

COLUMBIA COUNTY PLANNING COMMISSION MEETING

March 3, 2014

Meeting Minutes

Members Present: Paula Lichatowich, Linda Hooper, Guy Letourneau, Alta Lynch, Jeff VanNatta and Rod Lloyd

Staff Present: Glen Higgins, Deborah Jacob and Kay Clay

Others: Kari Hollander, Julie DeNoble, Steve Garnett and Andrew Niemi

The Planning Commission meeting was called to order by Guy Letourneau at 6:30 pm.

Deborah Jacob read the pre-hearing statement.

No Ex-Parte was declared.

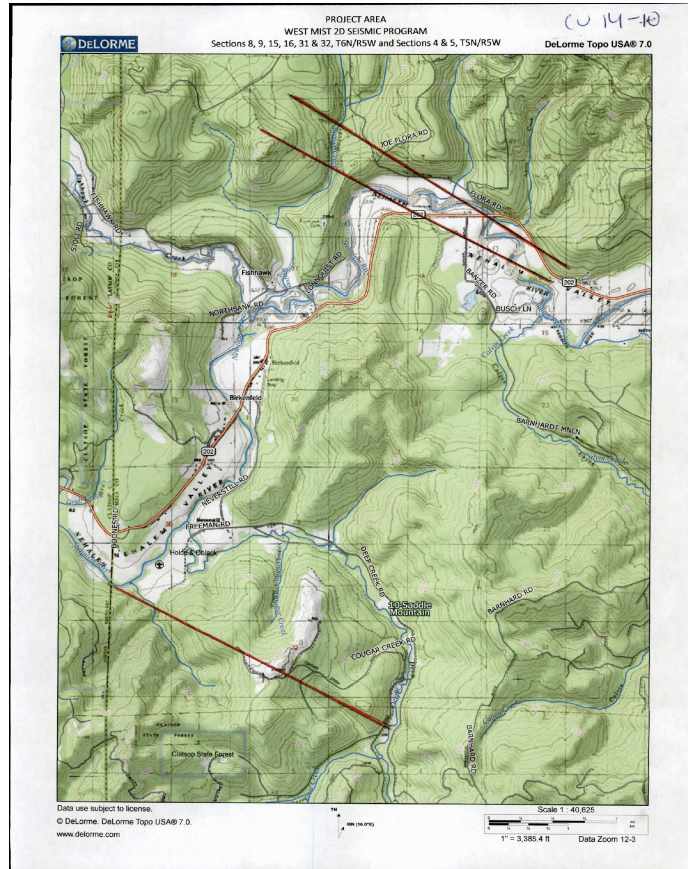
Deb Jacob presented the staff and verified that the applicant did receive a copy of the staff report. Also comments from Columbia Soil & Water Conservation were submitted for the record. CU 14-10 is not requesting permits at this time, this application is for seismic survey only.

In summary, Enerfin Resources Northwest Limited Partnership has submitted a Conditional Use Permit (CU 14-10) application to allow for Two-dimensional "2D" Seismic Surveys to be conducted in order to evaluate the potential for hydrocarbon accumulations in the designated Site Map Areas within the Mist Gas Field. If these surveys indicate the sites can sustain any new natural gas well(s), the applicant will be required to submit Conditional Use Permit(s) to the Planning Commission for the authorization of the subsequent well drilling and production operations. The applicant has stated that all future well drilling and production operations shall be conducted under the auspices and requirements of a DOGAMI drilling permit and all other permits required by various federal, state or local governmental agencies.

The Mist Gas Field consists of existing gas production wells and two natural gas storage projects, and according to the Oregon Department of Geology and Mineral Industries (DOGAMI) has "produced over 65 billion cubic feet of gas since its discovery in 1979." The majority of the designated site areas are otherwise undeveloped and consist of Primary Forest (PF-80) or Forest-Agriculture (FA-80) zoned lands dedicated to commercial forestry use.

The requested seismic surveying will occur within a few miles of Birkenfeld in Sections 8, 9, 15 & 16 in Township 6 North Range 5 West as well as further south in Sections 31 and 32 in Township 5 North Range 5 West as shown below.

2 Areas for 2 D Seismic Surveys



The application submitted for CU 14-10 describes future operations associated with the seismic surveys and the subsequent drilling of natural gas wells and production operations as follows:

Seismic exploration, in addition to gas well drilling and production operations, are and have been in practice in the Project Area for many years. The seismic explorations will be temporary in nature and will not have a permanent impact. Enerfin will comply with all local, state and federal requirements as to activities in and around existing dwellings. The County will provide the special notices required for the use in the PF-80 and FA-80 zoning districts.

