

## Amy Herzog

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**From:** Alyssa Jones <jones.alyssasue@gmail.com>  
**Sent:** Monday, July 1, 2024 3:20 PM  
**To:** Planning Department.UserGroup  
**Subject:** Save "The Lake House"

Some people who received this message don't often get email from jones.alyssasue@gmail.com. [Learn why this is important](#)

**CAUTION:** This email was NOT sent by the Columbia County email system. Do not click links or open attachments unless you are expecting this email and/or know the content is safe.  
Also, do NOT scan any 'QR' codes in this email.

To whom it may concern,

In 2020, when the world completely shut down, The Lake House remained open for us to hold our (small, 25 people or less in accordance with COVID guidelines) wedding. Not only does this place hold a special place in my heart, it holds a special place in *many* across the county. There is a great shortage of event locations in Columbia County, and to take away a picturesque location away from future brides & grooms, future families to celebrate their loved ones lives, birthday parts, holiday parties.. Is not a smart choice on the county's behalf.

My wedding was solely Columbia County based, with my cake being from Brown Butter Bakery, my florals from Beyond the Forest (before Beyond the Forest was established), you are taking away revenue from those small businesses when you take away a venue.

Please give the members of Columbia County and beyond the opportunity to enjoy The Lake House as so many of us sentimental folk have.

Attached you will find photos of my husband and I celebrating our wedding at this beautiful location.

Thank you for your time,







## Amy Herzog

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**From:** Amy Klepper <apluedeman08@gmail.com>  
**Sent:** Monday, July 1, 2024 8:36 PM  
**To:** Planning Department.UserGroup  
**Subject:** The Lake House

Some people who received this message don't often get email from apluedeman08@gmail.com. [Learn why this is important](#)

### Endorsement for The Lake House

I had the pleasure of working with Bart at the Lake house for a recent wedding, and I couldn't be more impressed with their professionalism and attention to detail. From our initial consultation to the flawless execution on the day of the event, they exceeded our expectations in every way.

Bart demonstrated a deep understanding of our needs and vision, translating it into an unforgettable experience for our guests. Their creativity in event design and their ability to handle logistics seamlessly ensured that everything ran smoothly from start to finish.

Moreover, their team's dedication and responsiveness made the entire planning process stress-free. They were always available to address any questions or concerns, providing us with confidence and peace of mind.

I would highly recommend The Lake House to anyone looking to elevate their next event. Their commitment to excellence and their passion for creating memorable experiences truly set them apart.

We have even looked at booking them for our daughter's wedding. Please find a way to allow the Lake House to continue to be the best venue it is.

Thank you,

Warm regards,

Amy Klepepr

## Amy Herzog

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**From:** Chris McCartney <mccartneychristopher84@gmail.com>  
**Sent:** Monday, July 1, 2024 7:36 PM  
**To:** Planning Department.UserGroup  
**Subject:** Lake house

Some people who received this message don't often get email from mccartneychristopher84@gmail.com. [Learn why this is important](#)

I am a neighbor and I highly oppose the business continuing at the lake house. Traffic is extremely busy in a small neighborhood during their large events. The music and drunk people are too close to residential housing, they also park up and down the streets because the lake house doesn't have the parking. Thanks.

## Amy Herzog

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**From:** clark@skinnysaxman.com  
**Sent:** Monday, July 1, 2024 3:16 PM  
**To:** Planning Department.UserGroup  
**Subject:** The lake house in Scappoose hearing

Some people who received this message don't often get email from clark@skinnysaxman.com. [Learn why this is important](#)

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you are expecting this email and/or know the content is safe.

To whom it may concern,

I would like to voice my support for Bartholomew Hafeman and the lake house in Scappoose.

I have not only lived in the area but also engaged in business for three decades now. I have not found a better entity in Columbia County than Machine Entertainment and the lake house in Scappoose!

Planning@columbiacountyor.gov

Sincerely,

Clark Bondy

PS please let me know you received this message.

