

**COLUMBIA COUNTY PLANNING COMMISSION**  
**STAFF REPORT**  
December 29, 2023  
Site Design Review- Type II

**HEARING DATE:** January 8, 2024

**FILE NUMBERS:** DR 24-03

**APPLICANT:** Laura LaRoque, c/o Udell Engineering & Land Surveying, LLC  
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**OWNER:** Brian Myers c/o Scion Lumber, LLC  
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**LOCATION:** Property is on the north side of Miller Station Road near its intersection with State Highway 47 near Clatskanie

**TAX MAP ID/ACCT #:** 7512-00-00202 / 441416

**ZONING:** Rural Industrial Planned Development (RIPD)

**SIZE:** ~49 acres

**REQUEST:** To establish a new 55,000 square foot wood products manufacturing/processing facility and modular office/staff buildings with associated site utility and access improvements.

**APPLICATION COMPLETE:** 10/25/23      **150 DAY DEADLINE:** 03/28/24

**APPLICABLE REVIEW CRITERIA:**

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## SUMMARY

The applicant Laura LaRoque from Udell Engineering & Land Surveying (UELS), representing property owner, Brian Myers, from Scion Lumber LLC, is requesting approval of DR 24-03 to construct a new 55,000 square foot wood products manufacturing/processing facility, modular office/staff buildings and associated parking, loading and drainage improvements on the former Clatskanie Mill Site off Highway 47 which operated between the 1970s and 2017. The new facility will be located on an ~49-acre Rural Industrial Planned Development (RIPD) site that was originally zoned for Primary Forest uses during the Clatskanie Mill's 40+ years of operation.

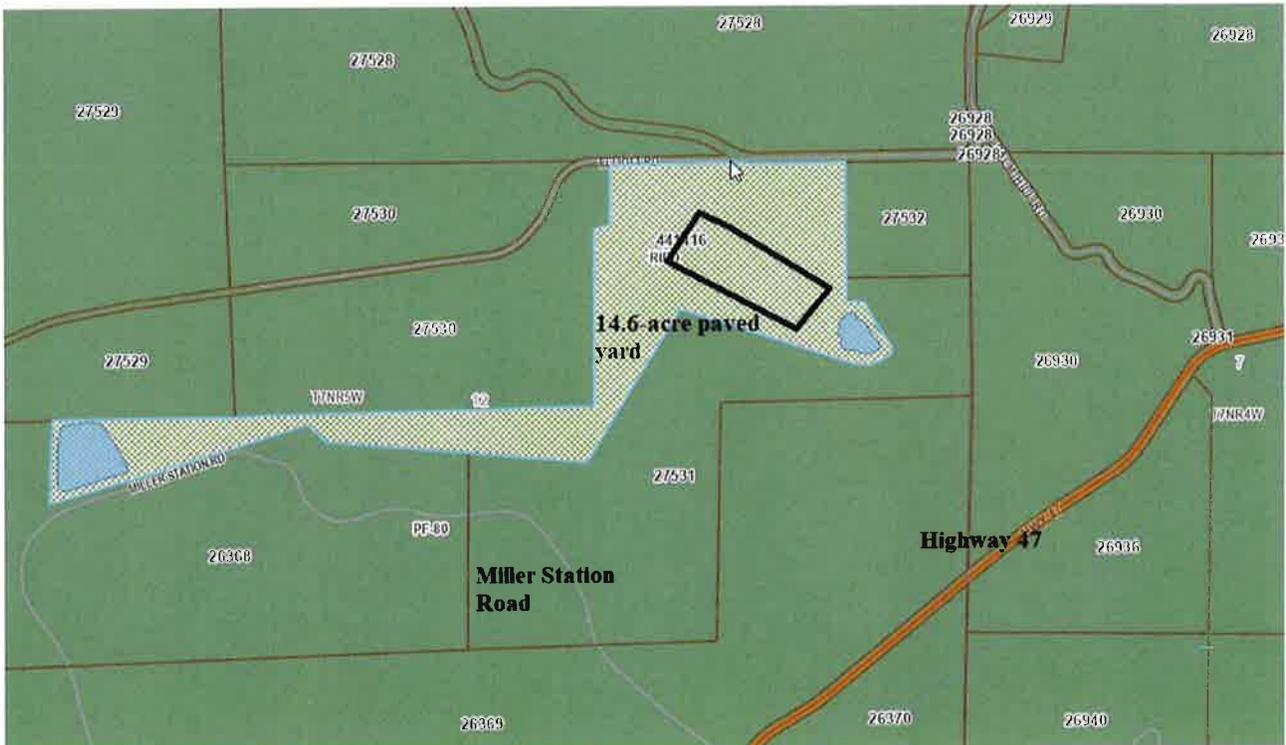
In 2022, Weyerhaeuser submitted PA 22-21 and ZC 22-01 applications to Columbia County to rezone this 49-acre property from PF-80 to RIPD. These proposed Comprehensive and Zoning Map Amendments were both reviewed and approved by the Columbia County Board of Commissioners through their adoption of Ordinance No 2022-2 which amended the county's Comprehensive Plan Map from Forest Resource to Resource Industrial and the Zoning Map from Primary Forest to RIPD pursuant to the provisions in the Oregon Revised Statutes (ORS) 197.719 for abandoned or diminished mill sites. These map amendments did not require Exceptions to Statewide Land Use Planning Goal 3 (Agricultural Land), Goal 4 (Forest Land) and Goal 14 (Urbanization) because the property was 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.

The property will be accessed off Miller Station Road near its intersection with Highway 47 approximately 3 miles west of Clatskanie. As the application states, much of the old mill's supporting infrastructure remain, is functional and will be utilized by the new facility. These existing improvements include a 14.6-acre paved yard (shown below on Page 3) which has a constructed berm around its entire perimeter, graveled access to Miller Station Road, a stormwater settling/retention pond and a pumphouse to manage overflow, a weigh station, a maintenance shop, a septic system, and a private well.

**View of 14.6-acre paved yard with maintenance shop in the NW portion**



**Zoning Map of subject RIPD property and adjacent Pf-80 zoned properties**





**Aerial View of 49-acre site and location of new 55,000 sq ft facility on the existing 14.6-acre paved yard in the NE portion**



The new 55,000 sq ft facility and modular office will be served by an existing septic system that is located northwest of the maintenance shop and a private well which is located further south and along the access to Miller Station Road. One condition of approval will require the County Sanitarian to authorize the new use of this existing septic system for compliance with the applicable regulatory requirements of the Oregon Administrative Rules codified in OAR 370-071-0220.

**49-acre site's stormwater detention pond, overflow area and streams**



As shown on Page 5, although the site’s east stormwater detention pond and its overflow area in the west are identified as wetlands in the National Wetlands Inventory, they meet the OAR 141-085-0515 (7)’s definition of *Exempt Artificially Created Wetlands and Ponds*. Daniel Evans’ from the Oregon Department of State Lands (DSL) attached comments confirm this designation and states that since the “wetlands” were created upland and were constructed for the purpose of stormwater retention and/or fire suppression, they are not considered to be waters of the state, regardless of their size. There are no flood hazard areas associated with these two artificially created wetlands per FEMA FIRM 41009C0126 D. The two unnamed creeks flowing along the northern and southern portions of the 49-acre site do not intersect with the 14.6-acre paved yard’s project footprint and should not be impacted by the new development. The Beak Map shows the site is located within a Peripheral Big Game Habitat Area but does not contain any threatened or endangered plant or animal species.

The subject RIPD zoned site is surrounded on all sides by Primary Forest (PF-80) properties. The adjacent northern 59-acres associated with 7512-00-00300 contains two dwellings (shown on Page 5) which were in existence in 1930 and 1948 according to the County Assessor’s records. LDS has not received any comments from the notified property owners in response to the notification of DR 24-03. Emergency services are provided by the Clatskanie Rural Fire District and the County Sheriff.

The remainder of this report will research and evaluate the extent to which the proposal submitted for DR 24-03 complies with the applicable provisions of the Columbia County Zoning and Stormwater and Erosion Control Ordinances and the Comprehensive Plan.

