

Jack Niedermeyer

From: Miguel Bautista - SFRD <mbautista@scappoosefire.gov>
Sent: Monday, March 10, 2025 5:30 PM
To: Planning Department.UserGroup
Cc: Charissa McGinn; Jeff Pricher - SFRD; Karleigh Booth - SFRD
Subject: FSAR 57269 Walker RD Scappoose OR SFRD Comments
Attachments: FSAR 57269 Walker RD Scappoose OR SFRD Comments.pdf

Follow Up Flag: Follow up
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Also, do NOT scan any 'QR' codes in this email.

Hello,

Please see the attached fire service agency review for 57269 Walker RD Scappoose, OR. Temporary access has been granted with re-inspection prior to occupancy. Please see attached forms.

Thank you,

Please note that Scappoose Fire is transitioning to a new email domain: @scappoosefire.gov. My email address will now have this updated domain, though the rest of the address will remain the same.

Please update your records accordingly to ensure our communication remains uninterrupted.

Miguel Bautista, PhD (He/Him)
Division Chief of Prevention & Training
Rope Rescue Program Coordinator
Scappoose Rural Fire Protection District
52751 Columbia River Highway
P.O. BOX 625
Scappoose, Oregon 97056
Phone: 503-543-5026
FAX: 503-543-2670
Email: mbautista@scappoosefire.gov
Website: <http://www.srfd.us>





Columbia County Land Development Services

230 Strand, St. Helens, OR 97051
Phone: 503-397-1501 Inspection Request: 1-888-299-2821

#32
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2/20/25
MB

FIRE SERVICE AGENCY REVIEW

TO THE APPLICANT: Take this form to the Structural Fire Service Provider * that serves your property along with the following (please check off items below):

- A site plan drawn to scale showing the subject property, its improvements, location of fire hydrants and driveway information;
- A floor plan of the proposed development; and
- A fire flow report from your water purveyor (if applicable)

After the fire official signs this form, include it with your building permit application material. See Fire Code Application Guide for fire-related access standards and fire flow information.

**If your property is not served by a structural fire service provider, your project is to be reviewed by the appropriate building official serving your property.*

The structural Service Providers in Columbia County are: Clatskanie Fire District, Columbia River Fire & Rescue, Mist-Birkenfeld Fire District, Scappoose Fire District and Vernonia Fire District.

Address of Site: 57209 Walker Rd Scappoose, OR 97054

Map & Tax Lot or Tax account number: 4216-W-02801

Description of Proposed Use: New family dwelling

Total Square Footage of Building (including roof projections & eaves): 1952

Applicant Name: Charissa Thornley Phone: 360-841-2040

Mailing Address: 1895 Belmont Loop

City: Woodland State: WA Zip Code: 99079 Email: cmcginn@odairhomes.com

STRUCTURAL FIRE SERVICE AGENCY REVIEW

Fire Agency completing this form: SRFD Date of Review: 3/4/2025

Please check applicable box:

- The subject property is located within our service boundaries or is under contract.
- The subject property is outside of our service boundaries and will not be providing fire protection services via contract. (Additional review is not needed.)

**** Access Review by Structural Fire Service Agency Providing Service ****

- The proposed development is in compliance with the fire apparatus access standards of the Oregon Fire Code standards as implemented by our agency.
- The following access improvements must be completed prior to issuance of the Certificate of Occupancy.
- See Attached Driveway Form

See attached letter

- The proposed development is **not** in compliance with the adopted Fire Service Agency's access standards.
- The proposed building/structure is required to have a fire sprinkler system installed in compliance with Section 903.3.1.3 (NFPA 13D) of the Oregon Fire Code.

Fire Official: Please sign or stamp the presented Site plan & floor plan and attach it to this form.

Division Chief

Signature & Title of Fire Official

STRUCTURAL FIRE SERVICE AGENCY REVIEW, CONTINUED.

