

RESOLUTION NO. 896

A RESOLUTION REQUESTING THAT WASHINGTON COUNTY HOLD A PUBLIC HEARING ON CASEFILE NO. 91-692-D (TREE STUMP PROCESSING FACILITY) TO REVIEW TRAFFIC IMPACTS TO THE THE NORTH WILSONVILLE INTERCHANGE; TO ASSESS THE POTENTIAL EFFECT ON THE COLUMBIA BASALT AQUIFER AND TO SAFEGUARD THE WETLAND/NATURAL AREA OF SEELEY DITCH DRAINAGE FROM SURFACE WATER DISCHARGE.

WHEREAS, the City of Wilsonville has the following concerns regarding the approval of a tree stump processing facility proposed to be located on the east side of Grahams Ferry Road approximately 350 feet north of SW Clutter Road:

1. The City of Wilsonville's water supply is currently from ground water out of the Columbia Basin Aquifer. The proposed facility is sited over the aquifer and, while the City understands that Washington County has review authority for land use, it is not clear whether a review has been conducted by the Department of Environmental Quality's Water Quality Division or by the Water Resources Department. Without assurance from the State that the water quality will not be adversely affected by this facility, issuance of the required permits would be premature.

2. The City of Wilsonville is concerned over the potential impact of truck traffic on the North Wilsonville/Stafford Interchange (286) which is experiencing level-of-service problems now and which the City expects could worsen during the reconstruction. It is not evident that the Oregon Department of Transportation has commented on this proposal, and if they have not, they should be asked to do so before this facility is approved. At a minimum, a condition of the approval should require that truck traffic be regulated to avoid peak traffic hours at the North Wilsonville Interchange.

3. The City of Wilsonville is concerned that untreated surface waters from the site may be discharged into the wetland/natural area identified as Seeley Ditch. The City is very aware of the requirements of the federal and state agencies regulating surface water discharge and requests that all prudent measures be taken to preserve, and if possible, increase the water quality in the stream basins flowing into, and through, the City.

4. The City of Wilsonville recommends that the siting standards set forth in

Metro's proposed Model Ordinance for Siting Solid Waste Facilities be used as a guide in determining what would be the appropriate conditions to apply to this facility. The City would especially endorse those conditions that directly relate to protecting and preserving the natural environment.

WHEREAS, the Planning Director, by request of the City Manager, has commented on the proposed facility and has placed a letter into the record of the proceeding, a copy of which is attached hereto as Exhibit "A" and incorporated herein, and to confirm the City Council's concerns over the impacts of this facility.

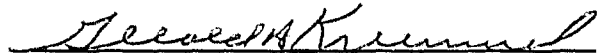
NOW, THEREFORE, THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

1. The City Council of the City of Wilsonville conditionally opposes the approval of a permit for the "Tree Stump Processing Facility" until such time that the City's concerns are fully and completely addressed.

2. The City Manager is authorized and directed to forward a copy of this Resolution to Washington County so that it may be entered into the record.

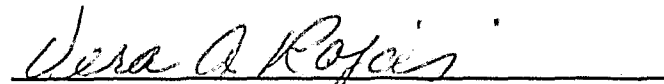
3. The issues raised by this proposed use seem to warrant closer examination of this facility and, therefore, the public would be best served if a full public hearing was held.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 3rd day of February 1992, and filed with the City Recorder this date.



