

SCAPPOOSE PLANNING COMMISSION MINUTES

Thursday, October 28th, 2021 at 7:00 p.m.

1.0 CALL TO ORDER

2.0 ROLL CALL

Commissioners;

| | |
|-------------------|------------------------|
| Scott Jensen | Vice Chair |
| Bill Blank | Commissioner |
| Bruce Shoemaker | Commissioner |
| Rita Bernhard | Commissioner (virtual) |
| Jeanette Santiago | Commissioner (virtual) |
| Marisa Jacobs | Commissioner (virtual) |

Staff;

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|----------------------|----------------------|
| Laurie Oliver Joseph | City Planner |
| Chris Negelspace | City Engineer |
| Elizabeth Happala | Office Administrator |

Applicants in attendance;

Al Peterson, Akaan Architecture + Design LLC

Craig Campbell, OMIC R&D

Josh Koch, OMIC R&D

Audience;

Parker Verhaeghe, P&C Construction (virtual)

Samra Egger, Plan B Consultant (virtual)

2.1 Elect Planning Commission Chair

Vice Chair Jensen stated that they have a vacant Chair position. And they need to elect a new chair.

Commissioner Blank nominated Vice Chair Jensen, who accepted the nomination.

Vice Chair Jensen asked for any other nominations, as there were none, he called for a vote which he would abstain from.

Commissioner Shoemaker called for a vote to approve Vice Chair Jensen as Chair; **Passed 5-0.**

AYES: Commissioners Blank, Shoemaker, Bernhard, Santiago and Jacobs

Chair Jensen now opened up his Vice Chair position that he can no longer fill.

Commissioner Shoemaker nominated Commissioner Blank, who accepted.

Chair Jensen asked for any other nominations.

Commissioner Santiago nominated Commissioner Bernhard, who declined.

Chair Jensen called for a vote for Commissioner Blank to serve as Vice Chair; **Passed 5-0.**

AYES: Chair Jensen, Shoemaker, Bernhard, Santiago and Jacobs

3.0 APPROVAL OF MINUTES

3.1 August 12, 2021 training work session

3.2 August 26, 2021 meeting minutes

Chair Jensen asked the commissioners if they had any comments or corrections to the minutes. As there were none, Vice Chair Blank moved to approved both minutes as presented and Commission Connell second.

Motion Passed 6-0. AYES: Chair Jensen, Vice Chair Blank, Commissioners Shoemaker, Bernhard, Santiago and Jacobs

4.0 CITIZEN INPUT

Chair Jensen asked for any public comment, there were none.

5.0 NEW BUSINESS

5.1 DOCKET # SDR1-21, SLDP4-21

OMIC R&D has requested approval of an application for Site Development Review to allow for the construction of a 30,000 square foot Additive Manufacturing and Research Facility and associated site amenities. The Sensitive Lands Development Permit – Flooding is required since a portion of the subject site is within the mapped floodplain. The site is located at 33701 Charles T Parker Way, northwest of the West Lane Road and Charles T Parker Way intersection, on property described as Columbia County Assessor Map # 3201-DO-00605 (Parcel 2 of Partition Plat 2014-9).

Format: Consolidated Quasi-Judicial and Limited Land Use Decision Public Hearing;

- *Quasi-Judicial Decisions allow for both verbal and written testimony, which applies to the Sensitive Lands Development application.*

- *Limited Land Use Decisions only allow for written comments, which applies to the Site Development Review application.*

Written comments will be accepted if submitted by 5:00 p.m., Wednesday, October 27th, 2021.

Chair Jensen read the docket item and order of hearing, then asked for any ex-parte contacts or conflicts of interest. As there were none, he called for the staff report presentation.

City Planner Oliver Joseph began the staff presentation with items included in the packet. Beginning with the observations followed by the public comments received and then the applicable approval criteria and the staff recommendations for approval along with the conditions of approval. She completed her presentation by stating that there was an amended finding that was requested which was handed out to all the commissioners related to 17.100.100. The amended finding would read, “as stated in the findings, no outside storage would be proposed, loading areas and trash facilities will be located inside the building”. This amendment will provide additional clarification.

Chair Jensen asked if any commissioners had questions about the staff report. As there were none, he called the applicant(s) forward for their presentation.

Applicant Al Peterson with Akaan, came forward and handed out a couple illustrations mounted on core board of the completed building renderings. He stated that he did not have anything to add to the staff report. Although wanted to state from his personal standpoint that he has lived in Columbia County his entire life and grew up in St. Helens and commuted to PCC classes in Portland, he also took some PCC classes in St. Helens then later he went through a master’s program at college. When he returned to St. Helens’ with his master’s degree, he would occasionally take classes at PCC and is thrilled that OMIC is in Columbia County and in Scappoose. Adding that if OMIC was not here then PCC might not have ever built their new campus here. He stated that the people in our community have been after PCC to build here for the past 20 years at least. And he is thrilled this new building will be coming to Scappoose. Adding that he hopes everyone votes for Betsy Johnson for Governor.