Two-dimensional "2D" Seismic Surveys are being proposed to evaluate the potential for hydrocarbon accumulations in the areas indicated on the Site Map. Seismic exploration methods for oil and gas generate waves at or near the surface of the earth and record the reflected waves at sensors on the surface.

The transmitted energy travels from the surface down several thousand feet to the various layers of the earth where it is reflected back to the surface and sampled by the sensors. By measuring the time it takes for the waves to down and bounce back up, we can infer some of the physical attributes of the rock between the source and the sensor.

The source that generates the wave is usually a small buried explosive device. Because protective targets are shallow (less than 3000 feet) Enerfin will be using a very small charge pentolite and or seigel, specialty explosives used in the seismic industry. On this project, the charge will be buried in a drilled hole at a depth of about fifteen feet. The source points are shot one at a time, and the response is measured at all nearby geophones for each shot. The sources and sensors will be laid out in lines as shown on the Site Map. The undergrowth may be cut along a narrow path if necessary to allow the seismic crew to walk along each line. No large trees will be removed.

The seismic exploration will be conducted in a 40 to 60 day period during the Spring of 2014, assuming that final approvals are issued without appeal. At the time that all required permits and agreements are in place, Enerfin will deploy line clearance and survey personnel. Every attempt will be made to limit the amount of line clearance. A primary reason for line clearance is to provide a safe path for the drilling and recording crews that follow. After the survey crews have located source holes coordinates along the lines, drilling crews will drill the source point holes and load the charges. Helicopters may be used to transport drills and equipment. Seismic acquisition crews will arrive after all source point holes have been drilled and recording operations will commence. The final stage of the operations should take approximately two weeks. Enerfin will employ a Project Manager who will manage the above-described programs and will provide a consistent point of contact for the County, landowners, and subcontractors.

The seismic exploration activities will not permanently affect any topographic feature, improvement, or other natural resource. Where necessary, the line will be adjusted to avoid improvements, existing dwellings, water features, significant topographical features and other natural features and resources. If any minor damage occurs to the site(s), the property owners will be compensated immediately by Enerfin or its contractor. The proposed use is consistent with forest and farm uses because it will not interfere with or detract from those uses.

The attached site map shows the Project Areas subject to this conditional use application. These areas have been determined by Enerfin's geologists to be the minimum area necessary to produce reliable seismic data on underground gas pools.

Temporary impacts include surveying at the shothole and receiver locations, drilling shot holes, laying the sensor cables and the activities of the crew associated with the laying of the cable, drilling of the shot holes and collecting data. The crews use existing roads, or where road are unavailable, they walk or use ATVs. Furthermore, Enerfin will coordinate with landowners conducting forestry or farm activities to ensure that, from a timing standpoint, there is no conflict with these forest or farm practices.

Because the seismic exploration is temporary and does not involve the alteration of land forms or improvements, the use will not significantly increase the cost of or otherwise interfere with accepted forest or farm management practices or uses on adjacent or nearby lands devoted to those uses. The use will have no temporary or permanent impact on water drainage or water storage. Finally, it will cause no temporary or permanent run-off into streams, lake or reservoirs.

Although some of the Project Area is within a Major Big Game Habitat Area, since no temporary or permanent development will occur, there will be minimum impacts to these habitat areas. The seismic survey project will not create hazardous conditions, nor will it generate any waste, odor, fumes, light or other activity or conditions that will disturb or damage property, improvements, or persons. Shots that do not fire will bio-degrade in a very short time. The use will not constitute a fire hazard. Operations will be subject to permits issued by the Department of Geology and Mineral Industries (DOGAMI), the Oregon

Department of Forestry and the Mist-Birkenfeld Rural Fire Protection District. The Enerfin contractor will take measures to ensure that the crew follows appropriate fire safety measures.

The property involved is suited for exploration and there is minimal intrusion on the property and wildlife.

Deb review the comments submitted from Columbia Soil & Water primarily referring to the plugging requirements. In the past there have not been any issues with this process

Staff recommends approval of CU 14-10.

Linda Hooper wanted to clarify Condition 1 “These permits shall become void 4 years from the date of the final decision if exploration has not begun on the property. Extensions of time may be granted by the Planning Director if requested in writing before the expiration date and **if the applicant was not responsible for the failure to develop.**”

The reason being would be if Enerfin had financial difficulty and could not do the exploration in this time frame.

