



Minutes
Warrenton Planning Commission
October 8, 2020

SDR-20-6 The Scouler Company (Tom Wortman) to develop a 14,000 sf fishmeal processing facility
AP-19-3 An appeal filed by Scott Widdecombe

Planning Commissioners Present: Chair Paul Mitchell, Mike Moha, Christine Bridgens were present in the commission room. Vice-Chair Chris Hayward and Commissioners Mike Moha, Tommy Smith and Lylla Gaebel were present remotely.

Staff Present: Interim Planning Director Mark Barnes, Building Clerk Janice Weese. Present remotely Stewart Pearsons City Attorney for Warrenton.

Flag Salute

Comments on Non-Agenda Items: No-one spoke

Approval of Minutes: Mr. Yuill moved to approve the September 10, 2020 minutes. Ms. Bridgens seconded. All approved.

Subject of Review: AP-19-3 An appeal filed by Scott Widdecombe of an administrative decision 20-PE-03 to extend previous Planning commission approvals SDR-19-06 and Cup-19-02 for Pacific Seafood for an additional year.

Public Hearing Open

Disclosure by Commissioners: All answered no to all questions or conflicts.

Staff Report: Mr. Barnes spoke up and stated that this is an appeal that was an administrative decision that he had made to extend for 1 year with the planning commissions prior approvals for Pacific Seafoods. In an email from Mike Robinson, Pacific Seafoods attorney, is asking for a continuance to the November 12 Planning Commission meeting.

Mr. Yuill motioned to continue the appeal filed by Scott Widdecombe to the November 12 meeting. Ms. Bridgens seconded. The motion passed unanimously.

Mr. Barnes noted that there will be no further public notice on this.

Mr. Widdecombe spoke up and felt this was unfair because he was just given the information tonight regarding Mr. Robinsons request for a continuance.

Subject of Review: The Scoular Company, SDR-20-6, to develop a 14,000 sf fishmeal processing facility on property owned by the City of Astoria on Airport Way.

Disclosure by Commissioners: All answered no to all questions or conflicts.

Staff Report: Mr. Barnes stated that this facility is in the General Industrial zone and is in the airport operations overlay zone. The property is owned by the Port and is leased to the applicant. The surrounding properties around where the facility is going to be built are owned by the Port; he will be treating the fence and the lease line as the property line for this project. Landscaping, parking, and access are covered in the staff report. There are four items that need to be taken care of before they move forward.

The shipping containers are not prohibited, but in the development code it is suggested not to have them. The applicant shows that they are a permanent fixture in their plans. Mr. Barnes offered options for dealing with the shipping containers.

The second is the airport overlay zone as you get closer to the operations of the airport.

The lighting and exterior lighting needs to be review separately because they did not include them in the plans. The Scoular Company needs to get a letter from the FAA regarding the lighting. Mr. Barnes suggested that the Planning Commission could get that taken care of with a Condition of Approval. The building and fence heights seem to be ok. The third issue is the bird and animal strike hazard that is a concern for Life Flight and the Coast Guard. Mr. Barnes said that he is not sure how these two things can be taken care of with a Condition of Approval; there might have to be some design changes.

The fourth is an agreement that must be signed between the City, Port of Astoria, and the Developer regarding the wastewater deficiencies at the Port.

Mr. Barnes continued speaking on whether the Planning Commission should grant a continuance or an extension on these issues if they are appropriate.

The Public Works Director, Collin Stelzig, was asked to speak on some of the issues surrounding this project.

Mr. Stelzig stated that they have been working on the agreement for around a week but have not reached one yet.

Mr. Yuill asked Mr. Stelzig where the City is on the expansion of the wastewater treatment facility. Mr. Stelzig stated that they are looking at around four options right now to do this project. They are trying to find the most economical way to do this project without spending more money than they must. Their plan is to expand around 2023 – 2024. Mr. Stelzig said that they have capacity at the treatment plant for their wastewater discharge but not in the collection system.

Mr. Yuill continued the conversation of his concerns on the wastewater capacity at the treatment facility.

Mr. Stelzig noted that they have and IGA with the Port. In the report it describes all the I & I issues, and it also states that the City could be charging them additional fees based on the I & I that they send the City. Mr. Stelzig believes that the Port will agree to fix their I & I

issues on the Port property. Their estimate is that 40% of their I & I is coming into the City's pump station and another 60% of I & I is coming from the Coastguard. At this point the Coast Guard is not a part of this agreement. It is estimated that the Coastguard fixes will be in 3 or 4 years. There are agreements on conditions that if they are having surcharging in the City's system, or if there are forecasts on certain rainfall, then the City can halt their production at their plant.