GERALD A. KRUMMEL, Mayor

ATTEST:



VERA A. ROJAS, CMC/AAE, City Recorder

SUMMARY of Votes:

Mayor Krummel AYE
Councilor Chandler AYE
Councilor Carter AYE
Councilor Lehan AYE
Councilor Van Eck AYE

January 27, 1992

Gregg Leion
Washington County
Dept. of Land Use and Transportation
Land Development Services Division
155 North First Avenue
Hillsboro, OR 97124

City of
WILSONVILLE
In OREGON

30000 SW Town Center Loop E • PO Box 220
Wilsonville, OR 97070
(503) 682-1011

SUBJECT: Casefile No. 91-692-D/Keith and Jean Taylor

Dear Mr. Leion:

I have received the Public Notice for the Taylor's "Tree Stump Processing Facility" and I offer the following comments for your consideration. I note that the applicant refers to this facility as a recycling center and that other material may be brought to the site. I believe, if indeed this is the case, that the site may be subject to Metro's review and approval. I think that it would be appropriate to apply Metro's model standards for siting solid waste facilities to protect both ground and surface waters that will be affected by the proposed use. The surface drainage from the site appears to flow into Seeley Ditch. The City has required United Disposal and Interstate Trucking to pre-treat their surface waters prior to discharge into a wetland/natural area (i.e. Seeley Ditch).

I am concerned about the potential traffic impacts to the North Wilsonville Interchange which will be reconstructed in 1993-95. I believe that the Transportation Planning Rule may require review by the Oregon Department of Transportation. The City and ODOT have closely coordinated all land uses actions which impact the Interchange. The City will be reconstruct Ridder Road and realign it with Clutter Road as a part of the United Disposal project. This will probably turn out to be the preferred route to access Interstate 5 and, if so, a part of the Traffic Impact Fee should be allocated to the Ridder Road improvement.

I would request, if this project is approved, that a Condition of Approval be added that would prohibit any other materials being brought to or stored on this site. As a practical matter, I do not know how Washington County will be able to effectively monitor this site to insure that no construction materials and debris are deposited or stored.

The issues raised by this proposed use seem to warrant closer examination of this facility and, therefore, I think that the public would be best served if a full hearing were held. The Wilsonville City Council has not taken a formal action on this item; however, this letter will be presented to them at their regularly scheduled meeting for February 3, 1992, and I request that the record be held open for their formal comment. I will transmit any Council action to you as soon as possible.

Thank you very much for your attention to these comments. I would like to know as soon as possible if you decide to place this matter for public hearing.

Sincerely,


Wayne C. Sorensen
Planning Director

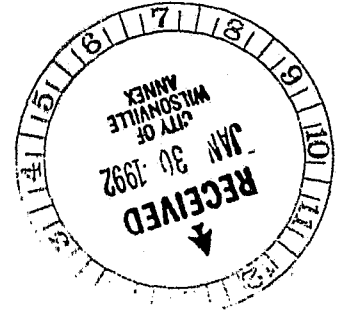


United Disposal Service, Inc.

2215 N. FRONT STREET • WOODBURN, OREGON 97071-5999
RESIDENTIAL - COMMERCIAL - INDUSTRIAL - RECYCLING
TELEPHONE 981-1278

January 27, 1992

Mr. Gregg Leion
Washington County
Department of Land Use and Transportation
Land Development Services Division
155 North First Avenue
Hillsboro, Oregon 97124



RE: Comments on Casefile 91-692-D, Tax Lot 400, Map 3S1 3D.

Dear Mr. Leion:

United Disposal Service, Inc. has received a development permit from the City of Wilsonville to construct a Solid Waste Transfer and Material Recovery Station that will be part of the Metro-Washington County solid waste system. The proposed facility will be located on the north side of Ridder Road, about 600 feet east of Garden Acres Road.

Securing of the permit for the transfer station was not without difficulties. United Disposal Service went to considerable effort and expense to address and mitigate neighborhood and community concerns regarding anticipated impacts of the facility and its operations.

United's transfer station will be a 10 million dollar facility, including all on and off-site improvements. Significant engineering and environmental mitigation design features for water, air, light, noise and traffic are being incorporated into this facility to ensure protection and enhancement of neighborhood and community livability. Off-site improvement costs alone will run some \$750,000.

Our company holds strong community values and we are proud of our efforts in the design and development of the transfer station. It is within this context that we submit our comments regarding the above referenced application.

