

JEFFERSON COUNTY
Community Development Department

85 S.E. "D" St. • Madras, Oregon 97741 • Ph: (541) 475-4462 • FAX: (541) 475-4270



Planning Commission Staff Report Casefile 23-A-03
(Appeal of Decision – CDD File 23-AR-02)
Staff Report for Hearing Date: February 8, 2024

Appellant's Name: Three Rivers Landowners Association, Inc. ("TRLA")
11534 SW Graham Road
Culver, Oregon 97734

Appellant's Representative: Jay M. Harris, Attorney
Tomasi Braggar DuBay (counsel for TRLA)
121 SW Morrison Street, Suite 1850
Portland, Oregon 97204

Appeal Date: December 29, 2023

Appealed Decision: Attached as Exhibit A is 23-AR-02 the appealed decision.

Basis for Appeal: Attached as Exhibit B is the TRLA appeal.

23-AR-02 decision: December 14, 2023

Appeal due date: Prior to 5:00pm on December 29, 2023.

Applicant: Beaver Meadows LLC
11960 SW Meadows Lane
Culver, OR 97734

Applicant's Representative: Wendie L. Kellington, Kellington Law Group, PC
PO Box 2209
Lake Oswego, OR 97035

Request: The applicant requests approval of a home occupation in an accessory building. The home occupation use is application of Cerakote to products at a small scale in the Three Rivers Recreation Area (TRRA) zone.

Map: 12-11-11A-000312

Applicable criteria: The applicable criteria are Jefferson County Zoning Ordinance (JCZO) Sections 319(D.)(1.) and 410.2(A.) through (I.) and 907.

Findings

Appeal Statement information with staff findings.

The following appeal statements flow from the appeal form (attached as Exhibit B) signed by Jay M. Harris who represents TRLA for this appeal. Each appeal statement is followed by a Finding indicating where the answer can be found in the original staff report (23-AR-02) or the Finding provides additional information answering the concern raised on the appeal form.

JCZO Section 907.1 states that “A written appeal of a Planning Director or Planning Commission decision, together with the required appeal fee, must be physically received by the CDD within fifteen days of the date the Notice of Decision was mailed. The appeal shall state the CDD Casefile number; the applicant’s name; the appellant’s name, address and phone number; the legal basis of the appellant’s standing to appeal; and specify the basis for the appeal (e.g., failure to address or meet specific applicable criteria).”

Finding 1: Staff finds the appellant submitted a timely written appeal and paid the appeal fee.

Standing: Under JCZO 907.2, an appellant must have standing by first having either submitted written comment, been entitled as of right to a Notice of the Administrative Decision, or be adversely affected or aggrieved by the decision.

Finding 2: Staff finds the appellant submitted timely written comments.

The appellant indicates the position that the following are applicable standards and criteria that have not been met:

- The Decision approves an industrial use in a residential and recreational zone under the guise of a home occupation.

Finding 3: Staff finds Finding 2 of the staff report for 23-AR-02 answers this question. Staff further finds that the definition of industrial use is not found in Jefferson County Zoning Ordinance (JCZO) in Section 105. Staff also finds that the definition of Home Occupation is found in Section 105 of the JCZO and is also listed as an Administrative Use as found in Section 319(D.)(1.) of the Three Rivers Recreation Area Zone (TRRA) in the JCZO as shown below:

“JCZO 319

In a TRRA Zone, the following regulations shall apply:

D. Administrative Uses.

The following uses and their accessory uses may be approved by the Planning Director under the Administrative Review procedures in Section 903.4 if found to comply with the listed criteria:

- 1. Home Occupation, subject to compliance with the standards and criteria in Section 410.”*

- The Decision misinterprets and fails to support findings required under JCZO 410 and 410.2.A with substantial evidence that the purported home occupation use will be secondary to the main use of the subject property as a residence. The subject property does not currently have a main dwelling. Until a home is constructed, the home occupation use would be the primary use of the property in violation of this criteria.

Finding 4: Staff finds Finding 2 of the staff report for 23-AR-02 (attached as Exhibit A) answers this question.

- The Decision misinterprets and fails to support findings required under JCZO 410.2.C with substantial evidence that the proposed home occupation will be conducted in a manner that will not cause the generation/emission of sounds, noises, fumes, glare, or vibrations, using normal senses and taking measurements from any lot line of the parcel.

Finding 5: Staff finds Finding 4 of the staff report for 23-AR-02 (attached as Exhibit A) answers this question as does Exhibit B (acoustical report) and Exhibit D (safety and health report) attached to the staff report for Casefile 23-AR-02.

- The Decision misinterprets and fails to support findings required under JCZO 410.2.D with substantial evidence that the home occupation will be completely conducted within an enclosed building and that there will be no outside storage of materials or supplies or display of goods.

Finding 6: Staff finds Finding 5 of the staff report for 23-AR-02 (attached as Exhibit A) answers this question.

- The Decision misinterprets and fails to support findings required under JCZO 410.2.E with substantial evidence. At the hearing, Appellant will establish that the purported home occupation does not satisfy the requirements of this standard.

Finding 7: Staff finds Finding 6 of the staff report for 23-AR-02 (attached as Exhibit A) answers this question.

- The Decision misinterprets and fails to support findings required under JCZO 410.2.G with substantial evidence that the home occupation will be conducted by a resident of the property when there is no residence on the property. Further, the record does not support that the claimed resident, an employee/minority member of the owner, has a right currently, or in the future, to reside on the subject property.

Finding 8: Staff finds Finding 2 of the staff report for 23-AR-02 (attached as Exhibit A) answers this question.

- The Decision misinterprets and fails to support findings under JCZO 410.2.1 with substantial evidence that the proposed use is not likely to have a significant adverse impact on the abutting properties and the other properties in the surrounding area. The community is located in a high risk fire area, and the subject property has already burned down once with tragic results. This appeal will provide the public with the opportunity to create a record about this and other significant adverse impacts to abutting properties and the surrounding area.

Finding 9: Staff finds Finding 10 of the staff report for 23-AR-02 (attached as Exhibit A) answers this question.

- In addition to the foregoing, Appellant submitted prior comment about the Applicant's proposed operations to Jefferson County on April 11, 2023 through Mr. Peterkin, and resubmits as further bases for this appeal.

Finding 10: Staff finds the letter mentioned was received by staff and was addressed through the code enforcement process. The letter from Mr. Peterkin dated April 11, 2023 is attached to this staff report as Exhibit C.

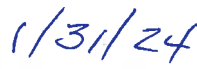
Potential Planning Commission motions:

- 1) Close the hearing to oral and written testimony and continue the hearing to February 22, 2024 at 3:00pm in the Jefferson County Board of Commissioners Meeting Room at 66 SE D Street, Madras, Oregon 97741.
- 2.) Make a motion to **deny** the appeal based:
- 3.) Make a motion to **affirm** the appeal based on:

Respectfully submitted,



Phil Stenbeck, Planning Director



Date

C: Exhibit A - Casefile 23-AR-02
Exhibit B - TRLA appeal form
Exhibit C - Mr. Peterkin letter dated April 11, 2023

Exhibit A - Casefile 23-AR-02

JEFFERSON COUNTY
Community Development Department

85 S.E. "D" St. • Madras, Oregon 97741 • Ph: (541) 475-4462 • FAX: (541) 475-4270



Staff Report
Casefile 23-AR-02

- Applicants:** Beaver Meadows, LLC
(Managing Member John L. Francis)
11960 SW Meadows Lane
Culver, OR 97734
- Owners:** Beaver Meadows, LLC
11960 SW Meadows Lane
Culver, OR 97734
- Representative:** Wendie L. Kellington, Kellington Law Group, PC
PO Box 2209
Lake Oswego, OR 97035
- Request:** The applicant requests approval of a home occupation in an accessory building. The home occupation use is application of Cerakote to products at a small scale in the Three Rivers Recreation Area (TRRA) zone.
- Map:** 12-11-11A-000312.
- Location:** The property location is 11960 SW Meadows Lane Culver, Oregon 97734-9581.
- Zoning:** Three Rivers Recreation Area (TRRA)
- Property Size:** 2.84 acres.
- Lot-of-record:** The subject property was originally created September 2, 1972 via the First Addition to Three Rivers Recreation and further divided in 1977 according to County Assessor records and as such is a lot-of-record.

Applicable Standards:

In order to be approved, the application must comply with Jefferson County Zoning Ordinance (JCZO) Sections 319(D.)(1.) and 410.2(A.) through (I.).

FINDINGS OF FACT

Jefferson County Zoning Ordinance

Section 319 - Three Rivers Recreation Area Zone (TRRA)

In a TRRA Zone, the following regulations shall apply:

JCZO Section 319 - D. Administrative Uses.

The following uses and their accessory uses may be approved by the Planning Director under the Administrative Review procedures in Section 903.4 if found to comply with the listed criteria:

1. Home Occupation, subject to compliance with the standards and criteria in Section 410.

Finding 1: Staff finds the applicant has submitted an application for a home occupation as found in JCZO Section 319(D).(1.) which is subject to compliance with JCZO Section 410.2.

Section 410 – Home Occupations

A home occupation is a type of business that is conducted within a portion of a dwelling or in an accessory structure by the resident of the property.

410.2 Other Home Occupations

Home occupations that do not meet the standards of a limited home occupation in Section 410.1 may be approved by the Planning Director under the Administrative Review procedures of Section 903.4. In order to be approved, evidence must be submitted to show that the business will comply with the following standards:

A. The home occupation will be secondary to the main use of the property as a residence. It will be operated substantially in the dwelling or in an accessory building on the same property.

Finding 2: Staff finds the main use of the property is residential. The home occupation use is secondary to that primary residential use. Staff finds that evidence supporting the residential use of the property as the primary use includes the fact that (1) the property was residentially used before the shop was built, and (2) continues to be used residentially since the shop was built. As such, staff finds the shop building is accessory to the primary residential use to which the property is predominantly devoted.

Staff finds the shop within which the home occupation is proposed to occur is an existing approved accessory shop on the subject property and the shop structure has been approved by both the TRRA HOA and the County. Staff finds the shop structure was constructed by the prior owner Al Irvine who also had his home on the property. The Francis' and operator Mr. Johnson purchased the property after the prior owner passed away and they are in the process of rebuilding the prior home as shown by County Building Department and Sanitarian permits and inspections attached as Exhibit A. Staff finds the County CDD has approved the plans for the reconstruction of a home which is a permitted use per JCZO Section 319(A).(1.) and staff finds construction is underway.

Staff finds other facts demonstrate the predominance of residential use of the subject property as contrasted with secondary use of the property for the proposed home occupation. Staff finds the residential use of the subject property is 24 hours a day and 7 days per week, with the home occupation use of the shop occurring only on Monday through Friday between the hours of 8 am to 5 pm. Further, staff finds the home occupation will occur exclusively within the shop building

while the primary residential use utilizes all structures on the property including the shop. Staff finds per the application that on average 2 to 3 customers a month potentially might visit the site for the home occupation, which would be less than friends and relatives visiting which would likely be more frequently on average.

Staff finds the primary use of the subject property is residential, and the home occupation use of the shop is secondary, so this standard is met.

- B. The appearance of the dwelling or accessory building will not be altered, nor will a building not otherwise allowed in the zone be constructed to house the home occupation.*

Finding 3: Staff finds the shop existed prior to its current ownership and was approved by the County Community Development Department. Staff finds further, the appearance of the shop is the same now as it was when it was built by the prior owner and was approved by the TRRA HOA has since been approved by the County for the applicant who did finish the shop. Staff finds there is also no proposal to alter the appearance of the structure for the home occupation and the building is of a type that is common (TRRA area photos of other similar buildings in TRRA) and allowed in the TRRA zone, thereby this criterion has been met.

- C. The home occupation will be conducted in a manner that will not cause the generation/emission of sounds, noises, fumes, glare, or vibrations, using normal senses and taking measurements from any lot line of the parcel. Electrical or mechanical equipment that creates visible or audible interference in radio or television reception or causes fluctuations in line voltage outside of the home occupation is prohibited.*

Finding 4: Staff finds the home occupation once complying with proposed mitigation measures proposed by the applicant and reviewed by a professional audio (noise) consultant and by a professional health and safety consultant will cause no fumes or vibrations noticed from any lot line of the parcel outside of the shop building as shown by evidence in the application provided by the consultant entities. Staff finds it is necessary to provide conditions of approval that establish that the proposed mitigation meets the standards found in the JCZO prior to the home occupation occurring. Staff finds that it shall be a condition of approval that applicant provide planning staff a report from professional consultants who independently assessed the JCZO requirements (both an audio consultant and a health and safety consultant) that indicates that the proposed mitigation has been completed and the proposed home occupation meets the JCZO requirements per their professional consultant services.

Staff further finds that nothing used in the proposed home occupation causes any visual or audible interference in radio or television reception or that would cause voltage fluctuations outside of the home occupation.

Staff finds the applicant has provided expert analysis of noise associated with the home occupation and has established that even with all facets of the home occupation running, mitigation that the applicant proposes for noise associated with the proposed home occupation is substantially similar to the background noise that already is happening in the area. Please see Exhibit B for details. Staff finds the intended mitigation is to enclose the DL-150 generator on

three sides and to replace the diesel gas dust collector with an electric one. Staff finds this mitigation work shall be a condition of approval and shall be completed within six months of this decision being final and shall be complete prior to the home occupation occurring and as shown on page 2, second full paragraph, of the consultant's (DSA) report found as Exhibit B attached. Staff finds with the condition of approval requiring mitigation work, that this criterion is met.

- D. The home occupation will be completely conducted within an enclosed building. There will be no outside storage of materials or supplies or display of goods.*

Finding 5: Staff finds the use will be conducted within an existing enclosed accessory structure and there will be no storage or display of goods outside the operating area. Staff finds this criterion is met.

- E. The home occupation will not store, warehouse, or use materials which are Class 1 flammables as defined by the Uniform Fire Code.*

Finding 6: Staff finds as explained in the applicant's burden of proof, the home occupation will not store, warehouse, or use materials which are Class 1 flammables as defined by the Uniform Fire Code. Staff finds the home occupation uses consumer-grade packaged acetone and Simple Green to clean the small and modest machinery associated with the home occupation. "Simple Green" is not a Class I flammable in any quantity under the fire code. Staff finds the quantity of acetone used is small- as the applicant mentions in the burden of proof, "akin to the amount used to change nail polish" with the amount stored also being always one gallon or less. Staff finds further that even though not required, the applicant is indicating that both are stored in a fireproof, explosion proof container. Staff finds that the applicant indicates that the standard is actually an Oregon Fire Code standard and not a "Uniform Fire Code" standard. Staff finds after review with the Building Official, that the home occupation use of acetone (1 gallon or less) is exempt as mentioned by the applicant due to Oregon Fire Code which exempts small quantities of acetone from its scope (less than 60 gallons). Staff finds that additional building code requirements may be applicable to the home occupation work area and as such advises the applicant to do outreach to the Building Official about the proposed home occupation activities. Staff finds that a condition of approval shall limit the amount of acetone used in the home occupation to one gallon or less with no other Class 1 flammables being stored, warehoused, or used. Staff finds this standard has been met.

