



City of Manzanita

P.O. Box 129, Manzanita, OR 97130-0129
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ci.manzanita.or.us

Planning Commission

Zoom Video Webinar
<https://ci.manzanita.or.us/planning-commission/>

AGENDA

November 21, 2022
04:00 PM Pacific Time

Video Meeting: The Planning Commission will hold this meeting through video conference. The public may watch live on the [City's Website: ci.manzanita.or.us/broadcast](http://ci.manzanita.or.us/broadcast) or by joining the [Zoom Webinar: https://us02web.zoom.us/j/82377790915](https://us02web.zoom.us/j/82377790915)

Dial in number:

(253) 215 8782

Please note that a passcode is not required to enter the webinar.

Note: Agenda item times are estimates and are subject to change.

1. **CALL TO ORDER** (4:00 p.m.)
2. **APPROVAL OF MINUTES** (4:01 p.m.)
3. **AUDIENCE PARTICIPATION** (4:02 P.M.)
4. **HEARING ITEMS** (4:10 P.M.)
 - A. Highlands Phase 5
 - B. Manzanita Transfer Station
5. **GENERAL UPDATES** (5:55 p.m.)
6. **ADJOURN** (6:00 P.M.)

**CITY OF MANZANITA
PLANNING COMMISSION MEETING MINUTES
OCTOBER 17, 2022**

I. CALL MEETING TO ORDER: Chair Karen Reddick-Yurka called the meeting to order at 4:04 p.m.

II. ROLL: Members present were: Karen Reddick-Yurka, Burt Went, Phil Mannan, John Nanson, and Steve Bloom. Lee Hiltenbrand was absent and excused. Staff present: City Planning Consultant Walt Wendolowski, Building Official Scott Gebhart, City Manager Leila Aman, Public Works Director Dan Wetzel, and Permit Technician Chris Bird.

III. AUDIENCE: There were 3 persons in the audience.

IV. APPROVAL OF MINUTES: September 19, 2022
Related to.

A motion was made by Nanson, seconded by Went, to approve the minutes of the September 19, 2022, Planning Commission meeting as stated. Motion passed unanimously.

QUASI-JUDICIAL ITEMS

ANNOUNCEMENT OF PUBLIC HEARING PROCEDURES: Chair Reddick-Yurka introduced the application being considered, described the public hearing process, and opened the hearing at 4:08 p.m.

V. PUBLIC HEARING: DESIGN REVIEW; ZONE: COMMERCIAL(C-1); LOCATION: WEST-B-220 LANEDA AVENUE; APPLICANT: HARDER HOLDINGS COASTAL, LLC (STEEPLEJACK BREWING)

A. OBJECTION TO THE NOTICE SENT ANNOUNCING THE HEARING – None

B. CHALLENGE TO PLANNING COMMISSION JURISDICTION – None

C. CONFLICT OF INTEREST, BIAS OR EX PARTE CONTACTS INCLUDING SITE VISITS – Each of the Commissioners declared that they had visited the site or were familiar with it.

D. CHALLENGE TO ANY COMMISSIONER FOR CONFLICT OF INTEREST, BIAS OR EX PARTE CONTACT – None

E. APPLICANTS' PRESENTATION – The applicants, presented some background information and the reasons for their application, and described their proposed projects.

F. STAFF REPORT –Planning Consultant Walt Wendolowski presented the staff report and

described the application. He then presented staff's findings of facts, conclusions, recommended conditions of approval, and a recommendation to approve the application subject to inclusion of conditions noted in the staff report.

G. GENERAL COMMENTS AND QUESTIONS – The Commissioners, staff and the applicant discussed issues relating to on-site laundry and trash pickup. They then discussed having an off-site manager and keyless entry of hotel rooms. Discussion then turned to the sightlines for ingress/egress for the property. The applicants were then asked what they would be serving in their arcade area. The conversation shifted to the total occupancy of the structure and what the days and hours of operation would be. It was then asked what the plan would be for repairmen to park and service the hotel units and how would food/beer deliveries be handled. The applicants were then asked to clarify their ownership stakes in the project and if their dumpster interferes with one of the required parking spaces. The discussion then turned to signage and ADA parking requirements of the project

H. TESTIMONY PRO- None

I. TESTIMONY CON - None

J. CORRESPONDENCE – One Email

K. REBUTTAL - None

L. CLOSE PUBLIC HEARING – Reddick-Yurka closed the public testimony at 4:51 p.m.

M. DISCUSSION BY COMMISSION MEMBERS – The Commissioners discussed the ramifications of having an off-site manager rather than having a manager on-site. Concern was also shown for the parking requirements for not only hotel management but the staff of the restaurant as well. Discussion then followed about the thoughtful design of the building and covered bike parking for the employees. It was mentioned that the requirement for two extra off-site parking spaces remain as a condition of approval. The applicant was then able to rebut by stating some of the concerns of the commission are “operational” in nature and haven’t been addressed as of yet. Chair Reddick-Yurka asked City Planning Consultant Walt Wendolowski to read each condition of the staff report with the committee members voting aye or nay for each condition. All conditions passed unanimously.

N. DECISION BY COMMISSION WITH MOTION -

A motion was made by Nanson, seconded by Went to approve the application adopting the findings and conditions contained in the staff report. Motion passed unanimously.

VI. GENERAL UPDATES: Gebhart informed the Commissioners that in the next month’s meeting, they would be looking at Phase 5, the plats for the Highlands development and Tillamook County applied for a building permit to renovate the Transfer Station. A status update for the “Bernard” project was given as well as to the status of a building project on Third.

VII. ADJOURNMENT:

A motion was made by Nanson to adjourn the meeting.

Chair Reddick-Yurka adjourned the meeting at 5:19 p.m.

**MINUTES APPROVED THIS 17TH
DAY OF OCTOBER 2022**

Karen Reddick-Yurka, Chair

ATTEST:

Leila Aman, City Manager/Recorder



CITY OF MANZANITA

P.O. Box 129, Manzanita, OR 97130-0129
Phone (503) 368-5343 | Fax (503) 368-4145 | TTY Dial 711
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STAFF REPORT

TO: Manzanita Planning Commission
FROM: Walt Wendolowski, Contract Planner
SUBJECT: Planning File – Highlands Phase 5
DATE: November 14, 2022

I. BACKGROUND

- A. **APPLICANT:** Pine Grove Properties, Inc. (Owner - James P. Pentz).
- B. **PROPERTY LOCATION:** The property is approximately located at the north end of Seaview Drive and Meadows Drive. Necarney City County Road border the site along the south (Township 3 North; Range 10 West; Section 29D; Tax Lot #100; Township 3 North; Range 10 West; Section 29AD; Tax Lot #200 and Township 3 North; Range 10 West; Section 28; Tax Lot #1401).
- C. **MAPPED AREA:** 64.18 acres.
- D. **EXISTING DEVELOPMENT:** The vacant subject area fronts two public streets and public services are available.
- E. **ZONING:** Special Residential/Recreation Zone (SR-R) – Tax Lot 100; Medium Density Residential (R-2) – Tax Lot 1401; and Commercial (C-1) – Tax Lot 200.
- F. **REQUEST:** The Planning Commission approved the creation of a 30-lot subdivision at their January 24, 2022, meeting (Highlands Phases 4 and 5). The applicant is now returning for final plat approval for Phase 5.
- G. **DECISION CRITERIA:** This application will be evaluated against the following: Manzanita Ordinance 95-5, Section 20.

II. CRITERIA AND FINDINGS – FINAL PLAT

- A. The Planning Commission approved the creation of a 30-lot single family subdivision. This subdivision is part of a large project and was identified as Highlands Subdivision Phases 4 and 5. The applicant received final plat approval

for Phase 4 of the project. The applicant now seeks final plat approval for Phase

5. Pursuant to provisions in Ordinance 95-5, Section 14, the applicant must return with the final plat within one year of the final decision. The submitted final plat complies with that requirement.

- B. Section 20, of Ordinance 95-5, states *“(T)he Planning Commission shall examine the plat to determine whether it conforms with the tentative plan and with all changes permitted and all requirements imposed as a condition of its acceptance.”* If it does not comply, the Commission can direct the applicant to make necessary changes. If the plat conforms to all requirements, the Commission may approve the final plat subject to appropriate bonding of the improvements.
- C. The Commission approval was for two separate Phases, 4 and 5. Previously the Commission approved a modified Phase 4 containing 15 lots. The change includes the addition of a Tract “M”. This change was necessary as a portion of the original Lots 81 and 82 required the annexation of a portion of Tax Lot 1401. Now that Tax Lot 1401 is located within the City, Phase 5 contains the remaining 15 lots of the subdivision - Lots 68 to 82. Tract M is associated with the remainder of Tax Lot 1401.
- D. Also note, the final plat is being submitted as a “re-plat”. In effect, Tract “E” of the original Highlands proposal is being further divided into subdivision lots. This is consistent with state requirements.
- E. The final decision included several conditions. Compliance with these conditions is reviewed below:
 - 1. Condition A. The applicant shall participate in a conference with the applicable public facility providers for the purpose of coordinating facility improvements. This conference shall occur prior to submitting engineering drawings. It is recommended the participants include the Manzanita Department of Public Works, the Nehalem Bay Wastewater Agency, Nehalem Bay Fire and Rescue and private utility providers.

FINDINGS: The City Public Works Department indicated the applicant coordinated the plan with affected agencies prior to submitting engineering drawings.
 - 2. Condition B. The applicant shall submit an engineering plan for the entire development to the Manzanita Department of Public Works for review and approval. The engineering plan shall include information concerning storm water, street improvements (including a turnaround area on the north end of Seaview Drive Meadows Drive), easements, water and other information as necessary to indicate conformance with City standards. Concurrent with this submittal, the applicant shall submit a sewer plan to the Nehalem Bay Wastewater Agency.

FINDINGS: Engineering plans were submitted and ultimately accepted.

3. Condition C. Subsequent to receiving approved engineering plans and prior to recording of the final plat, the applicant shall be subject to the following:
 1. Install public and private services within the subdivision as well as required off-site improvements. Street improvements shall include the turn-around area on the north end of Seaview Drive and Meadows Drive. All improvements shall comply with the standards and requirements of the City of Manzanita and the Nehalem Bay Wastewater Agency.
 2. The applicant shall have the option of installing facility improvements in phases provided the City approves engineering plans for the entirety of Highlands project and approves the engineering phasing plan.
 3. If acceptable to the City, the applicant shall have the option of bonding for facility improvements prior to recording a final plat. This does not prohibit the City from otherwise requiring adequate bonding to ensure completion of facility improvements. Bonding agreements shall be in a form acceptable to the City.

FINDINGS: Ordinance 95-5 does not require improvements to be in place prior to recording a final plat. Public Works noted the applicant completed the utilities, water, sewer, and storm water and the 8" road base is complete. The contractor is waiting on gutter, 4" finish grade, asphalt, signage, and gravel shoulders to complete the streets. Asphalt plants are shut down for the season. Paving will likely have to wait until spring. Which will hold off most uncompleted items except the concrete gutter.

4. Condition D. Upon completion of public facility improvements, a final plat, complying with provisions in ORS Chapter 92, shall be completed by a registered land surveyor and recorded within one year of the final decision.

FINDINGS: Based on the submitted material, the proposal conforms to tentative plat approved by the Planning Commission. Requirements in Conditions D are met.

5. Condition E. City review and recording of the final plat shall be subject to applicable provisions in the Manzanita Ordinance 95-5.

FINDINGS: This report and Commission review are consistent with this Condition.

6. Condition F. Development of each lot shall comply with the underlying requirements of their respective zones.

FINDINGS: This Condition applies only to the development of the individual lots. This is enforced through the building permit process.

7. Condition G. Compliance with the Conditions of Approval shall be the sole responsibility of the applicant.

FINDINGS: This Condition places responsibility of the applicant to complete the requirements and is not directly related to the final plat layout.

III. RECOMMENDATION

- A. The primary issue is to ensure the final plat is in substantial conformance with the tentative plat. Per Section 20, the Commission has the authority to direct the applicant to make the necessary changes to conform with the decision. As the final plat is identical to the proposal, no changes are required.
- B. The only issue is one of facility improvements. It is staff's recommendation that the Planning Commission grant tentative approval to the final plat subject to the following:
 1. *Comply with Condition "C" and complete the improvements, bonding for any unfinished work at the time of recording the final plat.*
- C. In effect, this action will allow construction to continue until completion; or, to such time the developer is prepared to bond, thereby allowing the plat to be recorded. This is consistent with the Ordinance requirements. Further, staff believes compliance with this item can be addressed administratively, and upon completion, the final plat will be available for the Chair's signature.

IV. PLANNING COMMISSION ACTION

- A. The Planning Commission has the following options:
 1. Approve the final plat for Highlands Phase 5, adopting findings and conditions contained in the staff report; or
 2. Approve the final plat for Highlands Phase 5, adopting modified findings and/or conditions; or
 3. Reject the final plat for Highlands Phase 5, identifying changes that are necessary for approval.
- B. Staff will prepare the appropriate document for the Chair's signature.

HIGHLANDS 5

REPLAT OF TRACT 'M', HIGHLANDS 4 & BOOK 346, PAGE 194, TILLAMOOK COUNTY
DEED RECORDS. NW 1/4, SW 1/4 OF SECTION 28 & NE 1/4, SE 1/4 OF SECTION 29, T3N, R10W, W.M.
CITY OF MANZANITA, TILLAMOOK COUNTY, SEPTEMBER 22, 2022

BASIS OF BEARING

THE LINE BETWEEN FOUND MONUMENTS (201) AND (205) BEARS NORTH 89°44'55" WEST, THE
RECORD VALUE FROM THE PLAT OF PACIFIC DUNES UNIT NO. 6 (MAP C-535) TILLAMOOK
COUNTY SURVEY RECORDS.

NARRATIVE

THIS SURVEY WAS CONDUCTED AS A REPLAT OF TRACT 'M', HIGHLANDS 4 (MAP C-599), TILLAMOOK
COUNTY SURVEY RECORDS AND THAT TRACT OF LAND DESCRIBED IN DEED BOOK 346, PAGE 194,
TILLAMOOK COUNTY DEED RECORDS. THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE SUBJECT
PROPERTY INTO 15 LOTS, 1 TRACT AND CREATE EASEMENTS E-17 THROUGH E-20 AS SHOWN
HEREON.

THE EXTERIOR BOUNDARY OF SAID TRACT 'M' WAS LAID OUT BY HOLDING RECORD VALUES AND
MONUMENTS FROM SAID MAP C-599. SEE MAP C-598 FOR ADDITIONAL DETAILS.
THE NORTH AND WEST BOUNDARIES OF SAID BOOK 346, PAGE 194 WERE HELD AS THE CENTER
SECTION LINE OF SECTION 28 AND THE WEST LINE OF SECTION 28. SAID SECTION LINES WERE LAID BY
HOLDING FOUND MONUMENTS SHOWN HEREON. NO ATTEMPT WAS MADE TO DETERMINE THE EXTERIOR
BOUNDARY OF THE REMAINING EXTERIOR BOUNDARY OF THE UNSURVEYED PORTION OF THE SUBJECT
PROPERTY.

THE SUBJECT LOTS WERE LAID OUT AS PER THE CLIENT'S REQUEST, AND AS APPROVED BY THE CITY
OF MANZANITA ON THE ORDER DATED 1-26-22.

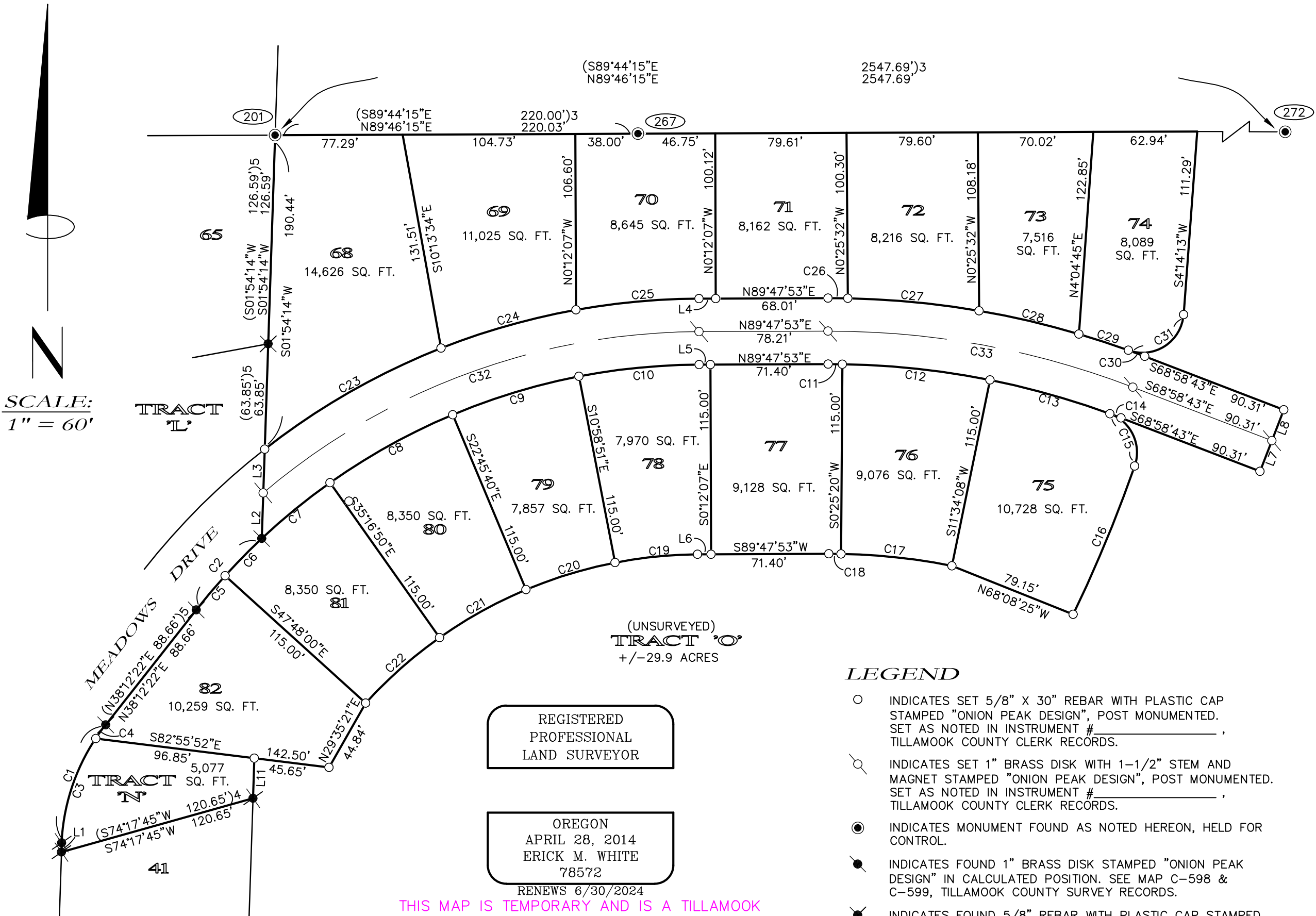
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH. BEARING	CH. LENGTH
(C1)5	125.00'	79.20'	36°18'08"	N20°03'18"E	77.88'
C1	125.00'	79.20'	36°18'08"	N20°03'18"E	77.88'
(C2)5	389.78'	58.80'	8°38'36"	N42°31'40"E	58.74'
C2	389.78'	58.80'	8°38'36"	N42°31'40"E	58.74'
C3	125.00'	68.97'	31°36'41"	N17°42'35"E	69.08'
C4	125.00'	10.23'	4°41'27"	N35°51'38"E	10.23'
C5	389.78'	27.17'	3°59'38"	N40°12'11"E	27.17'
C6	389.78'	31.63'	4°38'58"	N44°31'29"E	31.62'
C7	389.78'	53.54'	7°52'12"	N50°47'04"E	53.50'
C8	389.78'	85.17'	12°31'10"	N60°58'45"E	85.00'
C9	389.78'	80.14'	11°46'49"	N73°07'45"E	80.00'
C10	389.78'	73.33'	10°46'43"	N84°24'31"E	73.22'
C11	490.00'	8.60'	1°00'21"	S89°41'57"E	8.60'
C12	490.00'	90.10'	10°32'09"	S83°55'41"E	89.98'
C13	490.00'	75.62'	8°50'31"	S74°14'21"E	75.54'
C14	490.00'	7.18'	0°50'23"	S69°23'54"E	7.18'
C15	25.00'	38.88'	89°06'02"	N25°16'04"E	35.08'
C16	860.00'	97.37'	6°29'14"	S22°31'33"W	97.32'
C17	375.00'	67.73'	10°20'55"	N83°54'17"W	67.64'
C18	375.00'	7.35'	1°7'23"	N89°38'26"W	7.35'
C19	274.78'	50.29'	10°29'08"	S84°15'43"W	50.22'
C20	274.78'	56.50'	11°46'49"	S73°07'45"W	56.40'
C21	274.78'	60.04'	12°31'10"	S60°58'45"W	59.92'
C22	274.78'	60.04'	12°31'10"	S48°27'35"W	59.92'
C23	429.78'	123.68'	16°29'16"	N60°12'50"E	123.25'
C24	429.78'	85.14'	11°21'01"	N74°07'58"E	85.00'
C25	429.78'	74.84'	9°59'24"	N84°48'11"E	74.84'
C26	530.00'	11.99'	1°17'46"	S89°33'15"E	11.99'
C27	530.00'	80.09'	8°39'30"	S84°34'37"E	80.02'
C28	530.00'	62.13'	6°43'00"	S76°53'22"E	62.09'
C29	530.00'	31.60'	3°24'59"	S71°49'23"E	31.60'
C30	530.00'	10.51'	1°08'10"	S69°32'48"E	10.51'
C31	25.00'	46.10'	105°38'54"	N57°03'40"E	39.84'
C32	287.59'	287.59'	40°12'41"	N69°41'32"E	281.73'
C33	510.00'	188.91'	21°13'25"	S79°35'25"E	187.84'
C34	25.00'	31.95'	73°12'56"	S32°22'15"E	29.82'
C35	25.00'	39.96'	91°34'23"	S65°14'06"W	35.84'
C36	900.00'	190.08'	12°06'04"	S25°29'57"W	189.73'
C37	180.00'	57.19'	18°12'10"	S40°39'03"W	56.95'
C38	300.00'	127.39'	24°19'49"	S37°35'14"W	126.44'
C39	300.00'	32.50'	6°12'22"	S22°19'08"W	32.48'
C40	340.00'	36.83'	6°12'22"	N22°19'08"E	36.81'
C41	340.00'	144.38'	24°19'49"	N37°35'14"E	143.30'
C42	140.00'	44.48'	18°12'10"	N40°39'03"E	44.29'
C43	860.00'	86.76'	5°46'48"	N28°39'34"E	86.72'
C44	860.00'	75.70'	5°02'37"	N28°17'28"E	75.68'
C45	274.78'	25.29'	5°16'23"	N76°22'58"E	25.28'

LINE TABLE		
LINE	BEARING	LENGTH
(L1)5	N1°54'14"E	3.94'
L1	N1°54'14"E	3.94'
(L2)5	N1°54'14"E	27.65'
L2	N1°54'14"E	27.65'
(L3)5	N1°54'14"E	26.55'
L3	N1°54'14"E	26.55'
L4	N89°47'53"E	10.19'
L5	N89°47'53"E	6.81'
L6	S89°47'53"W	8.21'
L7	N21°01'17"E	20.00'
L8	N21°01'17"E	20.00'
L9	S68°58'43"E	7.34'
L10	N68°58'43"W	7.08'
L11	S1°54'14"W	24.25'

RADIAL TABLE		
CURVE	END	BEARING TO RADIUS
C17	EAST	S11°16'10"W
C22	SOUTH	S47°48'00"E
C23	WEST	S38°01'48"E
C32	WEST	S40°24'48"E

MONUMENT NOTES

- (201) FOUND 3" TILLAMOOK COUNTY SURVEYOR BRASS DISK IN CONCRETE
STAMPED "1/4 S29 S28 RS793 1970". SEE REWITNESS BOOK 8, PAGE
160, TILLAMOOK COUNTY SURVEY RECORDS.
- (205) FOUND 3" TILLAMOOK COUNTY SURVEYOR BRASS DISK IN CONCRETE
STAMPED "RESET LS 49230 E 1/16 C-C S29 RS793 1970" AT
NORTHEAST QUADRANT OF DIVISION STREET AND DORCAS LANE. SEE MAP
A-7948, TILLAMOOK COUNTY SURVEY RECORDS.
- (261) FOUND 3" TILLAMOOK COUNTY SURVEYOR BRASS DISK IN CONCRETE
STAMPED "S29 S28 S33 S32 RS793 1969". SEE REWITNESS BIN #151,
TILLAMOOK COUNTY SURVEY RECORDS.
- (267) FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "HLB ASSOC INC" 0.3'
BELOW GROUND. HELD FOR POSITION. SEE MAP B-2524, TILLAMOOK
COUNTY SURVEY RECORDS.
- (272) FOUND 3" TILLAMOOK COUNTY SURVEYOR BRASS DISK IN CONCRETE
STAMPED "T3N10W C1/4 S28 LS 793 1993". SEE REWITNESS BOOK 7,
PAGE 165, TILLAMOOK COUNTY SURVEY RECORDS.



LEGEND

- INDICATES SET 5/8" X 30" REBAR WITH PLASTIC CAP
STAMPED "ONION PEAK DESIGN", POST MONUMENTED.
SET AS NOTED IN INSTRUMENT # _____,
TILLAMOOK COUNTY CLERK RECORDS.
- INDICATES SET 1" BRASS DISK WITH 1-1/2" STEM AND
MAGNET STAMPED "ONION PEAK DESIGN", POST MONUMENTED.
SET AS NOTED IN INSTRUMENT # _____,
TILLAMOOK COUNTY CLERK RECORDS.
- INDICATES MONUMENT FOUND AS NOTED HEREON, HELD FOR
CONTROL.
- INDICATES FOUND 1" BRASS DISK STAMPED "ONION PEAK
DESIGN" IN CALCULATED POSITION. SEE MAP C-598 &
C-599, TILLAMOOK COUNTY SURVEY RECORDS.
- INDICATES FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED
"ONION PEAK DESIGN". HELD FOR POSITION AS PER MAPS
C-598 & C-599, TILLAMOOK COUNTY SURVEY RECORDS.
- INDICATES MONUMENT FOUND AS NOTED HEREON.
- ()1 INDICATES RECORD VALUE FROM THE PLAT OF PACIFIC DUNES
UNIT NO. 6 (MAP C-535), TILLAMOOK COUNTY SURVEY
RECORDS.
- ()2 INDICATES RECORD VALUE FROM MAP B-730, TILLAMOOK
COUNTY SURVEY RECORDS.
- ()3 INDICATES RECORD VALUE FROM MAP B-2524, TILLAMOOK
COUNTY SURVEY RECORDS.
- ()4 INDICATES RECORD VALUE FROM THE PLAT OF HIGHLANDS 3
(MAP C-598), TILLAMOOK COUNTY SURVEY RECORDS.
- ()5 INDICATES RECORD VALUE FROM THE PLAT OF HIGHLANDS 4
(MAP C-599), TILLAMOOK COUNTY SURVEY RECORDS.
- < > INDICATES CALCULATED VALUE.
- NO () OR < > INDICATES MEASURED VALUE.