1. First and foremost, we want it clear that the permit requested by Mr. Taylor for a stump grinding operation is in no way related to, nor connected with, United's proposed transfer station. Mr. Taylor's site is actually more than 1200 feet west of our site, not 300 feet as noted in the application.

We are concerned that Mr. Taylor refers to our facility as a basis for supporting his permit. United's transfer station is



a completely separate and independent operation and it will operate under a franchise from Metro and a permit from the Oregon Department of Environmental Quality.

2. We also question the reference in the application to potential future recycling being added to Mr. Taylor's operation and the possible public confusion over our two facilities, as United's transfer station is required to provide public recycling and self haul waste disposal.

We are further not sure what recyclable materials the applicant anticipates in the future. It is our understanding that the proposal is not for a recycling facility but rather is for "Agricultural Processing", as defined by the new code, dated November 21, 1991.

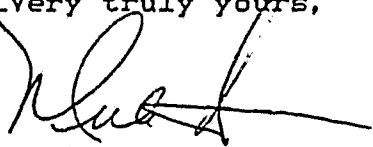
3. Additional concerns relate to potential off-site impacts from traffic, noise and dust. It appears that the application describes an outdoor operation. In contrast, our facility and operations will be completely enclosed. Noise and dust from the grinder could impact nearby residences. These are the same people we are going to considerable expense to protect from such impacts from United's transfer station.

We are concerned that equal efforts to protect the neighborhood will not be taken by the applicant. No details have been provided regarding impact mitigation.

4. Traffic impacts and road improvements are another concern. Permit conditions of approval for United Disposal's transfer station include off-site street improvements to Ridder Road that will cost over \$420,000. Ridder Road is a major collector that will also serve the applicant's property. This road is currently a county road. Therefore, it seems appropriate that TIF contributions be made towards the improvements to Ridder Road.

Thank you for the opportunity to comment on Mr. Taylor's application. I will be happy to respond to any questions you may have regarding United Disposal Service's transfer station. Please keep me informed as to the progress of this application.

Very truly yours,



Merle Irvine

cc: Commissioner Steve Larrance
Delyn Kies, Washington County
Wayne Sorenson, City of Wilsonville
Ben Altman



WASHINGTON COUNTY
DEPARTMENT OF LAND USE AND TRANSPORTATION
LAND DEVELOPMENT SERVICES DIVISION
155 NORTH FIRST AVENUE
HILLSBORO, OREGON 97124 648-8761

PUBLIC NOTICE

PROCEDURE TYPE II

CPO: 5 RURAL/NATURAL RESOURCE
PLAN ELEMENT

LAND USE DISTRICT(S):
MAE (Land Extensive Industrial)

PROPOSED DEVELOPMENT ACTION: Development Review for a Tree Stump Processing Facility (to process stumps into chips)

COMMENT PERIOD:

Jan. 14, 1992 to Jan. 28, 1992
mailed date closing date (5:00 P.M.)

The applicant is seeking Administrative Approval of the above stated Proposed Development Action.

This is an opportunity for interested persons to submit written comments about this Proposed Development Action before the Director makes a decision on the request. In reviewing this request, the Director will consider all written comments actually received by the Department within 14 calendar days from the date this Notice is mailed.

The Notice of Decision for this Proposed Development Action and Appeal information will be mailed to those persons entitled to receive a Notice of Decision pursuant to ORS Ch. 215.416(11). (Individuals who receive a copy of this Public Notice and other persons who submit written comments to the Department will receive a Notice of Decision.)

The decision of the Director may be appealed by those persons entitled to appeal the decision pursuant to ORS Ch. 215.416(11). (Individuals who receive a Notice of Decision are entitled to appeal the decision.)

The complete Application, applicable standards and other information are available for public review at the Department of Land Use and Transportation. A copy of this material will be provided at reasonable cost.

FOR FURTHER INFORMATION, CONTACT

Gregg Leion

AT THE DEPARTMENT OF LAND USE AND TRANSPORTATION,

PHONE: 648-8761.

