

CONDITIONAL USE PERMIT APPLICATION
Home Occupation

#192-23-000239-PLNG
Rec# 401912

TYPE: _____ Type I X Type II

APPLICANT: Name: George Bartholomew Hafeman III

Mailing address: 33470 Chinook Plaza Ste. 345

<u>Scappoose</u>	<u>OR</u>	<u>97056</u>
City	State	Zip Code

Phone No.: Office 503-543-7664 Home _____

Are you the X property owner? _____ owner's agent?

PROPERTY OWNER: X same as above, OR:

Name: _____

Mailing Address: _____

_____	_____	_____
City	State	Zip Code

Phone No.: Office _____ Home _____

PROPERTY ADDRESS : 51600 SE 9th Street

<u>Scappoose</u>	<u>OR</u>	<u>97056</u>
City	State	Zip Code

TAX ACCOUNT NO.: 5340; 2922 **Acres:** 4.27 **Zoning:** PA-80

3118-BC-62800 **Acres:** _____ **Zoning:** _____

_____ **Acres:** _____ **Zoning:** _____

PRESENT USES: (farm pasture, forest, residential, etc.)

<u>Use:</u>	<u>Approx. Acres</u>
<u>Residential</u>	<u>4.27</u>
_____	_____
_____	_____

Total acres (must agree with above): 4.27

WATER SUPPLY: Private well.
 Community system.

Is the well installed? Yes No
Name _____

METHOD OF SEWAGE DISPOSAL: Community Sewer. Name _____
 Not applicable.
 Septic System.

If Septic, does the subject property already have a system? Yes No
If no, is the property approved for a Septic System? Yes No

EMPLOYEES: For any business, how many expected full or part-time employees will you have, including yourself and family members: 1* I am only employee, I or the attendees to the venue hire independant contractors no more than 5 per event.

CONTIGUOUS PROPERTY: List all other properties you own which have boundary lines touching this property:

<u>Tax Account No.</u>	<u>Acres</u>	<u>Co-owners (if any)</u>
NA		

ACCESS CONSULTATION: The applicant has consulted with the local Rural Fire Protection District regarding emergency apparatus access.

Fire Official's Signature: _____ Date: 7/13/2023

CERTIFICATION:
I hereby certify that all of the above statements, and all other documents submitted, are accurate and true to the best of my belief and knowledge.

Date: 6/20/23 Signature: _____

+++++

Planning Department Use Only

Date Rec'd. 7/19/23 Hearing Date: _____
Or: Administrative _____

Receipt No. 401912

Zoning: PA-80 Staff Member: Deb Teresa

Previous Land Use Actions: _____

+++++

CONDITIONAL USE PERMIT FACT SHEET

Please attach extra pages if necessary.

1. **New Uses:** What new uses will occur on the property if this Conditional Use Permit is approved? Describe your project.

A wedding and event venue for small events approximately 20-60 people.

Guests would park at Hafeman Plaza in Scappoose. A 14-passenger shuttle bus would then

transport the guests to and from the venue, so there would be minimal traffic disruption.

All food production would occur offsite, and then vendors would bring in the prepared food for consumption at the venue. Portable toilets are brought in for the events and serviced regularly. Five-gallon water dispensers are also brought in for events supplying all drinking water.

2. **Suitability:** Why is the property suitable for this use (considering lot size, shape and location, access and roads, natural features and topography, existing improvements, etc.)?

The property currently is not usable for agriculture. Approximately one-third of the property is wetland and has an existing pond on it. One-Third of the property includes the residence, a barn, and is paved for entry into the property. The final third of the property consists of the drainfield for the property's septic system. The barn provides an enclosed place that is perfect for rural weddings, the field while not suitable for farming is perfect for any outdoor activities the event guests may want to do. *We will not be creating any excessive noise.*

3. **Compatibility:** How will the use be compatible with surrounding uses?

The use of the property as a wedding venue will be compatible with the surrounding uses. One of the main draws for this property as a venue is its setting in a rural farm land. The events will have no effect on the surrounding areas. The property is surrounded on three sides by PA-80 zoned land, and on one side by residential. The main venue area is more than 200 feet from the residential properties. There will be no event that should have any affect on the surrounding PA-80 zoned properties.

4. **Impact:** What impact will the proposed use have on existing public facilities, or on your neighbors' use of their land? Why?

As discussed above, there will be no use of public water or sewer utilities. Traffic increases would be minimal due to the shuttle bus. Noise would be the one issue that may effect neighboring properties. The venue would of course comply with any county and city noise ordiances. Given that the barn, where substantially all of the event would take place is enclosed a set back more than 200 fee from the residential neighboring properties any noise interference would be minimal.

5. **Hazards:** Does the proposed use create any hazardous conditions or use any poisonous materials? Please describe them.

No hazardous conditions would be created and no poisonous materials would be used.

+++++

Conditional Use Permit

Home Occupation Type II

Applicant: George Bartholomew Hafeman III

Property Located at 51600 SE 9th Street, Scappoose, OR 97056

The applicant is applying for a conditional use permit for his property zoned PA-80. The applicant currently uses his property as his primary residence, but he wishes to run a wedding/event venue out of the barn that is located on the property. Home occupations are allowed on PA-80 zoned property pursuant to Columbia County Zoning Ordinance (CCZO) 306.1.

Home occupations can be allowed if they meet the requirements of CCZO 1507. For a Type 2 home occupation the following criteria must be met. (1) The occupation must be operated by the resident or employee of the resident of the property on which the business is located. (2) The business will employ, on-site, no more than five employees whether full or part time. Additionally, the business shall be operated in the dwelling or other buildings normally associated with permitted uses in the zone the property is located in. Finally, the business cannot unreasonably interfere with other uses in which the property is located in. CCZO 1507.2, 1507.3.

As described more thoroughly in the Conditional Use Permit Application attached, the only full-time employee will be the applicant. There are no other employees of the proposed business. When weddings and events occur at the venue outside independent contractors are hired either by the applicant or by the guests of the venue. Those usually consist of a caterer, a DJ/Emcee, a photographer, and wedding planner. There are never more than 5 people that could be considered employees of the home occupation.

The substantially all of the business occurs in the barn that is located on the property. There is some additional areas just outside of the barn that are used during the events, as well as the portable toilets that are located in open areas on the property. There is also a small trailer that is usually used by bridal party during weddings as an area to for them to get ready before the ceremony. All bookkeeping and administrative duties of the business occur in the dwelling of the applicant.

The minimal interferences, if any, to other properties in the area are discussed in the application.

1507 HOME OCCUPATIONS [amended 3-2000]

Land Development Services or the County Planning Commission (or the County) may allow the establishment of a Type 1 or Type 2 home occupation in any zone that allows residential uses. The following provisions shall apply:

- .1 **Type 1:** A Type 1 home occupation is reviewed administratively by Land Development Services and presents no indication of a business to the neighboring property owners. In addition to the general criteria in Subsection 1507.3, the following criteria shall apply to a Type 1 home occupation:
 - A. It shall be operated by a resident of the property on which the business is located.
 - B. No non-residents shall be employed on the property.
 - C. The business generates not more than 20 customer vehicle trips to the property per week.
 - D. Signs are not permitted.

- .2 **Type 2:** A Type 2 home occupation is reviewed as a Conditional Use by the Planning Commission and may be visible to the neighborhood in which it is located. In addition to the general criteria in Subsection 1507.3, the following criteria shall apply to a Type 2 home occupation:
 - A. It shall be operated by a resident or employee of a resident of the property on which the business is located.
 - B. It shall employ on the site no more than five full-time or part-time persons.
 - C. Signs are permitted as per Section 1300 of the CCZO.

- .3 The following criteria shall apply to all home occupations:
 - A. A home occupation shall be operated substantially in:
 1. The dwelling; or
 2. Other buildings normally associated with uses permitted in the zone in which the property is located.

 - B. A home occupation shall not unreasonably interfere with other uses permitted in the zone in which the property is located.

Submission: All of the following must be completed and submitted for a complete application:

1. The attached HOME OCCUPATION CONDITIONAL USE PERMIT APPLICATION.
2. Answers to the above questions.
3. An accurate site plan of your property including property lines and dimensions, all existing and proposed structures, septic tank and drainfield and well locations, prominent natural features (slopes, cliffs & streams, etc.), roads, easements, and forested areas.
4. Proof of legal usable access to your property (unless you can show an unobstructed frontage on a public or county road or on a state highway).
5. A vicinity map.
6. The application fee.
7. Please also address the criteria (on a separate sheet of paper) of Section 1503, Conditional Uses, from the Columbia County Zoning Ordinance. (See below.) And Section 1507.