- F. The home occupation will not result in more than five additional vehicles parking at the site at any given time. Any needed parking space shall be off-street in a location other than in a required front setback.*

Finding 7: Staff finds the home occupation has only one employee and he is the resident of the property and the operator. Staff finds the proposed home occupation will not result in more than five additional vehicles being parked at the site at any given time because customers do not come to the site to transact business and visits per the application indicate an average of 2 to 3 a month. Rather, finished products are mailed or delivered elsewhere via courier. Staff additionally finds there is adequate graveled parking area on the property. Staff finds this standard is met.

G. *The home occupation will be conducted by the residents of the property. The home occupation will employ no more than one additional employee if the property is in a residential zone, or no more than five additional employees if the property is in an Exclusive Farm Use A-1, Exclusive Farm Use A-2, Range Land or Forest Management zone. Employees or contractors who work off-site and do not come to the property to park, pick up equipment or materials or for any other work-related reason will not be counted toward the number of employees that are allowed.*

Finding 8: Staff finds the proposed home occupation will be conducted by the resident of the property and there will be no additional employees of the business. Staff finds this standard is met.

H. *Retail sales will be limited to items that are accessory to a service being provided. Retail sales of seasonal items will be limited to the appropriate season of the year.*

Finding 9: Staff finds the applicant has indicated that there will be no retail sales from the parcel. Staff finds the applicant has indicated customers place orders online or over the telephone. Staff finds the customers ship the materials to be coated to the facility. Staff finds the orders are fulfilled in the shop, resulting in coated product being shipped back to the customer. Staff finds that this standard is met.

I. *The location, size, design, and operating characteristics of the home occupation will have no significant adverse impact on abutting properties or the surrounding area.*

Finding 10: Staff finds the home occupation is in an existing shop building, and the existing shop building is 2500 square feet. Staff finds the shop building is in a location, is a size and design that is common in the TRRA zone as shown in Exhibit C (photo montage of the subject building and other shop/outbuildings in the area).

Staff finds Exhibit C demonstrates that there are numerous shop buildings throughout the TRRA and the subject shop is similar in appearance and generally fits into the areas typical structural look. Staff also finds the subject shop building has been approved by both the HOA and the County and the appearance of the structure is not changing for the proposed home occupation.

Staff finds that a report in the record submitted with the application by Beacon NW (please see Exhibit D for details), a professional consultant in safety and health services, has reviewed the proposed home occupation and concluded that it causes "very little environmental or health risk to the property itself, neighboring properties or community."

Staff also finds a noise consultant, Kerrie Standlee, has reviewed the proposal and he establishes (please see Exhibit B for details) that the proposed home occupation with its intended mitigation - even with all facets running, including treating the DL-150 generator as attributable solely to the home occupation when we know it would be there anyway for the shop - has a noise profile

that is minimal - substantially similar to noise in the background, with noise from the proposal being the same as or less than the sound of people talking.

As determined by professional evidence in the record and throughout this report, staff finds the location, size, design, and operating characteristics of the home occupation will have no significant adverse impact on abutting properties or the surrounding area.

410.4 Conditions of Approval

A. Conditions may be placed on an approval for a home occupation in order to limit any adverse impact on abutting properties or the surrounding area.

Finding 11: Staff finds the required conditions of approval are found throughout the staff report and are specifically listed at the end of this report which meet this criteria.

B. There shall be no change in the type of business or expansion of the home occupation beyond that outlined in the original application without county approval of an amendment to the home occupation approval.

C. A home occupation approval is not transferable to a new owner or to a different property.

Finding 12: Staff finds that compliance with these criteria shall be conditions of approval.

Section 426 - Fire Safety Standards

426.2 Mandatory Standards

The following fire safety standards are mandatory for all new construction in the unincorporated areas of Jefferson County, unless a variance has been granted in accordance with Section 426.5. New construction includes additions to existing buildings and replacement buildings.

Finding 14: Staff finds all new structures and operations associated with the proposed home occupation shall comply with all applicable fire safety standards per the County Building Code as implemented by the Building Department Official and staff.

CONCLUSION: Based on the above findings, the proposed home occupation along with the conditions of approval complies with the requirements for a home occupation in the TRRA zone. Conditions are needed to comply with all ordinance requirements and are listed below and on page 7.

DECISION: Based on the above findings and conclusion, Casefile 20-AR-03, an application to establish a home occupation on tax lot 312 on tax map 12-11-11A, is hereby **approved** subject to the following conditions:

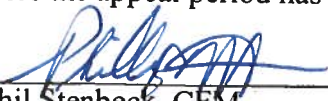
1. There shall be no change in the type of business or expansion of the home occupation beyond that outlined in the original application without county approval of an amendment to the home occupation approval.
2. A home occupation approval is not transferable to a new owner or to a different property.
3. The proposed mitigation which encloses the DL-150 generator on three sides and replacement of the diesel gas dust collector with an electric one shall be completed prior to

the home occupation commencing. This work shall be required to be inspected and approved by the County Building Department and the applicant shall be required to have a professional consultant submit a report which indicates that the work completed now means the home occupation meets the standards identified in JCZO Section 410.2(C.) and (E.). It shall also be a requirement that the Planning Director also review and approve the consultant report prior to the home occupation commencing.

4. The mitigation measures identified in Condition #3 above shall be completed within six months of this decision being final, with an opportunity for a one-time six-month extension being approvable by the Planning Director should unique circumstances arise causing such a need. An extension may be granted if the applicant submits a written request prior to the expiration of the six month window stating reasons that prevented the applicant from completing the mitigation work, and the county determines that the applicant was unable to complete the mitigation work for reasons for which the applicant was not responsible.
5. The amount of acetone shall be limited in the home occupation to one gallon or less with no other Class 1 flammables being stored, warehoused, or used.
6. Applicant must comply with all fire safety standards for the building construction and operation of the home occupation and shall have the building inspected by the County Building for use as a home occupation prior to the home occupation commencing.
7. This decision is valid for two years from the date the decision becomes final and will expire if the development has not been initiated in that period. An extension of up to 12 months may be granted if the applicant submits a written request prior to the expiration of the approval period stating reasons that prevented him from beginning or continuing development, and the county determines that the applicant was unable to begin or continue development for reasons for which he was not responsible.

This decision determines compliance with the Jefferson County Comprehensive Plan and Zoning Ordinance. It does not guarantee compliance with the requirements of any other agency, nor does it guarantee that building or septic permits will be issued. It is the applicant's responsibility to verify that the requirements of all other agencies have been met.

Notice of the decision will be sent to surrounding property owners. They, or the applicant, have the right to appeal the decision within 15 days of the date it is mailed. The decision will be final once the appeal period has ended, provided the decision has not been appealed.



Phil Stenbeck, CFM
Planning Director

12/12/23

Date

- Exhibit A: County Building Department and Sanitarian permits and inspections.
- Exhibit B: Kerrie Standlee, P.E., DSA Acoustical Engineers, Inc. (noise).
- Exhibit C: Photo montage of the subject building and other shop/outbuildings in the area.
- Exhibit D: Beacon NW Report (safety and health services).



Septic Authorization Approval

451-22-000243-AUTH

Residential Authorization

85 SE D St.
 Madras, OR 97741
 541-475-4453
 Fax: 541-325-5004
 permits@co.jefferson.or.us
 Website: co.jefferson.or.us

Date Issued: 10/20/22 **Date Expiring:** 10/20/23
Work Description: Authorization to connect

Applicant: Hagedorn, Ed
Address: 30 SW Crestview LN
 Madras OR 97741
Phone: 541-815-4858
Email: ed4drafting@gmail.com

Owner: FRANCIS, JOHN L & JOELYN M **Property Address:** 11960 SW Meadows Ln, Culver, OR
Address: 28120 SW BOBERG RD 97734
 WILSONVILLE OR 97070-9205

Parcel: 4519 - Primary **Township:** 12 **Range:** 11 **Section:** 11

Authorization Notice for: Connecting to an Existing System Not in Use

Lot Size: 5 acres **Water Supply:** Other - cistern
Zoning: Rivers Recreational Area (TRRA) **City/County/UGB:** County

Category of Construction: Residential

	Existing	Proposed
Use of Structure:	N/A	3 bdrm
Number of Bedrooms:	N/A	3

System Specifications:
Max Peak Design Flow: 450 gpd **Proposed Gallons per Day:** 375 gpd

Conditions of Approval:
 Jefferson County records indicate that the system serving this property was installed in 2007 under permit number 4519-2. The system was designed for 450 gallons per day, or a 4 bedroom dwelling. A field visit was made on October 19, 2022. The proposed dwelling meets all setbacks to the system. There is adequate room for a repair system on the property. There were no signs of failure evident. Connection of proposed dwelling is Authorized under OAR 340-071-0205. Authorization Notices are in no way an assessment or guarantee of the functionality of the septic system.

Note: This Notice does not guarantee satisfactory or continuous operation of the sewage system. Should the system fail, a repair permit from DEQ is required.

If you disagree with this report, you have the right to apply for an authorization notice denial review. The application for review must be submitted in writing within 45 days of the report issuance and be accompanied by the review fee in OAR 340-071-0140(3), Table 9C and any additional information DEQ needs to complete the review.

You may apply for a variance to the onsite wastewater treatment system rules. The variance application must include a copy of the site evaluation report, plans and specifications for the proposed system, specify the rule(s) to which a variance is being requested, demonstrate the variance is warranted, and include the variance fee in OAR 340-071-140 Table 9C. A variance may only be granted if the variance officer determines that strict compliance with a rule is inappropriate or special physical conditions render strict compliance unreasonable, burdensome or impractical. A senior DEQ variance officer will be assigned the variance application.

CALL BEFORE YOU DIG...IT'S THE LAW

ATTENTION Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth by Oregon Administration Rules. You may obtain copies of the rules by calling the center (Note: The telephone number for the Oregon Utility Notification Center is 1-800-332-2344.)

Septic Authorization 451-22-000243-AUTH

Date Issued: 10/20/22 **Date Expiring:** 10/20/23
Work Description: Authorization to connect

Matthew Puntney

Onsite Wastewater Specialist, REHS

10/20/22



Building Permit

Residential Electrical

Permit Number: 451-22-001737-ELEC-01

IVR Number: 451003703653

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

Email Address: permits@co.jefferson.or.us

Permit Issued: November 15, 2022

Application Date: November 03, 2022

TYPE OF WORK

Category of Construction: None Specified

Type of Work: None Specified

Submitted Job Value: \$0.00

Description of Work: Temp power for Replacement NSFR

JOB SITE INFORMATION

Worksite Address

11960 SW MEADOWS LN
CULVER OR 97734

Parcel

4519

Owner:

FRANCIS, JOHN L & JOELYN
M

Address:

28120 SW BOBERG RD
WILSONVILLE, OR
97070-9205

LICENSED PROFESSIONAL INFORMATION

Business Name

SEE PROPERTY OWNER
INFORMATION

License

Owner (Property)

License Number

OWNER

Phone

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: 451003703653

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
Balance of minimum permit fees - electrical		\$10.28
Temp services 200 amps or less	1	\$84.14
State of Oregon Surcharge - Elec (12% of applicable fees)		\$11.33
	Total Fees:	\$105.75

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



Building Permit

Residential 1 & 2 Fam Dwelling (New Only)

Permit Number: 451-22-001737-DWL

IVR Number: 451046197475

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

Email Address: permits@co.jefferson.or.us

Permit Issued: November 15, 2022

Application Date: October 17, 2022

TYPE OF WORK

Residential Specialty Code Edition: 2021

Category of Construction: Single Family Dwelling

Type of Work: New

Calculated Job Value: \$263,705.35

Description of Work: Replacement NSFR

JOB SITE INFORMATION

Worksite Address

11960 SW MEADOWS LN
CULVER OR 97734

Parcel

4519

Owner:

FRANCIS, JOHN L & JOELYN
M

Address:

28120 SW BOBERG RD
WILSONVILLE, OR
97070-9205

LICENSED PROFESSIONAL INFORMATION

Business Name

SHAWN PATRICK BELL - Primary

License

CCB

License Number

92043

Phone

541-777-1121

PIPE MASTERS LLC

CCB

208545

503-894-2477

PIPE MASTERS LLC

(PB) Plumbing Contractor

PB1867

503-894-2478

SEE PROPERTY OWNER

Owner (Property)

OWNER

INFORMATION

AMERICAN PRIDE HEATING AND
COOLING LLC

CCB

175558

503-663-5400

PENDING INSPECTIONS

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).

