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SEP 22 2023
Land Development Services

COLUMBIA COUNTY
LAND DEVELOPMENT SERVICES
COURTHOUSE
230 STRAND
ST. HELENS, OREGON 97051
(503) 397-1501

192-23-000334-PLNG
File No. DR 24-03

General Application

GENERAL LAND USE PERMIT APPLICATION

TYPE OF PERMIT: Zone Change Temporary Permit
 Site Design Review Resource Management Plan

Other: _____

APPLICANT: Name: Laura LaRoque on behalf of Udell Engineering and Land Surveying, LLC

Mailing address: 63 E. Ash Street, Lebanon, OR 97355

Phone No.: Office (541) 990-8661 Home laurallaroque@gmail.com

Are you the property owner? owner's agent?

PROPERTY OWNER: same as above, OR:

Name: Brian Myers on behalf of Scion Lumber LLC - Email Brian.MWLINC@gmail.com

Mailing Address: P.O. Box 157, Sheridan, OR 97378

PROPERTY ADDRESS (if assigned): unassigned address; 07-05-12 Tax Lot 202

TAX ACCOUNT NO.: 07-05-12 Tax Lot 202 Acres: ~49-acres Zoning: RIPD

_____ Acres: _____ Zoning: _____

_____ Acres: _____ Zoning: _____

PRESENT USES: (farm, forest, bush, residential, etc.)

Use: Former Clatskanie Mill Site Approx. Acres
~49-acres

Total acres (must agree with above): ~49-acres

PROPOSED USES:

~~Construction of an approximately 55,000 square foot wood products manufacturing and processing facility with associated site, utility, and access improvements in the Rural Industrial Planned Development (RIPD) Zone.~~

WATER SUPPLY: Private well. Is the well installed? Yes No
 Community system. Name _____

METHOD OF SEWAGE DISPOSAL: Community Sewer. Name _____
 Not applicable.
 Septic System.

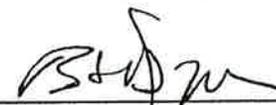
If Septic, does the subject property already have a system? Yes No
If no, is the property approved for a Septic System? Yes No

CONTIGUOUS PROPERTY: List all other properties you own which have boundary lines touching this property:

<u>Tax Account No.</u>	<u>Acres</u>	<u>Co-owners (if any)</u>
Not applicable		

CERTIFICATION:

I hereby certify that all of the above statements, and all other documents submitted, are accurate and true to the best of my knowledge and belief.

Date: 9.21.2023 Signature: 

NOTE: Please attach an accurate and detailed plot plan, including property lines, existing and proposed structures, location of septic tank and drainfield, farm - forest areas, large natural features (cliffs, streams, etc.).

Planning Department Use Only

Date Rec'd. 9/22/23 Hearing Date: _____
Or: Administrative 10/9/23

Receipt No. 386983 Amy Stormwater & Erosion Control Fees \$ 404

Zoning: RIPD Staff Member: Dave Jacobs



Scion Lumber DR 24-03 Aerial Map



Oregon Statewide Imagery Program (OSIP) - Oregon Imagery Framework Implementation Team
Department of State Lands, Oregon Department of Forestry

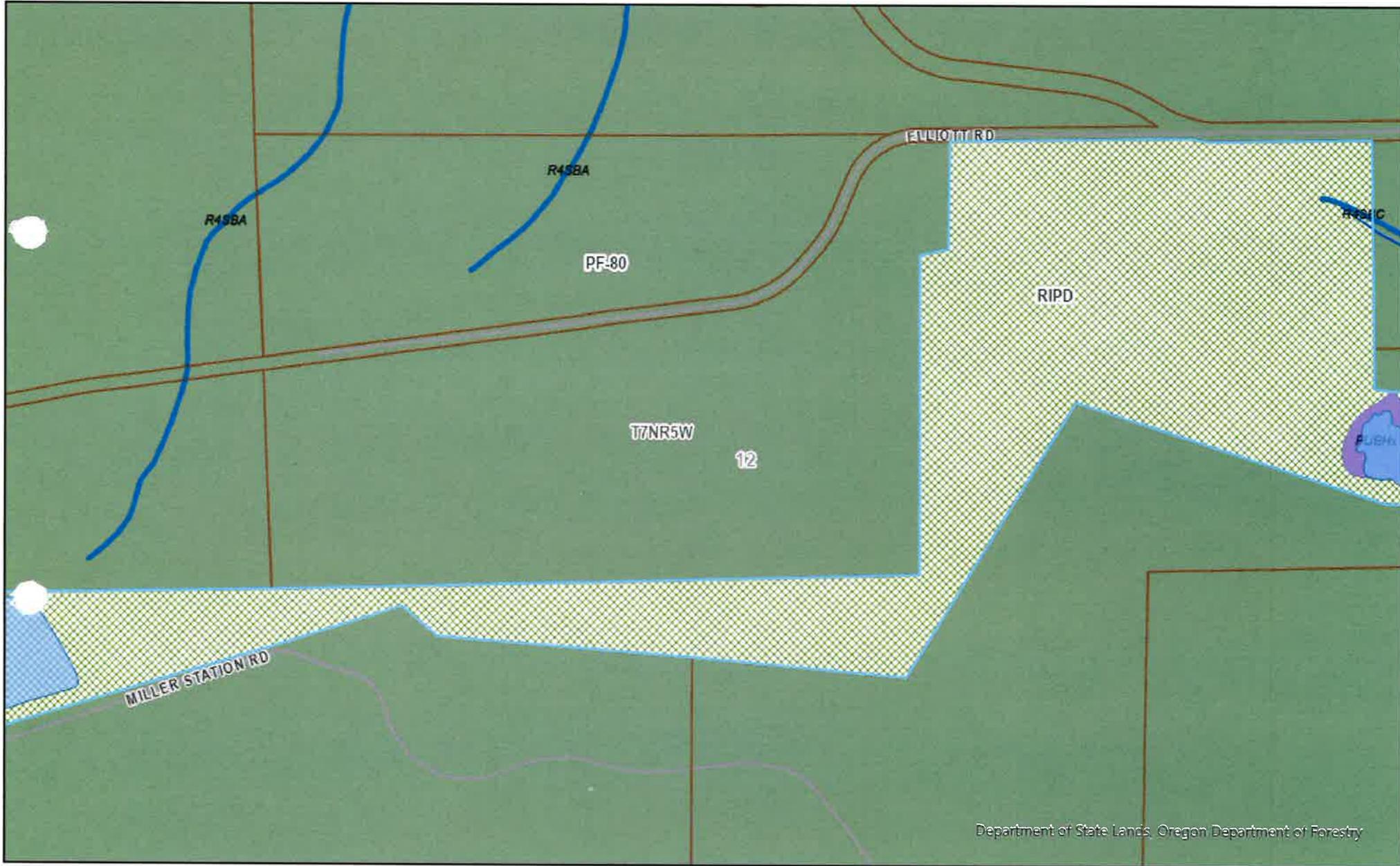
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Scion Lumber DR 24-03 Zoning Map



Department of State Lands, Oregon Department of Forestry

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Disclaimer: This map was produced using Columbia County GIS data. The GIS data is maintained by the County to support its governmental activities and is subject to change without notice. This map should not be used for survey or engineering purposes. Columbia County assumes no responsibility with regard to the selection, performance or use of information on this map

RECEIVED

SEP 22 2023

Land Development Services

DR 24-03

TYPE II - SITE DESIGN REVIEW APPLICATION

Request: Site Design Review of a new ~55,000 sf manufacturing facility and associated site improvements.

Submitted to: Columbia County
Planning Department
445 Port Avenue
St. Helens, Oregon 97051

Applicants/Property Owners: Brian Myers on behalf Scion Lumber LLC
P.O. Box 157
Sheridan, OR 97378
503-843-4455/brian.mwlinc@gmail.com

Applicant's Representatives: Udell Engineering and Land Surveying, LLC
63 E. Ash Street
Lebanon, OR 97355

Contact: Laura LaRoque
Email: laura@udelleng.com
Phone: (541) 990-8661

Site Location: Unassigned Address

Columbia County Assessor's Map No.: 07-05-12 Tax Lot 202 (Account No. 441416)

Site Size: ~49-acres

Existing Land Use: Unimproved; former Clatskanie Mill Site

Zone Designation: Resource Industrial - Planned Development

Surrounding Zoning: North: Primary Forest Zone - 80
South: Primary Forest Zone - 80
East: Primary Forest Zone - 80
West: Primary Forest Zone - 80

Surrounding Uses: North: Elliott Road / Forest
South: Forest
East: Rural Residential / Forest
West: Rural Residential / Forest



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07051200 202
Site Design Review

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SUMMARY

The subject property is approximately 48.62 acres, identified as Township 7N, Range 05W Section 12 Tax Lot 202, and located between Elliott Road and Highway 47, west of Palm Hill Road. It was formerly the Clatskanie Mill Site which operated from the late 1970s until 2017. Much of the infrastructure that supported the old mill remains in place, is functional, and will be utilized for the proposed new construction: a 14.6-acre paved yard, stormwater settling, detention, and infiltration ponds, paved access roads, a shop building, septic system, and domestic water system.

In June 2022, through the adoption of Ordinance No. 2022-2, the Columbia County Board of Commissioners amended the Columbia County Comprehensive Plan from Forest Resource to Resource Industrial and the Zoning Map from Primary Forest (PF-80) to Rural Industrial Planned Development (RIPD) requested for PA 22-01 and ZC 22-01 pursuant to the provisions in Oregon Revised Statutes (ORS) 197.719 for abandoned or diminished mill sites. These amendments did not require an Exception to Statewide Land Use Planning Goal 3 (Agricultural Land), Goal 4 (Forest Land and Goal 14 (Urbanization) because the property is intended to reestablish the manufacturing and processing of a range of wood products for retail and private label end users and for wholesale lumber production.

Scion Lumber LLC now seeks approval for the construction of an approximately 55,000 square foot wood products manufacturing and processing facility with associated site, utility, and access improvements in the Rural Industrial Planned Development (RIPD) Zone.

REVIEW CRITERIA & FINDINGS - COLUMBIA COUNTY ZONING ORDINANCE:

The proposed facility and associated site improvements are located within the RIPD zone. These elements are addressed in findings for:

- Columbia County Zoning Ordinance (CCZO)
 - Section 680 Rural Industrial Planned Development (RIPD)
 - Section 1550 Type II Site Design Review
 - Section 200 General Provisions
 - Section 1170 Riparian and Wetlands Overlay
 - Section 1313 Commercial Signs
 - Section 1400 Off Street Parking and Loading Requirements
 - Section 1450 Transportation Impact Analysis

Overlay zones are addressed for all elements of the proposal in findings for:

- Columbia County Zoning Ordinance (CCZO)
 - Section 1100 Flood Hazard
 - Section 1120 Sensitive Bird Habitat



- Section 1130 Historic Overlay
- Section 1170 Riparian Corridors
- Section 1180 Wetland Areas
- Section 1185 Natural Area Overlay
- Section 1190 Big Game Habitat
- Section 1603 Quasi-judicial Public Hearings
- County Stormwater and Erosion Control Ordinance

Section 680 Resource Industrial-Planned Development (RIPD)

681 Purpose:

The purpose of this district is to implement the policies of the Comprehensive Plan for Rural Industrial Areas. These provisions are intended to accommodate rural and natural resource related industries which:

- .1 Are not generally labor intensive;*
- .2 Are land extensive;*
- .3 Require a rural location in order to take advantage of adequate rail and/or vehicle and/or deep water port and/or airstrip access;*
- .4 Complement the character and development of the surrounding rural area;*
- .5 Are consistent with the rural facilities and services existing and/or planned for the area; and,*
- .6 Will not require facility and/or service improvements at significant public expense.*

683 Uses Permitted Under Prescribed Conditions:

The following uses may be permitted subject to the conditions imposed for each use:

- .2 Management, production, and harvesting of forest products, including wood processing and related operations.*

Finding 1: The proposed facility for manufacturing and processing of wood products falls within the category of permitted uses noted above.

- A. The requested use conforms with the goals and policies of the Comprehensive Plan specifically those policies regarding rural industrial development and exceptions to the rural resource land goals and policies.*

Finding 2: This application proposes development of an industrial facility and associated site improvements. For development within the RIPD zone, applicable goals and policies are specified as related to rural industrial development and the relevant Port Westward exception statement. These policies include:

- Part X. Economy
- Part XII. Industrial Siting



PART X – ECONOMY

Goals:

1. To strengthen and diversify the economy of Columbia County and ensure stable economic growth.

Finding 3: The proposed facility will require a significant amount of construction activity, resulting in high-paying construction jobs to build the project for approximately 18 months. Once built, the facility will employ office, management, and operations staff, at the following estimated staffing levels:

Estimated Staffing Levels		
	Weekdays	Weekends
Office/Mgt.	Shift 1	Shift 1
8:00 AM – 5:00 PM	8:00 AM – 5:00 PM	8:00 AM – 5:00 PM
3	32	32

In addition to the on-site employees, the project will also result in supportive jobs such as those related to transportation of materials to/from the site. Employees are also likely to patronize area businesses in and around Clatskanie, creating new indirect employment opportunities in surrounding areas. Products to support this facility will be imported via ground transportation from beyond the County, further contributing to economic growth in the immediate area and beyond.

A significant investment will be made to construct and operate an industrial facility, broadening the County's employment base.

2. To utilize Columbia County's natural resources and advantages for expanding and diversifying the economic base.

Finding 4: The proposed facility will utilize natural resources (wood products) and skilled labor found throughout the region and distribute products via established transportation corridors. Proximity to raw resources, skilled workforce, and the existing supporting infrastructure were the primary advantages during the site selection process.

Policies: It shall be a policy of the County to:

1. Encourage the creation of new and continuous employment opportunities.

Finding 5: As noted above, following construction of the proposed facility, it will provide direct employment opportunities for office, management, and operations staff with approximately 35 new jobs and is anticipated to result in supportive jobs at area companies. The approximately 18-month construction duration is also expected to create temporary construction jobs on site.

2. Encourage a stable and diversified economy.

Finding 6: The proposed facility will increase the size and value of the County's industrial sector, which is an important part of Columbia County's overall economic base. The proposed development is planned to



be a long-term facility to support manufacturing and processing of wood products on the site, showing a long term and stable commitment to the regional economy.

3. Reflect the needs of the unemployed and of those persons who will enter the labor market in the future.

Finding 7: The approximately 35 jobs created by the project will be family wage jobs, as opposed to lower-paying retail and consumer-facing service sector jobs.

8. Preserve valuable industrial sites for industrial uses.

Finding 8: The proposed industrial project is proposed to be constructed on land zoned Resource Industrial – Planned Development (RIPD). Industrial use is consistent with the zone.

12. Encourage new industrial growth within the urban areas so as to utilize existing public facilities.

PART XII – INDUSTRIAL SITING

INDUSTRIAL DEVELOPMENT: GOALS AND POLICIES

Goals

1. To strengthen and diversify the economy of Columbia County and ensure stable economic growth.

Finding 9: The proposed facility will require a significant amount of construction activity, resulting in high-paying construction jobs to build the project. Once built, the facility will employ approximately 35 office, management, and operations staff. In addition to the on-site employees, the project will also result in supportive jobs such as those related to transportation of materials to/from the site. Employees are also likely to patronize area businesses in and around Clatskanie.

3. To encourage industrial growth in Columbia County to diversify its economy. New industry should be located to take maximum advantage of existing public and private investments.

Finding 10: The proposed manufacturing and processing facility will result in both construction and ongoing operational jobs, which helps improve economic diversification and results in local property tax revenue. The site's location allows the facility to take advantage of a former industrial site and established site and area infrastructure.

Policies: It shall be policy of the County to establish, implement, and maintain an industrial development program that:

1. Encourages the creation of new and continuous employment opportunities.

Finding 11: As noted above, following construction of the proposed facility, it will provide approximately 35 employment opportunities for office, management, and operations staff and is anticipated to result in supportive jobs at area companies.

11. Directs industries that are either land extensive, resource related, marine related, and/or incompatible with urban populations to those sites which are appropriate to the use and are currently zoned for that use.



Finding 12: As detailed above, the proposed facility is land extensive (requiring 49 acres) and incompatible with urban populations. The facility will perform industry operations and are thus appropriate outside urban locations. The site’s location in the RIPD zone is consistent with this policy.

RESOURCE INDUSTRIAL DEVELOPMENT: GOALS AND POLICIES

Goal: It is a goal of the County to provide for industrial development on rural lands when such development can be shown to support, utilize, or in some manner be dependent upon, the natural resources of the area.

Finding 13: The County has provided for industrial development by adopting the RIPD zone. The proposed facility will utilize natural resources (wood products). As such the project is consistent with the intended and allowed uses of the zone and is consistent with this goal.

Policies: It shall be a policy of the County to:

3. Restrict industrial development on land zoned Resource Industrial Planned Development to those uses that:

- A. Are not generally labor intensive;*
- B. Are land extensive;*
- C. Are located with adequate rail and/or vehicle and/or deep water port and/or airstrip access;*
- D. Complement the character and development of the surrounding area;*
- E. Are consistent with the rural facilities and existing and/or planned for the area; and,*
- F. Will not require facility and/or service improvements at public expense; or,*

Finding 14: Policies 3A through 3F are nearly identical to the purpose statement outlined in CCZO Section 681, above. Responses to that section were provided earlier in this report which demonstrate how the proposed facility is consistent with the purpose of the RIPD zone. Those responses are incorporated herein by reference.

G. Are not appropriate for location within Urban Growth Boundaries due to their hazardous nature.

Finding 15: The proposal is for construction of an approximately 55,000 square foot wood products manufacturing and processing facility with associated site, utility, and access improvements in the Rural Industrial Planned Development (RIPD) Zone.

In June 2022, through the adoption of Ordinance No. 2022-2, the Columbia County Board of Commissioners amended the Columbia County Comprehensive Plan from Forest Resource to Resource Industrial and the Zoning Map from Primary Forest (PF-80) to Rural Industrial Planned Development (RIPD) requested for PA 22-01 and ZC 22-01 pursuant to the provisions in Oregon Revised Statutes (ORS) 197.719 for abandoned or diminished mill sites.

PART XIII – TRANSPORTATION

Objectives:

- 1. To maximize efficient use of transportation infrastructure for all users and modes.*



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Finding 16: The project will be served by existing highway transportation infrastructure.

Policies:

2. The dedication of adequate rights-of-way to meet the standards set in the Transportation Plan shall be required of any person seeking a Zone Change, Conditional Use Permit, Subdivision, or Partition. [...].

Finding 17: A Zone Change, Conditional Use Permit, Subdivision, or Partition are not being requested as part of this application for the development of the facility. Therefore, this policy is not applicable.

3. All expanding or new development shall contribute a fair and proportionate share toward appropriate offsite improvements to county roads whenever a development results in a major increase in traffic on an existing county road.

Finding 18: As discussed in the Transportation Impact Analysis (Attachment C), access to the site would be provided via Miller Station Road to Highway 47 with emergency access via Elliot Road to Palm Hill Road. Existing lane configurations and intersection controls at study intersections can be described as follows: the approach to Highway 47 is wide, allowing for oversized trucks to turn around; the width would allow left-turning vehicles to operate in a separate approach lane that right-turning vehicles. The Miller Road approach is stop controlled.

The proposed development is a pallet manufacturing facility which will employ 30 to 35 people in a single shift. Future trips generated by the project were forecast using trip generation rates found in the 11th Edition of The Trip Generation Manual (ITE, 2021). Land use code 140, manufacturing, was used to calculate the trips that would be generated by the proposed development. The proposed facility is anticipated to generate 11 p.m. peak hour and 216 daily trips. Based on this analysis, the TIA does not recommend any mitigation strategies because of the proposed facility.

4. County will manage access to roadways to reduce congestion and conflicting travel patterns. The County will work with the Oregon Department of Transportation (ODOT) to limit the number of access points onto Principal Arterials. Direct access to U.S. Highway 30 will be limited as much as is practical in order to reduce the potential for congestion and conflicting traffic patterns which would disrupt the flow of traffic.

Finding 19: The project will not have direct access onto Highway 30 or Principal Arterials. Therefore, this provision is not applicable.

20. The County will coordinate transportation and land use planning and decision-making with other transportation agencies and public service providers, such as ODOT, cities within the County, and the Port, when their facilities or services may be impacted by a county decision or there may be opportunities to increase the efficiency and benefits of a potential improvement.

Finding 20: As part of its evaluation of land use applications including this one, the County coordinates with affected agencies and partners. In addition, the development team has coordinated with the County and ODOT staff with respect to site design and transportation analysis prior to submitting this application.

PART XIV – PUBLIC FACILITIES AND SERVICES

Policies



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- .1 *Require that adequate types and levels of public facilities be provided in advance of or concurrent with development.*

Finding 21: The subject property already contains multiple public and private facilities including PGE electrical generating facilities, utilities, drainage facilities, electrical transmission lines, and associated support facilities. The project will be served by existing roadway transportation infrastructure. Based on TIA, no mitigation strategies are recommended because of the proposed facility. Taken together, these conditions provide adequate types and levels of public facilities for the proposed project.