**REVIEW CRITERIA & FINDINGS:**

**COLUMBIA COUNTY ZONING ORDINANCE:**

Beginning with the applicable provisions of Section 680 of the Columbia County Zoning Ordinance (CCZO): Rural Industrial Planned Development (RIPD):

**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.

**Finding 1:** The documentation submitted with DR 24-03 confirms the new 55,000 sq ft facility will employ between 31- 35 employees and all structures will be built on the existing paved yard. The new wood processing facility will generate 216 daily trips according to the attached September 2023 Pallet Stock Manufacturing Facility Transportation Impact Analysis conducted by Ferguson and Associates submitted with DR 24-03. The site’s rural location off Miller Station Road will provide a significant advantage for local and regional logging/forestry operations in Columbia and adjacent counties since it will reduce the expenses and distances transporting harvested materials to manufacturing/processing destinations.

Reestablishing a wood manufacturing and processing operation in the Clatskanie area will also complement this unincorporated area’s rural character and development since it will provide local employment opportunities for rural residents many of whom have historically been employed in resource-related industries. As mentioned in the Summary and shown on Page 5, all of the site’s existing facilities including but not limited to, onsite sewage disposal, potable water supply, onsite stormwater management and treatment areas, weigh station, accesses to Miller Station Road and Highway 47 and the existing maintenance shop, are fully functional and are expected to be adequate to serve the new 55,000 sq ft facility with County Land Development Services’ approval all necessary building and land use permits. With these site-specific characteristics, staff finds that the proposal submitted for DR 24-03 is consistent with the purpose of the RIPD Zoning District: to implement the Policies of the Comprehensive Plan for Rural Industrial Areas.

### Views of existing facilities

**Maintenance shop**



**Weigh station at site entrance**



**1000-gallon water tank or fire suppression**



**Stormwater settling/retention pond**



Continuing with the applicable criteria in Section 683.1 of the CCZO:

683 Uses Permitted Under Prescribed Conditions: The following uses may be permitted subject to the conditions imposed for each use:

- .1 Production, processing, assembling, packaging, or treatment of materials; research and development laboratories; and storage and distribution of services and facilities subject to the following findings:
  - 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:** As already mentioned during the Summary, the proposal requested for DR 24-03 will authorize the construction of a new 55,000 square foot wood products manufacturing/processing facility on the former Clatskanie Mill Site which operated between the 1970s and 2017. This new facility will be located on an ~49-acre Rural Industrial Planned Development (RIPD) subject 49-acre site that was rezoned from PF-80 to RIPD with the County Board of Commissioners' adoption of Ordinance No. 2022-2 pursuant to the provisions in the Oregon Revised Statutes (ORS) 197.719 for reestablishing abandoned or diminished mill sites and repurposing them for the manufacturing and processing of a range of wood products for retail and private label end users and/or for wholesale lumber production.

This requested proposal also complies with **Part XII - Resource Industrial Development** of the County Comprehensive Plan single Goal *"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."*

As already covered for Finding 1, the Purpose of the RIPD Zoning District is the same as those identified as Policy 3 of the Comprehensive Plan listed below which support industrial and resource-related development in the County's rural areas.

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

The submitted application also describes how DR 24-03 helps to strengthen the implementation of the following Goals and Polices of the Comprehensive Plan related to **Part XII – Industrial Siting Industrial Development, Part X – Economy, Part XIII – Transportation, Part XIV – Public Facilities and Services and Part XV – Energy Conservation.**

**PART XII – Industrial Siting Industrial Development:**

GOALS:

1. To strengthen and diversify the economy of Columbia County and insure stable economic growth.
2. To utilize Columbia County's natural resources and advantages for expanding and diversifying the industrial base.
3. To encourage industrial growth in Columbia County to diversify its economy. New industry should locate to take maximum advantage of existing public and private investments.

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.
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.

**Part X – Economy:**

**GOALS:**

1. To strengthen and diversify the economy of Columbia County and insure stable economic growth.
2. To utilize Columbia County's natural resources and advantages for expanding and diversifying the economic base.

**POLICIES:**

1. Encourage the creation of new and continuous employment opportunities.
2. Encourage a stable and diversified economy.
3. Reflect the needs of the unemployed and of those persons who will enter the labor market in the future.
8. Reserve valuable industrial sites for industrial use

**Part XIII – Transportation,**

**OBJECTIVE:**

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

**POLICY:**

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.

**Part XIV – Public Facilities and Services**

GOAL: To plan and develop a timely, orderly, and efficient arrangement of public as a framework for urban and rural development.

POLICIES:

1. Require that adequate types and levels of public facilities and be provided in advance of or concurrent with development.
2. Require that the level of facilities and 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.

Development of public or community water and sewer facilities is not appropriate within forestry or agricultural areas unless needed to alleviate a demonstrated health hazard, and where such facilities are the minimum level to accomplish the task. Urban levels of streets and fire protection are also inappropriate within forestry and agricultural resource areas.

- 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.

## **Part XV – Energy Conservation**

**GOAL:** To strive for an energy efficient land use pattern based upon sound economic principles.

**POLICIES:**

- 1. The County shall encourage energy saving building practices in all future commercial and industrial building.
- 2. The County shall encourage the development of recycling facilities and the use of recycled resources.

This submitted application specifically explains how the reestablishment of a wood products manufacturing/processing facility will implement these various Goals and Policies in the following ways:

- 1. The proposed facility will require a significant amount of construction activity resulting in high-paying jobs for approximately 18 months. Once built, the facility will employ between 31 – 35 office, management and operations full-time employees and as well as employees of local/regional logging operations.
- 2. The project will also result in supportive jobs related to transportation of material to and from the site.
- 3. 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.
- 4. The new facility will utilize local natural resources (wood) and skilled labor and distribute manufactured products via established transportation corridors.

5. Proximity to raw resources (timber), skilled workforce and the existing accesses to and from Miller Station Road and Highway 47 were the primary advantages during the site selection process.
6. The new facility will increase the size and value of the county's industrial sector and local property tax revenue demonstrating the property owner's long-term commitment to the local and regional economy.
7. The 49-acre site is land extensive and incompatible with nearby urban population centers and land uses and is served by the Clatskanie Rural Fire District.
8. The subject property already contains multiple public and private facilities including the paved yard's onsite stormwater drainage facilities, electrical transmission lines, an existing onsite wastewater (septic) system and a private well that will be licensed by the Oregon Health Department as a public water system.
9. The wood products facility will primarily produce wood pallets which are considered sustainable natural resources with low-carbon footprints. Wood packaging products have higher rates of recycling than many other forms of packaging.

Staff's research of the property's history and site-specific characteristics coincides with the applicant's analysis and finds that the proposal presented for DR 24-03 is consistent with criteria in Sections 683.1(A) of the CCZO. The Planning Commission's approval will allow the property owner to implement the Comprehensive Plan's Goals and Policies for resource-related industrial development in rural areas of the county with Conditions of Final Approval that will be researched, evaluated and identified throughout the remainder of this report.

Continuing with the criteria in Section 683.1 of the CCZO:

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

### Adjacent properties to the North & Stormwater Retention Pond with Pumphouse



**Finding 3:** The submitted application describes how adverse impacts resulting from the operation of the new 55,000 sq ft wood processing facility will not impact any existing land uses in close proximity to the subject property. Staff provides a summary of these factors below.

Pertaining to the criteria in 683.1(B).1, the 14.6-acre paved yard's existing elevations vary by less than 17 feet which is ideal for large industrial development. This paved area is protected from flooding by the existing constructed berm surrounding its perimeter which directs all stormwater generated to collect, treat and infiltrate into the existing detention pond adjacent to the SE edge of the paved yard shown above. This pond was constructed for stormwater detention and treatment purposes that provided onsite stormwater management for the Clatskanie Mill's 40+ years of operation and is intended to do the same for the new facility.

The attached comments from Daniel Evans, Oregon DSL state that although this pond is classified as a freshwater pond in the Oregon Wetlands Inventory it meets the ORS 141-085-0515(7) definition of artificially created wetlands which are exempt from any Oregon DSL or the U.S. Army Corps of Engineers regulatory requirements and related wetlands permits.