Inspection	Inspection Group	Inspection Status
1999 Final Building	1_2 Famdwell	Pending
2999 Final Mechanical	1_2 Famdwell	Pending
3999 Final Plumbing	1_2 Famdwell	Pending
4999 Final Electrical	1_2 Famdwell	Pending
1530 Exterior Shearwall	1_2 Famdwell	Pending
1260 Framing	1_2 Famdwell	Pending
2300 Rough Mechanical	1_2 Famdwell	Pending
3170 Underfloor Plumbing	1_2 Famdwell	Pending
4500 Rough Electrical	1_2 Famdwell	Pending
1110 Footing	1_2 Famdwell	Pending
1120 Foundation	1_2 Famdwell	Pending
1160 UFER Ground	1_2 Famdwell	Pending
1220 Underfloor Framing/Post and Beam	1_2 Famdwell	Pending
1410 Underfloor Insulation	1_2 Famdwell	Pending
1430 Insulation Wall	1_2 Famdwell	Pending
1440 Insulation Ceiling	1_2 Famdwell	Pending
2020 Underground Gas	1_2 Famdwell	Pending
2200 Underfloor Mechanical	1_2 Famdwell	Pending
2250 Gas Piping/Pressure Test	1_2 Famdwell	Pending
3200 Sanitary Sewer	1_2 Famdwell	Pending
3300 Water Service	1_2 Famdwell	Pending
3500 Rough Plumbing	1_2 Famdwell	Pending
3620 Backflow Device	1_2 Famdwell	Pending
4220 Electrical Service	1_2 Famdwell	Pending
4550 Limited Energy	1_2 Famdwell	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: 451046197475

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

PERMIT FEES

Fee Description	Quantity	Fee Amount
Limited or restricted energy	1	\$41.36
Residential wiring	2063	\$273.52
Clothes dryer exhaust	1	\$18.17
Furnace - up to 100,000 BTU	1	\$37.86
Gas service piping, tank to point of use	1	\$27.32
Gas fuel piping outlets	3	\$33.00
Range hood/other kitchen equipment	1	\$18.17
Ventilation fan connected to single duct	3	\$54.51
Water heater	1	\$18.17
Sanitary sewer - (New Res) Total linear feet	29	\$0.00
Single Family Residence - Baths	2	\$371.53
Water service - (New Res) Total linear feet	92	\$0.00
Site verification/fire safety inspection, per inspection	1	\$65.00
Structural plan review fee		\$979.77
Structural building permit fee		\$1,306.36
State of Oregon Surcharge - Bldg (12% of applicable fees)		\$156.76
State of Oregon Surcharge -Plumb (12% of applicable fees)		\$44.58
State of Oregon Surcharge - Mech (12% of applicable fees)		\$24.86
State of Oregon Surcharge - Elec (12% of applicable fees)		\$37.79
Advanced Planning Fee - enter app or permit amount	1306.36	\$32.66
Building review sign-off	1	\$50.00
Total Fees:		\$3,591.39

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

VALUATION INFORMATION

Construction Type	Occupancy Type	Unit Amount	Unit	Unit Cost	Job Value
VB	R-3 1 & 2 family	1,529.00	Sq Ft	\$150.87	\$230,680.23
VB	U Utility, misc.	534.00	Sq Ft	\$60.43	\$32,269.62
VB	U Utility, misc. - half rate	25.00	Sq Ft	\$30.22	\$755.50
Total Job Value:					\$263,705.35

-----Inspection Type-----	Status	Scheduled Date	Insp. Date	Inspector	Department	Contact	Contact Phone	Result Comment
1110 Footing	Approved	10/27/2023	10/26/2023	Waylon Riffle	Building	Shawn bell	5417771121	
1120 Foundation	Approved	11/7/2023	11/7/2023	Matthew Puntney	Onsite	Shawn bell	5417771121	
1160 UFER Ground	Approved	10/27/2023	10/26/2023	Waylon Riffle	Building	Shawn bell	5417771121	tagged
1220 Underfloor Framing/Post a	Pending							
1260 Framing	Pending							
1410 Underfloor Insulation	Pending							
1430 Insulation Wall	Pending							
1440 Insulation Ceiling	Pending							
1530 Exterior Shearwall	Pending							
1999 Final Building	Pending							
2020 Underground Gas	Pending							
2200 Underfloor Mechanical	Pending							
2250 Gas Piping/Pressure Test	Pending							
2300 Rough Mechanical	Pending							
2999 Final Mechanical	Pending							
3170 Underfloor Plumbing	Pending							
3200 Sanitary Sewer	Pending							
3300 Water Service	Pending							
3500 Rough Plumbing	Pending							
3620 Backflow Device	Pending							
3999 Final Plumbing	Pending							
4220 Electrical Service	Pending							
4500 Rough Electrical	Pending							
4550 Limited Energy	Pending							
4999 Final Electrical	Pending							

23-AR-02 - Exhibit B:
Kerrie Standlee, P.E., DSA Acoustical Engineers, Inc.

MEMO

DSA Acoustical Engineers, Inc.

15399 SW Burgundy Street
Tigard, OR 97224

Date: November 10, 2023
To: Wendie L. Kellington, Attorney at Law
Kellington Law Group
From: Kerrie Standlee, P.E.
Re: Buster Beaver Design Home Occupation – Noise Issue
DSA File #: 104231

Message:

At your request, I recently traveled to the property at 11960 SW Meadow Lane, Culver, Oregon and conducted measurements of the sound that radiates from the equipment that will be used in the home occupation business being proposed by Mr. John Francis of Buster Beaver Design, LLC.

I first met with Mr. Francis and his partner, Brett Johnson, at the site and learned about the proposed operations and how the equipment would be used. From what I learned, sound producing equipment operating at the business will be used on as needed basis but, because there will be only one person operating the equipment, there will be only one piece of equipment operating at a time unless there is a need for electric power to be supplied by a new, acoustically enclosed CAT DL150 generator. At that time, sound would radiate from the CAT generator and sound would radiate from the piece of equipment powered by the generator.

From what I observed, only two pieces of equipment (in addition to the enclosed CAT generator) are located outside the existing shop building on the site. They are a portable dust collector system and a fully enclosed Cerakote application booth. The rest of the equipment associated with the business is located within the shop building and some are within their own enclosures.

Measurements were made at the loudest points on each of the four property lines enclosing the site of the sound that radiates from the dust collector and CAT generator. In addition, for comparison purposes, sound was measured at the north property line of the sound that

radiates from the fully enclosed small generator that originally supplied power to the residence on the site that was destroyed by fire. The generator is currently used to provide power to a temporary house on the site and to some of the equipment located inside the shop building.

When the portable dust collector system was operated with its diesel-powered engine, the sound level at the four property lines ranged between a low of 50 dBA at the north property line and a high of 57 dBA at the west property line. When the CAT DL150 generator operated, the sound level ranged between a low of 43 dBA at the south property line and a high of 64 dBA at the north property line, the closest point to the generator. For comparison purposes, the noise radiating to the north property line from the residential power generator was 61 dBA.

The level of sound radiating to each of the four property lines from equipment associated with the proposed home occupation operations would be considered equal to or below the level experienced 3-feet from a person speaking at a normal voice level. In other words, it would not interfere with normal conversation on property immediately adjacent to the site. In conversation about the operations expected at the site, I learned that some additional steps were being considered for the purpose of further reducing the sound radiating from the operations. Those included constructing an open-top, three-sided enclosure around the CAT DL150 generator and installing sound absorptive material on the surfaces of the walls of the enclosure. Also, the diesel-powered portable dust collector is proposed to be replaced with an electric motor-powered system which will be quieter than the one currently located at the site. Based on what I saw while at the site and the results of the measurements made at the site, I expect the sound reaching the four property lines would fall within the range of the background noise currently experienced at those lines when the CAT DL 150 generator is enclosed as stated above and the portable dust collector is replaced with an electric powered one.

I hope this information will assist you in preparing your home occupation application materials. If you have any questions about the information, please feel free to call.



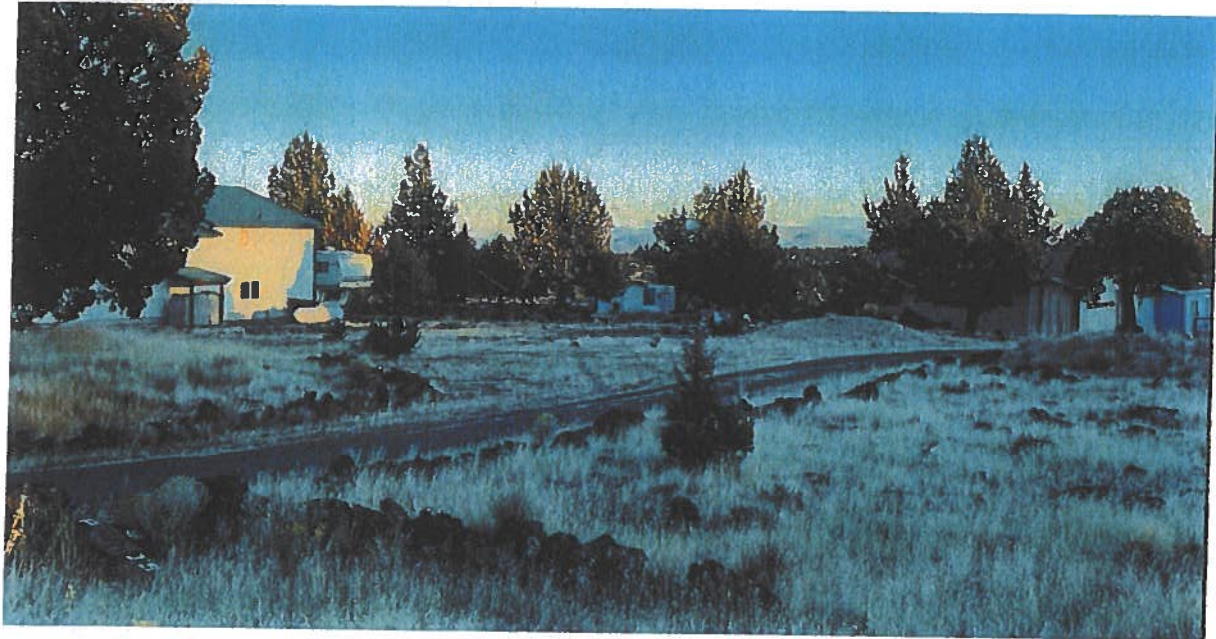
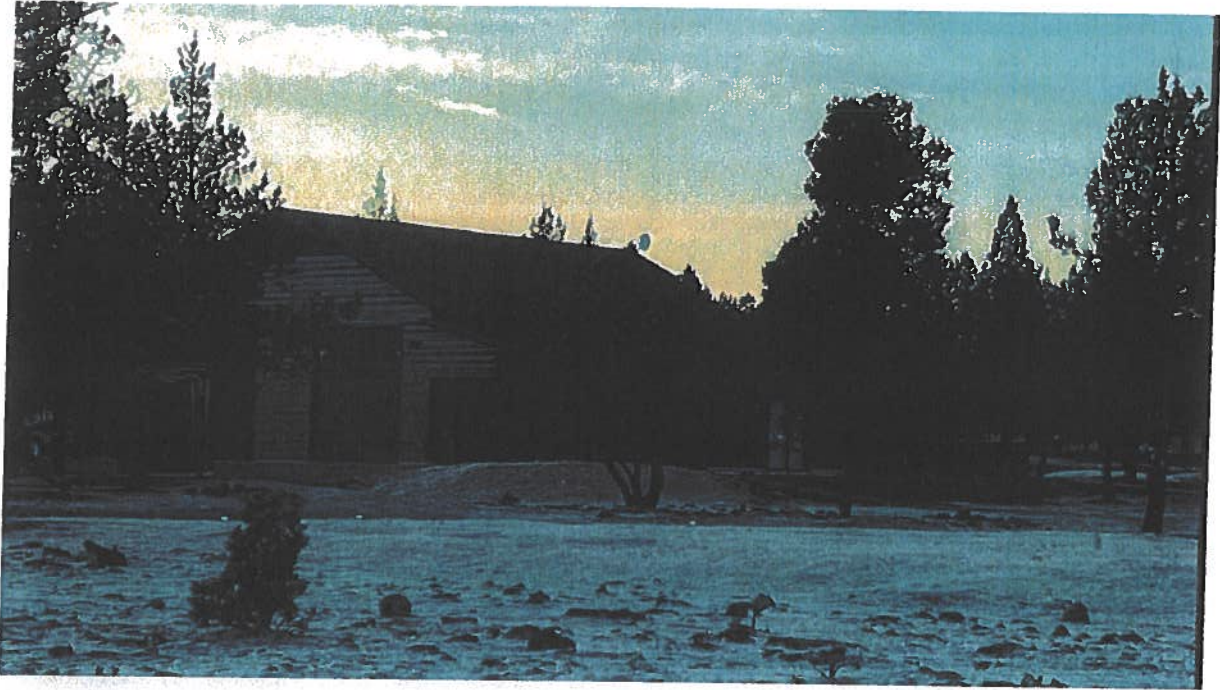
23-AR-02 - Exhibit C:

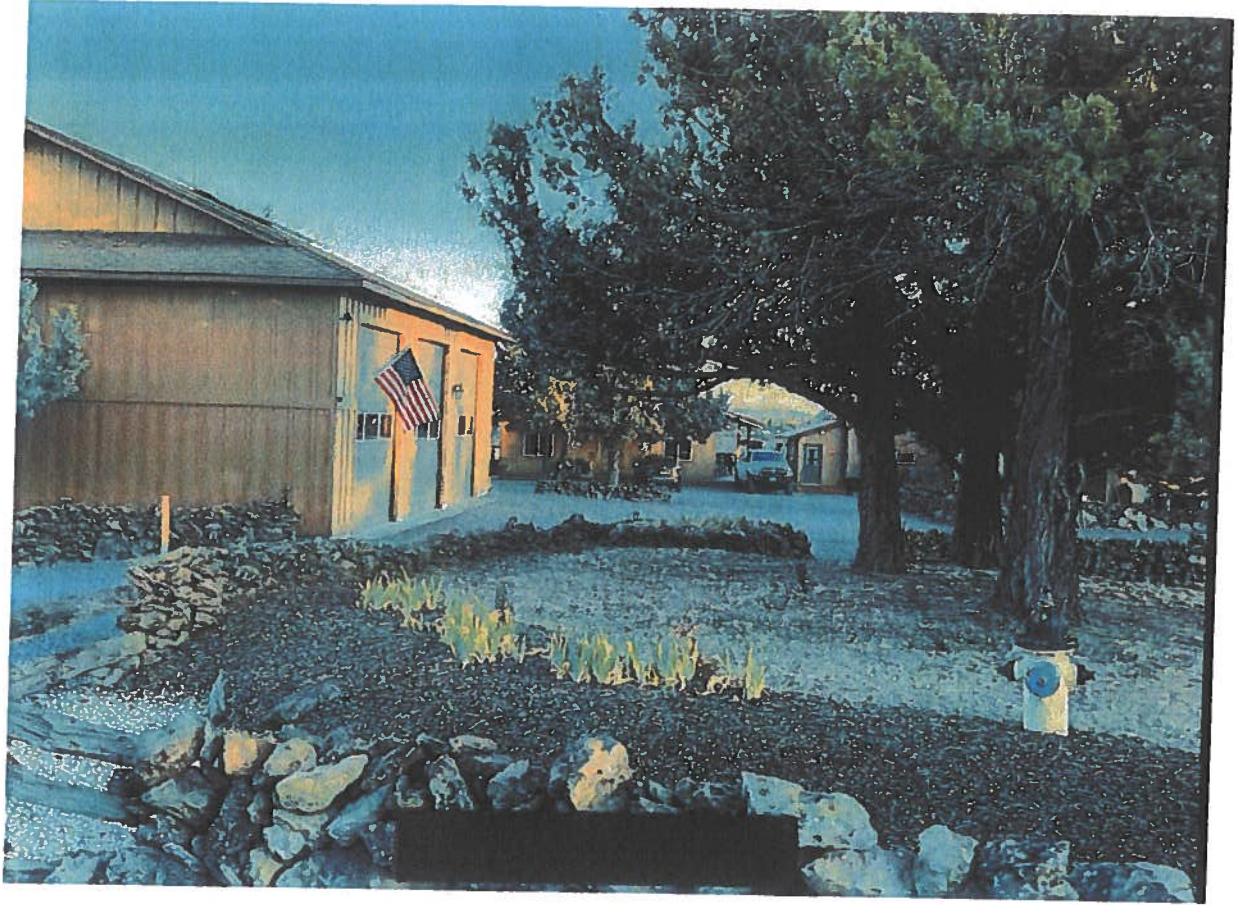
**Photo montage of the subject building and other shop/outbuildings in the area.
SUBJECT SHOP**