CASEFILE NO.: 91-692-D

APPLICANT:
Keith and Jean Taylor
25290 SW Grahams Ferry Road
Sherwood, OR 97140

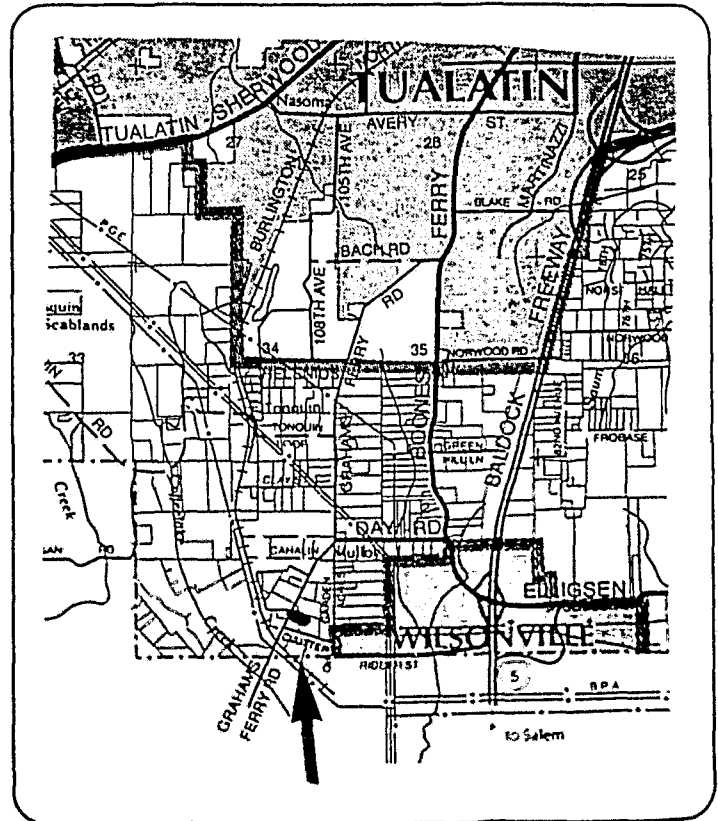
OWNER:
Applicant

PROPERTY DESCRIPTION:

ASSESSOR MAP NO.: 3S1 3D
TAX LOT NO(S): 400
SITE SIZE: 2.43 acres
ADDRESS:
LOCATION: On the east side of Grahams Ferry Rd approx. 350' north of SW Clutter Road