+++++

Section 1503, Conditional Uses:

- .5 Granting a Permit: The Commission may grant a Conditional Use Permit after conducting a public hearing, provided the applicant provides evidence substantiating that all the requirements of this ordinance relative to the proposed use are satisfied and demonstrates the proposes use also satisfies the following criteria:
 - A. The use is listed as a Conditional Use in the zone which is currently applied to the site;
 - B. The use meets the specific criteria established in the underlying zone;
 - C. The characteristics of the site are suitable for the proposed use considering size, shape, location, topography, existence of improvements, and natural features;
 - D. The site and proposed development is timely, considering the adequacy of transportation systems, public facilities, and services existing or planned for the area affected by the use;
 - E. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs, or precludes the use of surrounding properties for the primary uses listed in the underlying district;
 - F. The proposal satisfies the goals and policies of the Comprehensive Plan which apply to the proposed use;
 - G. The proposal will not create any hazardous conditions.

Application Narrative
Home Occupation Conditional Use Permit
for
Lake House Event Venue
(File No. CU 23-12)

A. Proposal

Applicant seeks a Type II Home Occupation conditional use permit for property located at 51600 SE 9th Street in Scappoose, Columbia County. See Attachment 1 (Tax Map). The property is about four one-quarter (4 ¼) acres and is zoned Primary Agriculture-80 (PA-80) under the Columbia County Zoning Ordinance (“CCZO”). See Attachment 2 (Aerial Photo). The property hosts a personal residence (occupied by Applicant), a barn, lavender farming, gardens, open space and three accessory structures. There is a lake and wetlands on the property. The existing development is served by a private groundwater well and septic system, and is accessed via a flag lot from SE 9th Street. See Attachment 3 (Site Plan).

Applicant seeks approval to host weddings and other events on the property as a home occupation using the existing structures and grounds. Specifically, Applicant defines the scope of the proposed use as follows:

- *Nature of Events*
 - *Wedding Day.* Up to 15 wedding days per year with up to 60 guests and a maximum of 5 employees (including vendors). Pre-event preparation would begin around 12 pm with dancing ending at 9 pm, all sound ceasing at 9:30 pm, and all guests off property by 10 pm.
 - *Wedding Lodging.* Overnight accommodations for wedding party or guests in the existing accessory structures. Up to 6 overnight guests per night (2 per accessory structure) and a maximum of up to 30 overnight stays per year associated with onsite weddings.
 - *Other Commercial Events.*
 - *Large Events.* Up to 4 of other commercial events per year with up to 60 guests and maximum of 5 employees (including vendors). Events may include celebrations (baby showers, memorials, birthdays), acoustic jazz nights, seasonal celebrations (corporate holiday parties), and wine tasting and food- or art-related events. A venue rental fee or ticket fee would be charged for these events. Pre-event preparation would begin around 12 pm with all sound ceasing at 9:30 pm and all guests of property by 10 pm.
 - *Small Events.* Up to 10 of other commercial events per year with up to 20 guests and a maximum of 3 employees (including vendors). Events may include celebrations (baby showers, memorials, birthdays), acoustic jazz nights, seasonal celebrations (corporate holiday parties), and wine tasting

and food- or art-related events. A venue rental fee or ticket fee would be charged for these events. Pre-event preparation would begin around 12 pm with all sound ceasing at 9:30 pm and all guests of property by 10 pm.

- *Fundraisers/Charitable Events.* Up to 6 fundraisers or charitable events per year with up to 60 guests and a maximum of 5 employees (including vendors). Example of these events are fundraisers for Columbia Food Bank, Scappoose Wrestling, Human Society, or United Way of Columbia County. Pre-event preparation would begin around 12 pm with all sound ceasing at 9:30 pm and all guests of property by 10 pm.

<i>Types of Events</i>	<i>Number of Events</i>	<i>Hours of Operation</i>
Wedding Days	15	12 pm pre-event prep 9:30 pm all sound stops 10 pm everyone off property
Wedding Lodging	30	
Large Commercial Events	4	
Small Commercial Events	10	
Fundraisers/Charitable Events	6	

<i>Types of Events</i>	<i>Number of Events</i>	<i>Maximum Capacity</i>
Wedding Days	15	60 guests/5 vendors and employees
Wedding Lodging	30 (nights)	6 (guests)
Large Commercial Events	4	60 guests/5 vendors and employees
Small Commercial Events	10	20 guests/3 vendors and employees
Fundraisers/Charitable Events	6	60 guests/5 vendors and employees

- *Parking and Traffic Management for Events.* Applicant proposes a parking and transportation management plan for all events. Applicant proposes 10 onsite parking spaces with one ADA space. See Attachment 3 (Site Plan). Vendors and employees will be directed to park onsite for events whereas guests will be directed to park at the shuttle pick-up location, located at 51913 Columbia Highway, Scappoose (“Plaza Parking”). See Attachment 4 (Parking Plan). Applicant has a Shared Parking Agreement with the landlord to host the event parking and shuttle operations at the Plaza Parking (included in Attachment 4). There will be up to 41 offsite parking spaces (37 standard, 4 ADA), a parking attendant arriving at least 1 hour before the event, and written guest instructions for parking and access at Plaza Parking. Applicant will use a consistent shuttle route, as depicted in Attachment 5 (Shuttle Route), for the up to 35 events per year.
- *Food and Beverage Service.* All food and beverage service would be provided by licensed caterers and brought onsite. There is a catering prep area in the Barn.
- *Noise Control.* Applicant proposes to test sound equipment to ensure that sound levels will not exceed those limits imposed by the Columbia County Noise Control Ordinance (Ordinance No. 91-8, October 16, 1991). Noise will not exceed 60 dba between 7 am and 10 pm, and will not exceed 50 dba after 10 pm.

- *Sanitation and Drinking Water.* Portable toilets are brought in for the events and served regularly by a licensed provider. Five-gallon water dispensers are also brought in for events to supply all drinking water.

Events would rely on the existing structures and improvements on the property, including the barn, accessory buildings, and outside areas.

<i>Existing Structures and Improvements</i>	<i>Proposed Use</i>
The Barn	Hosts events inside and outside; prep area for caterers; office upstairs
Accessory Structure 1	Host day-of wedding party preparation and up to 2 overnight wedding guests
Accessory Structure 2	Hosts day-of wedding party preparation and up to 2 overnight wedding guests
Accessory Structure 3	Hosts day-of wedding party preparation and up to 2 overnight wedding guests
Outdoor Gardens	Reception, seating, music

B. Response to CCZO Approval Criteria and Development Standards

1. CCZO 307, PA-80 General Review Standards

307.1 All uses in the Primary Agriculture Zone shall meet the review standards found in the above enabling Sections 304, 305 or 306. To also ensure compatibility with farming and forestry activities, the Planning Director, hearings body or Planning Commission shall determine that a use authorized by Sections 304, 305, or 306, except as specifically noted, shall meet the following requirements:

A. The proposed use will not force a significant change in accepted farm or forest practices on surrounding lands devoted to farm or forest use; and

B. The proposed use will not significantly increase the cost of accepted farm or forest practices on lands devoted to farm or forest use.

Response: Applicant defines the surrounding lands as those within a ¼ mile of the property boundaries. See Attachment 6 (Surrounding Lands). Accepted farming practices on surrounding lands include cultivated fields. Applicant anticipates no off-site impacts that may impact nearby the farming activities. There is no evidence to indicate that the proposed use would result in significant changes to the ongoing field farming that is occurring on surrounding lands. Similarly, given the lack of off-site impacts to accepted agricultural practices, Applicant does not identify any potential increase in costs of such practices. The County may find that CCZO 307.1 is met.

307.2 In addition to the requirements in 307.1A. and B., the applicant may demonstrate that the standards for approval will be satisfied by imposing clear and objective conditions to ensure conformance to applicable standards of the proposed PA-80 use.

Response: Applicant does not propose any condition at this point as the proposal complies with the applicable PA-80 standards.

307.3 For all residential development approved under 305.1 through 305.13, the owner shall sign and record in the deed records a document binding on the landowner and any successors in interest, prohibiting them from pursuing a claim for relief or cause of action alleging injury from farming or forest practices normally allowed under law.

Response: Acknowledged.