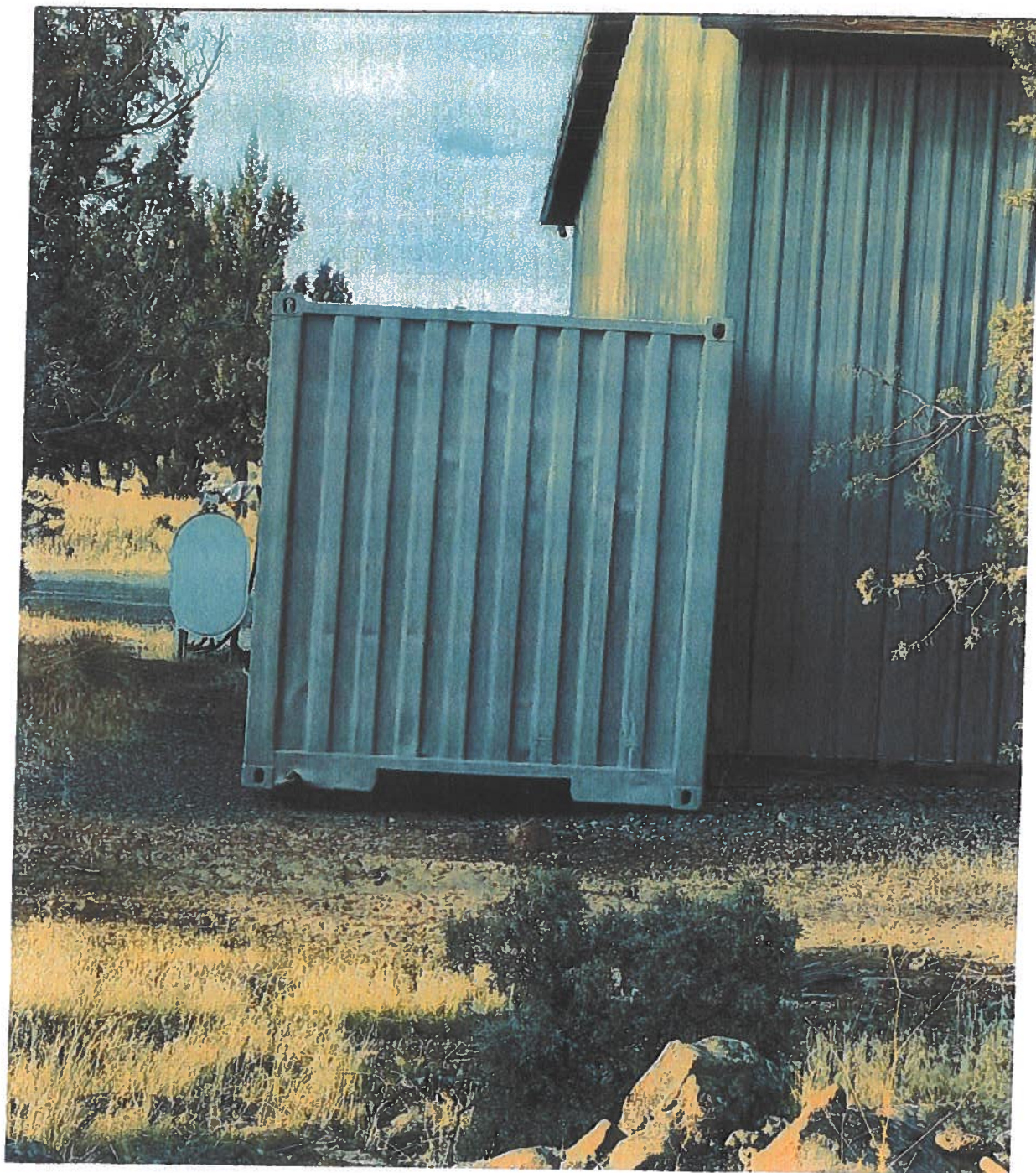


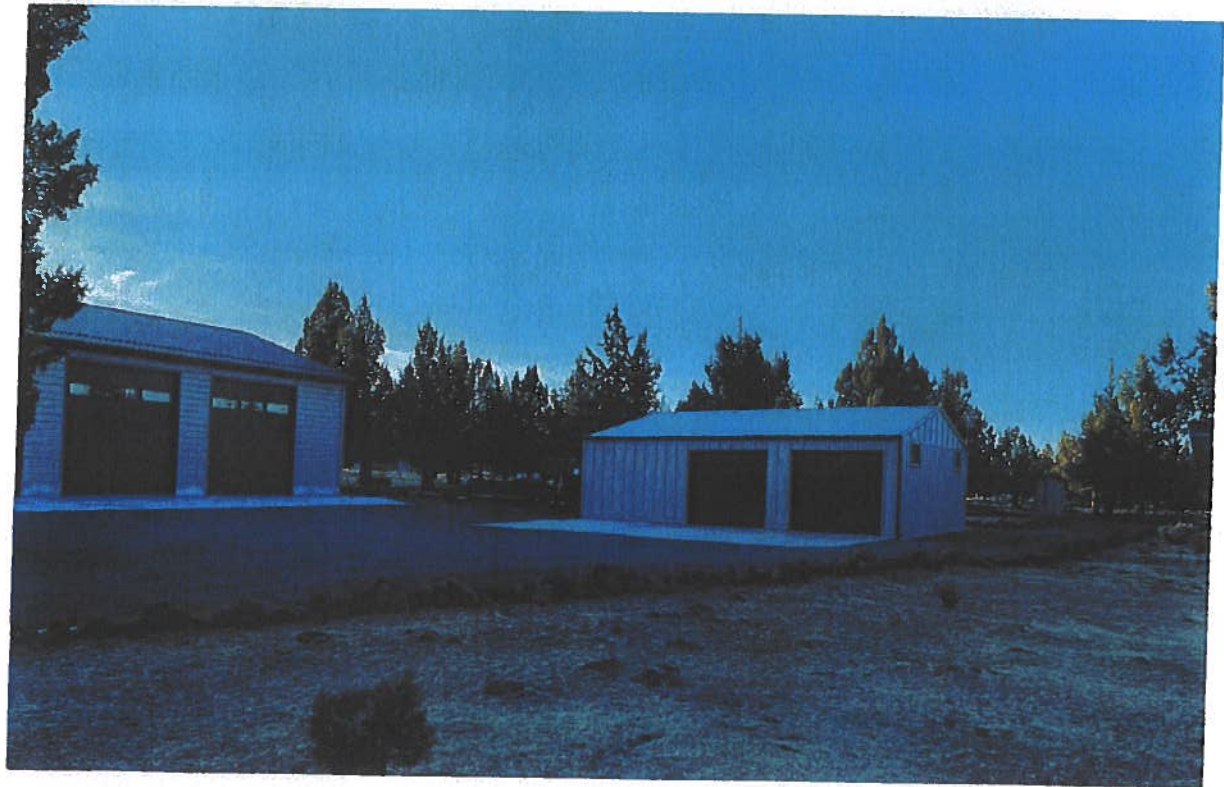
OUTBUILDINGS IN SURROUNDING THREE RIVERS COMMUNITY

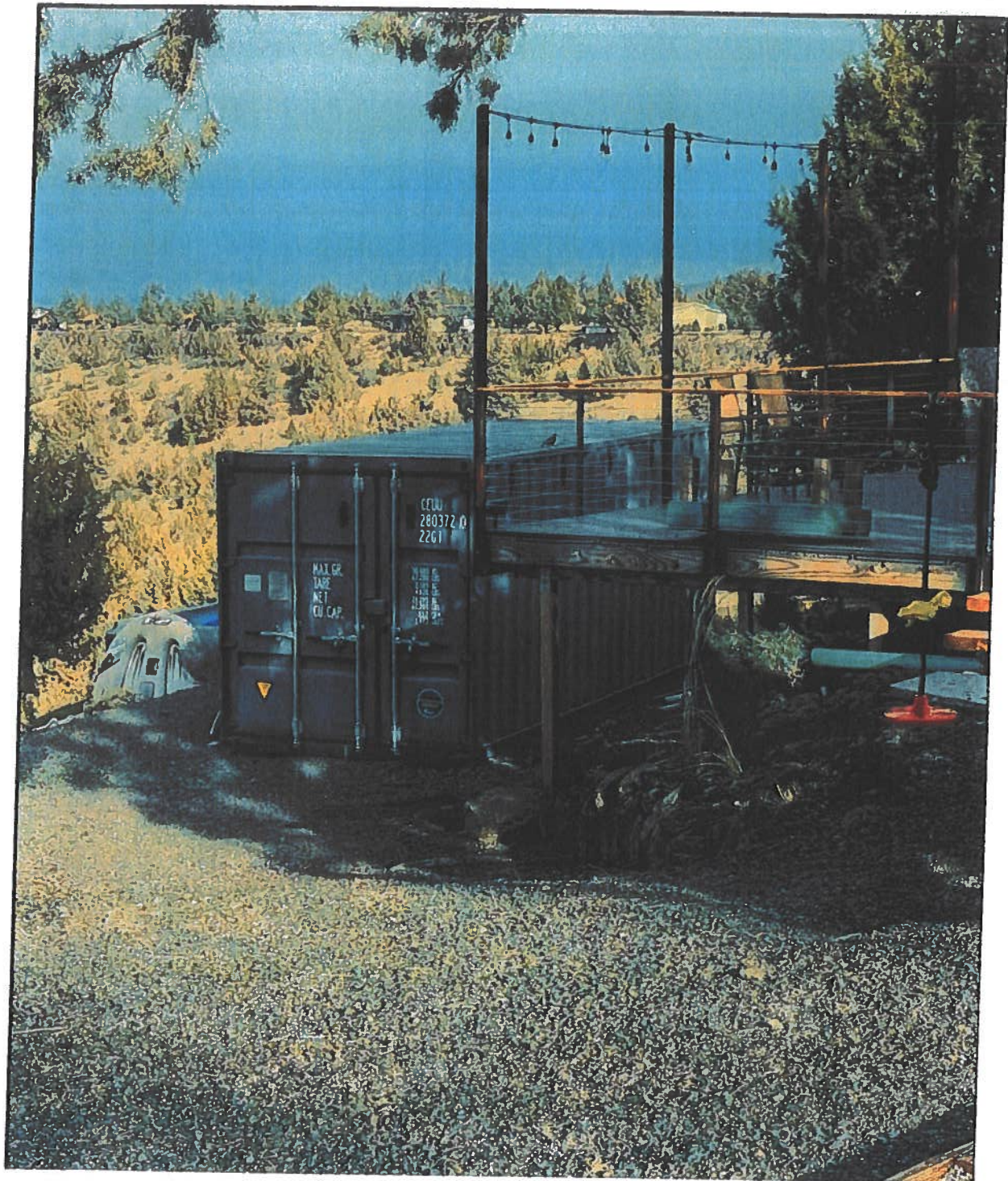


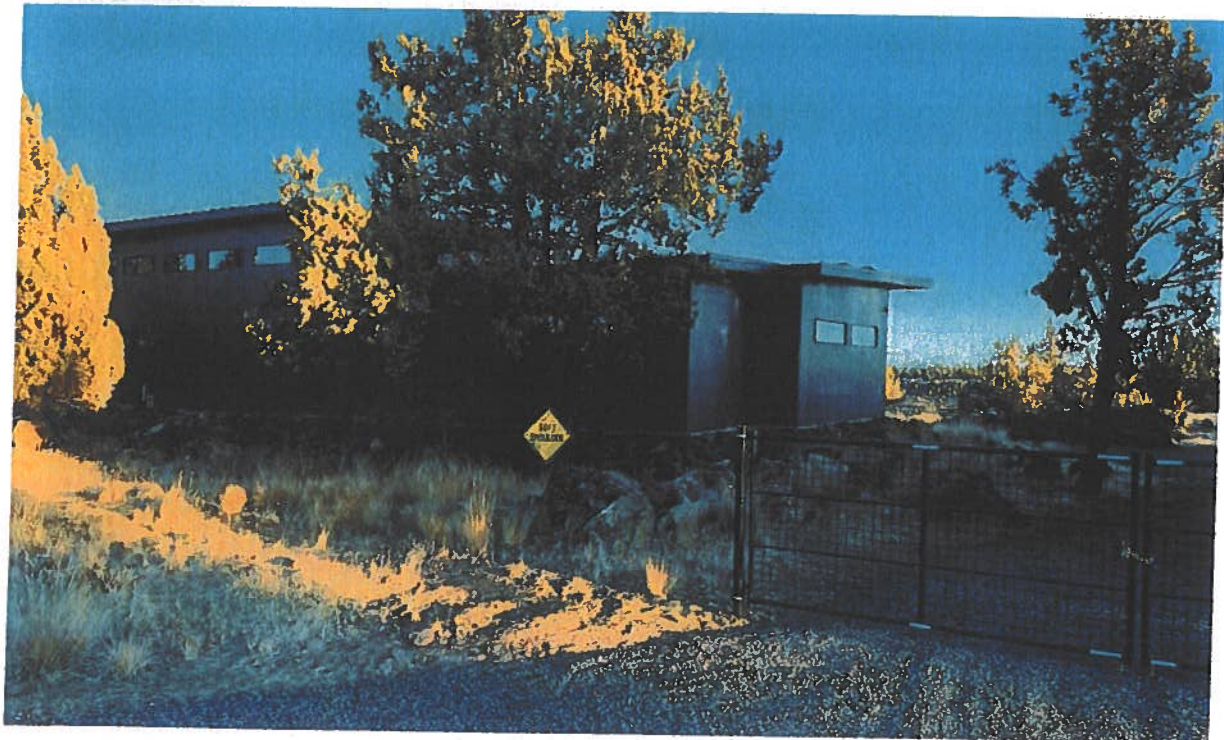
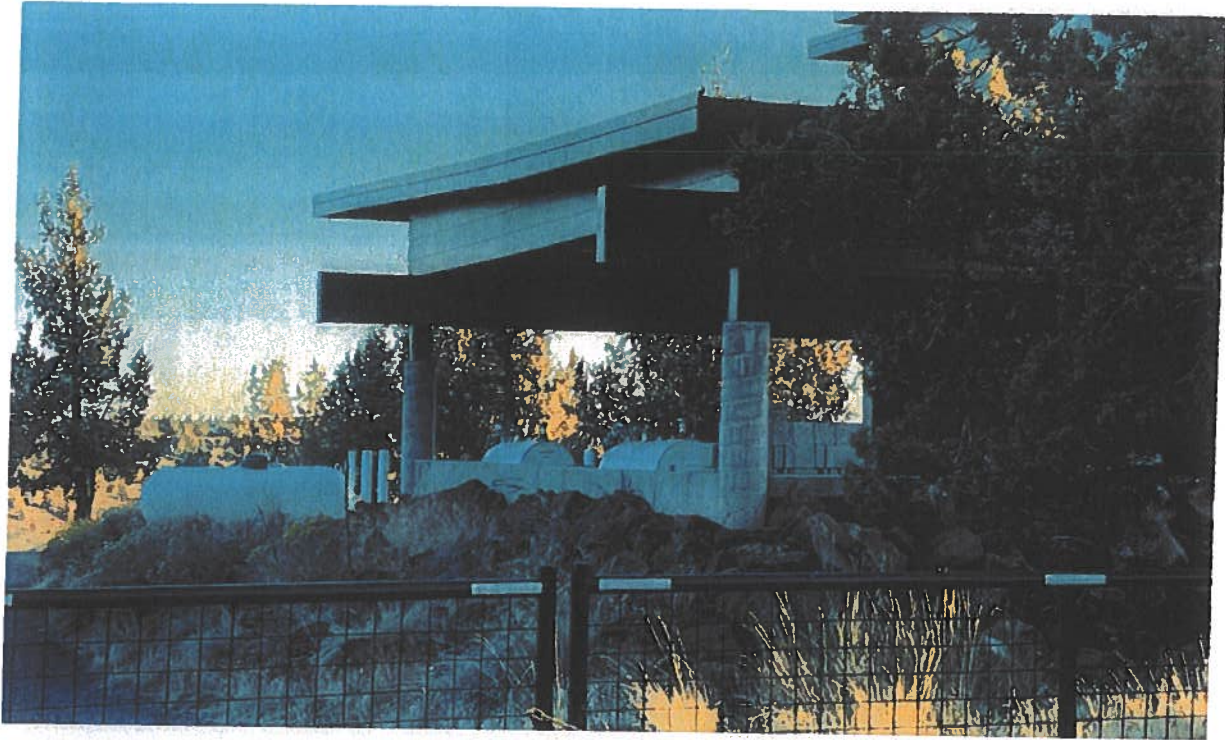