Pertaining to the criteria in 683.1(B).2, the applicant states that the existing infrastructure which served the Clatskanie Mill will be able to serve the new 55,000 sq ft facility provided all building (structural, electrical, mechanical and plumbing) permits are obtained from the County Building Official and County Sanitarian for their new uses. One condition of approval will require the applicant to submit documentation from the Oregon Health Department confirming the site's existing well is licensed as a public water system as proposed for DR 24-03. The above picture shows the adjacent properties consist primarily of vacant PF-80 zoned properties, except the three houses off Elliott Road to the north. None of these affected property owners or residents submitted any concerns to Land Development Services when they were notified of the proposal requested for DR 24-03.

Pertaining to the criteria in 683.1(B).3, the discussion leading to Finding 2, determined that the proposal complies with all applicable Sections of the Comprehensive Plan intended to support reestablishing authorized resource-related industrial development in the rural unincorporated areas of Columbia County. The repurposed subject property will not only further the county's economic diversification, but will also provide sustainable and resource-related employment opportunities consistent with its historical legacy.

Accordingly, Staff finds that the application submitted for DR 24-03 has satisfied these criteria in Section 683.1(B) of the CCZO.

Continuing with the criteria in Section 683.1 of the CCZO:

- 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.
  - .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.
  - .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.
  - .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 4:** Page 2 9 and 10 of the attached *Type II Site Design Review Application* includes explanations on how the subject property's existing infrastructure and related facilities will also be able to serve the new 55,000 sq ft facility and modular office provided all new development complies with the applicable provisions of the Oregon Structural Specialty and Fire Codes. In addition, comments received from the affected service providers identify the conditions under which the new use can be established. The following includes specific details with regards to each facility and service referenced in Section 683.1(C) as proposed by the applicant and/or required by the providers.

**Adequate Water:** The site is served by existing private well(s) located on the subject property. Staff's research revealed a recorded well log (COLU 334) dated 1977 which produced 43 gallons per minute and was intended for Longview Fiber's industrial use. Longview Fiber drilled and recorded another well (COLU 2572) in 1989 which produced 60 gallons per minute. Daily water

demand for the proposed industrial operation is 8.1 gallons per minute for equipment and 3,765 gallons per day. Calculated daily water demand for equipment and domestic water usage is approximately 525 gallons per day which is less than the Oregon Water Resource's Department allowance of 5,000 gallons per day for an industrial operation per the definitions in ORS 537.545(1)(f). The Oregon District 18 Watermaster attached comments confirm he has no objections to the approval of DR 24-03 s presented.

The applicant is in the process of obtaining approval from the Oregon Health Department to establish a Public Water System with the site's existing well(s). Written confirmation from the Oregon Health Department shall be submitted to Land Development Services (LDS) confirming this new public water system is installed and meets the required criteria as a condition of approval.

**Approved Onsite Wastewater Disposal:** Wastewater from the site's domestic uses will utilize the site's existing septic system located behind the exiting maintenance shop. The County Sanitarian's attached comments state that the applicant has submitted an Authorization Notice (192-23-00374 AUTH) and that a site visit will need to be made to inspect the existing system. Development shall maintain all applicable setbacks to septic system components. All site plans submitted for review need to show accurate septic infrastructure locations when development is proposed within proximity to said system. One condition of approval will be for the County Sanitarian to approve the new use of the system as requested for Permit # 192-23-00374 AUTH.

**Adequate Access to public right-of-way:** The subject property is accessed off Miller Station Road which is an existing private road identified in the County's Official List of Approved Road Names last updated in January 2022. The site also has frontage on Elliot Road which the applicant will only use for emergency access as Miller Station Road is the site's primary access to Highway 47's stop-controlled intersection.

The County Department of Public Works attached comments states that Miller Station Road is 24' wide and paved which meets the standards for private roads in the County Road Standards Ordinance. One condition of building permit issuance will be for the applicant to obtain a Road Access Permit for every access point onto Miller Station Road and Elliot Road provided Elliott Road is intended only for emergency purposes. Public Works and Land Development Services will also require the applicant to install a sign for Miller Station Road at its intersection with Highway 47 to help ensure timely emergency response to the site and adjacent properties; this will also be required as a condition of approval.

**Adequate service by rural fire district:** The subject property is within the service district for the Clatskanie Rural Fire District and the applicant is proposing on-site fire protection facilities designed for compliance with the Oregon Fire Code Standards, the National Fire Protection Association (NFPA) 1142 "*Standard on Water Supplies for Suburban and Rural Firefighting*" and industry best practices as required and approved by the Clatskanie Fire Marshall and County Building Officials prior to building permit issuance.

Steve Sharek, Fire Chief for the Clatskanie Fire District attached comments state has met with Scion Lumber management for site familiarization and for discussion of fire access and water supply and that the applicant and property owner are addressing all issues discussed.

Staff finds that this proposal is consistent with the purpose of the RIPD Zone and the provisions in Section 683.3 for Uses Permitted Under Prescribed Conditions in Section 683.1 (C) of the CCZO with conditions of approval and/or prior to building permit issuance.

Continuing with the criteria in Section 683.2 of the CCZO:

- .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 5:** As shown on the submitted Site Plan Sheet C 104, the proposed detached modular office and restroom facilities will be constructed at least 50' away from all property lines. These siting requirements will be reflected in the Final Site Plan submitted for DR 24-03 and will satisfy these provisions for accessory structures in the RIPD Zoning District.

Continuing with the criteria in Section 683.3 and 683.4 of the CCZO:

- .3 Signs as provided in Chapter 1300.
- .4 Off street parking and loading as provided in Chapter 1400.

**Finding 6:** Although the submitted proposal does not include any plans nor locations of any signage, the application states that all necessary signage permits will be submitted to and obtained from LDS prior to their installation. A more detailed analysis will be conducted later in this report pertaining to the applicable provisions for Signage and Off-Street Parking and Loading specified in Sections 1300 and 1400 of the CCZO for Findings 10 and 11.

**Finding 7:** With the research, evaluation and analysis leading to Findings 2 – 6 and the related conditions of approval and/or building permit issuance, Staff finds that the proposal requested and presented for DR 24-03 will be consistent with the purpose of the RIPD Zone and that the 55,000 sq ft wood manufacturing and processing facility and related services will be able to operate in compliance with all Prescribed Conditions identified in Section 683 of the County Zoning Ordinance.

Continuing with the applicable provisions in Section 685 of the Zoning Ordinance:

685 Standards:

- .1 The minimum lot or parcel size for uses allowed under Section 682 shall be 38 acres.
- .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.
  - B. Space required for off street parking and loading and open space, as required.
  - C. Setbacks necessary to adequately protect adjacent properties.
- .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 8:** The 49-acre subject site complies with the minimum 38-acre size for authorized proposed RIPD uses. Likewise, the submitted Preliminary Site Plan indicates that all new and existing site development will be able to be constructed in ways that support not only the overall scope of the project, but the onsite parking and loading requirements for employees, log truck drivers and equipment. In addition, all development will occur near the paved yard, leaving the remaining 35 acres in open space. Likewise, all site development will be at least 200' away from the northern property lines to help minimize the new facility's impacts on the three current single-family dwellings along Elliot Road. The County Public Works Department has stated that Miller Station Road already complies with the minimum standards and specifications for private roads in the County Road Standards Ordinance and that the applicant will be required to obtain Road Access Permits for all access points as conditions of final approval or building permit issuance.

The County Building Official will require all new development to comply with the applicable provisions of the Oregon Structural Specialty and Fire Codes and the Clatskanie Fire District will require the site and all new structures to be fully accessible by emergency vehicles and responders prior to building permit issuance. Without any additional evidence, staff finds that DR 24-03 will comply with these criteria in Section 685 of the Zoning Ordinance with conditions already covered.

Continuing with Section 680 of the Zoning Ordinance:

- 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 9:** The manufacturing and processing of wood products presented for DR 24-03 is a proposed RIPD use on the subject property which will be reviewed by the County Planning Commission at a public hearing. As already covered for Findings 2 – 7 all proposed development complies with the Purpose and Prescribed Uses of the RIPD Zone, will be supported by the site’s existing and proposed public and private facilities; and will comply with the minimum siting criteria for structures in the RIPD Zone. Staff finds the proposal will comply with the criteria in Section 685. The Site Design Review identified in Section 1550 will be researched and evaluated for Findings 13 - 16.