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Professor of Saxophone Whitman College  
Skinnysaxman™ Certified Health Coach  
<http://skinnysaxman.optavia.com>  
<http://www.clarkbondy.com>  
clark@clarkbondy.com  
503-702-2043

## Amy Herzog

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**From:** teyema.cody@gmail.com  
**Sent:** Monday, July 1, 2024 5:38 PM  
**To:** Planning Department.UserGroup  
**Subject:** Support of the Lake house

[Some people who received this message don't often get email from teyema.cody@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Hello,

I am in support of the Conditional Use Permit that the Lake House applied for. Scappoose needs to continue to have this unique spot to celebrate, fundraise, & have other similar small gatherings at. I sincerely hope you will grant the request, as a denial will be a true loss in our community.

Sincerely,

Cody Teyema

Sent from my iPhone



## Amy Herzog

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**From:** Daniel Payne <daniel.payne.ama@gmail.com>  
**Sent:** Monday, July 1, 2024 3:26 PM  
**To:** Planning Department.UserGroup  
**Subject:** Conditional Use Permit - The Lake House

Some people who received this message don't often get email from daniel.payne.ama@gmail.com. [Learn why this is important](#)

I support the Conditional Use Permit for The Lake House in Scappoose.

Daniel Payne  
[daniel.payne.ama@gmail.com](mailto:daniel.payne.ama@gmail.com)  
10440 SW Kellogg Drive  
Tualatin, OR 97062

503 806 1662

## Amy Herzog

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**From:** Danielle Stough <dmstough@comcast.net>  
**Sent:** Monday, July 1, 2024 7:21 PM  
**To:** Planning Department.UserGroup  
**Subject:** LOVE THE LAKE HOUSE

[Some people who received this message don't often get email from dmstough@comcast.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Here to support the lake house! We LOVEEEEEEE AND ADORE THE LAKE HOUSE! My husband and I got married there in December!!! We're really good friends with the owners Bart and Betina! We love them and their mission!!!! Please help them to continue!!

Love,  
Ryan and Dani Day

🌟 Dani Day 🌟

## Deborah Jacob

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**From:** Erin M. La Voie <elavoie@duffykekel.com>  
**Sent:** Tuesday, July 2, 2024 11:17 AM  
**To:** Planning Department.UserGroup  
**Cc:** JPErin La Voie  
**Subject:** File #CU 23-12 - Hafeman application

Some people who received this message don't often get email from elavoie@duffykekel.com. [Learn why this is important](#)

Hello,

My name is Erin LaVoie. My address is 51686 SE 9<sup>th</sup> St. My family and I live directly adjacent to Mr. Hafeman's property. My husband and I attended the hearing last night online in order to better understand what type of application Mr. Hafeman was making and whether or not these events would be different from prior events that had been taking place on his property. While we were pleased that there was discussion on limiting outdoor activities, noise reduction protocols, and not allowing 9<sup>th</sup> or Davona street parking, our primary concern is how these restrictions would actually be regulated if the permit is approved.

As neighbors directly behind the property, we can attest that there were many events in the past that sounded as if we were living next to a downtown club. Even while inside our house, we could still hear and feel bass beats, music, microphoned voices, and often times very loud party-goers. We strongly disagree with applicant's statement that the landscape, foliage, and lake fountain mask sound coming from events on the property. We do not know if the amplified music/sound we were hearing in the past was from indoor or outdoor events, so we can't say whether or not keeping the music inside the barn will be helpful for sound reduction or not.

While 15 events sounds minimal in the span of a whole year, we would like to remind the commission that it could be that these events end up being every weekend during the summer. To reiterate our biggest concern above, if the permit is granted, how does the county plan to regulate restrictions to make sure that the events are in compliance? Additionally, what procedure(s) or system would be in place should neighbors need to report violations? For years, we tolerated the amplified sound not knowing whether or not there was any recourse at our disposal.

As an aside, we do want the commission to know that while daytime and evening noise was frustrating during previous events, we did note that a majority of the time any amplified music/sound would usually stop after 10pm (this did not stop us from hearing party-goers themselves). We did appreciate Mr. Hafeman's conscientious effort in that respect in the past. We also want you to know that we recognize Mr. Hafeman is well-liked in the Scappoose community and that he is trying to provide a local and community service by making his property available, which in general we do not object to.

Thank you for your consideration and time. Please feel free to reach out to myself or my husband, J.P., should you have any questions.