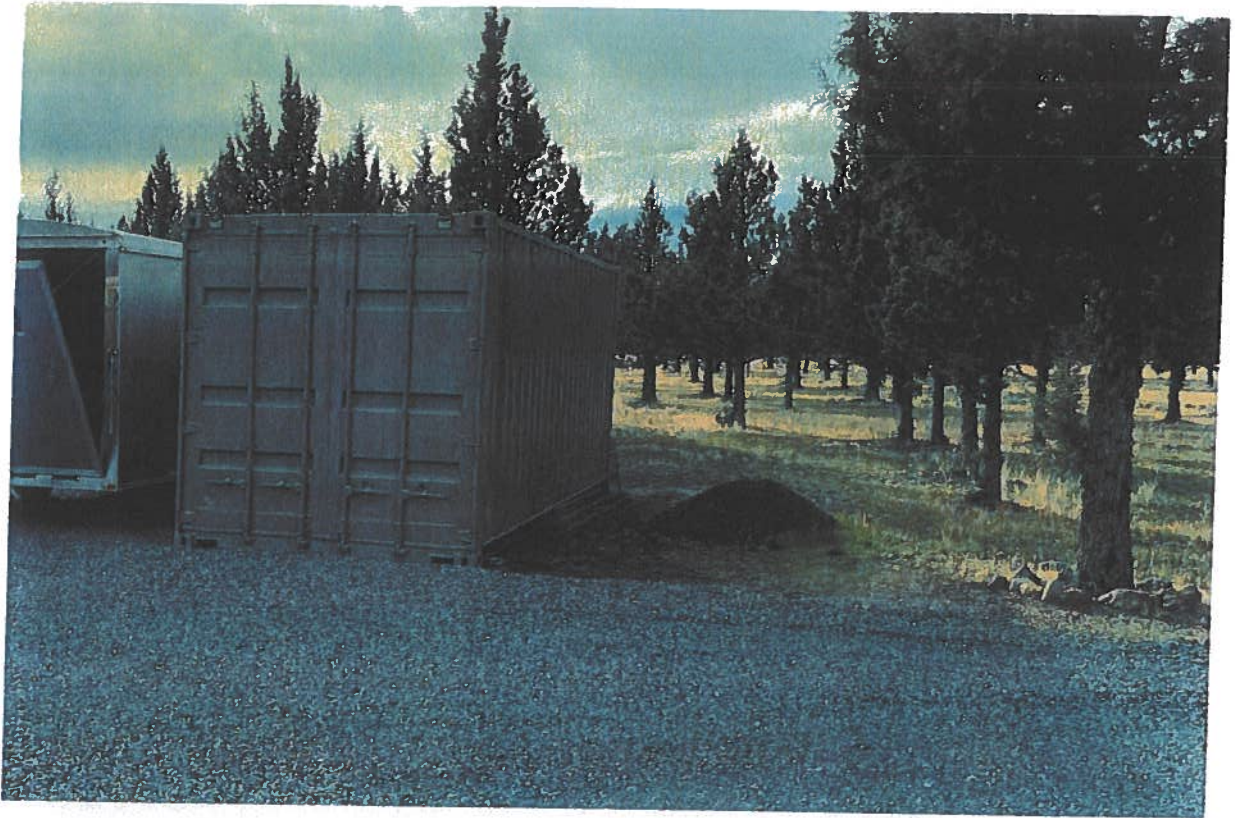


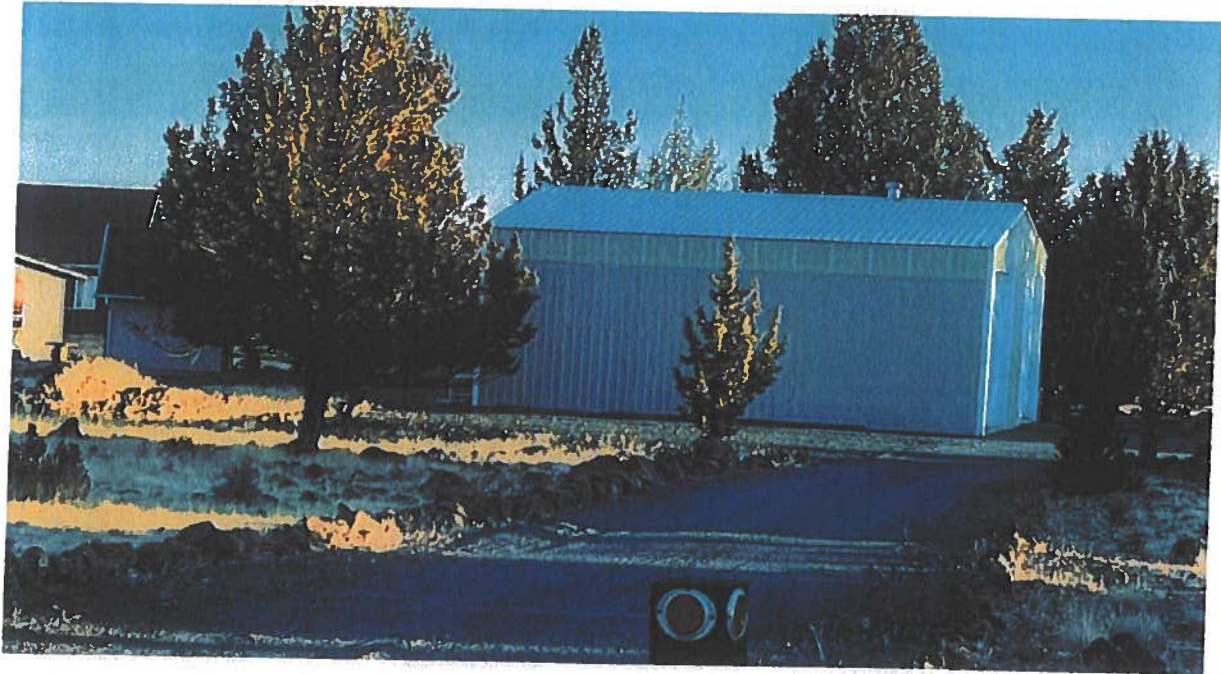
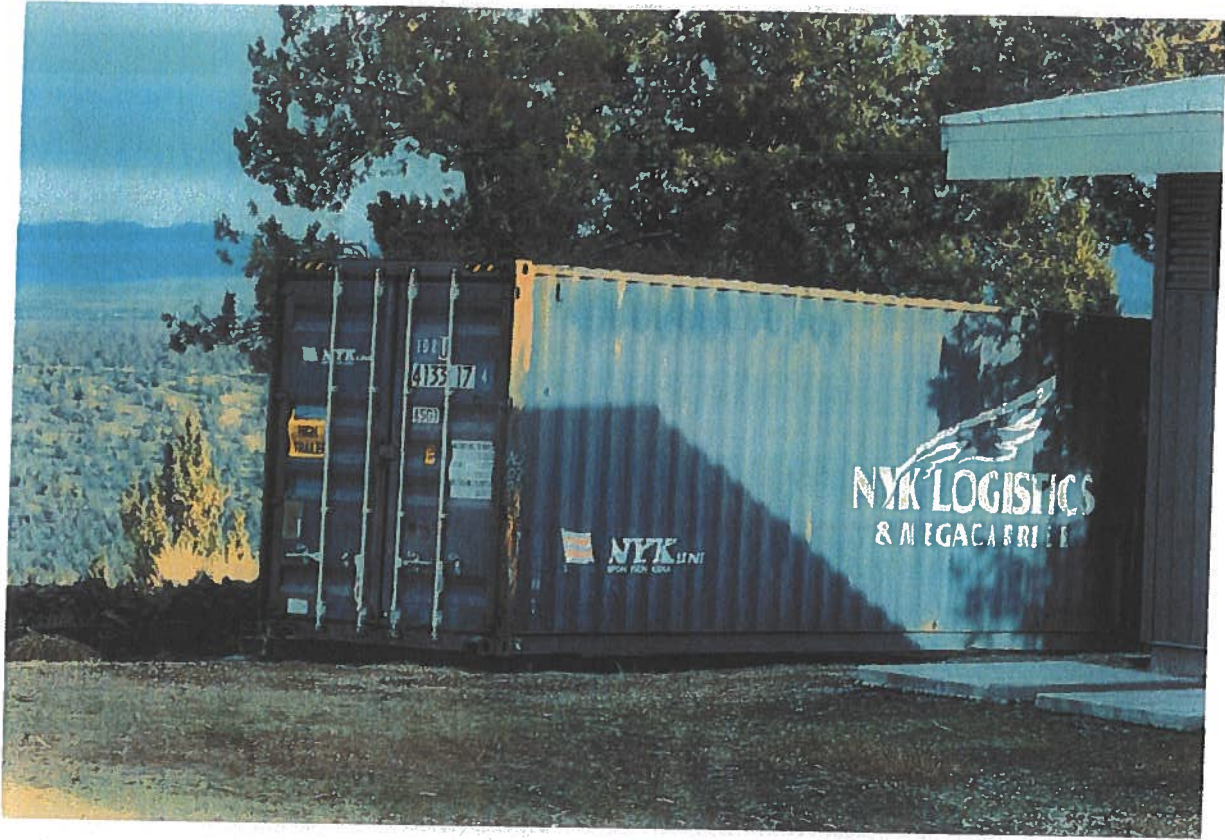














June 15, 2023

23-AR-02 - Exhibit D:

Beacon NW Report /

John Francis
Buster Beaver Design, LLC
12148 SW This Way Lane
Culver, OR 97734
Office: (503) 804-8321
Email: johnlfrancis@earthlink.com

**RE: Safety and Health Consulting Services Report
Project #052323-BBD (Submitted Via Email)**

Dear John:

I appreciate the opportunity to provide safety and health consulting services to you and Buster Beaver Design, LLC (BBD). The following report summarizes observations made during an on-site visit, findings of research on materials and products used on site and a qualitative risk assessment of the processes performed on site. The purpose of the site visit and evaluation was to assess the processes, materials, and controls in order to assess risk of exposure to neighboring or near-by residents.

Based on the observations made during the site visit and information provided, Beacon Northwest, LLC (Beacon)

BACKGROUND

On May 25, 2023, Kerry T. Cooley, CIH, Principal Consultant for Beacon Northwest, LLC (Beacon) visited the Buster Beaver, LLC (BBD) site located at the above address. The purpose of this visit was to review processes, materials and products used to determine potential environmental, safety and health risks. While on site Beacon reviewed equipment, processes, procedures, waste streams, air emission potential, and controls related to Cerakote® protective coating operations.

BBD is a one-person operation that provides a protective coating service to individuals and businesses. The primary operation includes applying protective coatings to relatively small automotive parts, firearms and other durable goods. This process utilizes a trademarked Cerakote® products that are spray-applied to hard surfaces of various parts using a pneumatic spray gun. This is a multi-step process that incorporates the following:

1. Materials to be coated are received from various shipping sources (e.g., UPS, FedEx, etc.) or delivered by customers.
2. Some materials may require disassembly prior to applying the Cerakote®.
3. The materials are prepared for coating. Some materials require sandblasting and/or light chemical cleaning prior to coating. Sandblasting is performed in either a small, enclosed cabinet designed to contain sandblast media or in a walk-in enclosure that is also designed to contain sandblast media.
4. A light coating of the Cerakote® material is applied using a pneumatic spray gun. This process is performed within a portable paint booth that is equipped with filtration and ventilation to capture aerosols prior to being released into the building.
5. Coated materials are air-dried then placed into an oven for curing.
6. After curing, materials are allowed to air-cool.



7. If necessary, materials are re-assembled.
8. Coated materials are returned to the customer.

All of these processes are performed inside of an enclosed building.

BBD provides only part-coating services and does not engage in manufacturing or other industrial activities. The following sections detail the materials and process used by BBD and an assessment of potential environmental and health risks.

PROCESSES AND MATERIALS

The following are the primary materials used in in the Cerakote® processes with their respective estimated quantities of use:

- Cerakote® spray-applied ceramic coating. 3-5 gallons per month.
- Acetone. 2-3 gallons per month
- Simple Green cleaner. 1-3 gallons per month
- Other miscellaneous chemicals (e.g., Brake Clean). <1 gallon per month.
- Garnet sand blast media (inert, non-toxic sand)

Parts received from customers are typically cleaned in a sink with Simple Green® part cleaner with water and mild scrubbing. The primary purpose for pre-cleaning parts is to remove loose particulate and any minor oily residue. The cleaning process is necessary to ensure an adequate bond between the part and the Cerakote®. The used Simple Green® is rinsed into a sink that drains into a septic tank, which, according to the Simple Green® manufacturer is appropriate and environmentally sound. Simple Green® is a low volatility substance that does not readily become airborne through evaporation.

Acetone is used periodically to clean spray guns that are used to apply the Cerakote® coating. A small amount of acetone is sprayed through the spray gun nozzle to clear coating material and particulates in order to prevent clogging. Acetone is one of the most commonly used solvents by both consumers (paint thinning/removing, nail polish remover) and industry (paint thinning/removing, part cleaning). Acetone evaporates and dissipates very rapidly. The toxicity of acetone is very low.

