty (50) linear feet of building frontage on a public road, an additional square foot of sign area per linear foot of building frontage on such public road; plus
 - 2) For the next two hundred and twenty (220) linear feet of building frontage on a public road, an additional one-half ($\frac{1}{2}$) square foot of sign area per linear foot of building frontage on such public road.
 - B. For the purpose of this section, "building frontage" means the linear length of a building facing a public right of way or the linear length of the public right of way facing a building, whichever is smaller.
 - .4 Free Standing Signs: Free standing signs, including ground mounted signs, must comply with the following additional standards:
 - A. Height: Free standing signs shall not exceed 20 feet in height above grade or above road grade, whichever is higher.
 - B. Total Area: The total sign area of all freestanding signs allowed by this section plus the area of all other allowed signs on the parcel shall not exceed the aggregate sign limits for the parcel as provided in Section 1313.3.
 - D. Illumination: Free standing signs may be illuminated subject to subsection 1302.4.

Finding 15: On Pages 10-14 of the **Narrative** and the **Exterior Elevations and Sign Elevations (Sheets A-3 and C-9)** submitted with DR 23-04 and V 23-01 5 describe the proposed two building

mounted LED digital reader board signs on the north and south façade. Each of these single-face signs are 5-feet tall by 10-feet long with a combined area of 100 square feet and neither sign will exceed the equivalent of 800 milliamperes. No free-standing signs or center/complex signs are proposed for this development. The subject property is zoned Existing Commercial, is not adjacent to a residential zoning district, and is not on or near a corner. Therefore, no setbacks from the property lines are required.

These height and dimensional requirements comply with Section 1313's minimum requirements. The applicant will be required to submit a building permit before installing new signs. With these conditions of approval, Staff finds DR 23-05 will comply with these Signage provisions in Section 1300 of the Zoning Ordinance.

Continuing with the applicable provisions in Section 1400 of the CCZO: Off-Street Parking and Loading:

Section 1400 OFF-STREET PARKING AND LOADING

- 1401 General Provisions: At the time of the erection of a new building, or an addition to an existing building, or any change in the use of an existing building, structure, or land which results in an intensified use by customers, occupants, employees, or other persons, off-street parking and loading shall be provided according to the requirements of this section
- 1403 Use of Space:
- .1 Required parking spaces shall be available for parking of vehicles of customers, occupants, and employees.
 - .2 No parking of trucks, equipment, or the conduct of any business activity shall be permitted on the required parking spaces.
 - .3 Required loading spaces shall be available for the loading and unloading of vehicles concerned with the transportation of goods and services.
 - .4 Excepting residential and local commercial districts only, loading areas shall not be used for any other purpose than for loading and unloading.
 - .5 In any district it shall be unlawful to store or accumulate goods in a loading area in a manner which would render the area temporarily or permanently incapable of immediate use for loading operations.
- 1405 Plans Required: A plot plan shall be submitted in duplicate to the Director with each application for a building permit or for a change of classification to

OP. The plot plan shall include the following information:

- .1 Dimensions of the parking lot.
- .2 Access to streets and location of curb cuts.
- .3 Location of individual parking spaces.
- .4 Circulation pattern.
- .5 Grade and drainage.
- .6 Abutting property.
- .7 A landscaping plan which shall include the location and names of all vegetation, and the location and size of fencing or other screening material. This plan shall be approved by the Director.

1408 Design Standards:

.1 Scope:

- A. These design standards shall apply to all parking, loading, and maneuvering areas except those for single and two-family residential dwellings on individual lots.
- B. All parking and loading areas shall provide for the turning, maneuvering, and parking of all vehicles on the lots.

1409 Loading Spaces:

- .1 Apartment: Each required space shall be at least 12 feet in width and 25 feet in length.
- .2 Commercial: Each required space shall be at least 12 feet in width and 35 feet in length.

1410 Size:

- .1 The standard size of a parking space shall be 9 feet by 18 feet.
- .2 Handicapped parking spaces shall be 12 feet by 18 feet

1411 Aisles: Aisles shall not be less than:

- .1 25'0" in width for 90-degree parking;

- 1412 Access: There shall be no more than one 45-foot-wide curb cut driveway per 150 feet of street frontage, or fraction thereof, permitted per site.
- 1413 Surfacing and Marking:
- .1 The surfacing of each parking area shall meet minimum County standards to handle the weight of the vehicles which will use the parking area. All areas used for parking and maneuvering of vehicles shall be marked in accordance with the approved plan and such marking shall be continuously maintained. Handicapped parking spaces shall be marked with a wheelchair symbol.
 - .2 The parking and loading areas for commercial, industrial, or apartment uses shall be paved with concrete, asphaltic concrete, or another comparable surface.
- 1414 Drainage and Lighting: Adequate drainage shall be provided to dispose of the run-off generated by the impervious surface area to the parking area. The drainage system shall function so it will not adversely affect adjoining property. Artificial lighting shall be provided in such a manner as to ensure the safety of the parking area without interfering with adjoining properties or creating traffic hazards on adjoining streets.

Discussion: Pages 14 – 18 of the submitted **Narrative** and the **Access, Parking, and Circulation Plan and First Floor Plan, Grading Plan, Stormwater Plan, Landscape Plan** (Sheets C-4, C-5, C-6, and C-7) demonstrate how the new 26,000 square feet PAD facility presented for DR 23-04 will satisfy the applicable Off-Street Parking requirements in Section 1401- 1414 listed above:

- Parking spaces are proposed with this development for the use of employees only. The proposed building will not be open to the public and all customer service will continue to take place in the existing PAD building on the adjacent property (lot 4500) to the south.
- No trucks, equipment, or conduct of any business activity will be allowed on or within the required parking spaces.
- A 20-foot-wide drive aisle is proposed through the center of the building for customer vehicle circulation and the loading and unloading of goods.
- A dedicated loading space measuring 12 feet by 44 feet has also been provided outside of the drive aisle on the south end of the building. An exterior loading space would not be utilized given the convenience of the interior drive aisle and loading space.
- The proposed parking lot will connect to the existing parking on the abutting property (lot 4500) through a continuous drive aisle and there is no need for any off-site parking.
- The twelve (12) total 9' by 18' 90-degree employee parking spaces, six each on the north and south side of the new PAD facility, will provide 1 ADA accessible space with 25' drive aisle widths.
- All proposed parking areas will be paved with asphaltic concrete, will be marked per the approved drawings, and shall be continuously maintained.

