

COMMISSIONERS APPROVAL

FOSS SF

CHILCOTT G

IMAN JK

STOLTZ

BURROWS JB

Members Present.....Commissioner Suzy Foss, Commissioner Greg Chilcott, Commissioner Ron Stoltz and Commissioner Jeff Burrows

Date.....August 30, 2012

► Minutes: Glenda Wiles

► The Board held a public hearing at 10:00 a.m. to take comment and make decision on a resolution on an application by World Wide Salvage (James Gandara) to the Department of Environmental Quality of a motor vehicle wrecking facility at 448 Wood Lane, Corvallis, Montana. This hearing was streamed via Web Ex. Glenda read the legal notice to the paper of record.

Sanitarian Dan Hooten presented a staff report (see attached).

Applicant James Gandara also addressed the Commissioners by stating he knows high ground water is an issue, so he is working with Engineer John Horat. He plans on constructing a concrete slab which will collect any fluids from the vehicles, which will then be pumped out every two years. However he does not plan to accept any vehicles with fluids. The concrete slab will be 4" thick measuring 40' X 60'. He relayed he needs to support his children since the death of his wife and living on the property which will also include this new facility will allow him to do that, not losing any social security benefits for his children. He plans to model his facility after the Pacific Steel Company in Missoula. Since he will be living there he will keep the facility clean and it will be ascetically pleasing. He also plans to deal with scrap metals and all cars and scrap metals will be brought to him. He does not plan to pick any vehicles us. He anticipates receiving 200 cars every two months and a salvage yard in Washington will pick up all the materials. Right now he is not sure that he wants to handle any batteries. He plans to do some advertising and the scales from DOT run \$50,000 so he know he has to put in some money for the scales and to do advertising. For money he plans to apply for some grants. He also indicated the property is agricultural but he cannot make a living at it.

Commissioner Foss asked if James has a business plan (direction, finance plan etc.) James stated he has a rough estimate but it depends upon the metal estimates and how much people bring to him. He knows a person who collects a couple of truck loads of metals every few months so he thinks he can collect that much as well. He plans to spend \$7,000 every month for advertising

but he does not want to go into debt. He has some financial backing and can put a business plan together if the county wants one.

Commissioner Foss asked if he did not obtain a license for this property, would he pursue another location? James stated he does not want to spend money on other property and people will complain no matter where the wrecking facility is.

Public Comment:

Larry Trexler felt plans for this facility should be well laid out. This is agricultural land with high ground water and his interest at this time was whether that could be sufficiently mitigated. He also noted Wood Lane is not on the county maintenance and it is a horrible road. He felt it could not handle the extra traffic. It is narrow and if you meet another car there is hardly enough room to pass. He also stated the neighbors make their living off the agricultural production in that area and if a wrecking yard comes in he has concerns that it will hamper their farming. He sees the wrecking yard on Bailey Lane with the farming activities in that area and it does not look good.

Bob Sutherland owns property next to Mr. Gandara and the high water table concerns him. He does not want to be someone to say what someone can do with their own property but asked if an environmental bond could be posted so the tax payers don't have to end up cleaning the parcel up. If those issues are addressed he guesses he is ok with it.

Reed Trexler stated all the neighbors have raised septic systems due to the groundwater. His concern was the slab might not catch all the fluids and then it is in their drinking water.

James responded that the farm equipment running in the area also contaminates the ground.

Bob Sutherland stated nothing can be buried as it will be in the ground water.

Larry reiterated the need to address the road issues as the fences are right next to road as well as the barrow pits.

Commissioner Chilcott asked about road easement. Larry thought the easement might be 40'.

Dan Hooten stated this is a platted 25' public road with some utility easements.

Kerry Trexler stated she has two children who ride the school bus. They walk and jog this road and it is narrow. She felt any added traffic would be bad.

Under WEB Ex, no public comments made. Public Chris Hockman had signed off.

Public Comment was now closed.

Commissioner Chilcott addressed his concerns. For any facility to be approved the agricultural covenant would need to be reviewed under the Subdivision Platting Act; any project would need sanitation review with permit and a full environmental assessment with DEQ, which could be a

very expensive system. Building a tank to catch fluids will have to be addressed particularly in light of the high ground water. The road issue is important under subdivision review and mitigation for the road easement could be expensive as well.

Sanitarian Dan Hooten stated this is an 18 acre parcel. There is a required 4' separation and any occupied building with a piped water system must have a septic system. Commercial facilities must have an engineered system, but it could be 1,000 feet from the actual site.

Commissioner Chilcott noted the groundwater monitoring starts in the spring and asked about the pond location. The Board reviewed the pictures of the site which shows the pond on the eastern edge. The pond is spring feed. According to James the Wood Ditch feeds the pond which has a depth of 15'.

Commissioner Stoltz stated water monitoring is important and it should be done before the application.

Commissioner Chilcott indicated the state environmental assessment could also be expensive and he agreed James needs to have the groundwater monitoring done first and research what the costs are going to be. Commissioner Foss agreed, noting the road could be expensive as well. Currently she sees more problems than benefits to this site, so she suggested James do his research first.

Glenda entered Ralph Simonsen and Trexler letter into the record.

**Commissioner Stoltz made a motion to continue this hearing until 9:30 a.m. tomorrow after Dan Hooten visits with the state about their time line and the application process. Commissioner Burrows seconded the motion. All voted "aye". (4-0)**