Continuing with the applicable provisions in Section 1300 of the CCZO:

**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. *[Amended by Ordinance 2002-02, eff. 6/12/02].*

1302 General Provisions: *[Amended by Ordinance 2002-02, eff. 6/12/02].*

.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.

.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.

A. 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.

- .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:
- B. 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.
  - C. 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.
  - D. When fluorescent tubes are used for the interior illumination of a sign, such illumination shall not exceed:
    - 1) Within Residential Zoning Districts: Illumination equivalent to four hundred twenty-five (425) milliamperes rating tubing behind a Plexiglas face with tubes spaced at least seven (7) inches apart, center to center.
    - 2) Within Non-Residential Zoning Districts: Illumination equivalent to eight hundred (800) milliamperes rating tubing behind a Plexiglas face spaced at least nine (9) inches apart, center to center.

1313 Commercial and Industrial Districts: *[Amended by Ordinance 2002-02, eff. 6/12/02].*

- .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.
- .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.
- .3 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.
- 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.
    - 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.
    - 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 roads. 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 non-conforming signs shall not be included in the calculation of the number of freestanding signs per parcel under this Section.
  - 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.
  - 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.

- .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.  
1302.4.

**Discussion:** Pages 22 - 27 of the submitted *Type II Site Design Review Application* demonstrate how the new 55,000 sq ft facility presented for DR 24-03 will satisfy the applicable Sign requirements in Section 1300 listed above:

- Prior to sign installation, the property owner/applicant will obtain all necessary permits and submit signage design as required in Section 1302.1 of the Zoning Ordinance for any signage over 100 square feet.
- The site is not adjacent to any residential zoning district which would require additional setback requirements of the specific residential zone.
- No illuminated signs nor signs with neon or florescent tubing are proposed for DR 24-03.
- No sign shall have a sign area exceeding 200 square feet.
- Any temporary sign permitted will be in accordance with the provisions in Section 1313.7.
- Any signs mounted or painted on buildings, including logos, shall comply with the provisions in Section 1303.5 pertaining to Area, Height and Illumination.
- The applicant proposes to defer internal traffic control/directional signage to the permitting state to provide the opportunity for coordination with the Clatskanie Fire District.

**Finding 10:** The *Preliminary Site Plan (C 103)* does not provide any information related to signage. Nevertheless any signage included in the Final Site Plan shall be reviewed by the County Planner for compliancy with the applicable provisions of Section 1300 of the Zoning Ordinance. The maximum size limit on new signs on all properties is 200 square feet and must be calculated pursuant to the aggregate sign area per parcel in Section 1313.3 of the Zoning Ordinance. With these conditions of approval, Staff finds DR 24-03 will comply with the Signage provisions in Section 1300 of the Zoning Ordinance.

Continuing with the applicable provisions in Section 1400 of the CCZO: Off-Street Parking and Loading:

**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

1403 Use of Space:

- .1 Required parking spaces shall be available for parking of vehicles of customers, occupants, and employees.
- .2 No parking of trucks, equipment, or the conduct of any business activity shall be permitted on the required parking spaces.
- .3 Required loading spaces shall be available for the loading and unloading of vehicles concerned with the transportation of goods and services.
- .4 Excepting residential and local commercial districts only, loading areas shall not be used for any other purpose than for loading and unloading.
- .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.

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.

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.

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.

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

1411 Aisles: Aisles shall not be less than:

- .1 25'0" in width for 90-degree parking;

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.

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.

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.

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.
- .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.
- .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.
- .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.
- .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.
- .6 Parking areas shall be set back from a lot or parcel line adjoining a street. The setback area shall be landscaped.
- .7 All parking area setbacks shall be landscaped with major trees, shrubs, and ground cover as approved by the Director.
- .8 A minimum of 10 percent of the parking area shall be landscaped and maintenance of the landscaping shall be the owner's responsibility.
- .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

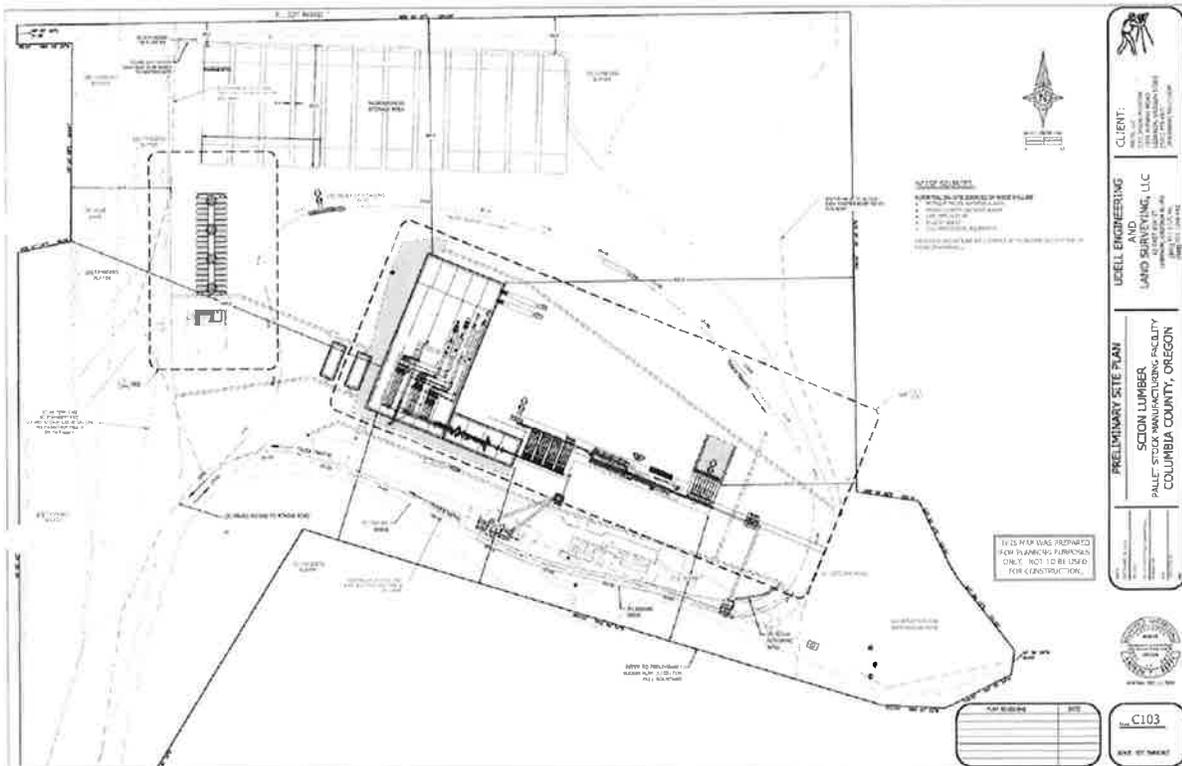
non-permanent applications may be approved for crossings of parking lot areas that do not exceed 24 feet in crossing length.

- .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.
- .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.

1416 Minimum Required Off-Street Parking Spaces:  
Industry Manufacturing: One space per employee of the largest shift.

1418 Minimum Required Off-Street Loading Spaces – 2 loading spaces are required for manufacturing facilities between 40,000 sq ft to 99,999 sq ft

### Preliminary Site Plan C 103





- All parking and loading areas shall be sized adequately for the turning, maneuvering and parking of all vehicles.
- The three (3) loading dock spaces will comply with the industrial size, at least 12' wide and 60' long with no limitations on vertical clearance as required in CCZO 1409 and 1416.
- Access to Highway 47 will be via an existing 60' wide reciprocal access easement with 24' wide pavement width for Miller Station Road.
- The proposed driveway and all parking areas will be hard-surface paved, with spaces marked with paint and handicapped spaces marked in accordance with the Oregon Structural Specialty Code.
- The grading and drainage flows will be directed toward the existing stormwater retention pond as addressed in the Preliminary stormwater management report.
- Parking lot light fixtures will be designed so they will not cast light on adjoining properties or public streets (Elliot Road).
- The employee parking area utilizes landscaped islands to separate the space into bays with 20 or fewer spaces. Landscaping is provided in each of the planter bays as illustrated on C 104.
- The employee parking area are at least 5 feet from the maintenance building with 5' wide sidewalks provided between the parking and buildings as illustrated in C 104.
- The proposed parking and landscape areas denoted on C 104 show the parking lot will include 23.6 % landscaping which the property owner will be responsible for maintaining.
- The proposed parking lot will have more than 10 parking spaces and the proposed pedestrian connection between the parking area and building will be at least 5 feet wide.
- Since the largest shift will be 35 employees, the parking area includes 34 standard parking spaces and one ADA Van accessible space.
- 1 Loading space is required for every 40,000 sq ft of a manufacturing facility and 3 loading docks will be provided.
- The manufacturing facility is exempt from providing onsite bicycle parking.