2. CCZO 308, PA-80 Development Standards

308.1 The minimum average lot width shall be 100 feet for all activities except farming and forestry.

Response: No new parcel is proposed. Existing parcel meets average lot width.

308.2 The minimum average lot depth shall be 100 feet for all activities except farming and forestry.

Response: No new parcel is proposed. Existing parcel meets average lot depth.

308.3 All newly created lots or parcels and those with permitted, reviewed or conditional uses, shall have a minimum of 50 foot frontage on a public or private right-of-way and an approved access in accordance with this ordinance, the Columbia County Road Standards and the Rural Transportation System Plan.

Response: The property is an existing legal parcel with frontage along SE 9th Street via a flag lot. No new parcel is proposed.

308.4 Setbacks. The following are minimum setbacks for all buildings and structures. In addition, all structures are subject to any special setback lines, where specified on designated arterial or collectors.

- A. No structure shall be constructed closer than 30 feet to a property line. In the event the subject property is bordered by a zone with more restrictive setbacks, the more restrictive setback of the adjoining zone shall control on the side of the subject property adjoining the more restrictive setback.*

Response: No new structures are proposed.

B. Setbacks in wetland areas shall be required in accordance with Sections 1170 and 1180 of the Columbia County Zoning Ordinance.

Response: No new structures are proposed. All structures are set back from the wetland boundary. See Attachment 3 (Site Plan).

308.5 Height. There shall be a height limitation of 100 feet in the PA-80 Zone for farm use structures, except for on those lands containing abandoned mill sites that were rezoned to industrial uses pursuant to ORS 197.719 or are subject to Airport Overlay Zone, or any structure which has received a conditional use or variance approval which allows a greater height of said structure. Unless otherwise prohibited, the maximum building height for all non-farm, non-forest structures shall be 50 feet or 2½ stories, whichever is less.

Response: Applicant proposes no new structures on the property. All existing structures are below 50 feet or 2 ½ stories. This standard is met.

308.6 Signs. The standards and requirements described in Section 1300 of the Columbia County Zoning Ordinance shall apply to all signs and name plates in the Exclusive Farm Use Zone.

Response: Applicant proposes one sign along the public right-of-way of SE 9th Street on Applicant's private property. The sign will be less than 100 square feet therefore it will not trigger design review under CCZO 1302.1. It will comply with the setback requirements in CCZO 1302.2 and will not block an existing sign. Any lighting will comply with CCZO 1302.4. Accordingly, this standard is met subject to conditions requiring compliance with the setbacks and lighting.

308.7 The Oregon Department of Fish & Wildlife shall be notified and provided with the opportunity to comment on any development within a Goal 5 protected wildlife habitat area.

Response: To Applicant's knowledge, the property contains no inventoried Goal 5 protected wildlife habitat area. This standard does not apply.

308.8 Dwellings and other structures to be located on a parcel within designated big game habitat areas pursuant to the provisions of Section 1190 are also subject to the additional siting criteria contained in Section 1190.

Response: To applicant's knowledge, the property contains no inventoried Goal 5 big game habitat areas. This standard does not apply.

3. CCZO 1503, Conditional Use Permits

1503.5 Granting a Permit: The Commission may grant a Conditional Use Permit after conducting a public hearing, provided the applicant provides evidence substantiating that all the requirements of this ordinance relative to the CU proposed use are satisfied and demonstrates the proposed use also satisfies the following criteria:

A. The use is listed as a Conditional Use in the zone which is currently applied to the site;

Response: Type II Home Occupations are a listed conditional use in the PA-80 zone. This criterion is met.

B. The use meets the specific criteria established in the underlying zone;

Response: As discussed above, the proposal meets the applicable PA-80 criteria for approval. This criterion is met.

C. The characteristics of the site are suitable for the proposed use considering size, shape, location, topography, existence of improvements, and natural features;

Response: The site is relatively flat with existing vegetation, water and wetland resources, and structures and paving. No new development is proposed as a part of this application. The site is of adequate size to accommodate the proposed onsite parking for vendors and employees and there is adequate space for the proposed number of guests. The proposed activities will take place towards the rear of the property, furthest from the residential neighbors along SE 9th Street. Agricultural fields buffer the property from the north, east, and south. For these reasons, the County may find that the characterize of the site is suitable for the proposed use.

D. The site and proposed development is timely, considering the adequacy of transportation systems, public facilities, and services existing or planned for the area affected by the use;

Response: No public facilities, except the use of the roadway, is required for this proposed use. All water and sanitary services are provided onsite via the existing septic system and groundwater well or through portable toilets and handwashing stations. The individual trips for the proposed use include vendors and employees (up to 5 per vent) with guests arriving by the Plaza Parking shuttle. The site and the existing infrastructure are adequate to accommodate the proposed use.

E. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs, or precludes the use of surrounding properties for the primary uses listed in the underlying district;

Response: Applicant identifies the “surrounding area” as ¼ mile from the property boundary, shown in [Attachment 6](#) (Surrounding Lands). The character of the surrounding area includes both residential and agricultural uses. Applicant’s property is located just outside the city limits

with some surrounding properties within the city limits and a large portion of the surrounding area located in PA-80 zoning outside the city limits. The property's underlying zoning is PA-80 but given the proximity to medium density residential within the city limits, Applicant addresses potential impacts to such uses under this criterion in addition to uses in the PA-80 zone.

Traffic will be minimized through the use of the Plaza Parking shuttle and implementation of Applicant's parking and transportation management plan described above. Noise will be monitored and not exceed limits imposed by the Columbia County Noise Control Ordinance (Ordinance No. 91-8, October 16, 1991). Specifically, noise will not exceed 60 dba between 7 am and 10 pm, and will not exceed 50 dba after 10 pm.

F. The proposal satisfies the goals and policies of the Comprehensive Plan which apply to the proposed use;

Response: The Columbia County Comprehensive Plan is implemented through the CCZO. Applicant demonstrates that the proposed use complies with the applicable provisions of the CCZO governing the PA-80 zone and other resource protection provisions. Accordingly, the County may find that the proposal is consistent with this criterion.

G. The proposal will not create any hazardous conditions.

Response: Applicant proposes using existing structures. Applicant is working to confirm that all existing structures proposed for use in this application have valid building permits and all occupancy requirements.

4. CCZO 1507, Home Occupations

1507.2 Type 2: A Type 2 home occupation is reviewed as a Conditional Use by the Planning Commission and may be visible to the neighborhood in which it is located. In addition to the general criteria in Subsection 1507.3, the following criteria shall apply to a Type 2 home occupation:

A. It shall be operated by a resident or employee of a resident of the property on which the business is located.

Response: Applicant lives on the property and will operate the home occupation. This standard is met.

B. It shall employ on the site no more than five full-time or part-time persons.

Response: Applicant acknowledges the limit on employees and confirms that the maximum number of on-site employees will be 5 people, including vendors. This standard can be met.

C. Signs are permitted as per Section 1300 of the CCZO.

Response: Applicant addresses signage requirements above under the CCZO 308.6 above. The CCZO sign requirements can be met.

1507.3 The following criteria shall apply to all home occupations:

A. A home occupation shall be operated substantially in: 1. The dwelling; or 2. Other buildings normally associated with uses permitted in the zone in which the property is located.

Response: The proposed home occupation will occur substantially in the existing barn on the property and to a lesser extent other accessory structures (for pre and post event use). The barn, as evidenced from the photos submitted into the record, has the look and feel of a barn on a farm with wood siding, cement slab floors, wood interior and benches, and the like. The accessory structures are outbuildings used for art/music/writing studio space. Applicant will work with the County to ensure that the use of these buildings complies with building code. See Attachment 7 (Building Permits). The County may find that this criterion is met.

B. A home occupation shall not unreasonably interfere with other uses permitted in the zone in which the property is located.

Response: The proposed home occupation is located in the PA-80 zone. Applicant does not anticipate any unreasonable interference with uses in the PA-80 zone given the limited use of the surrounding lands for such uses. Applicant addresses compatibility with other uses, including the adjacent neighborhood under criteria above. The County may find that this criterion is met.

5. CCZO 1100, Flood Hazard Overlay

The majority of the property is located within the Special Flood Hazard Area – Zone A, as shown on Attachment 3 (Site Plan). This application does not propose any new development and would not result in any physical alteration to the Flood Hazard Area – Zone A. No floodplain development permit is required.