Commissioner Bernhard agreed and recalled working towards getting PCC to our community over the years.

Applicant Al Peterson with Akaan, stated that this new building will be very similar to the other building which is an industrial prefabricated steel building. Adding that design-wise, they wanted this building to be an icon that represents what’s going on inside the building. They have turned the siding sideways to create a laying effect, and the parapets are offset as the whole concept occurring inside the building is what’s called additives manufacturing. Explaining it as an ink jet printer on steroids which essentially is 3D printing. Instead of an ink jet printer they have a steel printer or a titanium printer building up layers of metals to create an object which is similar to 3D printing. Stating that this facility will be researching, creating

manufacturing additives or additives manufacturing. Adding from a design standpoint they took that concept of a metal shed and translated that to the outside of the building. He believes it will be a wonderful building and an icon. Adding the OMIC is already working with a contractor. Their metal building subcontractor is thrilled about this building and wants it to be featured in a sheet metal trade magazine. They have attempted and met and conformed to the development code as it is an allowed outright use, and he cannot think of any reason for the Planning Commission to deny it. Adding that they are providing more than adequate parking. He wants to add that for future parking standard updates, that these 2 large buildings which have large machines inside of them, that they are having to conform to a parking standard which is the same as an office building. Stating that they do have enough parking for now, although they are planning for the future and may build other buildings. He is hoping that in the future the commission may want to reconsider their parking standards for manufacturing buildings that have more machine space than people. He also wanted to comment on the additional amended finding, referring to the floor plan on page 72, essentially its in 2 pieces with offices on one side and space for machines to the other side. He pointed out on the far-right side of page 72, is the trash room and electrical room plus the 2 large HVAC units to be placed outside. Adding that all the trash will be inside, pointing out that they are already conforming to the amended finding. Lastly, he wanted to discuss the traffic analysis, adding that condition #19 is not that clear. He would appreciate if the Planning Commission could add four words to that finding by referencing the section that it's referring to, possibly: "per section 17.154 above" or something similar. Explaining that it's not very clear in the condition what is being mentioned. Then asked for any questions.

Chair Jensen asked the Commissioners if they had any questions.

Vice Chair Blank asked the applicant if he saw any environmental impacts.

Applicant Al Peterson with Akaan, replied, no. Adding that this will actually improve a reclaimed rock quarry and essentially a bare piece of property without any topsoil, which is just a stripped piece of land. When this gets developed you will see a new landscaped building.

Commissioner Santiago asked if they would be green or meeting any green building standards.

Applicant Al Peterson with Akaan replied yes, as they will be installing four solar panels in the yard which is part of the state mandated green energy requirements for state funded facilities. Adding that they did not go down the path of what's known as LEED certified. As in his opinion it adds a lot of administrative cost to a building and does not get much return on the additional requirements. Adding that he recently attended an online seminar with a Harvard Professor who has an office in Boston and in India, someone in the class asked the professor about that path, in which he replied that it only sets you up with a whole bunch of problems that creates a whole bunch of expensive solutions for you. Which he believes to be absolutely true. Adding that when you go down some of those paths, you then set yourself up to where the only answer is some expensive new technology which is not what OMIC intends to do with this facility. OMIC would rather spend their money on research manufacturing, not necessarily testing green technologies. Their goal is to do research on manufacturing not research on green technologies.

Commissioner Santiago stated that in her line of work she supports companies and communities in becoming more eco-friendly, more green and energy efficient and so forth, adding that they are an innovation research development facility that could be on top of all that to become a showcase and an example of this at their innovation center.

Applicant Al Peterson with Akaan restated that is not what they are intending to do at their facility. And he will have Craig Campbell with OMIC come up as he made some great examples a few weeks ago about how additives manufacturing is greener than subtractive manufacturing in the traditional process. Explaining that in subtractive manufacturing you take a large piece of metal and put it on a lathe to cut, grind and mill metals off that are now being wasted. Whereas additive manufacturing is the opposite as it adds up metals to become one object without any waste at all.

