



City of Aumsville



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AUMSVILLE PLANNING COMMISSION MEETING / AUMSVILLE TREE BOARD Thursday, August 16, 2018

The meeting was called to order at 6:13 PM in the Aumsville Community Center, 555 Main Street, Aumsville, Oregon. Commissioners present were Vicky Barber, Dan Kluver, Russell Snow and Tom Youmans. Commissioner absent was Gus Bedwell. Staff present were City Planner Lisa Brosnan (Planner Brosnan) and Executive Assistant Lora Hofmann (EA Hofmann).

PUBLIC HEARING: Recology Oregon Compost Site Development Review application

The Public Hearing opened at 6:14 pm. Chair Kluver asked if there were any conflicts of interest or ex parte contact; there being none, Planner Brosnan went over the Preliminary Matters, explaining the hearing process and setting out appeal rights.

Staff Report: Planner Brosnan explained the hearing is for Site Development Review. This proposal was approved in 2016, but the time deadline has passed, so this is a new application with the same site plan and request. She explained that prior to this hearing the terms “feedstock” and “compost” had been used interchangeably and they are two different things – feedstock is incoming product; compost is what it is made into. It was noted that this is a conditional use that was established in 2010. The requirements for the conditional use continue. Planner Brosnan went over the Industrial zoning and all criteria is met (noting the condition that the site is limited to 75,000 tons of processing per year). She pointed out that neighboring properties will not be impacted by the requested development. She also indicated that all buffering is being met with current screening and staff is including a condition that the landscaping continue to be maintained. Storm drainage and public health factors are being maintained. There will be no additional effects from this development. Applicant has been complying with wetland conditions and they are being asked to provide a current wetland delineation map. Proposed conditions were reviewed and the requirements/conditions from prior decisions were restated. She gave the options available to the commission.

Applicant Testimony was presented by Carl Peters, general manager of Recology. He provided information about the property after apologizing for not providing the site plan as part of the 2016 approval. They are here in preparation for the possibility they might increase their incoming product. There is nothing on the immediate horizon. There is nothing planned in a wetland area and they will not be increasing their impact on public facilities. He added that they are appreciative of Aumsville and the partnership that has formed over the years.

There was no Proponent, Opponent, or Governmental Agencies testimony.

There was no General Testimony, although EA Hofmann shared that staff wanted to note that there have been very few odor complaints and Recology has followed the protocol previously established. Commissioner Kluver talked about how much nicer it is, explaining that he lives on Michael Way and there is not even a hint of a sour smell from the facility.

There were no Questions from the Public.

Questions from the Commission: Commissioner Snow asked how much feedstock is being composted now and was told that the facility is processing about 25-27,000 tons now and they are equipped to handle 34,000 tons. With this improvement, it would make it possible to process up to 50,000 tons. Commissioner Snow then asked applicant if they had any heartburn with staff's recommended conditions. Mr. Peters answered, indicating that the conditions seem reasonable, and there is effort in being a good neighbor. Commissioner Youmans asked about the ratio of incoming feedstock to outgoing compost and he was told it is about 50%.

No Applicant or Staff Summary – both felt like their point had been presented.

The Hearing closed at 6:41 pm and the commission went into deliberation. After a brief discussion with the commission noting they had no further questions, Commissioner Snow made a motion to adopt the staff report and approve the requested Site Development Review (2018-03), subject to the conditions of approval as set forth in the staff report.; Commissioner Barber seconded. Voting in favor of the motion were Commissioners Barber, Kluver, Snow and Youmans. The motion passed unanimously.

APPROVAL OF MINUTES:

Commissioner Barber made a motion to approve the June 21, 2018 Planning Commission Minutes as presented. Commissioner Snow seconded. Voting in favor of the motion were Commissioners Barber, Kluver, Snow and Youmans. The motion passed unanimously.

NEW BUSINESS: Request for extension of Variance – File #2017-05 (Flowers/Richie Way Apts.)

Jerry Flowers has requested an six month extension for the variance he received for size of parking spaces in this development. There was discussion about the intent of the Development Ordinance and whether concurrent decisions on the same property should have different deadlines, especially if the variance is for a portion of the project that comes much later in the development. There was a question from Commissioner Snow about substantial construction and what that means. EA Hofmann explained, and Planner Brosnan concurred that the city has interpreted it to mean that a Type B permit has been submitted and there has been some kind of breaking of ground. There was discussion of whether there is more than one extension allowed or if the extension can only be for six months at a time. It was noted by the commission that the timeline should, by common sense, be the same for combined applications, with the longer deadline applying to all. There was further discussion that the development ordinance isn't very clear, the word "an" is used, but it doesn't specifically say "only one." Commission consensus was to approve an extension of six months, but if there is no substantial construction, the applicant will need to start over with a new Variance application. Commission asked the planner to look at these timing issues and to get some very clear delineation, especially in complex applications such as this.

Commissioner Barber made a motion to grant a six month extension to the variance application for the Richie Way apartment. The motion was seconded. Voting in favor of the motion were Commissioners Barber, Kluver, Snow and Youmans. The motion passed unanimously.

NEXT MEETING: September 6, 2018 – Tree City Board meeting. Aumsville’s status as a Tree City and the Tree Board were briefly discussed. Public Works Director Oslie will meet with the commission.

ADJOURNMENT at 7:30 pm without objection.

Dan Kluver, Planning Chair

ATTEST:

Lora Hofmann, Executive Assistant