

MINUTES SEASIDE PLANNING COMMISSION

December 4, 2012

CALL TO ORDER: Chair Tom Horning called the regular meeting of the Seaside Planning Commission to order at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ATTENDANCE: Commissioners present: Virginia Dideum, Ray Romine, Chris Hoth, Bill Carpenter, and Dick Ridout. Staff Present: Debbie Kenyon, Administrative Assistant, Kevin Cupples, Planning Director. Absent: Steve Winters, Tom Horning

OPENING REMARKS & CONFLICT OF INTEREST/EXPARTE CONTACT: Chair Horning asked if there was anyone present who felt the Commission lacked the authority to hear any of the items on the agenda. There was no response. Chair Horning then asked if any of the Commissioners wished to declare a conflict of interest or exparte contact. There was no response.

APPROVAL OF MINUTES: Motion to approve the October 16, 2012 minutes; Commissioner Carpenter made a motion to approve the minutes as submitted. Commissioner Dideum seconded. The motion was carried unanimously.

PUBLIC HEARING REQUIREMENTS:

The following public hearing statements were read by Vice Chair Romine:

1. The applicable substantive criteria for the hearing items are listed in the staff report(s) prepared for this hearing.
2. Testimony and evidence shall be directed toward the substantive criteria listed in the staff report(s) or other criteria in the plan or land use regulation, which you believe applies to the decision.
3. Failure to raise an issue accompanied by statements or evidence sufficient to afford the decision maker and the parties an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals on that issue.
4. The applicant will testify first, then any opposition will testify, and then the applicant will be given time for rebuttal.

PUBLIC HEARING:

A.) 12-037CU: A conditional use request by the City of Seaside. The subject property is located at 1821 N Franklin (T6 R10 16AD, TL: 4700-4900) and it is zoned residential medium density (R-2) and Open Space Parks (OPR). This request is to construct a 150' X 64' metal sided building to house a belt press and dryer to process the cities biosolids.

Kevin Cupples, City Planning Director, presented a staff report, reviewing the request, decision criteria findings, conditions and conclusions.

Vice Chair Romine asked if there was anyone who would like to offer testimony in favor of the request.

Neal Wallace Public Works Director, 1387 Ave U, Seaside. This would benefit the City. What we are proposing to do is get rid of an archaic process of lime stabilizing of our sludge. When material comes into the sewer plant and is processed we have two streams in which it leaves the plant. One is the effluent which has been treated and then is released into the river and it meets and exceeds all the DEQ and EPA requirements. The other stream is what is left, the sludge, the biosolids. Since 1993 the city has been disinfecting that sludge by lime stabilization. They add lime to the sludge and it brings the PH level up to a 12 and maintains that level for 24 hours. Then they can take that sludge and land apply it. Typically they look at pasture land that the city owns out on Lewis and Clark, but the farm isn't big enough to handle all the sludge that we produce. It can handle 40 to 50 percent of it. Still when they do that process they are spending lots of time, money and effort in transporting it. The sludge that they are taking out and spreading it on the fields is 2% solids and 98% liquid. What they are proposing to do now with the belt press is to release most of the water from the sludge and then put it into a dryer. When they do this process they will no longer need the lime. The dryer heats the sludge to enough of a degree that it is pasteurized. They will go from lime stabilized, which is a class B biosolids[sic], which is still highly regulated by DEQ, to having a class A biosolids.

There are several places around that do landscaping, and they can mix carbon with the nitrogen and you have compost. That material then can be bagged and sold at our local landscaping supply stores.

But Mr. Wallace is not proposing to get into the compost business, but to supply the nitrogen to someone else who would like to sell that product. There are several communities around the state that are doing this, although they would still be on the leading edge of the curve. The benefit in the local community is in the summer time when the plant is hauling the most, about 6 to 8 tanker loads a day up and down Franklin Street and then off to the various sites. In the winter months they have about one or two tanker loads per week. With the new drying plant the traffic will be greatly reduced in that neighborhood. All and all, this is a banner moment for the City and their ability to make lemonade out of lemons, to take a product that no one has wanted to deal with and turn it into something that can be used beneficially in the local community without having to haul it all around the state.

Vice Chair Romine asked if there was anyone else who would like to offer testimony in favor of the request. There was no response.

Vice Chair Romine asked if there was anyone who would like to offer testimony in opposition. There was no response.

Vice Chair Romine asked if there was anyone else who would like to offer testimony in opposition. There was no response.

Vice Chair Romine closed the public hearing and the issue was opened for Commission discussion.

