

**City of Rainier
Planning Meeting/Public Hearing
March 14, 2006
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The meeting was called to order at 6:30 PM.

Present (All)

Jan Moon, Chairman	Terry Bogardus, Vice Chairman	Phil Butcher
David Qualman	Dave Langford	
Carole Connell, AICP	Bobby Jo Brusco-Harding, Secretary	

Flag Salute

February 28, 2006 Planning Meeting/Public Hearing Minutes

Bogardus moved, Langford 2nd, the minutes be approved. The motion passed unanimously.

Public Hearing: Conditional Use Permit and Design Review to expand the City Waste Water Treatment Plant.

Moon opened the hearing and read the hearing's disclosure statement. There were no conflicts of interest, personal biases or ex parte contacts declared.

Staff Report

Connell stated the request was for a conditional use permit because it is a public use in a Waterfront Mixed Use Zone (WM) and the request is to expand the existing wastewater treatment plant on West "A" and 6th Streets. Connell added to the exhibits in the Staff Report the draft preliminary design report for the City of Rainier Wastewater Treatment Plant Improvements dated June 2004. Connell said it contains the design criteria, a hydro-geological report, wetlands delineation report, an effluent disposal report, a treatment alternative, solids handling, landscape evaluations, upgrade summary, required permits summary, value engineering response and system improvements.

Connell stated there are four tax lots associated with the request. In order for the expansion the City facility is moving west onto tax lot 3300, map 7216 022, which is owned by the City. The expansion is needed to bring the plant up to the standards. The reason for the expansion is to improve the treatment operation and to meet the federal NPDES permit requirements as agreed upon by the City and DEQ. Connell said the approved request for the expansion would double the size of the capacity from 0.5 M gallons per day to 0.99 M gallons per day. Connell stated the visual esthetics of the site would be improved, odor issues will be addressed and basically upgrading the existing plant and adding to the exterior landscaping, the fencing, the street trees, and exterior and interior improvements to make it more visually appealing. Connell stated there is not any creek crossing associated with the plan.

Connell stated tax lot 3300 has a lot of cottonwood trees on it and not all of that parcel will be developed. Connell stated that initially she felt some of the cottonwood trees

should be retained but now feels there are plans to add a lot more trees that are a better quality than cottonwood.

Connell explained there are three major zones in the proposed landscape plan and each zone serves a function in relation to context, screening, enhancing the visual appearance and reducing maintenance on the site. Connell stated the landscape would be easily maintained and highly functional inside the fence while visually attractive and requiring maintenance outside the fence. Connell stated the application does not state what types of plants will be utilized.

Connell explained the application includes proposed new buildings and structures.

Connell explained the application is coming before the Planning Commission as a Conditional Use Permit application because any public facility is a Conditional Use Permit in the WM Zone, and expansion is considered the same as new construction. At the same time the Planning Commission is considering a Design Review in case there is a design issue that needs to be considered.

Connell stated the applicant has addressed relevant Goals 1, 5, 6 and 11 of the Comprehensive Plan and is in compliance with the Rainier Transportation System Plan. Connell stated the capacity of the plant will nearly double and the proposed conditional use will not create any hazardous or adverse conditions by reducing the existing odor, wastewater treatment techniques will be improved and designed to meet federal pollution standards, new landscaping will improve the appearance and the new driveway will improve safety. Connell stated the trench less technology for the pipe from the plant to the river will not disturb the land and the application meets design review criteria.

Connell stated that based on the findings, the summary of what she has reviewed, reports submitted and the comments from Columbia River Fire and Rescue (the only comments received), Connell would recommend approval subject to the following conditions:

1. The conditional use permit approval is based upon the pre-design drawings/plans prepared by Kennedy/Jenks Consultants. However, minor and technical modifications to the plans will be permitted without further review by the Planning Commission.
2. The applicant shall assure that strict erosion control measures are implemented during construction.
3. Retain as many trees as possible on the west side of tax lot 3300. (Connell stated this condition is apparently up for debate).

4. Construction plans shall include additional storm water treatment and detention facilities for new impermeable surfaces added to the site.
5. If the fence surrounding the site is not sight obscuring, assure that the landscaping surrounding the site includes evergreen trees and shrubs that effectively screen the facilities.
6. Prior to issuance of a building permit, obtain a utility easement from DSL to extend the outfall pipe across their land to the river.
7. This permit is void of construction has not begun within two years.

Applicant

Dwayne Barnes, Director Public Works, City of Rainier, Oregon stated he agreed with Connell's staff report with the exception the City would like to replace the cottonwood trees with other trees.