POST MONUMENTATION CERTIFICATION

I, ERICK M. WHITE, DO HEREBY CERTIFY THAT THE MONUMENTS OF THIS
SUBDIVISION (DESCRIBED IN THE LEGEND AS POST MONUMENTED) WILL BE SET
WITHIN 60 (SIXTY) DAYS OF COMPLETION OF UTILITY AND ROADWAY IMPROVEMENTS
ASSOCIATED WITH THIS PLAT OR WITHIN ONE YEAR FROM THE DATE THAT THIS
PLAT IS RECORDED, WHICHEVER COMES FIRST.

ERICK M. WHITE, PLS 78572

INTERIOR CORNER MONUMENTATION

IN ACCORDANCE WITH ORS 92.070, THE INTERIOR CORNERS OF THIS SUBDIVISION
HAVE BEEN MARKED WITH PROPER MONUMENTS. AN AFFIDAVIT HAS BEEN
PREPARED REGARDING THE ESTABLISHMENT OF SAID CORNERS AND IS RECORDED
AS DOCUMENT NUMBER _____, TILLAMOOK COUNTY CLERK RECORDS.

TILLAMOOK COUNTY SURVEYOR

DATE

ONION PEAK DESIGN
11460 EVERGREEN WAY
NEHALEM, OR 97131
(503) 440-4403

HIGHLANDS 5

REPLAT OF TRACT 'M', HIGHLANDS 4 & BOOK 346, PAGE 194, TILLAMOOK COUNTY
DEED RECORDS. NW 1/4, SW 1/4 OF SECTION 28 & NE 1/4, SE 1/4 OF SECTION 29, T3N, R10W, W.M.
CITY OF MANZANITA, TILLAMOOK COUNTY, SEPTEMBER 22, 2022

EASEMENTS OF RECORD

(SEE MAPS C-595 & C-598, TILLAMOOK COUNTY SURVEY RECORDS)

E-12 40.00 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT. SEE MAP C-599.

E-13 8.0 FOOT WIDE NON-EXCLUSIVE UTILITY EASEMENT FOR POWER, CABLE, TELEPHONE, SEWER, WATER, STORM, ETC. SEE MAP C-599.

EASEMENTS CREATED BY THIS PLAT

E-17 40.00 FOOT WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT OVER ALL ROADS SHOWN WITHIN THIS PLAT, HEREBY DEDICATED TO THE PUBLIC AS PUBLIC WAYS.

E-18 8.0 FOOT WIDE NON-EXCLUSIVE UTILITY EASEMENT FOR POWER, CABLE, TELEPHONE, SEWER, WATER, STORM, ETC.

E-19 TEMPORARY FIRE TURNAROUND EASEMENT AND UTILITY EASEMENT FOR POWER, CABLE, TELEPHONE, SEWER, WATER, STORM, ETC. TO BE EXTINGUISHED (FIRE) OR REPLACED (UTILITY) WITH PERMANENT EASEMENT WHEN TRACT 'O' IS REPLATTED.

E-20 TEMPORARY FIRE TURNAROUND EASEMENT AND UTILITY EASEMENT FOR POWER, CABLE, TELEPHONE, SEWER, WATER, STORM, ETC. TO BE EXTINGUISHED (FIRE) OR REPLACED (UTILITY) WITH PERMANENT EASEMENT WHEN TRACT 'O' IS REPLATTED.

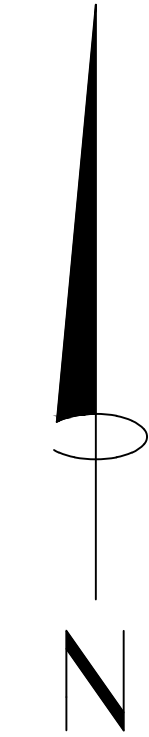
E-21 VARIABLE WIDTH NON-EXCLUSIVE UTILITY EASEMENT FOR POWER, CABLE, TELEPHONE, SEWER, WATER, STORM, ETC.

E-22 VARIABLE WIDTH NON-EXCLUSIVE UTILITY EASEMENT FOR POWER, CABLE, TELEPHONE, SEWER, WATER, STORM, ETC.

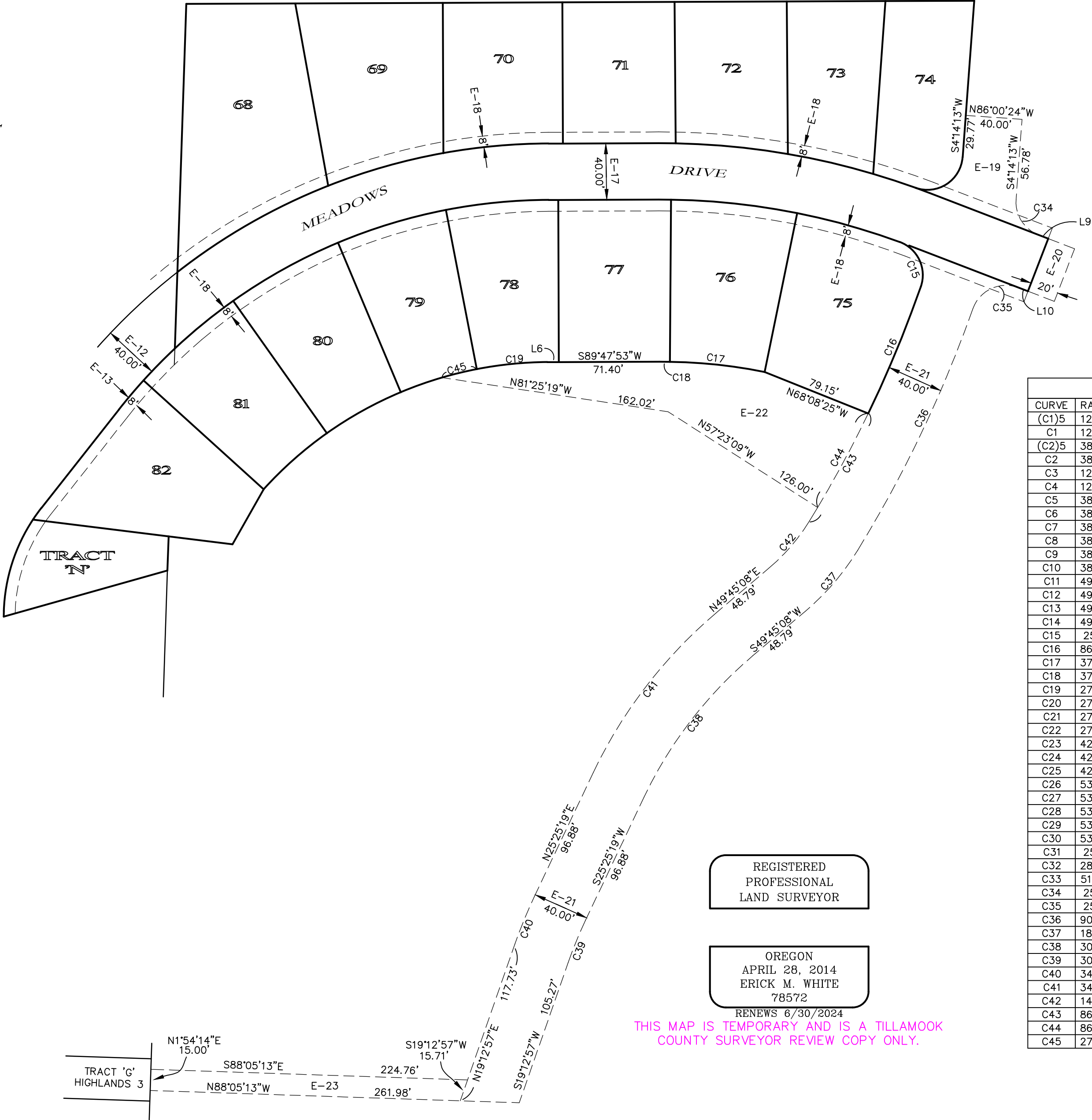
E-23 VARIABLE WIDTH NON-EXCLUSIVE UTILITY EASEMENT FOR POWER, CABLE, TELEPHONE, SEWER, WATER, STORM, ETC.

BUILDING SETBACKS

ALL LOTS WILL ADHERE TO THE MINIMUM BUILDING SETBACKS OF THE ZONING ORDINANCE AT THE TIME OF CONSTRUCTION.



SCALE:
1" = 60'



LINE TABLE		
LINE	BEARING	LENGTH
(L1)5	N1°54'14\"E	3.94'
L1	N1°54'14\"E	3.94'
(L2)5	N1°54'14\"E	27.65'
L2	N1°54'14\"E	27.65'
(L3)5	N1°54'14\"E	26.55'
L3	N1°54'14\"E	26.55'
L4	N89°47'53\"E	10.19'
L5	N89°47'53\"E	6.81'
L6	S89°47'53\"W	8.21'
L7	N21°01'17\"E	20.00'
L8	N21°01'17\"E	20.00'
L9	S68°58'43\"E	7.34'
L10	N68°58'43\"W	7.08'
L11	S1°54'14\"W	24.25'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CH. BEARING	CH. LENGTH
(C1)5	125.00'	79.20'	36°18'08"	N20°03'18\"E	77.88'
C1	125.00'	79.20'	36°18'08"	N20°03'18\"E	77.88'
(C2)5	389.78'	58.80'	8°38'36"	N42°31'40\"E	58.74'
C2	389.78'	58.80'	8°38'36"	N42°31'40\"E	58.74'
C3	125.00'	68.97'	31°36'41"	N17°42'35\"E	69.08'
C4	125.00'	10.23'	4°41'27"	N35°51'38\"E	10.23'
C5	389.78'	27.17'	3°59'38"	N40°12'11\"E	27.17'
C6	389.78'	31.63'	4°38'58"	N44°31'29\"E	31.62'
C7	389.78'	53.54'	7°52'12"	N50°47'04\"E	53.50'
C8	389.78'	85.17'	12°31'10"	N60°58'45\"E	85.00'
C9	389.78'	80.14'	11°46'49"	N73°07'45\"E	80.00'
C10	389.78'	73.33'	10°46'43"	N84°24'31\"E	73.22'
C11	490.00'	8.60'	1°00'21"	S89°41'57\"E	8.60'
C12	490.00'	90.10'	10°32'09"	S83°55'41\"E	89.98'
C13	490.00'	75.62'	8°50'31"	S74°14'21\"E	75.54'
C14	490.00'	7.18'	0°50'23"	S69°23'54\"E	7.18'
C15	25.00'	38.88'	89°06'02"	S25°16'04\"E	35.08'
C16	860.00'	97.37'	6°29'14"	S22°31'33\"W	97.32'
C17	375.00'	67.73'	10°20'55"	N83°54'17\"W	67.64'
C18	375.00'	7.35'	1°7'23"	N89°38'26\"W	7.35'
C19	274.78'	50.29'	10°29'08"	S84°15'43\"W	50.22'
C20	274.78'	56.50'	11°46'49"	S73°07'45\"W	56.40'
C21	274.78'	60.04'	12°31'10"	S60°58'45\"W	59.92'
C22	274.78'	60.04'	12°31'10"	S48°27'35\"W	59.92'
C23	429.78'	123.68'	16°29'16"	N60°12'50\"E	123.25'
C24	429.78'	85.14'	11°21'01"	N74°07'58\"E	85.00'
C25	429.78'	74.84'	9°59'24"	N84°48'11\"E	74.84'
C26	530.00'	11.99'	1°17'46"	S89°33'15\"E	11.99'
C27	530.00'	80.09'	8°39'30"	S84°34'37\"E	80.02'
C28	530.00'	62.13'	6°43'00"	S76°53'22\"E	62.09'
C29	530.00'	31.60'	3°24'59"	S71°49'23\"E	31.60'
C30	530.00'	10.51'	1°08'10"	S69°32'48\"E	10.51'
C31	25.00'	46.10'	105°38'54"	N57°03'40\"E	39.84'
C32	287.59'	287.59'	40°12'41"	N69°41'32\"E	281.73'
C33	510.00'	188.91'	21°13'25"	S79°35'25\"E	187.84'
C34	25.00'	31.95'	73°12'56"	S32°22'15\"E	29.82'
C35	25.00'	39.96'	91°34'23"	S65°14'06\"W	35.84'
C36	900.00'	190.08'	12°06'04"	S25°29'57\"W	189.73'
C37	180.00'	57.19'	18°12'10"	S40°39'03\"W	56.95'
C38	300.00'	127.39'	24°19'49"	S37°35'14\"W	126.44'
C39	300.00'	32.50'	6°12'22"	S22°19'08\"W	32.48'
C40	340.00'	36.83'	6°12'22"	N22°19'08\"E	36.81'
C41	340.00'	144.38'	24°19'49"	N37°35'14\"E	143.30'
C42	140.00'	44.48'	18°12'10"	N40°39'03\"E	44.29'
C43	860.00'	86.76'	5°46'48"	N28°39'34\"E	86.72'
C44	860.00'	75.70'	5°02'37"	N28°17'28\"E	75.68'
C45	274.78'	25.29'	5°16'23"	N76°22'58\"E	25.28'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
APRIL 28, 2014
ERICK M. WHITE
78572

RENEWES 6/30/2024

THIS MAP IS TEMPORARY AND IS A TILLAMOOK
COUNTY SURVEYOR REVIEW COPY ONLY.

ONION PEAK DESIGN
11460 EVERGREEN WAY
NEHALEM, OR 97131
(503) 440-4403



CITY OF MANZANITA

P.O. Box 129, Manzanita, OR 97130-0129
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STAFF REPORT

TO: Manzanita Planning Commission

FROM: Walt Wendolowski, Contract Planner

SUBJECT: Planning File – 547-22-000040-PLNG
Conditional Use

DATE: November 14, 2022

I. BACKGROUND

- A. **APPLICANT:** Tillamook County Public Works Department (David McCall).
- B. **PROPERTY LOCATION:** The property address is 34995 Necarney City Road, and the County Assessor places the property within Township 3 North; Range 10 West; Section 29D; Tax Lot #2000. Access to the site is off a County Road located on the east side of Geary Street and located some 200-feet north of Puffin Lane.
- C. **PARCEL SIZE:** The property contains approximately 9.2 acres.
- D. **EXISTING DEVELOPMENT:** The site contains structures and improvements of the Manzanita Transfer Station. The site is accessed by an improved County road and served with City water. Sanitary sewer service is not available.
- E. **ZONING:** The north approximately 6.6 acres of the site is located within the City limits and zoned Special Residential/Recreation Zone (SR-R). The remaining 2.6 acres is in the County and zoned Medium Density Residential Zone (R-2).
- F. **ADJACENT ZONING AND LAND USE:** Property to the north and northwest is located within the City and includes the driving range and large undeveloped parcels. To the southeast and south are large parcels located in the County and zoned R-2. Residential Mixed Density (RMD) zoned land is on County land located to the east and contains a large residential development.
- G. **REQUEST:** The applicant is requesting approval of a Conditional Use application for modifications to the Manzanita Transfer Station.
- H. **DECISION CRITERIA:** This application will be evaluated against the following Sections of Ordinance 95-4: Conditional Use (Sections 5.010 to 5.039 and 5.070

to 5.076); Special Residential/Recreation Zone (Section 3.030) and the Medium Density Residential Zone (Section 3.010).

II. APPLICATION SUMMARY

- A. Tillamook County is the owner of the Manzanita Transfer Station. This facility has operated as an open burn site, a landfill; and as a municipal solid waste (MSW) transfer station and recycling facility since 1981. The transfer station had been operated by various contracted/franchised entities. Since January 2019, Tillamook County Solid Waste Department (SWD) operated the facility under DEQ Solid Waste Disposal Site Permit #342.
- B. The solid waste transfer activities take place on the south side of the site, approximately evenly divided between both zones. A large recycling building is in the south-central portion of the site with a smaller storage and maintenance building located just to the east. North of the recycling building is the debris disposal area containing two covered concrete pads. Staff parking is located to the west of this disposal area. The emergency supply building was formerly used for neighborhood emergency preparedness planning but is now used to store water. The site also contains an attendant shack for customers along with various miscellaneous structures. A “Ring Road” within the site effectively surrounds the improvements to provide access to the various facilities.
- C. Since resuming operation of the site, the quantity of collected MSW has exceeded the capacity. Concerns with safety and operational logistics resulted in the relocation of yard debris collection from the “Yard Debris” area to a Z-wall area east of the MSW Z-walls, utilizing timber-constructed Z-walls that were previously installed on the site. The capacity of this area is not adequate for the quantity of yard debris currently collected. Furthermore, repairs need to be made to these original Z-walls (along the yard debris collection area).
- D. The applicant is now proposing the construction of four new Z-walls located to the west of the current MSW Z-walls (see Drawings 4 and 5). These will be staggered and include a concrete pad at each location. Two of the sites will contain a 384 square foot canopy that will cover a portion of the concrete pad and extend approximately 12-feet into the debris site. The canopy will be 13-feet in height on the pad (see Drawing 10).
- E. The new construction would occur over the current employee parking area. Employee parking will be relocated to an unused area, likely in the northeast area of the developed property, on a rocked surface. The new Z-walls will allow the County to repair the existing, old timber-constructed Z-walls without hindering capacity. Repairs to these Z-walls are planned and will eventually be re-used at some future date; however, the repairs are not part of this request. No other improvements are planned at this time. The SWD believes this will not only provide additional capacity for MSW and yard debris, but also additional space for the public to access both MSW and yard debris disposal services.

- F. As noted, the property is split-zoned SR-R and R-2. SR-R Section 3.030(3)(a) conditionally permits “government use such as a fire station”. In addition, Subsection (4)(c) of the zone requires the Planning Commission to use the Planned Development procedures in Section 4.136 when evaluating an application. The R-2 zone Section 3.010(2)(f) conditionally permits a “government structure including utility substation.” The Transfer Facility is currently owned and operated by a government entity - Tillamook County Solid Waste Depart – and serves a public purpose. Therefore, staff concludes the Transfer Station is a conditionally permitted use in both zones. Per Section 5.020, a conditional use is subject to a public hearing and review by the Planning Commission and will apply to both zones simultaneously.

III. COMMENTS

- A. The City mailed notice of the public hearing and requested comments from affected agencies. Several responses were submitted and are noted below:

1. Nehalem Bay Wastewater Agency - The Manzanita Transfer Station, located at 34995 Necarney City Rd is not currently hooked up to the Nehalem Bay Wastewater Agency sewer system. The property location is more than 800’ from the closest sewerage connection point.

According to Nehalem Bay Wastewater Ordinance 2002-1 and the Department of Environmental Quality Administrative Rule 340-71-160, if the nearest sewerage connection point for a single-family dwelling on the property is more than 300 feet, a septic exception will be granted (as long as the septic system is approved by Tillamook County). For a proposed subdivision or group of two to five single family dwellings or other establishment with the equivalent projected daily sewage flow, the nearest sewerage connection point from the property to be served is not further than 200 feet multiplied by the number of dwellings or dwelling equivalents.

When the area is further developed, and the sewer is extended within 300 feet of the aforementioned property, the sewer extension would accommodate an extension to the property line. Once this extension is in place, the existing septic system would not be able to be improved or replaced. Any improvement or renovation would require the hook up to the sewer system.

2. Nehalem Bay Fire & Rescue District - After reviewing the application for improvements to the Manzanita Transfer Station, the following items were noted to bring the facility within compliance of current fire code and county guidelines.
 - Dump Road is a fire access road which requires a minimum of a 26’ roadway width and load rating of 75,000 GVW. The same

requirement applies to Ring Road.

- The current entrance area does not meet the minimum turning radius of fire apparatus defined in the OFC of a 50' outside turning radius and 30' inside turning radius. The same is true for the far East portion of the "Ring Road", where at least one parking spot will need to be removed to allow for minimum turning radius of fire apparatus.
- Access Control Device (gate) must be updated to meet the requirements of the TCFDB Road Access Guidelines.

3. Manzanita Development Services - Currently the Manzanita Transfer Station does not meet the requirements of the following:

- Manzanita Comp Plan- Page 27, #4. All roof drains will be required to flow into properly constructed drywells, except in areas where it can be shown that the water table is too high for this to be done effectively, in which case other methods shall be employed.
- Manzanita Zoning Ordinance 95-4, Section 4.155. The grading and contouring of the site, and on-site drainage facilities, shall be designed so there is no adverse effect on neighboring properties or public rights-of-way.

Since Tillamook County is currently working with DEQ on a Stormwater Pollution Control Plan, my recommendation would be to allow them to do a temporary berm on the Southwest corner of the property to contain the runoff from the property. Once a determination has been made by DEQ, my recommendation is to require the County to present the findings along with a permanent solution to address runoff from the property to be reviewed and approved by the City Engineer.

4. Manzanita Public Works - After review of the site information for improvements only item needed for correction is by City ordinance a Reduced Pressure Backflow Assembly.

B. No other comments were received at the time of the staff report.

IV. CRITERIA AND FINDINGS – CONDITIONAL USE

A. Section 5.010 Purpose - In certain districts, conditional uses may be permitted subject to the granting of a Conditional Use Permit. Because of their unusual characteristics or potential disruption of the area in which they are to be located, conditional uses require special considerations, so they may be properly located with respect to the Comprehensive Plan and to the Objectives of this Ordinance.

FINDING: As noted, Zoning Ordinance identifies government facilities as conditionally permitted uses in the SR-R and R-2 zones.

B. Section 5.020 Planning Commission Authority - The Planning Commission shall have the authority to approve, approve with conditions, or disapprove Conditional

Use Permits in accordance with the standards and procedures set forth in Section 5.025 through 5.039 of the goals and policies of the Comprehensive Plan.

FINDING: The scheduled hearing before the Planning Commission conforms to the requirements of this Section. Comprehensive Plan policies are addressed in Section V., of this report.

C. Section 5.025 Findings - The Planning Commission, in reviewing a request for a Conditional Use Permit, shall find as follows:

1. That the site for the proposed use is adequate in size and shape to accommodate said use and meets all other development and lot requirements of the subject zoning district;

FINDING: The MTS was established in 1981 and been in continual use. Existing improvements indicate the site can accommodate the activity. Compliance with SR-R and R-2 development standards will be reviewed in Sections V., and VI., respectively. For addressing this criterion, the proposal conforms to those standards.

2. That the site has adequate access to a public street or highway and that the street or highway is adequate in size and condition to effectively accommodate the traffic that is expected to be generated by the proposed use;

FINDING: The property is accessed by an improved roadway. However, the NBF&RD recommended surface improvements and revised turning radii to ensure emergency vehicles can access the site. This can be placed as a condition of approval.

3. For uses other than a needed housing type, the proposed use will have no adverse effect on abutting property or the permitted use thereof. In making this determination, the Commission shall consider the proposed location of improvements on site; vehicular ingress, egress and internal circulation; setbacks; height of buildings; walls and fences; landscaping; outdoor lighting and signs.

FINDING: This is a pre-existing development and effectively surrounded and screened by a vegetative buffer. The new Z-wall improvements effectively replace existing dilapidated Z-walls and address existing capacity issues at the site. The applicant noted the improvements by themselves will not generate additional activity but simply ensure the site can address existing demand. Further, these improvements are located at least 75-feet from any adjacent property line.

D. Section 5.030 identifies “Standards Governing Conditional Uses” that apply to specific request. Section 5.031 notes that in permitting a new conditional use, the Planning Commission may impose, in addition to those standards and requirements expressly specified by this Ordinance, additional conditions which the Planning Commission considers necessary to protect the best interest of the surrounding area to the City as a whole. These conditions may include but are not limited to:

1. Adjustments to lot size or yard areas as needed to best accommodate the proposed use provided the lots or yard areas conform to the stated minimum dimensions for the subject zoning district.
2. Limiting the height of buildings.
3. Controlling the location and number of vehicle access points.
4. Increasing the street width.
5. Adjustments to off-street parking requirements in accordance with any unique characteristics of the proposed use.
6. Limiting the number, size, location and lighting of signs.
7. Requiring diking, fencing, screening, landscaping, or other facilities to protect adjacent or nearby property.
8. Designating sites for open space.
9. Regulation of time for certain types of uses when their operation may adversely affect privacy or sleep of persons residing nearby or otherwise conflict with other community or neighboring functions.

FINDINGS: The effective purpose of the site remains unchanged, but the proposed improvements will allow the SWD to meet current demand. However, recommended conditions follow agency comments. These include fire access improvements, provisions for a septic system, compliance with DEQ requirements and City Public Works requirement for a backflow assembly. These are noted at the end of this report. In addition, the site contains trailers approved only as a temporary use. These trailers will need to be removed.

Staff suggests roadway and interior driveway improvements, including updating the gate and road radii, be postponed and installed within a year of final approval. This recognizes asphalt for the improvements will not be available until spring of 2023.

E. Section 5.032 - In case of a use existing prior to the effective date of this Ordinance and classified in the Ordinance as a conditional use, any change in use or in lot area or an alteration of structure shall conform with the requirements for conditional use.

FINDING: This proposal and Commission review conform to this requirement. Staff also notes a conditional use is a requirement in both zones.

- F. Section 5.033 - The Planning Commission may require an applicant to furnish the City with a performance bond or such other form of assurance that the Planning Commission deems necessary to guarantee development in accordance with the standards established and conditions attached in granting a conditional use.

FINDING: This option may be placed as a condition of approval. However, given the agency involved and existing funding, bonding is likely not required.

- G. Section 5.034 - In addition to the standards of the zone in which the conditional use is located and the general standards of this Ordinance, specific conditional uses shall meet the standards listed in Section 5.030 through 5.098.

FINDING: Compliance with provisions in 5.070 to 5.076 regarding solid waste sites is reviewed in item "M." below.

- H. Section 5.035 Conditional Use Procedure - The following procedures shall be followed in applying for action on a conditional use.