Cerakote® is applied using pneumatic spray guns (e.g., paint gun) to coat customer parts. A very thin layer of Cerakote® is applied, allowed to air dry, then cured (hardened) in an oven. This process is performed within a portable paint booth that is equipped with mechanical ventilation and a filtration system that captures overspray, particulates and vapors. The ventilation system prevents the dispersal of overspray into or beyond the work area.



RISK ASSESSMENT

Considering the processes employed, materials used, controls in place and quantities used, Beacon has qualitatively assessed the potential risk posed to the environment and the nearby community. Generally, the toxicity of the materials indicated above is relatively low compared to other similar coating operations (truck bed lining, auto body painting, plating). The quantities that will be maintained onsite and used over time are relatively low as well. The opportunity for gases, vapors and particulates to become airborne and affect neighboring properties is extremely low, if not negligible, given the characteristics of the chemicals and the controls in place. Part cleaning is performed inside the building at a workbench and at a sink. Spray application of Cerakote® is performed in a portable paint booth that is equipped with air filtration to capture particulates and vapors. Sandblasting is performed in either an enclosed sandblast booth or an enclosed sandblast cabinet. Curing is performed in an oven located inside the building.

Risk is typically characterized by considering the inherent hazards (toxicity, flammability, reactivity, etc.) of a substance, the quantities used, the controls in place and the nature of the processes employed. All processes associated with the Cerakote® operation are conducted within enclosed buildings. Operations (part cleaning, spray coating, sandblasting and curing) that could potentially generate very limited quantities of airborne substances are performed using generally accepted industrial controls (e.g., ventilation and filtration) designed to prevent exposure to workers which, in turn, reduce the risk of exposure to others outside the building and/or beyond property boundaries.

The amount of chemicals used at BBD is limited by the physical capacity of the processes and the number of people performing these processes (one employee). Given the anticipated quantities of chemical use and, again, the controls in place, the risk of adverse impact to the environment or the neighboring properties is extremely low, if not negligible.

This assessment was based on observations made, information provided, and a review of technical and safety data sheets for Cerakote®, Acetone®, Simple Green® and Brake Clean®. Further, this assessment was based on and limited to conditions observed at the time of the site visit, and information provided by BBD.



CONCLUSION

After visiting the site, reviewing safety data sheets, reviewing technical data sheets and qualitatively assessing the process at BBD, Beacon has determined that, giving the materials in use, their quantities and the controls in place, the Cerakote® operations pose very little environmental or health risk to the property itself, neighboring properties or the community. The characteristics of the materials used, the controls in place and the capacity further support this conclusion. Should any of those factors change significantly, it would be prudent to reassess based on significant changes made.

DISCLAIMER

This report is a summary of only those conditions and practices of the facility, operation, and/or processes requested by you to be observed by us during our visit to the facility or operation. Situations, conditions, and exposures at a facility or operation can be variable and change. The evaluations and recommendations herein concern the observations made by Beacon during the site visit. This report is for the sole use of Buster Beaver Design, LLC. Feel free to contact me if you have any questions.

This assessment was conducted by the undersigned who is a board-certified industrial hygienist (CP14555) with over 35 years of experience in the environmental, safety and health field. Should you have any questions or require additional information regarding this assessment, feel free to contact me.

Sincerely,

Kerry T. Cooley, CIH

Beacon Northwest, LLC

PO Box 684

Boring, OR 97009

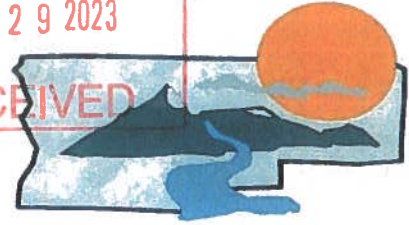
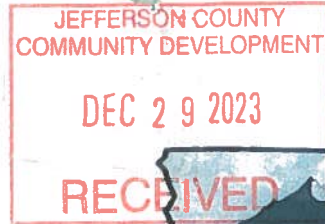
Phone: 503.367.4716

Email: kerry@beaconnorthwest.com

www.beaconnorthwest.com



Exhibit B - TRLA appeal form



JEFFERSON COUNTY Community Development Department

85 S.E. "D" St. • Madras, Oregon 97741 • Ph: (541) 475-4462 • FAX: (541) 475-4270

APPEAL FORM

Casefile #: 23-AR-02 / 23-A-03

For office use only Date Decision was mailed: 12/14/23

Applicant's Name: Beaver Meadows, LLC

Date Appeal filed: 12/29/23 @ 10:55 AM via mail. 451-23-000201-PLNG

Appellant's Name: Three Rivers Landowners Association, Inc. ("TRLA")

Appellant's Name: Tomasi Bragar DuBay (counsel for TRLA)

Address: 11534 SW Graham Rd, Culver, OR 97734

Address: 121 SW Morrison St., Suite 1850

Portland, OR 97204

Phone: (541) 420-0556

Phone: (503) 894-9900

Fax: ()

Fax: (971) 544-7236

Email: president@3rrec.com

Email: jbragar@tomasilegal.com

jharris@tomasilegal.com

Signature: Randy Panek

Signature: [Handwritten Signature]

Signature: Bill Hawkins

Use additional sheets if there are other appellants.

Basis for Appeal: (Please explain why the decision is being appealed, and indicate what criteria or standards have not been met. Attach additional sheets if necessary/) See attached letter.

In order to be considered, an appeal must be filed within fifteen (15) days of the date the Notice of Decision was mailed, and must be accompanied by the required appeal fee.

H:cd/PLANNING/forms/appeal form

TBD

TOMASI BRAGAR DUBAY

Jay M. Harris
Attorney
Admitted in Oregon, Washington and
California
jharris@tomasilegal.com

121 SW Morrison Street, Suite 1850
Portland, Oregon 97204
Tel 503-894-9900
Fax 971-544-7236
www.tomasilegal.com

December 28, 2023

BY OVERNIGHT DELIVERY

Phil Stenback
Jefferson County Community Development Department
85 SE "D" Street
Madras, OR 97741

RE: Appeal of County Staff's Decision in Casefile No. 23-AR-02

Dear Mr. Stenback,

This office represents the Three Rivers Landowners Association, Inc. ("Appellant" or "TRLA"). This letter is submitted as the TRLA's appeal for the above-referenced file (the "Decision"). The County mailed the Notice of Decision on December 14, 2023. This appeal is accompanied by the appeal form signed by the TRLA Board President and Secretary who are authorized to act on behalf of and to file this appeal for TRLA. The Decision is attached as Attachment 1. The application submitted by Beaver Meadows LLC (the "Applicant") referenced as County Casefile No. 23-AR-02 involves the property located at 11960 SW Meadows Lane, Culver, OR 97734, Assessor's Tax Map 12-11-11A-000312 (the "subject property"). Please include this appeal letter in the record for the above referenced file.

The Appellant is the authorized landowner association for the Three Rivers Recreation Area, a gated community that includes the subject property. Appellant has standing for this appeal under Jefferson County Zoning Ordinance ("JCZO") 907.2 because it was entitled to Notice of the Administrative Decision. See Attachment 1, p. 36, referencing the TRLA architectural review committee, and TRLA's other counsel, Michael Peterkin. This Decision is an important matter to the TRLA, whose members will be adversely affected and aggrieved if the Decision stands as it poses increased fire and environmental risks to the surrounding high-fire risk area, among other adverse impacts to the TRLA members' surrounding properties.

Appellant requests de novo review under JCZO 907.2. The Decision's findings about applicable criteria are inconsistent, inadequate, are not supported by substantial evidence, and/or involve an incorrect interpretation of the law. The appeal should be granted to prepare a denial of the application for the following reasons, including, but not limited to:

- The Decision approves an industrial use in a residential and recreational zone under the guise of a home occupation.

- The Decision misinterprets and fails to support findings required under JCZO 410 and 410.2.A with substantial evidence that the purported home occupation use will be secondary to the main use of the subject property as a residence. The subject property does not currently have a main dwelling. Until a home is constructed, the home occupation use would be the primary use of the property in violation of this criteria.
- The Decision misinterprets and fails to support findings required under JCZO 410.2.C with substantial evidence that the proposed home occupation will be conducted in a manner that will not cause the generation/emission of sounds, noises, fumes, glare, or vibrations, using normal senses and taking measurements from any lot line of the parcel.
- The Decision misinterprets and fails to support findings required under JCZO 410.2.D with substantial evidence that the home occupation will be completely conducted within an enclosed building and that there will be no outside storage of materials or supplies or display of goods.
- The Decision misinterprets and fails to support findings required under JCZO 410.2.E with substantial evidence. At the hearing, Appellant will establish that the purported home occupation does not satisfy the requirements of this standard.
- The Decision misinterprets and fails to support findings required under JCZO 410.2.G with substantial evidence that the home occupation will be conducted by a resident of the property when there is no residence on the property. Further, the record does not support that the claimed resident, an employee/minority member of the owner, has a right currently, or in the future, to reside on the subject property.
- The Decision misinterprets and fails to support findings under JCZO 410.2.I with substantial evidence that the proposed use is not likely to have a significant adverse impact on the abutting properties and the other properties in the surrounding area. The community is located in a high risk fire area, and the subject property has already burned down once with tragic results. This appeal will provide the public with the opportunity to create a record about this and other significant adverse impacts to abutting properties and the surrounding area.

/// /// ///

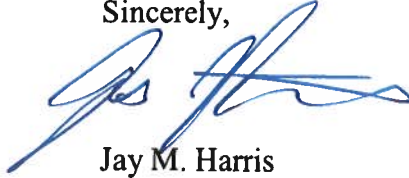
TOMASI BRAGAR DUBAY

December 28, 2023

Page 3

In addition to the foregoing, Appellant submitted prior comment about the Applicant's proposed operations to Jefferson County on April 11, 2023 through Mr. Peterkin, and resubmits as further bases for this appeal. See Attachment 2. For all of the reasons set forth herein, and others to be supported in de novo review of the application, the Appellant requests an appeal hearing by the Planning Commission. Enclosed, please find the appeal fee of \$250.00. Thank you.

Sincerely,



Jay M. Harris

Enclosures

cc: client (by e-mail)
Michael Peterkin (by e-mail)

Exhibit C - Mr. Peterkin letter dated April 11, 2023



PETERKIN BURGESS
ATTORNEYS AT LAW

April 11, 2023

Via Facsimile (541 325-5004) and Email: sedelman@jeffco.net

Scott Edelman
Jefferson County Community Development Director
85 SE D Street
Madras, Oregon 97741

Re: Three Rivers Landowners Association, Inc.

Dear Mr. Edelman:

I am the attorney for Three Rivers Landowners Association, Inc. ("Association"). I am authorized by the Board of Directors of the Association to make this code complaint against Mr. and Mrs. Francis who own TL 312 in Three Rivers, commonly known as 11960 SW Meadow Lane, Culver, Oregon.

Mr. Francis has or is in the process of moving a part of his industrial business known as Buster Beaver Design LLC ("the Company") to TL 312 in Three Rivers. Previously, the Company operated its industrial business at 28120 SW Boberg Road in Wilsonville, Oregon. See the enclosed information about the Company's prior business operations.

Brett Johnson is working for the Company on TL 312. He also resides on-site in the existing shop. The Association has never approved the conversion of the shop for residential or industrial use. The original house on TL 312 was destroyed by a fire. Mr. Francis has obtained a residential building permit to replace the house and a minor permit for shop improvements. Under this guise, he is making industrial improvements to the shop.

Industrial operations are or will occur in the existing shop located on TL 312. Mr. Francis explained his business (but not accurately in the Association's opinion) when he sought approval from the Board. Approval to operate his business in Three Rivers was denied, but operations are continuing. This is what Mr. Francis stated to the Association in January 2023:

"The other half of our little business will be operated at 11960 Meadows Lane (Al Irvings old place). We have our permit to build a new residence there and have started the process. Our partner will live there full time and operate a high tech coating business called

Michael W. Peterkin ♦ *Megan K. Burgess* ♦ *Taylor Hale*

222 NW IRVING AVE BEND, OR 97703 541.389.2572 TEL 541.389.6298 FAX PETERKINBURGESS.COM

Scott Edelman
Jefferson County Community Development Director
April 11, 2023
Page 2 of 3

Cerakote. I is a very clean process and produces zero VOC to the atmosphere. It will be his one man operation and requires ATF approval because about 10% of his business is firearms coating and repair. We do work for companies like FLIR, Crimson Trace, Leupold, Nelson Global and small niche high tech firms. We sold our shop in Wilsonville and are currently moving to Three Rivers.” (Sic throughout.)

It is the Association’s understanding that the house construction on TL 312 has not yet commenced. Conversion of the shop with electrical and plumbing additions has likely occurred. See the attached picture showing a mini-bus-sized diesel generator on site. Also, see the picture of two 50-gallon drums of unknown chemicals on site.

This code violation complaint broadly includes manufacturing in a residential neighborhood contrary to TRRA §319, noise pollution, environmental pollution, unpermitted industrial electrical and plumbing work, and fire safety. These code complaints raise at least the following questions and specific concerns:

- What construction has occurred inside the shop?
- Can Mr. Johnson reside in the shop?
- How was the industrial diesel generator connected to the service panel?
- Was the industrial electrical work unpermitted?
- Has fire code separation requirements been met between an industrial operation and a residence?
- Which rooms within the shop have heaters and sanding operations?
- Is there a separate painting or coating room, and if so, what ventilation was provided?
- Has the code for ventilation been met? (There are potential OSHA risks for workers. Also, DEQ requirements are likely unmet. See attached EEQ Air Permit form.)
- What are the fire and pollution risks from this industrial operation?
- How will hazardous waste be stored? (Association believes that acetone and brake cleaner solvents have or will be used in the industrial process.)

Scott Edelman
Jefferson County Community Development Director
April 11, 2023
Page 3 of 3

- What is the water source for industrial operations? (Use of well water is not permitted for industrial purposes. Such use requires a WPCF permit.)
- Are fire suppression sprinklers required, and if so, are they installed?
- How will the Company handle industrial waste? (No waste or waste derivatives can be disposed into a residential septic system.)

In sum, the Association is concerned about the effect of this industrial business on residents in Three Rivers. The industrial operations violate the Association's CCRs and regulations, but that is a private matter. Importantly for the county, the use or intended use of TL 312 violates TRRA zoning regulations. The Association's concerns about sound pollution, water pollution, and air pollution are valid. The use of domestic well water for industrial manufacturing is not allowed. Moreover, a fire caused by industrial operations could spread and result in the loss of lives and property within and beyond Three Rivers. Again, the industrial use of TL 312 is not compatible with a residential community. A county inspection and appropriate enforcement actions are warranted.