6. CCZO 1170, Riparian Corridors, Wetlands, Water Quality, and Fish and Wildlife Habitat Protection Overlay Zone

Attachment 3 (Site Plan) shows the boundaries for Flood Hazard Area – Zone A and the wetlands located on the property. All structures and improvements are located outside of these boundaries and no activities are proposed within these resource areas. No development is proposed as a part of this application.

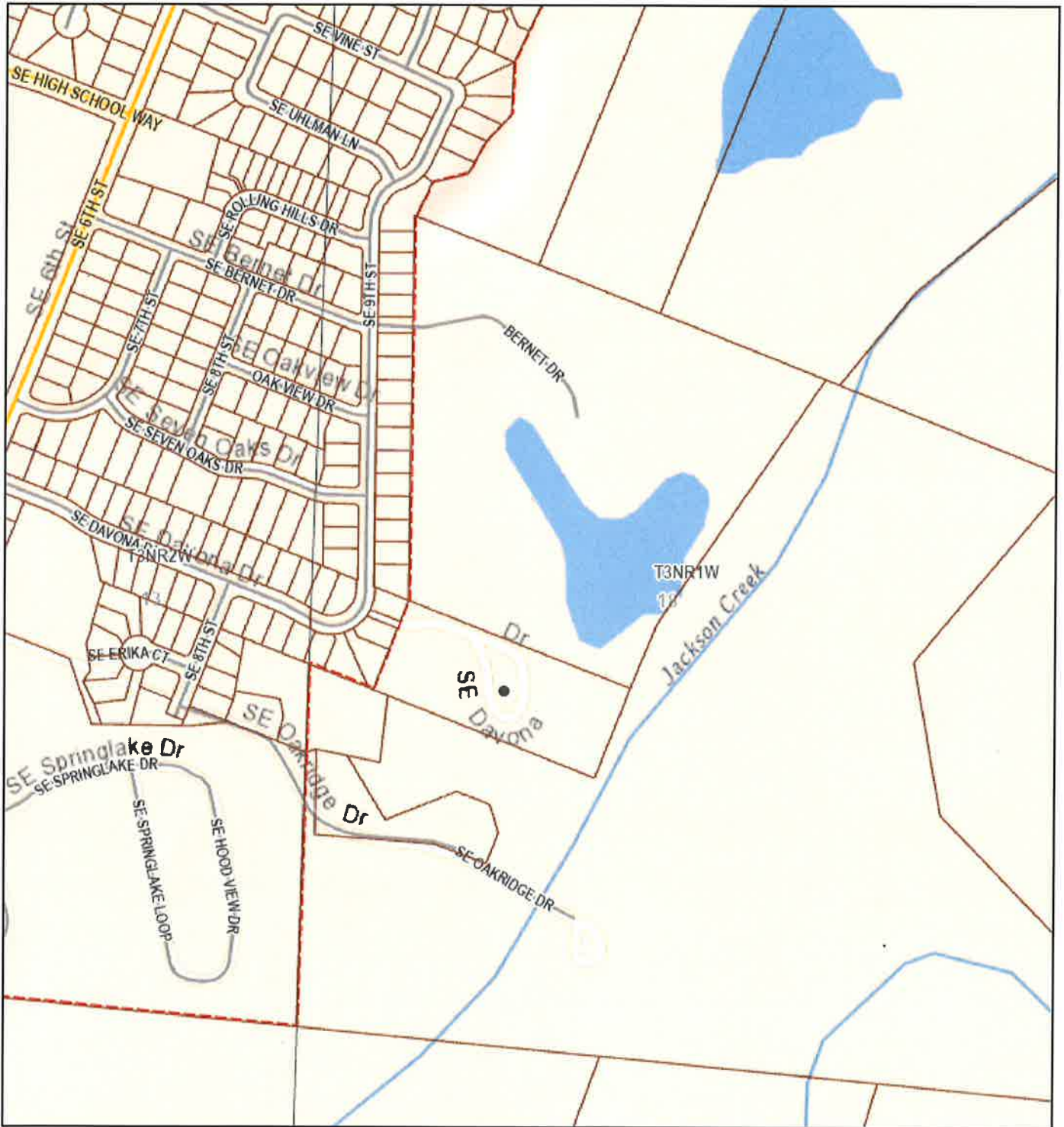
7. CCZO 1400, Off-Street Parking

Applicant proposes 10 onsite parking spaces with 1 ADA parking space for employees and vendors. Onsite parking meets the ADA requirement in CCZO 1415.1. All onsite parking is on paved surface with adequate pedestrian walkways and accessibility to the event areas.

Applicant proposes 41 offsite parking spaces (37 standard, 4 ADA) to accommodate up to 60 guests for the largest of the proposed events. The proposed use is unspecified in CCZO 1400. Applicant used a parking ratio of 2 guests:1 vehicle to calculate the required the offsite parking. Applicant entered into a Shared Parking Agreement with the Plaza Parking landlord granting Applicant legal access to the parking, requiring coordination of parking times, and ensuring proper access. For these reasons, the County may find that the proposal meets the required off-street parking standards, including CCZO 1417 and 1404.

Attachment 1

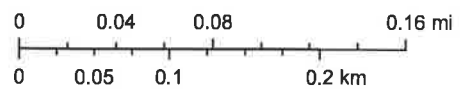
Tax Map



2/5/2024, 8:29:45 AM

1:4,800

-  Taxlots
-  Local Roads
-  Sections
-  Collector & Arterial Roads
-  Township & Range
-  City Limits

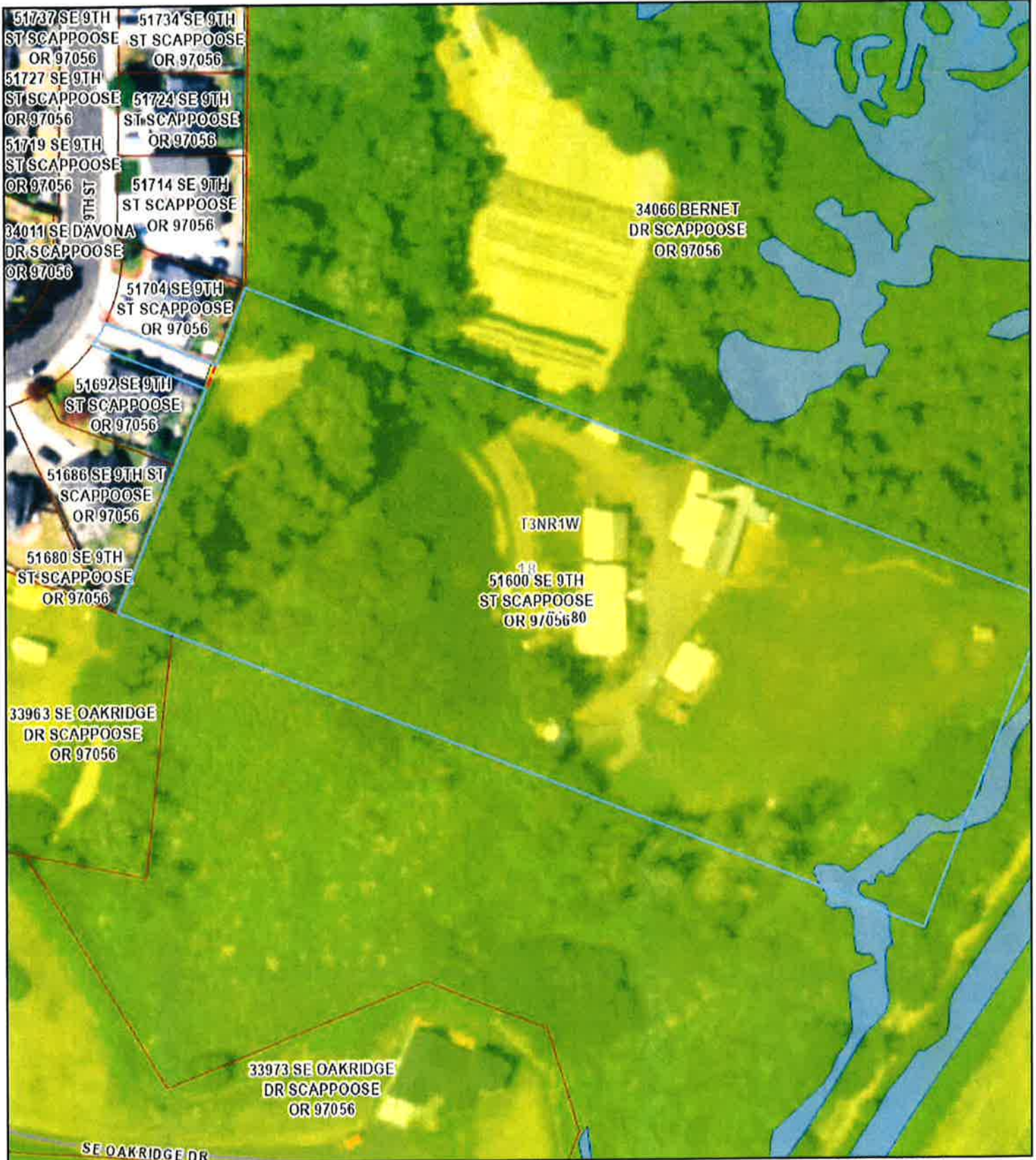


National Geographic, Esri, Garmin, HERE, UNEP-WCMC, USGS, NASA, ESA, METI, NRCAN, GEBCO, NOAA, increment P Corp.