**** Fire Flow by Structural Fire Service Agency Providing Service ****

FIRE SERVICE AGENCY-PLEASE CHECK APPROPRIATE BOX BELOW

- The structure, building or addition is exempt from the fire flow standards of the OFC B-105.2.
- The proposed non-commercial structure is less than 3600 sq. ft. (including all levels and the horizontal projections of the roof) and there is 1000 gallons per minute of fire-flow available at 20 psi from public water lines. No mitigation measures are necessary.
- The proposed non-commercial structure is more than 3600 sq. ft. (including all levels and the horizontal projections of the roof) and the fire-flow & flow duration at 20 psi is available from public water lines or private well or static water source and is in compliance with minimums specified in Appendix B, Table B105.2 of the Oregon Fire Code. No mitigation measures are necessary.
- The existing fire-flow & flow duration available from public water lines, private well or static water source is not adequate to serve the proposed non-commercial structure in compliance with Appendix B of the Oregon Fire Code. The following mitigation measures are necessary * and must be installed prior to occupancy or use of the structure.
 - A monitored fire alarm must be installed
 - A class A or non-combustible roof materials must be installed.
 - Defensible space of 30 feet around the structure/building/addition.
 - Defensible space of 100 feet around the structure/building/addition due to slopes greater than 20%.
 - A fire sprinkler system meeting Section 903.3.1.3 (NFPA 13D) of the Oregon Fire Code shall be installed.
 - Other: _____

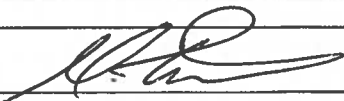
*The above required structural features are required by the Oregon Fire Code and shall be shown clearly on all building plans.

918-480-0125 Uniform Alternate Construction Standards for One and Two Family Dwellings (attached).

A building official shall give consideration to advice of the State Fire Marshal or local fire official that does not conflict with this rule, but shall retain the authority to make final decisions. Decisions to consider a Uniform Alternate Construction Standard and the selection of one or more Uniform Alternate Construction Standards by a building official are final. Prepare and sign a letter for a Alternate Construction Standard to submit with your building plans for consideration to the Building Official prior to permit issuance and after Fire Official determination.

Commercial / Industrial Buildings & Uses.

- The minimum fire flow and flow duration is available from public water lines or private well as Specified in Appendix B, Table B105.2. No mitigation measures are required.
- The minimum fire flow & flow duration is not available from public water lines or private well As specified in Appendix B, Table B105.2. The following mitigation measures are required:



Division Chief
Signature & Title of Fire Official

To the Fire Official:

- o Land Use Planning has determined that the proposed building will qualify as an Exempt Farm Structure and the property owner has indicated that the building will be used solely for farm purposes and they intend on using the provision under ORS 455.315 and will not be obtaining a building permit for its construction.

Columbia County Land Use Planning

918-480-0125

Uniform Alternate Construction Standard for One and Two Family Dwellings

(1) For lots of record created on or after July 2, 2001, if the building official intends to allow one or more of the Uniform Alternate Construction Standards at the time of building permit application, triggered by fire official determinations of inadequate apparatus access or water supply, the building official must:

(a) Provide at least a general notification of the intent to allow such Uniform Alternate Construction Standards; and

(b) Provide such notification in conjunction with the approval of a land use application under ORS 197.522.

(2) The building official, acting in conformance with these rules, may choose to apply one or more Uniform Alternate Construction Standards after a determination by a fire official with authority over water supply and apparatus access, that the water supply, apparatus access, or both are inadequate at a site. A building official shall give consideration to advice of the State Fire Marshal or local fire official that does not conflict with this rule, but shall retain the authority to make final decisions. Decisions to consider a Uniform Alternate Construction Standard and the selection of one or more Uniform Alternate Construction Standards by a building official are final.

(3) A Uniform Alternate Construction Standard is not a Statewide Alternate Method.

(4) Uniform Alternate Construction Standards for One and Two Family Dwellings. Uniform Alternate Construction Standards are limited to one or more of the following fire suppression and fire containment components:

(a) Installation of an NFPA Standard 13D fire suppression system;

(b) Installation of additional layers of 5/8 inch, Type-X gypsum wallboard;

(c) Installation of fire-resistive compartmentalization of dwellings to limit the spread of fire by use of fire-resistant building elements, components or assemblies. Fire-resistance ratings shall be determined in accordance with the **Oregon Structural Specialty Code**;

(d) Installation of fire-resistive exterior wall covering and roofing components; or

(e) Provide fire separation containment in accordance with the default standards as set forth in the Wildland-Urban Interface rules adopted by the Oregon Department of Forestry (see OAR 629-044-1060).

(5) When unique site conditions exist on a lot or when installation of a full NFPA Standard 13D fire

suppression system is impractical due to substantially increased local system development charges, a building official may accept installation of a partial NFPA Standard 13D fire suppression system in conjunction with one or more of the Uniform Alternate Construction Standards listed in subsections (4)(b) through (e) of this rule.