Erin and J.P. LaVoie  
971-285-1652 (Erin)  
971-285-0186 (JP)

**Erin M. La Voie, Paralegal | Duffy Kekel LLP**

900 SW 5th Ave, Suite 2500, Portland OR 97204

(503) 226-1371 (main) | (503) 226-3574 (fax)

(971) 244-1819 (direct)

[elavoie@duffykekel.com](mailto:elavoie@duffykekel.com)

## Amy Herzog

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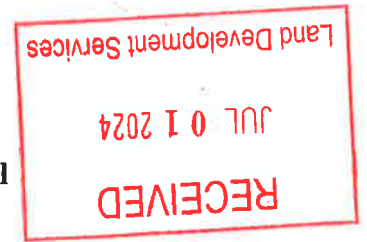
**From:** Grace Chadwick <chadwicksart@mac.com>  
**Sent:** Tuesday, July 2, 2024 8:46 AM  
**To:** Planning Department.UserGroup  
**Subject:** The Lake House

[Some people who received this message don't often get email from chadwicksart@mac.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Hello, Just wanted to send my support to The Lake House in Scappoose. I've been to several events there, and they have been tame and heartwarming. I live in Clatskanie, just over the hill, and it is the one place I know I can go for a small event and feel the community love.

Regards and thank you,  
Chadwick

**Hafeman CU 23-12**  
**Applicant's Revised Findings and Conditions of Approval**  
**July 1, 2024**



**1. Use of Accessory Buildings**

- a. **Finding 25:** Based on the above analysis, staff finds that the applicant will not be able to have any overnight accommodations occurring within the 3 accessory structures with CU 23-12 remaining in compliance with the requirements in Section 1507.3(A) of the CCZO. Consequently, Condition 6 will require the property owner to either remove these 3 Accessory structures from the property with demolition permits issued by the County or have these structures approved by the County Planning and Building Officials only for ~~non-residential~~ uses normally associated with PA-80 zoned properties.
- b. **Condition 6:** Per the requirements in Section 1507.3 of the County Zoning Ordinance, the property owner shall either (1) remove the 3 Accessory structures intended for "wedding party preparation and/or overnight lodging of guests" from the property with demolition permits issued by the County or (2) have these structures approved by the County Planning and Building Officials for any other permitted ~~non-residential~~ uses normally associated with PA-80 zoned properties.

**2. Limited Amplified Sound**

- a. **Finding 19:** *(No revisions recommended)*
- b. **Condition 15:** Except for outdoor wedding ceremonies, which shall be limited to one speaker, ~~No no~~ speakers, voice amplification, microphones, electronic musical instruments, or other electronic sound sources are allowed to be used for any events other than sources confined entirely within the interior of existing, enclosed structures. Electronic sources of sound outside of buildings are prohibited, including sources attached to the exterior of buildings or coming from automobiles.
- c. **Condition 16:** The terms and conditions of the home occupation permit must be posted in prominent locations in the barn and on the subject property and printed in large enough font to be read easily by event attendees and shall include the following:
  - i. 1. The total numbers of persons attending any event may not exceed 60;
  - ii. 2. The property adjoins residential properties;
  - iii. 3. All persons attending events must behave in a manner respectful of neighboring residential uses, particularly with regard to noise levels; and
  - iv. 4. Except for outdoor wedding ceremonies, which shall be limited to one speaker, ~~No~~ speakers, voice amplification, microphones, electronic musical instruments, or other amplified electronic sound sources are

allowed other than sources confined entirely within the interior of existing, enclosed, permitted buildings; and

~~v. 5. Electronic or amplified sources of sound outside of buildings are prohibited, including sources attached to the exterior of buildings or coming from automobiles;~~