**Finding 11:** These submitted documents indicate that the property owner will install the necessary off-street parking and loading features in compliance with the minimum requirements in Section 1401 -1419. In addition, the attached comments from the Clatskanie Fire District will also require the applicant to improve the subject property's access to the minimum requirements of the County Road Standards Ordinance for Fire Apparatus Access to ensure emergency vehicles are able to safely ingress and egress from the site. Written confirmation from the Clatskanie Fire District will be required at time of Final Site Plan submittal concurrent with building permit submittal.

These approved parking and loading/storage areas will also be reflected in the Final Site Plan submitted to the County Planner and Building Official at time of building permit submittal. With these conditions of building permit issuance, staff finds the requested proposal will satisfy these conditions in Section 1401-1419 of the Zoning Ordinance.

Continuing with the provisions in Section 1450 of the CCZO: Transportation Impact Analysis:

## **Section 1450 TRANSPORTATION IMPACT ANALYSIS**

**1450** Transportation Impact Analysis: A 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 non- residential 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 vehicles exceeding 26,000-pound gross vehicle weight (13 tons) by 10 percent.

**Discussion:** The applicant provided LDS with the attached updated **Transportation Impact Analysis – Pallet Stock Manufacturing Facility – Traffic Impact Study (TIA)** prepared by Ferguson & Associates dated September 15, 2023 that is referenced in Pages 34- 36 in the *Type II Site Design Review Application* submitted with DR 24-03. Page 1 of the TIA specifically identifies the following five (5) Findings and Conclusions.

1. The 55,000 sq ft manufacturing facility will generate 11 pm peak hours trip sand 216 daily trips were based on peak employment of 35 employees and 128 daily truck trips.

2. The Miller Station Road’s intersection with Highway 47 will meet ODOT mobility targets since traffic flow on HWY 47 is relatively light.
3. The guideline for adding a left-turn lane would not be met at the Hwy 47 and Miller Station Road intersection.
4. Intersection sight-distances following the American Association of State Highway and Transportation Officials (AASHTO) guidelines are not met for trucks leaving the site, based on time-0gape observations. However the is sufficient stopping distance and the location of the access point is optimal since this entry has been historically used for mill operations and other logging activity and ODOT crash records show no crashes at this location.

This TIA utilized the Institute of Transportation Engineers (ITE) 11<sup>th</sup> Edition Trip Generation Handbook for Manufacturing (Land Use 140). Pursuant to the provisions in Section 1450.1, Ferguson & Associate’s resulting calculations revealed the trips generated shown in Tables 2 and 3 on Page 9 of this TIA.

**ITE Trip Generation Forecast**

ITE Code	Description	No of Employees	PM Peak Hour Trip Ends Rate			
			In	Out	Total	Daily
140	Manufacturing	35	4	7	11	88
	Additional Trucks					128
<b>TOTAL</b>			<b>4</b>	<b>7</b>	<b>11</b>	<b>216</b>

The TIA researched the subject and adjacent properties Existing Land Uses, Street Network, Traffic Flow, Seasonally Adjusted Traffic Flows, Planned Street Improvements, Approved Area Development as well as the regulatory requirements of the Columbia County Transportation Plan and the ODOT Highway Plan and evaluated the extent to which traffic flow forecast for site generated traffic would significantly impact the functional safe operation of the Hwy 47 and Miller Station Road’s intersection. This intersection operation analysis assessed the quality of traffic flow and was used to determine if mobility targets would be met. This analysis studied crash data in order to address the potential need to install traffic signals, left-turn lanes and speed-change lanes as ways to ensure safe sight-distances for intersection and stopping as mitigation measures to ensure safe and functional intersection operation.

This TIA was also submitted to Oregon Department of Transportation (ODOT) and the County Director of Public Works, both of whose attached comments confirm that this TIA has been prepared in accordance with both jurisdictions’ analysis, procedures, and methodologies and despite technical comments related to Hwy 47’s mobility target and using employees rather than gross floor area as the independent variable, that they support the reports’ Findings and Conclusions above.

Staff’s analysis of the requirements in Section 1450.1(A- I) concludes:

- A. DR 24-03 will not require a change in zoning designation;

- B. The projected 216 Total Daily Trips will not exceed the maximum 400 daily trips
- C. There will not be any significant detrimental impacts to the intersection of Miller Station Road and Hwy 47 since the approach to Hwy 47 is wide enough for oversized trucks to turn around and the current width of the lanes allow left-turning trucks to operate in a separate approach lane than right-turning vehicles.
- D. There are no residentially zoned areas adjacent to the subject property; the 3 existing residences off Elliot Road are also zoned for PF-80 uses and will be at least 200' away from the new facility and are separated by forested vegetation that will not be disturbed.
- E. There are no designated bicycle/pedestrian routes along Hwy 47, nor are there any schools nearby
- F. Neither the Public Works Department nor ODOT has expressed any concerns nor mitigation measures to ensure the safe and functional operation of the intersection of Miller Station Road and Hwy 47.
- G. The layout of the new facility presented for DR 24-03 is intended to provide safe and separate traffic patterns for employees and log truck operators
- H. Because the proposal submitted will not require a new access to Hwy 47, the provisions in OAR 734-051 do not apply
- I. Although the TIA calculated that DR 24-03 would generate an additional 128 logging trucks daily, both ODOT or County Public Works stated that the **September 15, 2023 TIA's** Findings and Conclusions did not warrant any further mitigation measures.

**Finding 12:** With the Ferguson & Associate's 9/15/23 submitted **Transportation Impact Analysis – Pallet Stock Manufacturing Facility – Traffic Impact Study (TIA)** analysis and staff's evaluation of the criteria in Section 1450.1 above, staff finds that DR 24-03 as presented will be able to minimize impacts on and protect the adjacent local and state transportation facilities. Without any contrary evidence, Staff finds that DR 24-03 has satisfied the Transportation Impact Analysis criteria in Section 1450 of the Zoning Ordinance and will not require a more in-depth TIA.

Continuing with the applicable provisions of the CCZO: Site Design Review:

### **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:

- A. **Type 1:** Projects, developments and building expansions which meet any of the following criteria:
  1. Are less than 5,000 sq. ft. and are less than 10% of the square footage of an existing structure.
  2. Increase the number of dwelling units in a multi-family project.

3. Increase the height of an existing building.
- B. Type 2: Projects, developments and building expansions which meet any of the following criteria:
  1. have an area of 5,000 sq. ft. 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.

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.

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 and will be determined and explained to the applicant at the preapplication conference.

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 13:** Because the proposed wood manufacturing facility is more than 5,000 sq. ft. the Planning Commission will review the Type 2 Site Design Review requested for DR 24-03 in accordance with CCZO Section 1600. A Pre-application conference was held on July 26, 2023 where the applicant and property owner were given the submittal requirements prior to Land Development Services accepting the applications for these two land use proposals in the RIPD Zone. Notice of this pre-application meeting was sent to and/or attended by the applicant, UELS, Scion Lumber, County Public Works Department, the County Building Official, County Sanitarian, Clatskanie Fire District, and Oregon Watermaster District 18. Staff finds the criteria in Sections 1551.B, 1552, 1553, and 1554 have been met.

1555 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.

- H. History.
- I. Project narrative.
- J. Existing site plan.
- K. Proposed site plan.
- L. Grading plan.
- M. Drainage plan.
- N. Wetland mitigation plan. Goal 5 Resource Protection Plans (streams, wetlands, riparian areas, natural areas, fish and wildlife habitat).
- O. Landscaping plan.
- P. Architectural plans.
- Q. Sign drawings.
- R. Access, parking and circulation plan.
- S. Impact assessment.
- T. Site Design Review Submittal Checklist.

