

The Lake House Home Occupation Conditional Use Request

Columbia County Planning Commission - Public Hearing

CU 23-12

July 1, 2024

Caroline Cilek, Applicant's Representative

Elaine R. Albrich, Applicant's Representative

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Tremaine LLP

Applicant's Presentation

- Applicant's Property
- Applicant's Request
- Property Location & Information
- Photos of the Property
- Surrounding Uses
- Applicant's Response to Staff Report – Conditions of Approval
- Applicant's Revised Recommended Condition Language for 5 Conditions
- Applicant's Recommended Motion

Applicant's Property

- 51600 SE 9th St., Scappoose, OR
- 4.25 acres and zoned Primary-Agriculture-80
- Property is a flag lot, with the frontage in the City of Scappoose
- Property includes the owner's residence, a barn, gardens, open space, and currently three accessory structures

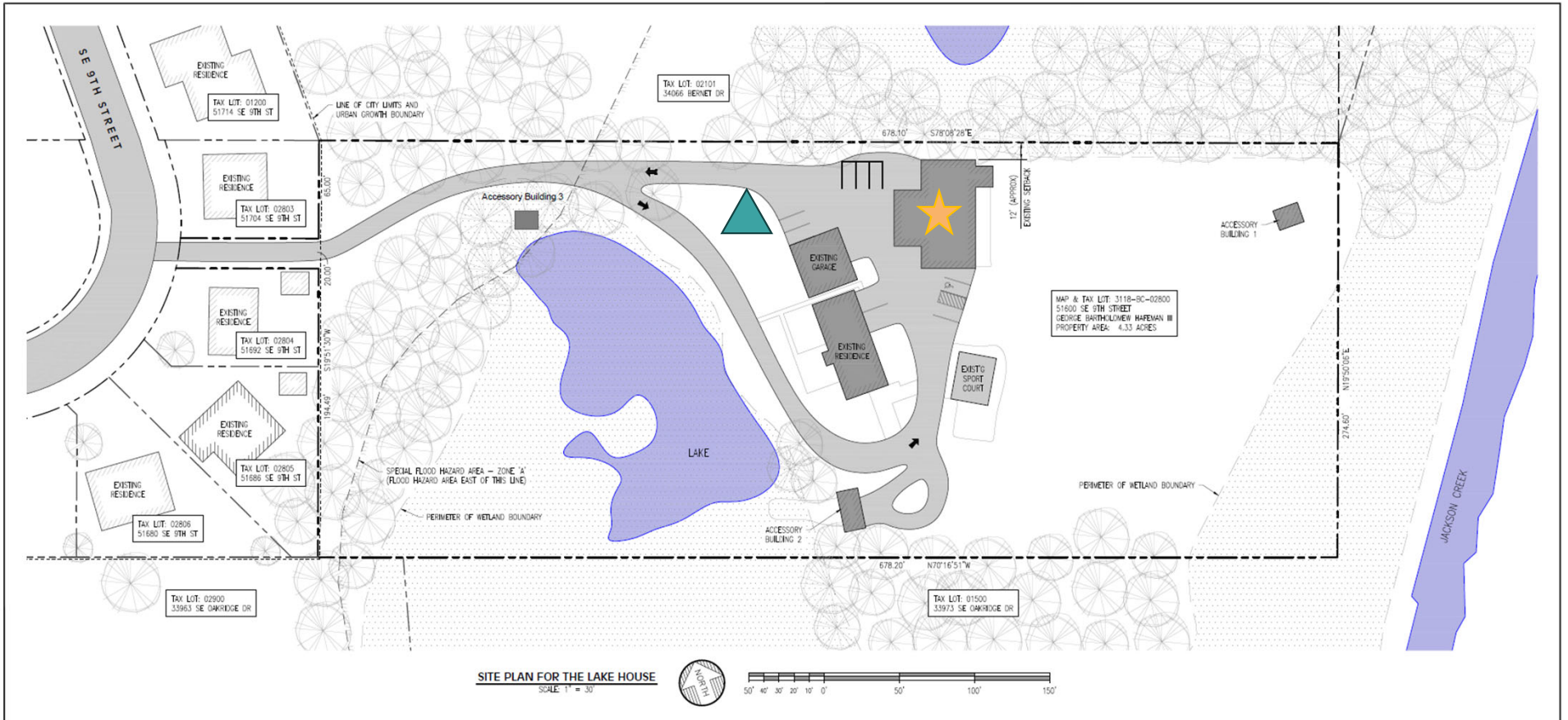


Applicant's Request

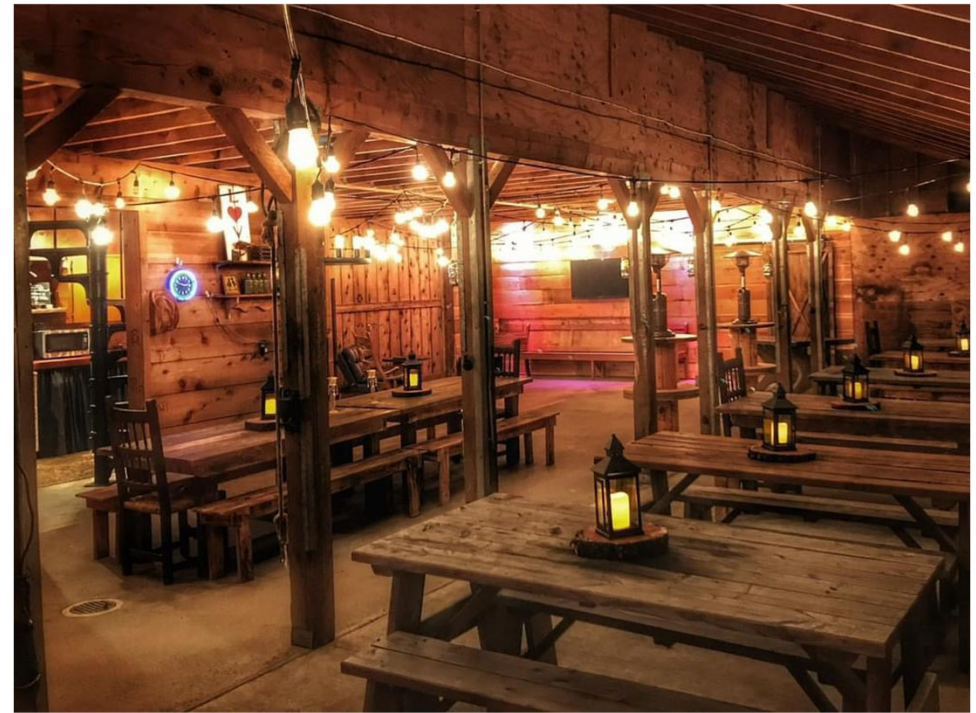
- Applicant seeks a Home Occupation Type II permit for an event venue under CCZO 1507
- Events include 15 weddings, 4 large events, 6 fundraisers/charitable events (up to 60 guests) and 10 small events (up to 20 guests), for a total of up to 35 events per year
- Events to occur substantially in the Lake House barn, with limited activities on the lawn; no overnight lodging
- Guests will use a shuttle to arrive at the site, route to be approved by the city, shuttle driver to oversee guests