### 3. Detering Trespassing on Neighboring Property.

- a. **Finding 2:** Upon reviewing the authorized PA-80 uses, natural wetlands as well as the Santosh Slough on the neighbor's adjacent ~61-acre tract, and with the neighbors' expressed liability concerns, staff finds that the Planning Commission has the authority to require the applicant/property owner to install "No Trespassing" signs ~~a fence or another identifiable barrier~~ along the subject property's surveyed eastern property line as one condition of approval. Staff finds that this condition of approval is consistent with the requirements in Section 307.1(B) and will help to ensure the costs of accepted farming practices on the adjacent PA-80 tract will not significantly increase, while at the same time protecting the safety of event attendees.
- b. **Finding 3:** Staff finds that by requiring the installation "No Trespassing" signs ~~a fence or another identifiable barrier~~ on the subject property's eastern border, will serve as a clear and objective condition to sufficiently potential liability concerns that could potentially impact costs or accepted farming practices on lands devoted to farm or forest use, consistent with this provision of the CCZO.
- c. **Finding 23:** Staff finds that with the installation of "No Trespassing" signs ~~the fence or another identifiable barrier~~ along the property's east property line, the County Sanitarian's and County Building Official's review and approval of the site's septic system and buildings and structures and the Scappoose Rural Fire Protection District's approval of the roadway, buildings and structures will also help to ensure that the proposal requested for CU 23-12 (as conditioned) will not create hazardous conditions and satisfy this provision in Section 1503.5(G).
- d. **Condition of Approval 18:** The property owner shall install "No Trespassing" signs ~~construct a fence or another barrier~~ along the surveyed eastern property line to deter event attendees from trespassing onto and getting injured on the adjacent ~61-acre PA-80 zoned tract.

### 4. Notice to Property Owners

- a. **Finding 19:** *(No revisions recommended)*
- b. **Condition 17:** Property owner must provide written notice of each large event and its date and time, mailed no less than twenty days before the date of each large event, to owners of record of property on the most recent property tax assessment roll where such property is located within 500 feet of the subject property.

**5. Limited On-site Parking**

- a. Finding 13:** With these site-specific characteristics, staff finds that an On-Site Parking Plan that will be required in order to demonstrate vendors and guests will have adequate parking facilities. Condition 10 will require the County Building Official and Scappoose Fire District to review and approve an On-Site Parking Plan for compliance with the criteria in Sections 1405, 1408, and 1410 related to Plans Required, Design Standards and Size.
- b. Condition 10.** The County Building Official and Scappoose Fire District shall review and approve an On-Site Parking Plan for compliance with the criteria in Sections 1405, 1408, and 1410 related to Plans Required, Design Standards and Size for vendors and guests with up to 10 parking stalls.



## Amy Herzog

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**From:** Jean <jheuer@q.com>  
**Sent:** Monday, July 1, 2024 4:14 PM  
**To:** Planning Department.UserGroup  
**Subject:** Lake House

[Some people who received this message don't often get email from jheuer@q.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Please let this venue hold small gatherings and community functions. It is ridiculous that people have to go outside our area to have a wedding, family reunion, a retirement function, birthday party, etc. Don't let a few ruin it for the majority of people who love the Lake House.

Thank you,

Jean Heuer

Sent from my iPhone

THANK YOU FOR THE OPPORTUNITY TO SPEAK. I AM JEFF MAPES AND ALONG WITH MY WIFE LAURIE WE OWN PROPERTY BORDERING APPLICANT'S SOUTH AND EAST SIDES. THIS WILL BE AN ABBREVIATED BULLET POINT PRESENTATION AS I SIMPLY CAN'T OTHERWISE MEET YOUR THREE MINUTE LIMITATION.