FINDING: This Section introduces Sections 5.036 to 5.039.

- I. Section 5.036 - A property owner may initiate a request for a conditional use or the modification of a conditional use by filing an application with the City Manager. The Planning Commission may require other drawings or information necessary to an understanding of the proposed use and its relationship to surrounding properties.

FINDING: An application was submitted, deemed complete and a hearing scheduled before the Commission.

- J. Section 5.037 - Before the Planning Commission may act on a request for a conditional use, it shall hold a public hearing.

FINDING: The scheduled hearing before the Planning Commission conforms to the requirements of this Section.

- K. Section 5.038 - Within 5 days after a decision has been rendered with reference to a request for a conditional use, the City Manager shall provide the applicant with written notice of the decisions of the Planning Commission.

FINDING: This is an administrative requirement which follows the Commission's decision.

- L. Section 5.039 Time Limit on a Permit for a Conditional Use - Authorization of a conditional use shall be void after 1 year unless substantial construction pursuant thereto has taken place. However, the Planning Commission may, at its discretion, extend authorization for an additional 6 months upon request,

provided such request is submitted in writing at least 10 days prior to expiration of the permit.

FINDING: As in “K.” above, this is an administrative requirement which follows the Commission’s decision.

M. As noted, in addition to the conditional use requirements noted above, the proposal needs to conform with requirements in Section 5.070 to 5.076. Section 5.070 introduces the applicable provisions. The remaining items are reviewed in the following Sections:

1. Section 5.071 - Plans and specifications submitted to the Planning Commission for approval must contain sufficient information to allow the Planning Commission to consider and set standards pertaining to the following:
 - (a) The most appropriate use of the land.
 - (b) Setback from the property line.
 - (c) The protection of pedestrians and vehicles through the use of fencing.
 - (d) The prevention of the collection and the stagnation of water at all stages of the operation.
 - (e) The rehabilitation of the operation including sand re-vegetation.

FINDING: The applicant provided sufficient information to address these factors. As noted, this is a pre-existing use and previous findings indicate the site is suitable for the use and the proposed improvements.

2. Section 5.072 - Surface mining equipment and necessary access roads shall be constructed, maintained, and operated in such a manner as to eliminate, as far as practicable, noise, vibration, or dust which are injurious or substantially annoying to persons or other uses in the vicinity.

FINDING: This subsection does not apply as the proposal does not involve mining equipment. However, improvements to the access road and “Ring Road” servicing the facilities will be required to address the concerns of the Fire District.

3. Section 5.073 - Open pit or sand and gravel excavating or processing shall not be permitted nearer than 50 feet to the boundary of an adjoining property line, unless written consent of the owner of such property is first obtained. Excavating or processing shall not be permitted closer than 30 feet to the right-of-way line of an existing or platted street or an existing public utility right-of-way.

FINDING: This subsection does not apply as the proposal does not involve open pit mining, excavating, or processing of raw materials.

4. Section 5.074 - Production from an open pit or the removal of sand and gravel shall not leave a slope exceeding 1 foot horizontal for 1 foot vertical.

FINDING: This subsection does not apply as the proposal does not involve mining or processes that require slope improvements.

5. Section 5.075 - An open pit or sand and gravel operation shall be enclosed by a fence suitable to prevent unauthorized access.

FINDING: This subsection does not apply as the proposal does not involve open pit operations. Vehicle access is regulated however by the gated entrance which will need to be upgraded to Fire District standards.

6. Section 5.076 - A rock crusher, washer or sorter shall not be allowed. Surface mining equipment and necessary access roads shall be constructed, maintained, and operated in such a manner as to eliminate, as far as is practicable, noise, vibration, or dust which is injurious or substantially annoying to persons living in the vicinity.

FINDING: This subsection does not apply as the proposal does not involve mining operations. However, the improvements are designed to address existing demand at the site and by themselves do not generate additional harmful activity.

V. SR-R ZONE DEVELOPMENT PROVISIONS

- A. As noted, in addition to the conditional use requirements, planned unit development procedures in Section 4.136 are used to evaluate development proposals in the SR-R zone. Applicable provisions are reviewed in the following subsections:

1. Section 4.136.1., reviews the purpose of a planned development. Briefly, a "planned development" permits the application of greater freedom of design in land development than may be possible under a strict interpretation of the provisions of this Ordinance.

FINDINGS: The planned unit development approach is a requirement for the proposed project.

2. Section 4.136.2., establishes the following standards and requirements:
 - (a) A planned development may include any uses and conditional uses permitted in any underlying zone. Standards governing area, density, yards, off-street parking, or other requirements shall be guided by the standards that most nearly portray the character of the zone in

which the greatest percentage of the planned development is proposed.

- (b) The developer may aggregate the dwellings in this zone in "cluster" or multiple- dwelling structures so long as it does not exceed the density limits of the Comprehensive Plan.
- (c) Assurances such as a bond or work agreement with the City may be required to ensure that a development proposal as submitted is completed within the agreed upon time limit by the developer and the Commission.

FINDINGS: In compliance with item "(a)" above, the proposal would expand an existing government facility, a use conditionally permitted in the zone. The application does not involve dwellings so that provisions in item "(b)" do not apply. Bonding, per item "(c)" is an option available to the City to ensure development of the site.

- 3. Section 4.136.3 addresses the Planned Unit Development Procedure. The following procedures shall be observed in applying for and acting on a planned development:

- (a) An applicant shall submit 10 copies of a preliminary development plan to the Planning Commission for study at least 10 days prior to the public hearing at which it will be discussed. In addition to publicizing the public hearing, the City Manager shall notify all property owners within 250 feet of the proposed development by mail. The preliminary plan shall include the following information:
 - (1) A map of existing conditions showing contour lines, major vegetation, natural drainage, streams, water bodies and wetlands.
 - (2) Proposed land uses, lot coverages, building locations and housing unit densities.
 - (3) Proposed circulation pattern indicating the status of street ownership.
 - (4) Proposed open space uses.
 - (5) Proposed grading and drainage pattern.
 - (6) Geologic hazards study where required.
 - (7) Proposed method of water supply and sewage disposal.
 - (8) Relation of the proposed development to the surrounding area and the Comprehensive Plan.

FINDINGS: The application includes a map of existing conditions and the building locations (1)(2); density measurements were not required. The traffic pattern was identified (3) and open space provisions were unnecessary for the project (4). Grading and drainage information was provided (5) and it was determined a geological report was not required (6). Water is available to the site

and the applicant will be required to install septic (7). Plan policies are addressed below (8) and in relation to adjacent land, this is a preexisting use.

- (b) Prior to discussion of the plan at a public hearing, the City Manager shall distribute copies of the proposal to appropriate City agencies or staff for study and comment.

FINDINGS: Per this item, said plans were distributed prior to the meeting and were available to the public to review.

- (c) The Planning Commission shall consider the preliminary development plan at a meeting, at which time the comments of persons receiving the plan for study shall be reviewed. In considering the plan, the Planning Commission shall seek to determine that:

- (1) There are special physical conditions of objectives of development which the proposal will satisfy to warrant a departure from the standard ordinance requirements.

FINDINGS: Compliance with these requirements is reviewed in item “B” below. Although not requested, modification of the area coverage is addressed.

- (2) Resulting development will not be inconsistent with the Comprehensive Plan provisions or zoning objectives of the area, particularly with regard to dune stabilization, geologic hazards and storm drainage.

FINDINGS: Under LCDC Goal 6 – Air, Water and Land Quality, Policy #8 states the following:

- 8. *The City will cooperate with Tillamook County to provide solid waste facilities, including recycling and transfer facilities, for the Manzanita area.*

This site, improvements and proposal are entirely consistent with this Policy.

LCDC Goal 5 – Parks and Open Space, Policy #18 states the following:

- 18. *The property owned by Tillamook County and presently used as a solid waste transfer center site (the former dump site) should be considered as a recreational facility to serve the regional area. The site could be developed as a soccer field, softball field, or*

multi-use facility for active recreation requiring a large land area. Planning for this facility should be done on a regional basis.

This is a potential long-range use of the site but is not germane to the current proposal. Redevelopment of the site for recreational uses will require a cooperative agreement between the City and the County.

In addition, the Development Services Manager identified a related storm water policy. The applicant submitted the necessary DEQ application and will be required to conform to any state requirements.

- (3) The area around the development can be planned to be in substantial harmony with the proposed plan.

FINDINGS: This is a pre-existing use serving the area since 1981. Adjacent development, including residences, has occurred without any apparent impacts to the site or having the site adversely affect the ability to develop adjacent property. Given the location, parcel size, limited access, and surrounding vegetation this relationship is likely to remain compatible.

- (4) The plan can be completed within a reasonable period of time.

FINDINGS: Conditional Use requirements require the project to begin within one-year of the date of final approval. A six-month extension is allowed. Given this is a County project and funds are available, the project should conform to the Conditional Use time requirements.

- (5) The streets are adequate to support the anticipated traffic and the development will not overload the streets outside the planned area.

FINDINGS: An existing County road provides site access. This road will need to be improved to ensure the road can accommodate emergency vehicles.

- (6) Proposed utility and drainage facilities are adequate for the population densities and type of development proposed.

FINDINGS: The site does not comply with storm drainage requirements. The applicant submitted a DEQ storm water

plan. The Development Services Director recommended they construct a temporary berm on the Southwest corner of the property to contain the runoff from the property. Once a determination has been made by DEQ, the County would present the findings along with a permanent solution to address runoff from the property. This will be reviewed and approved by the City Engineer.

- (d) The Planning Commission shall notify the applicant whether, in its opinion, the foregoing provisions have been satisfied and, if not, whether they can be satisfied with further plan revision.

FINDINGS: This is a procedural requirement, whereby the decision and any conditions of approval are determined at the Commission hearing and the applicant is formally notified by the City.

- (e) Following this preliminary meeting, the applicant may proceed with his request for approval of the planned development by filing an application for an amendment to this Ordinance.

FINDINGS: It appears the purpose of this provision is to identify the site as a planned development on the City's zoning map (see item "(g)" below). Given the limited nature of the project within a pre-existing use, returning to the Commission with final engineering and building plans would appear unnecessary.

- (f) In addition to the requirements of this section, the Planning Commission may attach conditions it finds are necessary to carry out the purposes of this Ordinance.

FINDINGS: Ultimately this is the Commission's decision. City staff provided a list of conditions for the Commission to consider at the end of this report.

- (g) An approved planned development shall be identified on the zoning map with the letters PD in addition to the abbreviated designation of the existing zoning.

FINDINGS: The City assumes this responsibility if the request is approved and development proceeds.

- (h) Building permits in a planned development shall be issued only on a basis of the approved plan. Any changes in the approved plan shall be submitted to the Planning Commission for processing as an amendment to this Ordinance.

FINDINGS: Design review provisions in Section 4.150 do not apply to the SR-R zone. The applicant submitted plans for the proposed canopies and site improvements. The applicant would be required to substantially conform to the proposal.

B. Development standards in the SR-R zone are found in Section 3.030(4). Each item is reviewed below:

1. (4)(a) - Overall density for the SR-R zone is 6.5 dwelling units per gross acre. Dwellings may be clustered on one portion of a site within the SR-R zone and achieve a maximum density of 13 dwellings per acre where at least 40% of the total lot or parcel area is reserved or dedicated as permanent open space as a public or private park area or golf course. The open space shall be so indicated on the Plan and zoning map, and deed restrictions to that effect shall be filed with the City.

FINDINGS: This subsection does not apply as the proposal does not include a housing component.

2. (4)(b) - Standards other than density in the SR-R zone shall conform to those established in the R-3 zone (Section 3.020) except that the Planning Commission may authorize relaxation of these standards to permit flexibility in design such as cluster development, with respect to lot size, setbacks and lot coverage, but not use.

FINDINGS: Compliance with applicable provisions in the R-3 zone is reviewed in item "C.", below. For this criterion, the layout meets or exceeds the minimum standards.

3. (4)(c) - The Planning Commission shall use the procedure set forth in Section 4.136 of this Ordinance (Planned Development) in order to evaluate development proposals in this area.

FINDINGS: The Commission hearings comply with requirement.

4. (4)(d) - The maximum lot coverage in the SR-R zone shall not exceed 40%. Less lot coverage may be required in steeply sloping areas or areas with drainage-problems. In all cases the property owner must provide the City with a storm drainage plan which conducts storm runoff into adequately sized storm drains or approved natural drainage as approved by the Public Works Director.

FINDINGS: Specifics were not provided by the applicant. A majority of the site is within the R-2 zone which comprises 28% of the site. Overall, staff estimated the lot coverage will not exceed 40%. Staff also notes this is not a housing development but serves a specific function to assist in removing

waste from the community along with recycling material. As the Commission is granted the authority to modify these standards, staff suggests lot coverage is not germane to the proposal.

5. (4)(e) - In areas without a high-water table, a dry well capable of absorbing the storm runoff shall be provided in accordance with City standards.

FINDINGS: Compliance with this requirement can be addressed when engineering plans are submitted. Also see findings in Section 3(c)(6) above.

C. Applicable development standards in the R-3 zone are found in Section 3.020(3). Each item is reviewed below:

1. (3)(a) - The minimum lot size shall be 5,000 square feet for single family or duplexes, plus 2,500 square feet for each additional dwelling unit.

FINDINGS: There are no minimum area requirement for non-residential uses. At 6.6 acres (and 9.2 acres total), the project greatly exceeds the identified minimum parcel size requirement.

2. (3)(b) - The minimum lot width shall be 40 feet, except on a corner lot it shall be 60 feet.

FINDINGS: The parcel is 500-feet in width.

3. (3)(c) - The minimum lot depth shall be 90 feet.

FINDINGS: The SR-R property depth is 570-feet (800-feet total).

4. (3)(d) - The minimum front yard shall be 20 feet, or the average setback of buildings within 100 feet of both sides of the proposed building on the same side of the street, whichever is less. For purposes of determining the average setback of buildings, vacant lots within 100 feet of both sides of the proposed building on the same side of the street shall be included and shall be assumed to have a building placed 20 feet from the front lot line to the nearest part of the building. In no case shall the front yard setbacks be less than 12 feet.

FINDINGS: Based on submitted plans, staff estimates no structure is closer than 60-feet to a property line.

5. (3)(e) - The minimum side yard setback shall be 5 feet for the portion of the building at the setback line up to 10 feet in height as measured vertically from average finished grade to the highest point of that portion of the building and shall be 8 feet for any portion of the building where this height is exceeded; except that a roof with a pitch of less than or equal to 8 in 12

may extend upward from the 5-foot setback line to the 8-foot setback line. The street side yard setback of a corner lot shall be 12 feet.

FINDINGS: Based on submitted plans, staff estimates no structure is closer than 60-feet to a property line.

6. (3)(f) - The maximum building or structure height shall be 28 feet, 6 inches. However, if more than one-half of the roof area has a roof pitch of less than 3 in 12, the building or structure height shall not exceed 24 feet. The height of a stepped or terraced building shall be the maximum height of any segment of the building or structure.

FINDINGS: Existing structures are pre-existing. Based on submitted plans, the new canopies will not exceed this height limitation.

7. (3)(g) - The minimum rear yard setback shall be 10 feet.

FINDINGS: Based on submitted plans, staff estimates no structure is closer than 60-feet to a property line.

8. (3)(h) - The maximum lot coverage in the R-3 zone shall not exceed 55%. Less lot coverage may be required in steeply sloping areas or areas with drainage problems. In all cases, the property owner must provide the City with a storm drainage plan which conducts storm runoff into adequately sized storm drains or approved natural drainage as approved by the Public Works Director.

FINDINGS: Per requirements of the SR-R zone, the lot coverage limitation is 40%. A majority of the site is within the R-2 zone which comprises 28% of the site. Again, staff notes this is not a housing development but serves a specific function to assist in waste removal and recycling. Again, staff suggests this limitation is not directly applicable to the request.

9. (3)(i) - In areas of the City without a high-water table, a dry well capable of absorbing the storm runoff of the impervious surfaces of the property shall be provided in accordance with City standards.

FINDINGS: Compliance with this requirement can be addressed when engineering plans are submitted. Also see findings in Section 3(c)(6) above.

- D. The planned unit development provisions do not specifically address parking requirements as these are usually considered as development progresses (e.g., a residential planned development). It is appropriate to address parking at this juncture.

This is a pre-existing use with 15 spaces available for customer use (one will need to be removed to address Fire District concerns). Other uses on the site provide temporary parking for cardboard and glass recycling. Further, the project installs four new dump sites as a replacement for two existing spaces. Vehicles temporarily park at these spaces to unload and then leave the site. Permanent parking for these spaces is therefore not required.

The Ordinance does not specify parking requirements for a Transfer Station. The closest comparison to current parking standards may be bulk merchandise stores [Section 4.090.3(g)]. This requires one space per 600 square feet of area. The two large buildings contain approximately 9,200 square feet thereby requiring 15.33 spaces. Per Section 4.080.1., the Commission may make an interpretation as to appropriate parking. On balance, staff suggests there appears to be more than adequate parking – and unloading – space available to accommodate to use, even if one space is lost. Any provision for an ADA space is part of the building permit requirements.

VI. R-2 ZONE DEVELOPMENT PROVISIONS

A. Specific development standards in the R-2 zone are found in Section 3.010(3) and are reviewed below:

1. Section 3.010(3)(a) - The minimum lot size shall be 5,000 square feet for single family or duplexes, and shall not be less than 2,500 square feet per dwelling unit.

FINDINGS: The entire site exceeds 9.2 acres and the R-2 zoned portion contains approximately 2.6 acres.

2. Section 3.010(3)(b) The minimum lot width shall be 40 feet.

FINDINGS: The portion zoned R-2 is 230-feet in width.

3. Section 3.010(3)(c) The portion within the minimum lot depth shall be 90 feet.

FINDINGS: The portion zoned R-2 is 500-feet in depth.

4. Section 3.010(3)(d) The minimum side yard setback shall be 5 feet for the portion of the building at the setback line up to 10 feet in height as measured vertically from average finished grade to the highest point of that portion of the building and shall be 8 feet for any portion of the building where this height is exceeded; except that a roof with a pitch of less than or equal to 8 in 12 may extend upward from the 5 foot setback line to the 8 foot setback line. The street side yard setback of a corner lot shall be 12 feet.

FINDINGS: As previously noted, no structure is within 60-feet of a property line.

5. Section 3.010(3)(e) The maximum lot coverage in the R-2 zone shall not exceed 40%. Less lot coverage may be required in steeply sloping areas or areas with drainage problems. In all cases the property owner must provide the City with a storm drainage plan which conducts storm runoff into adequately sized storm drains or approved natural drainage as approved by the Public Works Director.

FINDINGS: Lot coverage was previously addressed.

6. Section 3.010(3)(f) The minimum rear yard setback shall be 10 feet.

FINDINGS: As previously noted, no structure is within 60-feet of a property line.

7. Section 3.010(3)(g) Front yard setbacks: In lots in an R-2 zone, buildings hereafter constructed shall be placed at least 20 feet from the street line to the nearest part of the building, or the average setback of buildings within 100 feet of both sides of the proposed building on the same side of the street, whichever is less. For purposes of determining the average setback of buildings, vacant lots within 100 feet of both sides of the proposed building on the same side of the street shall be included and shall be assumed to have a building placed 20 feet from the front lot line to the nearest part of the building. In no case shall front yard setbacks be less than 12 feet.

FINDINGS: As previously noted, no structure is within 60-feet of a property line.

8. Section 3.010(3)(h) The maximum building or structure height shall be 28 feet, 6 inches. However, if more than one-half of the roof area has a roof pitch of less than 3 in 12, the building or structure height shall not exceed 24 feet. The height of a stepped or terraced building shall be the maximum height of any segment of the building or structure. For all lots south of Laneda Avenue abutting the ocean shore, the maximum building or structure height shall be 24 feet.

FINDINGS: The only new structures are the proposed canopies. Based on submitted Drawing #10, these will not exceed the 28'-6" height limitation.

9. Section 3.010(3)(i) In areas of the City without a high-water table, a dry well capable of absorbing the storm runoff of the impervious surfaces of the property shall be provided in accordance with City standards.

FINDINGS: Compliance with this requirement can be addressed when engineering plans are submitted. Also see findings in Section 3(c)(6) above.

VII. RECOMMENDATION AND CONDITIONS OF APPROVAL

City staff finds the proposal complies with the applicable criteria and recommends the Planning Commission approve the application subject to the following Conditions:

- A. The approval shall be limited to the installation of the four Z-walls, two canopies and associated ancillary improvements. Modifications involving a change in proposed use, substantial revisions to the building design, additional development of the site, or similar modifications shall require approval by the Planning Commission to proceed.
- B. The applicant shall submit building plans for the individual structures. The plans shall substantially conform to the approved layout as to location, orientation, and design.
- C. Prior to receiving a final certificate of completion for associated improvements, the applicant shall complete the following:
 - 1. The applicant shall install an approved Reduced Pressure Backflow Assembly in compliance with Manzanita Department of Public Works standards.
 - 2. The applicant shall install a temporary berm on the Southwest corner of the property to contain the runoff from the property. Design and installation of the berm shall be approved by the Manzanita Public Works Department.
- D. The following development conditions shall apply:
 - 1. Within one-year of the date of the final approval, the road accessing the site shall be improved to a minimum 26' roadway width and load rating of 75,000 GVW. Prior to construction, engineering plans for improvements in the public right-of-way shall be submitted to Tillamook County Public Works for review and approval.
 - 2. Within one-year of the date of the final approval, access improvements on the site shall include the following:
 - a. The entrance shall be improved to meet the minimum turning radius of fire apparatus defined in the Oregon Fire Code of a 50' outside turning radius and 30' inside turning radius. This requirement shall also apply to the far East portion of the "Ring Road", where at least one parking spot shall be removed to allow for minimum turning radius of fire apparatus.

- b. The interior “Ring Road” shall be improved, or evidence presented, to a minimum 26’ roadway width and load rating of 75,000 GVW.
 - c. The Access Control Device (gate) shall be updated to meet the requirements of the Tillamook County Fire Defense Board Access Guidelines.
 - d. Plans and improvements shall be reviewed by the Nehalem Bay Fire & Rescue District prior to construction and/or improvements. The applicant is advised engineering plans may be required for interior improvements.
- 3. The applicant shall install an in-ground septic system. The system shall conform to the requirements of Tillamook County and be inspected and approved within one-year of the final date of approval.
- 4. Upon receiving approval from the State Department of Environmental Quality (DEQ) for stormwater runoff, the applicant shall return with engineering plans addressing the DEQ requirements. The plans shall be reviewed and approved by the City Engineer and improvements installed within one year of receiving DEQ approval.
- 5. Existing temporary trailers shall be removed within six-months of the date of the final approval of this decision.
- E. Unless otherwise specifically modified by this decision, development of the site shall continually comply with applicable provisions in Ordinance 95-4.
- F. Compliance with these conditions, the requirements of the Manzanita Zoning Ordinance, Nehalem Bay Wastewater Agency, Nehalem Bay Fire & Rescue, Tillamook County, and applicable building code provisions shall be the sole responsibility of the applicant.

VIII. PLANNING COMMISSION ACTION

- A. The Planning Commission has the following options:
 - 1. Approve the application, adopting findings and conditions contained in the staff report; or
 - 2. Approve the application, adopting modified findings and/or conditions; or
 - 3. Deny the application, establishing findings as to why the application fails to comply with the decision criteria.
- B. Staff will prepare the appropriate document for the Chair’s signature.



Nehalem Bay Fire & Rescue District

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10/19/2022

Scott Gebhart

Development Services Manager

City of Manzanita

sgebhart@ci.manzanita.or.us

Re: Manzanita Transfer Station Permit Request

References: Oregon Fire Code 2019 Version (Appendix D)

Tillamook County Fire Defense Board - Road Access Guidelines

After reviewing the application for improvements to the Manzanita Transfer Station, the following items were noted to bring the facility within compliance of current fire code and county guidelines.

- Dump Road is a fire access road which requires a minimum of a 26' roadway width and load rating of 75,000 GVW. The same requirement applies to Ring Road.
- The current entrance area does not meet the minimum turning radius of fire apparatus defined in the OFC of a 50' outside turning radius and 30' inside turning radius. The same is true for the far East portion of "Ring Road", where at least one parking spot will need to be removed to allow for minimum turning radius of fire apparatus.
- Access Control Device (gate) must be updated to meet the requirements of the TCFDB Road Access Guidelines.

I am encouraged by the county's proposed improvements to update the efficiency of Manzanita Transfer Station and to bring it up to the current codes to ensure the facility's safety. I am available to discuss the above items in further detail as needed, including a site visit with stakeholders for the project.

Respectfully,

Frank E. Knight III

Captain/Fire Prevention

Nehalem Bay Fire & Rescue

f.knight@nbfrd.org



Legend:

1. Entrance
2. Main Recycling Building
3. 15 parking spaces dedicated for recycling customers
4. Storage building (for recyclable materials)
5. Entrance for cardboard recycling (with 2 dedicated lanes)
6. MSW Z-walls
7. Loading dock
8. Emergency preparedness building
9. Area reserved for emergency supplies
10. Glass storage bins
11. Unused admin office
12. Unused storage trailer
13. Unused shed (used for directional signage)
14. Proposed new Z-walls containers (next to Z-wall in need of repair – to be relocated to new area (14))
15. Proposed stormwater detention/infiltration area

#1 Bring Dump Road and main loop to side of 26' width + 75K GVW

#2 Update entrance intersection to meet turning radius for fire apparatus access.

#3 Ensure gate size, type and locking mechanism comply with OFC.

#4 Remove parking space to meet turning radius minimums.

TILLAMOOK COUNTY FIRE DEFENSE BOARD

Single, Multi-Family and Residential Development Road Access Guidelines

See
Oregon Fire Code "OFC" 2019, Chapter 5
&
Appendix D

Tillamook County Ordinance(s)

#16 – County Road Acceptance Ordinance
#20 – Road Use Ordinance
#44 – Road Approach Ordinance
#55 – Public Road Improvement Ordinance

Section 1 General

- 1.1 Scope-** The provisions of the State of Oregon Fire Code Chapter 5 apply unless specifically modified by this document and as approved by the fire code official. This document is intended to provide minimum requirements and alternative guidelines to be considered by the fire code official when determining fire department access for residential developments. Approved alternatives for fire department access should include the needs of the local fire department and the following sections which shall consist of fire lanes, no parking areas, public and private access roadways, or a combination thereof.
- 1.1.1 ORS 368.039** Road standards adopted by local government supersede standards in fire codes: consultation with fire agencies. (3) Before adopting or amending any comprehensive plan, land use regulation or ordinance that establishes specification and standards for roads and streets, a governing body of a county or city shall consult with the municipal fire department or other local firefighting agency concerning the proposed specifications and standards. The county or city governing body shall consider the needs of the fire department or firefighting agency when adopting the final specifications and standards.
- 1.2 Plans-** When required by the fire code official, fire apparatus access road plans shall be provided and shall be stamped by a registered engineer and may require the inclusion of a topographic map and grade profile in conjunction with the roadway plot plan. *Construction documents for proposed fire apparatus access, location of fire lanes, security gates across fire apparatus access and construction documents and hydraulic calculations for fire hydrant systems shall be submitted to the fire department for review and approval prior to construction.*

1.3 Timing- Where fire apparatus access roads or a water supply for fire protection are required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except where *approved* alternative methods of protection are provided.