- The proposed grading in the parking lots has been designed to adequately drain each lot to catch basins and trench drains. These impervious driving surfaces have a minimum slope of 1 percent and a maximum slope of 4.5 percent. All on-site stormwater will be routed to a large bio-retention swale where it will be infiltrated. Adjoining properties will not be adversely affected as all stormwater will be retained on site.
- Exterior lighting includes pole-mounted parking lot fixtures and wall-mounted fixtures on the exterior of the building. The illumination plan has been designed to ensure safety on site with minimal spillover onto adjoining properties or rights-of-way.

Finding 16: These submitted documents indicate that the applicant intends to install the necessary off-street parking features in compliance with the minimum requirements in Section 1401 -1414. In addition, the attached comments from the Scappoose Fire District will also require the applicant to improve the subject property’s access to the minimum requirements of Fire Apparatus Access Roads to ensure emergency vehicles are able to safely ingress and egress from the site. Written confirmation from the Scappoose Fire District will required at building permit submittal with all improvements approved prior to building permit issuance. With these conditions of building permit issuance, staff finds the requested proposal will satisfy these conditions in Section 1401-1414 of the Zoning Ordinance.

1415 Parking Areas: All parking areas, excluding one and two-family dwellings, shall meet the following requirements:

- .1 All parking areas of less than 20 parking spaces shall have one handicapped parking space. Parking areas with more than 20 spaces shall provide one handicapped parking space for every 50 standard parking spaces.
- .2 All parking areas shall be divided into bays of not more than 20 parking spaces. Between, and at the end of each parking bay, there shall be planters which have a minimum width of 5 feet and be at least 17 feet in length. Each planter shall contain one major structural tree and ground cover which has been deemed appropriate by the Director. Truck loading areas need not comply with the preceding requirements.
- .3 Parking areas shall be separated from the exterior wall of a structure, exclusive of paved pedestrian entranceways, by a 5 foot strip of landscaping.
- .4 Industrial or commercial parking areas, which abut a residential or apartment district, shall meet the building setback of the most restrictive adjoining residential or apartment district.
- .5 When industrial or commercial parking areas adjoin a residential or apartment district, there shall be a sight obscuring planting, which is at least 80 percent opaque and when viewed horizontally from between 2 and 8 feet above ground level. This planting shall be composed of materials which are an adequate size so as to achieve the required degree of screening within

12 months after installation.

- .6 Parking areas shall be set back from a lot or parcel line adjoining a street. The setback area shall be landscaped.
- .7 All parking area setbacks shall be landscaped with major trees, shrubs, and ground cover as approved by the Director.
- .8 A minimum of 10 percent of the parking area shall be landscaped and maintenance of the landscaping shall be the owner's responsibility.
- .9 Internal pedestrian connections shall be provided in parking lots with greater than ten (10) parking spaces. These connections shall be a minimum of five (5) feet wide and distinguished from vehicular areas through changes in elevation or contrasting paving materials (such as light-color concrete inlay between asphalt). Paint or thermo-plastic striping and similar types of non-permanent applications may be approved for crossings of parking lot areas that do not exceed 24 feet in crossing length.
- .10 In urban growth boundaries and urban unincorporated communities, parking lots for commercial, industrial, and public/quasi-public uses that have designated employee parking and more than 20 parking spaces shall provide at least 10% of the employee parking spaces (with a minimum of two spaces) as preferential long-term carpool and vanpool parking spaces. Preferential carpool and vanpool parking spaces shall be closer to the entrances of the building than other parking spaces, with the exception of ADA accessible parking spaces.
- .11 A portion of existing parking areas may be redeveloped for transit-oriented improvements, such as a bus stops and pullouts, bus shelters, park and ride stations, transit-oriented developments, and similar facilities, where identified in or consistent with an adopted County transit plan. Subject sites incorporating transit improvements as part of a development proposal are eligible for up to a 10% reduction in required vehicular parking spaces.

1416 Minimum Required Off-Street Parking Spaces:

Service and Repair shop and retail store handling bulky merchandise such as automobiles and furniture: One space for each 600 square feet of gross floor area plus 1 space for each 2 employees.

Discussion: Pages 18 - 21 of the submitted **Narrative** and the **Access, Parking, and Circulation Plan Landscape Plan** (Sheets C-6, and C-7) demonstrate how the new 26,000 square feet PAD facility presented for DR 23-04 will satisfy the minimum requirements in Sections 1415 and 1416 for each of the two new Parking Areas, one on the north and the other on the south side of the new facility:

- There are 12 total parking spaces proposed in two separate areas of six spaces each. Both areas will have 5-foot-wide landscaped planter areas between these areas and the adjacent properties to the north, east and south. These planters include one major structural tree (Chinese Dogwood), ground cover (Kinnikinic), and screening shrubs/trees (Oregon Grape/Northern White Cedar).
- The proposed parking areas are set back a minimum of 5-feet from the property lines and the area between is landscaped. These parking areas do not abut the street-side property line except for a drive aisle on the south side of the development.
- The applicant plans to connect the drive aisle of the proposed parking lot to the drive aisle of the existing lot on the adjoining property (lot 4500) for vehicle circulation. This configuration will allow employees and customer vehicles to move between the two repair shops and avoids unnecessary traffic/congestion on Highway 30.
- The landscape areas exceed 10 percent of the total parking area.
- Internal 5' pedestrian connections between parking areas with greater than ten (10) spaces do not apply since each parking area contains 6 spaces.
- An average of ten employees will be working on a shift. The proposed development includes 12 parking spaces for employees only which is consistent with the minimum provisions in Section 1415 and 14166.

Finding 17: These submitted documents indicate that the applicant intends to install the two parking areas to comply with the minimum size and design requirements in Section 1415 and 1416. These approved parking areas will also be reflected in the final site plan submitted to the County Planner and Building Official at time of building permit submittal.