- WE OPPOSE THIS APPLICATION BECAUSE WE DO NOT BELIEVE IT POSSIBLE THAT 35 PARTIES A YEAR, 25 OF WHICH WILL BE WITH 60 PARTY GOERS, CAN BE HELD ON APPLICANT'S PROPERTY, EVEN WITH MITIGATING CONDITIONS, WITHOUT, AS YOUR CODE AT SECTION 1503 REFERENCES, "*ANY ADVERSE EFFECT UPON THE ADJOINING PROPERTIES WHICH MAY RESULT BY REASON OF THE CONDITIONAL USE BEING ALLOWED.*"
- EVEN THOUGH WE OPPOSE THE APPLICATION WE HAVE PARTICIPATED IN THIS PROCESS HOPING THAT IF THIS COMMISSION ALLOWS A HOME OCCUPATION THAT YOU INCLUDE CONDITIONS WHICH MAY HELP MITIGATE NEGATIVE IMPACTS.
- OUR SUBMISSION YOU RECEIVED THIS MORNING IS A VALUABLE TOOL. WE TOOK APPLICANT'S AMENDED PROPOSAL, AND HIS LAWYER'S WRITTEN DESCRIPTION OF HOW APPLICANT INTENDS TO IMPLEMENT YOUR PERMIT IF GRANTED, AND WE INCLUDED THOSE AS CONDITIONS.
- A REVISED SET OF CONDITIONS IS IMPORTANT BECAUSE APPLICANT HAS CHANGED WHAT HE IS ASKING PERMISSION TO DO. THE ORIGINAL APPLICATION STATED HIS PROPERTY IS "*PERFECT FOR ANY OUTDOOR EVENTS THE EVENT GUESTS MAY WANT TO DO.*" APPLICANT NOW PROPOSES ONLY TWO OUTSIDE EVENTS - THE WEDDING CEREMONY ITSELF AND LIMITED DINNING BESIDE THE BARN.
- THE ONLY ASPECTS WE ADDED AS PROPOSED CONDITIONS TO WHAT EITHER THE STAFF RECOMMENDED OR APPLICANT SAYS HE DESIRES ARE - ONE, THAT SPEAKERS INSIDE THE BARN NOT BE POINTED OUTSIDE THROUGH THE LARGE BARN DOOR WHICH FACES OUR HOUSE; TWO, THAT THE NOTICE HE AGREES TO PROVIDE NEIGHBORS IN ADVANCE OF HIS PARTIES INCLUDE A CONTACT WHO WILL BE ON SITE DURING THE PARTY; AND THREE - WHAT YOUR CODE MIGHT CALL A "*SAFEGUARD*" THAT APPLICANT AND HIS GUESTS AGREE TO COMPLY WITH THE CONDITIONS AND IF THEY DON'T, THEN THE PARTY MUST BE BROUGHT INTO COMPLIANCE OR IT WILL BE TERMINATED.
- PLEASE KNOW THAT WE HAVE NOT BECOME INVOLVED LIGHTLY. WE'VE LIVED IN THE SCAPPOOSE COMMUNITY FOR 36 YEARS AND HAVE KNOWN THE HAFEMAN FAMILY THAT ENTIRE TIME. WE'VE NEVER HAD ANY DISPUTE WITH NEIGHBORS PRIOR TO APPLICANT MOVING NEXT DOOR AND HOLDING FREQUENT OUTDOOR PARTIES, A BASEBALL'S THROW FROM OUR HOUSE, OFTEN WITH LIVE BANDS AND HUNDREDS ROWDY AND SEEMINGLY DRUNKEN PARTY GOERS. OUR EFFORTS TO DISCUSS THESE IMPACTS WITH APPLICANT WERE REBUFFED. GIVEN OUR HISTORY WITH THE FAMILY WE NEVER CALLED THE COUNTY OR ANY AUTHORITIES TO COMPLAIN AND WHEN WE READ IN THE OREGONIAN THE COUNTY PUT A CEASE AND DESIST ORDER ON THE LAKE HOUSE WE THOUGHT WE'D DODGED A BULLET.
- WITH SOME DEGREE OF DISCOMFORT LET ME REMIND THE COMMISSION THAT THE STAFF REPORT DOCUMENTS THAT APPLICANT HAS A CONSISTENT HISTORY OF NON COMPLIANCE WITH ESSENTIALLY EVERY RULE FROM EVERY ENTITY THAT APPLIES TO USE OF PROPERTY LOCATED IN COLUMBIA COUNTY, FROM APPARENT SET BACK VIOLATIONS TO UNPERMITTED BUILDINGS TO USING PROPERTY AS AN UNPERMITTED COMMERCIAL VENTURE.