Section 2 Definitions

2.1 Definitions- For the purpose of Chapter 5 and Appendix D, the following terms are defined.

Access Control Device. Any means of restricting or limiting public vehicle access to a roadway or designated fire lane such as, electric, or manual gates, chains, cables, and padlocks.

Additional Access. An approved secondary means of fire apparatus access from a fire station to a facility, building or portion thereof. This is a general term inclusive of all other terms such as fire lane, public or private street, and parking lot lane and access roadway.

Construction Documents. The written, graphic, and pictorial documents prepared or assembled for describing the design, location, and physical characteristics of the elements of the project necessary for obtaining a permit.

Development. A residential development, e.g., a subdivision or major land partition, as approved and recorded according to local planning and zoning regulations and includes all residential units and occupancies as classified in the building code.

Dwelling. A building that contains one or two dwelling units used, intended, or designed to be used, rented, leased, let, or hired out to be occupied for living purposes.

Fire Apparatus Access Road. A road that provides fire apparatus access from a fire station to a facility, building or portion thereof. This is a general term inclusive of all other terms such as fire lane, public street, private street, parking lot lane and access roadway.

Fire Code Official. The fire chief or other designated authority charged with the administration and enforcement of the code, or a duly authorized representative.

Fire Lane. A road or other passageway developed to allow the passage of fire apparatus. A fire lane is not necessarily intended for vehicular traffic other than fire apparatus.

Fire Department Master Key. A limited issue key of special or controlled design to be carried by fire department officials in command which will open key boxes on all specified properties.

Key Box. A secure, tamperproof device with a lock operable only by a fire department master key, containing building entry keys and other keys that may be required for access in an emergency.

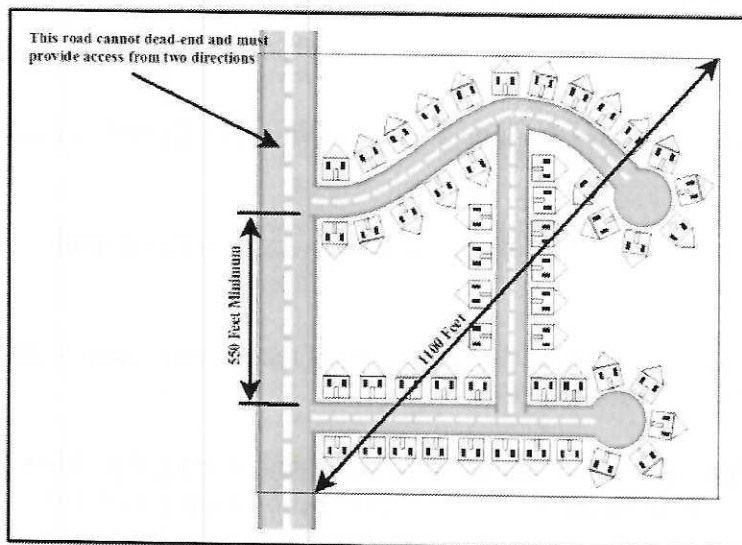
Traffic Calming Devices. Traffic calming devices are design elements of fire apparatus access roads such as street alignment, installation of barriers, and other physical measures intended to reduce traffic and cut-through volumes, and slow vehicle speeds.

Section 3 Fire Apparatus Access Roads

3.1 Where required- Fire apparatus access roads shall be provided and maintained in accordance with Section 503 and Appendix D of the Oregon Fire Code 2019 Edition.

3.2 Buildings and facilities- Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

3.3 Additional Access- The fire code official shall require two means of access in accordance with Appendix D for a residential development having thirty or more sites for dwelling units, including multi-family residential occupancies of two or more dwelling units, and single-family residences, or residential building sites. Two means of access shall also be required when a multiple-family residential development project is to have more than one hundred dwelling units (apartments). Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.



Exceptions:

- a. Where there are more than 30 dwelling units on a single public or private access way and all dwelling units are protected by approved residential sprinkler systems, access from two directions shall not be required.
- b. Projects having up to 200 multiple-family dwelling units may have a single approved fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.3.1.1 or 903.3.1.2.
- c. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the code official.
- d. When two means of access cannot be provided due to location on property: topography, waterways, non-negotiable grades or other similar conditions, the fire chief is authorized to require additional protection.

3.4 Access in Urban-Wildland Interface Areas- For egress and access concerns in urban-wildland locations, the fire chief may be guided by the *Urban-Wildland Interface Code*, or other related codes as approved by the State of Oregon.

3.5 Road Widths- Access roadways for streets in a development shall comply with the provisions of Chapter 5, Section 503.2.1 through 503.2.8, Appendix D and Tillamook County Road Standards. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet.

- 1. 12 feet wide travel surface with 4 feet shoulders when serving 1 or 2 single family dwellings.
- 2. 16 feet wide travel surface with 2 feet shoulders when serving 3 or more single family dwellings.
- 3. 20 feet wide when parking is not allowed on either side of the roadway and when the county deems the road as a public access.
- 4. 26 feet wide when a hydrant is located on the fire access road. The road width is also required for buildings over 30 feet in height above the lowest level of fire department vehicle access for fire department aerial apparatus.

5. 28 feet wide when parking is only allowed on one side of the roadway and not on the other.
6. 32 feet wide when parking is not restricted to either side.

Exceptions: The provisions of Section 3.5 may be modified by the fire code official when:

- a. When all buildings in a development are completely protected with an approved automatic fire sprinkler system.
- b. When provisions are made for the emergency use of sidewalks by such means as rolled, or mountable curbs capable of supporting the fire department's apparatus.
- c. When streets or roadways in a development are identified for one-way circulating flow of traffic or pullouts are provided every 150 feet on streets or roadways identified for two-way traffic.
- d. When a grid system for traffic flow is provided in a development and streets or roadways in the grid do not exceed 300 feet in length but are accessible at each end from approved access roadways or streets.

3.6 Vertical Clearance- Fire apparatus access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inches for the entire width and length of the access road.

3.7 Road Surface- Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced to provide all-weather driving capabilities. Appendix D of the 2019 OFC requires access roads to be capable of supporting 75,000 GVW. All roadbeds with a load limit of less than 75,000 GVW must be posted and fire department vehicles over the posted weight limit are not permitted to use the road.

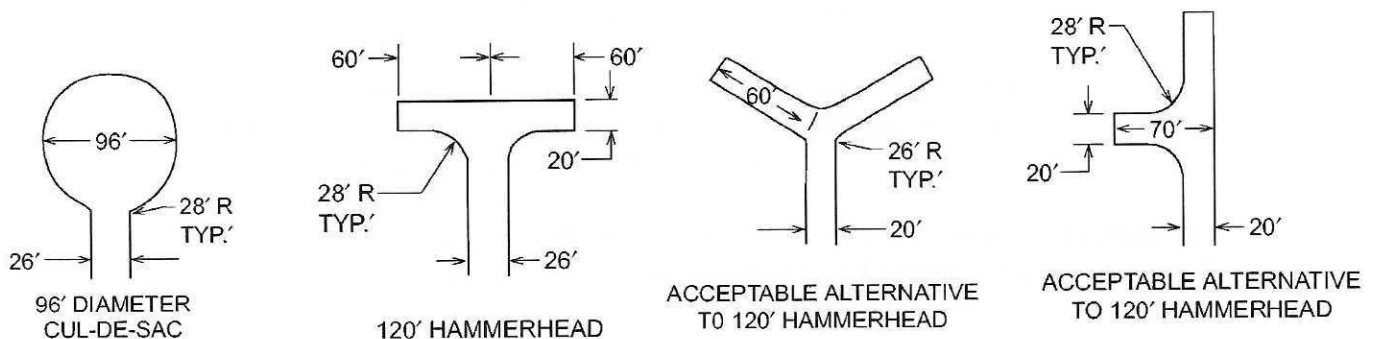
Exceptions:

1. Proposed alternate design criteria for an "all weather surface" fire department access road or street, bearing the stamp of a professional licensed engineer shall be subject to the approval of the fire code official.
2. The minimum weight specified in Section D102.1 may be increased by the fire code official based upon the actual weight of fire apparatus vehicles serving the jurisdiction that provides structural fire protection services to the location including fire apparatus vehicles that respond under automatic and mutual aid agreements.

3.8 Angles of Approach- The angles of approach and departure for any means of access shall not be less than the design limitations of the fire apparatus of the fire department, subject to the approval of the fire code official.

3.9 Turning Radius- The required turning radius of a fire apparatus access road shall not be less than 50 feet on the outside radius and the minimum inside turning radius shall not be less than 30 feet, unless otherwise approved by the fire code official. The actual turning radius required may depend upon the local fire department's apparatus' needs.

3.10 Dead Ends- Dead end fire department access roadways shall be in accordance with OFC Section 503.2.5, such that when dead-end access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. There are options to consider for provisions relating to the turning around of fire apparatus, such as, bulb or cul-de-sacs, hammerheads, "Y" heads, or other methods which address the need of the local fire department, based on the capabilities of the fire apparatus in the jurisdiction, and as approved by the fire code official.



3.10.1 Cul-de-sacs- Cul-de-sacs shall have a clear and unobstructed turning radius that is consistent with the capabilities of the fire apparatus of the local fire department and not less than 96 feet in diameter, subject to approval by the fire code official.

Exception: When alternate methods and means relating to the turning around of fire apparatus are provided, the provisions of Section 6.2 may be modified by the fire code official.

3.11 Grades- The gradient for fire department access roadways or streets shall be in accordance with OFC Section 503.2.7 and Appendix D 103.2. Grades in excess of 10% not to exceed 15% may be approved by the fire code official with an approved exception:

Exceptions:

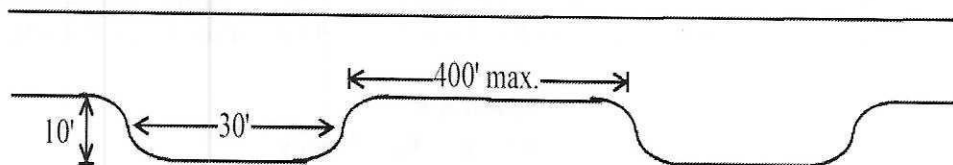
- The fire code official is authorized to allow increased steepness of grade, depending on the apparatus requirements of the fire department, when every building in the development is provided with an approved automatic fire sprinkler system.

- b. The fire code official may allow an increase of the maximum grade that does not exceed 200 feet and 15%, when other approved fire protection measures are provided, including a requirement for the installation of non-combustible roofing materials.

3.12 Bridges and Culverts- When a bridge or culvert is required to be used as part of a fire apparatus access road it shall be constructed and maintained in accordance with OFC Section 503.2.6 and AASHTO *Standard Specifications for Highway Bridges*. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits (ratings) shall be posted at both entrances to bridges when required by the fire code official. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, approved barriers, approved signs, or both shall be installed and maintained when required by the fire code official.

1. Bridges are required to be designed to carry the minimum imposed load of 75,000 GVW with a Tillamook County recommended minimum of 80,000 GVW.
2. All bridges are to be stamped by a professional licensed engineer in the State of Oregon.
3. The FHWA *Federal Highway Administration* recommends all private bridges be inspected every 24 months in accordance with the NBIS *National Bridge Inspection Standards*.

3.13 Turnouts- When any fire apparatus access road exceeds 400 feet in length, turnouts 10 feet wide and 30 feet long shall be provided in addition to the required road width and shall be placed no more than 400 feet apart, unless otherwise approved by the fire code official. These distances may be adjusted based on visibility and sight distances.



3.14 Aerial Fire Apparatus Road Width- Buildings more than 30 feet in height shall have fire apparatus access roads constructed for use by aerial apparatus with an unobstructed driving surface width of not less than 26 feet.

Section 4 Parking & Identification

4.1 Parking- When motor vehicle parking is allowed on access roadways in a development, such parking shall not encroach in the fire department access roadway. When this provision is compromised, or restricted, the fire code official may require signage to indicate parking restriction in accordance with Section 4.2.

4.2 No Parking Signage- When parking is restricted due to motor vehicle encroachment into fire department access roadways, “NO PARKING” shall be painted on the curbs, or signs shall be installed, in accordance with Section 4.2.

4.2.1 Curbs- “NO PARKING” areas may be identified by curbs that are painted red, or in accordance with State or local requirements, and as approved by the fire code official, which identify the area where “NO PARKING” is required. When appropriate, lettering on the painted curb may be required by the fire code official or local road department.

4.2.2 Signs- Vertical signs shall be mounted no lower than 4 feet and no higher than 8 feet, or as approved by the fire code official. Spacing of signs and the type of sign used needs to be consistent with the standards of the local road department and as approved by the fire code official.

4.3 Marking- Marking of fire apparatus access roads, addresses and fire protection equipment shall be in accordance with OFC 503.3. Approved signs or other approved notices shall be provided for fire apparatus access roads to identify such roads or prohibit the obstruction thereof. The means by which fire lanes are designated shall be maintained in a clean and legible condition at all times and be replaced or repaired when necessary, to provide adequate visibility.

4.4 Premise Identification- Premise identification shall be in accordance with OFC 505.1. Building numbers or approved identification shall be placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabetical letters at a minimum of 4 inches high with a minimum brush stroke width of not less than .5 inches. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response.

Section 5

Access Control & Key Boxes

5.1 Access-Control Devices- When required fire department access to a development is restricted by the installation of access-control devices, such devices shall provide an adequate clear width of not less than 20 feet with a minimum 30-foot setback from the street accessing the roadway for fire department apparatus, be maintained operable at all times, and shall be approved by the fire code official.

5.2 Security Gates- The installation of security gates across a fire apparatus access road shall be approved by the fire code official. Where security gates are installed, they shall

have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed, and installed to comply with the requirements of ASTM F 2200. Fire apparatus access road gates shall comply with Appendix D103.5 of the 2019 Oregon Fire Code.

5.3 Where Required- Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life saving or firefighting purposes, the fire code official shall require a key box to be installed in an approved location. The key box shall be of an approved type and shall contain keys to gain necessary access as required by the fire code official.

5.3.1 Locks- An approved lock shall be installed on gates or similar barriers when required by the fire code official.

5.4 Key Box Maintenance- The operator of the building shall immediately notify the fire code official and provide the new key when a lock is changed or re-keyed. The key to such lock shall be secured in the key box.

APPENDIX D

FIRE APPARATUS ACCESS ROADS

The provisions contained in this appendix are adopted by the State of Oregon.

User note:

About this appendix: Appendix D contains more detailed elements for use with the basic access requirements found in Section 503, which gives some minimum criteria, such as a maximum length of 150 feet and a minimum width of 20 feet, but in many cases does not state specific criteria. This appendix, like Appendices B and C, is a tool for jurisdictions looking for guidance in establishing access requirements and includes criteria for multiple-family residential developments, large one- and two-family subdivisions, specific examples for various types of turnarounds for fire department apparatus and parking regulatory signage.

SECTION D101 GENERAL

D101.1 Scope. Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the *International Fire Code*. The *fire code official* may be guided by the Oregon Department of Land and Conservation and Development's *Neighborhood Street Design Guidelines*, June 2001.

SECTION D102 REQUIRED ACCESS

D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an *approved* fire apparatus access road with an asphalt, concrete or other *approved* driving surface capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds (34 050 kg).

Exception: The minimum weight specified in Section D102.1 may be increased by the *fire code official* based on the actual weight of fire apparatus vehicles serving the jurisdiction that provides structural fire protection services to the location, including fire apparatus vehicles that respond under automatic and mutual aid agreements.

D102.1.1 Access in wildland-urban interface areas. For egress and access concerns in wildland-urban interface locations, the *fire code official* may be guided by the *International Wildland-Urban Interface Code*.

SECTION D103 MINIMUM SPECIFICATIONS

D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1).

Exception: The *fire code official* is authorized to modify the provisions of Section D103.1 where:

1. All one- and two-family dwellings located along the narrowed fire apparatus access road are protected with an *approved* automatic fire sprinkler system.

2. Provisions are made for the emergency use of sidewalks by such means as rolled or mountable curbs capable of supporting the fire department's apparatus.
3. Streets or roadways are identified for one-way circulating flow of traffic, or pullouts are provided every 150 feet (45 720 mm) on streets or roadways identified for two-way traffic.
4. A grid system for traffic flow is provided and streets or roadways in the grid do not exceed 300 feet (91 400 mm) in length and are accessible at each end from *approved* access roadways or streets.

D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.

Exception: Grades steeper than 10 percent as *approved* by the *fire code official*.

D103.3 Turning radius. The minimum turning radius shall be determined by the *fire code official*.

D103.3.1 Drainage. Where subject to run-off damage, the *fire code official* is authorized to require *approved* drainage.

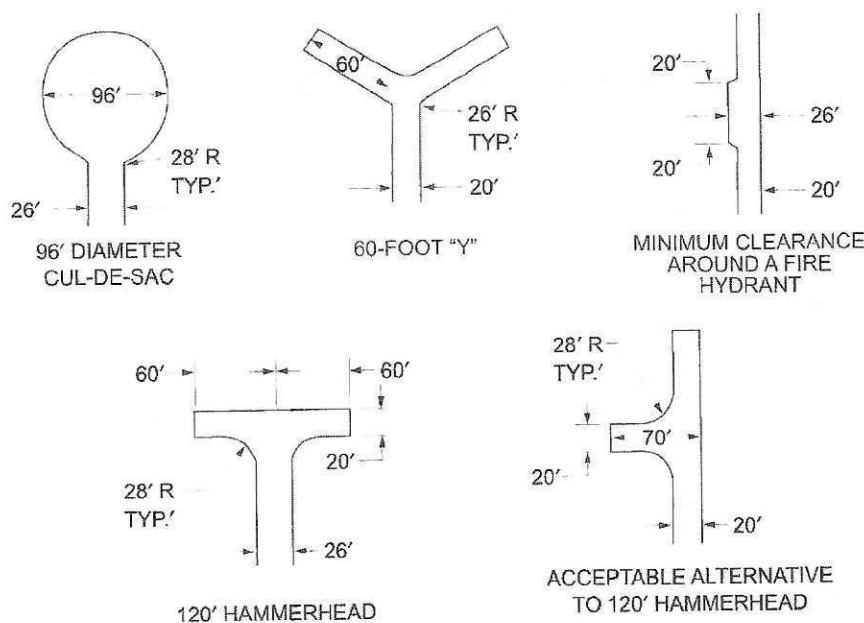
D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

TABLE D103.4
REQUIREMENTS FOR DEAD-END
FIRE APPARATUS ACCESS ROADS

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0-150	20	None required
151-500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
501-750	26	120-foot Hammerhead, 60-foot "Y" or 96-foot diameter cul-de-sac in accordance with Figure D103.1
Over 750		Special approval required

For SI: 1 foot = 304.8 mm.

APPENDIX D—FIRE APPARATUS ACCESS ROADS



For SI: 1 foot = 304.8 mm.

FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. Where a single gate is provided, the gate width shall be not less than 20 feet (6096 mm). Where a fire apparatus road consists of a divided roadway, the gate width shall be not less than 12 feet (3658 mm).
2. Gates shall be of the swinging or sliding type.
3. Construction of gates shall be of materials that allow manual operation by one person.
4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Methods of locking shall be submitted for approval by the fire code official.
7. Electric gate operators, where provided, shall be listed in accordance with UL 325.
8. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200.

D103.6 Signs. Where required by the fire code official, fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background. Signs shall be posted

on one or both sides of the fire apparatus road as required by Section D103.6.1 or D103.6.2.

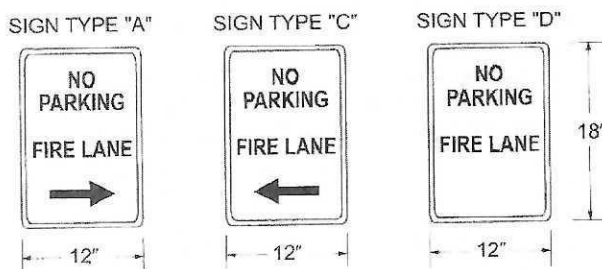


FIGURE D103.6
FIRE LANE SIGNS

D103.6.1 Roads 20 to 26 feet in width. Fire lane signs as specified in Section D103.6 shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide (6096 to 7925 mm).

D103.6.2 Roads more than 26 feet in width. Fire lane signs as specified in Section D103.6 shall be posted on one side of fire apparatus access roads more than 26 feet wide (7925 mm) and less than 32 feet wide (9754 mm).

SECTION D104 COMMERCIAL AND INDUSTRIAL DEVELOPMENTS

D104.1 Buildings exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet (9144 mm) or three stories in height shall have not fewer than two means of fire apparatus access for each structure.

D104.2 Buildings exceeding 62,000 square feet in area. Buildings or facilities having a gross *building area* of more than 62,000 square feet (5760 m²) shall be provided with two separate and *approved* fire apparatus access roads.

Exception: Projects having a gross *building area* of up to 124,000 square feet (11 520 m²) that have a single *approved* fire apparatus access road where all buildings are equipped throughout with *approved automatic sprinkler systems*.

D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

SECTION D105 AERIAL FIRE APPARATUS ACCESS ROADS

D105.1 Where required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), *approved* aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

D105.3 Proximity to building. One or more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the *fire code official*.

D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the *fire code official*.

SECTION D106 MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS

D106.1 Projects having more than 100 dwelling units. Multiple-family residential projects having more than 100 *dwelling units* shall be equipped throughout with two separate and *approved* fire apparatus access roads.

Exception: Projects having up to 200 *dwelling units* shall have not fewer than one *approved* fire apparatus access road where all buildings, including nonresidential occupancies, are equipped throughout with *approved automatic sprinkler systems* installed in accordance with Section 903.3.1.1 or 903.3.1.2.

D106.2 Projects having more than 200 dwelling units. Multiple-family residential projects having more than 200 *dwelling units* shall be provided with two separate and *approved* fire apparatus access roads regardless of whether they are equipped with an *approved automatic sprinkler system*.

D106.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

SECTION D107 ONE- OR TWO-FAMILY RESIDENTIAL DEVELOPMENTS

D107.1 One- or two-family dwelling residential developments. Developments of one- or two-family *dwelling units* where the number of *dwelling units* exceeds 30 shall be provided with two separate and *approved* fire apparatus access roads.

Exceptions:

1. Where there are more than 30 *dwelling units* on a single public or private fire apparatus access road and all *dwelling units* are equipped throughout with an *approved automatic sprinkler system* in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, access from two directions shall not be required.
2. The number of *dwelling units* on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the *fire code official*.

D107.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

SECTION D108 UNIFORM ALTERNATE CONSTRUCTION STANDARD (UACS) FOR ONE- AND TWO-FAMILY DWELLINGS

[BCD] D108.1 Uniform Alternate Construction Standard for One- and Two-family Dwellings. If the *fire code official* is unable to resolve inadequate fire apparatus access and water supply issues utilizing Section 104.9, the applicant may seek alternative requirements as outlined in Oregon Administrative Rule (OAR) 918-480-0125, Uniform Alternate Construction Standard for One- and Two-family Dwellings. The *building official* retains the authority to choose the UACS alternative, with input from the *fire code official*.

See also Oregon Fire Code Joint Policy Bulletin No. 0001, October 28, 2016, <https://www.oregon.gov/osp/Docs/JPB-0001.pdf>

SECTION D109
REFERENCED STANDARDS

ASTM	F2200—14	Standard Specification for Automated Vehicular Gate Construction	D103.5
UL	325—02	Door, Drapery, Gate, Louver, and Window Operators and Systems, with Revisions through May 2015	D103.5



CITY OF MANZANITA

P.O. Box 129, Manzanita, OR 97130-0129
Phone (503) 368-5343 | Fax (503) 368-4145 | TTY Dial 711
ci.manzanita.or.us

November 9, 2022

Scott Gebhart
Development Services Manager
City of Manzanita

Re: Manzanita Transfer Station Permit Request

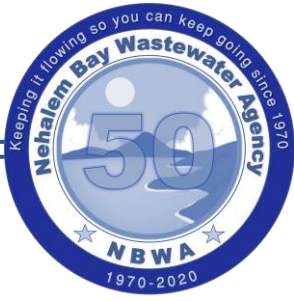
Scott,

After review of the site information for improvements only item needed for correction is by City ordinance a Reduced Pressure Backflow Assembly.

Sincerely,

Dan Weitzel

Public Works Director
Phone (503) 368-5347
Cell (503) 812-2727



Nehalem Bay Wastewater Agency

October 20, 2022

City of Manzanita regarding the Manzanita Transfer Station – 34995 Necarney City Rd

The Manzanita Transfer Station, located at 34995 Necarney City Rd is not currently hooked up to the Nehalem Bay Wastewater Agency sewer system. The property location is more than 800' from the closest sewerage connection point.

According to Nehalem Bay Wastewater Ordinance 2002-1 and the Department of Environmental Quality Administrative Rule 340-71-160, if the nearest sewerage connection point for a single-family dwelling on the property is more than 300 feet, a septic exception will be granted (as long as the septic system is approved by Tillamook County). For a proposed subdivision or group of two to five single family dwellings or other establishment with the equivalent projected daily sewage flow, the nearest sewerage connection point from the property to be served is not further than 200 feet multiplied by the number of dwellings or dwelling equivalents.

When the area is further developed, and the sewer is extended within 300 feet of the aforementioned property, the sewer extension would accommodate an extension to the property line. Once this extension is in place, the existing septic system would not be able to be improved or replaced. Any improvement or renovation would require the hook up to the sewer system.

Please contact the office if you need additional clarification or have any questions.

A handwritten signature in black ink, appearing to read "Keri Scott".