Continuing with the provisions in Section 1450 of the CCZO: Transportation Impact Analysis:

Section 1450 TRANSPORTATION IMPACT ANALYSIS

1450 Transportation Impact Analysis: A Transportation Impact Analysis (TIA) must be submitted with a land use application if the proposal is expected to involve one or more of the conditions in 1450.1 (below) in order to minimize impacts on and protect transportation facilities, consistent with Section 660-012-0045(2)(b) and (e) of the State Transportation Planning Rule.

- .1 Applicability – A TIA shall be required to be submitted to the County with a land use application if the proposal is expected to involve one (1) or more of the following:
 - A. Changes in land use designation, or zoning designation that will generate more vehicle trip ends.
 - B. Projected increase in trip generation of 25 or more trips during either the AM or PM peak hour, or more than 400 daily trips.
 - C. Potential impacts to intersection operations.

- D. Potential impacts to residential areas or local roadways, including any non- residential development that will generate traffic through a residential zone.
- E. Potential impacts to pedestrian and bicycle routes, including, but not limited to school routes and multimodal roadway improvements identified in the TSP.
- F. The location of an existing or proposed access driveway does not meet minimum spacing or sight distance requirements, or is located where vehicles entering or leaving the property are restricted, or such vehicles are likely to queue or hesitate at an approach or access connection, thereby creating a safety hazard.
- G. A change in internal traffic patterns may cause safety concerns.
- H. A TIA is required by ODOT pursuant with OAR 734-051.
- I. Projected increase of five trips by vehicles exceeding 26,000-pound gross vehicle weight (13 tons) per day, or an increase in use of adjacent roadways by vehicles exceeding 26,000-pound gross vehicle weight (13 tons) by 10 percent.

Discussion: The applicant provided LDS with the attached updated **Technical Memorandum – Pro Automotive & Diesel Expansion Trip Generation Analysis** that is referenced in Pages 21-23 in the *Narrative* submitted with DR 23-04 and V 23-01. This Analysis compared the Previous Use (Waller Mobile Home Park) Estimation Summary with the Proposed Use (PAD Repair Facility) Trip Estimations.

This September 27, 2022 Trip Generation Analysis utilized the Institute of Transportation Engineers (ITE) 10th Edition Trip Generation Handbook for Mobile Home Parks (Land Use 240) and Automobile Care Centers (Land Use 942). Pursuant to the provisions in Section 1450.1, Lower Columbia Engineering’s resulting calculations revealed the trips generated shown in Appendix A of The Technical Memorandum:

ITE Trip Summary Table

ITE Code	Description	No of Dwellings	Time of Day	Average Rate	Total Trips Generated
240	Mobile Home Park	5	Weekday	4.99	25
		Employees	Trips/Employee	Weekday # of Employees	
942	Automobile Care Center	10 maximum	1.0	10	10

In addition, on Page 22 of the Narrative, the application explains that the applicant is currently working with ODOT representatives to relocate adjacent properties' permitted but unused accesses to Columbia River Highway onto the subject 1.31-acre property. These two accesses shown on the Site Plan will occur to the south and north of the new facility and will be separate by at least 455' and are proposed to be 24' wide to facilitate ingress and egress to the facility from both locations. One condition of building permit issuance, however, will be for LDS to receive written confirmation from ODOT that both of these accesses to the Columbia River Highway have been inspected and approved as presented.

Staff's analysis of the requirements in Section 1450.1(A- I) concludes:

- A. DR 23-04/V 23-01 do not require a change in zoning designation;
- B. The Weekday Total Trips for the PAD Expansion will not exceed the maximum 400 daily trips
- C. There will not be significant detrimental impacts to the site's access to Columbia River Highway since the proposed facility will be able to handle the overflow when the existing facility is full.
- D. There are no residential areas along the east side of ODOT 100' railroad corridor. The proposed expansion will still be separated from the RR-5 properties on the west side by Columbia River Highway's existing 100' right-of-way.
- E. There are no designated bicycle/pedestrian routes along Columbia River Highway, nor are there any schools nearby for students to walk to and from school
- F. Neither the Public Works Department nor ODOT has expressed any concerns about the site distance at the property's existing access to Columbia River Highway. The applicant is working with ODOT to relocate existing, unused access to Columbia River Highway to the 1.31-acre subject site through the Indenture Process.
- G. DR 23-04 and V 23-04 5 are intended to significantly improve the internal and external traffic patterns for customers using PAD.
- H. Because the proposal submitted for both proposals will not result in a new access to Columbia River Highway, the provisions in OAR 734-051 do not apply
- I. The proposed PAD expansion will not service any 26,000-pound vehicles at this site.

Finding 18: With the September 27, 2022 Trip Generation analysis and staff's evaluation of the criteria in Section 1450.1 above, staff finds that DR 23-04 and V 23-01 as presented will be able to minimize impacts on and protect the adjacent local and state transportation facilities.

As of the date of this report, neither the Department of Public Works nor ODOT have submitted any concerns that the approval of both proposals as presented would potentially impact any of the area's transportation facilities identified in Section 1450.1.7. Without any contrary evidence,

Staff finds that DR 23-04 and V 23-01 have satisfied the Transportation Impact Analysis criteria in Section 1450 of the Zoning Ordinance and will not a more in-depth TIA.

Continuing with the applicable provisions of the CCZO: Site Design Review:

Section 1550 SITE DESIGN REVIEW

The Site Design Review process shall apply to all new development, redevelopment, expansion, or improvement of all community, governmental, institutional, commercial, industrial and multi-family residential (4 or more units) uses in the County.

1551. Types of Site Design Review:

- A. Type 1: Projects, developments and building expansions which meet any of the following criteria:
 - 1. Are less than 5,000 sq. ft. and are less than 10% of the square footage of an existing structure.
 - 2. Increase the number of dwelling units in a multi-family project.
 - 3. Increase the height of an existing building.
- B. Type 2: Projects, developments and building expansions which meet any of the following criteria:
 - 1. have an area of 5,000 sq. ft. or more or are 10% or more of the square footage of an existing structure.
 - 2. Change the category of use (e.g., commercial to industrial, etc.).
 - 3. New off-site advertising signs or billboards.
 - 4. Any project meeting any of the Type 2 criteria shall be deemed a Type 2 Design Review application.