- .2 *Require that the level of facilities and [sic] provided be appropriate for, but limited to, the needs and requirements of the area(s) to be served. The types and level of public facilities allowed within Rural Residential, Rural Center, Existing Commercial, and Rural Industrial areas are:*

A. Public or community water systems.

B. Public or community sewage systems.

C. Collector and/or arterial street systems.

D. Fire protection by a rural fire protection district, or an equivalent level of service.

Finding 22: The site is within a Rural Industrial zone (Rural Industrial – Planned Development). The subject property is served by a private water well system that will be licensed by the Oregon Health Department as a Public Water System, a private onsite wastewater system, local roads, and the Clatskanie Rural Fire Protection District, consistent with this policy. No expansions to these systems are proposed or required for this project.

4. Encourage new development on lands within urban growth boundaries or built and committed exception areas.

Finding 23: The site is outside an urban growth boundary but is within the RIPD zoning district that was created to accommodate industrial development. The proposed development is consistent with this policy.

13. Support a level of fire safety and service in all areas of the County sufficient to minimize the risk of fire damage to life and property.

Finding 24: The site's location within the Clatskanie Rural Fire Protection District capitalizes on the district's experience to ensure appropriate levels of fire protection.

PART XV – ENERGY CONSERVATION

Policies

3. The County shall encourage the development of recycling facilities and the use of recycled resources.

Finding 25: The proposed wood products facility will primarily produce wood pallets. Wood packaging products have the highest rate of recycling than any other form of packaging. As a natural resource, the wood pallet is considered sustainable, as it requires less energy to produce. The biofuel, carbon storage and substitution effects reduce the carbon footprint of wood products. In fact, these effects together are



almost always greater than the manufacturing carbon, so the overall carbon effect of using wood products is a negative carbon footprint (i.e., carbon credit or storage).

Contd. 683 Uses Permitted Under Prescribed Conditions:

B. The potential impact upon the area resulting from the proposed use has been addressed and any adverse impact will be able to be mitigated considering the following factors:

.1 Physiological characteristics of the site (i.e., topography, drainage, etc.) and the suitability of the site for the particular land use and improvements;

Finding 26: The site is relatively flat, with existing elevations that vary by less than 17 feet across the entire production facility site, which is ideal for large industrial development. The site is protected from flooding by associated stormwater conveyance and pumps and is therefore adequately drained. As detailed in the preliminary stormwater report (Attachment B), sufficient infrastructure is in place or proposed to collect, treat, and infiltrate runoff. The site was previously utilized for industrial development for many years and the proposed use is appropriate given the site and locational characteristics.

One existing detention pond (southeast portion of the site) is classified as a PUBHx (freshwater pond) on the National Wetland inventory. Based on aerial imagery, the pond has been visible since 1994. It lies in area mapped as Anunde soil, well drained and not hydric. The footprint of the pond is less than one acre. Per Oregon Revised Statute 141-085-0515, (1) ponds less than 1 acre constructed from upland or (2) ponds constructed for stormwater treatment are considered Artificially Created Wetlands and exempted and either the Department of State Lands or U.S. Army Corps of Engineers have jurisdiction of this pond.

.2 Existing land uses and both private and public facilities and services in the area;

Finding 27: The subject property is the former Clatskanie Mill site and Much of the infrastructure remains in place and functional: a 14.6-acre paved yard, stormwater settling, detention, and infiltration ponds, paved access roads, a shop building, septic system, and domestic water system. The existing adjacent uses are not likely to be negatively impacted by the proposed industrial use due to the applicable County land use regulations and permit standards, fire code provisions implemented by the Clatskanie Rural Fire Protection District, and multiple state and Federal permits which will need to be obtained prior to beginning operation of the facility. The proposed site development is consistent with existing land uses and available facilities and services.

.3 The demonstrated need for the proposed use is best met at the requested site considering all factors of the rural industrial element of the Comprehensive Plan.

Finding 28: The goals and policies of the Comprehensive Plan's rural industrial element were addressed above. As explained, the project is consistent with all the applicable rural industrial goals and policies, and the site is suitable for the proposed use given the existing services available to serve rural industrial development at the site.

C. The requested use can be shown to comply with the following standards for available services:



- .1 *Water shall be provided by an on-site source of sufficient capacity to serve the proposed use, or a public or community water system capable of serving the proposed use.*

Finding 29: The site is served by private water systems that utilize an existing well. As illustrated in Attachment A, Sheet C400, a connection to the existing water supply will be made to the west of the proposed modular office and restroom buildings. A water flow test and samples are being performed and results will be provided once they are available. Ultimately, lab results will dictate the types of treatment the system may need and proposed treatment(s) will be reviewed in association with construction permits.

Daily water demand for this industrial operation is 8.1 gallons per minute for equipment and 3,765 gallons per day for daily use. Daily water demand is calculated based on water needs for approximately 400 minutes per day for equipment and domestic water usage based on 15 gallons per day, per employee (35) for a total of 525 gallons per day. The estimated water demand is less than the Oregon Water Resource Department's allowance of 5,000 gallons per day for an industrial operation. Therefore, no water right anticipated. The domestic water flow rate is between 5-10 gallons per minute. Therefore, the total flow required for the site is 13.1 to 18.1 gallons per minute.

- .2 *Sewage will be treated by a subsurface sewage system, or a community or public sewer system, approved by the County Sanitarian and/or the State DEQ.*

Finding 30: As illustrated on Attachment A, Sheet C400, discharge from domestic use within buildings will be treated via the existing septic drain field pending results of on-site system evaluation. The applicant will obtain all necessary permits from County Sanitarian and/or the Oregon Department of Environmental Quality, as applicable.

- .3 *Access will be provided to a public right-of-way constructed to standards capable of supporting the proposed use considering the existing level of service and the impacts caused by the planned development.*

Finding 31: As discussed in the Transportation Impact Analysis (Attachment C), access to the site would be provided via Miller Station Road to Highway 47 with emergency access via Elliot Road to Palm Hill Road. Existing lane configurations and intersection controls at study intersections can be described as follows: the approach to Highway 47 is wide, allowing for oversized trucks to turn around; the width would allow left-turning vehicles to operate in a separate approach lane that right-turning vehicles. The Miller Road approach is stop controlled.

The proposed development is a pallet manducating facility which will employ 30 to 35 people in a single shift. Future trips generated by the project were forecast using trip generation rates found in the 11th Edition of The Trip Generation Manual (ITE, 2021). Land use code 140, manufacturing, was used to calculate the trips that would be generated by the proposed development. The proposed facility is anticipated to generate 11 p.m. peak hour and 216 daily trips. Based on this analysis, the TIA does not recommend any mitigation strategies because of the proposed facility.

- .4 *The property is within, and is capable of being served by, a rural fire district; or, the proponents will provide on-site fire suppression facilities capable of serving the proposed use. On-site facilities shall be approved by either the State or local Fire Marshall*



Finding 32: The site is within the Clatskanie Rural Fire Protection District. The proposed on-site fire protection facilities will be designed per Oregon Fire Code standards, NFPA 1142 “Standard on Water Supplies for Suburban and Rural Firefighting”, and industry best practices and will be reviewed and approved by the Fire Marshal prior to utilization, consistent with a proposed condition of approval.

.2 *Accessory buildings may be allowed if they fulfill the following requirements:*

- A. *If attached to the main building or separated by a breezeway, they shall meet the front and side yard requirements of the main building.*
- B. *If detached from the main building, they must be located behind the main building or a minimum of 50 feet from the front lot or parcel line, whichever is greater.*
- C. *Detached accessory buildings shall have a minimum setback of 50 feet from the rear and/or side lot or parcel line.*

Finding 33: As shown on Attachment A, Sheet C103, Detail 1, the proposed detached modular office and restroom facilities that are greater than 50 feet from the front parcel line.

.3 *Signs as provided in Chapter 1300*

Finding 34: Prior to sign installation, all necessary permits will be obtained and submitted to County staff for review where required by code.

Off street parking and loading as provided in Chapter 1400.

Finding 35: The proposed use complies with applicable parking and loading standards, as discussed below in the responses to Section 1400, below.

Contd. Section 680 Resource Industrial-Planned Development (RIPD)

685 Standards:

.1 *The minimum lot or parcel size for uses allowed under Section 682 shall be 38 acres.*

Finding 36: The proposed use is allowed under CCZO Section 683 rather than CCZO Section 682. Therefore, the 38-acre minimum parcel size does not apply. Even if it did, the area of the subject site is approximately 49 acres, thereby exceeding this standard.

.2 *The minimum lot or parcel size, average lot or parcel width and depth, and setbacks for uses allowed under Section 683, shall be established by the Planning Commission, and will be sufficient to support the requested rural industrial use considering, at a minimum, the following factors:*

- A. *Overall scope of the project. Should the project be proposed to be developed in phases, all phases shall be considered when establishing the minimum lot size.*

Finding 37: The site for the production facility will have an area of approximately 49 acres. As illustrated in the proposed site plan (Attachment A, Sheet C103), this size is sufficient for facility operations, including office, warehouse, production areas, on-site circulation, log storage areas, detention/fire suppression



ponds, and wastewater treatment. The project is not proposed to be developed in phases. This standard is met.

B. Space required for off-street parking and loading and open space, as required.

Finding 38: Parking requirements in the CCZO are set forth in Section 1400. As discussed in the response to that section, 35 parking spaces are proposed, which complies with the 35-space minimum requirement for the proposed manufacturing use. In addition, loading docks, together with multiple outdoor storage areas and loading/unloading areas are proposed. This standard is met.

C. Setbacks necessary to adequately protect adjacent properties.

Finding 39: As depicted on Attachment A, Sheet C103, expansive setbacks from proposed log storage area, parking lot and structures and adjacent property developed with residential dwellings is proposed. Proposed setbacks are appropriate for the proposed use in this site context. Additional existing natural vegetation will be retained as screening along property lines abutting residential development. This standard is met.

- .3 Access shall be provided to a public right-of-way of sufficient construction to support the intended use, as determined by the County Roadmaster.*

Finding 40: As discussed in the Transportation Impact Analysis (Attachment C), access to the site would be provided via Miller Station Road to Highway 47 with emergency access via Elliot Road to Palm Hill Road. Existing lane configurations and intersection controls at study intersections can be described as follows: the approach to Highway 47 is wide, allowing for oversized trucks to turn around; the width would allow left-turning vehicles to operate in a separate approach lane that right-turning vehicles. The Miller Road approach is stop controlled.

The proposed development is a pallet manufacturing facility which will employ 30 to 35 people in a single shift. Future trips generated by the project were forecast using trip generation rates found in the 11th Edition of The Trip Generation Manual (ITE, 2021). Land use code 140, manufacturing, was used to calculate the trips that would be generated by the proposed development. The proposed facility is anticipated to generate 11 p.m. peak hour and 216 daily trips. Based on this analysis, the TIA does not recommend any mitigation strategies because of the proposed facility.

686 Review Procedures:

The Planning Commission shall review, in accordance with Section 1600, all requests made pursuant to Section 683 to assure that:

- .1 The use conforms to the criteria outlined in Section 681.*
- .2 The conditions outlined in Section 683 can be met.*
- .3 The Design Review Board or Planning Commission reviewed the request and found it to comply with the standards set out in Section 1550 and the minimum lot or parcel size provisions set out in Section 684.*



Finding 41: The County Board of Commissioners has taken jurisdiction of the hearing consistent with Ordinance 91-2. Findings reviewing Sections 681, 683, 684, and 1550 are included in this report.

Section 1550 Site Design Review

The Site Design Review process shall apply to all new development, redevelopment, expansion, or improvement of all community, governmental, institutional, commercial, industrial and multi-family residential (4 or more units) uses in the County.

1551 Types of Site Design Review:

B. Type 2: Projects, developments and building expansions which meet any of the following criteria:

- 1. Have an area of 5,000 sq. or more or are 10% or more of the square footage of an existing structure.*
- 2. Change the category of use (e.g., commercial to industrial, etc.).*
- 3. New off-site advertising signs or billboards.*
- 4. Any project meeting any of the Type 2 criteria shall be deemed a Type 2 Design Review application.*

Finding 42: The proposed development within the RIPD zone is classified as a Type 2 project since it affects more than 5,000 square feet. An application for a Type 2 Design Review approval has been submitted for review; therefore, this standard is met.

1552 Design Review Process:

The Planning Director shall review and decide all Type 1 Site Design Review applications. The Planning Commission shall review all Type 2 Design Review applications. Applications shall be processed in accordance with Sections 1600 and 1700 of this ordinance.

Finding 43: The proposed development is classified as a Type 2 project since it affects more than 5,000 square feet. A Type 2 Design Review approval is requested. The County Board of Commissioners has taken jurisdiction of this review consistent with Ordinance 91-2. This standard is met.

1553 Pre-application Conference:

A pre-application conference is required for all projects applying for a Site Design Review, unless the Director or his/her designate determines it is unnecessary. The submittal requirements for each application are as defined in this section and the standards of the applicable zone will be determined and explained to the applicant at the preapplication conference.

Finding 44: A pre-application conference for this application was held with County staff on July 26, 2023.

1554 Pre-application Conference Committee:

The committee shall be appointed by the Planning Director and shall consist of at least the following officials, or their designated staff members. Only affected officials need to be present at each pre-application conference.

- A. The County Planning Director.*



- B. *The County Director of Public Works.*
- C. *The Fire Marshal of the appropriate Rural Fire District.*
- D. *The County Building Official.*
- E. *The County Sanitarian.*
- F. *A city representative, for projects inside Urban Growth Boundaries.*
- G. *Other appointees by the Planning Director, such as an Architect, Landscape Architect, real estate agent, appropriate officials, etc.*

Finding 45: This is a Type 2 Design Review. A Pre-application conference was held on July 26, 2023. Notice of this pre-application meeting was sent to the County Public Works Department, Columbia River Fire and Rescue, the County Building Official, County Sanitarian, and the development team. Therefore, the criteria in Sections 1551.B, 1552 and 1553 have been met.

1554 Submittal documents:

The following documents, when applicable, are required for a Site Design Review. The scope of the drawings and documents to be included will be determined at the preapplication conference by the Pre-application Conference Committee, and a Site Design Review Submittal Checklist will be given to the applicant, documenting which items are deemed not applicable or not necessary to determine compliance with County and State standards, with a short explanation given for each item so determined.

- A. *History.*
- B. *Project narrative.*
- C. *Existing site plan.*
- D. *Proposed site plan.*
- E. *Grading plan.*
- F. *Drainage plan.*
- G. *Wetland mitigation plan. Goal 5 Resource Protection Plans (streams, wetlands, riparian areas, natural areas, fish and wildlife habitat).*
- H. *Landscaping plan.*
- I. *Architectural plans.*
- J. *Sign drawings.*
- K. *Access, parking, and circulation plan.*
- L. *Impact assessment.*
- M. *Site Design Review Submittal Checklist.*

Finding 46: Items A, B, C, D, E, F, G, H, I, J, K, L, and M have been included in the application submittal.



1560 Existing Site Plan:

The degree of detail in the existing site plan shall be appropriate to the scale of the proposal, or to special site features requiring careful design. An existing site plan shall include the following, unless it is determined by the Planning Director that the information is not applicable or is not necessary to determine compliance with County and State standards, and a short explanation will be given for each item so determined:

- A. *A vicinity map showing the location of the property in relation to adjacent properties, roads, pedestrian ways and bikeways, and utility access. Site features, manmade or natural, which cross property boundaries are to be shown.*

Finding 47: A vicinity map is included as Attachment A, Sheet C102.

- B. *A site description map at a suitable scale (i.e., 1"=100'; 1"=50'; or 1"=20') showing parcel boundaries and gross area, including the following elements, when applicable:*

1. *Contour lines at the following minimum intervals*
 - a. *2-foot intervals for slopes 0-20%;*
 - b. *5- or 10-foot intervals for slopes exceeding 20%;*
 - c. *Identification of areas exceeding 35% slope.*
2. *In special areas, a detailed slope analysis may be required. Sources for slope analysis include maps located at the U.S. Natural Resources Conservation Service office.*
3. *Potential natural hazard areas, including potential flood or high ground water, landslide, erosion and drainage ways. An engineering geologic study may be required.*
4. *Wetland areas, springs, wildlife habitat areas, wooded areas, and surface features such as mounds and large rock outcroppings.*
5. *Streams and stream corridors.*
6. *Location, species and size of existing trees proposed to be removed.*
7. *Significant noise sources.*
8. *Existing structures, improvements, utilities, easements and other development.*
9. *Adjacent property structures and/or uses.*

Finding 48: An existing conditions plan depicting these elements is included as Attachment A, Sheet C101.

1556 Site Plan Submittal and Analysis:

Columbia County Stormwater and Erosion Control Ordinance an application and any necessary supplemental information as required by this ordinance to the Land Development Services Department. The Planning Director or designate shall review the application and check its completeness and conformance with this ordinance. Once a Type 2 application is deemed complete, it shall be scheduled for



the earliest possible hearing before the Planning Commission. A staff report shall be prepared and sent to the applicant, the Planning Commission, and any interested party requesting a copy.

Finding 49: A preliminary stormwater report is included as Attachment B.

1561 Proposed Site Plan:

A complete application for design review shall be submitted, including the following plans, which may be combined, as appropriate, onto one or more drawings, unless it is determined by the Planning Director that the information is not applicable or is not necessary to determine compliance with County and State standards, and a short explanation will be given for each item so determined:

1. *Site Plan: The site plan shall be drawn at a suitable scale (i.e. 1"=100', 1"=50', or 1"=20') and shall include the following:*
 1. *The applicant's entire property and the surrounding area to a distance sufficient to determine the relationships between the applicant's property and proposed development and adjacent properties and developments.*
 2. *Boundary lines and dimensions of the property and all proposed property lines. Future buildings in phased development shall be indicated.*
 3. *Identification information, including names and addresses of project designers.*
 4. *Natural features which will be utilized in the site plan.*
 5. *Location, dimensions and names of all existing or platted roads or other public ways, easements, and railroad rights-of-way on or adjacent to the property, city limits, section lines and corners, and monuments.*
 6. *Location and dimensions of all existing structures, improvements, or utilities to remain, and structures to be removed, all drawn to scale.*
 7. *Historic structures, as designated in the Comprehensive Plan.*
 8. *Approximate location and size of storm water retention or detention facilities and storm drains.*
 9. *Location and exterior dimensions of all proposed structures and impervious surfaces.*
 10. *Location and dimension of parking and loading areas, pedestrian and bicycle circulation, and related access ways. Individual parking spaces shall be shown.*
 11. *Orientation of structures, showing entrances and exits.*
 12. *All exterior lighting, showing type, height, wattage, and hours of use.*
 13. *Drainage, Stormwater and Erosion Control, including possible adverse effects on adjacent lands.*
 14. *Service areas for waste disposal and recycling.*
 15. *Noise sources, with estimated hours of operation and decibel levels at the property boundaries.*

16. *Goal 5 Resource Protection Plans. Indicate how project will protect streams, wetlands, riparian areas, natural areas, and fish and wildlife habitat from negative impacts.*

17. *A landscaping plan which includes, if applicable:*

- a. Location and height of fences, buffers, and screening;*
- b. Location of terraces, decks, shelters, play areas, and common open spaces;*
- c. Location, type, size, and species of existing and proposed shrubs and trees; and*
- d. A narrative which addresses soil conditions and erosion control measures.*

B. Grading Plans: A preliminary grading plan indicating where and to what extent grading will take place, including general contour lines, slope ratios, slope stabilization proposals, and natural resource protection proposals.

C. Architectural Drawings:

- 1. Building elevations and sections;*
- 2. Building materials (color and type);*
- 3. Floor plan.*

Finding 50: All submittal applications materials have been included as attachments.

1562 Landscaping: Buffering, Screening and Fencing:

A. General Provisions

- 1. Existing plant materials on a site shall be protected to prevent erosion. Existing trees and shrubs may be used to meet landscaping requirements if no cutting or filling takes place within the dripline of the trees or shrubs.*

Finding 51: As shown in Attachment A, Sheet C101, there are wooded areas along the west, south, and northwest perimeter of the site. Appropriate erosion control measures will be implemented as depicted in Attachment A, Sheet C500.

- 2. All wooded areas, significant clumps or groves of trees, and specimen conifers, oaks, or other large deciduous trees, shall be preserved or replaced by new plantings of similar size or character.*

Finding 52: As shown in Attachment A, Sheet C101, there are wooded areas along the west, south, and northwest perimeter of the site. As shown on Attachment A, Sheet C103, some of these wood sections will be left undisturbed.

B. Buffering Requirements

1. *Buffering and/or screening are required to reduce the impacts on adjacent uses which are of a different type. When different uses are separated by a right of way, buffering, but not screening, may be required.*

Finding 53: Adjacent properties to the northwest and northeast are zoned Primary Forest Zone – 80 but developed with residential dwellings. As depicted on Attachment A, Sheets C102 and C103, existing natural vegetation provides an adequate landscape buffer from proposed log storage area, parking lot and structures. This standard is met.

2. *A buffer consists of an area within a required setback adjacent to a property line, having a width of up to 10 feet, except where the Planning Commission requires a greater width, and a length equal to the length of the property line adjacent to the abutting use or uses.*

Finding 54: As depicted on Attachment A, Sheet C103, expansive setbacks from proposed log storage area, parking lot and structures and adjacent property developed with residential dwellings is proposed. This standard is met.

3. *Buffer areas shall be limited to utilities, screening, pedestrian and bicycle paths, and landscaping. No buildings, roads, or parking areas shall be allowed in a buffer area.*

Finding 55: As depicted on Attachment A, Sheet C102 no buildings, roads, or parking are proposed in the required buffers along the northwest and northeast boundaries. This standard is met.