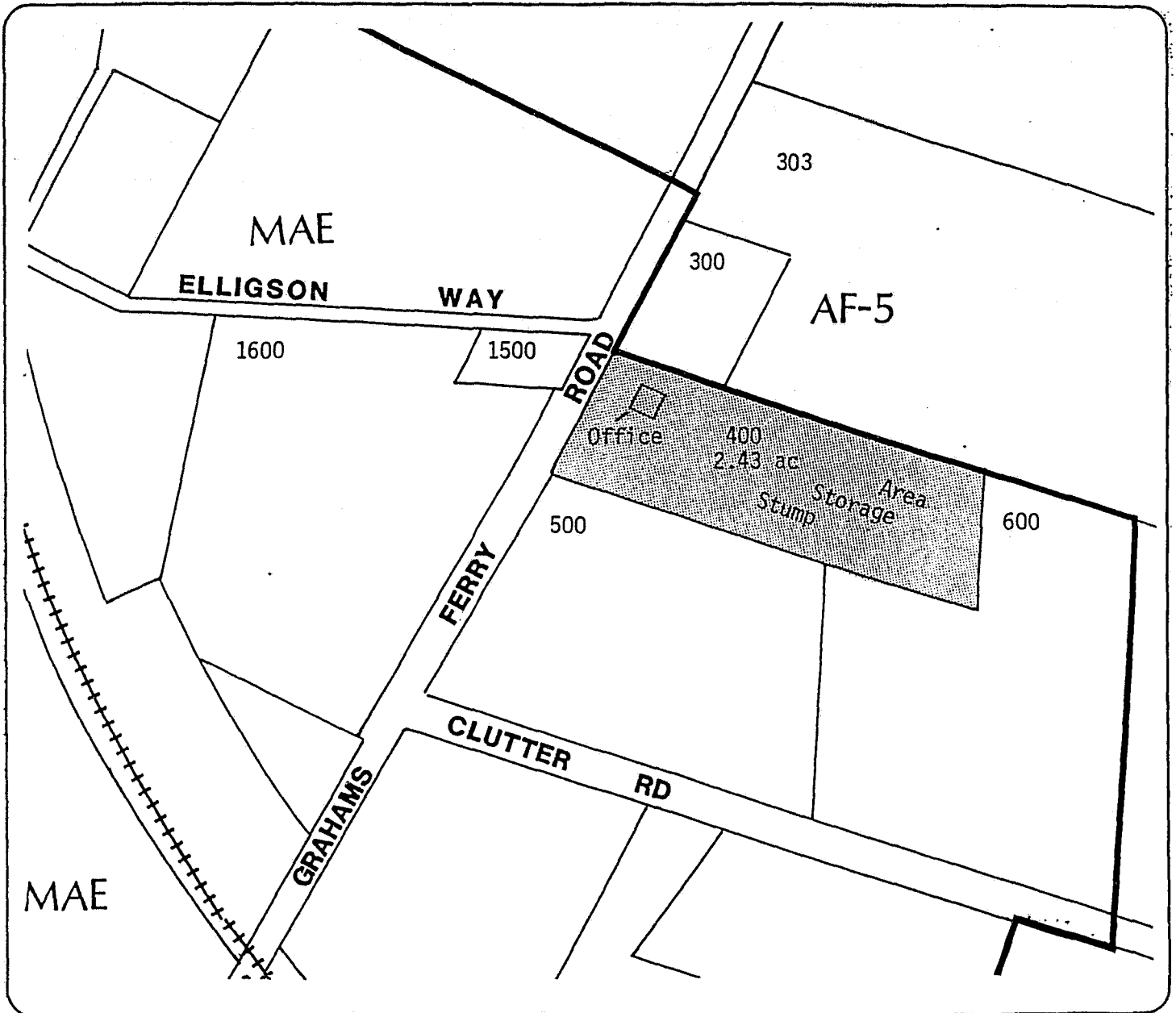
AREA MAP

■ SUBJECT PROPERTY



Notice to Mortgagee, Lien Holder, Vendor or Seller:

ORS Chapter 215 requires that if you receive this notice it must promptly be forwarded to the purchaser.



NORTH



AREA OF CONSIDERATION

SCALE: 1" to 200'

SITE & SURROUNDING LAND USE DISTRICTS:

- MAE District (Industrial Land Extensive)
- AF-5 District (Agriculture and Forest)

REVIEW STANDARDS FROM ORDINANCE OR PLAN

- A. 1990 WASHINGTON COUNTY COMPREHENSIVE PLAN
- B. 1988 TRANSPORTATION PLAN
- C. WASHINGTON COUNTY COMMUNITY DEVELOPMENT CODE:
 - ARTICLE I, TRANSITION (If applicable)
 - ARTICLE II, PROCEDURES
 - ARTICLE III, LAND USE DISTRICTS
 - ARTICLE IV, DEVELOPMENT STANDARDS
 - ARTICLE V, PUBLIC FACILITIES AND SERVICES
 - ARTICLE VI, LAND DIVISIONS (If applicable)
- D. RESOLUTION & ORDER 86-95 TRAFFIC SAFETY IMPROVEMENTS
- E. ORDINANCE NO. 318 UNIFORM ROAD IMPROVEMENT STANDARDS
- F. ORDINANCE 379 TRAFFIC IMPACT FEE