1552 Design Review Process: The Planning Director shall review and decide all Type 1 Site Design Review applications. The Planning Commission shall review all Type 2 Design Review applications. Applications shall be processed in accordance with Sections 1600 and 1700 of this ordinance.

1553 Pre-application Conference: A pre-application conference is required for all projects applying for a Site Design Review, unless the Director or his/her designate determines it is unnecessary. The submittal requirements for each application are as defined in this section and the standards of the applicable zone and will be determined and explained to the applicant at the preapplication conference.

1554 Pre-application Conference Committee: The committee shall be appointed by the Planning Director and shall consist of at least the following officials, or their designated staff members.

Only affected officials need to be present at each pre-application conference.

- A. The County Planning Director.
- B. The County Director of Public Works.

- C. The Fire Marshal of the appropriate Rural Fire District.
- D. The County Building Official.
- E. The County Sanitarian.
- F. A city representative, for projects inside Urban Growth Boundaries.
- G. Other appointees by the Planning Director, such as an Architect, Landscape Architect, real estate agent, appropriate officials, etc.

Finding 19: Because the proposed PAD facility is more than 5,000 sq. ft. the Planning Commission will review the Type 2 Site Design Review requested for DR 23-04 in accordance with CCZO Section 1600. A Pre-application conference was held on March 24, 2022 where the applicant was given the submittal requirements prior to Land Development Services accepting the applications for these two land use proposals in the EC Zone. Notice of this pre-application meeting was sent to and/or attended by the applicant, Lower Columbia Engineering, County Public Works Department, the County Building Official, County Sanitarian, County Public Health, Scappoose Fire District, and Oregon Department of Transportation. Staff finds the criteria in Sections 1551.B, 1552, 1553, and 1554 have been met.

1555 Submittal documents: The following documents, when applicable, are required for a Site Design Review. The scope of the drawings and documents to be included will be determined at the preapplication conference by the Pre-application Conference Committee, and a Site Design Review Submittal Checklist will be given to the applicant, documenting which items are deemed not applicable or not necessary to determine compliance with County and State standards, with a short explanation given for each item so determined.

- H. History.
- I. Project narrative.
- J. Existing site plan.
- K. Proposed site plan.
- L. Grading plan.
- M. Drainage plan.
- N. Wetland mitigation plan. Goal 5 Resource Protection Plans (streams, wetlands, riparian areas, natural areas, fish and wildlife habitat).
- O. Landscaping plan.
- P. Architectural plans.
- Q. Sign drawings.
- R. Access, parking and circulation plan.
- S. Impact assessment.
- T. Site Design Review Submittal Checklist.

1556 Site Plan Submittal and Analysis: The applicant shall submit an application and any necessary supplemental information as required by this ordinance to the Land Development Services Department. The Planning Director or designate shall review the application and check its completeness and conformance with this ordinance. Once a Type 2 application is deemed complete, it shall be scheduled for the earliest possible hearing before the Planning Commission. A staff report shall be prepared and sent to the applicant, the Planning Commission, and any interested party requesting a copy.

1561 Proposed Site Plan: A complete application for design review shall be submitted, including the following plans, which may be combined, as appropriate, onto one or more drawings, unless it is determined by the Planning Director that the information is not applicable or is not necessary to determine compliance with County and State standards, and a short explanation will be given for each item so determined:

- A. Site Plan: The site plan shall be drawn at a suitable scale (i.e. 1"=100', 1"=50', or 1"=20') and shall include the following:
1. The applicant's entire property and the surrounding area to a distance sufficient to determine the relationships between the applicant's property and proposed development and adjacent properties and developments.
 2. Boundary lines and dimensions of the property and all proposed property lines. Future buildings in phased development shall be indicated.
 3. Identification information, including names and addresses of project designers.
 4. Natural features which will be utilized in the site plan.
 5. Location, dimensions and names of all existing or platted roads or other public ways, easements, and railroad rights-of-way on or adjacent to the property, city limits, section lines and corners, and monuments.
 6. Location and dimensions of all existing structures, improvements, or utilities to remain, and structures to be removed, all drawn to scale.
 7. Historic structures, as designated in the Comprehensive Plan.
 8. Approximate location and size of storm water retention or detention facilities and storm drains.
 9. Location and exterior dimensions of all proposed structures and impervious surfaces.
 10. Location and dimension of parking and loading areas. pedestrian and bicycle circulation, and related access ways. Individual parking spaces shall be shown.
 11. Orientation of structures, showing entrances and exits.
 12. All exterior lighting, showing type, height, wattage, and hours of use.
 13. Drainage, Stormwater and Erosion Control, including possible adverse effects on adjacent lands.
 14. Service areas for waste disposal and recycling.
 15. Noise sources, with estimated hours of operation and decibel levels at the property boundaries.
 16. Goal 5 Resource Protection Plans. Indicate how project will protect streams, wetlands, riparian areas, natural areas, and fish and wildlife habitat from negative impacts.
 17. A landscaping plan which includes, if applicable:
 - a. Location and height of fences, buffers, and screening;
 - b. Location of terraces, decks, shelters, play areas, and common open spaces;

- c. Location, type, size, and species of existing and proposed shrubs and trees; and
 - d. A narrative which addresses soil conditions and erosion control measures.
- B. Grading Plans: A preliminary grading plan indicating where and to what extent grading will take place, including general contour lines, slope ratios, slope stabilization proposals, and natural resource protection proposals.
- C. Architectural Drawings:
- 1. Building elevations and sections;
 - 2. Building materials (color and type);

Finding 20: The applicant submitted the necessary information and supporting documentation for the proposed DR 23-04 and V 23-01 on September 28, 2023 and were deemed complete on October 18, 2023. Public notices were sent to county and state agencies, adjacent property owners, the Scappoose-Spitzenberg CPAC, and newspapers of record. The Proposed Site Plan and other documentation submitted with Permit Applications DR 23-04 and V 23-01 contained Exhibits including an Existing Conditions, Proposed Conditions, Illumination Plan, Access Parking and Circulation Plans, Stormwater and Grading Plans, Landscaping Plan, Erosion and Sediment Control Plan, Signage Plan, Building Plan Sections & Elevations, a September 2, 2022 Stormwater Report prepared by Lower Columbia Engineering, Site Development and Variance Review Narrative, and a Technical Memorandum describing Trip Generation Analysis conducted by Andrew Niemi, P.E. Staff finds these supporting materials satisfy the requirements in Section 1561 and are included as Attachments for this Report.