Stat. Auth.: ORS 455.610

Stat. Implemented: ORS 455.610

Hist.: BCD 7-2016(Temp), f. & cert. ef. 6-28-16 thru 12-24-16

COLUMBIA COUNTY FIRE SERVICES
Residential Driveway Pre-Inspection Check Sheet
 (Applicant or Property Owner to Complete)

Owner Name Jerad May Phone (971) 460-5049 Email jeradmayer024@gmail.com

Property Address 57269 Walker Rd OR Tax Map Number _____

Applicant Chanssa Thornley Phone (360) 841-2040 Email Cmcginn@adairhomes.com
 (If other than the Property owner)

Total Square Footage of Structure (Including all areas under the roof NFPA 1142) 1952

YES NO UNK

- | | | | |
|--------------------------|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | All paperwork identified below has been submitted to the county. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Driveway standards were obtained by (Location or Name of Official)? _____ |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | A Plot Plan is attached depicting driveway lengths & location in relation to the structure. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is there an existing driveway that is being used? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is this a new driveway? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the grade within the applicable standard (< 12% or up to 15% for < 200 feet)? OFC 503.2.7, D103.2 |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Does the driveway serve more than one home? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is there a bridge or culvert that is part of the driveway? (If yes, an inspection plan and signage is required) |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | For your bridge or culvert; are plans submitted by a design professional? OFC 503.2.6 |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Can the driveway sustain a vehicle load of 60,000 pounds? OFC D102.1 |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is your access road subject to runoff damage (Water)? OFC D103.3.1 |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the driveway more than 150 feet in length? (Circle one) Is the roadway gravel or paved? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Has an emergency vehicle turnaround been installed or identified on the plan? OFC 503.2.5 & D103.4 |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the driveway more than 400 feet? |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | If so, are turnouts installed or depicted on the plot plan (20' wide by 40' long)? County Ordinance |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the roadway 12 feet wide with 4 feet of clearance on each side (20 feet total clearance)? OFC 503.2.1 |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the vertical clearance on all points of the road not less than 13 feet 6 inches? OFC 503.2.1 |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Does the angle of approach and departure meet the requirements of your fire agency? OFC 503.2.8 |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Is the address posted on the building or access road today? OFC 505 |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Will there be a locked gate to access this property? OFC 503.4, 503.6, 506 & D103.5 |

NOTES: _____

Fire Department Official Receiving Form: Miguel Bautista Date: 2/20/2025
 Form FM-D2

**Columbia County
Fire Service Road Improvement Inspection
For Roads over 150 feet in Length**

Owner Name Jerad May Phone (971) 460-5049 Email jeradmayer24@gmail.com
 Property Address 57209 Walker Rd OR Tax Map Number _____
 Applicant Charissa Thornley Phone (360) 841-2410 Email cmcginn@clairhous.com
 (If other than the Property owner)

FIRE SERVICE PERSONNEL AND DRIVEWAY INSPECTORS TO COMPLETE BELOW THIS LINE ONLY

YES NO N/A

- All paperwork identified and complete.
- Is the grade within the applicable standard (Less than 12 % or up to 15% for less than 200 feet)? *OFC 503.2.7 & D103.2* 14% - 15%
- Is paving required for this driveway? *County Ordinance*
- Is the driveway over 17%? If so an NFPA 13D system is required. *County Ordinance, OFC 503.2.7 & D103.2*
- If the driveway serve more than one home are address signs posted at the driveway and the house? *County Ordinance*
- If there is a bridge or culvert, Has the weight limit been posted? *OFC 503.2.6*
- Is the roadway subject to runoff? If so, has drainage been mitigated? *OFC D103.3.1*
- Is the driveway more than 400 feet?
- If so, are turnouts installed (20' wide by 40' long)? *County Ordinance*
- Has an emergency vehicle turnaround been installed or identified? *OFC 503.2.5 & D103.4*
- Is the roadway 12 feet wide with 4 feet of clearance on each side (20 feet total clearance)? *County Ordinance & OFC 503.2.1*
- Is the address posted on the building and access road? *OFC 505*
- If there is a locked access is a fire department approved lock or access been installed? *OFC 503.4, 503.6, 506 & D103.5*
- Is the angle of departure or approach within limits? *OFC 503.2.8*
- Is the vertical clearance at 13' 6"? *OFC 503.2.1*
- All turning radius greater than 45 feet on corners & curves of more than 30 degrees? (Gravel required full 20' width) *OFC D103.3*
- If there is a bridge, are the weight limitations posted on the entrance side? *County Ordinance OFC 503.2.6*

Comments and required Improvements: See attached letter

First Inspection Fire Official: [Signature] Date: 3/4/25 Agency: SRFD
 Re-Inspection Fire Official: _____ Date: _____ Agency: _____
 Final Inspection Fire Official: _____ Date: _____ Agency: _____

- Improvement needed, access not granted
- Temporary Access Granted with re-inspection prior to occupancy
- The roadway improvements meet the access for fire service equipment.