Craig Campbell with OMIC came forward to answer Commissioner Santiago's question, stating that they had a limited amount of funds to build this building which required them to be fairly frugal with that money. Adding that they are using a unique type of solar panel that looks like a large flower which tracks solar energy. And what the facility will be doing in terms of research, is to de-risk investments by companies in a technology that will allow them to reduce their environmental impact by virtue of the benefits associated with additive manufacturing that include not using more materials than is necessary. In this it also gives them the ability to print or develop a product on site. Adding that they will still be required to move raw materials although it will reduce the environmental impact of not having to move the product several times, reducing carbon impacts by virtue of less transportation. Adding that there are a series of other benefits that are ultimately derived by the fact that they will have the ability to create far more efficient parts in additive manufacturing than the traditional methods of machining parts which requires the use of internal structures for cooling and heating with sensors that allow them to more efficiently make use of the energy which that part will require. In addition, they are also doing research on different types of alloys. Stating that they have a Memorandum of Understanding with the National Environmental Technology Lab, which they are working on creating alloys that don't require rare earth elements in order to produce tools or parts, as those rare earth elements are being used up which is forcing them to find alternatives. Overall, they are being good to the environment as they are being proactive in finding ways to reduce the need of those rare earth elements that are currently being used. Adding that the United States is a little bit behind Europe in those efforts but that is one the benefits they have by having very bright metalist working at OMIC and a lab that is dedicated to this by the federal government in Albany.

Vice Chair Blank asked if they were able to learn from the model in England and improve on that original model.

Craig Campbell with OMIC replied that the advanced manufacturing research center in Sheffield England was their guiding star as to how they were formed, and since then there have been 15 facilities like this created around the world now. Adding that their facility is the first one in this nature, that is in the United States, and they are also the only one that duplicates the original model which allows them to respond to creating research in any area that their members in the industry require them to do. Stating that they started with the traditional subtractive manufacturing now they are moving into additive manufacturing with works in robotics, automation, and eventually joining. Stating that the great strength in that is that they are bringing in a variety of industry participants from around the world who are sharing their expertise along with their indigenous researchers at Oregon State, Portland State, Oregon Tech and here in Scappoose at the OMIC facility. They are able to bring some very bright minds together in creating solutions to problems the industry is facing right now. Stating that they are not doing theoretical research but rather everything they do is designed to find a solution that the industries are having in the manufacturing line so they can either overcome the challenge they are having or taking advantage of opportunities that present themselves. He also wanted to add that they are very honored to be a part of this community and the fact that this community has been so supportive of the work they have done so far, as they are already an established world class research and development center with only 3 years in. Stating that this would not have happened without the support they have received from this community.

Commissioner Santiago stated for them not to take this the wrong way as she is a big fan of OMIC, but she understands that they are using the funds they were given in order to develop this facility and her questions is if they also reached out for federal funding to in order to get more funding to possibly make it a more green development.

Craig Campbell with OMIC replied that they have not on this particular facility since they were close enough with the resources they had to build the building that is before you tonight. Adding that they have applied to the federal government for additional funds for another building that will be used not for research and development, but instead as a business development center which will help develop new companies and new technologies to inform them how they as companies can run more economically and environmentally efficiently using new technologies and at the same time grow their partnership with the new PCC training

center so they are developing training in areas that they are doing research in. In addition, they are working with OMEP the Oregon Manufacturing Extension Partnership, in hopes that they have an office in this region so they can start growing and expanding the local business, in order to create a workforce that aren't having to commute to Portland for work, where they can stay right here in the community. He understands that was only a partial answer to her questions as she wanted to know about federal funding to make their new additives facility more green. And stated that none of the grants they have received allowed them to do that. Adding that by the time get the additional grant money that is going around now, they hope this building will be built.

Vice Chair Blank asked how long they expect construction to last.

Craig Campbell with OMIC along with the P&C contractor replied they expect it to be finished October 2022.

Vice Chair Blank asked if they had any issues with the Conditions of Approval, other than what Al Peterson already mentioned.

Craig Campbell with OMIC replied no, he did not see any issues.

Commissioner Santiago added a suggestion for them to add some basketball courts.

Craig Campbell with OMIC replied they do have a large open space until the machines come in.

Chair Jensen asked for any other commissioner questions. As there were none, he asked for any proponents. As there were none, he asked for any opponents. Again, there were none and moved to staff response.

City Planner Oliver Joseph responded to the requested amended condition of approval #19, she is fine with making the adjustment and would recommend that prior to the period at the end of the sentence they add in parenthesis; "per the findings in section 17.154.030 S" which is on page 38 referencing our mention that there is a way to meet this condition by providing an updated comment from their traffic engineer either stating that the site distances are adequate or the fence should be removed. In either case we are putting it on the record that the city would work with the adjacent property owner to get that done but OMIC would have meet their condition by providing that comment from their traffic engineer. Adding that she is happy to make this revision which will be a total of three revisions and the staff report will be revised with today's date. Stating that the revision will be on page 18 for number of parking spaces being provided and the other condition section 17.100.100 and last one for condition of approval #19.