Continuing with Zoning Ordinance Section 1550:

1563 Standards for Approval:

The Planning Commission or Director shall make a finding with respect to each of the following criteria when approving, approving with conditions, or denying an application:

- A. Flood Hazard Areas: See CCZO §1100, Flood Hazard Overlay Zone. All development in Flood Hazard Areas must comply with State and Federal Guidelines.
- B. Wetlands and Riparian Areas: Alteration of wetlands and riparian areas shall be in compliance with State and Federal laws.
- C. Natural Areas and Features: To the greatest practical extent possible, natural areas and features of the site shall be preserved.
- D. Historic and Cultural sites and structures: All historic and culturally significant sites and structures identified in the 1984 Comprehensive Plan, or

identified for inclusion in the County Periodic Review, shall be protected if they still exist.

- E. Lighting: All outdoor lights shall be shielded so as to not shine directly on adjacent properties and roads.
- F. Energy Conservation: Buildings should be oriented to take advantage of natural energy saving elements such as the sun, landscaping and land forms.
- G. Transportation Facilities: Off-site auto and pedestrian facilities may be required by the Planning Commission, Planning Director or Public Works Director consistent with the Columbia County Road Standards and the Columbia County Transportation Systems Plan.

Discission: Pertaining to the requirements in Sections 1563. A – C related to *Flood Hazard, Wetlands, Riparian and Natural Areas*, the County GIS Maps confirm the subject property does not contain any areas that have been identified as Flood Hazard, Wetlands, Riparian and Natural Areas.

Pertaining to the requirements in Sections 1563 D related to *Historical and Cultural Areas*, Neither LDS nor the County Assessor has any evidence of the existence of any Historic/Cultural sites or structures within the boundary of the subject property.

Pertaining to the requirements in Sections 1563 E and F related to *Lighting and Energy Conservation*, the submitted Illumination Plan (Drawing C-8) states that the applicant will install lighting to comply with Oregon Energy Trust “ latest footcandle lighting guide to illuminate and assure safety at walkways, exterior activity areas (delivery and loading), parking main entrance and all other exterior entrances and exits. Assure no glare into public rights-of-way or nearby residents.” The County Building Official and the Scappoose Fire District will ensure that the construction of all {AD new facility will comply with the necessary provisions of the Oregon Fire and Structural Specialty Codes at time of building permit submittal.

Finally, and pertaining to the *Transportation Facilities* requirements in Section 1563.G, were covered during the Discussions and Evaluations leading to Findings 16-18 related to DR 23-04’s *Off Street Parking/Loading Requirements and Transportation Impacts* and will be conditions of Building Permit Issuance and/or Final Approval.

Finding 21: For these aforementioned reasons, Staff finds that the applicant will be able to satisfy the provisions listed in Section 1563 for this Type 2 Site Design review with conditions that have already been covered.

Continuing with Zoning Ordinance Section 1550:

1564 Final Site Plan Approval:

If the Planning Director or Planning Commission approves a preliminary site plan, the applicant shall finalize all the site drawings and submit them to the Director for

review. If the Director finds the final site plan conforms with the preliminary site plan, as approved by the Director or Planning Commission, the Director shall give approval to the final site plan. Minor differences between the preliminary site plan and the final site plan may be approved by the Director. These plans shall be attached to the building permit application and shall become a part of that permit.

Finding 22: The Preliminary Site Plan, once approved, will be forwarded to the County Building Official and other departments. Its contents dictate their review and standards. As such the Final Site Plan may be approved only if it conforms with the Preliminary Site Plan reviewed and approved by the Planning Commission. In addition, the County Building Official and the Scappoose Fire District will require the project to comply with all applicable requirements of the County Codes related to Building, Safety, and Fire Protection Standards in effect at the time of building permit applications. Staff finds that the criteria in Section 1564 will be met with conditions.

Continuing with the applicable provisions of the Columbia County Stormwater and Erosion Control Ordinance:

I. INTRODUCTION

B. Applicability

1. Provisions of this ordinance apply to:

- a. Building permits for residential, commercial, industrial and accessory uses that involve disturbing more than 2000 square feet of land or activities disturbing more than 1000 square feet of land on sites with known and apparent erosion problems;
- b. Grading permits that involve disturbing more than 2000 square feet of land or activities disturbing more than 1000 square feet of land on sites with known and apparent erosion problems;
- c. Applications for partitions and subdivisions;
- d. Drainage modifications involving the construction of storm pipes, culverts, channels, embankments, or other flow-altering structures in any stream, stormwater facility, or wetland; and e. Construction of new public roads.

Finding 23: The proposed requested for DR 23-04 will require commercial building permits for the 26,000 sq. ft. PAD Expansion facility. The provisions of the Columbia County Stormwater and Erosion Control Ordinance will apply to these required commercial building permits as more than 2,000 square feet of land will be disturbed or built on.

II. GENERAL REQUIREMENTS

The following requirements apply to all activities regulated under this ordinance:

A. Additional erosion control measures

Where the measures prescribed in this ordinance are insufficient to prevent materials, in quantities that harm beneficial uses and violate State Water Quality Standards, from entering the county's water resources or adjacent properties, the county may require additional measures from the Erosion Control Manual to be implemented.

Finding 24: There is no evidence presented to suggest that the erosion control measures prescribed in the County's SEC Ordinance will be insufficient to prevent degradation of the County's water resources. The criterion is met.

B. Drainage leaving a site

1. Runoff discharges from a site shall occur at their natural location and elevation, unless runoff is conveyed in a constructed system, approved by the county.
2. Surface runoff exiting a parcel shall be discharged with adequate energy dissipators within the development site to prevent downstream damage.

C. Stormwater and sanitary sewers

Connecting storm sewers, roof drains, or other stormwater or groundwater carrying pipes and culverts to sanitary sewers or septic systems is prohibited. Allowing surface storm drainage from ditches, overland flow, or through other means to drain into sanitary sewers or septic systems is also prohibited.

