

COLUMBIA COUNTY PLANNING COMMISSION MEETING

July 20, 2015
Meeting Minutes

Members Present: Paula Lichatowich, Linda Hooper, Bill DeJager, Claudia Frace and Alta Lynch

Staff Present: Glen Higgins, Kay Clay,

Others: Keith Settle, Andrew Neimi

The Planning Commission meeting was called to order by Linda Hooper at 6:30 pm

Glen Higgins read the pre-hearing statement.

No Ex-Parte was declared.

DR 15-06

Glen Higgins presented the staff report.

BACKGROUND:

The pallet factory owners United Pacific Forest Products Inc., formerly Taylor Made Products, propose a 6875 sq ft storage building to store the kiln dried wood products out of the weather for use in the pallet manufacturing. The subject property is 8.30 acres, zoned Rural Industrial Planned Development (RIPD) and addressed at 34202 Johnson's Landing road.

A wood pallet company has been manufacturing and recycling wood pallets at this rural location near Scappoose for more than 30 years. In recent years, international standards have been developed that directly address the need to treat wood materials used to ship products between countries. The purpose of the treatment is to prevent the spread of disease and insects in the international transport of products. As part of this requirement they are required to use natural gas heat treatment when manufacturing their wood pallets. They have been operating with heat treatment kilns. The lumber dried in these on-site kilns need to be stored in a secure (from the weather) in a building until needed for manufacturing of the pallets.

This site is served by a private well and an onsite septic system. Emergency services are provided by the Scappoose Rural Fire District and the County Sheriff. The subject site contains no identified wetlands, steep slopes, Big Game Habitat, according to National

Wetlands Inventory Map of Sauvie Island, OR, or the Scappoose- Spitzenberg CPAC Area Beak Maps. The FEMA FIRM # 41009CO505 D shows the property is located within Zone X, which is an area that is protected from flooding by a provisionally accredited levee, the Scappoose Dike. As shown on the map on Page 3, the subject RIPD site is surrounded to the north and west by Primary Agriculture (PA-80) zoned properties, owned by Means Nursery and to the south and east by Existing Commercial (EC) zoned properties associated with Browns Landing.

In review of the staff report Finding 5 was reviewed. On May 26, 2015 the applicant submitted the necessary information and supporting documentation for the proposed Type 2 Site Design. Since the storage building is in an area of impervious surface, its construction will not add to any stormwater discharge, and it does not require an engineered Stormwater and Erosion Control Plan per the County's Stormwater and Erosion Control Ordinance. The Proposed Site Plan and other documentation submitted with the DR 15-06 Permit Application contained Existing and Proposed Site Plans, as well as proposed floor plan and elevations for the structure which satisfy the requirements in Sections 1561(A - C) and are included as Application for this Report.

A landscaping/buffering plan is not warranted for this proposal since installing a 6,875 sq ft storage building is in paved portion of the 8.30 acre site will be similar to the majority of the site's existing structures surrounding it and shown in the pictures on Page 4. Over the last 30 years LDS has not had any complaints from nearby rural residents and/or property owners indicating that Taylormade Products has been able to successfully mitigate any negative impacts on their neighbors. For these aforementioned reasons Staff finds the applicant will be able to satisfy the provisions listed in Sections 1555, 1556, and 1561 for this Type 2 Site Design Review with conditions that have been already covered.

Open to public:

Andrew Neimi stated that the applicant has no problem with the conditions and the road access has been done.

Opposition: none

Paula Lichatowich made motion to approve DR 15-06, **Claudia Frace** seconded, all in favor, motion passed.

DR 15-07 & V 15-05

Glen Higgins presented the staff report and reviewed the background history.

Background:

Keith & Cristina Settle own two properties at the corner of Hwy 30 and Gilmore Road. The western property further back off Hwy 30, T/L 3201-00-00300 (2.8 acres) 33341 Gilmore Road zoned RR-5, is developed with their home, an older modular office building and had been used as a lay-down construction yard in the past. The eastern property fronting Hwy 30, T/L 3201-10-01300 (1.64 acres) zoned Light Industrial M-2, has no physical address and is the home of Northwest Structural Moving.

The subject property of this application Tax lot # 3201-010-01300 has been reviewed three times by the Planning Commission in recent history. In July of 2006, the Planning Commission reviewed a Determination of Similar Use (DSU 06-01) for the subject property and determined that a “construction office with a sales and storage yard for moved buildings and related tools and equipment” is similar in nature to the allowed uses in the Light Industrial (M-2) zone. In December of 2006, the Planning Commission reviewed a Map Amendment (Zone Change) to change the zoning of the subject property from Rural Residential - 5 (RR-5) to Light Industrial (M-2). In 2010 the applicant applied for a site design review (DR 10-05) to construct a 10,368 square foot (72' x 144') storage building. The request was approved by the Planning Commission and the structure was built.

The current application, before the Planning Commission, regarding the subject property is a request to build a two story 1800 square foot (40' x 45') office building and a 14,400 square foot (180' x 80') storage building adjacent to the existing 10,368 square foot storage building. The applicant intends to remove the old modular office building on the adjacent lot zoned residential (RR-5) that was approved under CU 04-23 Home Occupation Permit. The subject M-2 property is within the City of Scappoose's Urban Growth Boundary (the UGB line is also the site's west property line). It is surrounded by several types of zoning: PA-80 and RR-5 to the west, EC to the north, CSU to the south and RR-5 to the east. Though not adjacent to any property zoned M-2, this zone is not far to the south. Most of the site and surrounding area is also within a 100-year floodplain, zone AE, per FEMA FIRM Map No. 41009C0444 C, dated August 16, 1988. The site is also within the Aircraft Landing Field Overlay (ALF) related to the Scappoose Industrial Airpark, lying west of the site.

The applicant owns and resides at the property adjacent to the site to the west. This property is zoned Rural Residential- 5 and is developed with a single-family dwelling, an accessory structure and a modular office building. There are commercial uses to the north. An open agricultural field is also on the west side. The property abuts two rights of way: Columbia River Highway (HWY 30) to the west and Gilmore Road to the south. The highway is improved, while Gilmore Road is only paved more-or-less fronting the site. Beyond that—west of the site—it is gravel. Neither right-of-way has any frontage improvements such as sidewalk, curb or gutters, though there are overhead power lines along both frontages. Scappoose Creek is located on the opposite side of Gilmore Road

from the subject property and is a fish bearing stream according to the Oregon Department of Forestry Stream Classification Maps.

There would be additional parking and loading with this change, ADA accessibility, landscaping required and a new stormwater plan.

Paula Lichatowich questioned if the existing home occupation permit would be needed if the existing office would be moving.

Glen stated that the home occupation would still be in existence and the permit would still be need.

Open to the public:

Keith Settle, owner. A lot of time was spent on the design for this application. Ass far as do a hedge around the fenced area it would undermine the fence. There will not be any plants by the gate due to access. He is not wanting to move the existing office and wants to keep two separate lots and the home occupation intact.

Opposition: None

Paula Lichatowich asked if we should remove condition 7 based on information attained in this meeting and remove condition 3 sub E.

Alta Lynch moved to approve DR 15-07 & V 15-05 making changing to remove Condition 7 and remove condition 3E. **Claudia Frace** seconded, all in favor motion carried.

Meeting adjourned 7:20 pm