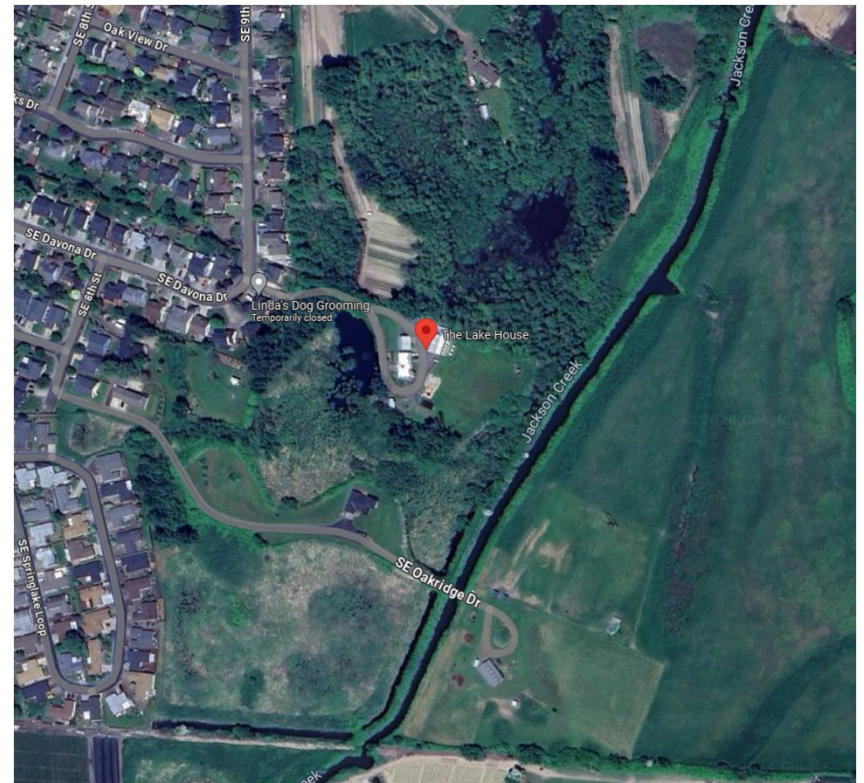
Site Plan



Lake House Barn Photos



Surrounding Zoning



Staff Report and Public Comments

- Staff recommends 21 conditions to regulate the size, scale, and intensity of the proposed use and ensure public health and safety standards are met (e.g., number of guests and employees, parking, permits for structures used by guests, and fire review).
- Applicant agrees with Staff's proposed findings of fact and conditions of approval, with 5 recommended revisions.
- Applicant received supportive comments from neighbors and addressed comments from Mr. and Mrs. Mapes (Attachment 6).

Condition 6 - Accessory Structures

- Staff's Condition: “. . . have these structures approved [by the County] for any other permitted non-residential uses normally associated with PA-80 zoned properties.”
- Recommended Condition: “. . . have these structures approved [by the County] for any other permitted ~~non-residential~~ uses normally associated with PA-80 zoned properties.”



Condition 10 - On-site Parking

- Staff's Finding: Requires a parking plan to demonstrate vendors have adequate parking facilities.
- Recommended Finding: Requires a parking plan to demonstrate vendors and guests have adequate parking facilities.
- Recommended Condition: County and City review and approve a parking plan for vendors and guests with up to 10 parking stalls.