Keri Scott

Executive Assistant
Nehalem Bay Wastewater Agency



CITY OF MANZANITA

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October 20, 2022

Walt Wendolowski

Re: Transfer Station

Walt,

Currently the Manzanita Transfer Station does not meet the requirements of the following:

1. Manzanita Comp Plan- Page 27, #4. All roof drains will be required to flow into properly constructed drywells, except in areas where it can be shown that the water table is too high for this to be done effectively, in which case other methods shall be employed.
2. Manzanita Zoning Ordinance 95-4, Section 4.155. The grading and contouring of the site, and on-site drainage facilities, shall be designed so there is no adverse effect on neighboring properties or public rights-of-way.

Recommendation:

Since Tillamook County is currently working with DEQ on a Stormwater Pollution Control Plan, my recommendation would be to allow them to do a temporary berm on the Southwest corner of the property to contain the runoff from the property. Once a determination has been made by DEQ, my recommendation is to require the County to present the findings along with a permanent solution to address runoff from the property to be reviewed and approved by the City Engineer.

Scott Gebhart
Development Services Manager
City of Manzanita



Tillamook County
PUBLIC WORKS DEPARTMENT
Department of Solid Waste
Waste Prevention and Recycling



503 Marolf Loop Road
Tillamook, Oregon 97141
PH (503) 815-3975
FAX (503) 842-6473

Email: recycle@co.tillamook.or.us
www.co.tillamook.or.us/solid-waste

Land of Cheese, Trees and Ocean Breeze

October 14, 2022

City of Manzanita

RE: Manzanita Transfer Station permit requests

Tillamook County is the owner of the Manzanita Transfer Station, located at 34995 Necarney City Rd, which operated as an open burn site, a landfill, and has operated as a municipal solid waste (MSW) transfer station and recycling facility since 1981. The transfer station had been operated by various contracted/franchised entities but since January 2019 Tillamook County's own Solid Waste Department has operated the facility.

The site operates under DEQ Solid Waste Disposal Site Permit #342.

As has been reported to the Solid Waste Advisory Committee, the Tillamook County Board of Commissioners, and to the Manzanita City Council, traffic to this site and the quantities of materials collected there has steadily increased over the years, reflecting the increasing population in the area. Various methods to increase efficiency and accommodate the increasing volumes of materials has been worked on during the past several years. The long-term projection was disrupted by a very significant increase in traffic and volumes during the COVID-19 pandemic, which saw a 28% increase in MSW quantities alone. This fortunately coincided with our work to plan for increasing capacity and maintain operating services.

With the replacement of CARTM as the operator of the site, the reuse store was closed, and the structures used for the thrift store and donations activities were converted to areas used for recycling and the storage of recyclable materials. These structures provide adequate capacity for recycling services and materials, both currently and in the foreseeable future.

Traffic flow was reversed, enabling traffic to travel counter-clockwise through the facility, avoiding cross-traffic. The paving of the "Ring Road" and rocked surfaces on the east end of the facility provide for better traffic flows and adequate customer parking for recycling services.

The quantity of MSW collected at this site has exceeded the capacity of the Z-walls included in the Master Plan.

Concerns with safety and operational logistics resulted in the relocation of yard debris collection from the "Yard Debris" area in the master plan to a Z-wall area east of the

MSW Z-walls, utilizing timber-constructed Z-walls that were previously installed on the site. The capacity of this area is not adequate for the quantity of yard debris currently collected at the site. (These Z-walls were likely part of the original construction of the transfer station, and appear on the “Current Site” map of the master plan.) Furthermore, repairs need to be made to these original Z-walls (along the yard debris collection area).

With this in mind, we have submitted a proposal for the designed construction of four additional Z-walls, all located to the west of the current MSW Z-walls, staggered to enable logistics on both the incoming and outgoing ends. This project would provide not only additional capacity for MSW and yard debris, but also additional space for the public to access both MSW and yard debris disposal services.

This addition would also enable us to repair the old timber-constructed Z-walls without hindering capacity. (Although repairs to these Z-walls are planned, we do not intend to actively use them, but keep them in reserve for future capacity needs, or possibly as collection points for materials, as the solid waste system evolves in the future.)

The new construction would occur over the current employee parking area (labeled in the Master Plan as Proposed Additional Trailer parking). We will be relocating employee parking area to an unused area, likely in the northeast area of the developed property, on a rocky surface area. This is in the general vicinity of the area which has been discussed as and prepared for a storage area for emergency preparedness supplies, at a point in time when the entities interested in that use are able to move forward.

There is an office container listed in the master plan as a “Proposed Office.” (Post-CARTM, this was used by the Friends of the North County Library, but they have since found another facility better suited for their use.) This office container is no longer used, and we intend to demolish this structure.

Near the MSW Z-walls there is a shed used for fee collection. This is included in the master plan under the “Existing Trash Shed & Z-wall.”

There is a shed near the entrance to the site, on the north side, which is listed as an “Existing Building” in the master plan. This is currently a shed that was used for the neighborhood emergency preparedness planning, but following multiple breakins, it is currently only used for water storage. It is unclear whether its use for emergency preparedness will be taken up again, but we are reserving this space for that use.

There is an unused shed near the entrance to the site, to the south, between the “Yard Debris” and “Proposed Ring Road” in the master plan. We use this shed as a space on which we mounted our site map, providing the entering public with guidance on services offered within the site, as well as an opportunity to turn around if they do not want to enter further.

There are a couple trailers on site that were left by the previous operator. We have used them for temporary storage of recyclable materials, but they can be eliminated if you

desire. All materials shipped from the site are shipped in either drop boxes, or in trailers that are brought to the site for the removal of a specific material. (Such materials are generally baled or palletized.) We do not have any trailers permanently parked at the loading dock.

We are currently collecting “rubble” in the northwest section of the property used as the transfer station (about the middle of the actual property). This is the rubble area, which is an “inert clean fill” area contained in previous plans and permits. Much of the material that has been collected here during the past six months will be used as clean fill in the construction of the new Z-walls.

A current site plan can be found in the documentation we are providing. The stormwater is addressed in the NPDES permit application, which is included herewith. (This has been submitted to DEQ, and is currently under review.) Stormwater from the proposed new Z-wall area will be diverted into the current flow system, and the stormwater plan will be updated when construction is complete.

I hope that we have addressed your concerns in this and the attached documents. Please do not hesitate to contact me if you have any questions, or if you would like further information or clarification. I am also happy to meet with you on site and provide clarity for any questions you may have.

Thank you,

David McCall
Solid Waste Program Manager

DEQ 2021 Industrial Stormwater Permit Stormwater Pollution Control Plan Checklist

Instructions: Complete this form and submit with SWPCP. Fill in the appropriate page number(s) indicating the location of information in the SWPCP. At a minimum, the SWPCP must include the components below and describe how the permit registrants intends to comply with the narrative technology-based effluent limit to eliminate or reduce the potential to contaminate stormwater and prevent any exceedance of instream water quality standards.

Site Name:	Manzanita Transfer Station	File No.:	Not issued yet
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Permit Schedule		Requirement	Page #	Comments (For official use only)
New Discharger	Condition I.1.a or b	A new discharger to an impaired water without a TMDL must meet one of the conditions in this section of the permit to obtain coverage	n/a	
Signature	A.8.b	Signed and certified in accordance with 40 CFR 122.22	iii	
Title Page	A.10.a	Plan date	v	
		Name of the site	iii	
		Name of the site operator or owner	iii	
		The name of the person(s) preparing the SWPCP	v	
		File No. and EPA permit No.	Cover. Currently not available.	
		Primary SIC code and any co-located SIC codes	cover	
		Contact person(s) name, telephone number and email	cover	
		Physical address, including county	iii	
		Mailing address if different	cover	
General Location Map	A.10.b.i.1	General location of the site in relation to surrounding properties, transportation routes, surface waters and other relevant features	Fig 1	
Site Map (please identify clearly)	A.10.b.i (2-19)	Drainage patterns, with flow arrows	Fig 3	
		Conveyance and discharge structures, such as piping or ditches	Fig 3	
		Exact location of all monitoring points labelled with a unique three-digit identifying number starting with 001, 002, etc.	Fig 3	
		Outline of the drainage area for each discharge point	Fig 3	
		Paved areas and buildings within each drainage area	Fig 3	
		Locations of discharge points if different from monitoring points	Fig 3	
		Areas used for outdoor manufacturing, treatment, storage, or disposal of significant materials	Fig 2	
		Areas of known or discovered significant materials from previous operations	Fig 2	
		Existing structural control measures for minimizing pollutants in stormwater runoff	Fig 2	
		Structural features that reduce flow or minimize impervious areas	Fig 2	
		Material handling and access areas	Fig 2	
		Hazardous waste treatment, storage and disposal facilities	Fig 2	
		Location of wells including waste injection wells, seepage pits, drywells	n/a	
		Location of springs, wetlands and other surface waterbodies both on-site and adjacent to the site	Fig1	

		Location of groundwater wells	n/a	
		Location and description of authorized non-stormwater	n/a	
Permit Schedule		Requirement	Page #	Comments (For official use only)
		discharges	n/a	
		Location and description of spill prevention and cleanup materials	Fig 2	
		Locations of the following materials and activities if they are exposed to stormwater and applicable:		
		Fueling stations	n/a	
		Vehicle and equipment maintenance cleaning areas	n/a	
		Loading/unloading areas	Fig 2	
		Locations used for the treatment, storage, or disposal of wastes	Fig 2	
		Liquid storage tanks	Fig 2	
		Processing and storage areas	Fig 2	
		Immediate access roads and rail lines used or traveled by carriers of raw materials, manufactured products, waste material, or by-products used or created by the facility;	Fig 2	
		Transfer areas for substances in bulk	Fig 2	
		Machinery	Fig 2	
		Locations and sources of run-on to your site from adjacent property	Fig 3	
Site Description	A.10.b.ii	A description of industrial activities conducted at the site and significant materials stored, used, treated or disposed of in a manner which exposes those activities or materials to stormwater. Include in the description the methods of storage, usage, treatment or disposal	2-2	
	A.10.b.iii	Location and description, with any available characterization data, of areas of known or discovered significant materials from previous operations	2-2	
	A.10.b.iv	Regular business hours of operation	2-2	
	A.10.b.v	For each area of the site where a reasonable potential exists for contributing pollutants to stormwater runoff, a description of the potential pollutant sources that could be present in stormwater discharges and if the source is associated with a co-located SIC code	3-1	
	A.10.b.viii	An estimate of the amount of impervious surface area (including paved areas and building roofs) and the total area drained by each stormwater discharge point to be reported in area units	4-1	
	A.1.k	Non-stormwater discharges	3-2	
Site Controls	A.10.b.vi	A description of control measures installed and implemented to meet the technology and water quality-based requirements and any applicable sector-specific requirements in Schedule E	5-1	
		A description of how the stormwater control measures address potential pollutant sources from industrial activities and significant materials on-site, spills and leaks and authorized non-stormwater discharges	5-1	
	A.1.a	Minimize Exposure	5-1	
	A.1.b	Oil and Grease	5-2	
	A.1.c	Waste chemicals and material disposal	5-1	
	A.1.d	Erosion and sediment control	5-2	
	A.1.e	Debris control	5-2	
	A.1.f	Dust generation and vehicle tracking	5-2	
	A.1.g	Housekeeping	5-2	

Procedures/ Schedules	A.10.b.vi	Include known maintenance schedules and frequency of housekeeping measures	5-2	
	A.1.h and A.10.c	Spill prevention and response procedures:	5-3	
Permit Schedule		Requirement	Page #	Comments (For official use only)
	A.10.c.i	Procedures for preventing and responding to spills and cleanup	5-3	
		Indicate who is responsible for on-site management of significant materials and include their contact information	5-3	
		Spills prevention plans required by other regulations may be substituted for this provision if the spill prevention plan addresses stormwater management concerns and the plan is included with the SWPCP	5-3	
	A.1.h.v	Develop procedures for expeditiously stopping, containing and cleaning up leaks, spills and other releases	5-3	
	A.1.h.vi	Documentation and notification, including OERS number	5-3	
	A.1.i and A.10.d	Preventative maintenance:	5-4	
		Procedures for conducting inspections, maintenance and repairs to prevent leaks, spills, and other releases from drums, tanks and containers exposed to stormwater	5-4	
		Schedules or frequency of maintaining all control measures	5-4	
		Schedules of waste collection	n/a	
	A.10.e	Operations and Maintenance:	n/a	
		Include an operation and maintenance plan for active treatment and passive treatment systems	n/a	
		Include system schematic, manufacturer's maintenance and operations specifications	n/a	
		Include routine maintenance standards and schedules	n/a	
	A.10.f and A.1.j	Employee Education:		
		Develop and maintain an employee orientation and education program to inform personnel of the pertinent components and goals of this permit and the SWPCP	5-4	
		Orientation no later than 30 calendar days of hire or change in duties, annually thereafter	5-4	
		Include a description of the training content and the required frequency	5-4	
Tier 2 Status	A.10.b.vii	Facility triggered Tier 2 under current permit term Yes A description of stormwater treatment controls or source controls, including low impact development, in response to corrective action requirements and operation and maintenance procedures	n/a	
		Include safety sheets for any stormwater treatment chemicals or substances used in stormwater treatment and stored on site	n/a	
Receiving Waters	A.10.ix	The name(s) of the receiving water(s), latitude and longitude of discharge points, and applicable SIC code, if facility has co-located operations	n/a	
		If discharge point is to a municipal storm sewer system, name(s) and latitude and longitude of the receiving water and municipality	n/a	
		The identification of each discharge point and the location(s) where stormwater monitoring will occur as required by Schedule B.6	5-5	

Monitoring Locations	A.10.x	Existing discharge points excluded from monitoring must include a description of the discharge point(s) and data or analysis supporting that the discharge point(s) are substantially similar as described in Schedule B.7.c.ii	n/a	
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For Official Use Only

New applicant:	<input type="checkbox"/> Yes <input type="checkbox"/> No		
New discharger:	<input type="checkbox"/> Yes <input type="checkbox"/> No	New discharger to impaired waters condition met:	<input type="checkbox"/> Yes <input type="checkbox"/> No
		Outstanding Resource Water discharger:	<input type="checkbox"/> Yes <input type="checkbox"/> No
Existing facilities:	<input type="checkbox"/> Yes <input type="checkbox"/> No	SWPCP update per renewal:	<input type="checkbox"/> Yes <input type="checkbox"/> No
		SWPCP update per Schedule A.9:	<input type="checkbox"/> Yes <input type="checkbox"/> No
		Facility triggered Tier 2 under previous permit term:	<input type="checkbox"/> Yes <input type="checkbox"/> No
		Facility triggered Tier 2 under current permit term:	<input type="checkbox"/> Yes <input type="checkbox"/> No
Schedule E Requirements:	<input type="checkbox"/> Yes <input type="checkbox"/> No	Schedule E additional information in SWPCP and site plan	<input type="checkbox"/> Yes <input type="checkbox"/> No
Date received:		Plan Accepted:	<input type="checkbox"/> Yes <input type="checkbox"/> No

Reviewed by:

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Manzanita Transfer Station

Stormwater Pollution Control Plan (SWPCP)

1200-Z Permit DEQ File

EPA

SIC Code 5093

Prepared for

Tillamook County Public Works

503 Marolf Loop Road
Tillamook, OR 97141
Tillamook County

Contact: David McCall
Tillamook County Public Works Solid Waste
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CITATION

Parametrix. 2022. Stormwater Pollution Control Plan (SWPCP)
1200-Z Permit DEQ File # EPA Number: ORR. Prepared by
Parametrix, Portland, Oregon. October 2022.

CERTIFICATION

The technical material and data contained in this document were prepared under the supervision and direction of the undersigned, whose seal, as a professional geologist licensed to practice as such, is affixed below.



Prepared by Rick Malin, RG



EXPIRES 1/1/23

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NPDES COMPLIANCE SCHEDULE

File

1. **Monthly Visual Inspection.** Use Monthly Site Inspection Form in Appendix E.
2. **Stormwater Sampling.** Use Sampling Form in Appendix E. Collect samples four times per year (July 1 to June 30):

- Two samples before December 31
- Two samples before June 30

Collect samples following a storm event that results in discharge to occur at the compliance sample point Outfall 001. The location of Outfall 001 is shown on Figure 3.

Collect samples in laboratory-supplied, pre-cleaned containers. Place samples directly into coolers and transport directly to an approved lab. Complete field pH reading with calibrated meter during sample collection.

The monitoring requirements for the permit coverage period (July 1, 2021, to June 30, 2026) are summarized below.

Parameter	Benchmarks	Frequency
Visual signs of pollution in discharge (floating solids, oil sheen, color, odor, foam.)	No visible signs in discharge water	Monthly, visual inspection
NPDES 1200-Z Required		
Total Copper	0.017 mg/L	4 times per year, Grab
Total Lead	0.039 mg/L	4 times per year, Grab
Total Zinc	0.086 mg/L	4 times per year, Grab
pH	5.5 – 9.0 SU	4 times per year, Grab
Total Suspended Solids	100 mg/L	4 times per year, Grab
SIC Code 5093 Subsector	Benchmarks	Frequency
Chemical Oxygen Demand	120 mg/L	4 times per year, Grab
Total Aluminum	1.10 mg/L	4 times per year, Grab
<i>Total Copper</i>	0.017 mg/L	4 times per year, Grab
<i>Total Lead</i>	0.039 mg/L	4 times per year, Grab
<i>Total Zinc</i>	0.46 mg/L	4 times per year, Grab

Note: Italicized subsector parameters are also a permit required parameter.

3. Discharge Monitoring Report (DMR) – Submitted quarterly including:

- DEQ-approved DMR form
- pH field notes and chain-of-custody
- Laboratory reports from the testing laboratory including QA/QC documentation

The DMR and associated documentation to be submitted to DEQ in accordance with the following schedule:

Reporting Quarter	Period Represented	DMR due date
1st	July - September	November 15
2nd	October - December	February 15
3rd	January - March	May 15
4th	April - June	August 15

The DMR must contain the results of all stormwater monitoring conducted during each quarter.

DMRs are to be submitted electronically to DEQ through Your DEQ Online. DEQ is conducting 1200-Z program business through this online platform.

SWPCP CERTIFICATION PAGE

Name of Facility: Manzanita Transfer Station.

Type of Facility: Solid waste transfer station, Source-separated recycling facility

Location of Facility: 34995 Necarney City Road
Manzanita, Oregon 97130, Tillamook County

Site Operator/Owner: Tillamook County
503 Marolf Loop Road
Tillamook, Oregon 97141

Designated Person Responsible: David McCall

Management Approval: Full approval is extended by Management at a level with authority to commit the necessary resources toward stormwater pollution control.

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations."

Signature:  _____

Date: 10/13/22

Name: David McCall

Title: Tillamook County Solid Waste Manager

Stormwater Pollution Control Plan (SWPCP)

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EPA Number: ORR????

Manzanita Transfer Station

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RECORD OF AMENDMENT

All amendments and updates to this plan are summarized as follows:

[illegible]

Stormwater Pollution Control Plan (SWPCP)

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EPA Number: ORR???

Manzanita Transfer Station

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A	NPDES 1200-Z Permit
B	Site Location Area Maps
C	Record of Employee Training Form
D	List of Spills and Leaks Form
E	Stormwater System Inspection and Sampling Forms

ACRONYMS AND ABBREVIATIONS

BMP	best management practice
DEQ	Oregon Department of Environmental Quality
DMR	discharge monitoring report
CB	catch basin
CFR	code of federal regulations
ND	non-detect
NPDES	National Pollutant Discharge Elimination System
SIC	Standard Industrial Classification
SPCC	spill prevention, control, and countermeasures
SWPCP	stormwater pollution control plan

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1. INTRODUCTION

This Stormwater Pollution Control Plan (SWPCP) has been prepared to meet the requirements of the Oregon Department of Environmental Quality (DEQ) National Pollution Discharge Elimination System (NPDES) Stormwater Discharge Permit for stormwater discharges associated with industrial activity at the Manzanita Transfer Station in Tillamook, Oregon. At this time a 1200-Z Permit has not been issued for the facility. When issued, a copy of the permit will be presented in Appendix A.

1.1 Objectives

The overall objectives of the SWPCP are:

- To prevent the discharges of unpermitted process wastewater to stormwater drainage systems.
- To implement best management practices (BMPs) to identify, reduce, eliminate, and prevent the pollution of stormwater.
- To prevent violations of surface water quality, groundwater quality, or sediment management standards.

Based on the present activities at the Manzanita Transfer Station, potential pollutants from the site consist primarily of solid waste and recycled material exposed to stormwater. However, the transfer of solid waste transfer and recycled material occurs in covered areas and enclosed building structures. The facilities operations area is primarily paved. The area around the facility is unpaved with the exception of the facility entrance road. Petroleum products for both use and to be recycled are stored in enclosed containers at the facility.

In the event of a significant change in facility design, construction, operation, or maintenance that may impact off-site receiving water bodies, the SWPCP will be updated. Amendments to the plan should be made in accordance with the requirements of the 1200-Z permit in Schedule A.9.

A Spill Prevention, Control, and Countermeasure (SPCC) Plan has been prepared by Tillamook County and implemented at the facility. The SPCC Plan is considered a supporting document to this SWPCP and should be reviewed by all personnel responsible for stormwater and/or spill control. Where appropriate, information in the SPCC Plan has been referenced in the SWPCP.

1.2 Contents

This plan contains a description of the site and the nature of the industrial activities conducted at the site. This plan contains the following sections, which meet the requirements included in Schedule A.10 of the 1200-Z permit:

Required plan elements:

- Facility Location and Description – Section 2.3
- Site Maps – Figure 2, Site Facility Map, and Figure 3, Site Stormwater Management Map
- Potential Pollutants and Significant Materials – Section 3 and SPCC Plan (separate document)
- Non-Stormwater Discharge Certification – Section 3.4

- Drainage Basin and Stormwater System Components – Sections 4.1 and 4.2
- Receiving Waters and Outfalls – Sections 3.1 and 4.3
- Stormwater Sampling – Sections 4.3 and 4.4
- Stormwater Best Management Practices – Sections 5.1
- Employee Training – Section 5.4
- Reporting and Recordkeeping - Section 5.5
- Stormwater Discharge Benchmarks – Section 5.6

2. FACILITY INFORMATION

The following presents Manzanita Transfer Station information. The transfer station is located at 34995 Necarney City Road in Manzanita, Oregon.

2.1 Facility Owner and Operator

Property Owner Address and Telephone

Tillamook County
201 Laurel Avenue
Tillamook, OR 97141
(503) 815-3975

Facility Operator Address and Telephone

Tillamook County Public Works Solid Waste.
503 Marolf Loop Road
Tillamook, OR 97141
(503) 815-3975

2.2 Facility Contacts

Table 2-1 presents the facility contacts for implementation of this SWPCP.

Table 2-1. Facility Contacts

Name (Position)	Phone Numbers
David McCall (Solid Waste Program Manager)	(503) 815-3975 (office)

2.3 Facility Location and Description

The Manzanita Transfer Station facility comprises approximately 3.2 acres and is located at 34995 Necarney City Road in Manzanita, Oregon. The facility is located on a 9.2-acre property parcel (tax lot 3N1029D2000) located within Section 29 SE, Township 3 North, Range 10 West in Tillamook County. Adjacent properties are undeveloped vegetated beach sand. The site vicinity map is included as Figure 1.

There are no observable surface water drainages as the facility is situated on beach sand. The transfer station is located north of Nehalem Bay. Topographic maps show two intermittent drainages south of the facility, but these drainages are shown to not extend to the facility or to Nehalem Bay. Appendix B presents site location images that include property parcel, topography, drainage, and 303(d) impaired waters information. Nehalem Bay is the only identified impaired water in the region of the facility.

Site structures and use areas are shown on Figure 2 and include a main recycling building with connecting materials collection building, a recycling and storage warehouse, a modular office structure,

a municipal waste transfer area with canopy covers, an unused former fee station shed, an unused former emergency preparation building, and areas for yard debris, recycled glass storage, and concrete debris. These structures and usage areas are identified on Figure 2. Water at the site is sourced from the City of Manzanita.

The Manzanita Transfer Station receives municipal solid waste for transfer to a permitted landfill, yard debris disposal, and non-hazardous materials recycling. The facility primarily operates at a source-separated recycling collection facility rather than transportation of waste and materials.

Prior to operating as a transfer station the site functioned as a disposal site known as the Manzanita Disposal Site. The disposal site operated as an open burning dump from 1948 to 1981. The disposal area was covered with three feet of soil in 1981. The old disposal area is located in the northern portion area of the facility. A basic preliminary assessment was completed by EPA in 2014. No further action was recommended.

Approximately 1-acre of the approximately 3.2-acre site is not paved or covered. Areas not paved are hard packed gravel surfaces, except for vegetated areas on the southern and northern sides of the facility. Areas beyond the facility boundary are all vegetated with exception of the paved entrance road.

The topographically highest area of the site is in the northeast area of the facility; the lowest area is the southwestern side of the facility. As a result, surface water flow at the facility is primarily from the northeast to the southwest. An area along the north side of the facility topographically slopes to the northwest. A topographically higher area is present east of the site. A topographically lower area is present north of the facility. Stormwater flow directions at the facility are shown on Figure 3.

There are no floor drains inside any of the structures. Activities conducted within the building are contained under cover. Spill kits are located inside the main utility building.

Facility hours of operation are summarized in Table 2-2.

Table 2-2. Facility Hours of Operation

Manzanita Transfer Station	Hours of Operation
Winter (October 1 st to March 31 st)	Thursday – Sunday, 10 am – 4 pm
Summer (April 1 st to September 30 th)	Thursday – Monday, 10 am – 4 pm

2.4 Ongoing Industrial Activities

Primary activities at the Manzanita Transfer Station are covered under the Standard Industrial Classification (SIC) code 5093 as the facility functions primarily as a source-separated recycling collection facility rather than transportation of waste and materials. The facility industrial activities consist of the following that occur at the following locations:

- Main recycling building: PaintCare collection and recycling of small ferrous and non-ferrous metals, paper, cardboard, and plastics occur in the main recycling building. A baler is located in this building with stored paper and cardboard located in the west half of the building.

- Northeastern warehouse: Recycling and storage of Styrofoam, baled plastics, and electronics primarily occurs primarily in the northeastern warehouse. This material is arranged on pallets or in Gaylord boxes and moved for storage.
- Materials collection building: Used motor and cooking oil and lead-acid batteries are accepted and stored in the material storage building. The used motor oil is used on site (oil burning heater). The used cooking oil and lead-acid batteries are transported from the site to specialized recycling facilities. All materials are stored in self-contained storage containers (IBC or other specialized container).
- Recycling glass storage area: Drop boxes for glass recycling storage is located on the west side of the facility.
- Municipal waste disposal: municipal waste disposal into drop boxes occurs under two covered canopies located on the north side of the facility.
- Yard debris disposal area. Accepted yard debris is stored in drop boxes. The main collection drop box for scrap metal is located next to the yard debris disposal area.
- Concrete rubble disposal. This disposal area is located on the northwestern side of the facility.

