

YAMHILL COUNTY PLANNING COMMISSION

Thursday, January 15, 2015 \cong 7:00 p.m.

Yamhill County Courthouse Room 32

McMinnville, Oregon 97128

Roll Call: Marjorie Ehry, Marla Robison, Daryl Garrettson, Alan Halstead, Dan Armstrong
Absent: Matt Dunckel, Michael Sherwood, John Abrams **Staff:** Michael Brandt, Ken Friday, Stephanie Armstrong, Todd Sadlo

Approval of the Planning Commission minutes of December 4, 2014 and June 5, 2014. Motion approved unanimously.

QUASI-JUDICIAL PUBLIC HEARING:

Continued at the point of *Staff Recommendation*:

DOCKET NO.: SDR-16-14/FP-03-14

REQUEST: The site design review application is to review the development of the 37 acres proposed for the Riverbend Landfill expansion and ancillary facilities. The expansion of the landfill is permitted within the existing zone under Subsection 402.02(V) of the Yamhill County Zoning Ordinance. The request includes a floodplain development permit to allow for the placement of an earthen berm, a portion of which is in the floodplain.

APPLICANT: Riverbend Landfill Company, Inc.

TAX LOTS: 5501-101, -200, -400 and -401

LOCATION: 13469 SW Highway 18, McMinnville, Oregon
13475 SW Highway 18, McMinnville, Oregon
13965 SW Highway 18, McMinnville, Oregon
14325 SW Highway 18, McMinnville, Oregon

CRITERIA: Sections 402.02(V), 901, and 1101 of the Yamhill County Zoning Ordinance(YCZO). The floodplain development permit is subject to Section 901 of the YCZO. The site design review is subject to Section 1101 of the YCZO Oregon Revised Statue 215.296(1)(a) and (b).

Chair Garrettson opened the public hearing.

Staff Recommendation: Mike Brandt gave the staff recommendation which, if approved by the Planning Commission, included 22 recommended conditions which included enforcement of DEQ's noise standards. (Conditions can be found in the letter to the applicants dated January 16, 2015)

Chair Garrettson asked if the existing impacts from the landfill can be considered when applying ORS 215.296. Todd Sadlo replied they could not.

Chair Garrettson closed the public hearing for deliberation.

Deliberation:

Dan Armstrong praised planning staff and agreed that if the application is approved they should forward the recommended conditions to the Board. He is concerned with the floodplain. He stated that based on the hazards of the site being in the floodplain he is not in favor of the application.

Marjorie Ehry stated we need to be aware of the things that are happening out at the landfill. She said the applicant's farm impacts analysis was weak and not well prepared. She understands the need for a landfill. She said she is not in favor of approving the application.

Chair Garrettson stated two things in the application that bothered him. First was Module 10, specifically the lack of screening on Module 10. He was also concerned about the lack of green technology planning. He said the farm study is inadequate however the impacts to farming exist and are not new impacts and the face of the landfill will stay the same. He said he would reluctantly vote for it with conditions of staff recommendation.

Marla Robison stated she agrees with the staff recommendation. Feels that WM has a whole lot more work to do to get the trust of everyone involved. She was disappointed in the DEQ. Why are we waiting so long for the green technology? Vegetation should go a lot farther back blocking views from neighbors and Highway 18. Thinks that could be remedied. Thinks we need the landfill. She said the waste disposal should be our county and not from everywhere else. She said she would probably not deny the application.

Alan Halstead stated he opposed the zone change and everything else since 2008. The significant impacts to farming have already happened when the landfill was first sited there. He said he was disappointed with DEQ, Army corps and DSL and their response to this proposal. He said he does not see significant impacts.

Dan Armstrong asked if we should let the damage continue another 20 years. He's been at the top of the dump with a flood event and garbage will end up in the river and effect everyone that uses it. Alan Halstead stated it is the drinking water for Tigard, etc. Armstrong said a flood will wash away the berm at some point. Marjorie Ehry hears that people are really concerned about the Metro waste being dumped here but can't regulate what a private business does. Would recommend they only take local waste. Chair Garrettson said they voted on that once.

Motion: Halstead moved to approve the application with conditions of staff recommendation. Seconded by Robison. Approved 3-2. Ehry and Armstrong opposing.

Other business: There will be a hearing on Feb. 5.

Hearing adjourned.