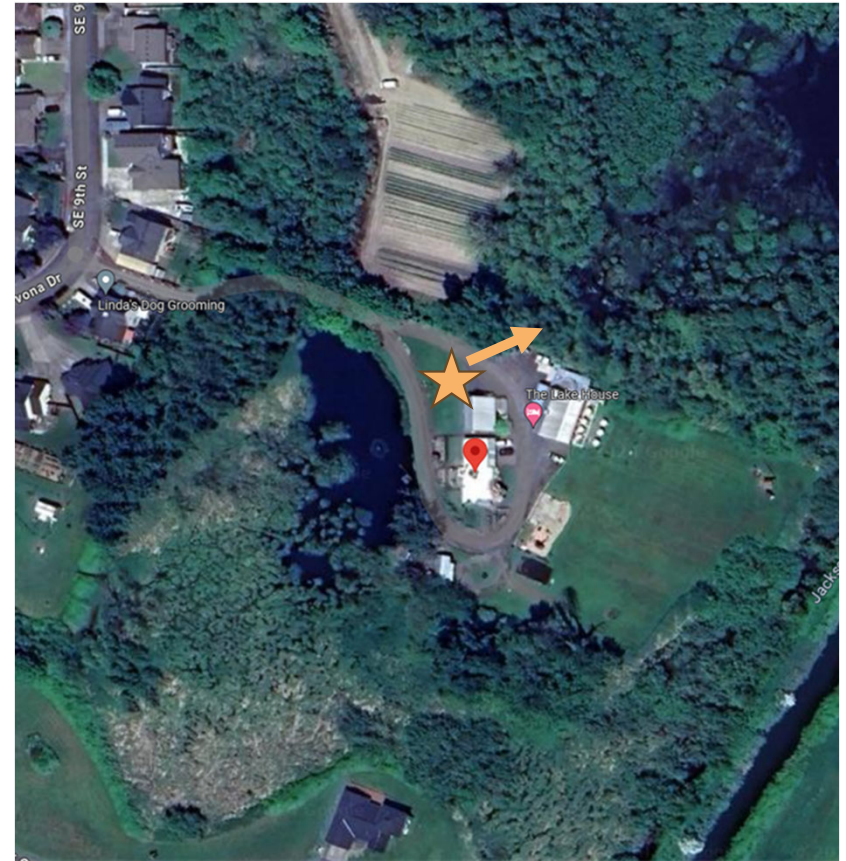


Condition 15 - Amplified Sound

- Staff recommends prohibiting all outside amplified sound
- Applicant requests limited use of outside amplified sound during a wedding ceremony
 - Limited to one speaker
 - Early evening timeframe
 - 15-30 minutes, up to 15 times a year
 - Fountain in the lake



Location of weddings and direction of sound



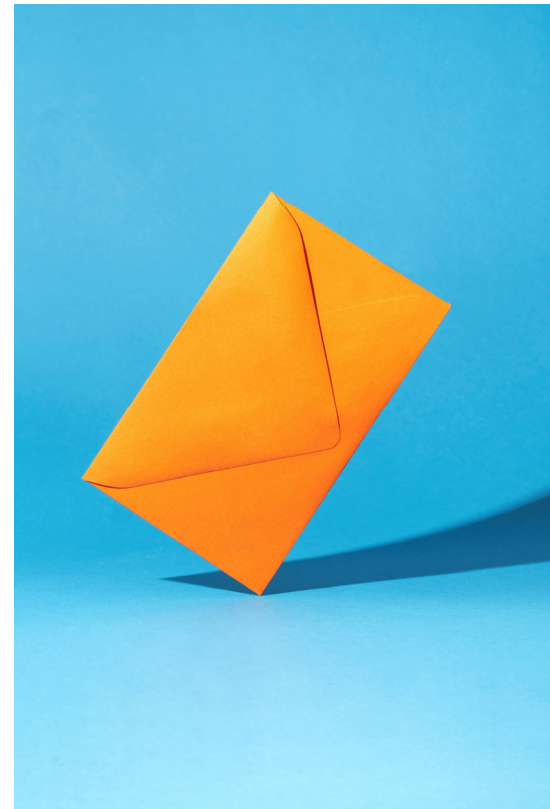
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Revise Condition 15 Language

- Staff's Condition: "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."
- Recommended Condition: "Except for outdoor wedding ceremonies, which shall be limited to one speaker, ..."
- Correspondingly revise Condition 16 Terms # 4 & 5

Condition 17 - Mailed Notice of Events

- Staff's Condition: Mailed written notice of each event regardless of size at least 20 days before the event to property owners within 500 feet of Applicant's property.
- Recommended Condition: Mailed written notice of each large event ~~regardless of size~~ at least 20 days before the event to property owners within 500 feet of Applicant's property.



Condition 18 - New Fence or Other Barrier

- Staff recommends a fence or 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 (Mapes property).
- Fence is unnecessary and unfeasible due to the wetlands located along the eastern portion of the property.
- Revise Condition 18 to require no trespassing signage at wetland boundary.



Natural Boundary



Applicant's Recommended Motion

- Recommend approval of staff's proposed findings of fact and conditions of approval with Applicant's revised findings and conditions as provided in the Handout.



Thank you.

Questions?

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