The locations of these industrial activities are identified on Figure 2.

Stormwater Pollution Control Plan (SWPCP)

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Manzanita Transfer Station

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3. SOURCE IDENTIFICATION

The primary potential pollutant sources at the facility are materials stored outdoors. These materials can include stored recycled materials ready for transfer, yard debris, and collected roofing and rubble material. Recycled materials not properly covered are also potential sources of pollutants.

3.1 Materials Inventory

Each facility must inventory the types of materials that are handled, stored, or processed on site. “Significant materials” are of particular concern and are defined as follows:

Raw materials; fuels; materials such as solvents, detergents, and plastic pellets; finished materials such as metallic products; raw materials used in food processing or production; hazardous substances designated under section 101(14) of the Comprehensive Environmental Response, Compensation, and Liability Act; any chemical the facility is required to report pursuant to the Emergency Planning and Community Right to Know Act, Section 313; fertilizers; pesticides; and waste products such as ashes, slag, and sludge that have the potential to be released with stormwater discharges [40 CFR 122.26(b)(12)].

The following industrial activities are conducted at the site in uncovered areas which are exposed to stormwater:

- Storage of recyclable materials such as glass, plastic, and metal on paved areas
- Storage of woody/yard debris in drop boxes on paved storage area
- Parking of employee vehicles
- Storage of propane tank used to maintain equipment

Materials that are handled and stored at the facility that are or may be exposed to stormwater include:

- Recycled used oils such as motor oil and cooking oil
- Material handling equipment

The facility operates a forklift which utilizes propane for fuel. The facility operates an excavator which utilizes diesel for fuel.

An inventory of exposed significant materials will be conducted twice a year as part of the implementation of this plan. Table 3-1 summarizes the significant materials stored on site, and their locations are shown on Figure 2.

Table 3-1. Significant Material Inventory (Potential Exposure)

Material (Location on Figure 2)	Location	Quantity (Units)	Likelihood of contact with Stormwater? If Yes, describe reason
Recyclable materials	Main Recycling Building	Max. 50 tons at any given time, 300-400 t/yr	No
Recyclable materials	Northeastern warehouse	40-50 t/yr	No
Used oil	Materials collection building	Oil is max. 550 gallons, Cooking oil is max. 450 gallons, up to 3,000 gal/year	Minimal likelihood
Glass	Glass storage area	Max. 25 tons at a time (2 boxes), 100 t/yr	
MSW	MSW Disposal area	Max. 25 tons at a time, max. 1,000 t/yr	Minimal
Yard Debris	Yard Debris Disposal area	Max. 25 tons at a time, max. 750 t/yr	
Scrap Metal	Scrap Metal Box	Max. 7 tons at a time, approx. 120-150 t/yr	

3.2 Spills and Leaks

Should there be any spills or leaks on site, they will be logged on the List of Spills and Leaks Form contained in Appendix D. A copy of a completed form will be maintained with the SPCC plan as well.

3.3 Sampling Data

Sampling forms prepared during each sampling event are provided and filed in Appendix E.

3.4 Non-Stormwater Discharges

Non-stormwater discharges include discharge of water associated with water line flushing, irrigation, and wash water that does not involve the use of hot water or detergents.

4. DRAINAGE PATTERNS, OUTFALLS, AND SAMPLING POINTS

The facility is relatively flat with an overall downward slope from the northeast to the southwest. A perimeter ditch is located adjacent to the north side of the southern facility access road. Barriers are also present along the southwestern corner of the site. Interior vegetated areas are either generally flat to provide infiltration or sloped to a drainage ditch.

4.1 Drainage Patterns

Drainage patterns and stormwater drainage system features are shown on Figure 3. As indicated, with exception of drainage from the northeastern warehouse and the waste disposal cover canopies, all site stormwater runoff is directed to the southwest corner of the facility. Stormwater leaves the facility and facility property via a small opening in the barrier wall. Stormwater passing this opening flows on to adjacent undeveloped beach sand forested land where it appears to infiltrate into the ground. There are no observable surface water drainages as the area consists of beach sand soil. Topographic maps show two intermittent drainages south of the facility, but these drainages are shown not to extend to the facility or to Nehalem Bay.

4.2 Stormwater System Components

The stormwater collection and conveyance system is designed to collect and transport stormwater to the site's outfall in the southwest corner.

A catch basin is located adjacent to the south side of the materials collection building. Two drainage lines from this catch basin were found to have originally discharged at the southern property line. Inspection of the two lines determined that they are plugged. Consequently, during storm events, the catch basin overflows and drains into the south entry road perimeter drainage ditch.

Runoff from the main recycling building and the materials collection building is directed to a stormwater drain line that runs along the south side of the main recycling building. This line was observed to continue to the west at the southwest corner of the building. Inspection of the line determined that it was plugged. It is assumed that the discharge point of this stormwater line is located in the vegetated bank south of the building. Consequently, during storm events, it appears discharge in the line overflows and drains toward the southwest.

Runoff from the northeastern warehouse is directed to downspouts connected to drain line(s), which appear to discharge north of the facility on the facility's property parcel. Runoff from the waste disposal cover canopies is also directed to downspouts connected to drain line(s), which also appear to discharge north of the facility on to the facility's property parcel.

4.3 Stormwater Monitoring Locations

Approximately 1-acre of the approximately 3.2-acre site is not paved or covered. Areas not paved are hard packed gravel surfaces, except for vegetated areas on the southern and northern sides of the facility. Areas beyond the facility boundary are all vegetated with exception of the paved entrance road.

There is one site outfall for stormwater located in the southwest corner of the facility and identified as monitoring location Outfall 001 as shown on Figure 3. Outfall 001 is the location where stormwater has

flowed through the material collections area barrier wall. Appendix E present photos of Outfall 001 location. The estimated total area that drains to the Outfall 001 discharge point is 2.1 acres. Monitoring location Outfall 001 represents stormwater that is flowing off the transfer facility property boundary. This is the only stormwater sampling location for the facility. Stormwater then flows southward and infiltrates into the vegetated beach sand soil. An intermittent surface water flow line is identified to begin approximately 635 feet to the southwest of Outfall 001. This intermittent surface water flow line ends east of the Nehalem Bay State Airport runway. Appendix B presents figures that show the intermittent surface water flow line.

4.4 Sample Collection and Handling

This section describes the stormwater monitoring and sampling schedules, the procedures to be followed in collecting, preserving, and transporting stormwater samples, equipment needed for sampling, and reporting and recordkeeping requirements.

Grab samples should be collected as a single grab sample where all samples are collected at the same time from the same storm event. The collected sample must be representative the stormwater being discharged at the compliance sample location Outfall 001 at the south side of the opening in the barrier wall as shown in photos presented in Appendix E. The sampling event should be documented using the Stormwater Sampling form provided in Appendix E.

The following will be recorded for each sample collected as outlined on the sampling form:

- Sample date
- Sample time
- Sample location with sample ID
- Method of sampling and method of preservation (e.g., ice, preservative provided by lab)
- Individual who performed sampling
- Weather conditions at the time of sampling (i.e., sunny, cloudy, raining, temperature, wind)

4.4.1 Health and Safety Considerations

Safety of personnel is a primary consideration in sampling. The sampler should be aware of physical and chemical hazards that could compromise safety. All sampling and visual monitoring activities should be carried out in accordance with the Manzanita Transfer Station site health and safety protocols.

Safety glasses are recommended when collecting stormwater samples, as well as any other personal safety gear (hard hat, boots, high visibility vest or clothing, hearing protection) that may be required for general work on the site. Powder-free, chemical-resistant gloves should be worn when collecting stormwater samples and when handling chemicals used to preserve some types of samples.

4.4.2 Sample Collection Procedure

The person responsible for collecting stormwater samples should be fully trained on sampling, understand the protocol and methodologies, is knowledgeable of the site and this SWPCP, and

understands the requirements of the permit. The following sections describe the procedures for preparing for and conducting sampling activities.

4.4.2.1 Preparation for Sampling

The most crucial first step in stormwater sampling is preparation. Preparing the sampling materials, sample bottles, and paperwork will help to ensure a good and representative sample is collected and help to eliminate questionable results. The following basic steps should be followed:

- Prepare the sampling form that will be used for documentation of sample collection. This form can be found in Appendix E.
- Prior to sampling, the sampler will coordinate with the third-party analytical laboratory to obtain proper sample bottles and preservation equipment for the analytical procedures selected.
- Verify that gear required for sampling activities is assembled and ready. This includes a properly functioning and calibrated pH meter. The pH meter should be calibrated to at least two standards (4.0 and 7.0) and ideally three (pH 4.0, 7.0, and 10.0).
- Prepare sample bottle labels using waterproof ink with the following information:
 - Facility name (Manzanita Transfer Station [MTS])
 - Monitoring location ID (Outfall 001)
 - Name or initials of sampling personnel
 - Parameter and associated analytical method
 - Sample preservation note
 - Date and time of sampling event
 - Prepare chain of custody form (typically obtained from laboratory)
- Samples are to be collected at sample point Outfall 001 shown on Figure 3.
- Sampling supplies needed include:
 - Clean, sterilized sample bottles. Coordinate with the laboratory on analysis required and they will provide the proper size for the type of sample.
 - Sampling device to allow you to collect a grab sample. A peristaltic pump or disposable small container will be needed to collect a sample from the Outfall 001 sample point.
 - Powder-free disposable nitrile or latex gloves. Do not use powder gloves because they may contaminate the samples.
 - Waterproof markers and pens for recording sample information on bottles and paperwork.
 - Appropriate field form (See Appendix E – Stormwater Sample Form).
 - Functioning and calibrated pH meter.
 - Camera to document conditions.

4.4.2.2 Collecting a Sample

Once the materials and supplies are prepared and a qualifying event has occurred stormwater samples can be collected. The following procedures are guidelines for performing successful sample collection.

- Wear disposable powder-free gloves when sampling, never touch the side of the lid or bottle.
- Grab samples should be collected by filling laboratory-provided sample containers using a clean disposal sample collection container or a peristaltic pump. Storm water sample will be collected from a small pooling area located on the south side of the barrier wall.
- Sample only stormwater discharging at the designated monitoring location Outfall 001; not from water on the north side of the barrier wall.
- Attempt to collect sample such that sediment at the bottom of the small sample collection point is not disturbed.
- Photographic documentation of stormwater flow through the barrier wall opening during a monitoring (sampling) event is a recommended practice, but not required. Photographs provide documentation that can assist in the review process should there be a reason sampling could not occur or if there are questionable results. Ensure the camera date and time stamp are accurate.
- Fill sample bottle nearly to the top by holding the opening into the flow of water. Do not rinse or overfill the bottles.
- Conduct visual observations of the grab sample in a clean, colorless glass or plastic container in a well-lit area for presence of color, odor, foam, floating solids, settled solids, suspended solids, foam, oil sheen, and other obvious indicators of stormwater pollution.
- Measure pH of the sample using a calibrated meter and record the reading on the sampling form (also be recorded on the chain of custody form). pH needs to be measured within 15 minutes of sample collection. The time pH measurement is completed needs to be noted on the stormwater sampling log along with the value measured.

Where practicable, the same person should carry out the collection and examination of discharges for the entire permit term. (See Appendix E, Stormwater Sampling Form).

4.4.2.3 Sending Samples to Lab for Analysis

Once a sample is collected it is important that they are properly packaged for shipment to the laboratory for analysis. Different parameters have different hold times so be aware of these when sampling. The following are guidelines for transporting samples:

- Place sample bottles in a sturdy cooler, typically provided by the laboratory, and partially fill the cooler with ice.
- Prepare and include a chain of custody form in a sealable plastic bag and place inside the cooler.
- Best practice is to send the sample to the lab the same day the sample was collected.

5. SITE CONTROLS

A description of stormwater management control measures and their implementation is described in the following sections. These controls include stormwater best management practices, spill prevention and response procedures, preventive maintenance, and employee education.

5.1 Stormwater BMPs

The following BMPs are applicable to the facility:

- Containment of waste and recycled materials
- Stormwater diversion
- Minimizing exposure
- Oil and grease removal
- Waste chemicals and material disposal
- Debris/erosion and sediment control
- Minimizing dust generation and vehicle tracking
- Good housekeeping

5.1.1 Containment

Storage containers for recyclables shall be isolated or covered to reduce exposure to precipitation and to prevent leaks and spills from entering stormwater runoff. Acceptable covers include permanent structures (structures and/or lids) and temporary covers such as tarps.

Drop boxes and other large storage containers containing recyclable materials need to be covered to reduce exposure to precipitation (potentially resulting in leaching) and to prevent leaks and spills from entering stormwater runoff.

Lidded containers need to be stored with lids closed, or overturned on their sides when possible, to prevent accumulation of stormwater in the containers and minimize the generation of potentially contaminated stormwater.

5.1.2 Stormwater Diversion

Divert stormwater away from stored material and areas of potential stormwater contamination.

5.1.3 Minimizing Exposure

Cover exposed significant materials such as oils, wastes, or recyclables that could contaminate stormwater or by moving them under cover.

Cover can consist of a building, shed, storage container, tarpaulin or similar method to reduce or prevent exposure to precipitation.

The recycled oil is contained in capped totes situated in main utility building or the materials collection building.

5.1.4 Oil and Grease

In response to observation of oil sheen or oil spillage use absorbent material to aid in removal of oil and grease.

5.1.5 Debris/Erosion and Sediment Control

Erosion control BMPs at the Manzanita Transfer Station could include preservation of natural vegetation, road maintenance and stabilization, dust control, interceptor dikes and check dams, outlet protection, riprap, straw bale barriers, sediment traps, and sediment basins. Drainage ditches and channels at the facility are predominantly rock and grass lined which minimizes sediment in the outfall location.

Natural grassy vegetation should be cultivated and left unmowed along areas of sheet flow runoff. Any erosion or development of preferential flow paths (rills) in the buffer zones should be repaired. Maintain grassy strips between industrial portions of the site and stormwater conveyances, and maintain grassy vegetation inside of ditches.

5.1.6 Minimizing Dust Generation and Vehicle Tracking

Dust generation and vehicle tracking on unpaved portions of the site are minimized by spraying water on the dust-generating surfaces using a tanker truck during the dry season and using gravel in roadway entrances and exits.

5.1.7 Good Housekeeping

Good housekeeping practices will be used at the facility to reduce potential pollutant loading to stormwater. These practices include:

- Routinely clean all exposed areas that may contribute pollutants to stormwater by sweeping paved areas at regular intervals and litter pick-up.
- Proper storage of petroleum products and other hazardous substances.
- Prompt attention to leaks and spills of contaminants (liquid or solid) from site operations that may occur on any exposed soil, vegetation, or paved area.
- Prevention of accumulation of liquid or solid chemicals on the ground near storage areas.
- Neat and orderly storage of waste materials, aggregates, and chemicals.
- Storing recyclables in a way that prevents potential contaminants from leaching and entering the stormwater collection system.

To help maintain good housekeeping practices, inspect areas of industrial activities throughout the workday, with additional documented inspections occurring at least monthly. Housekeeping needs are taken care of routinely throughout the workday and are not allowed to get out of hand.

Areas where refuse and operations-related products are stored will be kept clean, and lids will be used to keep refuse inside and stormwater out of the containers. Materials that are collected for recycling will be stored in a manner to reduce contact with stormwater.

5.2 Spill Prevention and Response Procedures

The spill prevention and response procedures are designed to prevent and control spills of hazardous materials, oils, and petroleum products. Procedures for preventing spills and for providing prompt response to control spills will be included as part of an employee training program. Spill control equipment is stored on site where petroleum products are kept. The following spill prevention and response procedures will be used:

- The facility has an SPCC Plan and it is incorporated by reference into this SWPCP.
- Observe the transfer of petroleum products constantly during storage container filling to prevent spilling and overfilling.
- Protect used petroleum recycling areas from rain and stormwater run-on.
- Discourage cleaning of maintenance areas with running water.
- Maintain spill kits in areas where spills may potentially occur such as the used oil recycling areas.
- Contain spills immediately by using sorbent material such as sawdust, kitty litter, straw, or synthetic sorbent materials.
- Avoid washing spills into stormwater drainages.
- Use sorbent booms for containing spills that reach stormwater drainages.
- Recover spilled materials as quickly as possible.
- Remove any impacted soil, placing the soil on plastic, and covering the soil to prevent contact with stormwater.

Spills or other discharges will be recorded in the same manner as regular inspections. A follow-up report will be completed stating how the spill occurred and that the spill has been cleaned up according to proper procedures. These records will be kept with the SWPCP by the Site SWPCP Manager. The tracking form is in Appendix D. Should a spill occur, contact procedures are as follows:

- Employees notify David McCall (Tillamook County Solid Waste Manager) immediately if a spill occurs.
- Staff is to follow the SPCC plan located on site and call the emergency contacts listed below:
 - Tillamook County Solid Waste Office 503-815-3975
 - Oregon DEQ 800-378-8240
 - Oregon Emergency Management Division 800-452-0311
 - Spencer Environmental Services, Inc 800-733-0896
- If a spill does not need to be reported to DEQ, Tillamook County employees shall proceed with cleanup actions and engage a local, qualified company to assist with cleanup and disposal if necessary.

- Zwald Transportation 503-842-1005

Zwald provides vacuum truck services and disposes of contaminants at Pacific Power Vac in Portland, Oregon.

5.3 Preventative Maintenance

The preventive maintenance program will include inspections and maintenance of stormwater management devices, inspections of equipment, and maintenance of such equipment. Inspections will be made of catch basins, surface drainage areas and drainage ditches. Items that are not in good condition will be cleaned, repaired or replaced as needed.

The equipment used in facility operations will be inspected and maintained according to the facility's routine schedules. Other equipment used at the facility will be inspected and maintained in the same manner to minimize stormwater contamination from fuels, oil, and grease. Inspection of oil storage and transfer equipment has been incorporated as part of the facility's SPCC Plan.

5.4 Employee Training

The key to a successful SWPCP implementation is employee training. New employees receive training within 30 days of hire. All employees receive regular refresher training as described below. Copies of the logs are provided in Appendix C.

- Review of the SWPCP and stormwater system to include:
 - Review of the details of the permit and SWPCP
 - Identification of work areas where stormwater is exposed to industrial activities and how to prevent contamination
 - Review of on-site BMPs utilized in the stormwater system, how they work and when they need maintenance or attention
 - Material management procedures
 - Stormwater discharge location
 - Sample collection and test methods used to comply with permit
 - Recordkeeping requirements
- Review of the SPCC plan, spill kit use and location, labeling.
- Regular monthly safety meetings to review:
 - How to prevent chance of spills
 - How to properly clean up after a spill and notification procedure

5.5 Reporting and Recordkeeping

5.5.1 Reporting

In accordance with the conditions of Manzanita Transfer Station's 1200-Z NPDES permit, a discharge monitoring report (DMR) must be completed for each quarter and submitted by the 15th of February, May, August, November. DMRs are to be submitted electronically to DEQ through Your DEQ Online. DEQ is conducting 1200-Z program business through this online platform.

The DMR packet must include the following:

- General sheet completed and signed.
- All stormwater monitoring conducted during each quarter presented on the Regional and Sector sheets.
- Copy of all associated analytical laboratory reports including the quality assurance/quality control data and associated chain of custody forms.
- Field sampling documentation that includes field measured pH readings.

5.5.2 Recordkeeping

All inspections of stormwater control structures and equipment, visual observations of stormwater outfall discharge, sample collection and lab results, incidents of spills or leaks of significant materials which could impact stormwater runoff, surface water discharge (if any), and other relevant information will be fully documented using the forms provided in Appendix F.

The following must be recorded and maintained at the facility for a minimum of 3 years. These records shall be made available to DEQ, Agent, or local municipality upon request.

- A copy of the SWPCP and any revisions, corrective actions reports, and monthly inspection reports
- Inspection, maintenance, repair and education activities
- Spills or leaks of significant materials that impacted or had the potential to impact stormwater or surface waters

The above documents should be kept together along with stormwater sample results and completed stormwater sample forms.

5.5.3 Monthly Inspections

Inspections of the stormwater system will be conducted by the SWPCP manager on a monthly basis. Inspection of areas where industrial materials or activities are exposed to stormwater and areas where stormwater control measures, including infiltration devices, structures, catch basins, and treatment facilities are located.

These inspections will be tracked with a Stormwater System Inspection Form contained in Appendix E. This record of inspection includes the name of the person conducting the inspection, date of inspection, areas and equipment inspected, results of inspection, and corrective measures to be taken, if any. A

blank Monthly Stormwater System Inspection Form is included in Appendix E. Monthly inspection reports must be retained on site and be made available upon request.

5.5.4 Compliance Monitoring

As specified in the NPDES 1200-Z permit, this permit only regulates the discharge of stormwater from areas where industrial practices are occurring. Compliance monitoring is required at Outfall 001. This monitoring location is shown on Figure 3 and the sampling parameters are outlined in the “NPDES Compliance Schedule” located at the beginning of this plan.

The annual monitoring period is from July 1 to June 30. Two samples must be collected before December 31, and two samples must be collected before June 30 of each year. Grab samples must be representative of the stormwater discharge and must be collected at least 14 calendar days apart. Visual monitoring must occur at the stormwater monitoring locations listed in the SWPCP where stormwater monitoring will occur.

Reporting of sample results is presented above in Section 5.5.1. Non-detects must be reported as “ND” with the detection limit in mg/L in parentheses.

Compliance monitoring to be completed at Outfall 001 is summarized in Table 5-1.

Table 5-1. Compliance Monitoring Requirements

Parameter	Benchmarks	Frequency
Visual signs of pollution in discharge (floating solids, oil sheen, color, odor, foam)	No visible signs in discharge water	Monthly visual inspection
Total Copper	0.017 mg/L	4 times per year
Total Lead	0.039 mg/L	4 times per year
Total Zinc	0.086 mg/L	4 times per year
Total Aluminum	1.10 mg/L	4 times per year
pH	5.5 – 9.0 SU	4 times per year
Total Suspended Solids	100 mg/L	4 times per year
Chemical Oxygen Demand	120 mg/L	4 times per year

5.5.5 Monitoring Waiver

As outlined in Schedule B.9 of the permit, a waiver may be requested if:

- The geometric mean of five consecutive sampling results is equal or below statewide or sector-specific benchmarks as in listed in Table 5-1 above; or
- For pH, qualifying sample results are within the range for five consecutive readings.

Additional details are presented in B.9 of the permit.

5.5.6 Monitoring Variance

Schedule B.8 of the permit allows Tillamook County the opportunity to request a monitoring variance for missed samples if one of the following criteria is met:

1. State or federal authorities declared the year a drought year.
2. Able to demonstrate that rainfall was 20 percent or more below the three-year average rainfall for the area.
3. Able to demonstrate to DEQ's satisfaction that discharge did not occur due to the use of an on-site detention system or other stormwater treatment system, or the infrequency of storm events of sufficient magnitude produce runoff during normal business hours and safe conditions.

For each missed sample, indicate in the DMR that no discharge occurred and include supporting data and analysis demonstrating why the monitoring did not occur. Examples of supporting data include photographic documentation, rain gauge data, detention basin storage volumes, storm infiltration rate and/or retention capacity analysis. Section 4.4 describe conditions related to occurrence of stormwater water discharge at Outfall 001.

5.6 Benchmark Exceedances and Action Plans

5.6.1 Tier 1 Corrective Action Response

A Tier 1 corrective action response is triggered if:

- If stormwater sampling results in exceedance of a benchmark value (statewide and sector-specific), or
- Visual observations show signs of pollution in the discharge. Signs of pollution include presence of floating and suspended solids, color, odor, foam, visible oil sheen, or other indicators of pollution.

The SWPCP must be reviewed and a Tier 1 Corrective Action Response report developed. This includes monthly visual monitoring parameters such as floating solid and sheen. Within 30 calendar days of obtaining the monitoring results, Fallon must:

1. Investigate the cause of the elevated pollutant levels, including conducting planning for any needed pollutant source tracing activities.
2. Review the SWPCP to ensure it is implemented, including the selection, design, and implementation of control measures to ensure compliance with the permit.
3. Evaluate treatment measures and infiltration devices are properly installed, maintained, and implemented and whether maintenance, corrections, or modification are necessary.
4. Summarize the following information in a Tier 1 report that is retained on site and submitted to DEQ upon request:
 - The results of the investigation or assessment.

- Corrective actions taken or to be taken, including date corrective action completed or expected to be completed. Where Fallon determines that corrective action is not necessary, provide the basis for this determination.
- Document whether SWPCP revisions are necessary.

The findings of Tier I investigations, reports, and corrective actions may be documented using the DEQ Tier 1 Report Form. The Tier 1 Report must be retained on site and submitted to DEQ upon request. The corrective actions need to be implemented before the next storm event if possible, or no later than 30 calendar days after receiving monitoring results or completing the monthly visual inspection.

5.6.2 Tier 2 Corrective Actions

A Tier 2 corrective action response is based on a geometric mean benchmark evaluation as described in permit A.12. Triggering events include:

- Geometric mean of sample results collected at Outfall 001 exceeds any applicable statewide benchmark during each full reporting year (July 1 on year to June 30 of the following year).
- For the pH benchmark, if 50% or more of qualifying sample results collected at Outfall 001 during 2 full reporting years are outside of the pH benchmark range.

If a triggering event occurs, Fallon must submit a Tier 2 report. The Tier 2 report must include a proposal for active or passive treatment. This may include a combination of source removal, control and treatment measures, with the goal of achieving the permit benchmarks. The Tier 2 report must be designed and stamped by an Oregon registered professional engineer.

Additional details are presented in permit A.12 regarding post Tier 2 sampling and allowed exemptions (mass reduction waiver and background waiver).

Proposed Tier 2 corrective action responses to the DEQ must be submitted no later than December 31 (6 months after the end of the full reporting year that triggered Tier 2) unless DEQ approved a later date. DEQ will notify within 60 calendar days of receipt if Tier 2 correction action is approved or denied. Tier 2 correction action(s) or mass reduction measure(s) must be installed and implemented no later than September 30 (a year and 9 months after the Tier 2 proposal corrective action response submittal deadline. More details are provided in permit A.12.

