



City of Portland Bureau of Development Services

Staff Presentation to the
City Council

Land Use Review 10-194818 CU AD

Conditional Use Review for Waste-Related Use

Appealed by nearby property owners

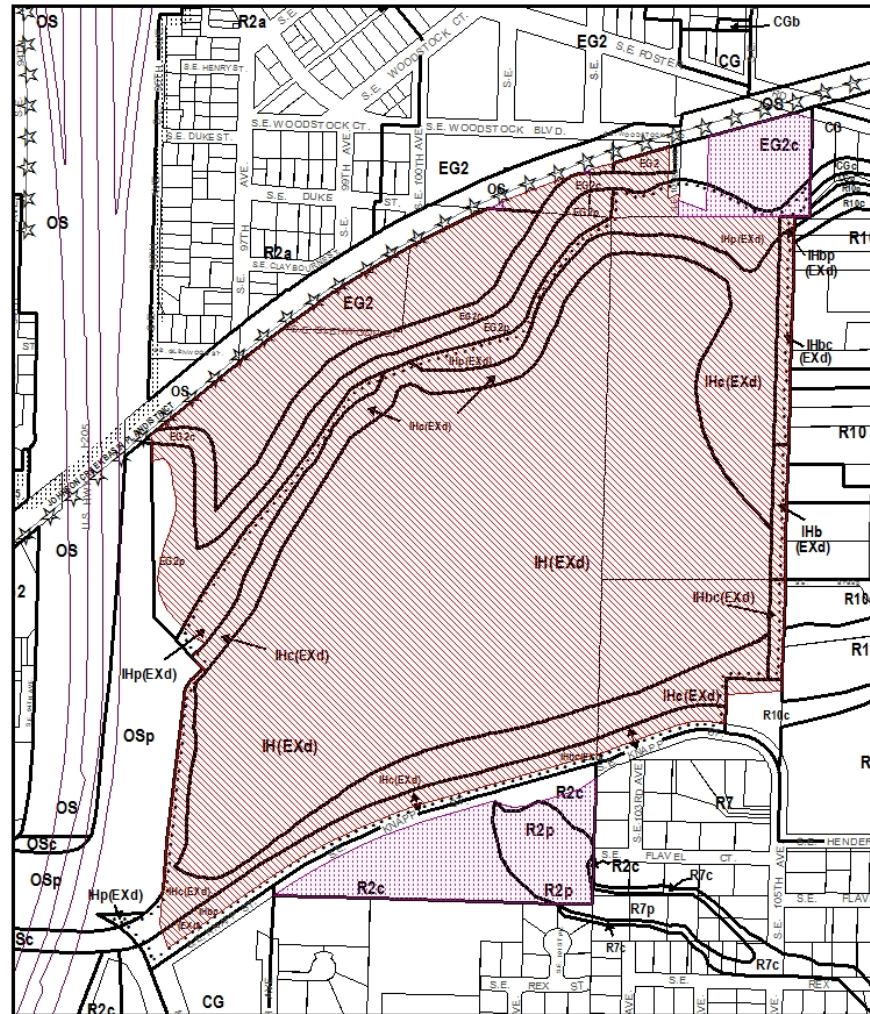
Summary of the Proposal

- Conditional Use Review for Waste-Related Use: Allow existing recycling facility- Recology Oregon Material Recovery to accept food waste.
- Mixed yard debris/food waste will be delivered to the site primarily by garbage haulers, who will collect food waste mixed in with yard debris.
- Mixed yard debris/food waste will be also accepted from private “self-haulers” and the general public.
- Anticipate 35 truck deliveries per day.
- Mixed waste will be off loaded and processed in an existing enclosed building.
- Daily deliveries will remain in the building for no more than 48 hours before getting transported off-site for composting.
- Adjustment to waive requirement that the Waste-Related Use have access from Major City Traffic Street or street within a designated Freight District.