LEGEND

PROPERTY LINE	S/L
SETBACK LINE	(M)
EASEMENT	W/L
CONTOUR LINE	UGP
CENTER LINE OF ROAD	OHP
ROOF LINE	X
SEWER/SEPTIC LINE (S/L)	
WELL	
WATER LINE (W/L)	
UG POWER (UGP)	
OH POWER (OHP)	
ELEVATIONS	



ADAIR HOMES
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SITE PLAN DRAFTED BY:



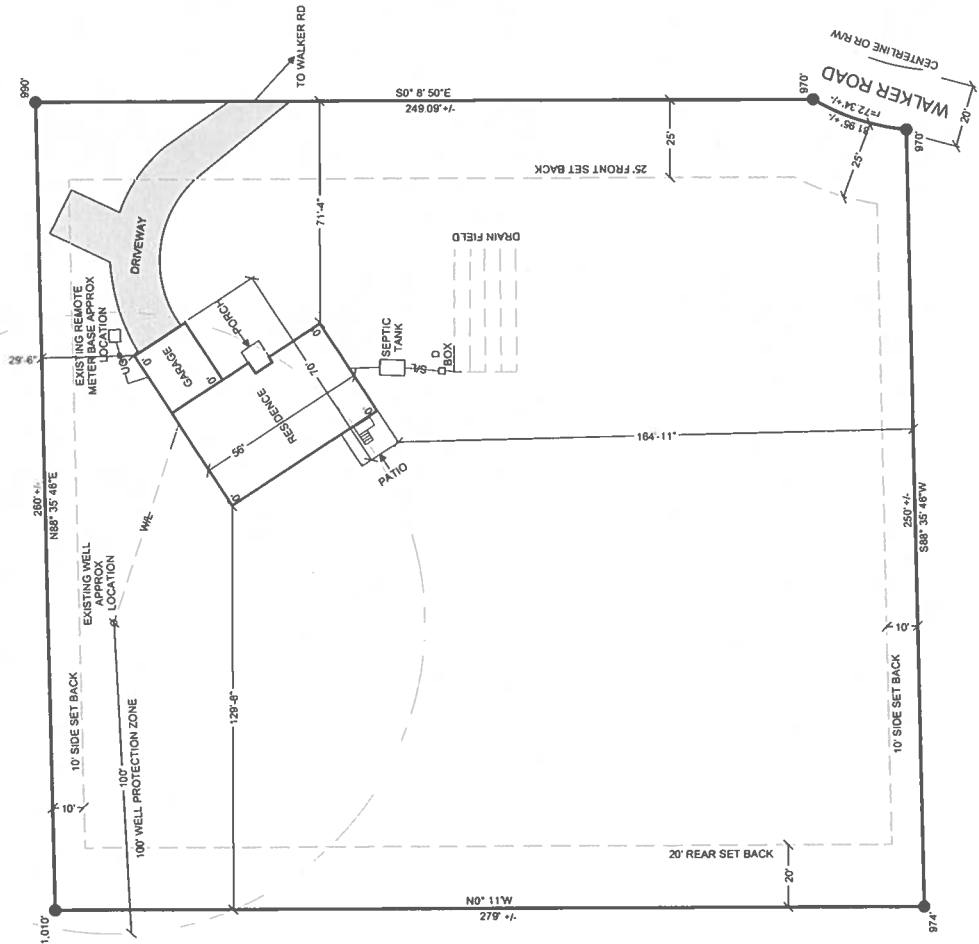
**EVERGREEN
SITE PLANS**

360-521-6272

ADDRESS:	57269 WALKER RD
CITY, STATE:	SCAPOOSE, OR
TAX LOT:	4216-00-02801
TOWNSHIP/SECTION/RANGE:	4N-16-2W
SCALE:	1"=40'
DATE:	9/10/2024



MAY RESIDENCE SITE PLAN



TRENCHING LENGTHS:
ELECTRICAL APPROX. 20'
WATER APPROX. 70'
SANITARY APPROX. 265'