Sincerely,



Michael W. Peterkin
Encl. as stated
cc: Client
Alexa Gassner

Buster Beaver

Performance Coatings • Cerakote Certified



Questions?

Call Us Monday - Friday
8am - 6pm Pacific Standard Time
Firearms|Optics|Amo: 503-804-8321
Cerakote Services: 971-221-3231



WHY
PRISMATIC

VIEW
FINISHES

VIEW
GALLERY

VIEW
SPECS

ABOUT
US

Please contact us with your inquiries using the form provided, or by one of the following:

Address: 1190 SW Meadow Lane
Culver, Oregon 97734

Email: info@buster-beaver.com

Like us on Facebook, to follow our work:
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Name:
Phone # or Email:
Type your message here:

John Francis
President
Phone: 503-804-8321
Email: jf@buster-beaver.com

Jolee Francis
Business Manager
Email: jfrancis@buster-beaver.com

Brett Johnson
Shop Specialist
Email: bjohnson@buster-beaver.com

Buster Beaver Design excels in performance coating application. Coatings are often applied to automotive parts, firearms and tools. The possibilities are endless so please take a look at some of the pictures on our site. Professionally applied coatings provide many advantages which can include prolonging the life, ease of use, and aesthetics of an item. This does however depend on the coating that is applied. Buster Beaver is a certified Cerakote applicator primarily applying Cerakote and Powder Coats manufactured by NIC Industries. It is also a distributor of the following brands: Beretta, Benchmade Knives, Black Hills Ammunition, Black Rain Rifles, LaRue Tactical, Noreen Firearms, Gelssele Triggers, Talley Scope Rings, Core 15 Rifle Systems, Heritage Safes, and Zeiss Sports Optics.

More About Buster Beaver and buster-beaver.com

Customers inquiring about Buster Beaver or buster-beaver.com often request information by asking for email at buster beaver, how to email buster beaver, emails buster beaver, contact buster beaver, contact email buster beaver, buster beaver email address, buster beaver contact us, send email to buster beaver, buster beaver email addresses, email us at buster beaver, email us buster beaver, buster beaver contact us email, contact us by email at buster beaver, buster beaver us contact number, find email buster beaver, contact buster beaver online, emailing buster beaver, buster beaver company history, buster beaver company, find email address buster beaver, buster beaver business details, about our company buster beaver, buster beaver company profile information, buster beaver email, e-mail buster beaver, info on business buster beaver, aboutus buster beaver, buster beaver aboutus, buster beaver company description, buster beaver company introduction, buster beaver company overview, email buster beaver, buster beaver contact us form, email buster beaver, buster beaver contact us page, buster beaver company contact information, buster beaver company contact info, buster beaver company history, contact buster beaver, buster beaver business contact information, buster beaver contact us, online business information buster beaver, local business information buster beaver, buster beaver business information, buster beaver company information, buster beaver company info, buster beaver company information, address for buster beaver, company contact info at buster beaver or contact us by email at buster beaver.

We appreciate your visit to our site and please call us if you have any questions. We are located in Wilsonville, Oregon (just south of Portland, Oregon) and serve businesses throughout Oregon, Washington and the entire northwest.

INDUSTRIAL PROPERTY FOR LEASE - CRANE SERVED



28120 SW BOBERG ROAD | *Wilsonville, OR*

SITE SPECS



INFORMATION

- » Free Standing Office / Warehouse / Manufacturing Building
- » Approx. 11,700 SF Building Footprint
- » Approx. 2,100 SF Office
- » Approx. 26' + Ceiling Height
- » Site Area: .99 Acre
- » Steel Framed Building with Concrete Panel Walls
- » Existing Bridge Crane and 2 Ton Hoist
- » Zoning: Planned Development Industrial (PDI)
- » Fenced and Gated
- » Two (2) Large Drive-In Doors
- » Approx. 800 AMPS / 277-480V Service
- » Lease Rate: Call for Rates/Availability
- » Property Showings by Appointment Only

CONTACT US

JOHN FETTIG, SIOR

Principal

P. 503.517.9870

E. johnfettig@capacitycommercial.com

CAPACITY COMMERCIAL GROUP

805 SW Broadway, Suite 600 | Portland, OR 97205

P. 503.326.9000

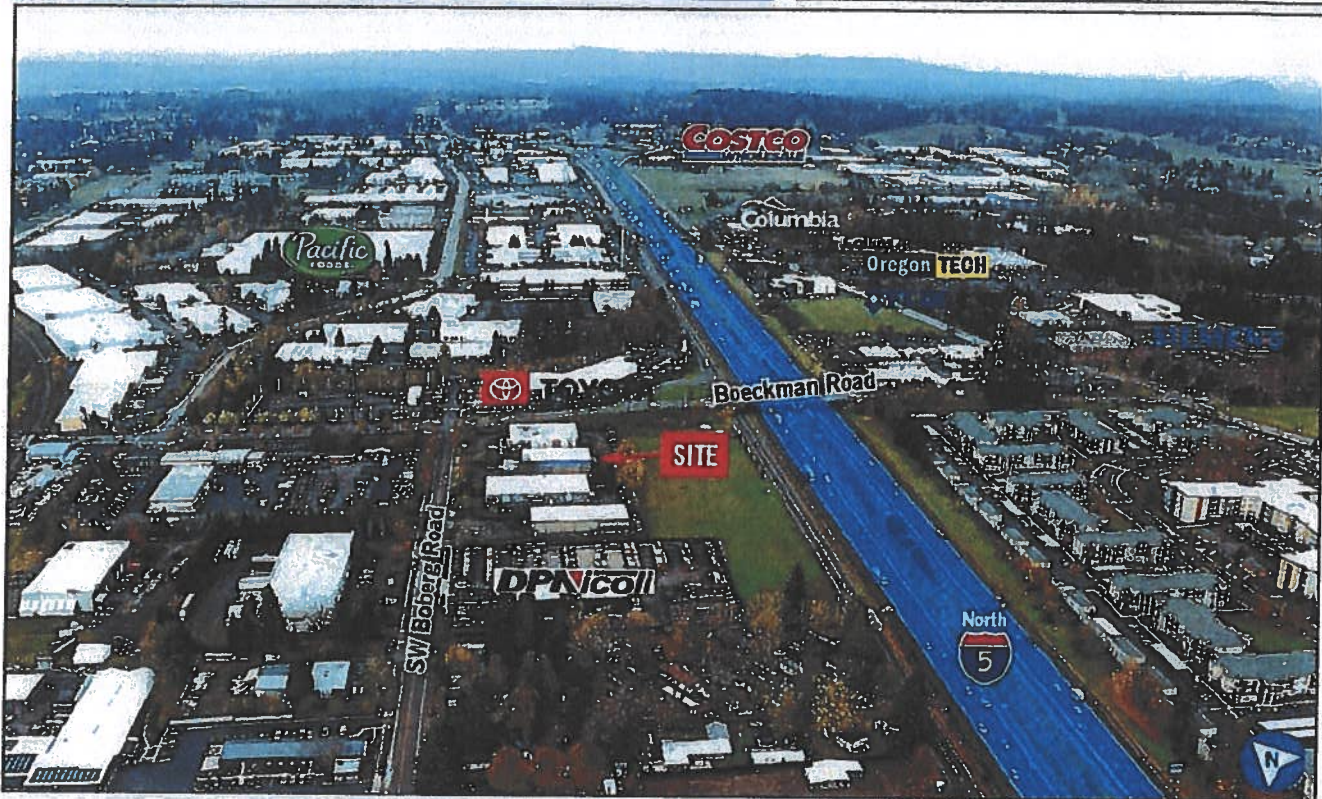
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The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

INDUSTRIAL PROPERTY FOR LEASE - CRANE SERVED



CONTACT US

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P. 503.517.9870

E. johnfettig@capacitycommercial.com

CAPACITY COMMERCIAL GROUP

805 SW Broadway, Suite 600 | Portland, OR 97205

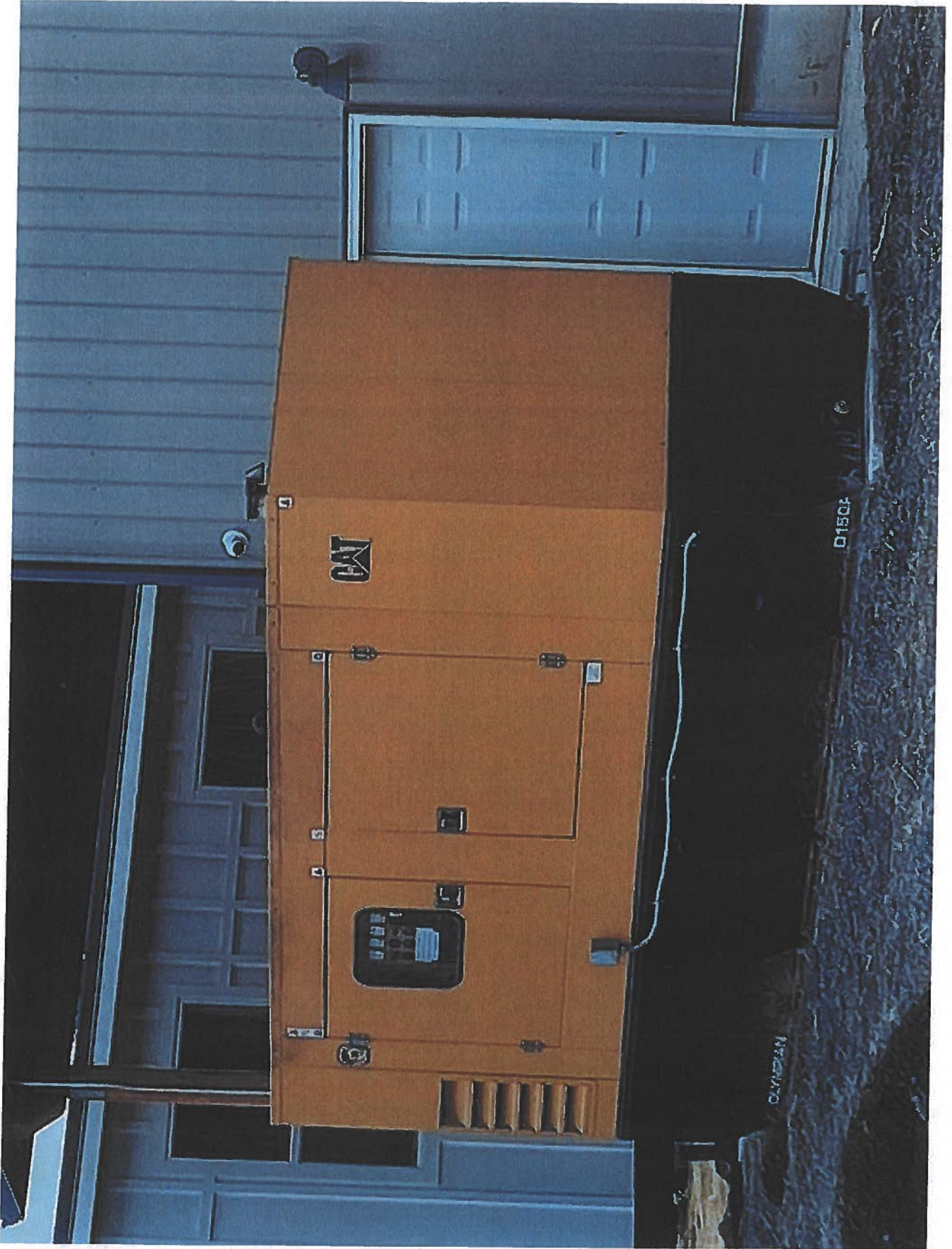
P. 503.326.9000

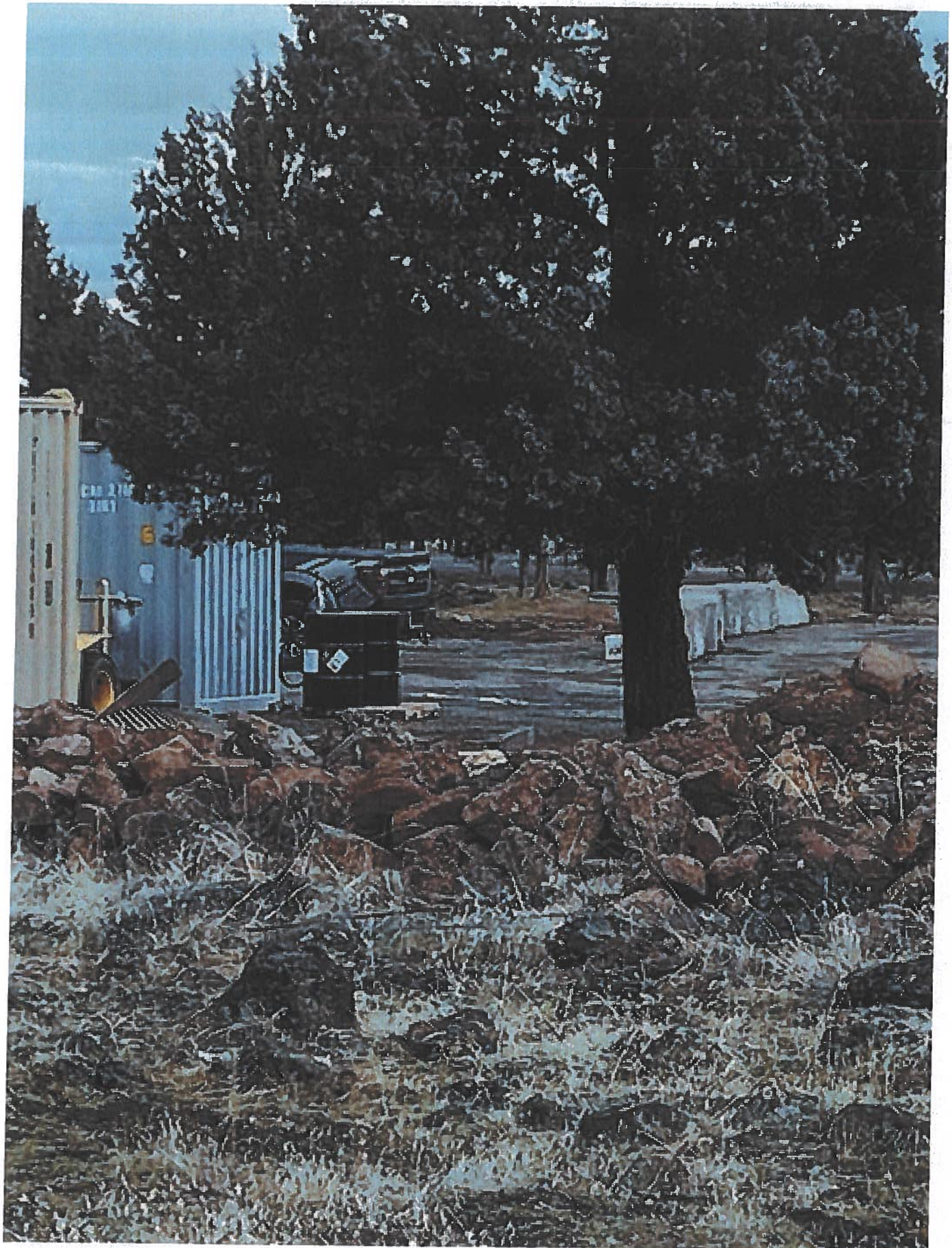
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The information contained herein is believed to be accurate but is not warranted as to its accuracy and may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.