Attachment 2



CU 23-12 Aerial PA-80 Zoning Map

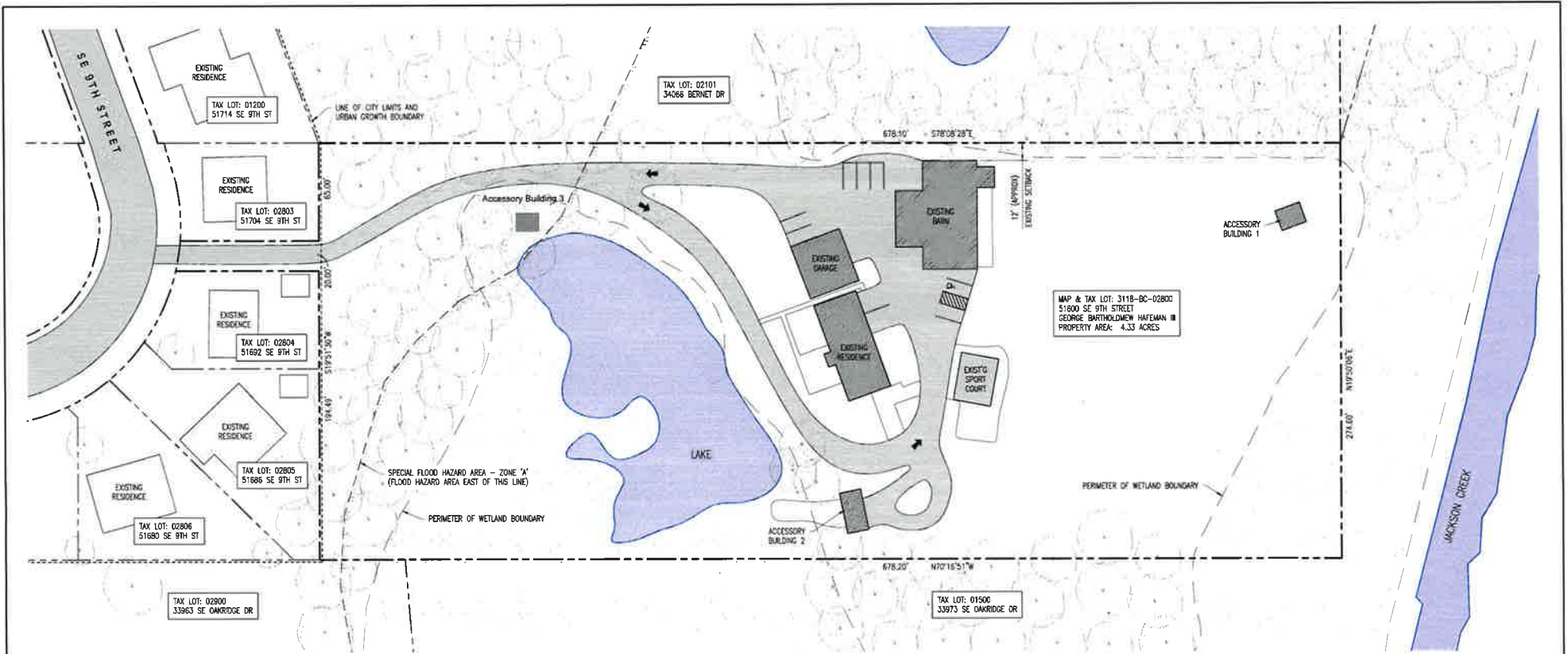


7/19/2023 3:27 PM

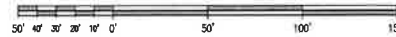
0

Disclaimer: This map was produced using Columbia County GIS data. The GIS data is maintained by the County to support its governmental activities and is subject to change without notice. This map should not be used for survey or engineering purposes. Columbia County assumes no responsibility with regard to the selection, performance or use of information on this map.

Attachment 3



SITE PLAN FOR THE LAKE HOUSE
SCALE: 1" = 30'



DATE: 01/25/2024
REVISED PRINT
VOID ALL PREVIOUS

DATE: 01/21/2023
FOR
REFERENCE
ONLY

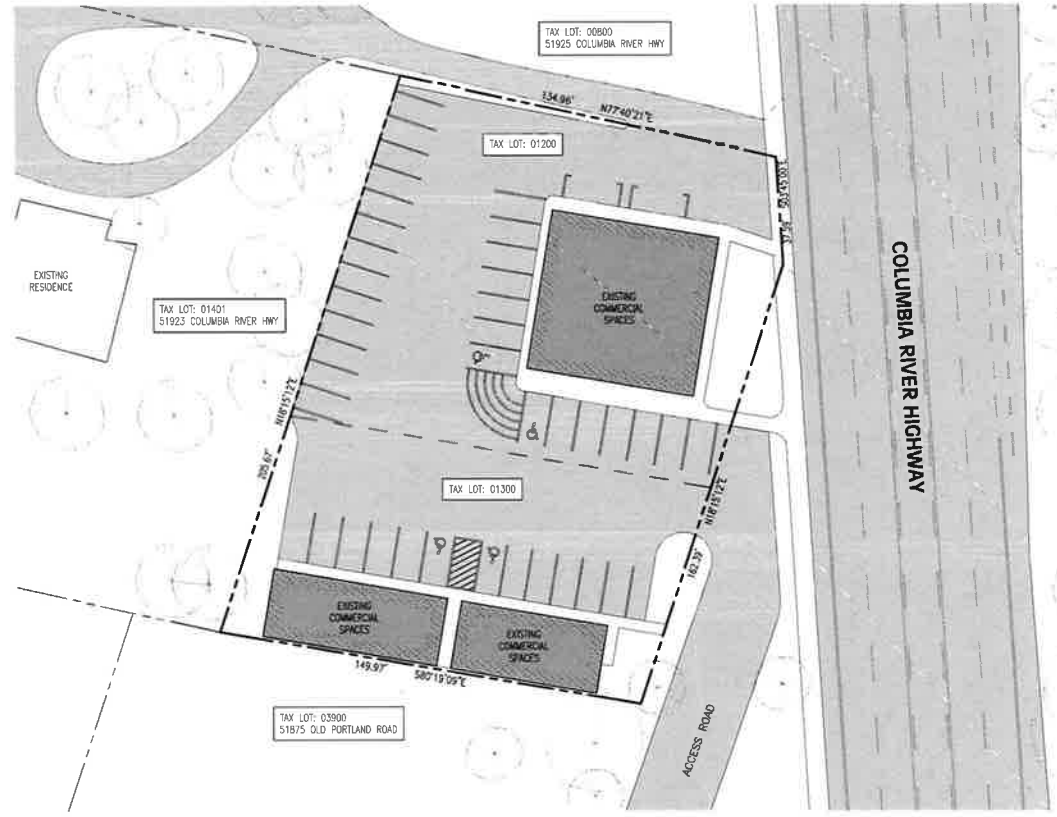
REV.	REVISION BLOCK	DATE
A	ADDRESSED DWT COMMENTS	01/25/2024



SI Helms, Oregon (503) 960-8900	PROJ. NO.: 3566	THE LAKE HOUSE SITE PLAN
	ENC. BY: BMK	THE LAKE HOUSE (HAFEMAN)
	APPR. BY: DAVIS WRIGHT TREMAINE LLP	SHEET
	FILE: D-3566-C-1-A	DATE: 11/21/2023

C-1

Attachment 4



SITE PLAN FOR HAFEMAN PLAZA
SCALE: 1" = 20'



PARKING COUNT FOR HAFEMAN PLAZA	
LOT 1200:	STANDARD: 27 STALLS ACCESSIBLE: 2 STALLS
LOT 1300:	STANDARD: 10 STALLS ACCESSIBLE: 2 STALLS
TOTAL COUNT:	STANDARD: 37 STALLS ACCESSIBLE: 4 STALLS

DATE: 01/25/2024
REVISED PRINT
VOID ALL PREVIOUS

DATE: 01/23/2024
FOR REFERENCE ONLY

REV.	REVISION HISTORY	DATE
A	ADDED/REV'D COMMENTS	01/23/2024



PROJ. NO:	3566	HAFEMAN PLAZA SITE PLAN
OWN. BY:	BMK	THE LAKE HOUSE (HAFEMAN)
ARCH. BY:	DAVIS WRIGHT TREMAINE LLP	
FILE	D-3566-C-1-A	DATE: 01/23/2024

C-2

Shared Parking Agreement

This Shared Parking Agreement is made by and between George B. Hafeman, Jr. (“Landlord”) and George Bartholomew Hafeman III (“Lake House”) as of February __, 2024 (“Effective Date”).