4. *The minimum improvements within a buffer area shall include:*
 - a. *One row of trees, or groupings of trees equivalent to one row of trees. At the time of planting, these trees shall not be less than 10 feet high for deciduous trees and 5 feet high for evergreen trees, measured from the ground to the top of the tree after planting. Spacing of trees at maturity shall be sufficient to provide a year round buffer.*
 - b. *In addition, at least one 5-gallon shrub shall be planted for each 100 square feet of required buffer area.*
 - c. *The remaining area shall be planted in grass or ground cover, or spread with bark mulch or other appropriate ground cover (e.g. round rock). Pedestrian and bicycle paths are permitted in buffer areas.*

Finding 56: As depicted on Attachment A, Sheets C102 and C103, existing natural vegetation provides an adequate landscape buffer from proposed log storage area, parking lot and structures. This standard is met.

C. Screening Requirements

1. *Where screening is required, the following standards shall apply in addition to those required for buffering:*
 - a. *A hedge of evergreen shrubs shall be planted which will form a four-foot-high continuous screen within two years of planting; or,*



- b. *An earthen berm planted with evergreen plant materials shall be provided which will form a continuous screen six feet in height within two years. The unplanted portion of the berm shall be planted in lawn, ground cover or bark mulch; or,*
- c. *A five foot or taller fence or wall shall be constructed to provide a continuous sight obscuring screen. Fences and walls shall be constructed of any materials commonly used in the construction of fences and walls such as wood, brick, or other materials approved by the Director. Corrugated metal is not an acceptable fencing material. Chain link fences with slats may be used if combined with a continuous evergreen hedge.*

Finding 57: As depicted on Attachment A, Sheet C102 and C104 and existing wooded areas and expansive site improvement setbacks will serve as buffers from adjacent property developed with residential uses.

2. *When the new use is downhill from the adjoining zone or use being protected, the prescribed heights of required fences, walls, or landscape screening along the common property line shall be measured from the actual grade of the adjoining property at the common property line. This requirement may be waived by the adjacent property owner.*

Finding 58: No fences, walls, or landscaping screens are proposed or required adjacent to downhill adjoining zone or uses. This standard does not apply.

3. *If four or more off-street parking spaces are required, off-street parking adjacent to a public road shall provide a minimum of four square feet of landscaping for each lineal foot of street frontage. Such landscaping shall consist of landscaped berms or shrubbery at least 4 feet in total height at maturity. Additionally, one tree shall be provided for each 50 lineal feet of street frontage or fraction thereof.*

Finding 59: All proposed parking areas are at least 161 feet from the closest property line. Therefore, no screening is required between parking areas and the road.

4. *Landscaped parking areas may include special design features such as landscaped berms, decorative walls, and raised planters.*

Finding 60: No berms, walls, or raised planters are proposed in the parking area landscaping.

5. *Loading areas, outside storage, and service facilities must be screened from adjoining properties.*

Finding 61: Existing natural vegetation provides an adequate screen from proposed the log storage area, parking lot and structures. This standard is met.

D. Fences and Walls

1. *Fences, walls or combinations of earthen berms and fences or walls up to four feet in height may be constructed within a required front yard. Rear and side yard fences, or berm/fence combinations behind the required front yard setback may be up to six feet in height.*
2. *The prescribed heights of required fences, walls, or landscaping shall be measured from the lowest of the adjoining levels of finished grade.*

3. *Fences and walls shall be constructed of any materials commonly used in the construction of fences and walls such as wood, brick, or other materials approved by the Director. Corrugated metal is not an acceptable fencing material. Chain link fences with slats may be used if combined with a continuous evergreen hedge.*
4. *Re-vegetation: Where natural vegetation or topsoil has been removed in areas not occupied by structures or landscaping, such areas shall be replanted to prevent erosion.*

Finding 62: No fences, walls, or landscaping screens are proposed or required in association with this application. This standard is met.

1563 Standards for Approval:

The Planning Commission or Director shall make a finding with respect to each of the following criteria when approving, approving with conditions, or denying an application:

- A. *Flood Hazard Areas: See CCZO §1100, Flood Hazard Overlay Zone. All development in Flood Hazard Areas must comply with State and Federal Guidelines.*

Finding 63: CCZO Section 1102 identifies the “Area of Special Flood Overlay” as “the land in the flood plain within a community subject to a one percent or greater chance of flooding in any given year. Designation on maps always includes the letters A or V.” According to the Federal Emergency Management Agency’s (FEMA) Flood Insurance Rate Map 41009C0126D, dated November 26, 2010, the site is in Zone X, which is outside the Special Flood Hazard Area. Therefore, this standard does not apply.

- B. *Wetlands and Riparian Areas: Alteration of wetlands and riparian areas shall be in compliance with State and Federal laws.*

Finding 64: As detailed in the responses to Sections 1170 and 1180, proposed development in this application does not impact the Riparian Corridors, Wetlands, Water Quality, and Fish and Wildlife Habitat Protection Overlay Zone and the Wetland Area Overlay.

- C. *Natural Areas and Features: To the greatest practical extent possible, natural areas and features of the site shall be preserved.*

Finding 65: The applicant is proposing a manufacturing and processing facility as permitted in the RIPD zone. One existing detention pond (southeast portion of the site) is classified as a PUBHx (freshwater pond) on the National Wetland inventory. Based on aerial imagery, the pond has been visible since 1994 on. It lies in area mapped as Anunde soil, well drained and not hydric. The footprint of the pond is less than one acre. Per Oregon Revised Statute 141-085-0515, (1) ponds less than 1 acre constructed from upland or (2) ponds constructed for stormwater treatment are considered Artificially Created Wetlands and exempted and either the Department of State Lands or U.S. Army Corps of Engineers have jurisdiction of this pond.

There are no other significant natural areas or features on the site. As detailed in the responses to Sections 1120, 1185, and 1190, the site is outside the Sensitive Bird Habitat Overlay, Natural Area Overlay, and Big Game Habitat Overlay. A Preliminary Stormwater Management plan is included as Attachment B and



demonstrates compliance with applicable standards. All necessary environmental permits to minimize impacts on off-site natural areas and features will be obtained.

D. Historic and Cultural sites and structures: All historic and culturally significant sites and structures identified in the 1984 Comprehensive Plan, or identified for inclusion in the County Periodic Review, shall be protected if they still exist.

Finding 66: Historic and culturally significant sites and structures are identified in Article XI of the Comprehensive Plan. None of the listed sites and structures are on or adjacent to the site. This standard does not apply.

E. Lighting: All outdoor lights shall be shielded so as to not shine directly on adjacent properties and roads.

Finding 67: Proposed light fixtures are proposed to be shielded and placed far enough from property lines so they focus light on the work area rather than casting light on adjoining properties or public streets. This standard is met.

F. Energy Conservation: Buildings should be oriented to take advantage of natural energy saving elements such as the sun, landscaping and landforms.

Finding 68: The proposed buildings will be oriented along axes corresponding to cardinal directions, allowing for solar effects to the east, south, and west faces. The site is relatively flat so slopes do not affect building orientation.

G. Transportation Facilities: Off-site auto and pedestrian facilities may be required by the Planning Commission, Planning Director or Public Works Director consistent with the Columbia County Road Standards and the Columbia County Transportation Systems Plan.

Finding 69: The TIA (Attachment 2n) found that all study intersections meet applicable Columbia County, Oregon Department of Transportation, and City of Clatskanie mobility standards in 2024. The TIA did not identify a need for mitigation strategies.

Access to Highway 47 is proposed via an existing 60-foot-wide reciprocal access easement with 24-foot-wide pavement width (i.e., Miller Station Road) and private driveway with a 24-foot-wide pavement width. Civil engineers with Udell Engineering and Land Surveying, LLC have performed truck turning simulations to confirm that the driveway connection has adequate width for incoming and outbound vehicles. Final design of any signage and gates will be deferred to the building permit stage of the project.

1564 Final Site Plan Approval:

If the Planning Director or Planning Commission approves a preliminary site plan, the applicant shall finalize all the site drawings and submit them to the Director for review. If the Director finds the final site plan conforms with the preliminary site plan, as approved by the Director or Planning Commission, the Director shall give approval to the final site plan. Minor differences between the preliminary site plan and the final site plan may be approved by the Director. These plans shall be attached to the building permit application and shall become a part of that permit.



Finding 70: The preliminary site plan, once approved, is forwarded to the County Building Official and other departments. Its contents dictate their review and standards. As such the final site plan shall be approved only if it conforms to the preliminary site plan reviewed and approved by the Board. In addition, the County Building Official will require the project to comply with all applicable requirements of the County Codes related to Building, Safety and Fire Protection Standards in effect at the time of building permit applications.

Section 200 GENERAL PROVISIONS

215 Ingress and Egress:

Every use of property shall hereafter have a defined point of usable ingress and egress onto any street. Such defined points of access shall be approved at the time of issuance of a building permit.

Finding 71: As depicted on Attachment A, Sheet C102, the proposed development will utilize a driveway to Miller Station Road to Highway 47 as its primary access point, with secondary emergency access via Elliot Road to Palm Hill Road. Each of these serves as a defined ingress and egress point. This standard is met.

Section 1300 SIGNS

1301 Use:

No sign may be established, altered, or expanded hereafter in any district in Columbia County, except in accordance with the provisions outlined in this Section. The sign provisions apply to signs established in conjunction with any use in the county.

Finding 72: Prior to sign installation, the applicant will obtain all necessary permits and submit signage designs to County staff for review where required by code.

1302 General Provisions:

.1 Design Review: In addition to complying with the standards in this Section, the design and color of commercial and industrial signs and supporting structures of signs 100 square feet or larger in size shall be compatible with the architectural design and color of existing and proposed buildings on the site as determined during site design review according to the provisions of Section 1550 of this Ordinance.

Finding 73: The applicant is not proposing any signage over 100 square feet. This standard does not apply.

.2 Setbacks:

A. *All signs shall be situated in a manner so as not to adversely affect safety, corner vision, or other similar conditions and shall not overhang or encroach upon public rights of way.*

Finding 74: Prior to sign installation, the applicant will obtain all necessary permits and submit signage designs to County staff for review where required by code.

B. *Unless otherwise specified, all signs in residential zoning districts shall observe the yard setback requirements of the zoning district in which they are located.*

Finding 75: The site is not in a residential zoning district. This standard does not apply.



- C. *No setbacks from property lines shall be required for signs in non-residential zoning districts except that in all zoning districts, setbacks shall be required at corners as may be necessary to provide adequate corner vision or in cases where a sign is placed adjacent to a street, as provided is 1302.2(D), below.*

Finding 76: Prior to sign installation, the applicant will obtain all necessary permits and submit signage designs to County staff for review where required by code.

- D. *Setbacks shall be required which comply with setback requirements of the abutting residential zoning district when a sign is placed on a parcel abutting a street (except Highway 30), which separates a non-residential parcel from a residential parcel or when a sign is placed on a property line separating a nonresidential parcel from a residential parcel.*

Finding 77: The site does not abut a residential zoning district and signage is not proposed near a residential parcel. This standard does not apply.

- .3 *Visual Obstructions: No sign shall be situated in a manner which results in the complete visual obstruction of an existing sign.*

Finding 78: There are no existing signs in the vicinity of the site. This standard does not apply.

- .4 *Illuminated Signs: Artificially illuminated signs, or lights used to indirectly illuminate signs, shall be placed, shielded, or deflected so as not to shine into residential dwelling units or structures. The light intensity of an illuminated sign shall not exceed the following standards:*

- A. *No exposed reflective type bulb, par spot or incandescent lamp, which exceeds twenty-five (25) Watts, shall be exposed to direct view from a public street or highway, but may be used for indirect light illumination of the display surface of a sign.*

Finding 79: No illuminated signs are proposed with this application. Therefore, this standard is not applicable.

- B. *When neon tubing is employed on the exterior or interior of a sign, the capacity of such tubing shall not exceed three hundred (300) milliamperes rating for white tubing or one hundred (100) milliamperes rating for any colored tubing.*

Finding 80: No neon tubing is proposed. This standard does not apply.

- C. *When fluorescent tubes are used for the interior illumination of a sign [...] Finding 92: No fluorescent tubes are proposed. This standard does not apply.*

Finding 81: No fluorescent tubes are proposed. This standard does not apply.

- .6 *Sign Clearance: A minimum of 8 feet above sidewalks and 15 feet above driveways shall be provided under free-standing signs.*

Finding 82: Prior to sign installation, the applicant will obtain all necessary permits and submit signage designs to County staff for review where required by code.

1313 Commercial and Industrial Districts:

- .1 *Signs Permitted: Signs shall be permitted in Commercial and Industrial zoning districts subject to the provisions of this Section, except to the extent such provisions conflict with the specific development standards for signs in the underlying zoning district.*

Finding 83: Prior to sign installation, the applicant will obtain all necessary permits and submit signage designs to County staff for review where required by code. The RIPD zone has no specific development standards for signage and instead defers to the provisions of Section 1300.

- .2 *Limit on Sign Area: Except as otherwise permitted in Section 1302.5, no sign having a sign area greater than 200 square feet shall be permitted.*

Finding 84: Prior to sign installation, the applicant will obtain all necessary permits and submit signage designs to County staff for review where required by code.

- .1 *Aggregate Sign Area Per Parcel.*

A. *Except as otherwise provided herein, the maximum permitted area of all signs, including the total area of each face of a double-faced sign, or the sole face of a single faced sign for each parcel, is as follows: 40 square feet; plus*

- 1) *For the first fifty (50) linear feet of building frontage on a public road, an additional square foot of sign area per linear foot of building frontage on such public road; plus*
- 2) *For the next two hundred and twenty (220) linear feet of building frontage on a public road, an additional one-half ($\frac{1}{2}$) square foot of sign area per linear foot of building frontage on such public road.*

B. *For the purpose of this section, "building frontage" means the linear length of a building facing a public right of way or the linear length of the public right of way facing a building, whichever is smaller.*

Finding 85: The proposed structure does not have frontage on a public right-of-way; therefore, the maximum permitted sign area is not applicable.

- C. *The area of any legal non-conforming sign which is greater than 200 square feet in size shall not be included in the calculation of maximum sign area per parcel under this Section.*

Finding 86: The site has no existing signage. This standard does not apply.

- D. *The area of any temporary sign permitted under 1313.7 shall not be included in the calculation of maximum sign area per parcel under this section.*

Finding 87: Any temporary signage will be permitted in accordance subsection 1313.7, irrespective of the area limits for permanent signage.

- .4 *Free Standing Signs: Free standing signs, including ground mounted signs, must comply with the following additional standards:*



- A. *Height: Free standing signs shall not exceed 20 feet in height above grade or above road grade, whichever is higher.*

Finding 88: Prior to sign installation, the applicant will obtain all necessary permits and submit signage designs to County staff for review where required by code.

- B. *Total Area: The total sign area of all freestanding signs allowed by this section plus the area of all other allowed signs on the parcel shall not exceed the aggregate sign limits for the parcel as provided in Section 1313.3.*

Finding 89: Prior to sign installation, the applicant will obtain all necessary permits and submit signage designs to County staff for review where required by code.

- C. *Center/Complex Signs: Only one freestanding sign shall be allowed for a center/complex even when there is more than one parcel in or owner of the center/complex, unless one additional sign is needed to provide identification of the development at a major public access point on a different road. No more than two freestanding signs will be allowed. For purposes of this Section, "Center/Complex" means any number of businesses greater than one which share the same site using common points of ingress and egress and/or common parking facilities. Legal nonconforming signs shall not be included in the calculation of the number of freestanding signs per parcel under this Section.*

Finding 90: No center/complex signage is proposed. This standard does not apply.

- D. *Illumination: Free standing signs may be illuminated subject to subsection 1302.4.*

Finding 91: Prior to sign installation, the applicant will obtain all necessary permits and submit signage designs to County staff for review where required by code.

.5 Building Mounted Signs: Signs mounted or painted on buildings must comply with the following additional standards:

- A. *Area. The total sign area of all building mounted signs allowed pursuant to this section in addition to the area of all other allowed signs per parcel shall not exceed the aggregate sign limits for the parcel as provided in section 1313.3.*
- B. *Height. Building mounted signs shall not extend more than four (4) feet above the roof of the building on which it is mounted.*
- C. *Illumination. Building mounted signs may be illuminated subject to the illumination standards set forth in subsection 1302.4.*

Finding 92: The applicant may later choose to paint a logo on one or more building façades. If the County classifies a logo as a building sign, the applicant will seek the appropriate permits prior to installation.

.6 Traffic Control/Directional Signs: On-site traffic control and directional identification signs shall be required as may be necessary, commensurate with the size and use of the site, in conjunction with site design review, if such review is required. Centers/complexes combining several uses shall provide tenant

directories or building identification and directional signing oriented toward on-site vehicle and pedestrian circulation.

Finding 93: The applicant proposes to defer internal site signage design to the permitting stage to provide the opportunity for coordination with the Fire Marshal. The anticipated protocol is that emergency responders would be escorted by facility staff from the security gate to any locations requiring assistance. This standard is met.

.7 Temporary Signs. Signs of a temporary nature may be allowed provided they meet the following standards. For purposes of this section, "temporary" shall mean not to exceed one year.

- A. The temporary sign area shall not exceed 60 square feet.*
- B. The temporary sign shall observe the setback provisions under subsection 1302.2.*
- C. Only one temporary sign shall be permitted per parcel.*
- D. The temporary sign shall not be artificially illuminated.*
- E. The temporary sign shall be removed from the premises after the one-year temporary sign period has expired.*

Finding 94: Any temporary signage will be permitted in accordance with this section.

.8 Animated or Video Signs Prohibited: No sign shall contain, include, or be illuminated by any flashing, intermittent, revolving, rotating, or moving light or move or have any animated or moving parts except that this Section shall not apply to:

- A. Traffic control signs.*
- B. Signs, displays, devices, or portions thereof with lights that may be changed at intermittent intervals by electronic process or remote control. The maximum size of the display area for such changing numbers or letters is ten (10) square feet.*

Finding 95: No animated or video signs are proposed. This standard is met.

1314 Calculating Sign Area:

The structure supporting or appearing to support a freestanding sign shall not be included in the area of the sign, unless such structural element is typically used to carry signage. In calculating the square footage of a sign, the width shall be measured at the widest part of the sign, including any cut-outs, and the length shall be measured at the longest part of the sign, including any cut-outs. The maximum square footage limitation of the sign shall be calculated such that no cutouts or other Copy shall be permitted outside of the size limitation.

Finding 96: Prior to sign installation, the applicant will obtain all necessary permits and submit signage designs to County staff for review where required by code.

1315 Copy Area:

Copy is allowed only on the face of the sign. Copy is prohibited in the ledger area of the sign, on the post of the sign, or other structure of the sign, except to the extent that the sign owner's logo or other disclosure is required by law to be placed on the ledger, post or other structure of the sign. For purposes of this Section, "copy" is defined as any text or image.

Finding 97: Prior to sign installation, the applicant will obtain all necessary permits and submit signage designs to County staff for review where required by code.

Section 1400 OFF-STREET PARKING AND LOADING

1401 General Provisions:

At the time of the erection of a new building, or an addition to an existing building, or any change in the use of an existing building, structure, or land which results in an intensified use by customers, occupants, employees, or other persons, off-street parking and loading shall be provided according to the requirements of this section.

Finding 98: Parking and loading for the new facility is proposed for the convenience of site users and employees. As detailed below, the proposed parking and loading conforms to applicable code standards. This standard is met.

1402 Continuing Obligation:

The provisions for and maintenance of off-street parking and loading facilities shall be a continuing obligation of the property owner. No building or any other required permit for a structure or use under this or any other applicable rule, ordinance, or regulation shall be issued with respect to off street parking and loading, or land served by such land, until satisfactory evidence is presented that the property is, and will remain, available for the designated use as a parking or loading facility.

Finding 99: It is acknowledged the ongoing responsibility to maintain the parking and loading areas. This standard is met.

1403 Use of Space:

- .1 Required parking spaces shall be available for parking of vehicles of customers, occupants, and employees.*

Finding 100: A parking area is proposed as illustrated in Attachment A, Sheets C102 and C103 for use by vehicles of site users as required. The proposed parking lot is located northwest of the proposed buildings. This standard is met.

- .2 No parking of trucks, equipment, or the conduct of any business activity shall be permitted on the required parking spaces.*

Finding 101: The applicant does not propose to park trucks or equipment in the required off-street parking spaces. This standard is met.

- .3 *Required loading spaces shall be available for the loading and unloading of vehicles concerned with the transportation of goods and services.*

Finding 102: The applicant proposes to construct truck loading areas including docks on the warehouse building as illustrated in Attachment A, Sheet C103. This standard is met.

- .4 *Excepting residential and local commercial districts only, loading areas shall not be used for any other purpose than for loading and unloading.*

Finding 103: The applicant does not propose to utilize loading areas for any use other than loading. This standard is met.

- .5 *In any district it shall be unlawful to store or accumulate goods in a loading area in a manner which would render the area temporarily or permanently incapable of immediate use for loading operations.*

Finding 104: The applicant does not propose to serve store goods in a loading area in such a way that the loading spaces become unusable. As illustrated in Attachment A, Sheet C103, the applicant proposes outdoor storage areas which are separate from loading areas. This standard is met.

1404 Joint Usage of Facilities:

Owners of two or more uses, structures, or parcels of land may agree to utilize jointly the same parking and loading spaces when hours of operation do not overlap, provided that satisfactory legal evidence is presented to the Planning Director in the form of deeds, leases, or contracts securing full access to such parking or loading areas for all the parties jointly using them.