**Application for General Air Contaminant Discharge Permit
 Surface Coating**

Form AQGP-127E

DEQ Use Only			
Source Number:		Regional Office:	
Application No:		Check number:	
Initial assignment <input type="checkbox"/>	Re-assignment <input type="checkbox"/>	Amount(\$):	Date Received:

1. Company information:

Legal Name:			Other company name (if different from legal name):		
Mailing Address:			Site Address:		
City:	State:	Zip Code:	City:	County (required):	Zip Code:
Number of employees (Corporate):			Number of employees (Facility):		
Industrial Classification Code(s)			Other DEQ Permits:		
Primary SIC and NAICS:					
Secondary SIC and NAICS:					

2. Surface coating permit, registration, and additional information:

The surface coating General Permit typically applies to facilities that:

- Are subject to [40 C.F.R. part 63 subpart HHHHHH](#) and use:
 1. spray-applied coatings that contain threshold compounds of chromium, lead, manganese, nickel, or cadmium; or
 2. methylene chloride in paint stripping activities; or
 3. spray-applied coatings to motor vehicles or mobile equipment; and
- Meet permitting criteria thresholds from [OAR 340-216-8010 Table 1](#). (e.g., gallons of coatings, gallons of methylene chloride, or number of vehicles painted)

Note: All spray-applied surface coating of motor vehicles and mobile equipment are subject to NESHAP HHHHHH until and unless the facility submits a NESHAP exemption petition ([here](#)) and receives approval, certifying that specific metal-containing coatings are not used (or other permit applicability thresholds from OAR 340-216-8010 Table 1 are not met).

Types of Coating Activities:

- Surface coating of metal and/or plastic part or products (but not motor vehicles): You are subject to the general permit if your facility spray applies surface coatings that contain identified metals to metal and/or plastic part or products above applicable thresholds.
- Surface coating of motor vehicles or mobile equipment: You are subject to the general permit (or may elect to obtain registration) if your facility spray applies surface coatings to motor vehicles or mobile equipment (threshold criteria vary). Generally they are 10+ vehicles/year; 20+ gallons of coating/year; 20+ gallons of methylene chloride containing paint stripper/year). To apply for registration, your facility must obtain a [certification from ECOBIZ](#).

**Application for General Air Contaminant Discharge Permit
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If you spray apply surface coatings to motor vehicles or mobile equipment and metal and/or plastic part or products that contain above the identified metals above applicable thresholds, you are subject to the general permit.

- Note that the statements above are general and not exhaustive. A specific applicability determination will be provided by a DEQ permit writer upon receipt of this form and any additional necessary information.
- Spray-applied coating operations do not include: hand-held device with a paint cup equal to or less than 3.0 fluid ounces; powder coating; hand-held non-refillable aerosol containers; and non-atomizing applications (i.e. brushes, rollers, flow coating, dip coating, touch-up markers, or marking pens).
- Metal containing coating thresholds: 0.1% by mass for any OSHA defined carcinogen (refer to SDS) and 1.0% for any of the other metal compounds (refer to SDS). Metals are Chromium, Lead, Manganese, Nickel, and Cadmium.

3. Federal Surface Coating Regulations Applicability (NESHAP HHHHHH)

Answer yes or no to all of the following statements:

Yes <input type="checkbox"/> No <input type="checkbox"/>	a. I use paint strippers that contain methylene chloride (CAS #75092) in paint stripping operations or activities.
Yes <input type="checkbox"/> No <input type="checkbox"/>	b. I am an autobody refinishing operation that includes spray-applied surface coating operations or activities.
Yes <input type="checkbox"/> No <input type="checkbox"/>	c. I perform spray application of coatings to mobile equipment (i.e. device that may be drawn or driven on a roadway; including buses, bulldozers, agricultural equipment, camping trailers, etc.)
Yes <input type="checkbox"/> No <input type="checkbox"/>	d. I spray apply coatings that contain the metals (chromium, lead, manganese, nickel, or cadmium) to any metal and/or plastic parts.
If you answered 'yes' to any of the four criteria above, you are subject to the federal regulation for surface coating known as NESHAP 6H. While you are always required to comply with all applicable regulations, you may not be required to obtain an air permit if you are below specific thresholds. Proceed to #4.	

4. General Air Permit (GP-27) Applicability Thresholds

Answer yes or no to all of the following statements:

Yes <input type="checkbox"/> No <input type="checkbox"/>	e. I paint 10 vehicles or more per year; or
Yes <input type="checkbox"/> No <input type="checkbox"/>	f. I use 20 gallons or more of coatings per year; or
Yes <input type="checkbox"/> No <input type="checkbox"/>	g. I use 20 gallons or more of methylene chloride-containing paint stripper(s).

5. Autobody Refinishing Operations:

- If you answered 'yes' to #3.b for autobody-related operations and 'yes' to any #4 statements, you have two additional options in lieu of applying for the General Air Permit GP-27.
 - Submit an exemption petition to DEQ stating that you don't use any coatings that contain the metals chromium, lead, manganese, nickel, or cadmium above the specified thresholds ([Form here](#); a list of all coatings and paint strippers on site are required); or
 - Obtain a certification from ECOBIZ and apply for registration (See OAR chapter 340 [Division 210](#)); or
- Note: Autobody facilities within the Portland metro area may still be required to obtain a different permit, even if exempted from NESHAP 6H (see 'autobody repair or painting shops, BS-01, on [DEQ's website](#)).

**Application for General Air Contaminant Discharge Permit
 Surface Coating**

Form AQGP-127E

6. General Air Contaminant Discharge Permit:

<input type="checkbox"/> General permit - spray coating of motor vehicles, mobile equipment, or metal and/or plastic parts or products (AQGP-027)	Annual Fee Class 1
If you answered 'yes' to any options in #3 and 'yes' to any options in #4, you are subject to the General permit or registration. If you are applying for the General Air Permit, check the box above and submit the following fee with your application. If you want to opt-in to the registration program instead of getting a permit, proceed to #7.	\$1,469 + \$302

7. Registration:

<input type="checkbox"/> Registration - ECOBIZ certified motor vehicle surface coating operations	Annual Fee
If you selected 'yes' to any option in #3 and #4 and you are a motor vehicle surface coating operation you may opt to register in place of an air permit (see #5 above). If you're applying for registration, check the box above and submit the following fee with your application and a copy of the ECOBIZ certification.	\$288

8. General permit attachment

Are you currently assigned to a General Air Contaminant Discharge Permit for other non-surface coating activities at your facility? Yes No If so, you may be eligible for assignment of an attachment to your existing General Permit. Existing source number: _____

9. Equipment. Indicate what equipment is used onsite.

a) Coatings are applied at this facility using the following methods:

<input type="checkbox"/> High Volume Low Pressure (HVLP) spray equipment	<input type="checkbox"/> Flowcoat
<input type="checkbox"/> Electrostatic application	<input type="checkbox"/> Brushcoat
<input type="checkbox"/> Airless spray gun	<input type="checkbox"/> Rollcoat
<input type="checkbox"/> Air-assisted airless spray gun	<input type="checkbox"/> Hand-held aerosol cans
<input type="checkbox"/> Dipcoat	<input type="checkbox"/> Other*

*Other. Specify any additional types of coating application: _____

b) **Spray booth information.** How many spray booths are at the facility? _____ booths. If there are more than three spray booths onsite, attach additional information or pages as necessary to cover all booths.

Spray Booth #1

<input type="checkbox"/> Yes <input type="checkbox"/> No	Is used to coat miscellaneous parts and products.	<input type="checkbox"/> Yes <input type="checkbox"/> No	Is fully enclosed.
<input type="checkbox"/> Yes <input type="checkbox"/> No	Is a mobile ventilated enclosure used to perform spot repairs.	<input type="checkbox"/> Yes <input type="checkbox"/> No	Vents to a filter that captures at least 98% of paint overspray.
<input type="checkbox"/> Yes <input type="checkbox"/> No	Is ventilated at negative pressure so that air is drawn into any openings in the booth walls.	<input type="checkbox"/> Yes <input type="checkbox"/> No	Is used to refinish complete motor vehicles or mobile equipment.

**Application for General Air Contaminant Discharge Permit
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Form AQGP-127E

Spray Booth #2

<input type="checkbox"/> Yes <input type="checkbox"/> No	Is used to coat miscellaneous parts and products.	<input type="checkbox"/> Yes <input type="checkbox"/> No	Is fully enclosed.
<input type="checkbox"/> Yes <input type="checkbox"/> No	Is a mobile ventilated enclosure used to perform spot repairs.	<input type="checkbox"/> Yes <input type="checkbox"/> No	Vents to a filter that captures at least 98% of paint overspray.
<input type="checkbox"/> Yes <input type="checkbox"/> No	Is ventilated at negative pressure so that air is drawn into any openings in the booth walls.	<input type="checkbox"/> Yes <input type="checkbox"/> No	Is used to refinish complete motor vehicles or mobile equipment.

Spray Booth #3

<input type="checkbox"/> Yes <input type="checkbox"/> No	Is used to coat miscellaneous parts and products.	<input type="checkbox"/> Yes <input type="checkbox"/> No	Is fully enclosed.
<input type="checkbox"/> Yes <input type="checkbox"/> No	Is a mobile ventilated enclosure used to perform spot repairs.	<input type="checkbox"/> Yes <input type="checkbox"/> No	Vents to a filter that captures at least 98% of paint overspray.
<input type="checkbox"/> Yes <input type="checkbox"/> No	Is ventilated at negative pressure so that air is drawn into any openings in the booth walls.	<input type="checkbox"/> Yes <input type="checkbox"/> No	Is used to refinish complete motor vehicles or mobile equipment.

c) Spray and paint cleaning equipment.

- i. Equipment is cleaned in a manner that does not create an atomized mist or spray of cleaning solvent or paint residue outside of a container that collects used solvent. Yes No
- ii. Equipment is cleaned by hand after is it disassembled inside a container of solvent. Yes No
- iii. Spray equipment is cleaned by flushing solvent through the gun without atomizing the solvent and paint residue. Yes No
- iv. Equipment is cleaned inside a fully enclosed spray gun washer. Yes No
- v. My facility is located inside the Portland AQMA (Portland metro area). Yes No
 - 1. If yes, additional requirements apply to how equipment is cleaned. You must clean all spray equipment, including paint lines, inside a device which: 1) Minimizes solvent evaporation during cleaning, rinsing, and draining operations; 2) recirculates solvent during cleaning operations such that the solvent can be reused; and 3) Collects spent solvent to be available for proper disposal and recycling.

Are each of these three things true? Yes No

10. Coating and Product Usage.

- a) The General Permit establishes an upper limit on total chromium use. If you are applying for assignment to the AQGP-127 General Permit, acknowledge you have read and understand the following statement:

I will not use more than 12.0 pounds of chromium compounds in any consecutive 12-month period (calculated according to Condition 13.2 of the AQGP-127 based on chromium content per gallon of coating) without first applying for, and obtaining, a source specific air permit.
 I have read and understand this statement

- b) Maximum annual coating use: _____ gallons.
- c) Highest VOC content of all coatings used: _____ pounds per gallon.
 - i. Coating manufacturer:
 - ii. Product name/number:
 - iii. Coating density in pounds per gallon:
 - iv. Which of the following Hazardous Air Pollutants, if any, are found in this coating?
 - 1. Chromium
 - 2. Lead
 - 3. Manganese
 - 4. Nickel
 - 5. Cadmium
 - 6. None of these metals are found in this specific coating.
 - v. Maximum amount of this coating used per year: _____ gallons.

**Application for General Air Contaminant Discharge Permit
Surface Coating**

Form AQGP-127E

- d) The coating with the highest chromium content used on site has _____ pounds per gallon of chromium.
 - i. Maximum amount of this coating used per year: _____ gallons.
- e) The coating with the highest lead content used on site has _____ pounds per gallon of lead.
 - i. Maximum amount of this coating used per year: _____ gallons.
- f) The coating with the highest manganese content used on site has _____ pounds per gallon of manganese.
 - i. Maximum amount of this coating used per year: _____ gallons.
- g) The coating with the highest nickel content used on site has _____ pounds per gallon of nickel.
 - i. Maximum amount of this coating used per year: _____ gallons.
- h) The coating with the highest cadmium content used on site has _____ pounds per gallon of cadmium.
 - i. Maximum amount of this coating used per year: _____ gallons.

Select one of the following:

Applying for GP Air Permit #27 or registration (if you checked the box in #6, #7, or #8):

I hereby apply for permission to discharge air contaminants in the State of Oregon, as stated or described in this application, and certify that the information contained in this application and the schedules and exhibits appended hereto, are true and correct to the best of my knowledge and belief.

Or

Exempting from the permit requirements ('no' to all of #4 and submitting a NESHAP exemption form):

I hereby certify that the information contained in this form and any attached materials are true and correct to the best of my knowledge and belief.

Name of Responsible Official

Title of Responsible Official

Signature of Responsible Official

Date

Submit two copies of the completed application, A Land Use Compatibility Statement, proof of ECOBIZ Certification (if required) and the applicable Annual Fee to:

Oregon Department of Environmental Quality
Financial Services – Revenue Section
700 NE Multnomah St., Suite 600
Portland, OR 97232 - 4100

**Application for General Air Contaminant Discharge Permit
 Surface Coating**

Form AQGP-127E

1. Company Information:

Legal Name:	Other company name (if different from legal name):
-------------	--

2. Site Contact Person: (A person who deals with DEQ staff about equipment problems.)

First Name:	Last Name:	Telephone number:	Fax
Title:		Email address:	
Mailing address:		City, State, Zip Code	

3. Facility Contact Person: (If other than the site contact person, a person involved with all environmental issues at the facility although they may be housed at a different site.)

First Name:	Last Name:	Telephone number:	Fax
Title:		Email address:	
Mailing address:		City, State, Zip Code	

4. Mailing Contact Person: (If other than the site contact person, a person to whom the company would like all agency communications directed.)

First Name:	Last Name:	Telephone number:	Fax
Title:		Email address:	
Mailing address:		City, State, Zip Code	

5. Invoice Contact Person: (If other than the site contact person, a contact to which invoices and communications related to resolving invoice questions can be directed.)

First Name:	Last Name:	Telephone number:	Fax
Title:		Email address:	
Mailing address:		City, State, Zip Code	