RECEIVED

JUL 01 2024

Land Development Services

- SECTION 1503 OF YOUR CODE DESCRIBES YOUR AUTHORITY TO ALLOW CONDITIONAL USES. IT DIRECTS THAT *"APPROVAL OF A CONDITIONAL USE . . . SHALL BE GRANTED **ONLY FOR THE SPECIFIC USE REQUESTED.**"* APPLICANT HAS NOW STATED IN HIS LAWYER'S LETTER THE *"SPECIFIC USE REQUESTED."* HOWEVER, THAT *"SPECIFIC USE REQUESTED"* IS NOT CURRENTLY REFLECTED IN ANY CONDITION. GIVEN APPLICANT'S HISTORY OF NOT ADHERING USE OF HIS PROPERTY TO PAST RULES, WE FAIL TO SEE ANY REASON WHY, IF YOU DO GRANT A VARIANCE, THE CONDITIONS WOULD FAIL TO DESCRIBE THE VARIANCE IS ONLY FOR THE *"SPECIFIC USE REQUESTED"* AS REFLECTED IN THE LANGUAGE WE PROVIDE. FURTHER, GIVEN THAT FUTURE COMPLIANCE SHOULD BE AN ANTICIPATED ISSUE GIVEN THE LACK OF PRIOR COMPLIANCE, THERE IS EVERY REASON THAT APPLICANT AND HIS GUESTS UNDERSTAND THEIR RESPONSIBILITY TO ABIDE BY CONDITIONS. FRANKLY, THIS CONDITION GIVES APPLICANT A USEFUL TOOL - HE CAN SAY *"HEY YOU GUYS CAN'T PARTY OUT HERE. YOU AGREED THAT THIS PARTY IS IN THE BARN AND I'M REALLY SORRY BUT IF YOU DON'T COME IN THE BARN WE HAVE TO STOP THE PARTY AND NONE OF US WANT THAT."*
- IN CONCLUSION, NO ONE LIKES GOVERNMENT REGULATIONS, ESPECIALLY UNCLEAR ONES, AND NO ONE APPRECIATES A NEIGHBOR ADVERSELY IMPACTING THEIR PROPERTY FOR THE NEIGHBOR'S EXCLUSIVE BENEFIT. SHOULD THIS COMMISSION ULTIMATELY DECIDE TO ALLOW THIS APPLICATION, THEN INCLUSION OF OUR PROPOSED CONDITIONS HELPS THIS COMMISSION MOVE TOWARDS THAT WHICH IT IS ENTRUSTED BY THE COUNTY TO DO, WHICH, AGAIN BORROWING FROM 1503, IS GRANTING *"**ONLY THE SPECIFIC USE REQUESTED**"* AND PLACING *"**CONDITIONS AND RESTRICTIONS . . . OR SAFEGUARDS THAT . . . MITIGATE ANY ADVERSE EFFECT UPON THE ADJOINING PROPERTIES.**"*

THANK YOU.

## Amy Herzog

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**From:** John Barnes <jlbarnes63@comcast.net>  
**Sent:** Monday, July 1, 2024 4:15 PM  
**To:** Planning Department.UserGroup  
**Subject:** The Lake House

[Some people who received this message don't often get email from jlbarnes63@comcast.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

To whom it may concern,

I am writing to you to share that I feel The Lake House is a benefit to the community of Scappoose and surrounding communities.

It gives a unique venue for groups of all sizes and interests.

Bart is invested in his community and looks for ways to give back when he can.

I have personally attended events and seen the joy on the faces of those in attendance.

I feel moving forward with granting the needed permits will allow more memories to be made and moments memorialized.

Thank you for listening,

John L Barnes

## Amy Herzog

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**From:** Lacia Turner <laciaturber@icloud.com>  
**Sent:** Monday, July 1, 2024 9:54 PM  
**To:** Planning Department.UserGroup  
**Subject:** Lake House

[Some people who received this message don't often get email from laciaturber@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Hi 😊

I'm a friend of Bart and The Lake House!

It is a Beautiful and Fun place for people To go and enjoy live music, great food and Fun times together with the Columbia county residents. I hope he will get all the permits he needs to keep it open and running.

Thank you,

Lacia 😊🌸

## Amy Herzog

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**From:** Matt Mchugh <matt@cascadialoans.com>  
**Sent:** Monday, July 1, 2024 3:35 PM  
**To:** Planning Department.UserGroup  
**Subject:** The Lake House

[Some people who received this message don't often get email from matt@cascadialoans.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

To Whom it May Concern:

I'm writing this email in support of the Lake House. It is truly an amazing and unique venue. Unlike anything else in the county, The Lake House is community minded and has offered their venue for free to a number of fundraisers and similar philanthropic events.