Finding 105: The applicant does not propose sharing parking spaces with users on other sites. This standard does not apply.

1405 Plans Required:

A plot plan shall be submitted in duplicate to the Director with each application for a building permit or for a change of classification to OP. The plot plan shall include the following information:

- .1 *Dimensions of the parking lot.*
- .2 *Access to streets and location of curb cuts.*
- .3 *Location of individual parking spaces.*
- .4 *Circulation pattern.*
- .5 *Grade and drainage.*
- .6 *Abutting property.*
- .7 *A landscaping plan which shall include the location and names of all vegetation, and the location and size of fencing or other screening material. This plan shall be approved by the Director.*

Finding 106: The proposed site plan depicts the parking areas in Attachment A, Sheet C104 while Sheet C200 depicts proposed grading. This standard is met.



1406 Location:

- .1 *Spaces required by this section shall be provided on the site of the primary uses, provided that, when practical difficulties prevent their establishment upon the same site, the Planning Director may permit the facility to be located within 300 feet therefrom, measured in a straight line (including streets and alleys) from the nearest property line to the nearest parking space; but in any case the location shall meet all provisions of this ordinance which apply.*
- .2 *Loading spaces and maneuvering area shall be located only on or abutting the property served.*

Finding 107: As illustrated on Attachment A, Sheet C104, parking and loading spaces are proposed within the site boundaries. Truck turning diagrams are included where necessary to demonstrate that adequate clearance has been provided. This standard is met.

1407 Change of Use:

In case of enlargement or change of use, the number of parking or loading spaces required shall be based upon the total area involved in the enlargement or change in use.

Finding 108: No enlargement or change of use is proposed as the site currently has no structures or parking areas. This standard does not apply.

1408 Design Standards:

- .1 *Scope:*
 - A. *These design standards shall apply to all parking, loading, and maneuvering areas except those for single and two-family residential dwellings on individual lots.*
 - B. *All parking and loading areas shall provide for the turning, maneuvering, and parking of all vehicles on the lots.*

Finding 109: As illustrated on Attachment A, Sheet C104, parking and loading areas are proposed with widths adequate to allow for efficient site circulation of vehicles. Truck turning diagrams are included where necessary to demonstrate that adequate clearance has been provided. This standard is met.

1409 Loading Spaces:

- .1 *Apartment: Each required space shall be at least 12 feet in width and 25 feet in length.*
- .2 *Commercial: Each required space shall be at least 12 feet in width and 35 feet in length.*
- .3 *Industrial: Each required space shall be at least 12 feet in width and 60 feet in length.*
- .4 *Clearance: The height of each required loading space shall provide a minimum vertical clearance of 13 feet.*

Finding 110: As illustrated on Attachment A, Sheet C104, in conformance with the Industrial standard noted above, three loading dock spaces are proposed on the warehouse, with widths exceeding 12 feet and lengths of 60 feet and no limitations on vertical clearance. This standard is met.

1410 Size:

- .1 *The standard size of a parking space shall be 9 feet by 18 feet.*
- .2 *Handicapped parking spaces shall be 12 feet by 18 feet.*
- .3 *Parallel parking, the length of the parking space shall be increased to 22 feet.*

Finding 111: As illustrated on Attachment A, Sheet C104, all standard parking spaces are proposed to be 9 feet wide and 18 feet long, while handicapped parking spaces are proposed to be 12 feet wide and 18 feet long with 8-foot access aisles. No parallel parking spaces are proposed. This standard is met.

1411 Aisles:

Aisles shall not be less than:

- .1 *25'0" in width for 90 degree parking;*
- .2 *20'0" in width for 60 degree parking;*
- .3 *20'0" in width for 45 degree parking; and*
- .4 *12'0" in width for parallel parking.*

Finding 112: As illustrated on Attachment A, Sheet C104, all parking areas are proposed to utilize 90-degree parking with aisles at least 25 feet wide. This standard is met.

1412 Access:

There shall be no more than one 45-foot-wide curb cut driveway per 150 feet of street frontage, or fraction thereof, permitted per site.

Finding 113: Access to Highway 47 is proposed via an existing 60-foot-wide reciprocal access easement with 24-foot-wide pavement width (Miller Station Road) and private driveway with a 24-foot-wide pavement width. Civil engineers with Udell Engineering and Land Surveying, LLC have performed truck turning simulations to confirm that the driveway connection has adequate width for incoming and outbound vehicles. This standard is met.

1413 Surfacing and Marking:

- .1 *The surfacing of each parking area shall meet minimum County standards to handle the weight of the vehicles which will use the parking area. All areas used for parking and maneuvering of vehicles shall be marked in accordance with the approved plan and such marking shall be continuously maintained. Handicapped parking spaces shall be marked with a wheelchair symbol.*
- .2 *The parking and loading areas for commercial, industrial, or apartment uses shall be paved with concrete, asphaltic concrete, or another comparable surface.*

Finding 114: The proposed driveway and all parking areas will be hard-surface paved, with parking spaces marked with paint and handicapped spaces marked in accordance with the Oregon Structural Specialty Code. This standard is met.



1414 Drainage and Lighting:

Adequate drainage shall be provided to dispose of the run-off generated by the impervious surface area to the parking area. The drainage system shall function so it will not adversely affect adjoining property.

Artificial lighting shall be provided in such a manner as to ensure the safety of the parking area without interfering with adjoining properties or creating traffic hazards on adjoining streets.

Finding 115: The proposed grading and drainage patterns are depicted in Attachment A, Sheet C200, and Sheet C300, respectively. Preliminary stormwater management report is included as Attachment A.

As shown in Attachment A, Sheet C105, Parking lot lighting fixtures are proposed to be placed far enough from property lines so they will not cast light on adjoining properties or public streets. This standard is met.

1415 Parking Areas:

All parking areas, excluding one and two-family dwellings, shall meet the following requirements:

1. *All parking areas of less than 20 parking spaces shall have one handicapped parking space. Parking areas with more than 20 spaces shall provide one handicapped parking space for every 50 standard parking spaces.*

Finding 116: The proposed handicapped spaces will be provided at the rate specified in the Oregon Structural Specialty Code, which is higher than that required by this code provision. This standard is met.

2. *All parking areas shall be divided into bays of not more than 20 parking spaces. Between, and at the end of each parking bay, there shall be planters which have a minimum width of 5 feet and be at least 17 feet in length. Each planter shall contain one major structural tree and ground cover which has been deemed appropriate by the Director. Truck loading areas need not comply with the preceding requirements.*

Finding 117: As illustrated on Attachment A, Sheet C104, the proposed parking area utilizes landscape islands to separate the space into bays with 20 or fewer spaces. Landscaping is provided in each of the planter bays as illustrated on Attachment A, Sheet C104. This standard is met.

3. *Parking areas shall be separated from the exterior wall of a structure, exclusive of paved pedestrian entranceways, by a 5-foot strip of landscaping.*

Finding 118: As illustrated on Attachment A, Sheet C104, all proposed parking areas are at least five feet from buildings, with sidewalks provided between the parking and buildings as illustrated on Attachment A, Sheet C104. Since these sidewalks are paved, landscaping is not required between the parking and the building. This standard is met.

4. *Industrial or commercial parking areas, which abut a residential or apartment district, shall meet the*

building setback of the most restrictive adjoining residential or apartment district.

Finding 119: The site does not abut a residential or apartment district. This standard does not apply.

5. *When industrial or commercial parking areas adjoin a residential or apartment district, there shall be a sight obscuring planting, which is at least 80 percent opaque and when viewed horizontally from between 2 and 8 feet above ground level. This planting shall be composed of materials which are an adequate size so as to achieve the required degree of screening within 12 months after installation.*

Finding 120: The site does not adjoin a residential or apartment district. This standard does not apply.

6. *Parking areas shall be set back from a lot or parcel line adjoining a street. The setback area shall be landscaped.*

Finding 121: As illustrated on Attachment A, Sheet C104, the parking area does not have a lot line adjoining a street. This standard is met.

7. *All parking area setbacks shall be landscaped with major trees, shrubs, and ground cover as approved by the Director.*

Finding 122: No parking area setback is required as noted above. This standard is met.

8. *.8 A minimum of 10 percent of the parking area shall be landscaped and maintenance of the landscaping shall be the owner's responsibility.*

Finding 123: Based on the parking area and landscape areas denoted on Attachment A, Sheet C104, the proposed parking lot will include 23.6 percent landscaping. The applicant acknowledges the continuing obligation to maintain landscaping. This standard is met.

- .9 *Internal pedestrian connections shall be provided in parking lots with greater than ten (10) parking spaces. These connections shall be a minimum of five (5) feet wide and distinguished from vehicular areas through changes in elevation or contrasting paving materials (such as light-color concrete inlay between asphalt). Paint or thermo-plastic striping and similar types of non-permanent applications may be approved for crossings of parking lot areas that do not exceed 24 feet in crossing length.*

Finding 124: As illustrated on Attachment A, Sheet C103 the proposed parking lot will have more than 10 parking spaces and thus provide the required pedestrian connections. The proposed pedestrian connection is five feet wide. This standard is met.

- .10 *In urban growth boundaries and urban unincorporated communities, parking lots for commercial, industrial, and public/quasi-public uses that have designated employee parking and more than 20 parking spaces shall provide at least 10% of the employee parking spaces (with a minimum of two spaces) as preferential long-term carpool and vanpool parking spaces. Preferential carpool and vanpool parking spaces shall be closer to the entrances of the building than other parking spaces, with the exception of ADA accessible parking spaces.*

Finding 125: The site is not within an urban growth boundary and is not within an urban unincorporated community. This standard does not apply.

.11 *A portion of existing parking areas may be redeveloped for transit-oriented improvements, such as a bus stops and pullouts, bus shelters, park and ride stations, transit-oriented developments, and similar facilities, where identified in or consistent with an adopted County transit plan. Subject sites incorporating transit improvements as part of a development proposal are eligible for up to a 10% reduction in required vehicular parking spaces.*

Finding 126: The site does not have an existing parking area, and no transit improvements are proposed. This standard does not apply.

1416 Minimum Required Off-Street Parking Space:

.5 *Industry Manufacturing: One space per employee on the largest shift.*

Finding 127: One shift will occur on weekdays between 8:00 AM and 5:00 PM, during which time there will be a total of 35 employees. As illustrated on Attachment A,, Sheets C104, the applicant proposes 35 parking spaces, which meets the standard of at least one space per employee of the largest shift. This standard is met.

1417 Unspecified Uses:

Any use not specifically listed in the foregoing list shall have the requirements of the listed use or uses deemed equivalent by the Director.

Finding 128: The proposed manufacturing use has a parking ratio specified in Section 1416. This standard does not apply.

1418 Minimum Required Off-Street Loading Spaces:

.3 - 2 *loading spaces are required for Manufacturing, Wholesale storage, or Hospital 40,000 sf to 99,999.*

Finding 129: The combined floor area for the proposed buildings is approximately 55,000 square feet. Therefore, a minimum of two loading spaces are required. Loading docks are proposed on the warehouse building to serve loading needs, together with outdoor storage areas. The proposed loading dock area is shown on Attachment A, Sheet C103. This standard is met.

1419 Minimum Required Bicycle Parking Spaces:

- .1 *All Public and Semi-Public buildings and uses, Retail uses, Apartment Dwelling uses and Commercial Recreation uses [...]*
- .2 *The following are the required number of bicycle parking spaces: [...]*
- .3 *Single-family dwellings, mobile homes, warehouse, storage and wholesale businesses, and manufacturing establishments shall be exempted from the requirements of Subsection 1419 Bicycle Parking.*

Finding 130: The proposed manufacturing use is exempt from providing bicycle parking via criterion (.3). This standard is met.

Section 1450 TRANSPORTATION IMPACT ANALYSIS

1450 Transportation Impact Analysis:

Transportation Impact Analysis (TIA) must be submitted with a land use application if the proposal is expected to involve one or more of the conditions in 1450.1 (below) in order to minimize impacts on and protect transportation facilities, consistent with Section 660-012-0045(2)(b) and (e) of the State Transportation Planning Rule.

- .1 *Applicability – A TIA shall be required to be submitted to the County with a land use application if the proposal is expected to involve one (1) or more of the following:*
 - A. *Changes in land use designation, or zoning designation that will generate more vehicle trip ends.*
 - B. *Projected increase in trip generation of 25 or more trips during either the AM or PM peak hour, or more than 400 daily trips.*
 - C. *Potential impacts to intersection operations.*
 - D. *Potential impacts to residential areas or local roadways, including any nonresidential development that will generate traffic through a residential zone.*
 - E. *Potential impacts to pedestrian and bicycle routes, including, but not limited to school routes and multimodal roadway improvements identified in the TSP.*
 - F. *The location of an existing or proposed access driveway does not meet minimum spacing or sight distance requirements, or is located where vehicles entering or leaving the property are restricted, or such vehicles are likely to queue or hesitate at an approach or access connection, thereby creating a safety hazard*
 - G. *A change in internal traffic patterns may cause safety concerns.*
 - H. *A TIA is required by ODOT pursuant with OAR 734-051.*
 - I. *Projected increase of five trips by vehicles exceeding 26,000-pound gross vehicle weight (13 tons) per day, or an increase in use of adjacent roadways by vehicle exceeding 26,000-pound gross vehicle weight (13 tons) by 10 percent.*

Finding 131: Ferguson and Associates, Inc. estimate that the proposed development will generate 11 p.m. peak hour trips and 216 daily trips. Accordingly, a TIA is included as Attachment C. This standard is met.

- .2 *Consistent with the County's Guidelines for Transportation Impact Analysis (TIA), a landowner or developer seeking to develop/redevelop property shall contact the County at the project's outset. The County will review existing transportation data to establish whether a TIA is required. It is the responsibility of the applicant to provide enough detailed information for the County to make a determination. An applicant should have the following prepared, preferably in writing:*
 - A. *Type of uses within the development*



- B. *The size of the development*
- C. *The location of the development*
- C. *Proposed new accesses or roadways*
- D. *Estimated trip generation and source of data*
- E. *Proposed study area* If the County cannot properly evaluate a proposed development's impacts without a more detailed study, a TIA will be required. The County will provide a scoping summary detailing the study area and any special parameters or requirements, beyond the requirements set forth in the County's Guidelines for Transportation Impact Analysis, when preparing the TIA.

Finding 132: The applicant's transportation engineer submitted a scoping letter for review and approval by Columbia County staff and Oregon Department of Transportation staff prior to commencing the TIA. The scoping letter identified those items that would be addressed as part of the analysis. This standard is met.

.3 *Approval Criteria. When a TIA is required, a proposal is subject to the following criteria:*

- A. *The TIA addresses the applicable elements identified by the County Public Works Director and the County's Guidelines for Transportation Impact Analysis;*
- B. *The TIA demonstrates that adequate transportation facilities exist to serve the proposed development or, identifies mitigation measures that resolve identified traffic safety problems in a manner that is satisfactory to the County Public Works Director and, when state highway facilities are affected, to ODOT;*
- C. *For affected non-highway facilities, the TIA establishes that mobility standards adopted by the County have been met; and*
- D. *Proposed public improvements are designed and will be constructed consistent with County Road Standards and access spacing standards in the Transportation System Plan.*

Finding 133: The project TIA (Attachment C) addresses those items identified in the scoping letter approved by County and ODOT staff to ensure compliance with approval standards. As discussed in the Transportation Impact Analysis (Attachment C), access to the site would be provided via Miller Station Road to Highway 47 with emergency access via Elliot Road to Palm Hill Road. Existing lane configurations and intersection controls at study intersections can be described as follows: the approach to Highway 47 is wide, allowing for oversized trucks to turn around; the width would allow left-turning vehicles to operate in a separate approach lane that right-turning vehicles. The Miller Road approach is stop controlled.

The proposed development is a pallet manducating facility which will employ 30 to 35 people in a single shift. Future trips generated by the project were forecast using trip generation rates found in the 11th Edition of The Trip Generation Manual (ITE, 2021). Land use code 140, manufacturing, was used to calculate the trips that would be generated by the proposed development. The proposed facility is anticipated to generate 11 p.m. peak hour and 216 daily trips. Based on this analysis, the TIA does not recommend any mitigation strategies because of the proposed facility.



Based on the information noted above and the full TIA, the applicant has demonstrated compliance with the identified approval criteria.

.4 Conditions of Approval.

- A. The County may deny, approve, or approve a proposal with conditions necessary to meet operational and safety standards; provide the necessary right-of-way for improvements; and to require construction of improvements to ensure consistency with the future planned transportation system.*
- B. Construction of off-site improvements may be required to mitigate impacts resulting from development that relate to capacity deficiencies and public safety; and /or to upgrade or construct public facilities to County Standards. Improvements required as a condition of development approval, when not voluntarily provided by the applicant, shall be roughly proportional to the impact of the development on transportation facilities. Findings in the development approval shall indicate how the required improvements directly relate to and are roughly proportional to the impact of development.*

Finding 134: No off-site improvements are required in association with this development. Therefore, these standards are not applicable.

Section 1100 FLOOD HAZARD OVERLAY (FH)

Finding 135: According to the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map 41009C0126D, dated November 26, 2010, the site is in FEMA's shaded Zone X outside of a special flood hazard zone. The proposed driveway is also in Zone X. Therefore, the site is not in the Special Flood Hazard Area and is not subject to the standards of this chapter.

Section 1120 SENSITIVE BIRD HABITAT OVERLAY (SBH)

Finding 136: Columbia County Comprehensive Plan, Part XVI, Article VIII(F), Non-Game Wildlife Habitat, lists areas identified as significant nesting sites by the Oregon Department of Fish and Wildlife. Based on this information, the site is not within any areas identified as Natural Areas, Non-Game Areas, or Sensitive Areas on the County's Threatened, Endangered and Sensitive Wildlife and Plant and Natural Areas map. Additionally, the site is not within an identified Upland Game Habitat area in the County's Wildlife Game Habitat map.

Since the site is not within the identified habitat areas, development at the site is not subject to the Sensitive Bird Habitat Overlay Zone.

Section 1130 HISTORIC OVERLAY (HO)

Finding 137: Historic and culturally significant sites and structures are identified in Article XI of the Comprehensive Plan. None of the listed sites and structures are on or adjacent to the site. Development at the site is not subject to the Historic Overlay.



Section 1170 RIPARIAN CORRIDORS, WETLANDS, WATER QUALITY, AND FISH AND WILDLIFE HABITAT PROTECTION OVERLAY ZONE (RP)

1172 Riparian Corridor Standards:

- A. *The inventory of Columbia County streams contained in the Oregon Department of Forestry Stream Classification Maps specifies which streams and lakes are fish-bearing. Fish-bearing lakes are identified on the map entitled, "Lakes of Columbia County." A copy of the most current Stream Classification Maps is attached to the Comprehensive Plan, Technical Appendix Part XVI, Article X(B) for reference. The map, "Lakes of Columbia County" is attached to the Comprehensive Plan, Technical Appendix Part XVI, Article X(B), and is incorporated therein. Based upon the stream and lake inventories, the following riparian corridor boundaries shall be established:*
1. *Lakes. Along all fish-bearing lakes, the riparian corridor boundary shall be 50-feet from the top of-bank, except as provided in CCZO Section 1172(A)(5), below.*
 2. *Fish-Bearing Streams, Rivers, and Sloughs (Less than 1,000 cfs). Along all fish bearing streams, rivers, and sloughs with an average annual stream flow of less than 1,000 cubic feet per second (cfs), the riparian corridor boundary shall be 50-feet from the top-of-bank, except as provided in CCZO Section 1172(A)(5), below. Average annual stream flow information shall be provided by the Oregon Water Resources Department.*
 3. *Fish-Bearing and Non-Fish-Bearing Streams, Rivers, and Sloughs (Greater than 1,000 cfs). Along all streams, rivers, and sloughs with an average annual stream flow greater than 1,000 cubic feet per second (cfs), the riparian corridor boundary shall be 75-feet upland from the top-ofbank, except as provided in CCZO Section 1172(A)(5), below. Average annual stream flow information shall be provided by the Oregon Water Resources Department.*
 4. *Other rivers, lakes, streams, and sloughs. Along all other rivers, streams, and sloughs, the riparian corridor boundary shall be 25 feet upland from the top-ofbank, except as provided in CCZO Section 1172(A)(5), below.*
 5. *Wetlands. Where the riparian corridor includes all or portions of a significant wetland, as identified in the State Wetlands Inventory and Local Wetlands Inventories, the standard distance to the riparian corridor boundary shall be measured from, and include, the upland edge of the wetland. Significant wetlands are also regulated under provisions in the Wetland Overlay Zone, Columbia County Zoning Ordinance, Section 1180.*

Finding 138: Proposed facility development does impact any mapped lake, river, or stream areas.

B. *Distance Measurement.*

1. *Except as provided in Subsection 1172(5) above, the measurement of distance to the riparian corridor boundary shall be from the top-of-bank. In areas where the top-of-bank is not clearly delineated, the riparian corridor boundary shall be measured from the ordinary high water level, or the line of nonaquatic vegetation, whichever is most landward.*



2. *The measurement shall be a slope distance. In areas where the predominant terrain consists of steep cliffs, the distances to the corridor boundary shall be measured as a horizontal distance until the top of the cliff is reached, and as a slope distance on from that point.*

Finding 139: No riparian corridors transverse the subject property; therefore, these standards are not applicable.