APPROVED: _____
OFFICER, ADAIR HOMES

OWNER _____
DATE _____

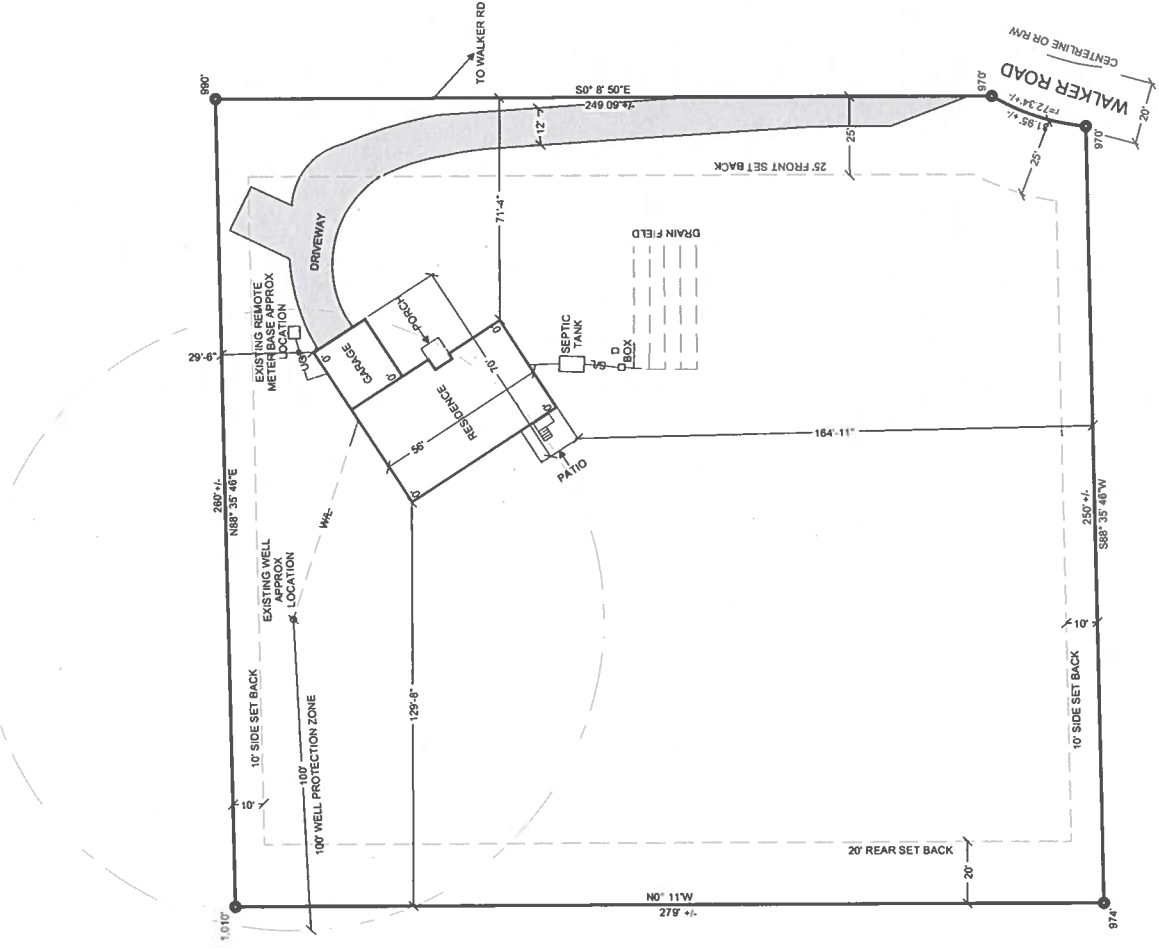
DISCLAIMER:
THE CUSTOMER MUST APPROVE THE SITE PLAN AND
PLACEMENT OF THE HOME ON CUSTOMER'S PROPERTY PRIOR
TO COMMENCEMENT OF WORK. ADAIR WILL PLACE STAKES
ACCORDING TO THE JURISDICTION APPROVED PLOT PLAN AND
VALIDATE PLACEMENT WITH A SURVEY OR HUB AND TACK
WHICH WILL CONFIRM REQUIRED SETBACKS AND EASEMENTS.
DIMENSIONS FOR HOME PLACEMENT ARE ESTIMATED BASED ON
PARCEL DIMENSIONS AVAILABLE AT THE TIME OF HOME ORDER
AND ARE SUBJECT TO CHANGE.