Commissioner Hoth had two questions. One is about the use of the building or the process itself. Does it go through a separate approval process through other agencies? And then the other concern is before when the river course changed and there were concerns of the stability of the land north of the treatment plant. Mr. Wallace stated that yes, any changes that we do to the process has[sic] to have plans submitted to the DEQ and have their approval. [Public Works is] in that process right now but [Public Works does] not see any roadblocks, that they foresee, in that process. The answer to the second question is that the first time the river changed its course a couple of things happened. In 1948 and 1949 the core of engineers did an emergency response to Seaside and put in a substantial rock revetment. None of that is visible today and they had to work pretty hard to find it. Prior to 1960 that area was left to do what it does naturally. In 1967, a local congressman from Gearhart wanted to develop that north spit of land into luxury housing and he mined sand off the main beach in Seaside. He mined hundreds of thousands of yards of sand and deposited them there on the spit, and then put a rock revetment there. In 1993, when Mr. Wallace got here it seemed like that area was pretty stable. The congressman was ordered to cease and desist on a shell fish violation, and got taken to court. The local court said that he couldn't do what he was doing, and he appealed that to the state court. The state said that he couldn't do it either, and he appealed that to the federal court. The federal court ruled that this is a water issue and made him go back to the state. The state still said that he could not do this but did not make him remove anything that was placed there. In the 1940's, when the Corps of Engineers came and did the emergency work, the land was 8 or 10 feet lower in elevation because it hadn't had all those thousands of yards of material moved there. The city did find the original rock revetment and it runs almost from the east line of the sewer plant and continues to the north end of Columbia Street where the parking area is. [Public Works was] told by the Corps in 2003 or 04 as [they] were trying to make sure that that area was protected that that was in place and had not been challenged, and if it were challenged that they would come up with another response. The area where they plan on putting this building is well within the limits of that emergency revetment. So the city feels pretty comfortable in putting the building in that location.

Commissioner Dideum asked if there will be any odor from this process. Mr. Wallace stated that as far as the public is concerned he doesn't believe so. The heating does create steam but there are a substantial amount of scrubbers in the stacks so what comes out should have very little odor.

Commissioner Dideum asked if Mr. Wallace knows where the biosolids will go once we get the plant up and running. Mr. Wallace stated that they will be sending out a proposal to local landscape companies as well as Trails End Recovery in Warrenton to see who has the best to offer as far as using the nitrogen to make the compost. Newberg does this, as well as Sun River, but they do it in a different way and they are both marketing their own compost, which they don't want to do. We would like to just get it off site. Public Works will do a request for proposals from various landscape facilities to see how that will work. From a volume point of view, this is not a huge deal. Mr. Wallace expects to be producing on an annual basis just a few hundred yards of dry biosolids. At a 3 to 3 1/2 mixture you might be looking at a 1000 yards of compost. Certainly there would be enough for a local landscape company to do something with and hopefully make a profit and put it to good use. At this point he is not sure who this will be.

Commissioner Dideum asked about the lime stabilization building, will that be torn down? Mr. Wallace stated that the building will be cleaned out and converted into some type of storage.

Vice Chair Romine stated that this process started a few years back, and it is a great project and it's nice to see it finally come forward. Mr. Wallace stated that when they lost their ability to apply the biosolids to the old Earl farm, because the Land Conservancy purchased that land, it became very expensive to get rid of the waste. The Land Conservancy gave the city 5 years to find another way to get rid of the biosolids. The City has gone through the process with the DEQ for having another dump site out on Lewis and Clark Road. That site was approved and a matter of days before they started hauling to that site the neighbors rallied not to have the biosolids spread on the farm and City Council decided not to challenge those folks and not apply on that piece of property. Their cost over the next couple of years skyrocketed because of that. The first year they paid Bravo Environmental 26 cents a gallon to process the sludge, and they do about 2 million gallons a year. The cost when they were taking it out to the old Earl Farm field was roughly 6 to 7 cents a gallon. That's a huge increase. They hooked up with a company, Parker Agriculture, that could press the sludge first and then they would haul to another site. Even with that kind of haul they were looking at roughly 14 cents a gallon. Now, with the new drying system they should be back down to 6 to 7 cents a gallon.

Commissioner Hoth made a motion to approve the Conditional Use as written under the guidelines that staff has presented.

Commissioner Carpenter seconded and the motion was carried unanimously.

ORDINANCE ADMINISTRATION: None

COMMENTS FROM THE PUBLIC: None

COMMENTS FROM COMMISSION/STAFF: A meeting in January is scheduled for the 1st but we will move that to the 8th if we have something come in. We are cancelling the work session meeting for December 18th. On January 8th, Dick Ridout and Gini Dideum will not be able to attend.

ADJOURNMENT: Adjourned at 7:30 pm.

Tom Horning, Chairperson

Debbie Kenyon, Admin. Assistant