D. Fills in flood storage areas

In order to control flooding of downstream properties, all wetland fills and fills of low areas where runoff is naturally stored during 100-year storms, must be mitigated by creation of an equivalent amount of runoff storage within 1000 feet of the filled site.

Finding 25: The submitted Stormwater Report and Stormwater and Erosion Control Plan indicate that no runoff will be discharged off-site. Further, no fill in wetlands or flood storage areas is proposed, nor will there be any discharge into the septic or sewer systems.

E. Conveyance

1. Conveyance systems shall be designed to carry runoff from the 25-year storm where the contributing drainage area is less than 40 acres and the 100-year storm where the contributing drainage area exceeds 40 acres.

2. Runoff from the 100-year storm may leave pipes and channels, but shall not rise to elevations more than one (1) foot below that of the lowest finished floor of buildings.

G. Design Parameters

1. Analysis to determine the pre and post-development flows from a site shall be based on the Santa Barbara Urban Hydrograph (SBUH) method as described in Appendix C.
2. Runoff curve numbers used in analysis of runoff shall be based on those contained in Appendix B.
3. Design of biofiltration swales shall be in accordance with Appendix D.

H. Sites with Septic Systems On sites with septic systems where construction of stormwater facilities may disrupt the biotic action of the septic system, approval of the stormwater facility by the County Sanitarian is required.

I. Other Permits Meeting the requirements of this ordinance does not eliminate the need to secure other required approvals and permits from other jurisdictions for activities covered under this ordinance. Other permits include, but are not limited to, NPDES Stormwater Permits, wetland permits, flood plain permits, Department of Geology and Mineral Industries (DOGAMI) permits, and water rights permits.

Finding 26: The submitted **September 2, 2022 Stormwater Report** prepared by **Lower Columbia Engineering** states the following design of the drainage modification proposed for PAD Expansion:

In order to manage stormwater generated by the site, this development will feature a stormwater basin intended to treat and detain the development's runoff. This basin is intended to act as a bio detention swale which will fully infiltrate the Water-Quality, 2-year, and 10-year storm events while also detaining the 100-year storm event below its predeveloped equivalent.

Placed 10' from the building to align with City of Portland standards, this basin will handle runoff from the roof and impervious driving surfaces as fed by downspouts, catch basins, and trench drains. Filtering vegetation and grasses will be planted in the basin to accomplish additional bioremediation of the expected pollutants which include standard motor oil and metals from the parking area.

For adequate handling of the 100-year storm event, a broad overflow channel shall be installed 3" below the top of the basin and shall be directed to the East. This will help control outflow during the extreme events and prevent damage to the swale.

The submitted **Stormwater Report** uses the Santa Barbara Urban Hydrograph (SBUH) method to determine pre and post development flows. Runoff curve numbers are based on those contained in Appendix B of the SEC Ordinance. There is no indication to Staff that the proposed Stormwater facilities will interfere with the proposed septic system. With the design specifications of the engineered Stormwater Report submitted with DR 23-04 & V 23-01, staff finds the above criteria will be met at time of building permit submittal.

III. STANDARDS SPECIFIC TO ACTIVITIES

The following requirements apply, in addition to the General Requirements above, to activities meeting the Applicability portion of this ordinance. Requirements citing a section number refer to the portion of the Erosion Control Manual (ECM) where a complete description of the practice can be found. Erosion control practices shall be installed and maintained as prescribed in the manual.

B. Building Permits for Commercial, Industrial, Multi-Family, and Associated Accessory Uses

1. *Erosion Control*

a. Required Measures

- i. A Gravel Construction Entrance (ECM-Section 3.3.1) shall be installed prior to the beginning of grading.
- ii. Where slopes exceed 5%, a Sediment Fence (ECM Section 3.3.2) shall be installed at the base of the disturbed area or dirt stockpiles.
- iii. On slopes exceeding 10%, sediment fences are required at intervals specified in Table 3-2 of the Erosion Control Manual.
- iv. As an alternative to a sediment fence, vegetated and undisturbed buffers at the base of the slope on the subject property can be utilized. Slopes above the buffer cannot exceed 10% and the buffer width must be at least equal to the uphill-disturbed area draining to it.
- v. During wet weather, October 1-April 30, a 6-mil plastic sheet cover (ECM-Section 3.3.9) or a minimum 2" of straw mulch cover shall be required on stockpiles where sediment is eroding and leaving the subject property or entering a water resource.
- vi. Ground cover shall be reestablished prior to removing the erosion control measures described above (ECM-Section 3.3.6).

Finding 27: The submitted **Stormwater Report** prepared by Lower Columbia Engineering describes the site-specific erosion control methods in place for the new PAD facility:

During construction, the proposed basin location shall be kept free of large-vehicle-traffic in order to avoid over compaction of the soils. The basin shall be constructed with layers as shown in the corresponding plans. Upon completing construction, the basin shall be seeded and planted. Initially, the plantings may need to be watered, especially during the summer to ensure proper establishing.

To ensure compliance with these design specifications, a condition of approval will state that the applicant shall submit a Final Stormwater & Erosion Control Plan that complies with all required measures above prior to acceptance of the Final Site Plan. With this condition, Staff finds the above criteria can be met.

b. Erosion Control Plan

- i. A Final Erosion Control Plan is required.
- ii. The plan shall be prepared by an Engineer.
- iii. The plan shall specify use of the erosion control measures outlined above, plus additional measures as may be necessary to prevent sediment from leaving the subject property or entering a water resource.
- iv. The plan shall be completed in the format specified in Section IV.
- v. The plan shall be submitted to the county with the building permit application.
- vi. A building permit will not be issued until the plan is approved by the county

Finding 28: The applicant will be required to submit a Final Stormwater & Erosion Control Plan prior to acceptance of the Final Site Plan. As noted in Finding 27, the use of all required erosion control measures shall be specified on this plan as a condition of approval. Staff will review this final plan for compliance for all required measures. The above criteria will be met.

2. Long Term Water Quality Protection

a. Required Treatment Measures

- i. Runoff from parking lots, driveways, and other exposed traffic areas shall be treated using one of the following treatment methods: biofiltration swales, vegetative filter strips, or alternative treatment methods
- ii. Treatment methods shall be sized to treat the water quality storm.
- iii. Biofiltration swales and vegetative filter strips shall be sized for a 9-minute hydraulic residence time.