RECEIVED
2/17/25

TRENCHING LENGTHS:
ELECTRICAL APPROX: 20'
WATER APPROX: 70'
SANITARY APPROX: 265'

APPROVED: _____
OWNER _____
DATE _____
OFFICER, ADAIR HOMES _____

DISCLAIMER:
THE CUSTOMER MUST APPROVE THE SITE PLAN AND
PLACEMENT OF THE HOME ON CUSTOMER'S PROPERTY PRIOR
TO COMMENCEMENT OF WORK. ADAIR WILL PLACE STAKES
ACCORDING TO THE JURISDICTION APPROVED PLOT PLAN AND
VALIDATE PLACEMENT WITH A SURVEY OR HUB AND TACK
WHICH WILL CONFIRM REQUIRED SETBACKS AND EASEMENTS.
DIMENSIONS FOR HOME PLACEMENT ARE ESTIMATED BASED ON
PARCEL DIMENSIONS AVAILABLE AT THE TIME OF HOME ORDER
AND ARE SUBJECT TO CHANGE.



MAY RESIDENCE
SITE PLAN

LEGEND

PROPERTY LINE	---
SETBACK LINE	- - - -
EASEMENT	
CONTOUR LINE	~ ~ ~
CENTER LINE OF ROAD	—+—
ROOF LINE	▭
SEWER/SEPTIC LINE (S/L)	—S/L—
WELL	⊙
WATER LINE (W/L)	—W/L—
UG POWER (UGP)	—UGP—
OH POWER (OHP)	—OHP—
ELEVATIONS	X

ADAIR HOMES
© Copyright 2024

SITE PLAN DRAFTED BY:



**EVERGREEN
SITE PLANS**

360-521-6272

ADDRESS:	57269 WALKER RD
CITY, STATE:	SCAPPOOSE, OR
TAX LOT:	4216-00-02801
TOWNSHIP/SECTION/RANGE:	4N-16-2W
SCALE:	1"=40'
DATE:	2/22/2025



Fire Service Agency Review

Site Address: 57269 Walker Road Scappoose, OR 97056

Map & Tax Lot: 4216-00-02801

Description of Proposed Use: Residential dwelling

Applicant Name(s): Charissa Thornley

Phone Number: 360-841-2040

Mailing Address: 1895 Belmont Loop Woodland, WA 98674

Email: cmcginn@adairhomes.com

Hello Ms. Thornley,

This document serves as notice that an initial inspection was conducted at your property, 57049 Walker RD Scappoose, OR 97056. After the inspection, we are able to grant **temporary access with re-inspection prior to occupancy with the following conditions needing to be met. Any changes to the original site plan shall be approved by the fire official.**

1. **A fire official approved fire apparatus turn around must be installed on the property.**

Turnarounds, cul-de-sacs, and other turnaround configurations shall be provided as required by the Oregon Fire Code 503.2 and Appendix D, and meet the following conditions (refer to diagrams page 6 of the Columbia County Fire Services Fire Apparatus Access Roads & Driveways Standard):

A. Maintain unobstructed clearance for bumper overhang on right-of- ways.

B. Curb height not to exceed 6 inches.

C. No-parking areas shall be designated by the Fire Code Official and comply with the manual of Uniform Traffic Control Devices, 2001 Edition. If curbs are not present "No Parking" signs shall be used.

D. "No Parking - Fire Lane" sign locations will be determined by the Fire Code Official and comply with the manual of Uniform Traffic Control Devices, 2001 Edition.

E. The structural section of the road shall be designed to support 75,000 pounds of vehicle weight, 12,500 pounds wheel load. Written verification of compliance by an Oregon Registered Engineer may be required.

F. Drainage shall be required to prevent ponding.

G. The area of the turnarounds shall be permanently maintained, kept clear and unobstructed at all times. Signage may be required.

H. The creation of the turnarounds shown in this interpretation at any specific site must be approved by the Fire Code Official, an Oregon Registered Professional Engineer and the Planning Department on apparatus access roads. On driveways the Fire Code Official shall approve all proposed turnarounds.

2. Address signs need to be posted on driveway access from Walker RD, at driveway split and the on the new home.

Driveways shall be marked with the residence's address unless the residence or building is in such a position as to be plainly visible from the roadway. The residence or building address must be legible from the street or road fronting the property. Letters or numbers should be a minimum of three inches in height and constructed of reflectorized material or as required by the Columbia County Addressing Ordinance, see OFC 503.3.

3. Clear 13' 6" vertical clearance.

All fire apparatus access roads shall be at least 20 feet width of firm, uniform all-weather surface capable of supporting gross vehicle weights of 75,000 pounds and minimum wheel load of 12,500 pounds, a minimum curve radius of 45 feet and have a clear height of 13 feet, 6 inches and be maintained clear of debris/obstructions, see OFC 503.2.1 to 503.2.7 and Appendix D.

