

City of Rainier
Planning Meeting/Public Hearing
August 30, 2005
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The meeting was called to order at 6:34 PM.

Present (All Present)

Craig Smith, Chairman

Jan Moon, Vice Chairman

Phil Butcher

Dave Langford

Alex Graham

Terry Bogardus

Carole Connell, City Planner

Bobby Jo Brusco-Harding, Secretary

Public Hearing: Design Review request by Precision Drying Services to construct a building materials treatment and export facility on approximately 5 acres of land located at 28730 Dike Road, Rainier, OR.

Smith opened the hearing and read the hearing's disclosure statement. Smith declared exparte contact because he stated he had previously talked to VonPinnon (the applicant) and he (Smith) sold VonPinnon the land where VonPinnon is proposing the building materials treatment and export facility. No other conflicts of interest, personal biases, or exparte contact were declared.

Staff Report

Connell summarized the design review request by stating the proposed wood treatment facility would entail a 25,000 SF manufacturing and office building and a 40' x 90' containment area for storage to accommodate manufacturing operations including wood treatment, drying and storage for shipping. Connell added the Facility Review form Request for Comment received 8-24-05 from the Division of State Lands (DSL) as an exhibit to the 8-22-05 staff report.

Connell explained the site is setback 425 feet on the south side of Dike Road, is in an area that is zoned Heavy Industrial M-2 and in addition to the 100' x 250' building there will be outside storage of raw wood and finished parking area, a area for parking, truck loading, circulation and access.

Connell stated the flag lot parcel was created by a lot line adjustment from a larger parcel originally owned by Craig Smith. Smith stated the property is generally flat with a slight slope to the south with a sandy loam soil. Connell stated that during her design review research it was confirmed that the site was prior converted wetlands. As the previous owner of the property, Smith confirmed that he received permits from the DSL, U.S. Army Corps of Engineers and Columbia County to fill the property. Connell stated the proposed facility is consistent with the zoning in the area.

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Connell stated the M2 industrial zone allows manufacturing and that's what this facility is. Connell explained the proposed manufacturing facility is in compliance with the M2 zone standards. Connell stated that in an industrial zone all uses are subject to the necessary permits from DEQ, Corps of Engineers, DSL and any other regulatory agencies that might have discretion over the kind of operation and discharges at the facility. Connell stated according to the applicant the facility does not utilize hazardous chemicals or generate hazardous waste.

Connell stated the M2 zone requires that all areas not occupied by paved roadways or buildings has to be landscaped and the applicant has decided to fill the site with either buildings, storage, parking, circulation, fencing and there will be a bio-swale for drainage which will go from border to border as far as usage. Connell stated outdoor trash was not addressed in her staff report but will be clarified during the applicant's portion of the hearing.

Connell summarized the clear vision and fence conditions of the staff report. Regarding parking stalls, Connell stated if the Planning Commission approved the application the parking stalls should be 9' x 18' per code specifications, rather than 8' x 18' as indicated on the application illustration. Connell stated the parking area would also be used as a truck circulation area. Connell stated the code requires 10% of the parking lot be landscaped and the applicant's proposal complies with that requirement. Connell suggested a plant materials plan should be a condition of approval to assure appropriate plants are used for landscaping.

Connell stated outdoor lighting will include eleven wall mounted fixtures on the building and four pole lights on the east and west property lines.

As far as access, Connell stated the proposed facility will have access to Dike Road from a 24-foot wide paved driveway which is twice the size required by the Fire Department.

Connell stated the applicant is aware a sign permit must be submitted and the signs currently proposed by the applicant meet the zoning code requirements.

Connell stated the proposed facility office will be connected to the City sewer and water service and there will be private utilities extended to the office. Connell explained the City finds that city sanitary sewer and water service can be made available to the site, subject to specific utility plan approval and the applicant's engineer is working with City staff on utility details. Connell stated the Columbia River Fire and Rescue District stated that an additional hydrant and building sprinklers may be needed, and that they want to review the access plan for emergency vehicles.

Connell stated that roof and parking lot drainage will be collected and drained into an on-site bio-swale area on the east side of the site and erosion control and drainage specifications will be required with the utility plans and the building permit.

Connell explained the building will be a one story, pre-fabricated 26' high steel building with two doors and three windows on the north side and the southern most 100' of the building will be open on both sides. The building will be light brown or green with white trim.

In conclusion, Connell stated Staff is recommending approval of the Design Review application based on the five conditions in the staff report plus two more conditions. Connell stated an addition to condition #1 should be the applicant provide the City an approved county road approach permit.