Linda Hooper also asked how we would enforce condition 5. **“If any damage occurs to site(s) during the seismic exploration, all affected property owners will be compensated immediately by Enerfin or its contractor.”**

Glen Higgins responded by saying when the County received complaints then we would enforce them with Enerfin. There would be an immediate response from the County.

The hearing was then opened to the public.

Steve Garnett, Enerfin Resources. Steve noted that were just looking for more gas.

Guy Letourneau commented that this is just a “rubber stamp procedure” as to what has been being done in the past on other sites.

Steve Garnett stated that Enerfin keeps constant contact with the property owners and they have to follow DOGAMI’s rules to vacate holes.

Guy Letouneau asked if there were past issues with the homeowners.

Steve Garnett did not know of any issues in the past. There was a difference in footage to any out buildings and Enerfin uses 300'.

Rod Lloyd inquired to see if the distance requested by Columbia Soil & Water would be a problem. Steve did not know.

Paula Lichatowich made comment regarding if there was a set distance that this would give code enforcement something to use as a guideline.

Kari Hollander representing Columbia Soil and Water, stated that there were pass issues but they were not with Enerfin. Examples were holes left, hurt animals, testing on unstable sandy soils, stream bank damage. They do not want this in the future and wanted to have clear definition of responsibility.

Alta Lynch asked if there was any documentation of past complaints and there were not.

Jeff VanNatta did review that there were issues in the past with other companies. Jeff reviewed the issues and stated that the issues were picked up by the news.

Paula Lichatowich, suggested that we may need to incorporate state laws. She also wanted to address the last paragraph of the Soil and Water District letter. "In addition the SWCD would prefer clear language within the permit that explicitly states Enerfin Resources NW take all liability to issues involving cave ins and improper plugging and decommissioning of seismic shot holes, including human, livestock and wildlife injury."

Linda Hopper moved to approve CU 14-10 with the addition of wording in the last paragraph in the letter submitted by the Soil and Water district.

Paula Lichatowich wanted to add #7 regarding ORS 632-015-0020, buffer zones and 632-015-0040, regarding plugging. Also requiring all liability regarding cave ins, plugging and injuries.

Rod Lloyd seconded.

Motion carried.

DR 14-01

Deborah Jacob presented the staff report

No Ex-Parte contacts.

In summary:

The applicant, Rightline Equipment, submitted an application to build a 19,120 square foot metal structure that will allow them provide secure and indoor storage for already manufactured forklift-equipment and attachments. The subject property contains 2.85 acres, is zoned for Heavy Industrial (M-1) uses and is located in the City of Rainier's Urban Growth Boundary. The existing site already contains at least four (4) similarly-

sized storage structures as well as Rightline’s administrative office. The proposed new structure “Building E” will allow Rightline to expand the capacity of their existing storage services. On 7/12/10, the Planning Commission reviewed and approved the applicant’s Site Design DR 10-06 for the construction of similarly sized Building D seen below.

The new structure will be located east of and adjacent to Building “B” as shown on the submitted site plan, and seen in the pictures below. Off-street parking for this new facility will occur in two areas: (1) on-site north of Building B along Dike Road and (2) off-site on the eastern adjacent property owned by the Oregon Department of Transportation(ODOT). The CU 14-01 application included written documentation from ODOT confirming they approve Rightline’s ability to use this portion of the existing over 100' wide right-of-way for the Longview-Kelso-Rainier Bridge approach.

Location of new 19,120 sq ft structure directly east of Rightline Equipment’s existing facilities at 29120 Dike Road Rainier



There will off-site parking next to the new building which has been approved by ODOT as long as their access is not blocked.

Paula Lichatowich asked about the parking spaces required verses the number of employees.

Deb Jacob referenced the staff report, Section 1400, page 8. 64 parking spaces will be needed.

Opened to the Public.

Andrew Neimi, summarized the back ground of this development. This is a manufacturing company that makes truck lift parts. They have a lot of storage outside for the parts and they would like to secure them inside. Originally when they designed the storm water system the design was for future growth. There is a energy design for the flow of water and a swale design for pollutants.

No comments and the meeting was closed.

It was moved to approve DR 14-01 and Jeff VanNatta commented on that it was a good business and was high tech to compete.

Linda Hooper seconded.

All in favor.

Meeting adjourned at 7:20 p.m.