4. Driveway shall meet the requirements of the Columbia County Fire Services Fire Apparatus Access Roads & Driveway Standard (Section 5.3 A of the Columbia County Fire Services Fire Apparatus Access Roads & Driveways Standard)

Driveways shall be built and maintained to provide a minimum 12- foot width of firm, uniform all-weather surface capable of supporting gross vehicle weights of 75,000 pounds and minimum wheel load of 12,500 pounds. Written verification of compliance by an Oregon Registered Engineer may be required. The 20 foot right of way shall consist of a 12 foot firm, uniform all weather travel lane bordered by a 4 foot section on each side which shall be maintained clear of debris and obstructions. Driveways shall have a minimum curve radius of 45 feet and a vertical clearance of 13 feet 6 inches. See OFC 503.2 and Appendix D.

5. Driveway is 24% grade from approach off Walker Rd and reduces to 15% at the driveway split. Residential fire sprinklers are required to be installed, and paving is required for the driveway.

Grade for fire apparatus access roads shall not exceed 12 percent with a maximum of 15 percent on short pitches, defined as no more than 200 feet in length. Where there are existing conditions, which exceed these parameters, the Fire Code Official will require additional road improvements and fire protection. These additional measures include paving of the problematic sections of road surface, wider road widths, and/or special fire protection systems, such as approved, monitored smoke detection systems and fire sprinkler systems. In no instance shall a

grade exceed 17 percent. Refer to OFC 503.1.1 in considering a variance of this interpretation and the Fire Code, see OFC 503.1, OFC 503.2.7, and Appendix D.

If you have any questions, please let me know.

Thank you,

Miguel Bautista, PhD
Division Chief of Prevention & Training
Scappoose Rural Fire Protection District
52751 Columbia River Highway
P.O. BOX 625
Scappoose, Oregon 97056
Phone: 503-543-5026
FAX: 503-543-2670

Jack Niedermeyer

From: Karl Webster <kwebster@crpud.org>
Sent: Monday, March 10, 2025 5:23 PM
To: Jack Niedermeyer
Subject: RE: Public Hearing Response - File @ DR 25-03
Attachments: 20250310172021356.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello Jack,

I am really sorry for the delay in getting this back to you. We don't have any real objection to this proposal that will interfere with it moving forward, I'm sure the customer noted on the attachment is fully aware of the project.

Please let me know if you have any questions.

Thank you,

Karl Webster Field Engineer II Direct: 503-397-8154 Fax: 503-397-2139 kwebster@crpud.org	Columbia River PUD PO Box 1193, St. Helens, OR 97051 64001 Columbia River Hwy., Deer Island, OR 97054 Main: 503-397-1844 FAX: 503-397-5215 www.crpud.net
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Our business hours are Monday – Thursday from 7:00 a.m. to 5:30 p.m.

From: Jack Niedermeyer <Jack.Niedermeyer@columbiacountyor.gov>
Sent: Friday, March 7, 2025 10:38 AM
To: Karl Webster <kwebster@crpud.org>
Subject: RE: Public Hearing Response - File @ DR 25-03

WARNING:

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Hi Karl,

Do you have any comments on the proposal? The report needs to be published by Monday at 6pm.

Thanks,

Jack Niedermeyer



Jack Niedermeyer

Associate Planner

Phone: 503-397-7217

Web: www.columbiacountyor.gov

Email: jack.niedermeyer@columbiacountyor.gov

445 Port Avenue, St. Helens, OR 97051

From: Karl Webster <kwebster@crpud.org>
Sent: Wednesday, February 26, 2025 1:06 PM
To: Jack Niedermeyer <Jack.Niedermeyer@columbiacountyor.gov>
Subject: RE: Public Hearing Response - File @ DR 25-03

You don't often get email from kwebster@crpud.org. [Learn why this is important](#)

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Also, do NOT scan any 'QR' codes in this email.

Hello Jack,

Thank you very much for the quick response, Jessica in the office just pointed out the link in the other email that we both missed and before I could let you know to disregard, you had already responded.

Have a great afternoon,

Karl Webster Field Engineer II Direct: 503-397-8154 Fax: 503-397-2139 kwebster@crpud.org	Columbia River PUD PO Box 1193, St. Helens, OR 97051 64001 Columbia River Hwy., Deer Island, OR 97054 Main: 503-397-1844 FAX: 503-397-5215 www.crpud.net
---	--

Our business hours are Monday – Thursday from 7:00 a.m. to 5:30 p.m.