I encourage you to issue The Lake House the necessary legal documentation to allow them to sustain their business in Scappoose. I have known Bart to be hard working and honest in all of our previous business dealings and have no doubt that he and The Lake House will be enormous assets to Scappoose and our community at large.

Sincerely

Matt McHugh  
503-936-9241

Sent from my iPhone

## Amy Herzog

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**From:** Melinda Harding <melinda.harding87@gmail.com>  
**Sent:** Monday, July 1, 2024 5:27 PM  
**To:** Planning Department.UserGroup  
**Subject:** The Lake House Conditional Use Permit Hearing

Some people who received this message don't often get email from melinda.harding87@gmail.com. [Learn why this is important](#)

To Whom This May Concern,

I'm reaching out to provide an opinion regarding The Lake House. For many years, I've gone to The Lake House for different types of events. This venue has held weddings, fundraisers and many celebrations. I know that there are minimal venues in the area that compete with the experiences The Lake House provides. The picturesque views, small lake, open field, and barn are great amenities to the property and to our community.

As someone who helps brides find their venues, it's been a challenge to not have The Lake House as an option. There is a short supply of venues in Columbia County that can compete with what Bart has built. I would love to see The Lake House back up and running; in doing so, they would provide jobs to community members, and provide another viable venue location.

Thank you for your time,  
Melinda Harding

## Amy Herzog

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**From:** Nathan <saaberino@hotmail.com>  
**Sent:** Monday, July 1, 2024 7:25 PM  
**To:** Planning Department.UserGroup  
**Subject:** LAKE HOUSE LOVE!!!

[Some people who received this message don't often get email from saaberino@hotmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Emailing in support of the lake house! Please help them to continue! Love love love them!

Nate

Sent from my iPhone



## Amy Herzog

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**From:** Reese Mayo <reese.mayo7@gmail.com>  
**Sent:** Monday, July 1, 2024 4:32 PM  
**To:** Planning Department.UserGroup  
**Subject:** Conditional use permit Lake House Scappoose

Some people who received this message don't often get email from reese.mayo7@gmail.com. [Learn why this is important](#)

Dear Ladies and Gentlemen~

I have known Bart Hafeman for years, and been at the "Lake House" several times. I attended a funeral there for Gary Komp, manager of the [former] Thriftway in Rainier where I worked. It was excellently handled.

Bart is a man who does things well and finishes what he starts.

I believe the Lake House is well positioned to be a good venue for weddings, funerals, graduation parties, staff get aways etc.

I also believe the attractional benefit of this venue draws people from outside Columbia County to patronize local businesses while here.

I know empowering the Lakehouse with a favorable conditional use permit will benefit many.

Sincerely,

Reese Mayo  
1976 St Helens High School Grad

## Amy Herzog

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**From:** Rick Mock <rickmmock@yahoo.com>  
**Sent:** Monday, July 1, 2024 3:50 PM  
**To:** Planning Department.UserGroup  
**Subject:** Lake House

Some people who received this message don't often get email from rickmmock@yahoo.com. [Learn why this is important](#)

Hello,

I am writing in support of the Lake House being able to continue operations for small gatherings and fundraising. It is a unique place that supports many other Scappoose businesses. It would be a great shame to lose a event location like the Lake house based on land use and zoning. I hope you see the good The Lake House has contributed to the community and grant the Conditional Use Permit.

Columbia County Voter  
Richard Mock

## Amy Herzog

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**From:** Ryan Day <kirito7660@gmail.com>  
**Sent:** Monday, July 1, 2024 7:26 PM  
**To:** Planning Department.UserGroup  
**Subject:** The Lake House

Some people who received this message don't often get email from kirito7660@gmail.com. [Learn why this is important](#)

Hello,

I just wanted to take a moment to say that Bart and Betina's property, The Lake House is a wonderful space filled with amazing energy and presents a fantastic opportunity for community gatherings. They bring an intangible positivity to the community that no other business can. I am heavily in support of their application for conditional use!

Thank you for your time!

Ryan Day

## Amy Herzog

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**From:** Shaun Clark <shaun@shaunclarkphotography.com>  
**Sent:** Monday, July 1, 2024 4:29 PM  
**To:** Planning Department.UserGroup  
**Subject:** The Lake House

[Some people who received this message don't often get email from shaun@shaunclarkphotography.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Hello,

My name is Shaun Ritter and I live three doors down from The Lake House at 51680 SE 9th Street.