1556 Site Plan Submittal and Analysis: The applicant shall submit 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.

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:

- A. 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);

**Finding 14:** The applicant submitted the necessary information and supporting documentation for the proposed DR 24-03 on September 22 2023 which was deemed complete on October 26, 2023. Public notices were sent to county and state agencies, adjacent property owners, the Clatskanie-Quincy CPAC, and newspapers of record. The attached Application submitted for DR 24-03 included the narrative titled *Type II Site Design Review Application* and other documentation including The Existing Conditions/Demo Plan C 101, Preliminary Access Plan C

102, Preliminary Site Plan C 103, Site Details & Landscaping C 104, Preliminary Illumination Plan C 105, Preliminary Noise Sources C 106, Preliminary Grading Plan C 200, Preliminary Pond Section C 201, Preliminary Drainage Plan C 300, Preliminary Utility Plan C 400, Preliminary Erosion Control Plan C 500, Ferguson and Associate's 9/15/23 Transportation Impact Analysis – Pallet Stock Manufacturing Facility – Traffic Impact Study, and the Preliminary Stormwater Report dated 9/15/23 prepared by UELS, the applicant.

Staff finds these supporting materials satisfy the requirements in Section 1561 and are included as Attachments for this Report.

Continuing with Zoning Ordinance Section 1550:

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.
- B. Wetlands and Riparian Areas: Alteration of wetlands and riparian areas shall be in compliance with State and Federal laws.
- C. Natural Areas and Features: To the greatest practical extent possible, natural areas and features of the site shall be preserved.
- 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.
- E. Lighting: All outdoor lights shall be shielded so as to not shine directly on adjacent properties and roads.
- F. Energy Conservation: Buildings should be oriented to take advantage of natural energy saving elements such as the sun, landscaping and land forms.
- 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.

**Discussion:** Pertaining to the requirements in Sections 1563. A – C related to *Flood Hazard, Wetlands, Riparian and Natural Areas*, were covered in the Summary and bear reiterating. Although the 49-acre site's stormwater detention pond and overflow area site are identified as wetlands in the National Wetlands Inventory, they meet the OAR 141-085-0515 (7)'s definition of *Exempt Artificially Created Wetlands and Ponds* as covered in the Summary.

There are no flood hazard areas associated with these two artificially created wetlands per FEMA FIRM 41009C0126 D. The two unnamed creeks flowing along the northern and southern portions of the 49-acre site do not intersect with the 14.6-acre paved yard's project footprint and

should not be impacted by the new development. The Beak Map shows the site is located within a Peripheral Big Game Habitat Area but does not contain any threatened or endangered plant or animal species. The Preliminary Site Plan C 103 and Detail & landscaping Plan C 104) also designated the site's existing forested areas that will provide a natural buffer separating the new facility from the 3 residences along Elliott Street to the north.

Pertaining to the requirements in Sections 1563 D related to *Historical and Cultural Areas*, Neither LDS nor the County Assessor has any evidence of the existence of any Historic/Cultural sites or structures within the boundary of the subject property.

Pertaining to the requirements in Sections 1563 E and F related to *Lighting and Energy Conservation*, the submitted Preliminary Illumination Plan (Drawing C 105) notes state that *"this preliminary plan will be supplemented with a detailed exterior lighting plan that will accompany 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 the paved yard."*

The County Building Official and the Clatskanie Fire District will ensure that the construction of the new facility will comply with the necessary provisions of the Oregon Fire and Structural Specialty Codes at time of building permit submittal.

Finally, the *Transportation Facilities* requirements in Section 1563.G, were covered during the Discussions and Evaluations leading to Finding 12. AS already covered, staff finds that the submitted Transportation Impact Analysis demonstrates how the new facility will be designed to help minimize impacts on and protect the adjacent local and state transportation facilities.

**Finding 15:** For these aforementioned reasons, Staff finds that the applicant will be able to satisfy the provisions listed in Section 1563 for this Type 2 Site Design review with conditions that have already been covered.

Continuing with Zoning Ordinance Section 1550:

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 16:** The Preliminary Site Plan, once approved, will be forwarded to the County Building Official and other departments. Its contents dictate their review and standards. As such the Final Site Plan may be approved only if it conforms with the Preliminary Site Plan reviewed and approved by the Planning Commission. In addition, the County Building Official and the Scappoose Fire District 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. Staff finds that the criteria in Section 1564 will be met with conditions.

Continuing with the applicable provisions of the Columbia County Stormwater and Erosion Control Ordinance and the related Oregon Department of Environmental Quality (DEQ) provisions for their National Pollutant Discharge Elimination System (NPDES) for Industrial Stormwater Permit Evaluation (1200 Z.

## **I. INTRODUCTION**

### **B. Applicability**

#### **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;
- b. Grading permits 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;
- c. Applications for partitions and subdivisions;
- d. Drainage modifications involving the construction of storm pipes, culverts, channels, embankments, or other flow-altering structures in any stream, stormwater facility, or wetland; and e. Construction of new public roads.

**Oregon DEQ NPDES Permits for Industrial Stormwater Permits:** Because the new facility will utilize the existing Stormwater infrastructure that has been in place since the 1970s and installed with the Clatskanie Mill operations, it may have been approved by the Oregon DEQ under their previous 1200 A Industrial Stormwater Permit. This permit regulates various pollutants from industrial activities that may be discharged in stormwater during rain and snowmelt events.

The requirements for NPDES Permits can be accessed from this following link:

[Department of Environmental Quality : Industrial Stormwater Permits : Water Quality Permits : State of Oregon](#)

The DEQ's 1200 A Permit program expired in 2017 and was replaced by DEQ's 1200 Z National Pollutant Discharge Elimination System (NPDES) Industrial Stormwater Permit in March 2021. LDS has no records confirming that the DEQ has previously approved any Industrial Stormwater Permit for the Clatskanie Mill during its 50+ years of operation.

Consequently, Andrew Rappe, P.E. with UELS has already contacted DEQ to determine if DEQ has previously authorized the site's existing stormwater infrastructure (settling, detention and infiltration system) installed for the Clatskanie Mill. Specifically, UELS and Mr. Rappe understand that one condition of final approval will be for LDS to receive confirmation from DEQ that there is either (1) a mechanism for reauthorizing any previous DEQ Permit Coverage or (2) the applicant will need to establish new DEQ authorization for the proposed stormwater runoff/drainage and treatment facility that will serve the new 55,000 sq ft facility and related site improvements. Accordingly, and prior to the issuance of any building permits, LDS shall receive confirmation from Oregon DEQ that they have reviewed and approved all necessary 1200-Z industrial stormwater permits for the onsite management and treatment of industrial stormwater generated by the proposal presented for DR 24-03.

**Finding 17:** The proposed requested for DR 24-03 will require commercial building permits for the 55,000 sq. ft. wood manufacturing facility. The provisions of the Columbia County Stormwater and Erosion Control Ordinance will apply to these required commercial building permits as more than 2,000 square feet of the 14.6-acre paved yard will be built on. In addition, another condition of final approval will require the applicant to submit written confirmation to LDS that the Oregon DEQ has (1) reauthorized any previous DEQ 1200 A Permits or (2) the applicant has established a new DEQ authorization for the new facility proposed for DR 24-03.

## **II. GENERAL REQUIREMENTS**

The following requirements apply to all activities regulated under this ordinance:

### **A. Additional erosion control measures**

Where the measures prescribed in this ordinance are insufficient to prevent materials, in quantities that harm beneficial uses and violate State Water Quality Standards, from entering the county's water resources or adjacent properties, the county may require additional measures from the Erosion Control Manual to be implemented.

### **B. Drainage leaving a site**

1. Runoff discharges from a site shall occur at their natural location and elevation, unless runoff is conveyed in a constructed system, approved by the county.
2. Surface runoff exiting a parcel shall be discharged with adequate energy dissipators within the development site to prevent downstream damage.

### **C. Stormwater and sanitary sewers**

Connecting storm sewers, roof drains, or other stormwater or groundwater carrying pipes and culverts to sanitary sewers or septic systems is prohibited. Allowing surface storm drainage from ditches, overland flow, or through other means to drain into sanitary sewers or septic systems is also prohibited.