- iv. Oil/water separators shall be required for activities exhibiting a significant risk of high oil loading in runoff, oil spills, or illegal dumping of oil or grease.
- b. Required Runoff Control Measures
 - i. Runoff from the development site shall be controlled such that the following criteria are met:
 - A) The peak flows for the 10 and 100-year design storms after development does not exceed the respective pre-development peak flows.
 - B) The peak flow for the 2-year design storm after development does not exceed one-half the predevelopment peak flow for the 2-year storm.
 - ii. Discharges directly into tidal waterbodies are exempt from the above runoff control measures, but not treatment requirements.
- c. Stormwater Plan
 - i. A Final Stormwater Plan is required.
 - ii. The plan shall be prepared by an Engineer.
 - iii. The plan shall specify use of the treatment and runoff control measures outlined above.
 - iv. The plan shall be completed in the format specified in Section IV.
 - v. The plan shall be submitted to the county with the building permit application.
 - vi. A building permit will not be issued until the plan is approved by the county.

Finding 29: The submitted **Stormwater Report** prepared by Lower Columbia Engineering describes the following ways this engineered system will protect long term water quality:

Stormwater runoff for the project has been calculated using the SBUH method given a Type 1A storm within the Hydro CAD software system. Columbia County Stormwater and Erosion Control Ordinance was referenced for the 2-year, 10-year, and 100-year recurrence storm event depths which respectively equal 2.4in, 3.3in, and 4.7in. Infiltration tests were performed in two locations at the site on July 14th, 2022, see EXHIBIT A for infiltration test results. Given adequate infiltration test results, a stormwater basin was used for designing the stormwater system for these site improvements. This basin was analyzed using a 2in/hr. infiltration rate as facilitated by the media composition and surrounding soils infiltration capacity.

By constructing a stormwater basin in layers of native subgrade, drainage rock, growing medium, and stormwater basin plantings the system is intended to meet LIDA specifications as well as the requirements set forth by the Columbia County Stormwater and Erosion Control Ordinance. This swale will infiltrate and detain stormwater runoff to necessary rates.

Because a Final Stormwater & Erosion Control Plan will be required prior to acceptance of the Final Site Plan, staff finds the above criteria will be met.

IV. OTHER PROVISIONS

A. Preliminary Erosion Control Plan

A preliminary erosion control plan shall contain the information outlined below. The information shall be shown on one or more plan sheets that are drawn to scale. Narrative information can be included as notes on the plans.

1. Existing Conditions Plan showing:
 - a. Existing topography and flow directions for site runoff, including slope percentages
 - b. Existing drainage features including streams, ditches, ponds, and wetlands, on or adjacent to the site
 - c. Existing structures on the site
 - d. Existing vegetation on the site
 - e. Soil types on the site and an indication of their erosion potential
2. Site Plan showing:
 - a. Property boundaries, both existing and proposed
 - b. Adjacent land uses
 - c. Conceptual erosion control plan discussing which erosion control measures will be utilized with an indication of their approximate location
 - d. For commercial, multi-family, and industrial subdivisions, approximate locations of proposed structures on the site

Finding 30: All the above information is present on the submitted Existing Conditions and Erosion and Sediment Control Plan (C-2). Soil types on the site are shown in the **Stormwater Report**. Staff finds the above criteria are met.

B. Final Erosion Control Plan

A final erosion control plan shall contain the information outlined below. The information shall be shown on one or more plan sheets that are drawn to scale. Narrative information can be included as notes on the plans.

1. Existing Conditions Plan The information provided for the preliminary erosion plan is sufficient, assuming that information accurately reflects the current state of the site. If significant changes have occurred to the site, a revised existing conditions plan is required.
2. Site Plan showing:
 - a. Property boundaries, both existing and proposed, with dimensions
 - b. For commercial, multi-family, and industrial subdivisions, approximate locations of proposed structures on the site
3. Erosion Control Plan showing:
 - a. Locations and sizes (areas or lengths) of erosion control measures proposed to be used on the site during construction and after construction is completed.
 - b. Maintenance schedule for insuring the erosion control measures continue to function as they are designed to function.
 - c. For those measures requiring sizing calculations, a summary of the design calculations. This summary can be submitted in report form rather than shown on the plans.
 - d. Contingency plan discussing additional erosion control measures to be applied if the proposed measures fail or are insufficient to control erosion.
 - e. Discussion of how the site will be secured to prevent stormwater and erosion measures from being vandalized. A security fence with a locked gate or an on-site security guard are examples of methods to secure a large site.

Finding 31: The Existing Conditions Plan provided with the preliminary Erosion and Sediment Control Plan (C-2) will be sufficient to satisfy (1) above. As a condition of approval prior to acceptance of the Final Site Plan, the applicant shall submit a Final Stormwater & Erosion Control Plan complying with all requirements listed in the County's SEC Ordinance. With this condition, staff finds the above criteria will be met.

D. Preliminary Stormwater Plan

1. Purpose

The purpose of the preliminary stormwater plan is to determine whether a proposal can meet the requirements set forth in this ordinance. In general, the preliminary stormwater plan identifies how runoff originating on the site or flowing through the site is presently controlled and how this will change due to the proposed development activity.

2. **Format** The preliminary stormwater control plan shall include a report and plan sheets drawn to scale. The report and plans shall be stamped, signed, and dated by an engineer.

3. Contents

a. Preliminary Stormwater Report

The preliminary stormwater report shall contain the following information:

i. Site Location Map

At a minimum a USGS 7.5 minute topo series map shall be used showing the following information:

A) Site boundaries or site location for small sites

B) Contributing drainage areas and their acreage

ii. Soils map from the Columbia County Soil Survey with the site highlighted

iii. Flood plain map with the site highlighted, if the site is in a flood plain

iv. Discussion of the methods to be used to treat runoff from paved surfaces on the site

v. Discussion of the methods to be used to control the flow of stormwater runoff from the developed site. If infiltration is proposed, the discussion should include an analysis of the capability of on-site soils for infiltration of runoff, including the potential impacts on slope stability and on-site sewage systems.

vi. Calculations of the pre-development and post-development runoff from the site

vii. Preliminary sizing calculations for the proposed stormwater facilities

viii. Discussion of who will maintain the stormwater facilities constructed in conjunction with the project

- ix. Listing of additional permits (e.g., wetland, flood plain, etc.) that may be required for the project

b. Existing Conditions Plan

This plan shall show the information outlined below. If a preliminary erosion control plan is completed for the project, the same Existing Conditions Plan can be utilized.