I am writing in full support of the venue. In the years he has been operating, we have never had an issue with people, traffic, noise, trash, etc. We support this business fully and hope you will do the same.

Sincerely,

Shaun

## Amy Herzog

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**From:** Steven Quick <steven@sqms.biz>  
**Sent:** Monday, July 1, 2024 4:17 PM  
**To:** Planning Department.UserGroup  
**Subject:** The Lake House, conditional approval

Some people who received this message don't often get email from steven@sqms.biz. [Learn why this is important](#)

To whom it may concern:

My name is Steven Quick. I own SQ Merchant Services LCC. Past president of the West Linn Chamber and I currently sit on the board of the Better Business Bureau.

The purpose of emailing the planning committee is to provide my letter of endorsement to Mr. Hafeman and of the Lake House. Being a small business owner and as a patron, I've been to about a half dozen events at the Lake House. Mr. Hafeman always conducts events in a professional matter. Creating lasting memories, And generates revenue into the City of Scappoose whenever an event is happening. In my personal and professional opinion, he epitomizes the backbone of the small business owner. Serving and giving back like his family has done for years.

Please consider granting this approval.

Steven Quick  
President, SQ Merchant Services

971-225-7767  
Steven@sqms.biz  
Admin@sqms.biz  
[My Calendar. Let's have coffee](#)

Please excuse my Tipo's 😊

Sent from Samsung Galaxy smartphone.

## Amy Herzog

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**From:** Tim Bronleewe <tim@myomstone.com>  
**Sent:** Monday, July 1, 2024 4:39 PM  
**To:** Planning Department.UserGroup  
**Subject:** Lake House hearing

[Some people who received this message don't often get email from tim@myomstone.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

To whom it may concern, I would just like to voice my support in allowing a conditional use permit for Bartholomew Hafeman to use the lake house for community events. We have personally used his facility and it is a much needed small event place that Scappoose can be very proud of.

We have found Mr. Hafeman to always be extremely conscientious and considerate of his neighbors and the community needs and has been a tremendous support for our small community.

Again, I would ask that you approve the conditional use permit that he has applied for.

Sincerely  
Tim Bronleewe  
33011 Stonebrook Dr.  
Warren, Oregon  
Sent from my iPhone

## Amy Herzog

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**From:** Tony G <tonygoiburn@gmail.com>  
**Sent:** Monday, July 1, 2024 3:20 PM  
**To:** Planning Department.UserGroup  
**Subject:** Bart Hafeman/The Lake House

Some people who received this message don't often get email from tonygoiburn@gmail.com. [Learn why this is important](#)

Dear Planning Commission,

I am writing to express my strong support for The Lake House, owned by Bart and Betina Hafeman. As a retired destination wedding photographer with over 10 years of experience in Northern California, primarily Napa Valley and Lake Tahoe, I've had the opportunity to work with and visit many event venues.

The Lake House truly stands out. Their attention to detail and ability to transform a space are impressive. The current venue is one of the finest small event locations I've encountered. It offers a unique and enchanting atmosphere that elevates any event.

Beyond its beauty, The Lake House adds significant value to the community. It attracts visitors, supports local businesses, and enhances the cultural landscape of Scappoose and Columbia County. The Hafeman family's long-standing commitment to the community, both financially and socially, is commendable.

I urge the Planning Commission to approve The Lake House's application. This venue enriches the community and deserves continued support.

Tony Goiburn  
971.228.9411  
Sherwood Oregon

## Amy Herzog

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**From:** Victoria Becker <victoriabecker217@gmail.com>  
**Sent:** Monday, July 1, 2024 5:35 PM  
**To:** Planning Department.UserGroup  
**Subject:** Support for the Lake House

Some people who received this message don't often get email from victoriabecker217@gmail.com. [Learn why this is important](#)

Hello,

I am writing to let you know that I am in support of the Conditional Use Permit that the Lake House applied for. Scappoose needs to continue to have this unique spot to celebrate, fundraise, & have other similar small gatherings at. I sincerely hope you will grant the request, as a denial will be a true loss in our community.

Sincerely,

Victoria Becker