### **D. Fills in flood storage areas**

In order to control flooding of downstream properties, all wetland fills and fills of low areas where runoff is naturally stored during 100-year storms, must be mitigated by creation of an equivalent amount of runoff storage within 1000 feet of the filled site.

#### **E. Conveyance**

1. Conveyance systems shall be designed to carry runoff from the 25-year storm where the contributing drainage area is less than 40 acres and the 100-year storm where the contributing drainage area exceeds 40 acres.
2. Runoff from the 100-year storm may leave pipes and channels, but shall not rise to elevations more than one (1) foot below that of the lowest finished floor of buildings.

#### **G. Design Parameters**

1. Analysis to determine the pre and post-development flows from a site shall be based on the Santa Barbara Urban Hydrograph (SBUH) method as described in Appendix C.
2. Runoff curve numbers used in analysis of runoff shall be based on those contained in Appendix B.
3. Design of biofiltration swales shall be in accordance with Appendix D.

**H. Sites with Septic Systems** On sites with septic systems where construction of stormwater facilities may disrupt the biotic action of the septic system, approval of the stormwater facility by the County Sanitarian is required.

**I. Other Permits** Meeting the requirements of this ordinance does not eliminate the need to secure other required approvals and permits from other jurisdictions for activities covered under this ordinance. Other permits include, but are not limited to, NPDES Stormwater Permits, wetland permits, flood plain permits, Department of Geology and Mineral Industries (DOGAMI) permits, and water rights permits.

**Finding 18:** The attached **Preliminary Stormwater Report** dated 9/15/23 prepared by UELS demonstrates how generated stormwater from the new facility will be properly managed by onsite detention as required by the County's Stormwater and Erosion Control Ordinance.

- UELS used the Santa Barbara Urban Hydrograph (SBUH) method to build hydrologic models based on several factors including the modified surface runoff curve numbers, time of concentration and design storms pursuant Runoff curve numbers are based on those contained in Appendix B of the SEC Ordinance.
- The proposed development includes a steel manufacturing building and log processing line, modular office/staff buildings, and associated parking and drainage improvements.
- Much of the Clatskanie Mill infrastructure remains in place, is functional and includes a 14.6-acre paved yard, stormwater settling, detention and infiltration ponds, paved access roads, a maintenance shop building, septic system and domestic water system.

- 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.
- Runoff from the site primarily collects on the surface of the paved yard and is discharged into the settling and detention ponds. The settling/detention pond features a pump that conveys water to the infiltration pond located at the SW corner of the property.
- Onsite stormwater will be conveyed to the existing settling pond where it will pass through several concrete desilting basins and a main settling pond before entering the main detention pond's permanent pool volume that is adequate to provide the required fire flow to the onsite buildings.
- The detention pond will feature a fire pump system capable of providing 1000 gallons per minute 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.
- Runoff from the subbasins within the overall basin will be examined further during final engineering.
- Prior to final engineering, a full geotechnical investigation will be conducted onsite including infiltration to determine whether the existing infiltration pond is adequately sized or if an additional infiltration pond will be needed.

With the design specifications of the engineered Stormwater Report submitted with DR 24-03 staff finds the above criteria will be met and included in the **Final Stormwater and Erosion Control Report** prepared by UELS that will be submitted concurrent with the building plans.

### **III. STANDARDS SPECIFIC TO ACTIVITIES**

The following requirements apply, in addition to the General Requirements above, to activities meeting the Applicability portion of this ordinance. Requirements citing a section number refer to the portion of the Erosion Control Manual (ECM) where a complete description of the practice can be found. Erosion control practices shall be installed and maintained as prescribed in the manual.

#### **B. Building Permits for Commercial, Industrial, Multi-Family, and Associated Accessory Uses**

##### **1. *Erosion Control***

##### **a. Required Measures**

- i. A Gravel Construction Entrance (ECM-Section 3.3.1) shall be installed prior to the beginning of grading.
- ii. Where slopes exceed 5%, a Sediment Fence (ECM Section 3.3.2) shall be installed at the base of the disturbed area or dirt stockpiles.

- iii. On slopes exceeding 10%, sediment fences are required at intervals specified in Table 3-2 of the Erosion Control Manual.
- iv. As an alternative to a sediment fence, vegetated and undisturbed buffers at the base of the slope on the subject property can be utilized. Slopes above the buffer cannot exceed 10% and the buffer width must be at least equal to the uphill-disturbed area draining to it.
- v. During wet weather, October 1-April 30, a 6-mil plastic sheet cover (ECM-Section 3.3.9) or a minimum 2" of straw mulch cover shall be required on stockpiles where sediment is eroding and leaving the subject property or entering a water resource.
- vi. Ground cover shall be reestablished prior to removing the erosion control measures described above (ECM-Section 3.3.6).

b. Erosion Control Plan

- i. A Final Erosion Control Plan is required.
- ii. The plan shall be prepared by an Engineer.
- iii. The plan shall specify use of the erosion control measures outlined above, plus additional measures as may be necessary to prevent sediment from leaving the subject property or entering a water resource.
- iv. The plan shall be completed in the format specified in Section IV.
- v. The plan shall be submitted to the county with the building permit application.
- vi. A building permit will not be issued until the plan is approved by the county

2. Long Term Water Quality Protection

a. Required Treatment Measures

- i. Runoff from parking lots, driveways, and other exposed traffic areas shall be treated using one of the following treatment methods: biofiltration swales, vegetative filter strips, or alternative treatment methods
- ii. Treatment methods shall be sized to treat the water quality storm.
- iii. Biofiltration swales and vegetative filter strips shall be sized for a 9-minute hydraulic residence time.
- iv. Oil/water separators shall be required for activities exhibiting a significant risk of high oil loading in runoff, oil spills, or illegal dumping of oil or grease.

- b. Required Runoff Control Measures
  - i. Runoff from the development site shall be controlled such that the following criteria are met:
    - A) The peak flows for the 10 and 100-year design storms after development does not exceed the respective pre-development peak flows.
    - B) The peak flow for the 2-year design storm after development does not exceed one-half the predevelopment peak flow for the 2-year storm.
  - ii. Discharges directly into tidal waterbodies are exempt from the above runoff control measures, but not treatment requirements.
- c. Stormwater Plan
  - i. A Final Stormwater Plan is required.
  - ii. The plan shall be prepared by an Engineer.
  - iii. The plan shall specify use of the treatment and runoff control measures outlined above.
  - iv. The plan shall be completed in the format specified in Section IV.
  - v. The plan shall be submitted to the county with the building permit application.
  - vi. A building permit will not be issued until the plan is approved by the county.

**Finding 19:** The submitted **Preliminary Stormwater Report** prepared by UELS does not describe any *Preliminary Erosion Control* methods that may be necessary during construction to preserve existing stormwater settling, detention and infiltration ponds and the related basins.

To ensure compliance with the required criteria in Part III of the SEC Ordinance related to Standards Specific to Commercial Building Permits, one condition of approval will require UELS to identify the necessary erosion control measures in their Final Stormwater & Erosion Control Plan that will be submitted concurrent with the County's acceptance of the Final Site Plan and related Building Permits. With this condition, Staff finds the above criteria can be met.

#### **IV. OTHER PROVISIONS**

##### **B. Final Erosion Control Plan**

A final erosion control plan shall contain the information outlined below. The information shall be shown on one or more plan sheets that are drawn to scale. Narrative information can be included as notes on the plans.

1. Existing Conditions Plan The information provided for the preliminary erosion plan is sufficient, assuming that information accurately reflects the current state of the site. If significant changes have occurred to the site, a revised existing conditions plan is required.
2. Site Plan showing:
  - a. Property boundaries, both existing and proposed, with dimensions
  - b. For commercial, multi-family, and industrial subdivisions, approximate locations of proposed structures on the site
3. Erosion Control Plan showing:
  - a. Locations and sizes (areas or lengths) of erosion control measures proposed to be used on the site during construction and after construction is completed.
  - b. Maintenance schedule for ensuring the erosion control measures continue to function as they are designed to function.
  - c. For those measures requiring sizing calculations, a summary of the design calculations. This summary can be submitted in report form rather than shown on the plans.
  - d. Contingency plan discussing additional erosion control measures to be applied if the proposed measures fail or are insufficient to control erosion.
  - e. Discussion of how the site will be secured to prevent stormwater and erosion measures from being vandalized. A security fence with a locked gate or an on-site security guard are examples of methods to secure a large site.