Recitals

- A. Landlord owns and operates a commercial retail plaza (“Plaza”), located at 51913 Columbia Highway, Scappoose Oregon, as shown in Exhibit 1 (“Parking Lot”).
- B. Lake House operates an event venue, located at 51600 SE 9th Street in Scappoose, Oregon.

The parties agree:

1. Use of Parking Lot. Landlord will make the Parking Lot, including 37 standard and 4 accessible parking spaces, available to Lake House for event parking and shuttle operations (“Event Parking”) for up to 35 days per year.
2. Parking Schedule. Lake House will give Landlord at least a 10-day notice of intent to use Parking Lot for Event Parking, including the hours of desired use and number of anticipated guests. Landlord will notify Plaza tenants of Event Parking and ensure adequate spaces are available for Lake House use.
3. Onsite Attendant. Lake House will provide an onsite parking attendant for any Event Parking, with the onsite attendant arriving at least 1 hour before the scheduled event time. The onsite attendant will flag parking for guests and coordinate the shuttle location.
4. Parking Lot Access. Lake House will provide guests with written instructions for how to access the Parking Lot to ensure proper egress and ingress.
5. Term and Termination. This Agreement is valid for one year from the Effective Date and may be extended upon mutual written agreement of the parties.

George B. Hafeman, Jr.



By:

Its:

Date: February 2, 2024

George Bartholomew Hafeman III



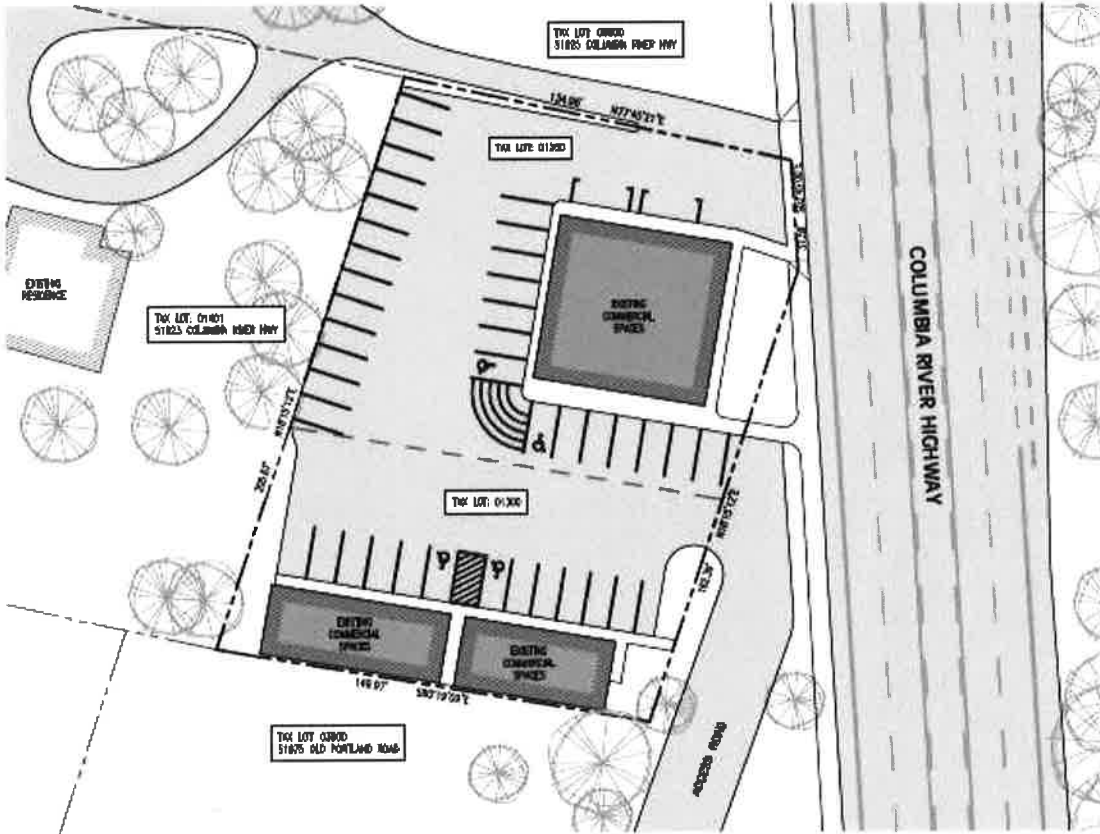
Date:

February 2, 2024

Attachment 5

Exhibit 1

Plaza Parking



SITE PLAN FOR HAFEMAN PLAZA
SCALE 1" = 30'



PARKING COUNT FOR HAFEMAN PLAZA	
LOT 1006	STANDARD 27 STALLS
	ACCESSIBLE 2 STALLS
LOT 1008	STANDARD 16 STALLS
	ACCESSIBLE 2 STALLS
TOTAL COUNT	STANDARD 37 STALLS
	ACCESSIBLE 4 STALLS



OVERALL SHUTTLE ROUTE MAP BETWEEN HAFEMAN PLAZA AND THE LAKE HOUSE

NOT TO SCALE



DATE: 01/25/2023
FOR
REFERENCE
ONLY

REV.	REVISION RECORD	DATE

Lower
Columbia
Engineering
 St. Helens Oregon
503-366-4200

PROJECT NO.	3566	OVERALL SHUTTLE ROUTE MAP
CLIENT	BMK	THE LAKE HOUSE (HAFEMAN)
APPROVED BY	DAVIS WRIGHT TREMAINE LLP	
FILE	D-3566-C-1-A	DATE: 01/25/2023

Attachment 6

ATTACHMENT 6 - SURROUNDING LANDS



Attachment 7



Building Permit

Residential Structural

Permit Number: 192-23-001523-STR

IVR Number: 192018693445

Web Address: www.co.columbia.or.us

Email Address: building@columbiacountyor.gov

Application Date: September 25, 2023

Project: Hafeman, Bart

Permit has not been issued

TYPE OF WORK

Residential Specialty Code Edition: 2021

Category of Construction: Detached Accessory Structure

Type of Work: New

Submitted Job Value: \$10,711.68

Description of Work: Gnome Home #4- Lavender drying area, short term rental/ personal sleeping cabin

JOB SITE INFORMATION

Worksite Address	Parcel	Owner:	HAFEMAN GEORGE BARTHOLOMEW III
51600 SE 9TH ST SCAPPOOSE OR 97056	3118-BC-02800	Address:	51600 SE 9TH ST SCAPPOOSE, OR 97056

LICENSED PROFESSIONAL INFORMATION

None Specified

PENDING INSPECTIONS

Inspection	Inspection Group	Inspection Status
1999 Final Building	Struct Res	Pending

SCHEDULING INSPECTIONS

Various inspections are minimally required on each project and often dependent on the scope of work. Contact the issuing jurisdiction indicated on the permit to determine required inspections for this project.

Schedule or track inspections at www.buildingpermits.oregon.gov

Call or text the word "schedule" to 1-888-299-2821 use IVR number: 192018693445

Schedule using the Oregon ePermitting Inspection App, search "epermitting" in the app store

Permits expire if work is not started within 180 Days of issuance or if work is suspended for 180 Days or longer depending on the issuing agency's policy.

Per R105.7 and R 106.3.1, a copy of the building permit and one set of approved construction documents shall be available for review at the work site.

All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. You may obtain copies of the rules by calling the Center at (503) 232-1987.