More discussion was made on the I& I's issues.

Testimony by Applicants

Ryan Helligso – Construction Manager & General Contractor for the Scoular Project
35047 Hwy 101
Astoria, OR 97103

Mr. Helligso introduced himself and Mr. Tom Wortman.

Mr. Tom Wortmann – Managing Director of the Scoular Company
2027 Dodge St.
Omaha, NE 68102

The company started in 1892. Their headquarters is in Nebraska. The company is a 4.5 billion dollar company with 100 employees worldwide. This project in Warrenton will be processing protein ingredients for the pet and feed industry. The process here will take fish remnants from Da Yang and Bornstein Seafood to produce fishmeal, fishoil and shrimp shell meal. The raw material comes from the Warrenton and Astoria area that is why they choose Warrenton for their facility.

Will Caplinger
1566 Irving Avenue
Astoria, OR 97103

Mr. Caplinger clarified a couple of items from the Staff Report.

The storage units are structures that are to house 3 stage bio filter systems and they are permitted by DEQ as part of the Clean Air Oregon Permit.

Also wants to clarify that the trucks that come to the facility will not be backing up on the highway; there is plenty of room.

Mr. Caplinger answered Ms. Graebel's questions of where they will be storing their wet products and not having any birds around because of the odor. Mr. Caplinger replied that they will be stored inside the facility; nothing will be stored outside.

Adam Daily – Civil Consult for the project
A & M Engineering
P.O. Box 973

Seaside, OR 97138

The Scoular Company will not have any materials or waste outside so that will keep the birds away. The three shipping containers outside will have ventilation to move the air around to create clean air and to prevent any odor. The project is also being permitted through DEQ for The Clean Air Act. Mr. Daily stated that this is a very clean operation. The trucks that will be delivering the raw products will come to the dock; containers will be loaded off the dock straight into the building. The product will be processed, packaged, and put on pallets; from there they will leave from the dock directly to the trucks that will ship the product away.

Mr. Wortmann continued the discussion on the process and how the negative air pressure ventilation system works.

Also said that the operation of the facility will run for 6 months out of the year, April - October with 10 people who will be employed.

Mr. Dailey spoke up and addressed the lighting on the building and said that they will be downcast.

Mr. Dailey also mentioned that they have a 1200c stormwater discharge permit for construction and is being reviewed by DEQ.

Supporting the Applicant

Gary Kobes - Port of Astoria
1110 SE Flightline Dr.
Warrenton, OR 07146

Mr. Kobes spoke up stating that The Department of Environmental Equality has standards that they can enforce if there is an odor or health hazard at the facility. Also, in the city's zoning standards says that all projects must abide by all air quality standards.

The lease agreement between the Port and Scoular are provisions, restrictions, and terms of conditions that the Port can also enforce. Agreed with the Coast Guard and Life flight letters on their concerns if there were odors and birds in their flight path it would be hazardous.

No Rebuttal

Public Hearing Closed

There was discussion among the Commissioners that they wanted more information on the storm water, air strike and the containers that house the ventilation system.

Public Hearing Reopened

takes away any fumes and exhaust from the plant. This system is used in fish plants of this kind across the country. The containers over time can breakdown; if that happens then they can be disassembled and rebuilt.

The containers can be constructed differently by using different materials to address Warrenton's design standards.

Hearing Closed

Discussion Among Commissioners: Mr. Yuill expressed his concerns with the FAA, and our contract. He would like to see something in a drawing showing the system of the containers.

Motion by Commissioners: Ms. Gaebel motioned to continue to November 12 keeping the entire record open. Mr. Yuill seconded. Mr. Moya – aye, Mr. Hayward – aye, Mr. Smith – aye, Mr. Mitchell – aye. Ms. Bridgens – nay.

Staff Announcements & Project Updates

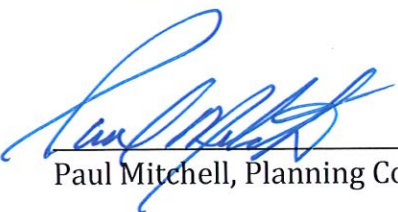
Announced that Scott Hess, the new Community Development Director, will be arriving the end of October.

Meeting Adjourned

Attest and submitted by



Janice Weese, Building Clerk



Paul Mitchell, Planning Commission Chair