Connell added the following conditions to the staff report:

6. The applicant provides evidence that the lot line adjustment has been recorded at Columbia County.
7. The parking stall width should be increased to 9 feet.

Connell stated the only remaining question she has is in regard to outdoor trash collection or storage.

Applicant's Report

Michael VonPinnon (owner and applicant), 6785 SW 158th Avenue, Beaverton, OR 97007 stated the lighting will be yellow directional halo-light and will not project into anybody's back yard. VonPinnon stated a 20-yard drop box with a slatted screen around it would be used for trash.

VonPinnon stated he has an engineer regarding utilities and the specs will be submitted to the City. In regard to the lot line adjustment, Smith and VonPinnon said it had to be recorded in order for the sale to finalize and VonPinnon will provide a copy.

Smith asked if the running surface for the trucks will be paved and VonPinnon said it would.

Graham asked VonPinnon how often DEQ will come out and inspect for any chemical leakage. VonPinnon replied initially they usually come out once a year if there are no complaints or every other year if DEQ has no concerns. VonPinnon stated the proposed facility would not have any hazardous waste.

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Graham asked VonPinnon what about the salt run off that will be used on the wood. VonPinnon said it is collected.

Graham asked VonPinnon if there were going to be maintenance of the vehicles, would there be storage of oil and gasoline. VonPinnon said that is all contracted and there won't be storage of tires.

Graham asked if there was going to be road debris from the log trucks and VonPinnon stated they do not handle anything but finished products.

In regard to noise, Graham asked what the hours of operation were going to be and VonPinnon said initially they would probably run a single ten-hour shift, probably 6:30 a.m. or 7:00 a.m. to 5:30 a.m. Connell stated the state noise standards are 7:00 a.m. to 10:00 p.m.

Graham asked if the metal building was going to be painted and she asked if there was a maintenance schedule for the upkeep of the building. VonPinnon stated the building will be erected with electro-light panels so there won't be any paint peeling.

Graham asked if there was a need for security at the facility and VonPinnon said there wasn't a need for it.

VonPinnon stated the facility will not be doing any retail, the material will come from the mill, they will process it and load it back out. VonPinnon said he has been involved in different types of wood protection systems for 25 years. Smith stated VonPinnon currently does this same type of operation in McMinnville, Oregon.

Langford asked if there was going to be locked gates after hours and VonPinnon said there would be. Langford asked if there would be a second shift sometime later and VonPinnon said that would be possible but would depend on the volume.

Graham expressed concern regarding trucks arriving early and parking on the road because the gates would be locked. VonPinnon said they would use the 400' driveway and not be on the road. Graham asked how many trucks did VonPinnon expect on a daily basis and he stated some days there might be two or three in and out, other days ten or twelve, however on a really, really busy day there might be twenty trucks in and out. Smith and Connell stated the projected traffic volume was so low a traffic count was not requested.

Butcher asked if VonPinnon could foresee any problems with the DEQ permitting process and VonPinnon said they have operated under a national pollution discharge permit and he does not see any problems.

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Smith asked if there was anyone in the audience who wanted to speak in favor or against the application, there were no comments.

Smith closed the public input portion of the hearing. Moon stated she was happy VonPinnon wanted to put the facility in Rainier. Smith commented he felt it was a compliment that VonPinnon came to Rainier and it was nice to have industry that was clean, safe, created employment and would not cause a lot of controversy.

Based on the findings in the August 22, 2005 staff report and including the two conditions that were added at the hearing (see above), the county permit and city staff approval Langford moved and Graham 2nd to approve the Design Review application. The motion passed unanimously (Smith abstained).

Discussion of Planning Grant Topics:

Connell stated the City was thinking about going for another small grant so more zoning work can get done and three ideas that Connell thought of are:

1. Creating a certified zoning map.
2. Enlarge the Central Business District (CBD).
3. Regulation of adult businesses.

Smith stated that if the City is required by state law to have a certified zoning map that should be the first thing to do. The Planning Commission agreed and Connell stated she would start working on the application, work with City Administrator, Chad Olsen and then bring it back to the Planning Commission for review.

May 17, 2005 Planning Meeting/Public Hearing Minutes

Butcher moved, Moon 2nd, the minutes be approved with a typographical correction on Page 1. The motion passed unanimously.

The meeting was adjourned.

Craig Smith, Chairman

Bobby Jo Brusco-Harding, Secretary