1173 Activities Prohibited within the Riparian Corridor Boundary:

In addition to the prohibitions in the underlying zone, the following activities are prohibited within a riparian corridor boundary, except as provided for in Sub-sections 1175 and 1176 of this Section:

- A. *The alteration of a riparian corridor by grading, placement of fill material, and/or impervious surfaces, including paved or gravel parking areas, or paths, and/or the construction of buildings or other structures which require a building permit under the State of Oregon Uniform Building Code, as amended.*
- B. *The removal of riparian trees or vegetation.*

Finding 140: No riparian corridors transverse the subject property; therefore, the subject property is not subject to riparian corridor buffer standards.

1175 Permitted Uses and Activities:

Notwithstanding the prohibitions set forth in Subsection 1173 above, the following activities are allowed within the riparian corridor boundary:

- A. *The following riparian vegetation may be removed within the riparian corridor boundary: [...]*
 1. *Vegetation which is necessarily removed for the development of approved water-related or water dependent uses. Vegetation removal shall be kept to the minimum necessary to allow the water-dependent and water-related use. [...]*
- B. *The following development is allowed within the riparian corridor boundary.*
 5. *Water-related and water-dependent uses. [...]*

Finding 141: No riparian corridors transverse the subject property; therefore, these standards are not applicable to this application.

1177 Requirements for new activities and development identified in Sub-section 1175 and 1176, above, shall be allowed in the riparian corridor boundary subject to the following requirements:

- A. *All applicable permits from state and federal agencies, such as the Oregon Division of State Lands (DSL) and Oregon Department of Fish and Wildlife (ODFW) must be obtained by the land owner prior to commencing the use or activity.*
- B. *For activities and development for which land use permits, building permits, grading permits, variances or stormwater/erosion control permits are required, the County shall provide notification to ODFW of the proposed development activity. The County shall consider the recommendations of*



ODFW, including any mitigation recommendations, prior to issuance of permits and may condition permit approval on recommended measures to mitigate loss of fish and wildlife habitat pursuant to applicable provisions of OAR Chapter 635, Division 415.

Finding 142: One existing detention pond (southeast portion of the site) is classified as a PUBHx (freshwater pond) on the National Wetland inventory. Based on aerial imagery, the pond has been visible since 1994 on. It lies in area mapped as Anunde soil, well drained and not hydric. The footprint of the pond is less than one acre. Per Oregon Revised Statute 141-085-0515, (1) ponds less than 1 acre constructed from upland or (2) ponds constructed for stormwater treatment are considered Artificially Created Wetlands and exempted and either the Department of State Lands or U.S. Army Corps of Engineers have jurisdiction of this pond.

Section 1180 WETLAND AREA OVERLAY (WA)

1182 Definition:

A significant wetland is an area that is inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions. In case of dispute over whether an area is of biological value and should be considered a significant wetland, the County shall obtain the recommendation of the Oregon Department of Fish and Wildlife, the Columbia County Soil and Water Conservation District, and the Division of State Lands.

Finding 143: Columbia County Comprehensive Plan, Part XVI, Article X(A), Wetlands, provides the following clarification on the County's determination of wetland significance:

- 2. INVENTORY AND SIGNIFICANCE: Columbia County will apply the "safe harbor" provisions of Goal 5 to significant wetlands. The adopted inventory of wetlands for Columbia County is the State Wetlands Inventory (SWI), as amended. A current copy of the SWI is contained in the Technical Appendix Part XVI, Article X(A), for reference. All wetlands inventoried on the SWI or any more detailed inventories such as the Local Wetlands Inventories (LWI) produced by individual cities are considered significant for the purposes of Goal 5. The State Wetlands Inventory incorporates wetlands identified on the National Wetlands Inventory (NWI). The Wetland Overlay Zone shall be applied to locations of wetlands as shown on the SWI or LWIs. However, a wetland not listed in an inventory may still be protected by relevant Oregon Administrative Rules (OAR) and policies set forth by the Oregon Division of State Lands. It shall be the responsibility of individual landowners to verify the existence or nonexistence of wetlands on any property prior to any development activity or other impact.*

Essentially, the County's Goal 5 program begins with the assumption that all wetlands mapped on the SWI are significant. The definition for "significant wetland" provided in Section 1182 is verbatim the national (EPA, Corps) and state (DSL) definition of "wetland". However, the definition also provides a method for determining whether the wetland should be considered significant if there is a dispute over an area's biological value.



The existing detention pond to the southeast of the site is classified as a PUBHx (freshwater pond) on the National Wetland inventory. Based on aerial imagery, the pond has been visible since 1994 on. It lies in area mapped as Anunde soil, well drained and not hydric. The footprint of the pond is less than one acre. Per Oregon Revised Statute 141-085-0515, (1) ponds less than 1 acre constructed from upland or (2) ponds constructed for stormwater treatment are considered Artificially Created Wetlands and exempted and either the Department of State Lands or U.S. Army Corps of Engineers have jurisdiction of this pond.

1183 Permitted Uses:

Uses and development activities permitted outright or conditionally in the underlying zone shall be permitted in the Wetland Area Overlay Zone if they will not result in filling, drainage, removal of vegetation, or other alteration which would destroy or degrade a significant wetland as defined in Section 1182. Minor drainage improvements necessary to ensure effective drainage on surrounding agricultural lands under Oregon Department of Agriculture wetland rules shall be allowed where such an action has been fully coordinated with the Oregon Department of Fish and Wildlife, the Columbia County Soil and Water Conservation District, and the Division of State Lands. Existing drainage ditches may be cleared to original specifications without County review.

Finding 144: The applicant is proposing continued use of the existing settling pond and detention/fire suppression ponds. The existing pond is considered an Artificially Created Wetland and not regulated by the Department of State Lands or the US Army Corp of Engineers. This ORS exemption precludes the pond from being considered a significant wetland.

1184 Development Standards:

- A. *Riparian Corridor Standards for Wetlands. For the purposes of this Section, "Fish-bearing streams" shall mean all streams identified as being fish-bearing, by the Oregon Department Forestry in the Stream Classification Maps, as amended, and "Fish-bearing lakes" shall mean those streams identified in "Lakes of Columbia County". The current Oregon Department of Forestry Stream Classification Map is attached to the Comprehensive Plan, Technical Appendix, Part XVI, Article X(B), for reference. The Map, "Lakes of Columbia County" is also attached to the Comprehensive Plan, Technical Appendix, Part XVI, Article X(B), and is incorporated therein. Significant Wetlands are identified on the State Wetlands Inventory (SWI), and Local Wetlands Inventories (LWI's).*

The SWI is attached to the Comprehensive Plan, Part XVI, Article X(A), for reference.

- 1. Fish-Bearing Lakes. Along all wetlands associated with fish-bearing lakes, the riparian corridor boundary shall be 50 feet from the upland edge of the wetland.*
- 2. Streams, Rivers, and Sloughs (Greater than 1,000 cfs). Along all wetlands associated with all fishbearing rivers, streams and sloughs, with an average annual stream flow greater than 1,000 cubic feet per second (cfs), the riparian corridor boundary shall be 75 feet from the upland edge of the wetland. Average annual stream flow information shall be provided by the Oregon Water Resources Department.*



3. *Fish-Bearing Streams, Rivers and Sloughs (Less than 1,000 cfs).* Along all wetlands associated with fish bearing streams, rivers, and sloughs, with an average annual stream flow less than 1,000 cubic feet per second (cfs), the riparian corridor boundary shall be 50 feet from the upland edge of the wetland. Average annual stream flow information shall be provided by the Oregon Water Resources Department.
4. *Other Rivers and Streams, or Sloughs.* For all other wetlands associated with streams, rivers, or sloughs, the riparian corridor boundary shall be 25 feet from the upland edge of the wetland.

Finding 145: No riparian corridors transverse the subject property and the existing pond is considered an Artificially Created Wetland; therefore, these standards are not applicable.

5. *Wetlands not associated with Streams, Rivers, Sloughs, or Fish-Bearing Lakes.* Along all wetlands not associated with a stream, river, slough, or non-fish-bearing lake, there shall not be a protective riparian corridor boundary. However, development is prohibited from encroaching within a delineated wetland boundary.

Finding 146: The existing detention/fire suppression ponds are shown on the national wetland inventory as wetlands. However, per ORS 141-085-0515 they are Artificially Created Wetlands that are not regulated by Division of State Lands or The US Army Corp of Engineers. This standard does not apply.

- B. *Corridor Boundary Measurement:* The riparian corridor boundary begins at the upland edge of the wetland and is measured outward, further upland, the required riparian corridor boundary distance.

Finding 147: No riparian corridors transverse the subject property and the existing pond is considered an Artificially Created Wetland; therefore, these standards are not applicable.

The existing detention/fire suppression ponds are shown on the national wetland inventory as wetlands. However, per ORS 141-085-0515 they are Artificially Created Wetlands that are not regulated by Division of State Lands or The US Army Corp of Engineers. No riparian corridors transverse the subject property; therefore, these standards are not applicable to this application.

- C. *Activities Prohibited within the Wetland Riparian Corridor Boundary.* In addition to the prohibitions of the underlying zone, the following development activities are prohibited in wetland riparian corridor boundaries, except as provided for in Sub-sections 1184(E) and (F) of this Sub-section:
 1. *The alteration of the wetland riparian corridor by grading, the placement of fill material, and/or impervious surfaces, including paved or gravel parking areas or paths, and/or the construction of buildings or other structures which require a building permit under the State of Oregon Uniform Building Code, as amended, or other land use permit.*
 2. *The removal of riparian trees or vegetation.*

Finding 148: Riparian corridor regulation in Section 1180 applies only to significant wetlands. The existing detention/fire suppression ponds are shown on the national wetland inventory as wetlands. However, per ORS 141-085-0515 they are Artificially Created Wetlands that are not regulated by Division of State Lands



or The US Army Corp of Engineers. No riparian corridors transverse the subject property; therefore, these standards are not applicable to this application.

- D. Exempted Activities. This Overlay Zone does not apply to land legally used for commercial forestry operations or standard farm practices, both of which are exempt from the riparian corridor protection standards of this Section. The use of land for commercial forestry is regulated by the Oregon Department of Forestry. The use of land for standard farm practices is regulated by the Oregon Department of Agriculture, with riparian area and water quality issues governed specifically by ORS 568.210 to ORS 568.805.*

Finding 149: The applicant is not proposing commercial forestry operations or standard farm practices. This standard does not apply.

- E. Exceptions to prohibited activities. Notwithstanding the prohibitions set forth in sub-section (C), above, the following development activities are allowed within the wetland riparian corridor boundary:*
- 1. The following wetland riparian vegetation may be removed.*
 - a. Non-native vegetation, invasive species, and noxious weeds, if replaced with native plant species. The replacement vegetation shall cover, at a minimum, the area from which vegetation was removed, and shall provide for maximum soil retention and shade cover. Replacement vegetation shall, upon maturity, maintain 75%-100% canopy and ground cover.*
 - b. Vegetation which is necessarily removed for the development of water related and water dependent uses. Vegetation removal shall be kept to the minimum necessary to allow the water dependent and/or water related use.*
 - c. Trees and vegetation in danger of falling and/or posing a hazard to life or property. If no hazard will be created, the trees, once felled, shall be left in place in the riparian area.*
 - 2. The following development is allowed within the riparian corridor boundary:*
 - a. Streets, roads, and driveways, if:*
 - i. It is not possible to locate the street, road or driveway outside of the riparian corridor boundary; and*
 - ii. The street, road or driveway is designed to minimize intrusion into the riparian corridor boundary;*
 - b. Pedestrian walkways, paths and trails;*
 - c. Fencing and signs, not including billboards;*
 - d. Drainage facilities, utilities and irrigation pumps;*
 - e. Water-related and water-dependent uses;*
 - f. New or expanded shoreline stabilization and flood control grading and structures;*

- g. Portable furniture, and other portable outdoor equipment for the private use of the property owner/resident. For purposes of this subsection, "portable" shall mean that the item is not affixed to the ground, other than with a chain or other lock which is capable of being removed at any time.*

Finding 150: Riparian protections relating to Section 1180 are only applicable to significant wetlands; should the Board concur with DSL's recommendation that the delineated wetlands are not significant, this standard does not apply.

F. Legal non-conforming uses are allowed to continue within the wetland riparian corridor boundary subject to the requirements in Section 1506, ORS 215.130, applicable state laws, and the following additional requirements:

- 1. For replacement of legal non-conforming structures with new structures, any new structure shall be located in the same location and in the same footprint as the existing structure and shall not disturb additional riparian surface area within the wetland riparian corridor boundary.*
- 2. For expansion or alteration of legal non-conforming structures existing fully or partially within the riparian corridor, the expansion or alteration shall not occur within the wetland riparian corridor boundary. If the pre-existing structure is completely within the riparian corridor, expansion is allowed only on the side opposite the water resource.*
- 3. Legal non-conforming lawn within the riparian corridor boundary may be maintained. However, such lawn shall not be expanded within the riparian corridor boundary.*
- 4. Legal non-conforming shoreline stabilization and flood control structures may be maintained.*

Finding 151: There are no existing non-conformities on site. This standard does not apply.

G. New activities and development identified in Sub-section 1184(E) and 1184(F), above, shall be allowed in the wetland riparian corridor boundary subject to the following requirements:

- 1. All applicable permits from state and federal agencies, such as the Oregon Division of State Lands (DSL) and Oregon Department of Fish and Wildlife (ODFW) must be obtained by the landowner prior to commencing the use or activity.*
- 2. For activities and development for which land use permits, building permits, grading permits, variances or stormwater/erosion control permits are required, the County shall provide notification to ODFW of the proposed development activity. The County shall consider the recommendations of ODFW, including any mitigation recommendations, prior to issuance of permits and may condition permit approval on recommended measures to mitigate loss of fish and wildlife habitat pursuant to applicable provisions of OAR Chapter 635, Division 415.*

Finding 152: One existing detention pond (southeast portion of the site) is classified as a PUBHx (freshwater pond) on the National Wetland inventory. Based on aerial imagery, the pond has been visible since 1994 on. It lies in area mapped as Anunde soil, well drained and not hydric. The footprint of the pond is less than one acre. Per Oregon Revised Statute 141-085-0515, (1) ponds less than 1 acre constructed from upland

or (2) ponds constructed for stormwater treatment are considered Artificially Created Wetlands and exempted and either the Department of State Lands or U.S. Army Corps of Engineers have jurisdiction of this pond.

H. Variance Provisions

- 1. In cases where encroachment into the riparian corridor boundary by activities and development not otherwise allowed by Sub-section 1184(E), or 1184(F) cannot be avoided, a property owner may request a Variance to the riparian corridor boundary prohibition. In addition to the criteria found in Section 1504, and the requirements in Sub-section 1184(G), a variance to the riparian corridor boundary prohibitions shall not be granted unless all of the following criteria are met:*

Finding 153: The applicant is not requesting a variance to riparian corridor protections; therefore, this section is not applicable.

Section 1185 NATURAL AREA OVERLAY (NA)

Finding 154: The subject property is outside of the natural area overlay; therefore, this section is not applicable.

Section 1190 BIG GAME HABITAT OVERLAY (BGR)

Finding 155: Columbia County Comprehensive Plan, Part XVI, Article VIII(A), Big Game Wildlife Habitat, identifies three types of big game habitat. The site is not within a Big Game Habitat area, Peripheral Big Game Habitat area, or Columbia white-tailed deer range. Therefore, development at the site is not subject to the Big Game Habitat Overlay Zone.

Section 1603 QUASIJUDICIAL PUBLIC HEARINGS

- .1 The applicant shall submit an application and any necessary supplemental information as required by this ordinance to the Planning Department. The application shall be reviewed for completeness and the applicant notified in writing of any deficiencies. The application shall be deemed complete upon receipt of all pertinent information. If an application for a permit or zone change is incomplete, the Planning Department shall notify the applicant of exactly what information is missing within 5 days of receipt of the application and allow the applicant to submit the missing information. The application shall be deemed complete for the purpose of this section upon receipt by the Planning Department of the missing information.*
- .2 Once an application is deemed complete, it shall be scheduled for the earliest possible hearing before the Planning Commission or Hearings Officer. The Director will publish a notice of the request in a paper of general circulation not less than 10 calendar days prior to the scheduled public hearing. Notices will also be mailed to adjacent individual property owners in accordance with ORS 197.763*

Finding 156: County staff will process the submitted application in accordance with a Type 2, quasi-judicial review process.

Columbia County Stormwater and Erosion Control Ordinance

I. INTRODUCTION B. Applicability



23-127 Scion Lumber LLC
07051200 202
Site Design Review

September 21, 2023
Page 44 of 45

1. *Provisions of this ordinance apply to:*

- a. *Building permits for residential, commercial, industrial and accessory uses that involve disturbing more than 2000 square feet of land or activities disturbing more than 1000 square feet of land on sites with known and apparent erosion problems;*

Finding 157: The proposal involves disturbing more than 2,000 square feet of land. See Attachment B, Preliminary Storm Report. A Final Erosion Control Plan will be provided prior to or concurrently with a Building Permit. Therefore, the proposal can be conditioned to be consistent with the County's Stormwater and Erosion Control Ordinance.

OVERALL CONCLUSION

As proposed, application for Site Design Review satisfies all applicable review criteria as proposed and outlined above.

ATTACHMENTS

A. Civil Plan Set

1. Cover Sheet, Sheet C100
2. Existing Conditions/Demo Plan, Sheet C101
3. Preliminary Access Plan, Sheet C102
4. Preliminary Site Plan, Sheet C103
5. Site Details and Landscaping, Sheet C104
6. Preliminary Illumination Plan, Sheet C105
7. Preliminary Grading Plan, Sheet C200
8. Preliminary Pond Sections, Sheet C201
9. Preliminary Drainage Plan, Sheet C300
10. Preliminary Utility Plan, Sheet C400
11. Preliminary Erosion Control Plan, Sheet C500

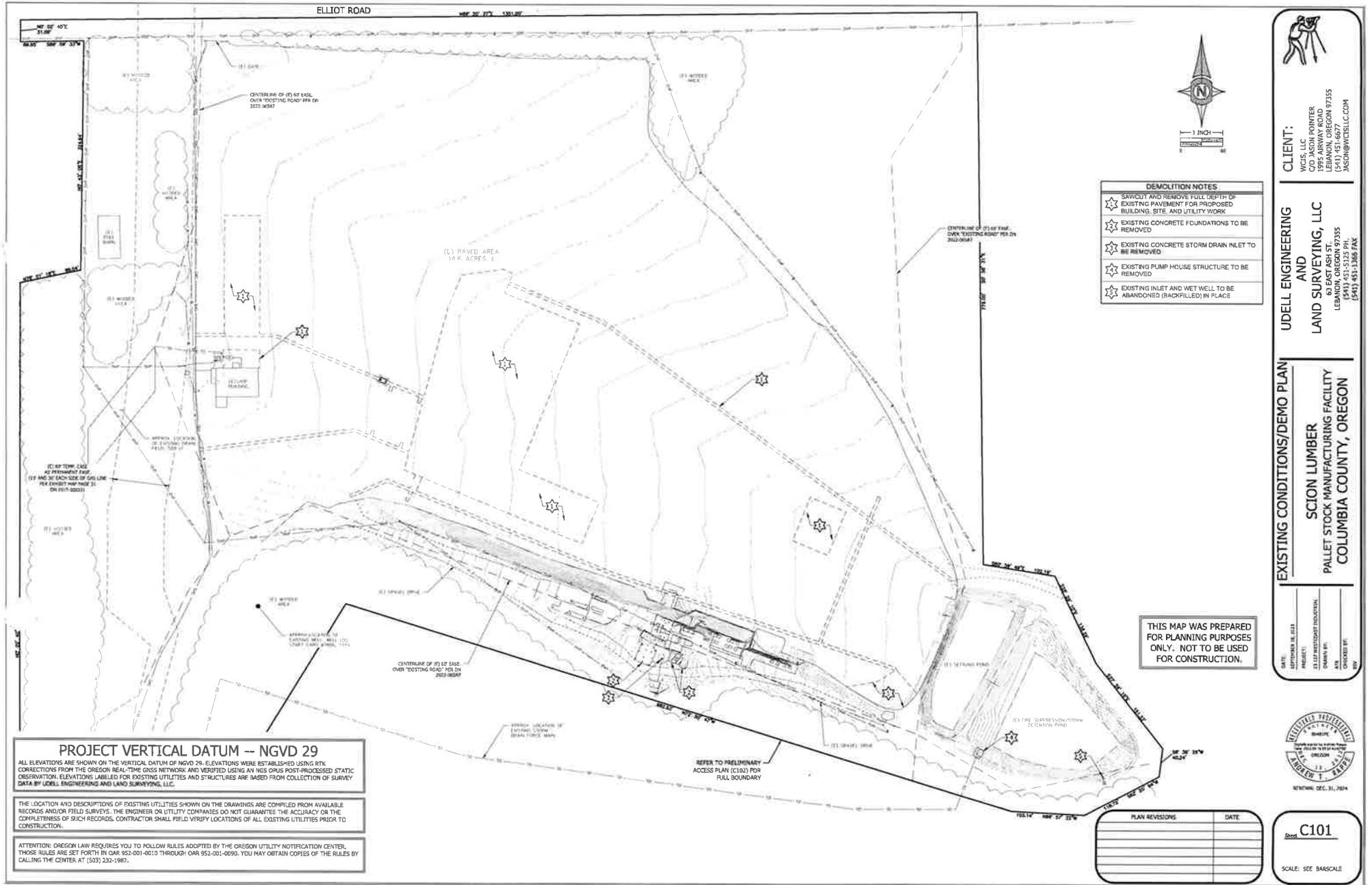
B. Preliminary Stormwater Report, dated September 15, 2023

C. Transportation Impact Analysis, dated September 15, 2023

D. Preliminary Building Plans

1. Crane Building
2. Crane Building Cross Section
3. Isometric
4. Truck Canopy Cross Section





DEMOLITION NOTES:

- ☆ SAWCUT AND REMOVE FULL DEPTH OF EXISTING PAVEMENT FOR PROPOSED BUILDING, SITE, AND UTILITY WORK.
- ☆ EXISTING CONCRETE FOUNDATIONS TO BE REMOVED.
- ☆ EXISTING CONCRETE STORM DRAIN INLET TO BE REMOVED.
- ☆ EXISTING PUMP HOUSE STRUCTURE TO BE REMOVED.
- ☆ EXISTING INLET AND WET WELL TO BE ABANDONED (BACKFILLED) IN PLACE.

THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION.

PROJECT VERTICAL DATUM -- NGVD 29
 ALL ELEVATIONS ARE SHOWN ON THE VERTICAL DATUM OF NGVD 29. ELEVATIONS WERE ESTABLISHED USING RTK CORRECTIONS FROM THE OREGON REAL-TIME GNSS NETWORK AND VERIFIED USING AN NGS OPUS POST-PROCESSED STATIC OBSERVATION. ELEVATIONS LABELED FOR EXISTING UTILITIES AND STRUCTURES ARE BASED FROM COLLECTION OF SURVEY DATA BY UDELL ENGINEERING AND LAND SURVEYING, LLC.

THE LOCATION AND DESCRIPTIONS OF EXISTING UTILITIES SHOWN ON THE DRAWINGS ARE COMPILED FROM AVAILABLE RECORDS AND/OR FIELD SURVEYS. THE ENGINEER OR UTILITY COMPANIES DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF SUCH RECORDS. CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 922-001-0010 THROUGH OAR 922-001-0030. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER AT (503) 232-1987.



CLIENT:
 WCLS, LLC
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 (541) 451-6027
 JASON@WCLS.LLC

UDELL ENGINEERING AND LAND SURVEYING, LLC
 LEWISBURG, OREGON 97355
 (541) 451-5125 PH.
 (541) 451-1366 FAX

EXISTING CONDITIONS/DEMO PLAN
SCION LUMBER
PALLET STOCK MANUFACTURING FACILITY
COLUMBIA COUNTY, OREGON

DATE:	SEPTEMBER 26, 2023
PROJECT:	EXISTING CONDITIONS/DEMOLITION
DRAWN BY:	AM
CHECKED BY:	AM



Sheet **C101**

SCALE: SEE BARSCALE

PLAN REVISIONS	DATE



PLAN REVISIONS	DATE



THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION.

Scale: 1" = 20' (AS SHOWN)
C102
 SCALE: SEE MESSAGE



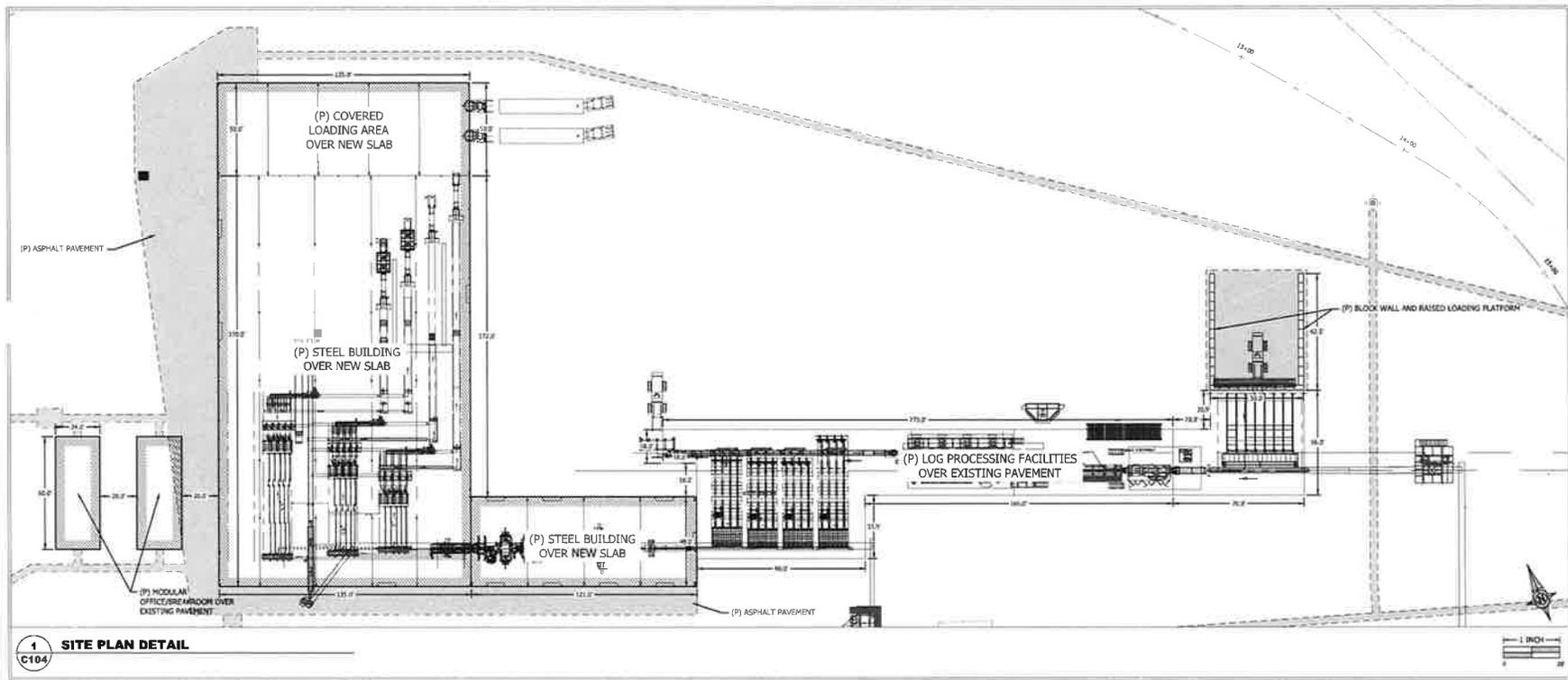
DATE: SEPTEMBER 18, 2023
 PROJECT: 22 127 WESTGATE INDUSTRIAL
 DRAWN BY:
 AIA:
 CHECKED BY:
 REV:

PRELIMINARY ACCESS PLAN
SCION LUMBER
PALLET STOCK MANUFACTURING FACILITY
COLUMBIA COUNTY, OREGON

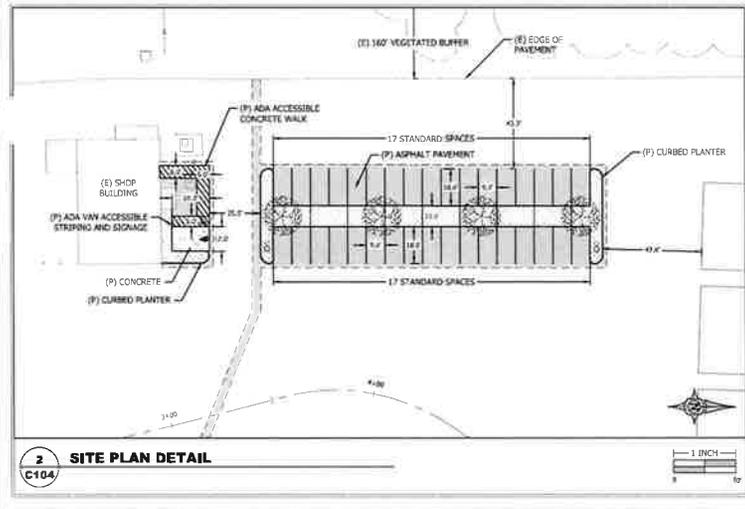
UDELL ENGINEERING AND LAND SURVEYING, LLC
 62 EAST ASH ST.
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 (541) 451-1366 FAX

CLIENT:
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 JASON@WCSLLC.COM





1 SITE PLAN DETAIL
C104



2 SITE PLAN DETAIL
C104

LANDSCAPE LEGEND:

-  DECIDUOUS TREE
-  LANDSCAPE AREA WITH GROUND COVER (23.6% OF PARKING AREA IMPROVEMENTS)

LANDSCAPE NOTES:

THE PRELIMINARY LANDSCAPE PLAN WILL BE SUPPLEMENTED WITH A DETAILED PLAN INCLUDING SOIL AMENDMENT DIRECTION AND IRRIGATION PLANS WITH THE BUILDING PERMIT SET OF CONSTRUCTION DRAWINGS.
ALL PLANTED AREAS ARE PLANNED TO BE IRRIGATED.

PARKING SUMMARY		
# EMPLOYEES	REQUIRED	SPACES PROVIDED
35 MAX PER SHIFT (1 SHIFT)	35 SPACES	34 STANDARD, 9'x18' 1 ACCESSIBLE, 9'x18' (WITH 8' AISLE) 35 SPACES TOTAL

THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION.

PLAN REVISIONS	DATE



CLIENT:
WVCS, LLC
C/O JASON POINTER
1995 AIRWAY ROAD
LEBANON, OREGON 97355
JASON@WVCSLLC.COM

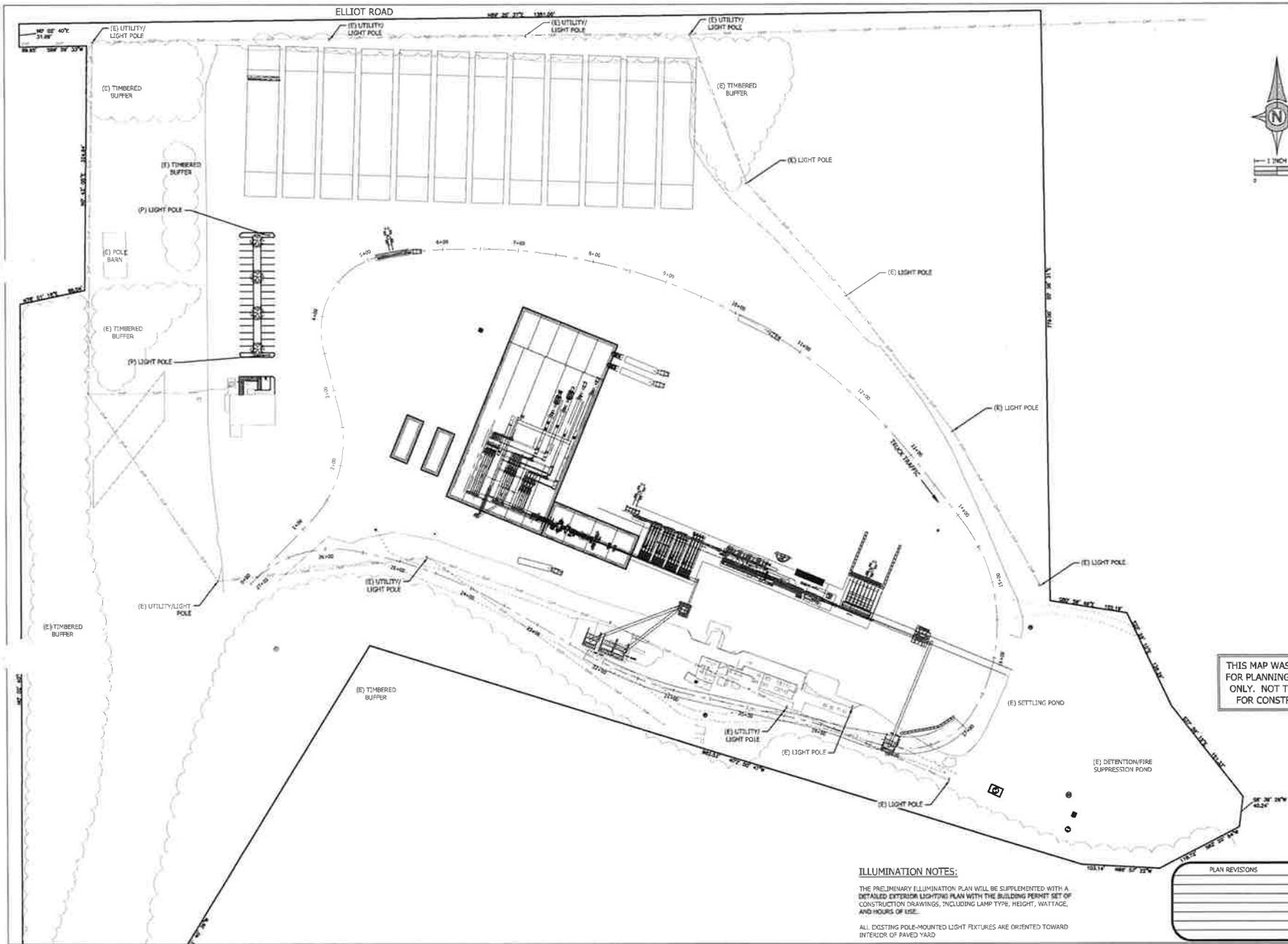
UDELL ENGINEERING AND LAND SURVEYING, LLC
63 EAST ASH ST. #100
LEBANON, OREGON 97355
(541) 451-1235 PH.
(541) 451-1366 FAX

SITE DETAILS & LANDSCAPING
SCION LUMBER
PALLET STOCK MANUFACTURING FACILITY
COLUMBIA COUNTY, OREGON

DATE: 5/20/2024 12:00
PROJECT: 24222 MANUFACTURING INDUSTRIAL
DRAWN BY: JWP
CHECKED BY: JWP
DATE: 5/20/24



Sheet C104
SCALE: SEE BARSCALE



CLIENT:
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PRELIMINARY ILLUMINATION PLAN
 SCION LUMBER
 PALLET STOCK MANUFACTURING FACILITY
 COLUMBIA COUNTY, OREGON

THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION.

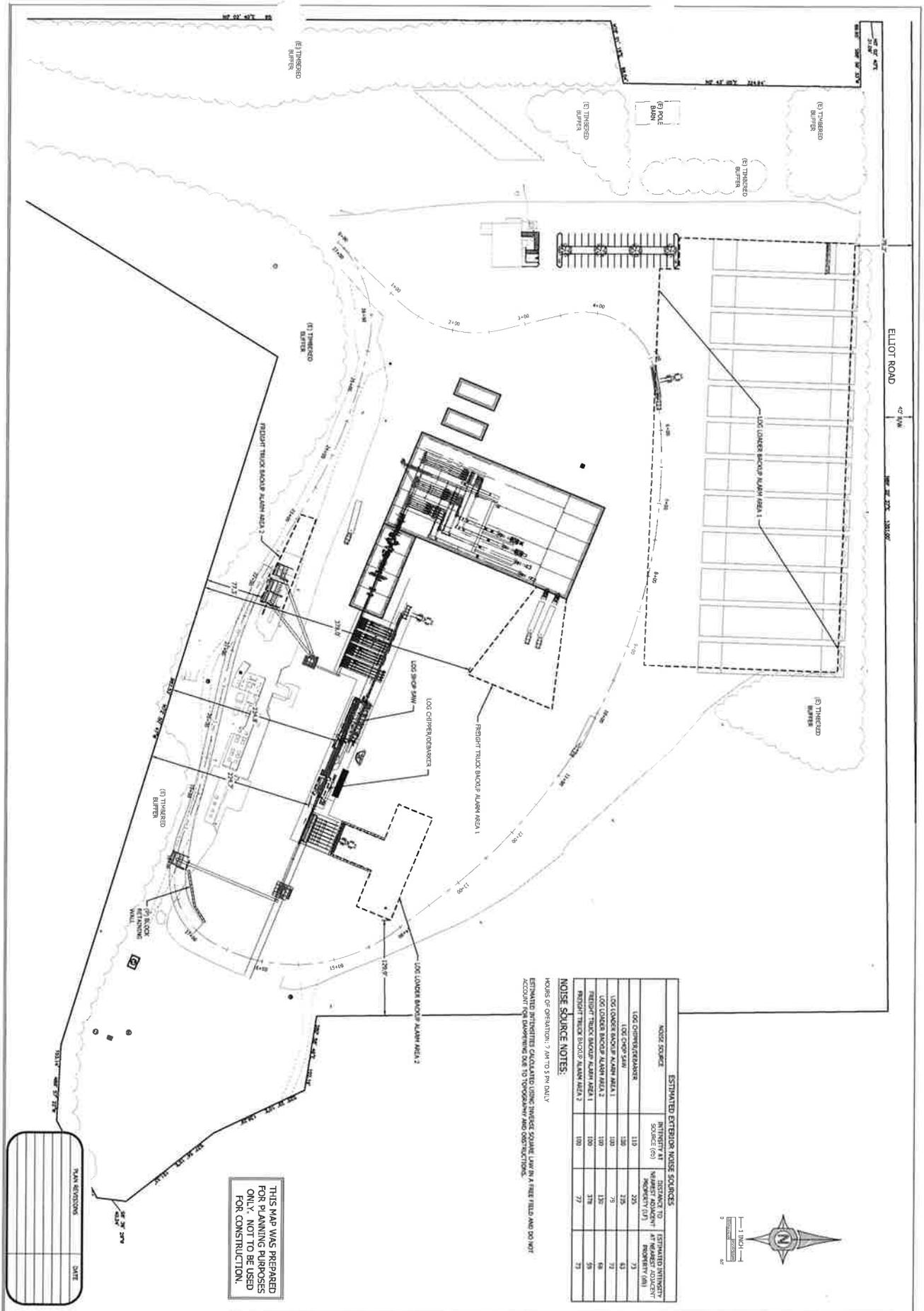
DATE:	SEPTEMBER 11, 2013
PROJECT:	23-127 INDUSTRIAL
DRAWN BY:	ASL
CHECKED BY:	ASL



ILLUMINATION NOTES:
 THE PRELIMINARY ILLUMINATION PLAN WILL BE SUPPLEMENTED WITH A DETAILED EXTERIOR LIGHTING PLAN WITH THE BUILDING PERMIT SET OF CONSTRUCTION DRAWINGS, INCLUDING LAMP TYPE, HEIGHT, WATTAGE, AND HOURS OF USE.
 ALL EXISTING POLE-MOUNTED LIGHT FIXTURES ARE ORIENTED TOWARD INTERIOR OF PAVED YARD

PLAN REVISIONS	DATE

Sheet **C105**
 SCALE: SEE BARSCALE



ESTIMATED EXTERIOR NOISE SOURCES

NOISE SOURCE	INTENSITY AT SOURCE (dBA)	DISTANCE TO NEAREST ADJACENT PROPERTY (FT)	ESTIMATED INTENSITY AT PROPERTY (dBA)
LOG CHIPPER/STACKER	110	205	73
LOG SHED	105	225	63
LOG LOADER BARGE ALUM AREA 1	100	75	72
LOG LOADER BARGE ALUM AREA 2	100	125	68
RESORT TRUCK BARGE ALUM AREA 1	100	375	58
RESORT TRUCK BARGE ALUM AREA 2	100	77	73

NOISE SOURCE NOTES:
 HOURS OF OPERATION: 7 AM TO 5 PM DAILY
 ESTIMATED INTENSITY CALCULATED USING INVERSE SQUARE LAW IN A FREE FIELD AND DO NOT ACCOUNT FOR SOUNDING BARS OR OBSTACLES AND SOUND REFLECTIONS.

THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION.