All persons or entities performing work under this permit are required to be licensed unless exempted by ORS 701.010 (Structural/Mechanical), ORS 479.540 (Electrical), and ORS 693.010-020 (Plumbing).

PERMIT FEES		
Fee Description	Quantity	Fee Amount
Technology Fee		\$7.88
Structural plan review fee		\$168.75
Structural building permit fee		\$225.00
Structural investigation fee		\$246.00
State of Oregon Surcharge - Bldg (12% of applicable fees)		\$56.52
Planning release	1	\$70.00
Existing system evaluation report	1	\$82.00
Total Fees:		\$856.15

Note: This may not include all the fees required for this project.

**Building Permit****Residential Electrical****Permit Number: 192-23-001523-ELEC-01**

IVR Number: 192026618710

Web Address: www.co.columbia.or.usEmail Address: building@columbiacountyor.gov**Application Date: September 25, 2023****Project:** Hafeman, Bart**Permit has not been issued****TYPE OF WORK****Category of Construction:** None Specified**Type of Work:** None Specified**Submitted Job Value:** \$0.00**Description of Work:** Gnome Home #4- Lavender drying area, short term rental/ personal sleeping cabin**JOB SITE INFORMATION****Worksite Address**51600 SE 9TH ST
SCAPPOOSE OR 97056**Parcel**

3118-BC-02800

Owner:HAFEMAN GEORGE
BARTHOLOMEW III**Address:**51600 SE 9TH ST
SCAPPOOSE, OR 97056**LICENSED PROFESSIONAL INFORMATION**

None Specified

PENDING INSPECTIONS

Inspection	Inspection Group	Inspection Status
4999 Final Electrical	Elec Res	Pending

SCHEDULING INSPECTIONS

Various inspections are minimally required on each project and often dependent on the scope of work. Contact the issuing jurisdiction indicated on the permit to determine required inspections for this project.

Schedule or track inspections at www.buildingpermits.oregon.gov

Call or text the word "schedule" to 1-888-299-2821 use IVR number: 192026618710

Schedule using the Oregon ePermitting Inspection App, search "epermitting" in the app store

Permits expire if work is not started within 180 Days of Issuance or if work is suspended for 180 Days or longer depending on the issuing agency's policy.

Per R105.7 and R 106.3.1, a copy of the building permit and one set of approved construction documents shall be available for review at the work site.

All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. You may obtain copies of the rules by calling the Center at (503) 232-1987.

All persons or entities performing work under this permit are required to be licensed unless exempted by ORS 701.010 (Structural/Mechanical), ORS 479.540 (Electrical), and ORS 693.010-020 (Plumbing).

PERMIT FEES

Fee Description	Quantity	Fee Amount
Branch circuits with service or feeder each circuit	1	\$10.00
Electrical investigation fee		\$246.00
Services 200 amps or less	1	\$249.00
Technology Fee		\$5.18
State of Oregon Surcharge - Elec (12% of applicable fees)		\$60.60
	Total Fees:	\$570.78

Note: This may not include all the fees required for this project.



Building Permit

Residential Structural

Permit Number: 192-23-001519-STR

IVR Number: 192031735501

Web Address: www.co.columbia.or.us

Email Address: building@columbiacountyor.gov

Application Date: September 25, 2023

Project: Hafeman, Bart

Permit has not been issued

TYPE OF WORK

Residential Specialty Code Edition: 2021

Category of Construction: Detached Accessory Structure

Type of Work: New

Submitted Job Value: \$34,262.40

Description of Work: Wild Fern Cottage # 3- Short term rental/ event dressing room

JOB SITE INFORMATION

Worksite Address

51600 SE 9TH ST
 SCAPPOOSE OR 97056

Parcel

3118-BC-02800

Owner:

Address:

HAFEMAN GEORGE
 BARTHOLOMEW III
 51600 SE 9TH ST
 SCAPPOOSE, OR 97056

LICENSED PROFESSIONAL INFORMATION

None Specified

PENDING INSPECTIONS

Inspection	Inspection Group	Inspection Status
1999 Final Building	Struct Res	Pending

SCHEDULING INSPECTIONS

Various inspections are minimally required on each project and often dependent on the scope of work. Contact the issuing jurisdiction indicated on the permit to determine required inspections for this project.

Schedule or track inspections at www.buildingpermits.oregon.gov

Call or text the word "schedule" to 1-888-299-2821 use IVR number: 192031735501

Schedule using the Oregon ePermitting Inspection App, search "epermitting" in the app store

Permits expire if work is not started within 180 Days of issuance or if work is suspended for 180 Days or longer depending on the issuing agency's policy.

Per R105.7 and R 106.3.1, a copy of the building permit and one set of approved construction documents shall be available for review at the work site.

All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. You may obtain copies of the rules by calling the Center at (503) 232-1987.

All persons or entities performing work under this permit are required to be licensed unless exempted by ORS 701.010 (Structural/Mechanical), ORS 479.540 (Electrical), and ORS 693.010-020 (Plumbing).

PERMIT FEES

Fee Description	Quantity	Fee Amount
Technology Fee		\$17.75
Structural plan review fee		\$380.25
Structural building permit fee		\$507.00
Structural investigation fee		\$246.00
State of Oregon Surcharge - Bldg (12% of applicable fees)		\$90.36
Planning release	1	\$70.00
Existing system evaluation report	1	\$82.00
	Total Fees:	\$1,393.36

Note: This may not include all the fees required for this project.



Building Permit

Residential Electrical

Permit Number: 192-23-001519-ELEC-01

IVR Number: 192027703771

Web Address: www.co.columbia.or.us

Email Address: building@columbiacountyor.gov

Application Date: September 25, 2023

Project: Hafeman, Bart

Permit has not been issued

TYPE OF WORK

Category of Construction: None Specified

Type of Work: None Specified

Submitted Job Value: \$0.00

Description of Work: Wild Fern Cottage # 3- Short term rental/ event dressing room

JOB SITE INFORMATION

Worksite Address

51600 SE 9TH ST
 SCAPPOOSE OR 97056

Parcel

3118-BC-02800

Owner:

Address:

HAFEMAN GEORGE
 BARTHOLOMEW III
 51600 SE 9TH ST
 SCAPPOOSE, OR 97056

LICENSED PROFESSIONAL INFORMATION

None Specified

PENDING INSPECTIONS

Inspection	Inspection Group	Inspection Status
4999 Final Electrical	Elec Res	Pending

SCHEDULING INSPECTIONS

Various inspections are minimally required on each project and often dependent on the scope of work. Contact the issuing jurisdiction indicated on the permit to determine required inspections for this project.

Schedule or track inspections at www.buildingpermits.oregon.gov

Call or text the word "schedule" to 1-888-299-2821 use IVR number: 192027703771

Schedule using the Oregon ePermitting Inspection App, search "epermitting" in the app store

Permits expire if work is not started within 180 Days of issuance or if work is suspended for 180 Days or longer depending on the issuing agency's policy.

Per R105.7 and R 106.3.1, a copy of the building permit and one set of approved construction documents shall be available for review at the work site.

All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. You may obtain copies of the rules by calling the Center at (503) 232-1987.

All persons or entities performing work under this permit are required to be licensed unless exempted by ORS 701.010 (Structural/Mechanical), ORS 479.540 (Electrical), and ORS 693.010-020 (Plumbing).

PERMIT FEES

Fee Description	Quantity	Fee Amount
Electrical Investigation fee		\$246.00
Services 200 amps or less	2	\$498.00
Technology Fee		\$9.96
State of Oregon Surcharge - Elec (12% of applicable fees)		\$89.28
	Total Fees:	\$843.24

Note: This may not include all the fees required for this project.



Building Permit

Residential Structural

Permit Number: 192-23-001458-STR

IVR Number: 192042620712

Web Address: www.co.columbia.or.us

Email Address: building@columbiacountyor.gov

Application Date: September 14, 2023

Project: Hafeman, Bart

Permit has not been issued

TYPE OF WORK

Residential Specialty Code Edition: 2021

Category of Construction: Detached Accessory Structure

Type of Work: New

Submitted Job Value: \$48,202.56

Description of Work: Rustic Cabin #2- short term rental/ event dressing room

JOB SITE INFORMATION

Worksite Address

51600 SE 9TH ST
SCAPPOOSE OR 97056

Parcel

3118-BC-02800

Owner:

HAFEMAN GEORGE
BARTHOLOMEW III

Address:

51600 SE 9TH ST
SCAPPOOSE, OR 97056

LICENSED PROFESSIONAL INFORMATION

None Specified

PENDING INSPECTIONS

Inspection	Inspection Group	Inspection Status
1999 Final Building	Struct Res	Pending

SCHEDULING INSPECTIONS

Various inspections are minimally required on each project and often dependent on the scope of work. Contact the issuing jurisdiction indicated on the permit to determine required inspections for this project.