- i. Existing topography in 2-foot contours
- ii. Existing drainage features including streams, ditches, ponds, and wetlands, on or adjacent to the site
- iii. Existing structures on the site
- iv. Existing septic systems on the site
- v. Existing vegetation on the site
- vi. Soil types on the site

c. Preliminary Development Plan

This plan shall include the following information:

- i. Existing and proposed property boundaries, easements, and right-of-ways
- ii. Proposed building, septic systems, and road locations, if known
- iii. Approximate location and size of proposed stormwater facilities, including typical cross-sections of the proposed facilities

Finding 32: The applicant has submitted an engineered **Stormwater Report**, existing conditions plan, and a Grading Plan (C-4) and Stormwater Plan which shows all proposed development and stormwater facilities. All requirements listed in subsection III(D) are included or addressed in the applicant's submittal.

E. Final Stormwater Plan

1. Purpose

The final stormwater plan provides the final design and analysis of stormwater facilities on the site. The final stormwater plan consists of engineering construction plans and a detailed discussion, in report form, of the various aspects of stormwater design on the project.

Finding 33: The applicant will be required to submit an engineered Final Stormwater & Erosion Plan meeting all requirements of subsection III(E). A condition of approval will require the applicant to submit this Final Stormwater Plan prior to issuance of any building permits associated with this project. Staff finds the above criteria will be met.

COMMENTS:

Scappoose Fire District. All authorized structures and development will be required to satisfy the applicable provisions of the Oregon Fire Code, the Oregon Structural Building Code, and the County Road Standards Road Standards Ordinance related to Fire Apparatus Access prior to building permit issuance.

ODOT Rail Asset Program Coordinator: Comments stating that ODOT does not appear to have granted approval for the existing septic system drainfield lateral, well and future well filtration to be located within ODOT 100' railroad right-of-way and encouraged the applicant to contact their office.

County Building Official: All building, electrical, mechanical and plumbing permits will be obtained.

County Public Works Department: Has reviewed the proposals and has no objections to their approval as submitted.

Scappoose-Spitzenberg CPAC: No comments have been received as of the date of this report.

Columbia River PUD: As of the date of this report, no comments have been received.

County Sanitarian: No comments have been received as of the date of this report.

County Assessor: No comments have been received as of the date of this report.

No other comments have been received from notified nearby property owners or government agencies as of the date of this staff report, November 27, 2023.

CONCLUSION, RECOMMENDATION & CONDITIONS:

Based on the above Findings, the Planning Staff recommends **APPROVAL** of the Major Variance and Type II Site Design Review proposed for **V 23-01** and **DR 23-04** on the 1.31 acre property associated with Tax Map Identification Number 3224-C0-04501/Tax Account Number 7454 in the Existing Commercial Zone subject to the following:

CONDITIONS OF APPROVAL:

1. This variance shall become void if the applicant does not submit a building permit for the proposed accessory structure with fees to Land Development Services within one year of the final decision for V 23-01.
2. The applicant shall construct the new PAD facility as shown on the submitted site plan for V 23-01. This variance only applies to the setbacks from the east and west property lines and does not affect any other setback in the EC Zone.
3. This Design Review 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. The Planning Director may grant an extension of time if requested in writing along with the appropriate fee before the permit expiration date upon finding that the applicant is not responsible for failure to develop.
4. The proposed commercial development and onsite parking area shall be sited on the Final Site Plan in conformance with the applicant's presented Preliminary Site Plan and specifications reviewed and approved by the Planning Commission.
5. Any changes to approved plan(s) and/or elevations must be reviewed and approved by the County Building Official prior to implementation, in compliance with the applicable provisions of the Oregon Structural Specialty Code and the Oregon Fire Code. All work shall accurately reflect County approved plans.
6. To ensure compliance with design specifications of the September 2, 2022 Stormwater Report prepared by Lower Columbia Engineering, the applicant shall submit a Final Stormwater & Erosion Control Plan that complies with all required measures prior to acceptance of the Final Site Plan.
7. The applicant shall submit written confirmation approving the location of components of the existing septic system and a well as well as the well's future filtration system within the 100' ODOT railroad corridor/right-of-way from ODOT.
8. The County Sanitarian shall approve the location of the onsite wastewater treatment system for compliance with the applicable siting requirements in the OAR 340-071-0220.
9. Exterior lighting shall be oriented and shielded so as to not illuminate adjacent residences or the roadways and so no bulb or diffuser is directly visible.
10. It is the responsibility of the property owner to maintain all on-site landscaping as presented for DR 23-04 and V 23-01.

11. All future development and/or redevelopment shall be consistent with Section 670 of the Columbia County Zoning Ordinance.
12. Prior to the submittal of building plans to Land Development Services, the applicant shall submit the following documentation:
 - a. The applicant shall submit confirmation that the water supply for the new PAD facility complies with the Oregon Water Resources Department's regulatory requirements of an *Oregon Very Small Water System* per the requirements in Section 675.2(A) of the County Zoning Ordinance.
 - b. The applicant shall submit confirmation from the Scappoose Fire District that they have reviewed the Final Site Plan including the Parking and Loading Plan for compliance with the minimum requirements of the Oregon Fire Code and the minimum fire apparatus access standards of the County Road Standards Ordinance.
 - c. Building Plans verifying that the Onsite Signage will be in compliance with the requirements in Section 1313.8 of the County Zoning Ordinance.
 - d. Written confirmation from ODOT that both accesses to the subject property from Columbia River Highway have been inspected and approved.

ATTACHMENTS:

Application and Site Plans for DR 23-04 and V 23-01

Zoning, Address & Vicinity Maps

Electronic Attachments submitted with DR 23-04 & V 23-01

Comments from: ODOT, Scappoose Fire District, County Building Official, County Public Works