NOISE SOURCE	DATE

Scale: 1" = 100'
 SHEET C106
 SCALE: SEE BASISCALE



DATE: SEPTEMBER 18, 2012
 PROJECT: 23-127 WESTEAST INDUSTRIAL
 DRAWN BY: [Redacted]
 CHECKED BY: [Redacted]
 APP: [Redacted]

PRELIMINARY NOISE SOURCES
SCION LUMBER
PALLET STOCK MANUFACTURING FACILITY
COLUMBIA COUNTY, OREGON

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 (541) 451-1366 FAX

CLIENT:
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 JASON@WCISLLC.COM



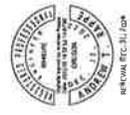


CLIENT:
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 JASON@WJCS.LLC.COM

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 AND
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 (503) 451-5125 TEL

PRELIMINARY GRADING PLAN
 SCION LUMBER
 PALET STOCK MANUFACTURING FACILITY
 COLUMBIA COUNTY, OREGON

DATE: 07/25/2018 10:20:23
 PROJECT: 22-1122 WILCOX RD INDUSTRIAL
 SHEET NO: 001
 DRAWN BY: JWP
 CHECKED BY: JWP

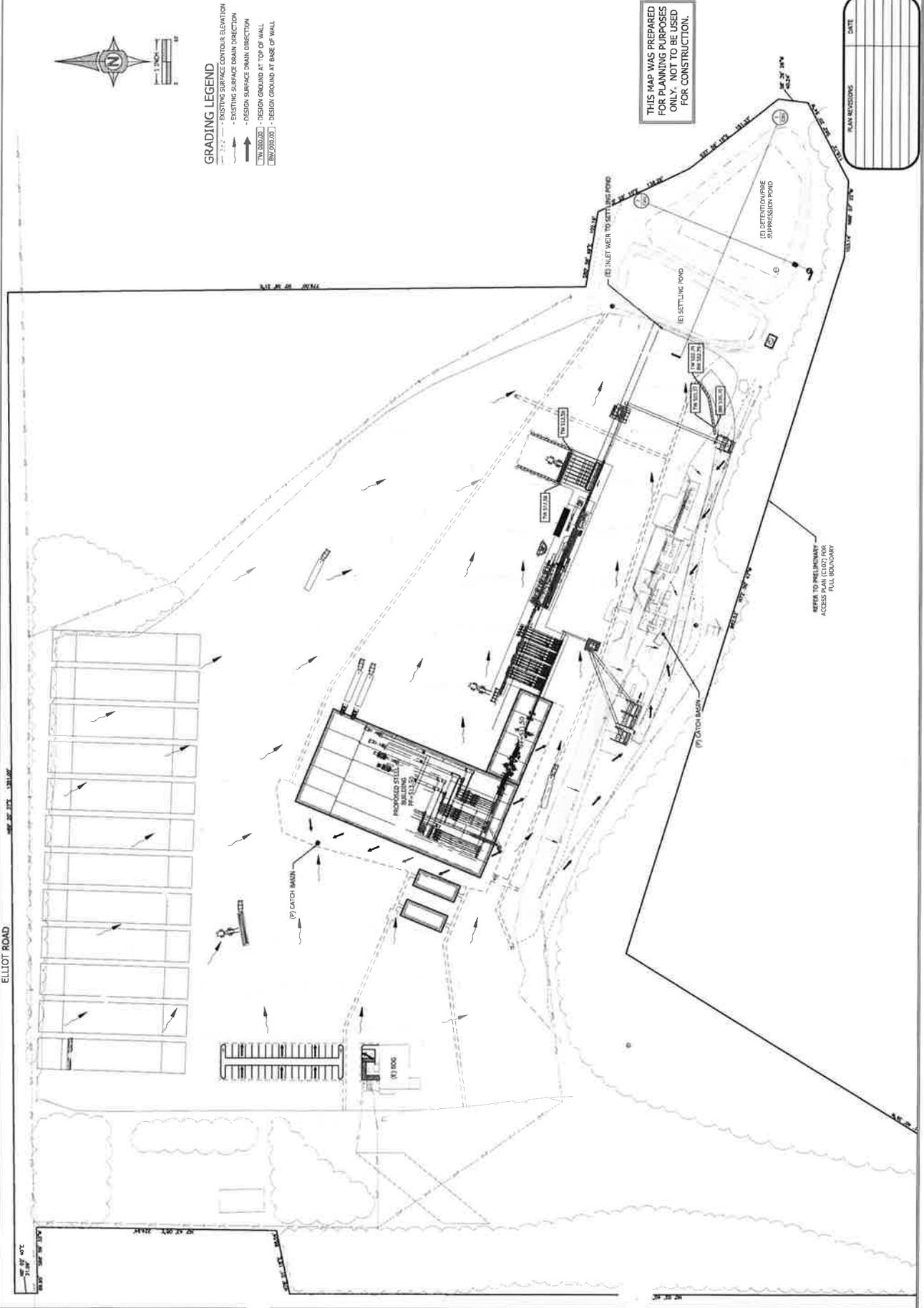


REVISION RECORD
 SHEET: C200
 SCALE: SEE BARS/SCALE



GRADING LEGEND
 - - - - - EXISTING SURFACE CONTOUR: ELEVATION
 - - - - - EXISTING SURFACE DRAIN DIRECTION
 - - - - - DESIGN SURFACE DRAIN DIRECTION
 - - - - - DESIGN GROUND AT TOP OF WALL
 - - - - - DESIGN GROUND AT BASE OF WALL

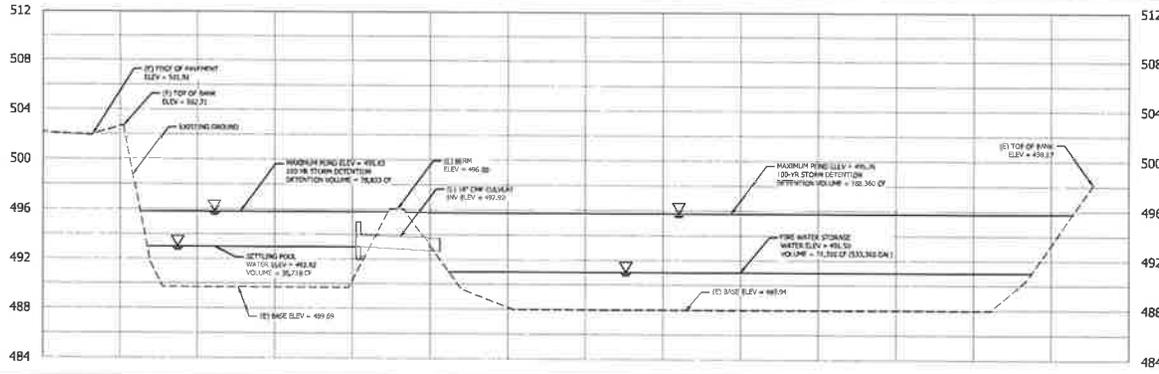
THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION.



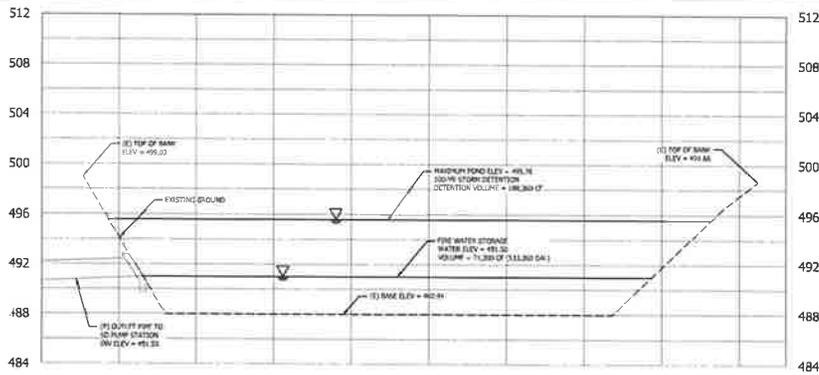
NO.	DATE	REVISIONS

REFER TO PRELIMINARY ACCESS PLAN (C107) FOR FULL BOUNDARY

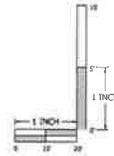
ELLIOT ROAD



1 POND SECTION
1"=20' (H); 1"=3' (V)



2 POND SECTION
1"=20' (H); 1"=3' (V)



THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION.



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PRELIMINARY POND SECTIONS
SCION LUMBER
PALLET STOCK MANUFACTURING FACILITY
COLUMBIA COUNTY, OREGON

DATE: 11/11/2011
PROJECT: SCION LUMBER PALLET STOCK MANUFACTURING FACILITY
DRAWN BY: JASON POINTER
SCALE: AS SHOWN
CHECKED BY: JASON POINTER
APP: JASON POINTER

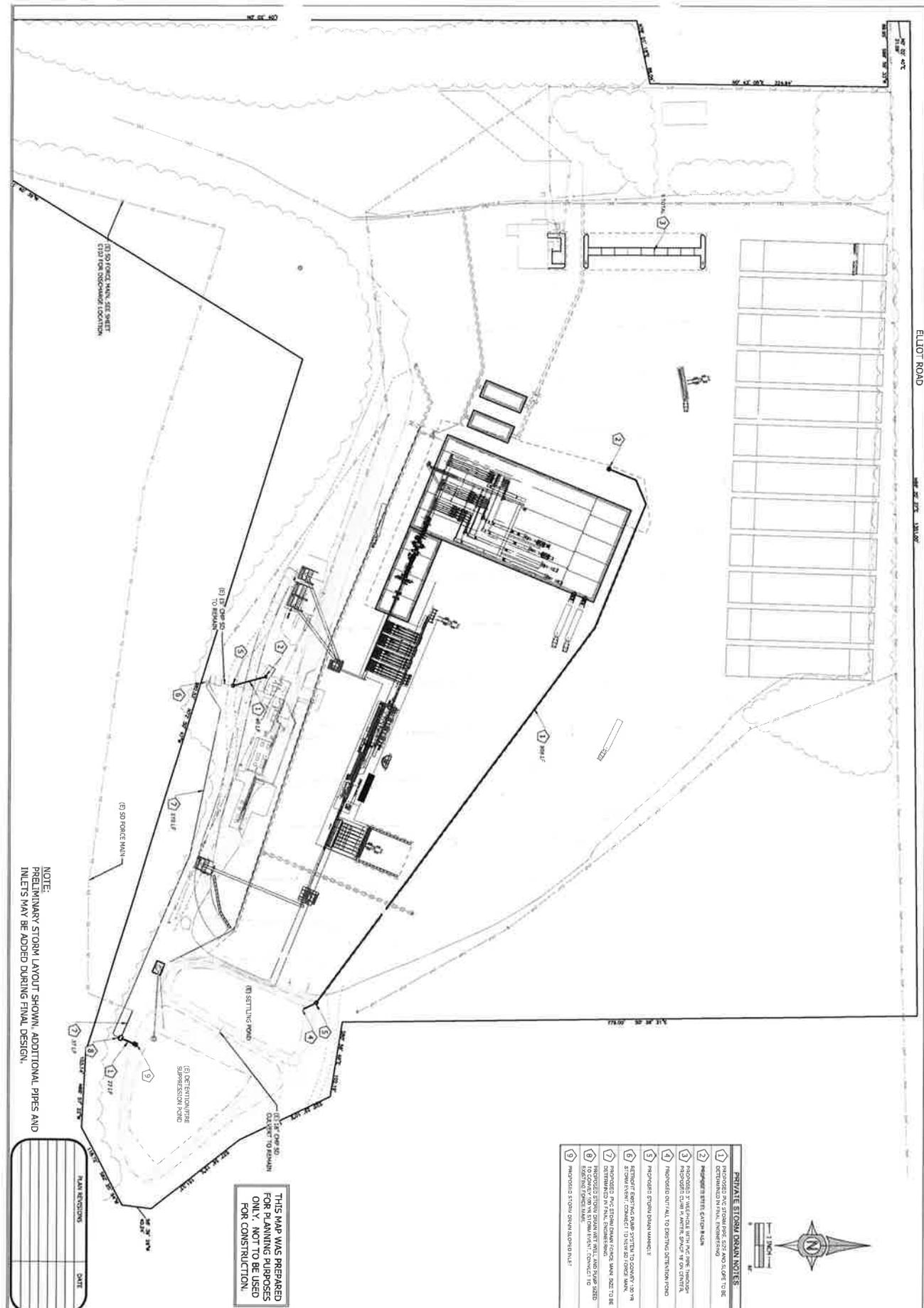


REVISION: DEC 31, 2014

PLAN REVISIONS	DATE

Sheet **C201**

SCALE: SEE BARSCALE



(1) TO FORCE MAIN, SEE SHEET 1301 FOR SUBMITTAL LOCATION.

NOTE:
PRELIMINARY STORM LAYOUT SHOWN. ADDITIONAL PIPES AND INLETS MAY BE ADDED DURING FINAL DESIGN.

THIS MAP WAS PREPARED FOR PLANNING PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION.

- PRIVATE STORM DRAIN NOTES**
1. PROPOSED STORM DRAIN SIZE AND LOCATION TO BE DETERMINED IN FINAL ENGINEERING.
 2. REQUIREMENTS FOR STORM DRAIN SIZE AND LOCATION TO BE DETERMINED IN FINAL ENGINEERING.
 3. PROPOSED STORM DRAIN SIZE AND LOCATION TO BE DETERMINED IN FINAL ENGINEERING.
 4. PROPOSED STORM DRAIN SIZE AND LOCATION TO BE DETERMINED IN FINAL ENGINEERING.
 5. PROPOSED STORM DRAIN SIZE AND LOCATION TO BE DETERMINED IN FINAL ENGINEERING.
 6. PROPOSED STORM DRAIN SIZE AND LOCATION TO BE DETERMINED IN FINAL ENGINEERING.
 7. PROPOSED STORM DRAIN SIZE AND LOCATION TO BE DETERMINED IN FINAL ENGINEERING.
 8. PROPOSED STORM DRAIN SIZE AND LOCATION TO BE DETERMINED IN FINAL ENGINEERING.
 9. PROPOSED STORM DRAIN SIZE AND LOCATION TO BE DETERMINED IN FINAL ENGINEERING.

DATE	REVISIONS

SCALE: SEE BARSCALE

DATE: 03/13/2023

PROJECT: 13121 WESTCOAST INDUSTRIAL

DRAWN BY: [REDACTED]

CHECKED BY: [REDACTED]

APP: [REDACTED]

APPROVED: [REDACTED]

APPROVAL: [REDACTED]

SCALE: C300

PRELIMINARY DRAINAGE PLAN

SCION LUMBER

PALLET STOCK MANUFACTURING FACILITY

COLUMBIA COUNTY, OREGON

UDELL ENGINEERING AND LAND SURVEYING, LLC

63 EAST ASH ST.
LEBANON, OREGON 97355
(541) 451-1123 FAX
(541) 451-1366 FAX

CLIENT:

WCIS, LLC
C/O JASON POINTER
1995 AIRWAY ROAD
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(541) 451-6677
JASON@WCISLLC.COM



STATE OF OREGON
WATER WELL REPORT
 (as required by ORS 537.785)

RECEIVED
 2572 OCT 29 1989

7N/5W/12ad
 (START CARD) # 7856

(1) OWNER:
 Name Longview Fibre Company
 Address P.O. Box 639
 City Longview State Wa. Zip 98632

Well Number: WATER RESOURCES DEPARTMENT
(9) LOCATION OF WELL by legal description:
 County Columbia Latitude _____ Longitude _____
 Township 7 N Nor S. Range 5 W E or W, WM.
 Section 12 SE NE ¼
 Tax Lot _____ Lot _____ Block _____ Subdivision _____
 Street Address of Well (or nearest address) Longview Fibre Co. sorting yard, near Clatskanie, Oregon

(2) TYPE OF WORK:
 New Well Deepen Recondition Abandon

(3) DRILL METHOD
 Rotary Air Rotary Mud Cable
 Other _____

(4) PROPOSED USE:
 Domestic Community Industrial Irrigation
 Thermal Injection Other _____

(5) BORE HOLE CONSTRUCTION:
 Special Construction approval Yes No Depth of Completed Well 330 ft.
 Explosives used Type _____ Amount _____

HOLE			SEAL			Amount sacks or pounds
Diameter	From	To	Material	From	To	
10±	0	45	cement grt	0	45	15 sackx
6	45	330				

How was seal placed: Method A B C D E
 Other _____
 Backfill placed from _____ ft. to _____ ft. Material _____
 Gravel placed from _____ ft. to _____ ft. Size of gravel _____

(6) CASING/LINER:

Diameter	From	To	Gauge	Steel	Plastic	Welded	Threaded
Casing: 6	+8"	137'	10	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			.250	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Liner: 5	4"	330	.188	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Final location of shoe(s) 137' 10"

(7) PERFORATIONS/SCREENS:
 Perforations Method torch-cut
 Screens Type _____ Material _____

From	To	Slot size	Number	Diameter	Tele/pipe size	Casing	Liner
308	329	3/8x5	20			<input type="checkbox"/>	<input checked="" type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>
						<input type="checkbox"/>	<input type="checkbox"/>

(8) WELL TESTS: Minimum testing time is 1 hour
 Pump Bailer Air Flowing Artesian
 Yield gal/min 60 Drawdown 157 Drill stem at 320 Time 1 hr.

Temperature of water _____ Depth Artesian Flow Found _____
 Was a water analysis done? Yes By whom _____
 Did any strata contain water not suitable for intended use? Too little
 Salty Muddy Odor Colored Other _____
 Depth of strata: 60 to 120'

(10) STATIC WATER LEVEL:
163 ft. below land surface. Date 10-19-89
 Artesian pressure _____ lb. per square inch. Date _____

(11) WATER BEARING ZONES:
 Depth at which water was first found 60'

From	To	Estimated Flow Rate	SWL
60	120	5	60
317	332	60	163

(12) WELL LOG: Ground elevation _____

Material	From	To	SWL
Top soil	0	2	
Clay brown	2	10	
Clay red	10	12	
Clay redish-brown	12	14	
Clay brown	14	20	
Clay w/some shale rock	20	22	
Rock blue broken medium-hard	22	57	
Sand gray-blue soft	57	79	
Sand green-gray	79	83	
Sand brown-yellow	83	113	
Sand blue w/big blue gravel	113	120	
Sandstone & shale blue-gray	120	175	
Shale & claystone blue-gray	175	215	
Sandstone green-blue med.soft	215	224	
Sandstone blue-gray med.soft	224	317	
Gravel blue w/sand	317	322	
Sand & gravel	322	332	

Date started 10-16-89 Completed 10-19-89

(unbonded) Water Well Constructor Certification:
 I certify that the work I performed on the construction, alteration, or abandonment of this well is in compliance with Oregon well construction standards. Materials used and information reported above are true to my best knowledge and belief.
 Signed _____ WWC Number _____
 Date _____

(bonded) Water Well Constructor Certification:
 I accept responsibility for the construction, alteration, or abandonment work performed on this well during the construction dates reported above. all work performed during this time is in compliance with Oregon well construction standards. This report is true to the best of my knowledge and belief.
 Signed J. Steve M. Shue WWC Number 1224
 Date 10-20-89

NOTICE TO WATER WELL CONTRACTOR

The original and first copy of this report are to be filed with the

STATE ENGINEER, SALEM, OREGON 97310 within 30 days from the date of well completion.

COLUMBIA
334

WATER WELL REPORT

STATE OF OREGON
(Please type or print)

(Do not write about this report after 1977)

State Well No. **7N/SW-120C**

State Permit No. _____

(1) OWNER:

Name Longview Fiber Company
Address P.O. Box 667 Longview Wash.

(2) TYPE OF WORK (check):

New Well Deepening Reconditioning Abandon
If abandonment, describe material and procedure in Item 12.

(3) TYPE OF WELL:

Rotary Cable Dug
Driven Jetted Bored

(4) PROPOSED USE (check):

Domestic Industrial Municipal
Irrigation Test Well Other

(5) CASING INSTALLED:

Threaded Welded
6" Diam. from 2 ft. to 148 ft. Gage 250
" Diam. from _____ ft. to _____ ft. Gage _____
" Diam. from _____ ft. to _____ ft. Gage _____

(6) PERFORATIONS:

Perforated? Yes No.
Type of perforator used touch cut
Size of perforations 1/4 in. by 5 in.
38 perforations from 90 ft. to 148 ft.
perforations from _____ ft. to _____ ft.
perforations from _____ ft. to _____ ft.

(7) SCREENS:

Well screen installed? Yes No
Manufacturer's Name _____
Type _____ Model No. _____
Diam. _____ Slot size _____ Set from _____ ft. to _____ ft.
Diam. _____ Slot size _____ Set from _____ ft. to _____ ft.

(8) WELL TESTS:

Drawdown is amount water level is lowered below static level
Was a pump test made? Yes No If yes, by whom? Driller
Yield: 43 gal./min. with 78 ft. drawdown after 1 hrs.
WIR Rotary tested AT 147 Feet
" " " " " "
Baller test _____ gal./min. with _____ ft. drawdown after _____ hrs.
Artesian flow _____ g.p.m.
Temperature of water _____ Depth artesian flow encountered _____ ft.

(9) CONSTRUCTION:

Well seal—Material used cement grout
Well sealed from land surface to 46 ft.
Diameter of well bore to bottom of seal 10 1/2 to 10 feet
Diameter of well bore below seal 10 in.
Number of sacks of cement used in well seal 35 sacks
Number of sacks of bentonite used in well seal _____ sacks
Brand name of bentonite _____
Number of pounds of bentonite per 100 gallons of water _____ lbs./100 gals.
Was a drive shoe used? Yes No Plugs _____ Size: location _____ ft.
Did any strata contain unusable water? Yes No
Type of water? _____ depth of strata _____
Method of sealing strata off _____
Was well gravel packed? Yes No Size of gravel: 3/8-
Gravel placed from 46 ft. to 148 ft.

WATER RESOURCES DEPT

(10) LOCATION OF WELL:

SALEM, OREGON
County Columbia Driller's well number _____
SW 1/4 NE 1/4 Section 12 T. 7N R. 5W W.M. _____
Bearing and distance from section or subdivision corner _____

(11) WATER LEVEL: Completed well.

Depth at which water was first found 94 ft.
Static level 69 ft. below land surface. Date 7-18-77
Artesian pressure 0 lbs. per square inch. Date 7-18-77

(12) WELL LOG:

Diameter of well below casing 0
Depth drilled 148 ft. Depth of completed well 148 ft.

Formation: Describe color, texture, grain size and structure of materials; and show thickness and nature of each stratum and aquifer penetrated, with at least one entry for each change of formation. Report each change in position of Static Water Level and indicate principal water-bearing strata.

MATERIAL	From	To	SWL
top soil	0	1	
clay yellow	1	34	
clay light brown	34	38	
clay reddish brown	38	49	
cement gravel	49	83	
blue clay	83	92	
sandstone soft blue	92	94	
shale blue	94	116	
sandstone blue	116	129	
shale	129	134	
sandstone	134	142	
shale	142	148	

Work started April 19 1977 Completed April 21 1977
Date well drilling machine moved off of well April 21 1977

Drilling Machine Operator's Certification:

This well was constructed under my direct supervision. Materials used and information reported above are true to my best knowledge and belief.