From: Jack Niedermeyer <Jack.Niedermeyer@columbiacountyor.gov>
Sent: Wednesday, February 26, 2025 1:03 PM
To: Karl Webster <kwebster@crpud.org>
Subject: RE: Public Hearing Response - File @ DR 25-03

WARNING:

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Hi Karl,

Thank you for your response. The application documents are located on the County's website on the Planning Commission webpage. The file sizes are extremely large so we provided a link rather than the actual documents themselves. Here is a [LINK to the Planning Commission Webpage](#). The item titled "All application Documents (Exhibit A-M)" is the main file for DR 25-03, with Exhibit C linked to the page as well. Exhibit C contains all of the documents submitted with the PAPA application back in 2015. Please let me know if you have any questions.

Best,

Jack Niedermeyer,



Jack Niedermeyer

Associate Planner

Phone: 503-397-7217

Web: www.columbiacountyor.gov

Email: jack.niedermeyer@columbiacountyor.gov

445 Port Avenue, St. Helens, OR 97051

From: Karl Webster <kwebster@crpud.org>
Sent: Wednesday, February 26, 2025 12:40 PM
To: Jack Niedermeyer <Jack.Niedermeyer@columbiacountyor.gov>
Subject: Public Hearing Response - File @ DR 25-03

You don't often get email from kwebster@crpud.org. [Learn why this is important](#)

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Also, do NOT scan any 'QR' codes in this email.

Hello Jack,

Can you provide me with the supporting documents for this agency comment request? Amy Herzog has asked for us to respond and send the form but our Engineering Coordinator went through your email folders and cannot find the initial email with the supporting documents. We do have facilities that will likely be impacted so anything you can provide will be greatly appreciated. Once we have that information, I can fill out the form and return it.

Thank you,

Karl Webster

Field Engineer II
Direct: 503-397-8154
Fax: 503-397-2139
kwebster@crpud.org

Columbia River PUD

PO Box 1193, St. Helens, OR 97051
64001 Columbia River Hwy., Deer Island, OR 97054
Main: 503-397-1844 FAX: 503-397-5215
www.crpud.net

Our business hours are Monday – Thursday from 7:00 a.m. to 5:30 p.m.



REFERRAL AND ACKNOWLEDGMENT

Today's Date 2/10/25
File # DR 25-03
Owner/Applicant: Northwest Aggregates Co.
Map/Taxlot: 4132-00-01000/ 4133-00-00500/ 3105-00-00100
Site Address: N/A
Zone: Surface Mining (SM)
Size: 153.87 Acres

NOTICE IS HEREBY GIVEN that Northwest Aggregates Company has submitted a Site Design Review Application (DR 25-03) requesting approval to expand the existing Bates Roth aggregate mine onto the adjacent Bible College property ("Site"). The Site is associated with map/tax lots 4132-00-01000, 4133-00-00500, and 3105-00-00100 which are zoned Surface Mining (SM). The site is comprised of approximately 153.87-acres, of which approximately 130-acres are proposed for mining operations. 153.87 Acres

Hearing Date: March 17, 2025 Please Return By: February 24, 2025 Planner: Jack Niedermeyer

SAID PUBLIC HEARING will be held before the Columbia County Planning Commission on March 17, 2025, starting at 6:30 p.m. at Columbia County Public Works, Healy Hall located at 1054 Oregon Street St Helens, OR 97051. Please join my meeting from your computer, tablet or smartphone. <https://meet.goto.com/880602597> You can also dial in using your phone. Access Code: 880-602-597 United States (Toll Free): 1 866 899 4679

The enclosed application is being referred to you for your information and comment. Your recommendation and suggestions will be used by the County Planning Department and/or the Columbia County Planning Commission in arriving at a decision. Your prompt reply will help us to process this application and will ensure the inclusion of your recommendations in the staff report. Please comment below.

- We have reviewed the enclosed application and have no objection to its approval as submitted.
- Please see attached letter or notes below for our comments.
- We are considering the proposal further and will have comments to you by _____.
- Our board must meet to consider this; we will return their comments to you by _____.
- Please contact our office so we may discuss this.
- We recommend denial of the application, for the reasons below:

COMMENTS: PUD facilities shown on the plans to be removed have an existing customer signed up for service. This customer will have to cancel service prior to removal of the PUD equipment serving the Hovan Pump.

Signed: Brandon Stachelly Printed Name: Brandon Stachelly
Title: Engineering manager Date: 3/10/25