Aerial Photo



Zoning Map



ZONING Site
 Also Owned

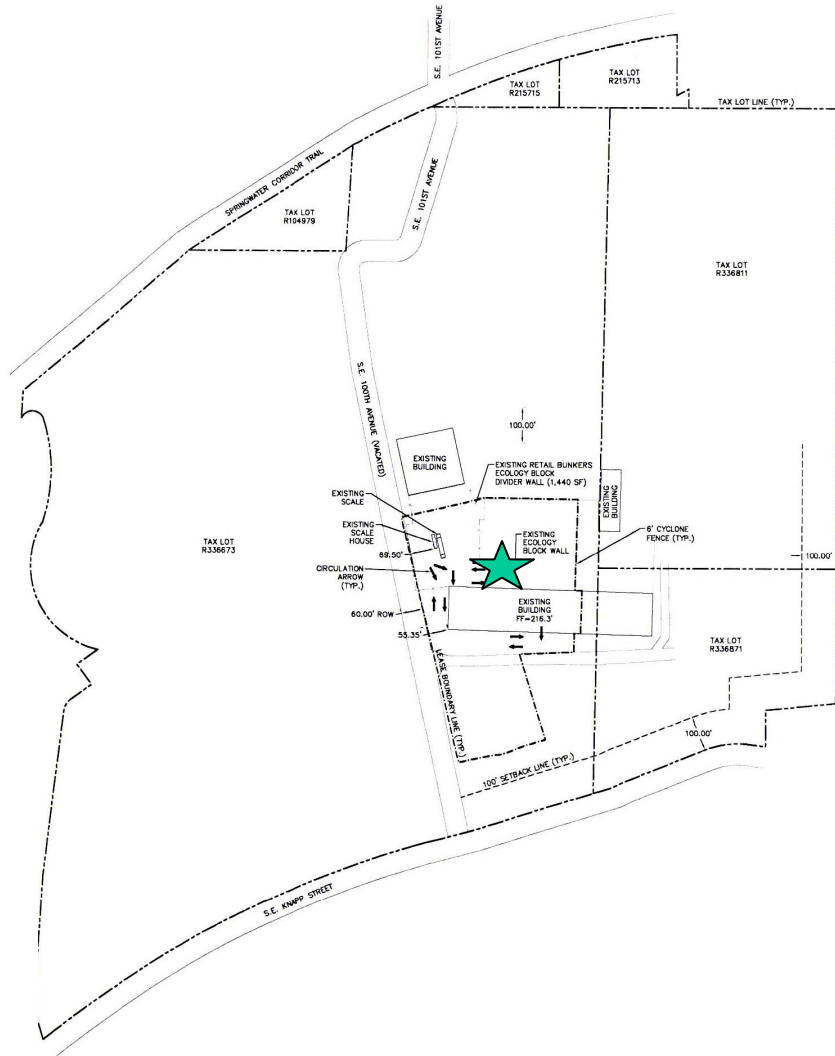


NORTH

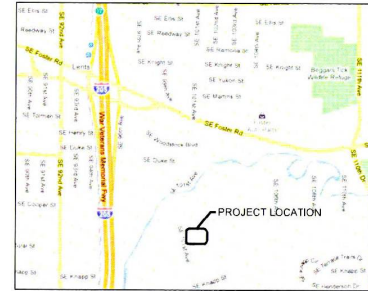
This site lies within the:
 JOHNSON CREEK BASIN PLAN DISTRICT

File No. LU 10-194818 CU
 1/4 Section 3740.3741.3840
 Scale 1 inch = 400 feet
 State_Id 1S2E21A 100
 Exhibit B (Feb 14, 2011)

Site Map



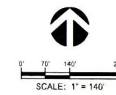
Exhib + C.1



SITE VICINITY MAP
SCALE: NONE

NOTES

1. TAX LOT LINES ARE BASED ON GIS INFORMATION AND ARE SHOWN FOR REFERENCE ONLY.



PBS
Engineering + Environmental
1313 Main Street
Vancouver, WA 98660
360.982.8331 Main
866.722.0140 Fax
www.pbsenv.com

RECOLOGY OREGON MATERIAL RECOVERY, INC. - FOSTER ROAD
6400 SE 101ST AVENUE
PORTLAND, OREGON 97266

SITE LOCATION

PROJECT: 17506.001
DRAWN: JC
CHECKED: SJS
DATE: JANUARY 26, 2011
REVISION:

C0.0

CONDITIONAL USE CIVIL DRAWINGS









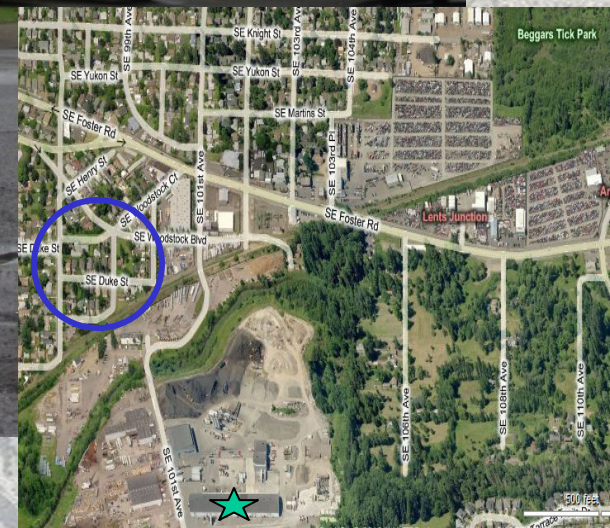


















03/11/2011

An aerial photograph of a city and a river. The river flows through the center of the city, with buildings and infrastructure visible on both banks. The surrounding area includes green spaces and more developed urban areas.

Approval Criteria

**33.815.202.A-I, Conditional Use Review for
Waste-Related Use**

33.805.040.A-F, Adjustments

Hearings Officer Decision

Approval of the Conditional Use to allow the proposed activities and improvements associated with the Waste-Related Use.

Approval of the Adjustment to waive the requirement for access to the facility from a designated Major Traffic street and/or from a street within a Freight District.

With the following conditions:

- Install two signs with contact information.
- Install aeration system and drainage collection system in the existing building.
- In public information, a map should direct customers/haulers to use the SE 101st and Foster entrance.
- If access to the site from SE Knapp were ever re-established, direct haulers and customers to only use the SE Foster and SE 101st Ave access.

Hearings Officer Decision

Additional conditions:

- Recology must document all nuisance complaints and keep a complaint log. The log must record date/time of complaint, name of complainant, action taken to address issue. The record must be kept a minimum of 1 year and a copy must be mailed to the Lents Neighborhood Association and East Portland Neighborhood Office.

Access to the site must be provided to BDS within 24 hour notice to review the log.

- Organics containing food waste shall be removed from the site within 48 hours.

Appeal Statement

Double the amount of waste received from 200 to 450 tons per day.

No technical or expert evidence was submitted by the applicant to show:

- The aerated floor, negative air system, and biofilter will manage odors effectively;**
- The project will not attract vectors such as rats and mosquitoes;**
- The facility will not generate increased significant noise and not generate dust or air pollution;**
- The waste will be contained and filtered and not generate stormwater and/or contribute to water pollution. Leachate will drain/flow to catch basins and ultimately to Johnson Creek. Environmental impacts were not addressed.**

Add 110 daily vehicle trips to the site. The traffic study was flawed.

The proposal lacked a mitigation plan to address potential nuisances.

The decision was flawed in determining no significant nuisance impacts therefore, public benefits and potential impacts were not adequately weighed. Applicant did not show the waste transfer facility is needed.²⁵



end