[Signed] Dale Mc Dhee Date 5-4, 1977
(Drilling Machine Operator)

Drilling Machine Operator's License No. 363

Water Well Contractor's Certification:

This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.

Name Dale Mc Dhee Well Drilling
(Person, firm or corporation) (Type or print)

Address 3032 Allen St. Kelso, Wash.

[Signed] Dale M Dhee
(Water Well Contractor)

Contractor's License No. 424 Date May 4, 1977

DR 24-03



Scion Lumber
Pallet Stock Manufacturing Facility
Columbia County, Oregon

PRELIMINARY STORMWATER REPORT

September 15, 2023



RENEWAL DEC. 31, 2024

PREPARED BY:



UDELL ENGINEERING & LAND SURVEYING, LLC
63 EAST ASH ST.
LEBANON, OR 97355

Handwritten pink note with illegible text.

Site Name: **Scion Lumber Pallet Facility**

Property Location: **Unincorporated Columbia County
T7N, R05W, 12
TL: 202**

Site Property Owner: **Scion Lumber, LLC
PO Box 157
Sheridan, OR 97378**

Applicant: **WCIS, LLC
C/O Jason Pointer
1995 Airway Road
Lebanon, Oregon 97355**

Engineer: **Udell Engineering & Land Surveying, LLC
63 East Ash St.
Lebanon, Oregon 97355**

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1.0 Purpose of Report

Udell Engineering and Land Surveying, LLC, abbreviated UELS, was consulted by the applicant, WCIS, LLC, to prepare a Stormwater Report for the proposed pallet stock manufacturing facility located in unincorporated Columbia County near Clatskanie, Oregon. The proposed development includes a steel manufacturing building and log processing line, modular office/staff buildings, and associated parking and drainage improvements. The purpose of this report is to demonstrate the generated stormwater from the development will be properly managed by onsite detention as required by Columbia County Stormwater and Erosion Control Ordinance (County Stormwater Standards).

2.0 Site Description

The project consists of one tax lot of approximately 48.62 acres. The property formerly functioned first as a log sorting facility and later as a chip processing plant with operations ceasing in 2017. Much of the infrastructure remains in place and functional: a 14.6 acre paved yard, stormwater settling, detention, and infiltration ponds, paved access roads, a shop building, septic system, and domestic water system. The bulk of the property area is located at the former mill site to the north. The existing infiltration pond is located at the SW corner of the property with a narrow strip linking the north mill site to the pond. The property is bordered by all sides by private timber land. The main mill portion of the site is bordered to the north by Elliot Road. A pair of single family residences are located adjacent to the site on Elliot Road to the west and east. Runoff from the site primarily collects on the surface of the paved yard and is discharged into the settling and detention ponds. The detention pond features a pump that conveys water to the infiltration pond located at the southwest corner of the site.

3.0 Proposed Stormwater Facility Improvements

The proposal is to construct the pallet manufacturing facility within the paved yard on the former mill site. Onsite stormwater will be conveyed to the existing settling pond where it will pass through several concrete desilting basins and a main settling pool before entering the main detention pond. The detention pond will feature a permanent pool volume adequate to provide the required fire flow to the onsite buildings. The detention pond will feature a fire pump system capable of providing 1000 gpm to the onsite hydrants and main sprinklered building. The pond will also feature a new storm pump capable of conveying the full 100 year storm event to the existing infiltration pond. Runoff from the lower gravel drive portion of the mill site will be collected and passed through an existing concrete desilting basin before getting pumped to the main detention pond. This smaller pump will also be sized to convey a 100 year storm event. For the purposes of this preliminary report, the smaller gravel drive portion of the site is included in the overall basin since it will be routed through the overall detention pond. Runoff from the subbasins within the overall basin will be examined further during final engineering.

4.0 Design Methodology and Calculations

In order to estimate the capacity of the proposed stormwater facilities, Udell Engineering used the Santa Barbara Urban Hydrograph (SBUH) method to build hydrologic models using Hydrocad software Version 10.00-24. For this project, the software model is comprised of 2 types of nodes: sub-catchments and ponds.

Sub-catchment nodes model the basin areas of land that receive rainfall during a storm. They generate runoff hydrographs based on several factors, including the modified surface runoff curve numbers, time of concentration, and design storms. For this model, UELS used curve numbers

from Appendix B of the County Stormwater Standards. For both the pre- and post-developed basin models, UELS used the existing topography and the software parameters to calculate the time of concentration. The 24hr design storm values used in the model were taken from Appendix E of the County Stormwater Standards and are shown in Table 1 below.

In this hydrologic model, UELS used pond nodes both to route the basin hydrograph through each of the existing ponds. Flow from the settling pond is controlled by an existing 18” culvert passing through the existing dike between the settling and detention ponds. Flow from the detention pond is controlled by the proposed pump system. Please refer to Appendix F for more information on the proposed pump. Flow from the detention pond passes through approximately 4800’ of pressure storm drain before discharging into the infiltration pond. Based on available NRCS soil data (See Appendix B), the existing infiltration pond should be adequate to fully infiltrate a 100 year storm event. Prior to final engineering, a full geotechnical investigation will be conducted on site, including infiltration testing. The results of the infiltration tests will determine whether the existing infiltration pond is adequately sized or if an additional infiltration pond will be needed.

The following table displays the input parameters that UELS used in the Hydrocad model.

Table 1, Input Parameters used for Hydrologic Analysis

Parameter	Value	Source
Modified Curve Numbers	Varies	County Stormwater Standards
Rainfall Distribution	Type 1A	SCS/NRCS
Hydrologic Soil Group	B	NRCS Web Soil Survey
Design Infiltration Rate	2.17 in/hour	NRCS Web Soil Survey*
50% of 2yr, 24hr Design Storm	1.4 in	Salem Stormwater Stds
10yr, 24hr Design Storm	3.9 in	Salem Stormwater Stds
100yr, 24hr Design Storm	5.4 in	Salem Stormwater Stds

*To be confirmed by onsite infiltration testing

The following tables display the results of the hydrologic calculations. See Appendices D & E for the full results and hydrographs from the Hydrocad model.

Table 2, Comparison Table of Pre-Development to Post Development Release Rates

Storm Event	Pre-Developed (cfs)	Post-Developed (cfs)
50% of 2yr.-24hr	0.06	0.0*
10yr.-24hr	1.77	0.0*
100yr.-24hr	4.83	0.0*

*Runoff will be fully infiltrated

Table 3, Detention Pond Volume Summary

Storm Event	Storage Used* (cf)	Total Storage*(cf)	Peak Elevation (ft)
50% of 2yr.-24hr	76,480	262,263	491.72
10yr.-24hr	142,726	262,263	494.24
100yr.-24hr	188,360	262,263	495.76

*Includes 71,300 cf permanent pool for fire suppression

5.0 Conveyance System

During final engineering, UELS will use the Rational Method to calculate the capacity of all proposed storm drain pipe.

6.0 Conclusion

UELS prepared this preliminary stormwater report for the proposed pallet manufacturing facility to generally conform with the Columbia County Stormwater and Erosion Control Ordinance. The body of this report provides detailed parameters and design criteria that demonstrate conformance with the design standards. Based on the information within this report and the analysis provided, UELS believes that the preliminary stormwater management plan for the proposed development meets or exceeds Columbia County Stormwater Standards.



Wetland Land Use Notice Response

Response Page



Department of State Lands (DSL) WN#*
WN2023-0869

Responsible Jurisdiction

Staff Contact Deborah Jacob	Jurisdiction Type County	Municipality Columbia County
Local case file # DR 24-03	County Columbia	

Activity Location

Township 07N	Range 05W	Section 12	QQ section	Tax Lot(s) 202
------------------------	---------------------	----------------------	-------------------	--------------------------

Site Address

Address Line 2

City

State, Federal, Region

Phone, Zip, Code

County

Columbia

Latitude
46.197228

Longitude
-123.240421

Wetland/Waterway/Other Water Features

There are/may be wetlands, waterways or other water features on the property that are subject to the State Removal-Fill Law based upon a review of wetland maps, the county soil survey and other available information.

The National Wetlands Inventory shows wetland, waterway or other water features on the property

Your Activity

A state permit will not be required for the proposed project because, based on the submitted site plan, the project avoids impacts to jurisdictional wetlands, waterways, or other waters.

Applicable Oregon Removal-Fill Permit Requirement(s)

A state permit is required for 50 cubic yards or more of fill removal or other ground alteration in wetlands, below ordinary high water of waterways, within other waters of the state, or below highest measured tide.

Closing Information

Additional Comments

Based on a review of best available information, the proposed work for the mill site does not occur in any jurisdictional wetlands or waters.

The log/settling pond and the swale leading to these features are non-jurisdictional per OAR 141-095-0515 (6) & (7). There are two unnamed creeks that appear to intersect the tax lot, north and south of the building footprint area, but do not appear to be within the project footprint.

This is a preliminary jurisdictional determination and is advisory only.

This report is for the State Removal-Fill law only. City or County permits may be required for the proposed activity.

Contact Information

- For information on permitting, use of a state-owned water, wetland determination or delineation report requirements please contact the respective DSL Aquatic Resource, Proprietary or Jurisdiction Coordinator for the site county. The current list is found at: <http://www.oregon.gov/dsl/ww/pages/wwstaff.aspx>
- The current Removal-Fill permit and/or Wetland Delineation report fee schedule is found at <https://www.oregon.gov/dsl/WW/Documents/Removal-FillFees.pdf>

Response Date

11/22/2023

Response by:

Daniel Evans

Response Phone:

503-986-5271

October 25, 2023

REFERRAL AND ACKNOWLEDGMENT

Date: October 25, 2023
File # DR 24-03
Owner/Applicant: Scion Lumber & Udell Engineering
Map/Taxlot: 7512-00-00202
Site Address: Unassigned
Zone: Resource Industrial Planned Development (RIPD)
Size: ~49 Acres

Deborah, Jacob @
columbiacounty.or.gov

NOTICE IS HEREBY GIVEN that that Brian Myers with Scion Lumber & Udell Engineering and Land Surveying have submitted an application for a Site Design Review for Map# 7512-00-00202, zoned RIPD.

SAID PUBLIC HEARING will be held before the Columbia County Planning Commission on **Monday, January 8, 2024**, starting at **6:30 p.m.**

During the COVID-19 global pandemic, the Columbia County Planning Commission will be hosting their public hearing via online webinar. Please use the links below if you wish to participate in the public meeting.

Columbia County Planning Commission Meeting

Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/880602597>

You can also dial in using your phone.

Access Code: 880-602-597

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THIS APPLICATION IS FOR Administrative Review; Planning Commission, Hearing Date: **January 8, 2024**

PLEASE RETURN BY: **November 7, 2023**

Planner: **Debbie Jacob**

The enclosed application is being referred to you for your information and comment. Your recommendation and suggestions will be used by the County Planning Department and/or the Columbia County Planning Commission in arriving at a decision. Your prompt reply will help us to process this application and will ensure the inclusion of your recommendations in the staff report. Please comment below.

1. We have reviewed the enclosed application and have no objection to its approval as submitted.
2. Please see attached letter or notes below for our comments.
3. We are considering the proposal further and will have comments to you by _____.
4. Our board must meet to consider this; we will return their comments to you by _____.
5. Please contact our office so we may discuss this.
6. We recommend denial of the application, for the reasons below:



COMMENTS: _____

Signed: Steve Shark Printed Name: STEVEN SHARK
 Title: Fire Chief Date: 11-28-23

Debbie,

I have met on site with Scion management for site familiarization and for fire access and water supply. Scion Lumber and Udell Engineering are addressing these issues.

I look forward to working with you all on this Project.

Steve Shark
 Fire Chief
 Clatskanie Fire Dist.

Deborah Jacob

From: Scott Toenjes
Sent: Tuesday, November 28, 2023 10:44 AM
To: Deborah Jacob
Cc: Grant DeJongh
Subject: RE: Elliott Road/Highway 47, Brian Myers with Scion Lumber & Udell Engineering and Land Surveying, DR 24-03



Hey Deb,

Thank you, I hope you enjoyed your long weekend as well!

According to the applicants plans submitted in the Dr Application it looks like Miller Station Road is 24' wide minimum and paved. That definitely meets our standards for private roads, so we should not need any road improvements for Miller Station Road.

As far as the street sign requirement, one of the things we have been looking at is requiring the applicant to also get an additional sign which would go on the same post as the street name sign to designate that it is a private road. We have had members of law enforcement requesting that there is some sort of designation for private roads to help them when they are out in the field. This would simply be a "Private Road" sign in yellow above or below the street name sign.

Thank you.

Scott Toenjes | Engineering Technician | Columbia County Public Works
1054 Oregon Street, St Helens, OR 97051
503-366-3963 | F 503-397-7215 | scott.toenjes@columbiacountyor.gov

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From: Deborah Jacob <Deborah.Jacob@columbiacountyor.gov>
Sent: Monday, November 27, 2023 8:39 AM
To: Scott Toenjes <Scott.Toenjes@columbiacountyor.gov>
Subject: RE: Elliott Road/Highway 47, Brian Myers with Scion Lumber & Udell Engineering and Land Surveying, DR 24-03

Hi Scott,

How you enjoyed the long weekend!

I spaced it and forgot to ask if Public Works will require any improvements to Miller Station Road? LDS will require the facility be addressed off Miller Station Road and to have the road sign to this private road installed prior to building permit issuance.
Thank you.

Deborah S. Jacob
Senior Planner
503-397-7260
Deborah.jacob@columbiacountyor.gov

Deborah Jacob

From: Scott Toenjes
Sent: Wednesday, November 22, 2023 1:50 PM
To: Planning Department.UserGroup
Cc: Michael Russell; Grant DeJongh; Sara Smith
Subject: Elliott Road/Highway 47, Brian Myers with Scion Lumber & Udell Engineering and Land Surveying, DR 24-03
Attachments: 0018_001.pdf

Here are the Columbia County Public Works Department's comments for this DR Application:

1. Applicant must obtain an access permit for every access point on the developing property at the time permits are required. Access onto Elliott Road is only approved for emergency access and not a primary access. Elliott Road and Palm Hill Road are not suitable for heavy truck traffic due to the steep grades and many hairpin turns.
2. The County Public Works Department does not have any comments or concerns from a County Road perspective. Elliott Road is stated by the applicant to be for emergency access only, which can be handled through the access permitting process.
3. Public Works finds that the TIA adequately analyses potential traffic impacts to surrounding roads. The TIA states that the connection to Highway 47 has inadequate sight distance. This should be reviewed by ODOT for their comments as Highway 47 is under ODOT jurisdiction.

Thank you.

Scott Toenjes | Engineering Technician | Columbia County Public Works
1054 Oregon Street, St Helens, OR 97051
503-366-3963 | F 503-397-7215 | scott.toenjes@columbiacountyor.gov

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Deborah Jacob

From: Michael Russell
Sent: Friday, December 1, 2023 10:36 AM
To: Planning Department.UserGroup
Cc: Grant DeJongh; Scott Toenjes
Subject: DR 24-03 - Elliott Road/Highway 47, Brian Myers with Scion Lumber
Attachments: Pallet Stock Manufacturing Facility TIA_Region 2 Review.pdf



ODOT reviewed the TIA and provided the attached response.

Upshot: There are some technical comments regarding the TIA's methodology but this has no material effect on the reports conclusions. ODOT has no specific mitigation requirements for this project other than requiring ODOT approval for any mitigation measures that may involve Hwy 47 (I do not think we have any at this time). Please include this letter into the record for this project.

Mike Russell | Director | Columbia County Public Works |
1054 Oregon Street, St Helens, OR 97051
503-397-5090 | F 503-397-7215 | Michael.russell@columbiacountyor.gov
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Oregon

Tina Kotek, Governor

Department of Transportation

Region 2 Tech Center

455 Airport Road SE, Building B

Salem, Oregon 97301-5397

Telephone (503) 986-2990

Fax (503) 986-2839

DATE: November 28, 2023

TO: Caroline Crisp
Senior Transportation Planner

Arielle S. Ferber 2023.11.28
08:41:30 -08'00'

FROM: Arielle Ferber, PE
Traffic Analysis Engineer

SUBJECT: Pallet Stock Manufacturing Facility Development (Columbia County, OR) – Outright Use
TIA Review Comments

RECEIVED

DEC 01 2023

Land Development Services

ODOT Region 2 Traffic has completed our review of the submitted traffic impact analysis (dated September 15, 2023) to address traffic impacts due to development on the southwest of the Palm Hill Road at Elliot Road intersection in Columbia County, with respect to consistency and compliance with ODOT's Analysis Procedures Manual, Version 2 (APM). The APM was most recently updated in November, 2023. The current version is published online at: <http://www.oregon.gov/ODOT/TD/TP/Pages/APM.aspx>. As a result, we submit the following comments for the County's consideration:

Analysis items to note:

1. The *Oregon Highway Plan (OHP)* v/c mobility target for OR 47 (district highway, rural lands) is 0.75 rather than 0.70 as cited. This has no impact on the conclusions of the analysis.
2. The study utilized the average rate method of trip generation using employees as the independent variable, however, it may be more applicable to use the gross floor area (GFA) as the independent variable (average rate method). This yields a trip generation rate of 41 PM peak hour trips (13 in, 28 out) and 261 daily trips. This would impact the operational results, but most likely not the conclusions of the analysis due to the low traffic volumes.

Proposed mitigation comments:

3. ODOT maintains jurisdiction of the Mist-Clatskanie Highway No. 110 (OR 47) and ODOT approval shall be required for all proposed mitigation measures to this facility.
4. No mitigation measures have been proposed. This conclusion appears reasonable for this proposed development.

Thank you for the opportunity to review this traffic impact analysis. As the analysis software files were not provided, Region 2 Traffic has only reviewed the submitted report.

This traffic impact study has been, for the most part, prepared in accordance with ODOT analysis procedures and methodologies. If the County determines any of the above comments will merit the need for reanalysis, we would be willing and able to assist with a second round of review.

If there are any questions regarding these comments, please contact me at (971) 208-1290 or Arielle.Ferber@ODOT.state.or.us

COLUMBIA COUNTY
LAND DEVELOPMENT SERVICES
Planning Division
COURTHOUSE
ST. HELENS, OREGON 97051
Phone: (503) 397-1501 Fax: (503) 366-3902

October 25, 2023

REFERRAL AND ACKNOWLEDGMENT



Date: October 25, 2023
File # DR 24-03
Owner/Applicant: Scion Lumber & Udell Engineering
Map/Taxlot: 7512-00-00202
Site Address: Unassigned
Zone: Resource Industrial Planned Development (RIPD)
Size: ~49 Acres

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United States: [+1 \(571\) 317-3116](tel:+15713173116)

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<https://meet.goto.com/install>

THIS APPLICATION IS FOR Administrative Review; Planning Commission, Hearing Date: **January 8, 2024**

PLEASE RETURN BY: November 7, 2023

Planner: Debbie Jacob

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2. Please see attached letter or notes below for our comments.
3. We are considering the proposal further and will have comments to you by _____.
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6. We recommend denial of the application, for the reasons below:

Exempt Uses of Ground Water include:

1. Stock watering.
2. Non-commercial irrigation of not more than one-half acre in area.
3. Single or group domestic purposes for no more than 15,000 gallons per day.
4. Single industrial or commercial purposes: not exceeding 5,000 gallons per day.
5. Down-hole heat exchange uses.

The above exempt uses do NOT allow for commercial irrigation.

COMMENTS: _____

Signed: _____

Jake Constans

Printed Name: _____

Jake Constans

Title: _____

Watermaster, District 18

Date: _____

11/01/23

COLUMBIA COUNTY
LAND DEVELOPMENT SERVICES
Planning Division
COURTHOUSE
ST. HELENS, OREGON 97051
Phone: (503) 397-1501 Fax: (503) 366-3902

October 25, 2023

REFERRAL AND ACKNOWLEDGMENT



Date: October 25, 2023
File # DR 24-03
Owner/Applicant: Scion Lumber & Udell Engineering
Map/Taxlot: 7512-00-00202
Site Address: Unassigned
Zone: Resource Industrial Planned Development (RIPD)
Size: ~49 Acres

NOTICE IS HEREBY GIVEN that that Brian Myers with Scion Lumber & Udell Engineering and Land Surveying have submitted an application for a Site Design Review for Map# 7512-00-00202, zoned RIPD.

SAID PUBLIC HEARING will be held before the Columbia County Planning Commission on **Monday, January 8, 2024**, starting at **6:30 p.m.**

During the COVID-19 global pandemic, the Columbia County Planning Commission will be hosting their public hearing via online webinar. Please use the links below if you wish to participate in the public meeting.

Columbia County Planning Commission Meeting

Please join my meeting from your computer, tablet or smartphone.

<https://meet.goto.com/880602597>

You can also dial in using your phone.

Access Code: 880-602-597

United States (Toll Free): [1 866 899 4679](tel:18668994679)

United States: [+1 \(571\) 317-3116](tel:+15713173116)

Get the app now and be ready when your first meeting starts:

<https://meet.goto.com/install>

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COMMENTS: _____

Signed: Tom Brittain Printed Name: Tom Brittain
Title: EO Manager Date: 11/13/23

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COMMENTS: This property has 27.44 acres under forest deferral. It appears to have been logged. May be disqualified for 2024 if a forest management plan is not submitted.

Signed: Andrea Jurkiewicz Printed Name: Andrea Jurkiewicz
 Title: Assessor Date: 10/30/23