## **E. Final Stormwater Plan**

### **1. Purpose**

The final stormwater plan provides the final design and analysis of stormwater facilities on the site. The final stormwater plan consists of engineering construction plans and a detailed discussion, in report form, of the various aspects of stormwater design on the project.

**Finding 20:** As already covered for Findings 17 – 19, requiring UELS to identify any erosion control measures during construction and then to include these with their Final Stormwater and Erosion Control Plan that will be submitted prior to or concurrent with the submitted Building Permits will allow DR 24-03 to comply with the necessary requirements listed in Part IV of the County’s SEC Ordinance. In addition, the Final Stormwater and Erosion Control Plan shall also include approved stormwater management/treatment measures included in the Oregon DEQ’s issued 1200 Z Industrial Stormwater NPDES Permits.

## COMMENTS:

**Oregon Department of State Lands:** Confirmed that the site's log/settling pond are non-jurisdictional per OAR 141-085-0515(6) and (7) and that a state permit will not be required for the proposal presented for DR 24-03

**Clatskanie Fire District.** All authorized structures and development will be required to satisfy the applicable provisions of the Oregon Fire Code, the Oregon Structural Building Code, and the County Road Standards Road Standards Ordinance related to Fire Apparatus Access and Water Supply prior to building permit issuance.

**County Building Official:** Although no comments have been received, all building, electrical, mechanical and plumbing permits shall be reviewed for compliance with the applicable provisions of the Oregon Structural and Fire Codes.

**County Public Works Department – Scott Toenjes:** Has reviewed the proposals and has no objections to their approval as submitted provided all road accesses permits shall be obtained for every access points to Miller Station Road/Elliot Road and Palm Hill Road as applicable. The TIA submitted with DR 24-03 adequately addresses potential traffic impacts to surrounding roads. Miller Station Road currently meets the County Road Standards Ordinance standards for Private Roads and will require the applicant to install new sign(s) for Miller Station Road and street address signs at all applicable intersections.

**County Public Works Department – Mike Russell:** There are some technical comments regarding the TIA's methodology, but this has no material effect on the report's conclusions. ODOT has no specific mitigation requirements for this proposed project.

**ODOT Traffic Analysis Engineer – Arielle Ferber:** Comments stating that ODOT generally approves with the conclusions the TIA submitted for DR 24-03 and that no mitigation measures will be necessary for Hwy 47 prior to the operation of proposal presented for DR 24-03.

**Oregon District 18 Watermaster:** Has reviewed the proposal presented for DR 24-03 and has no objections to its approval.

**County Sanitarian:** The applicant has submitted an Authorization Notice Permit (192-23-00374 AUTH) for the new use of the existing septic system. All authorized site development shall maintain all applicable setbacks to septic system components and all site plans submitted for review need to show septic infrastructure locations when development is proposed within proximity.

**Clatskanie Quincy CPAC:** No comments have been received as of the date of this report.

**Clatskanie PUD:** Has reviewed the enclosed application and has no objections to its approval as submitted.

**County Assessor:** 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. .

No other comments have been received from notified nearby property owners or government agencies as of the date of this staff report, December 29, 2023.

**CONCLUSION, RECOMMENDATION & CONDITIONS:**

Based on the above Findings, the Planning Staff recommends **APPROVAL** of the Type II Site Design Review proposed for **DR 24-03** on the subject property associated with Tax Map Identification Number 7512-00-00202/Tax Account Number 441416 in the Rural Industrial Planned Development Zoning District subject to the following:

**CONDITIONS OF APPROVAL:**

1. This Design Review shall remain valid for two (2) years from the date of the final decision. This permit shall become void unless the proposal has commenced in conformance with all conditions and restrictions established herein within the two-year validity period. The Planning Director may grant an extension of time if requested in writing along with the appropriate fee before the permit expiration date upon finding that the applicant is not responsible for failure to develop.
2. The proposed industrial development (55,000 sq ft facility and modular office structures) and onsite parking and loading areas shall be sited on the Final Site Plan in conformance with the applicant's presented Preliminary Site Plan and specifications reviewed and approved by the Planning Commission.
3. Any changes to approved plan(s) must be reviewed and approved by the County Building Official prior to implementation, in compliance with the applicable provisions of the Oregon Structural Specialty Code and the Oregon Fire Code. All work shall accurately reflect County approved plans.
4. The applicant shall obtain approval from Oregon DEQ that there is either (1) a mechanism for reauthorizing any previous DEQ 1200 A Permit for Industrial Stormwater for the site or (2) the applicant will need to establish a new DEQ authorization for a new 1200 Z NPDES Industrial Stormwater Permit for the new 55,000 sq ft facility and related site improvements.
5. To ensure compliance with regulatory requirements of the Part IV of the County Stormwater and Erosion Control Ordinance, the applicant shall conduct an Erosion Control Analysis and incorporate all necessary erosion control measures into the Final Stormwater and Erosion Control Plan.
  - A. The Final Stormwater and Erosion Control Plan shall also include approved stormwater management/treatment measures included in the Oregon DEQ's issued 1200 Z NPDES Permit.

6. On-site fire protection facilities shall be designed in compliance with the Oregon Fire Code Standards, the National Fire Protection Association (NFPA) 1142 “*Standard on Water Supplies for Suburban and Rural Firefighting*” and industry best practices. All facilities shall be inspected and/or approved by the Clatskanie Rural Fire District and the County Building Official.
7. Signage included in the Final Site Plan shall comply with the applicable provisions of Section 1300 of the Zoning Ordinance related to maximum size limit calculated pursuant to the aggregate sign area per parcel in Section 1313.3.
8. All authorized new uses of the site’s existing septic system shall be reviewed and approved by the County Sanitarian for compliancy with the regulatory requirements in OAR 340-071-0220 for Onsite Wastewater Treatment. All authorized site development shall maintain all applicable setbacks to septic system components and all site plans submitted for review need to accurate locations of all septic infrastructure components when development is proposed within proximity.
9. The Final Stormwater & Erosion Control Plan shall be submitted concurrent with the County’s acceptance of the Final Site Plan and related Building Permits.
10. Exterior lighting shall be oriented and shielded so as to not illuminate adjacent residences or the roadways.
11. It is the responsibility of the property owner to maintain all on-site landscaping and natural vegetation as presented for DR 24-03.
12. All future development and/or redevelopment shall be consistent with Section 680 of the Columbia County Zoning Ordinance related to the RIPD Zoning District.
13. Concurrent with or prior to the submittal of building plans to Land Development Services, the applicant shall submit the following:
  - a. Approval from Oregon DEQ that they have issued a 1200Z NPDES Industrial Stormwater Permit for the subject property.
  - b. The County Sanitarian has approved the new use of the septic system for compliance with the applicable requirements in OAR 340-071-0220 for Onsite Wastewater Treatment.
  - c. Documentation from the Oregon Health Department confirming they have inspected and licensed the site’s existing well(s) as a public water system.
  - d. Confirmation from the Clatskanie Rural Fire District that they have reviewed the Final Site Plan including the Parking and Loading Plan for compliance with the minimum

requirements of the Oregon Fire Code and the minimum fire apparatus access standards of the County Road Standards Ordinance.

- e. Building Permits submitted for any new Onsite Signage in compliance with the requirements in Section 1313.8 of the County Zoning Ordinance.
- f. Road Access Permit(s) issued from the County Public Works Department for all accesses to Miller Station Road and any to Elliot Road that will be for emergency purposes only.

**ATTACHMENTS:**

Application for DR 24-03

Zoning, Address & Vicinity Maps

Attachments submitted with DR 24-03:

- Type II Site Design Review Application Narrative
- Civil Plan Sets Sheets C 100 – C 105, C 200, 201, C 300, C 400 and C 500
- Preliminary Stormwater Report 9/15/23
- Transportation Impact Analysis 9/15/23

Recorded well logs COLU 334 and COLU 2572

**Comments from:** Daniel Evans- Oregon DSL, Oregon District 18 Watermaster, County Sanitarian, County Public Works -Scott Toenjes and Mike Russell, Ariel Ferber, PE with ODOT, Clatskanie Rural Fire District, Clatskanie PUD and County Assessor