Gordon Munro, Kennedy/Jenks Consultants, 200 SW Market Street, Suite 500, Portland, Oregon 97201-5715 stated the Division of State Lands does not have a tax lot number at the site for the park land that is between the site and the river. Munro explained the applicant is requesting a conditional use to cross that property with the pipe. Munro and Barnes stated they do not foresee any problem acquiring that easement. Langford asked what the use was for the pipe and Munro stated it was for discharge of the treated wastewater to the river. Munro said this would be a vast improvement over the existing method.

There were no proponents or opponents regarding the application so Moon closed the public portion of the hearing at 6:55 PM.

Discussion

Moon was concerned with the odor of the plant and asked what process was going to be used to ensure minimal odor. Munro stated currently at the wastewater treatment plant when sludge is taken out of the digester the air has to be turned off and the pump is very slow so that by the time the air is turned back on a lot of odor has been emitted. Munro explained the upgraded pump and system will avoid the odor and the bio-solids will be mixed with lime and stored in a large building and an air scrubber will be involved.

Langford asked if privacy slats were going to be used in the chain link fence. Barnes said he would prefer privacy slats but the fence was a budget issue.

Langford asked how the proposed new wastewater plant would be in regard to future development. Barnes stated that would depend on future development but the new plant is designed to last twenty years. Munro said that if there is not much growth the new

plant could last longer than twenty years or if there is a tremendous amount of growth the new plant could last less than twenty years.

Bogardus asked if shrubbery was going to be on the inside of the fence and Munro replied it would be on the outside with a 10' buffer. Butcher asked if there was room for future expansion and Munro and Barnes said there was room to expand if needed.

Moon asked for clarification of the trench less technology. Munro explained that it was going to be used for the outfall from the treatment plant site to the river without having to destroy the basketball and tennis courts and the parking lot. Munro explained it would involve directional drilling.

Bogardus asked if the outfall line was an adequate size for possible future expansion and Munro said it was sized for the ultimate flow and would not have to be done again.

Qualman moved, Bogardus 2nd, to approve the Conditional Use Permit and Design Review application to expand the City's wastewater treatment plant based on the findings and conditions in the Staff Report minus #3. The motion passed unanimously.

City projects review by the Planning Commission.

Connell stated that a number of City projects come up frequently and the disposition of the Planning Commission changes on a fairly regular basis and there seems to be, from time to time, more interest or less interest in having certain types of projects go before the Planning Commission. Connell explained the Code allows Design Review to be administrative if Staff feels it is of minor significance and if it expedites for an applicant to be able to move ahead with expansion that will not have a large impact. Connell explained administrative reviews are considered using the same criteria as a Planning Commission review. Connell explained that sometimes City projects get moving so quickly due to schedules, deadlines and grants that it is in the best interest for an administrative review rather than a scheduled hearing before the Planning Commission.

Moon stated initially Staff rather than the Planning Commission handled the Teevin dock facility and the perception of the community is that "if you are big enough you can pretty much do what you want" and that perception is reality to the public. Connell explained perception is important. Connell said that every situation seems to be a little bit different and at times decisions need to be made quickly.

Chad Olsen, City Administrator, City of Rainier explained that the Teevin project had a lot of time pressures for the applicant and in hind sight he agreed with Moon's comments regarding community perception. Olsen stated that three issues stood out to him regarding the Teevin project: 1) the dock is an outright permitted use, 2) the site was straddling an unsurveyed zoning line, and 3) the applicant was the property owner of all

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of the surrounding property. Olsen said timing was a factor for the applicant regarding permits.

Bogardus and Langford agreed there should be some type of criteria to determine if projects should come before the Planning Commission even though they could be reviewed administratively.

It was agreed that Connell would inform Chairman Moon of upcoming private and public projects and she could pass on the information to other Planning Commissioners. Olsen stated he would like clear direction on what the Planning Commission would like to be involved with and maybe this issue was more about communication rather than actual review. Olsen stated that possibly there could be liaisons involved in projects and he would be more communicative regarding projects. Olsen stated he views some of the projects as maintenance rather than review.

Barnes suggested the Planning Commission become involved in picking out tree types for the Highway 30 project.

Butcher asked if there could be a list of projects distributed to the Planning Commission and Olsen said there could be a review of projects.

Connell stated the City Council would be meeting on the Plan Amendment on the Washington Homes/Davis project. Connell stated the City Council has requested Staff to update the TSP so the Planning Commission would be seeing that sometime in the future. Olsen said the City Council would like Staff and the Planning Commission to open the TSP for an open review and take any public testimony regarding any elements within the TSP with some specific items such as the "C" Street right-of-way, public works standards, riverfront trail and revisit the "A" Street alignment issue. Connell said the CBD boundary review and the TSP would probably start around the same time.

The meeting was adjourned.

Jan Moon, Chairman

Bobby Jo Brusco-Harding, Secretary