Chair Jensen closed the hearing, for the commissioners to begin their deliberations.

Vice Chair Blank stated that he has gone through the packet, and they comply with everything and are willing to add the other revisions. He appreciated their explanation of the purpose of their service and what they do that will be useful to our community as well.

Commissioner Santiago agrees with Vice Chair Blank's comments and City Planner Oliver Joseph's comments and conditions. Adding that personally she would like to see their future buildings integrate innovated green technologies and techniques to showcase what the future will bring.

Vice Chair Blank added that he agrees it would be good if they could do that and recalls when the Wauna Credit Union was built here that they met the LEED certification, and they soon will be bidding for a new building location which he imagines they would continue to meet that certification in their new building so they could be an example in the community. And he thanked Al Peterson for bringing in the illustrations. Commissioner Shoemaker also thanked Al Peterson for bringing in the photos, he appreciates it. He apologized to our virtual attendees who cannot see the images.

Al Peterson with Akaan said he would email us the images to share.

Chair Jensen asked Al to email them to Liz and she'll distribute it for us.

Commissioner Shoemaker stated that this is very exciting since he knows this has been in the plans for a long a time with all the surveys and research.

Vice Chair Blank added that for public knowledge he has been out there on that site for tours from the beginning and watched their progress. Adding its very impressive what they are doing and trying to accomplish there.

Chair Jensen asked City Planner Oliver Joseph if there is anything in the code about glare from the solar panels since they are close to the airport.

City Planner Oliver Joseph replied yes, although typically it's when it's in closer vicinity to the airport.

Chair Jensen asked City Engineer Negelspace, about the 50 employee parking estimation but the traffic generation is only based on 25.

City Planner Oliver Joseph replied that it was 50 between both buildings, so the traffic generated on the new use is based on 25 employees in the new building.

Commissioner Santiago asked if the 25 employees included students.

Al Peterson with Akaan said the hearing is closed and asked if they wanted him to answer.

City Planner Oliver Joseph replied to Commissioner Santiago that she did not know the answer to her question.

Vice Chair Blank stated that he does understand that the students would be traveling between buildings just like any large campus.

Chair Jensen stated that he does know that the parking standard is based on square footage, so it does take that into account.

Commissioner Santiago asked if there was enough parking.

City Planner Oliver Joseph replied that they are adequately parked there.

Commissioner Shoemaker moved to approve the docket with the three revisions as discussed Commissioner Santiago second. **Motion Passed 6-0. AYES: Chair Jensen, Commissioners Blank, Shoemaker, Bernhard, Santiago and Jacobs**

Chair Jensen congratulated the applicants.

6.0 COMMUNICATIONS

6.1 Calendar Check

Chair Jensen went over the calendar.

6.2 Commissioner Comments

Vice Chair Blank appreciates having OMIC in our community.

Chair Jensen agrees and looks forward to seeing their growth here.

6.3 Staff Comments

City Planner Oliver Joseph gave updates on the Housing Needs Analysis and released the RFP for the 50-plan with proposals due Nov. 22nd. Adding that this will be quite an endeavor.

City Engineer Negelspace gave an updated about the multiple developments he's reviewing and projects in construction.

Vice Chair Blank asked City Engineer Negelspace if he's seen any effects of Covid on these projects.

City Engineer Negelspace replied that it has honestly created more work.

City Planner Oliver Joseph added that the effect is the supply chain is impacted causing an increase in cost for materials. Adding that nothing has slowed down for us.

City Engineer Negelspace added that it seems to have put more focus on development than there was before. Adding that most consultants he has talked to have been busier than they have ever been in the past.

Commissioner Santiago asked if they would be involved with the RFP for the 50-year.

City Planner Oliver Joseph stated that they already have an established scoring methodology they use. And will have a group of staff to review the RFPs and they have asked Paul Vogel from the Columbia Economic Team (CET) to be involved as an outside agency to assist with the selection process then it will be presented to City Council for their final decision.

Commissioner Santiago asked about improving the electrical outlets at Veteran's Park for future events.

City Planner Oliver Joseph replied that she has heard of this and stated that would be a question for the Public Works Director as funding for that would come out of his Parks budget. She could forward her comment to him as she is unsure if anyone is looking at budgeting for that and recommends that she discusses this at the EDC goal setting meeting.

7.0 ADJOURNMENT

Chair Jensen adjourned the meeting at 8:19 p.m.

Attest:


Elizabeth Happala, Office Administrator


Chair Jensen