Schedule or track inspections at www.buildingpermits.oregon.gov

Call or text the word "schedule" to 1-888-299-2821 use IVR number: 192042620712

Schedule using the Oregon ePermitting Inspection App, search "epermitting" in the app store

Permits expire if work is not started within 180 Days of issuance or if work is suspended for 180 Days or longer depending on the issuing agency's policy.

Per R105.7 and R 106.3.1, a copy of the building permit and one set of approved construction documents shall be available for review at the work site.

All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. You may obtain copies of the rules by calling the Center at (503) 232-1987.

All persons or entities performing work under this permit are required to be licensed unless exempted by ORS 701.010 (Structural/Mechanical), ORS 479.540 (Electrical), and ORS 693.010-020 (Plumbing).

PERMIT FEES		
Fee Description	Quantity	Fee Amount
Technology Fee		\$22.65
Structural plan review fee		\$485.25
Structural investigation fee		\$246.00
Structural building permit fee		\$647.00
State of Oregon Surcharge - Bldg (12% of applicable fees)		\$107.16
Planning release	1	\$70.00
Existing system evaluation report	1	\$82.00
Total Fees:		\$1,660.06

Note: This may not include all the fees required for this project.



Building Permit

Residential Plumbing

Permit Number: 192-23-001458-PLM-01

IVR Number: 192033829079

Web Address: www.co.columbia.or.us

Email Address: building@columbiacountyor.gov

Application Date: September 14, 2023

Project: Hafeman, Bart

Permit has not been issued

TYPE OF WORK

Category of Construction: None Specified

Type of Work: None Specified

Submitted Job Value: \$0.00

Description of Work: Bathroom in Rustic Cabin #2

JOB SITE INFORMATION

Worksite Address

51600 SE 9TH ST
SCAPPOOSE OR 97056

Parcel

3118-BC-02800

Owner:

HAFEMAN GEORGE
BARTHOLOMEW III

Address:

51600 SE 9TH ST
SCAPPOOSE, OR 97056

LICENSED PROFESSIONAL INFORMATION

None Specified

PENDING INSPECTIONS

Inspection

3999 Final Plumbing

Inspection Group

Plumb Res

Inspection Status

Pending

SCHEDULING INSPECTIONS

Various inspections are minimally required on each project and often dependent on the scope of work. Contact the issuing jurisdiction indicated on the permit to determine required inspections for this project.

Schedule or track inspections at www.buildingpermits.oregon.gov

Call or text the word "schedule" to 1-888-299-2821 use IVR number: 192033829079

Schedule using the Oregon ePermitting Inspection App, search "epermitting" in the app store

Permits expire if work is not started within 180 Days of issuance or if work is suspended for 180 Days or longer depending on the issuing agency's policy.

Per R105.7 and R 106.3.1, a copy of the building permit and one set of approved construction documents shall be available for review at the work site.

All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. You may obtain copies of the rules by calling the Center at (503) 232-1987.

All persons or entities performing work under this permit are required to be licensed unless exempted by ORS 701.010 (Structural/Mechanical), ORS 479.540 (Electrical), and ORS 693.010-020 (Plumbing).

PERMIT FEES

Fee Description	Quantity	Fee Amount
Technology Fee		\$8.98
Plumbing investigation fee		\$246.00
Single Family Residence - Baths	1	\$449.00
State of Oregon Surcharge -Plumb (12% of applicable fees)		\$83.40
Total Fees:		\$787.38

Note: This may not include all the fees required for this project.



Building Permit

Residential Mechanical

Permit Number: 192-23-001458-MECH-01

IVR Number: 192042320096

Web Address: www.co.columbia.or.us

Email Address: building@columbiacountyor.gov

Application Date: September 14, 2023

Project: Hafeman, Bart

Permit has not been issued

TYPE OF WORK

Category of Construction: None Specified

Type of Work: None Specified

Submitted Job Value: \$0.00

Description of Work: Rustic Cabin #2- short term rental/ event dressing room

JOB SITE INFORMATION

Worksite Address

51600 SE 9TH ST
SCAPPOOSE OR 97056

Parcel

3118-BC-02800

Owner:

HAFEMAN GEORGE
BARTHOLOMEW III

Address:

51600 SE 9TH ST
SCAPPOOSE, OR 97056

LICENSED PROFESSIONAL INFORMATION

None Specified

PENDING INSPECTIONS

Inspection

2999 Final Mechanical

Inspection Group

Mech Res

Inspection Status

Pending

SCHEDULING INSPECTIONS

Various inspections are minimally required on each project and often dependent on the scope of work. Contact the issuing jurisdiction indicated on the permit to determine required inspections for this project.

Schedule or track inspections at www.buildingpermits.oregon.gov

Call or text the word "schedule" to 1-888-299-2821 use IVR number: 192042320096

Schedule using the Oregon ePermitting Inspection App, search "epermitting" in the app store

Permits expire if work is not started within 180 Days of issuance or if work is suspended for 180 Days or longer depending on the issuing agency's policy.

Per R105.7 and R 106.3.1, a copy of the building permit and one set of approved construction documents shall be available for review at the work site.

All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. You may obtain copies of the rules by calling the Center at (503) 232-1987.

All persons or entities performing work under this permit are required to be licensed unless exempted by ORS 701.010 (Structural/Mechanical), ORS 479.540 (Electrical), and ORS 693.010-020 (Plumbing).

PERMIT FEES		
-------------	--	--

Fee Description	Quantity	Fee Amount
Technology Fee		\$2.46
Balance of minimum permit fees - mechanical		\$95.00
Mechanical investigation fee		\$246.00
Other heating/cooling	1	\$14.00
Ventilation fan connected to single duct	1	\$14.00
State of Oregon Surcharge - Mech (12% of applicable fees)		\$44.28
	Total Fees:	\$415.74

Note: This may not include all the fees required for this project.

**Building Permit****Residential Electrical****Permit Number: 192-23-001458-ELEC-01**

IVR Number: 192055335084

Web Address: www.co.columbia.or.usEmail Address: building@columbiacountyor.gov**Application Date: September 14, 2023****Project: Hafeman, Bart****Permit has not been issued****TYPE OF WORK****Category of Construction:** None Specified**Type of Work:** None Specified**Submitted Job Value:** \$0.00**Description of Work:** Rustic Cabin # 2- electrical for short term rental/ event dressing room**JOB SITE INFORMATION****Worksite Address**51600 SE 9TH ST
SCAPPOOSE OR 97056**Parcel**

3118-BC-02800

Owner:HAFEMAN GEORGE
BARTHOLOMEW III**Address:**51600 SE 9TH ST
SCAPPOOSE, OR 97056**LICENSED PROFESSIONAL INFORMATION**

None Specified

PENDING INSPECTIONS**Inspection**

4999 Final Electrical

Inspection Group

Elec Res

Inspection Status

Pending

SCHEDULING INSPECTIONS

Various inspections are minimally required on each project and often dependent on the scope of work. Contact the issuing jurisdiction indicated on the permit to determine required inspections for this project.

Schedule or track inspections at www.buildingpermits.oregon.gov

Call or text the word "schedule" to 1-888-299-2821 use IVR number: 192055335084

Schedule using the Oregon ePermitting Inspection App, search "epermitting" in the app store

Permits expire if work is not started within 180 Days of issuance or if work is suspended for 180 Days or longer depending on the issuing agency's policy.

Per R105.7 and R 106.3.1, a copy of the building permit and one set of approved construction documents shall be available for review at the work site.

All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. Granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.

ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952-001-0010 through OAR 952-001-0090. You may obtain copies of the rules by calling the Center at (503) 232-1987.

All persons or entities performing work under this permit are required to be licensed unless exempted by ORS 701.010 (Structural/Mechanical), ORS 479.540 (Electrical), and ORS 693.010-020 (Plumbing).

PERMIT FEES

Fee Description	Quantity	Fee Amount
Electrical Investigation fee		\$246.00
Services 200 amps or less	2	\$498.00
Technology Fee		\$9.96
State of Oregon Surcharge - Elec (12% of applicable fees)		\$89.28
	Total Fees:	\$843.24

Note: This may not include all the fees required for this project.