6. COMPREHENSIVE SITE COMPLIANCE EVALUATION

A comprehensive site compliance evaluation will be conducted at least once a year by the Site SWPCP Manager. The purpose of the evaluation is to complete the following:

- Confirm the accuracy of the description of the potential pollutant sources contained in the SWPCP.
- Determine the effectiveness of the SWPCP.
- Assess compliance with the terms and conditions of the permit.

This evaluation will include the following items:

- Visual inspections of areas contributing to a stormwater discharge associated with industrial activity will be made. Measures to reduce pollutant loading will be evaluated to determine whether measures and BMPs are adequate and properly implemented in accordance with the terms of the general permit, or whether additional control measures are needed.
- An inspection of stormwater drainage areas for evidence of pollutants entering the drainage system will be conducted. If necessary, the SWPCP should be revised within 2 weeks of the inspection, and necessary changes should be implemented within 12 weeks of the inspection. A follow-up report summarizing inspection results and follow-up activities will be provided.
- A report summarizing the scope of the inspection, personnel making the inspection, date(s) of the inspection, major observations relating to the implementation of the SWPCP, and actions taken according to the above paragraph will be provided.

The inspection will be recorded on the Comprehensive Site Compliance Evaluation Form.

Stormwater Pollution Control Plan (SWPCP)

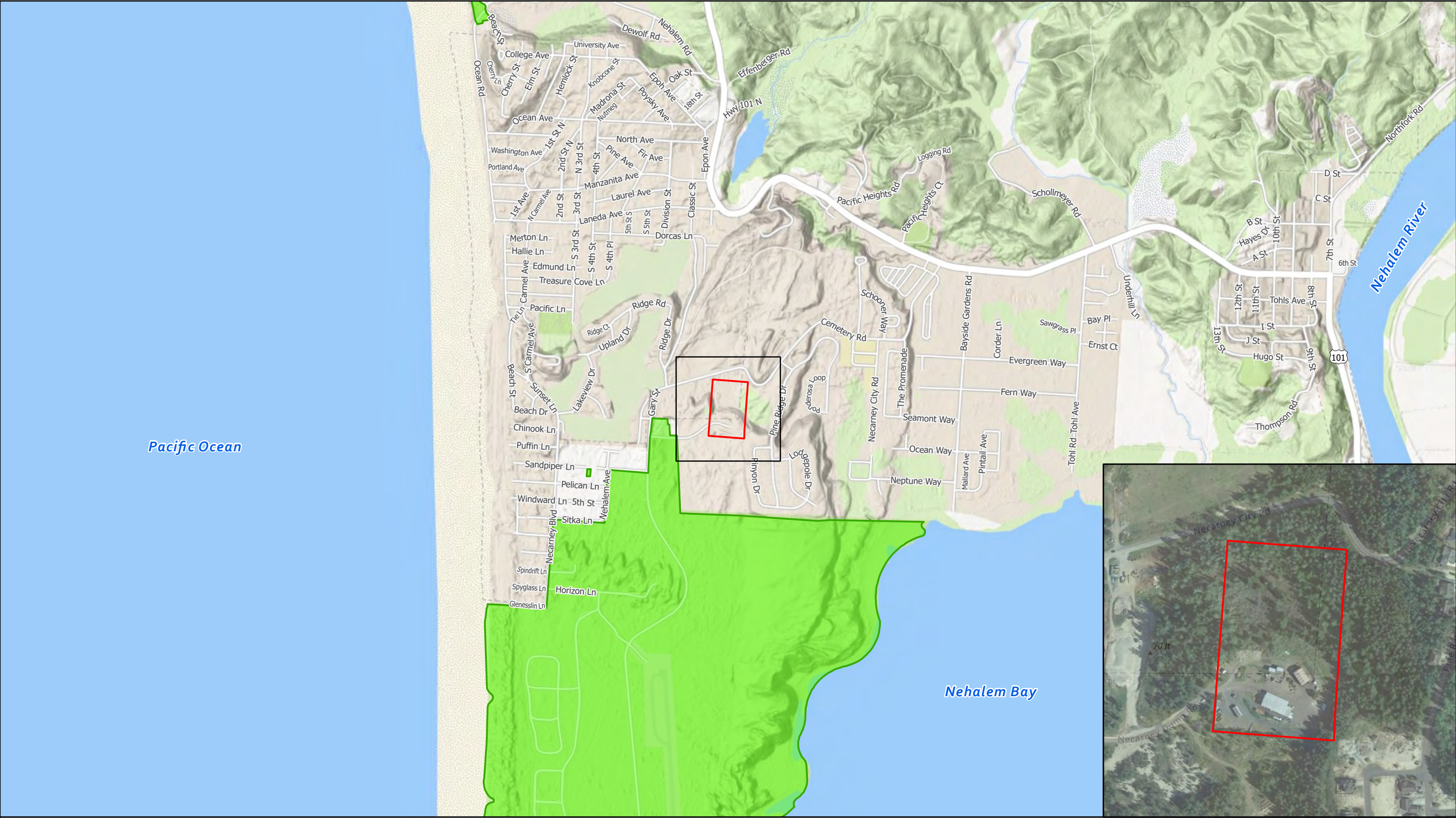
1200-Z Permit DEQ File #????

EPA Number: ORR???

Manzanita Transfer Station

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Figures





Date: 10/11/2022
Sources:
PCS: NAD 1983 HARN StatePlane Oregon North FIPS 3601 Feet
Int'l
Disclaimer: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes.



Figure 2 - Facility Site Map
Manzanita Transfer Station



Date: 10/11/2022
Sources:
PCS: NAD 1983 HARN StatePlane Oregon North FIPS 3601 Feet
Int'l
Disclaimer: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes.



- Stormwater Drainage Flow Direction
- Outfall 001 Drainage Area
- ◻ Catch Basin
- Plugged Drainage Line

Figure 3 - Facility Stormwater Management Map
Manzanita Transfer Station

Appendix A

NPDES 1200-Z Permit

NPDES 1200-Z permit is not included in the hard copy per DEQ request.

Appendix B

Site Location Area Maps

The screenshot displays a web browser window with multiple tabs open, including "Oregon Public Broadcasting", "DEQ 1200-Z Permitted Facilities", "Google Maps", and "MTS_DEQInfoMapSiteAreaImage.pdf - Adobe Acrobat Pro DC (32-bit)". The main browser window shows the "Oregon Department of Environmental Quality" website, specifically the "1200-Z Permitted Facilities Information Map".

The website interface includes a navigation bar with "Navigation" and "Tools" tabs. Below this is a search bar and a "Sign in" button. The "Navigation" tab is active, showing a map of the Nehalem Bay area. The map displays various geographical features, including roads, water bodies, and land use. A legend on the left side of the map lists several layers, including "1200-Z Facility Information", "2022 IR 303(d) List of Impaired Waters", "Impaired", "River/Stream & Coast Line", "Waterbodies", "Unit Streams", "Hydrography", "ODA Shellfish Program", "Administrative Boundaries", "Transportation", "Oregon Watershed Boundaries", "Georegions", "Annual Precipitation", and "Base Maps".

A detailed information panel for the "Nehalem Bay" assessment unit is visible on the right side of the map. It provides the following details:

- Assessment Unit ID:** OR_EB_1710020206_01_100299
- Assessment Unit Name:** Nehalem Bay
- Assessment Unit Description:** Estuary; Mainstem lower
- Assessment Unit Status:** Impaired
- Year Last Assessed:** 2022
- Year Listed:** 2004
- Category 5 Parameters:** Enterococci, Arsenic, Inorganic-Human Health Toxics
- Category 4 Parameters:** Fecal Coliform, Temperature-year_round

Below the information panel, there are links for "Click for Summary Information", "Add to Results", and "View Additional Details".

The map also includes a scale bar (0 to 0.3 km) and a coordinate display (Lat: 45.71456° N, Lon: 123.88510° W). The bottom of the browser window shows the Windows taskbar with various application icons and the system clock indicating 12:39 PM on 9/30/2022.

Oregon Public Broadcasting

DEQ 1200-Z Permitted Facilities

Google Maps

hdgcx2.deq.state.or.us/Html5Viewer211/?viewer=1200Z

Oregon Department of Environmental Quality

1200-Z Permitted Facilities Information Map

Search...

Sign in

Home

Tools

J117725-1 UDS Lev...

MTS_DEQInfoMap...

Navigation

Tools

Pan

Zoom In

Zoom Out

Initial View

Previous Extent

Next Extent

Layers

Filter Layers...

1200-Z Facility Information

1200-Z Facility Information

2022 IR 303(d) List of Impaired Waters

Impaired

Impaired

Waterbodies

Impaired

Watershed Unit Streams

Hydrography

ODA Shellfish Program

Administrative Boundaries

Transportation

Oregon Watershed Boundaries

Georegions

Annual Precipitation

Race Marc

USA_Top...

WKID: 4326 Lat/Long

Lat: 45.71168° N
Lon: 123.92832° W

0 0.15 0.3km

Copyright: © 2013 National Geographic Society, i-cubed | ODOT | ODOT, DLCD, Legislative Administration | This data set wa...

MTS_DEQInfoMapSiteAreImage.pdf - Adobe Acrobat Pro DC (32-bit)

File Edit View E-Sign Window Help

Home

Tools

J117725-1 UDS Lev...

MTS_DEQInfoMap...

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Navigation icons

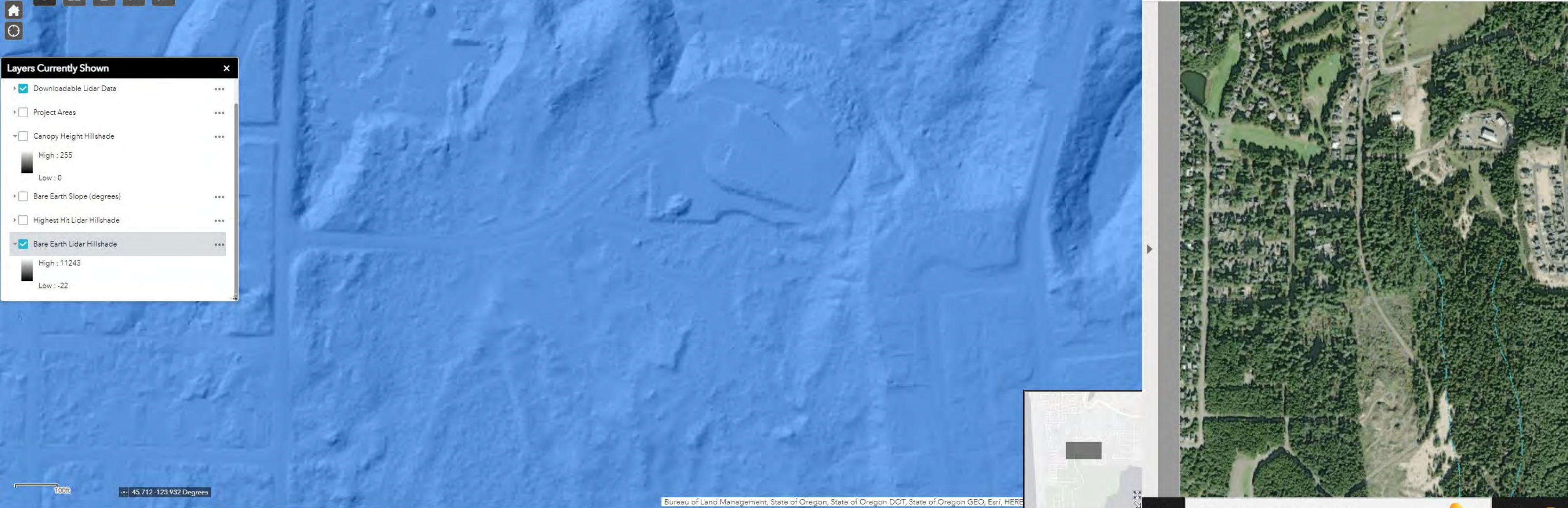
Aerial map view of coastal area with labels: Hallensted Pk, Bayside Gardens, Mobile Home Park, Nehalem Bay Airstrip, Deep Point, Pacific Ocean.

Windows taskbar

12:47 PM 9/30/2022

Search work and your PC

System tray icons

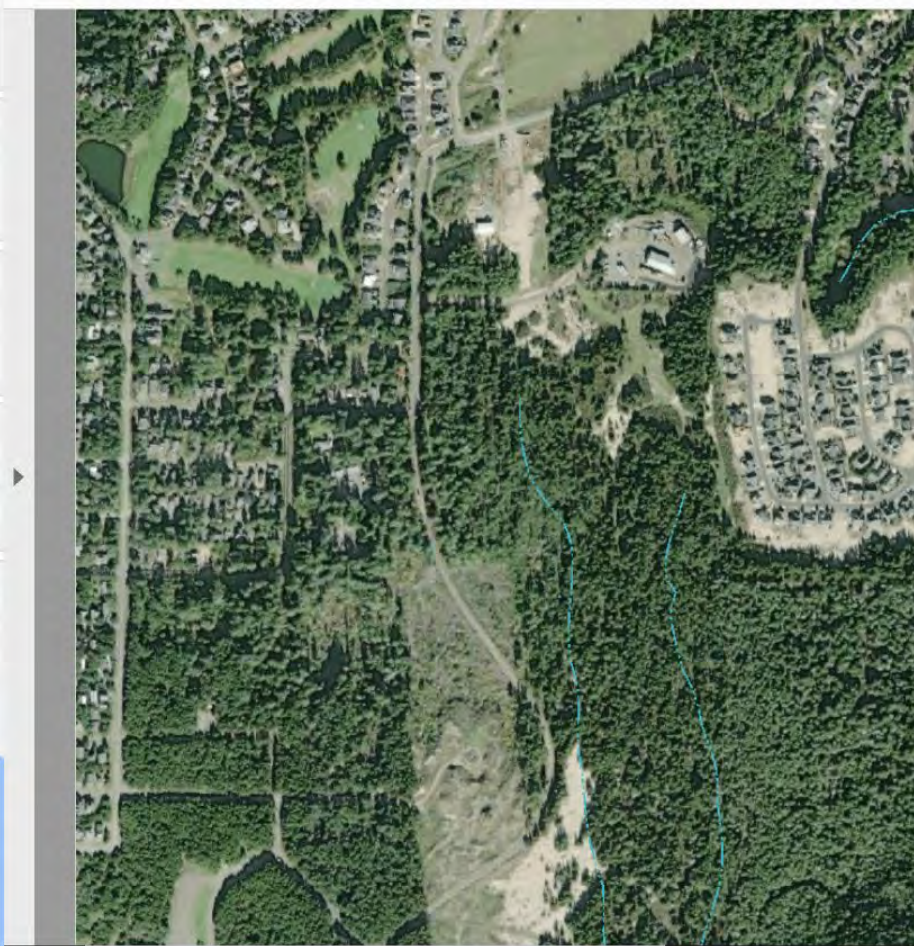
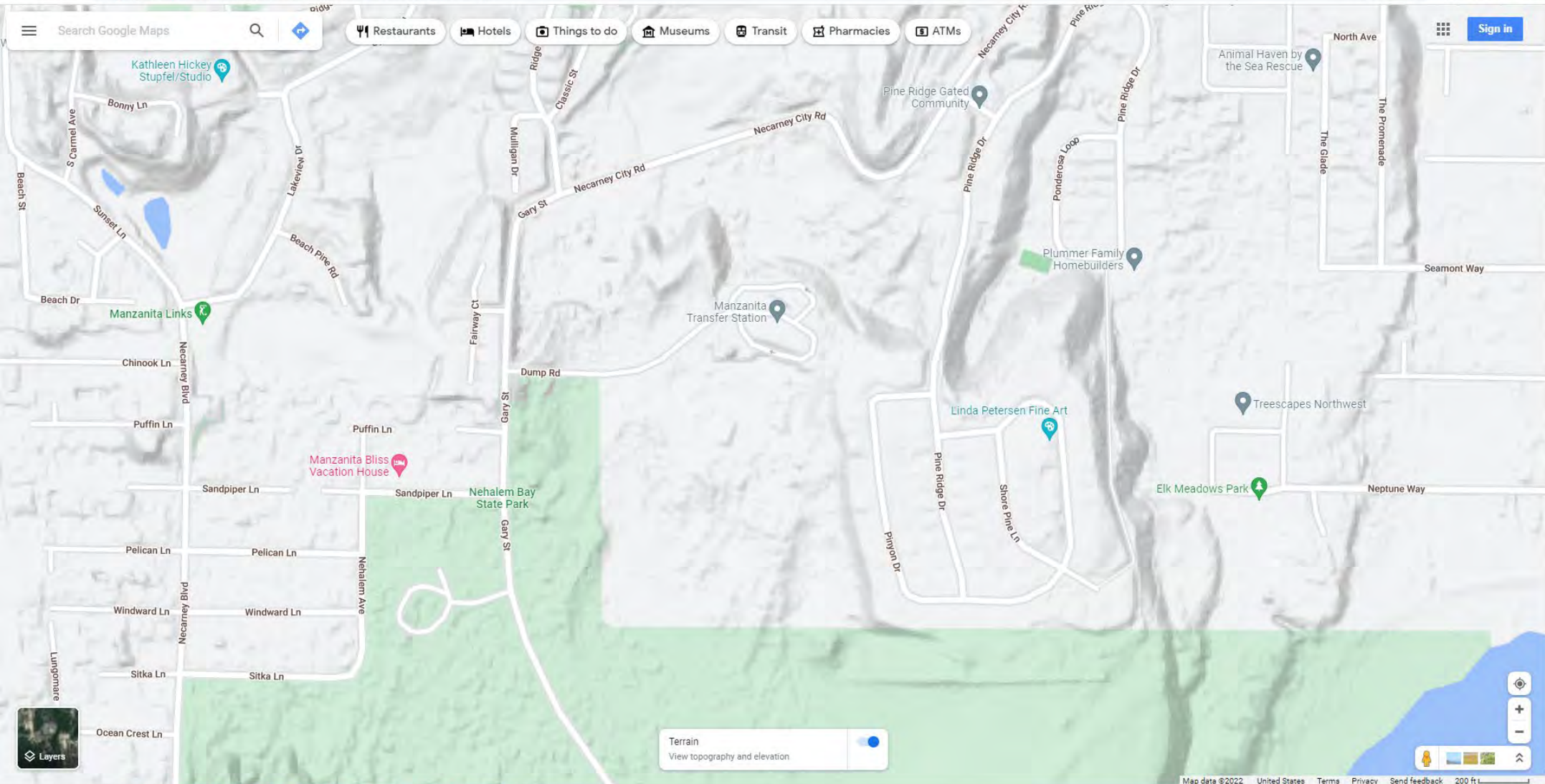












Appendix C

Record of Employee Training Form

Record of Employee Training Form

Completed By: _____
Title: _____
Date: _____

Instructions: Describe the employee training program for your facility below. The program should, at a minimum, address spill prevention and response, good housekeeping, and material management practices. Provide a schedule for the training program and list the employees who attend training sessions.

Training Topics	Brief Description of Training Program/Materials (e. g., film, newsletter course, presentation)	Schedule for Training (list dates)	Attendees

Appendix D

List of Spills and Leaks Form

List of Spills and Leaks Form

Instructions: Record all significant spills and leaks of toxic or hazardous pollutants that have occurred at the facility. Include all releases of oil or hazardous substances in excess of reportable quantities.

[illegible]

Appendix E

Stormwater System Inspection and Sampling Forms



Manzanita Transfer Station - Monthly Inspection Form

PAGE 1 of 3	Date:	Completed by:	
Weather:		Title:	
Area Inspected	Inspection Procedure	Specify Required Maintenance	Date Completed
Stormwater Discharge (Outfall) Location(s): <div style="text-align: center;">Outfall 001</div>	Visually monitor the quality of water discharging from each discharge point (outfall). Check for the presence of an oily sheen, discolored water, odor, suspended solids, or floating litter. Discharge? (Y/N): _____ If Yes, Floating Solids? (Y/N): _____ Oil and Grease Sheen? (Y/N): _____ Sample Collected? (Y/N): _____		
Above Ground Used Oil Tank	Inspect containment totes for signs of leaks. Inspect area around tank for signs of spills. Does containment tote need to be drained? (Y/N) _____ Does area around tote need to be cleaned? (Y/N) _____		
Vehicles and Equipment (parking and storage)	Inspect areas where vehicles and/or equipment are parked for signs of leakage. Are leaks from parked vehicles and containers being cleaned up? (Y/N) _____ Does oil/petroleum buildup on the lot need to be cleaned? (Y/N) _____ Does sweeping of traffic and collection areas need to be completed to control wastes? (Y/N) _____		
Container Storage Area	Inspect containers for leaks and/or damage. Are lids, where applicable, on containers closed? (Y/N) _____ Is there evidence of tracking from containers? (Y/N) _____		

--

(continued)

PAGE 2 of 3	Date:		Completed by:	
Area Inspected	Inspection Procedure		Specify Required Maintenance	Date Completed
Equipment Maintenance Area	Check for oil and grease residue. Are there any visible signs of contamination? (Y/N) _____			
Catch basin See Figures 3 for catch basin locations	Check for accumulation of sediment and oil and grease residue, sheen on water, litter or dirt buildup. Clean when sediment buildup reaches 1/3 capacity CB-1: _____			
Ditche See Figure 3 for ditch and channel locations.	Check for rills or erosion gullies that may be forming on vegetated or bare slopes, and re-seed if necessary. Each drainage channel must be inspected for signs of erosion. The following channels are to be inspected monthly. South entrance road perimeter ditch: _____ Northern exit road: _____ Eastern perimeter channel: _____ Entrance Road Ditch (south side): _____ Entrance Road Ditch (north side): _____ North side area: _____			

--

(continued)

PAGE 3 of 3 Date:		Completed by:	
Area Inspected	Inspection Procedure	Specify Required Maintenance	Date Completed
Litter and Garbage	Check that stormwater is not impacted by floating debris, such as litter or garbage. Remove if present.		
Spill Kits	Check that spill kits are in their proper locations and completely stocked.		
Note: Y = yes; N = no; ID = identification			

Comments or Observations:

--

Permit Year: _____

STORMWATER SAMPLING LOG			Name of Sampler:* _____		
Outfall 001			Signature of Sampler: _____		
			Title: _____		
			Date: _____		
<small>* Must be conducted by qualified person identified in the SWPCP.</small>					
General Information:					
1) Approximate time rainfall started prior to sampling:		<input type="text"/>		AM/PM	
2) Is there Discharge?		YES / NO		4) Temperature at time of sampling: <input type="text"/> °F	
3) Samples shipped with blue ice?		YES / NO			
Observations: <i>Note any observations made while sampling each of the outfall locations. Indicate if photo was taken and note the photo name and time.</i>					
Sampling Time		General Observations:			
Oil Sheen?		Yes	No	Comments:	
Floatable Solids?		Yes	No	Comments:	
pH Reading		Comments: (indicate if with a meter or pH paper)			
PHOTOS TAKEN (IF ANY):					
Description:		Description:		Description:	



OUTFALL 001
SAMPLE POINT
LOCATED ON OTHER
SIDE OF CONCRETE
BARRIER WALL

PHOTO 1



PHOTO 2

OUTFALL 001 SAMPLE POINT
SOUTH SIDE OF CONCRETE
BARRIER WALL



Legend:

- 1. Entrance
- 2. Main Recycling Building
- 3. 15 parking spaces dedicated for recycling customers
- 4. Storage building (for recyclable materials)
- 5. Entrance for cardboard recycling (with 2 dedicated lanes)
- 6. MSW Z-walls
- 7. Loading dock
- 8. Emergency preparedness building
- 9. Area reserved for emergency supplies
- 10. Glass storage bins
- 11. Unused admin office
- 12. Unused storage trailer
- 13. Unused shed (used for directional signage)
- 14. Proposed new Z-walls
- 15. Current Yard Debris containers (next to Z-wall in need of repair – to be relocated to new area (14))
- 16. Proposed stormwater detention/infiltration areas

SHEET 1	COVER
SHEET 2	CIVIL LEGEND, ABBREVIATIONS, AND GENERAL NOTES
SHEET 3	EXISTING OVERALL SITE PLAN
SHEET 4	EROSION AND SEDIMENT CONTROL PLAN
SHEET 5	SITE DEMOLITION PLAN
SHEET 6	SITE DEVELOPMENT PLAN
SHEET 7	WALL PROFILE
SHEET 8	CIVIL DETAILS
SHEET 9	WALL SECTION DETAILS
SHEET 10	GUARD RAIL & MISC. DETAILS
SHEET 11	CONTAINER CANOPY PLAN AND SECTION
SHEET 12	CONTAINER - CANOPY DETAILS

NO.	REVISION DESCRIPTION	BY	DATE	SET NO.
△				SHEET NO. 1
△				
△				
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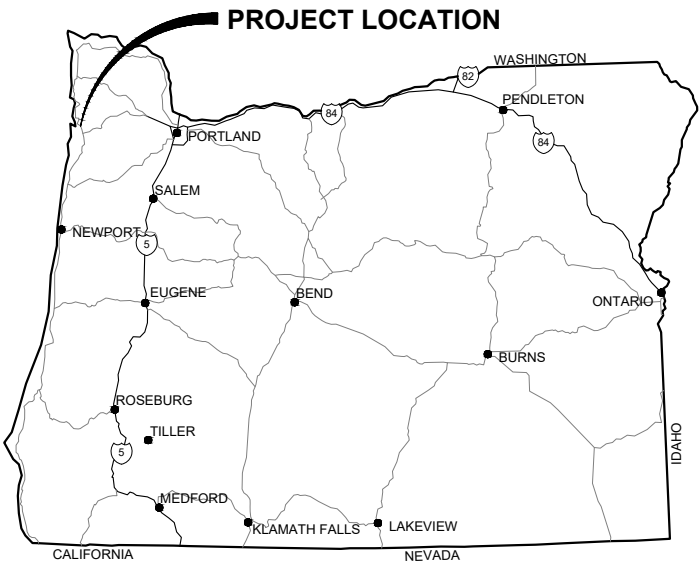
TILLAMOOK COUNTY

MANZANITA TRANSFER STATION

WEST WALL IMPROVEMENTS

PROJECT

CONSTRUCTION DRAWINGS



PLANS PREPARED FOR:

DAVID MCCALL, SOLID WASTE
PROGRAM MANAGER
TILLAMOOK, OR



APPROVED BY:

MICHELLE LANGDON, P.E.
GREAT WEST ENGINEERING



QA/QC BY:

TRAVIS PYLE
GREAT WEST ENGINEERING

PLANS PREPARED BY:

DUNCAN BREEDLOVE
PAUL STETSON
ADAM RAIBLEY
KEVIN O'CONNOR



NOT TO SCALE

Y:\Shared\Boise Projects\4-21124-Tillamook County Transfer Site\CADD 4-21124 MTS\Sheets\West Wall Deliverable\4-21124-02-General.dwg

ABBREVIATIONS

⊙	AT	LPG	LIQUID PROPANE GAS
Δ	ANGLE OF DEFLECTION, DELTA ANGLE	LT	LEFT
<PT	ANGLE POINT	MAX	MAXIMUM
AB	ANCHOR BOLT	MD	MEASURE DOWN
ABDN	ABANDON	MFD	MANUFACTURED
AC	ASBESTOS CONCRETE	MFR	MANUFACTURE, MANUFACTURER
ADDN	ADDITIONAL	MH	MANHOLE
ADJ	ADJACENT	MIN	MINIMUM
AFF	ABOVE FINISHED FLOOR	MISC	MISCELLANEOUS
ALT	ALTERNATE	MJ	MECHANICAL JOINT
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE	MOV	MOTOR OPERATED VALVE
APPROX	APPROXIMATE	MPWSS	MONTANA PUBLIC WORKS STANDARD SPECIFICATIONS
APVD	APPROVED	N	NORTH
ARCH	ARCHITECTURE, ARCHITECTURAL	NE	NORTHEAST
ASPH	ASPHALT	NG	NATURAL GAS
AVE	AVENUE	NIC	NOT IN CONTRACT
AVG	AVERAGE	NO	NUMBER
BFV	BUTTERFLY VALVE	NOM	NOMINAL
BLDG	BUILDING	NTS	NOT TO SCALE
BLK	BLOCK	NW	NORTHWEST
BLVD	BOULEVARD	OC	ON CENTER
BM	BEAM, BENCHMARK	OD	OUTSIDE DIAMETER
BOT	BOTTOM	OF	OVERFLOW
BRG	BEARING	OH	OVERHEAD
BRKT	BRACKET	OHP	OVERHEAD POWER
BVC	BEGIN VERTICAL CURVE	OHT	OVERHEAD TELEPHONE
C-C	CENTER TO CENTER	OPNG	OPENING
CHAN	CHANNEL	PC	POINT OF CURVATURE
CHK	CHECK	PCC	POINT OF COMPOUND CURVATURE
CI	CAST IRON	PE	PLAIN END, POLYETHYLENE
CIPC	CAST-IN-PLACE CONCRETE	PERP	PERPENDICULAR
CIRC	CIRCULAR	PI	POINT OF INTERSECTION
CJ	CONSTRUCTION JOINT, CONTROL JOINT	PL	PROPERTY LINE
CL	CENTER LINE	PNL	PANEL
CLR	CLEAR, CLEARANCE	PRC	POINT OF REVERSE CURVATURE
CMP	CORRUGATED METAL PIPE	PREFAB	PREFABRICATED
CMU	CONCRETE MASONRY UNITS	PRELIM	PRELIMINARY
CO	CLEANOUT	PREP	PREPARE, PREPARATION
COL	COLUMN	PROP	PROPERTY
CONC	CONCRETE	PRV	PRESSURE REDUCING VALVE
CONSTR	CONSTRUCTION	PSF	POUNDS PER SQUARE FOOT
CONT	CONTINUE, CONTINUED, CONTINUOUS	PSI	POUNDS PER SQUARE INCH
CONTR	CONTRACTOR	PT	POINT, POINT OF TANGENCY
COORD	COORDINATE	PVC	POLYVINYL CHLORIDE
CP	CONTROL PANEL, CONTROL POINT	PVI	POINT OF VERTICAL INTERSECTION
CPLG	COUPLING	PVMT	PAVEMENT
CTR	CENTER	R, RAD	RADIUS
CTV	CABLE TELEVISION	RC	REINFORCED CONCRETE
CU	CUBIC, COPPER	RCP	REINFORCED CONCRETE PIPE
CF	CUBIC FEET	RD	ROAD
CULV	CULVERT	RDCR	REDUCER
CY	CUBIC YARD	REBAR	REINFORCEMENT BAR
DET	DETAIL	REF	REFERENCE
DI	DUCTILE IRON, DRAIN INLET	REINF	REINFORCE
DIA, ∅	DIAMETER	REQD	REQUIRED
DIAG	DIAGONAL	RR	RAILROAD
DIM	DIMENSION	RST	REINFORCING STEEL
DR	DRIVE	RT	RIGHT
DWG	DRAWING	R/W	RIGHT-OF-WAY
E	EAST	S	SOUTH, SANITARY SEWER
EA	EACH	SAN	SANITARY
EL, ELEV	ELEVATION	SCH	SCHEDULE
ELB	ELBOW	SD	STORM DRAIN
ELEC	ELECTRIC, ELECTRICAL	SDWK	SIDEWALK
ENCL	ENCLOSE	SE	SOUTHEAST
ENGR	ENGINEER	SECT	SECTION
EOP	EDGE OF PAVEMENT	SF	SQUARE FOOT
EQ	EQUAL, EQUALLY	SHT	SHEET
EQ SP	EQUALLY SPACED	SIM	SIMILAR
EQUIP	EQUIPMENT	SLP	SLOPE
EQUIV	EQUIVALENT	SPEC	SPECIFICATION
EVC	END VERTICAL CURVE	SQ	SQUARE
EW	EACH WAY	SSTL	STAINLESS STEEL
EXC	EXCAVATE	STA	STATION
EXP	EXPANSION	SS	SANITARY SEWER SERVICE
EXP JT	EXPANSION JOINT	STD	STANDARD
EXST	EXISTING	ST	STREET
FCV	FLOW CONTROL VALVE	STL	STEEL
FD	FLOOR DRAIN	STRUCT	STRUCTURE
FDN	FOUNDATION	SW	SOUTHWEST
FES	FLARED END SECTION	SYM	SYMMETRICAL
FET	FLARED END TERMINAL	TB	THRUST BLOCK
FF	FINISHED FLOOR	TBC	TOP BACK OF CURB
FG	FINISH GRADE	TBM	TEMPORARY BENCH MARK
FHYD	FIRE HYDRANT	TEL	TELEPHONE
FJ	FLANGE JOINT	TEMP	TEMPORARY
FL	FLOW LINE	THRU	THROUGH
FLEX	FLEXIBLE	TYP	TYPICAL
FM	FORCEMAIN	UG	UNDERGROUND
FT	FOOT, FEET	UGP	UNDERGROUND POWER
FO	FIBER OPTIC	UGT	UNDERGROUND TELEPHONE
FTG	FOOTING, FITTING	UTIL	UTILITY
G	NATURAL GAS	V	VALVE, VOLT
GA	GAGE, GAUGE	VB	VALVE BOX
GAL	GALLON	VERT	VERTICAL
GALV	GALVANIZED	VOL	VOLUME
GND	GROUND	W	WEST, WATER
GVL	GRAVEL	WTR	WATER
HB	HOSE BIB	WD	WOOD
HDPE	HIGH DENSITY POLYETHYLENE	W/	WITH
HOR, HORIZ	HORIZONTAL	W/O	WITHOUT
HWY	HIGHWAY	WL	WETLAND
HYD	HYDRANT	WM	WIRE MESH, WATER METER
ID	INSIDE DIAMETER	WS	WATERSTOP, WATER SURFACE, WATER SERVICE
IE	INVERT ELEVATION	WT	WEIGHT
IN	INCH	WV	WATER VALVE
INV	INVERT	WWF	WELDED WIRE FABRIC
JB	JUNCTION BOX	WWM	WELDED WIRE MESH
JT	JOINT	XFMR	TRANSFORMER
K	RATE OF VERTICAL CURVATURE	X-ING	CROSSING
LBS	POUNDS	XS	CROSS SECTION
LF	LINEAR FEET	YD	YARD
LN	LANE		

LEGEND

EXISTING	PROPOSED	DESCRIPTION	EXISTING	PROPOSED	DESCRIPTION
-----	-----	MAJOR CONTOUR	⊙	⊙	STUMP
-----	-----	MINOR CONTOUR	☁	☁	SHRUB/BUSH
----- OHT -----	----- OHT -----	OVERHEAD TELEPHONE	☀	☀	TREE--CONIFER
----- UGT -----	----- UGT -----	UNDERGROUND TELEPHONE	☀	☀	TREE--DECIDUOUS
----- CTV -----	----- CTV -----	CABLE TELEVISION	~~~~~	~~~~~	TREE LINE
----- FO -----	----- FO -----	FIBER OPTIC	⊙	⊙	COMMUNICATION MANHOLE
----- G -----	----- G -----	NATURAL GAS	⊞	⊞	COMMUNICATION VAULT
----- OHP -----	----- OHP -----	OVERHEAD POWER	⊞	⊞	TELEPHONE RISER
----- UGP -----	----- UGP -----	UNDERGROUND POWER	⊞	⊞	CABLE TV RISER
----- S -----	----- S -----	SANITARY SEWER	⊞	⊞	NATURAL GAS METER
----- SS ----- SS ----- SS -----	----- SS ----- SS ----- SS -----	SANITARY SEWER SERVICE	⊞	⊞	NATURAL GAS RISER
----- FM -----	----- FM -----	SANITARY SEWER FORCEMAIN	⊞	⊞	NATURAL GAS VALVE
----- SD -----	----- SD -----	STORM DRAIN	⊞	⊞	LIGHT POLE
-----	-----	STORM CULVERT	⊞	⊞	STREET LIGHT POLE
----- W -----	----- W -----	WATER	⊞	⊞	POWER RISER
----- WS ----- WS ----- WS -----	----- WS ----- WS ----- WS -----	WATER SERVICE	⊞	⊞	PAD MOUNTED TRANSFORMER
----- X ----- X ----- X -----	----- X ----- X ----- X -----	CHAINLINK FENCE	⊞	⊞	POWER VAULT
-----	-----	BARBED WIRE FENCE	⊞	⊞	UTILITY POLE
-----	-----	WOOD FENCE	⊞	⊞	GUY WIRE
-----	-----	PAVED ROAD	⊞	⊞	SANITARY MANHOLE
-----	-----	GRAVEL ROAD	⊞	⊞	SANITARY CLEANOUT
-----	-----	PROPERTY/LOT LINE	⊞	⊞	SANITARY LAMPHOLE
-----	-----	PROPERTY EASEMENT	⊞	⊞	STORM MANHOLE
-----	-----	PROPERTY SETBACK	⊞	⊞	STORM ROUND INLET
-----	-----	RIGHT-OF-WAY	⊞	⊞	STORM SQUARE INLET
-----	-----	CITY LIMIT/DISTRICT BOUNDARY	⊞	⊞	STORM CATCH BASIN
-----	-----	RAILROAD	⊞	⊞	11.25' ELBOW
-----	-----	DITCH	⊞	⊞	22.50' ELBOW
-----	-----	WATER EDGE	⊞	⊞	45' ELBOW
-----	-----	WETLAND	⊞	⊞	90' ELBOW
-----	-----	BUILDING	⊞	⊞	TEE
-----	-----	BENCHMARK	⊞	⊞	CROSS
-----	-----	CONTROL POINT	⊞	⊞	CAP
-----	-----	PROPERTY PIN	⊞	⊞	FIRE HYDRANT
-----	-----	BORING	⊞	⊞	GATE VALVE
-----	-----	MONITORING WELL	⊞	⊞	REDUCER
-----	-----	TEST PIT	⊞	⊞	WATER METER
-----	-----	BOLLARD	⊞	⊞	WELL
-----	-----	MAIL BOX	⊞	⊞	CURB STOP
-----	-----	SIGN	⊞	⊞	FROST FREE HYDRANT

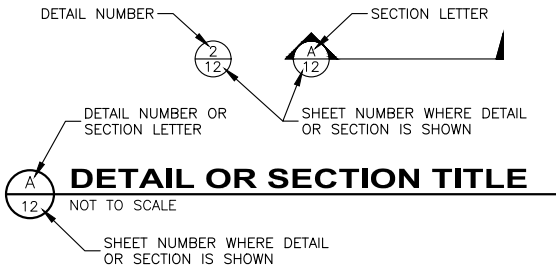
GENERAL NOTES:

- THIS IS A STANDARD LEGEND AND ABBREVIATION LIST. THEREFORE, NOT ALL SYMBOLS AND ABBREVIATIONS MAY BE USED ON THIS PROJECT.
- EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND MAY BE INCOMPLETE. FOR ACCURATE LOCATION, THE CONTRACTOR SHALL CONTACT, PRIOR TO EXCAVATION, THE UTILITIES UNDERGROUND LOCATION CENTER.

PROJECT NOTES:

- SURVEY DATA PROVIDED BY TILLAMOOK COUNTY, JANUARY 2022.
- THE MANZANITA TRANSFER STATION WILL BE IN FULL TIME OPERATION THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH COUNTY STAFF AND ENGINEER TO LIMIT INTERRUPTION.
- RETAIN GEOTECHNICAL ENGINEER DURING CONSTRUCTION FOR REVIEW OF SUBGRADE CONDITIONS PER SPECIFICATIONS SECTION 02300, EARTHWORK.

GENERAL DESIGN DESIGNATIONS:



TILLAMOOK COUNTY
MANZANITA TRANSFER STATION WEST
WALL IMPROVEMENTS PROJECT
CIVIL LEGEND, ABBREVIATIONS, AND GENERAL NOTES

SHEET NO.

2

REGISTERED PROFESSIONAL ENGINEER
MICHELLE LOUISE LAMBORN
OREGON
AUG 4, 2011
136199

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ENGINEERING
3050 N. LAKEHARBOR LANE SUITE 201
BOISE, ID 83705
(208)676-6646

Y:\Shared\Boise Projects\4-21124-Tillamook County Transfer Site\CADD 4-21124 MTS\Sheets\West Wall Deliverable\4-21124-03-Existing Site Plan.dwg



KEYED NOTES:

1. LOCATIONS OF DOWNSPOUT DRAIN PIPES ARE APPROXIMATED. VERIFY IN FIELD.
2. EMPLOYEE PARKING LOT TO BE USED AS CONTRACTORS LAYDOWN & STAGING AREA. COORDINATE WITH OWNER.

PUBLIC TRAFFIC FLOW



**TILLAMOOK COUNTY
MANZANITA TRANSFER STATION WEST
WALL IMPROVEMENTS PROJECT**
EXISTING OVERALL SITE PLAN

SHEET NO.

3



PROJECT: 4-21124	DESIGNED: ML	DRAWN: DB	CHECKED: TP	APPROVED: ML	DATE: OCTOBER 2022
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REVISION DESCRIPTION					
BY					
DATE					

Y:\Shared\Boise Projects\4-21124-Tillamook County Transfer Site\CADD 4-21124 MTS\Sheets West Wall Deliverable\4-21124-04-Erosion and Sediment Control Plan.dwg



KEYED NOTES:

1. INSTALL SILT FENCE ALONG TOPOGRAPHIC CONTOURS IN ACCORDANCE WITH ODOT STANDARD SPECIFICATIONS FOR MATERIAL AND INSTALLATION. LOCATION OF SILT FENCE IS APPROXIMATE AND WILL REQUIRE FIELD FITTING.

- STORMWATER FLOW
- SILT FENCE
- CONSTRUCTION LIMITS



TILLAMOOK COUNTY	
MANZANITA TRANSFER STATION WEST	
WALL IMPROVEMENTS PROJECT	
EROSION AND SEDIMENT CONTROL PLAN	
SHEET NO.	
4	

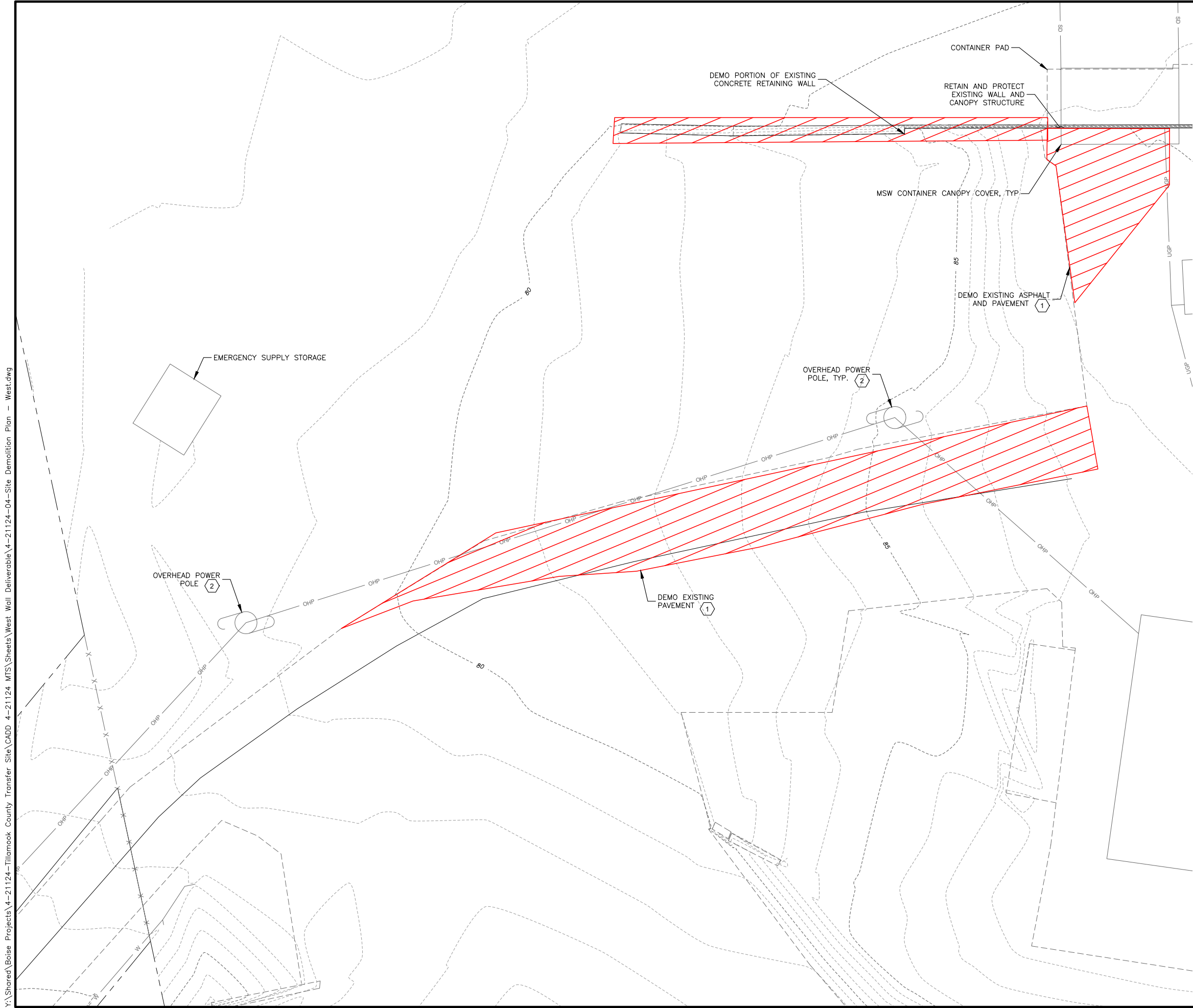
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DESIGNED: ML	△			
DRAWN: DB	△			
CHECKED: TP	△			
APPROVED: ML	△			
DATE: OCTOBER 2022	△			

REGISTERED PROFESSIONAL
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136195
OREGON
AUG. 4, 2011
MICHELLE LOUISE LANDON

EXPIRES 7/1/2022

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EUGENE, OR 97403
(208) 576-6646

Y:\Shared\Boise Projects\4-21124-Tillamook County Transfer Site\CADD 4-21124 MTS\Sheets\West Wall Deliverable\4-21124-04-Site Demolition Plan - West.dwg



SHEET NOTES:

- COORDINATE WITH OWNER FOR DISPOSAL OF DEMOLISHED WALL MATERIALS AND OTHER DEMOLISHED OR EXCAVATED MATERIALS NOT SUITABLE FOR RE-USE.
- REMEDiate DEPRESSIONS CAUSED BY REMOVAL OF BULK MATERIALS WITH STRUCTURAL FILL.

KEYED NOTES:

- SAW CUT EXISTING PAVEMENT ALONG CUT LINES LOCATED MIN. 5 FEET OUTSIDE DESIGNATED IMPROVEMENT AREAS.
- EXISTING OVERHEAD POWER POLES TO BE RELOCATED BY OWNER PRIOR TO CONSTRUCTION.

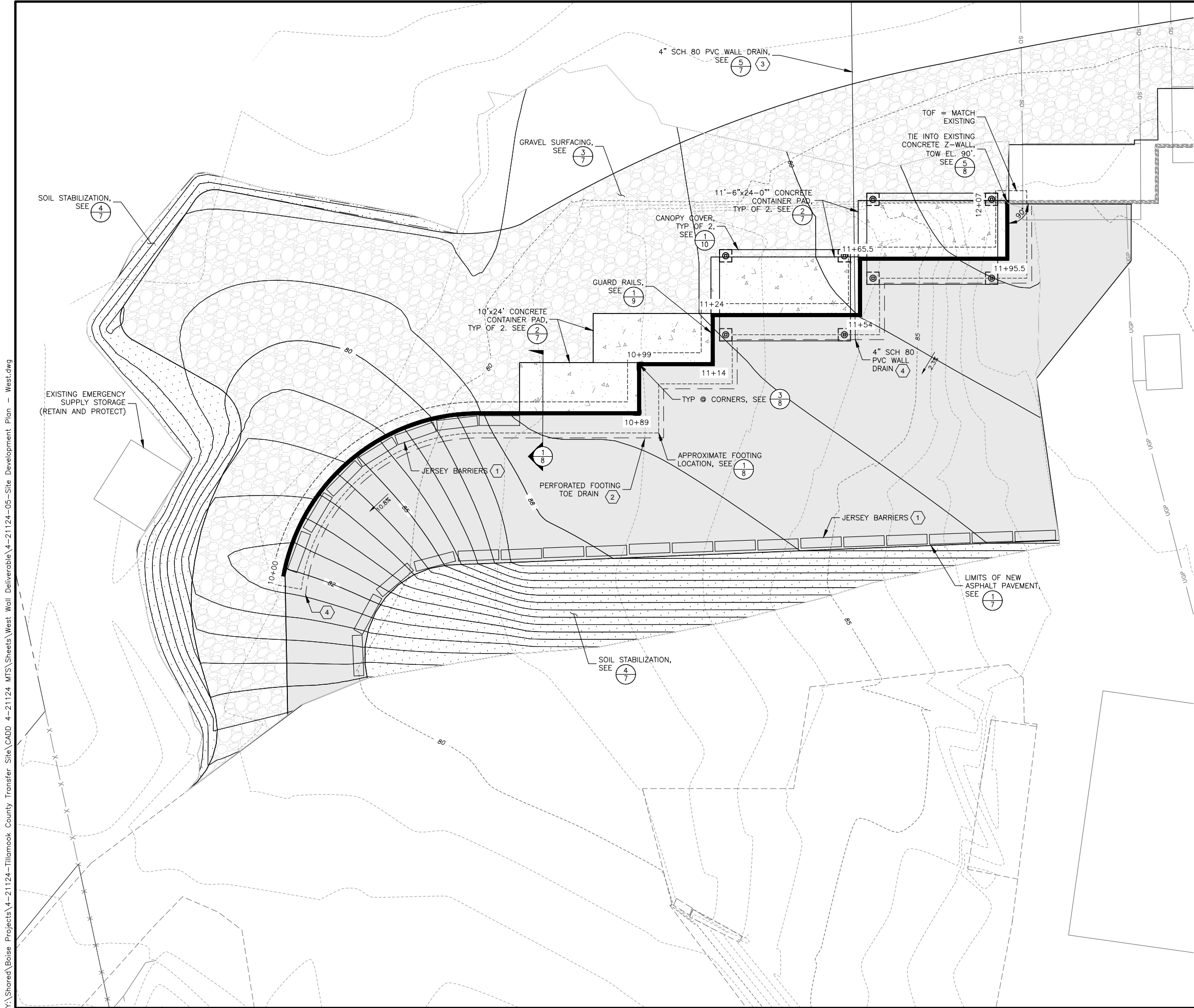
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PROJECT: 4-21124
DESIGNED: ML
DRAWN: DB
CHECKED: TP
APPROVED: ML
DATE: APRIL 2022



TILLAMOOK COUNTY
MANZANITA TRANSFER STATION WEST
WALL IMPROVEMENTS PROJECT
SITE DEMOLITION PLAN

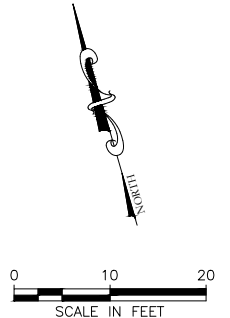
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- SHEET NOTES:**
- SEE SHEET 6 FOR WALL PROFILES.
 - SEE DETAIL 2 ON SHEET 8 FOR WALL JOINTS. CONTRACTOR OPTION TO UTILIZE, JOINTS NOT TO BE PLACED WITHIN 3'-0" OF WALL CORNERS.
 - CONDITION OF EXISTING WALL FOOTING TO BE VERIFIED IN THE FIELD DURING EXCAVATION. COORDINATE WITH ENGINEER.
 - 90 DEGREE ANGLE AT CHANGE IN WALL DIRECTION AT ALL LOCATIONS UNLESS NOTED OTHERWISE.
 - FINISH GRADE CONTOURS ARE SHOWN IN 0.5' INTERVALS.

- KEYED NOTES:**
- INSTALL JERSEY BARRIERS ALONG TOP OF WALL. CONNECT ADJACENT BARRIERS AND ANCHOR AT EACH END.
 - 4" PERFORATED PVC PIPE DRAIN AT A MINIMUM OF 0.5%.
 - SLOPE PIPE AT A MINIMUM OF 0.5%. FIELD FIT PIPE ALIGNMENT TO DAYLIGHT PIPE ON SLOPE.
 - TRANSITION TO SOLID WALL SCH 80- PVC PIPE.

- SHEET LEGEND:**
- CONCRETE
 - ASPHALT PAVEMENT
 - GRAVEL SURFACING
 - SOIL STABILIZATION
 - 8" THICK CONCRETE RETAINING WALL



REVISION DESCRIPTION		NO.	DATE

PROJECT: 4-21124	DESIGNED: ML	DRAWN: DB	CHECKED: TP	APPROVED: ML	DATE: APRIL 2022
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Michelle Louise Landon

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TILLAMOOK COUNTY

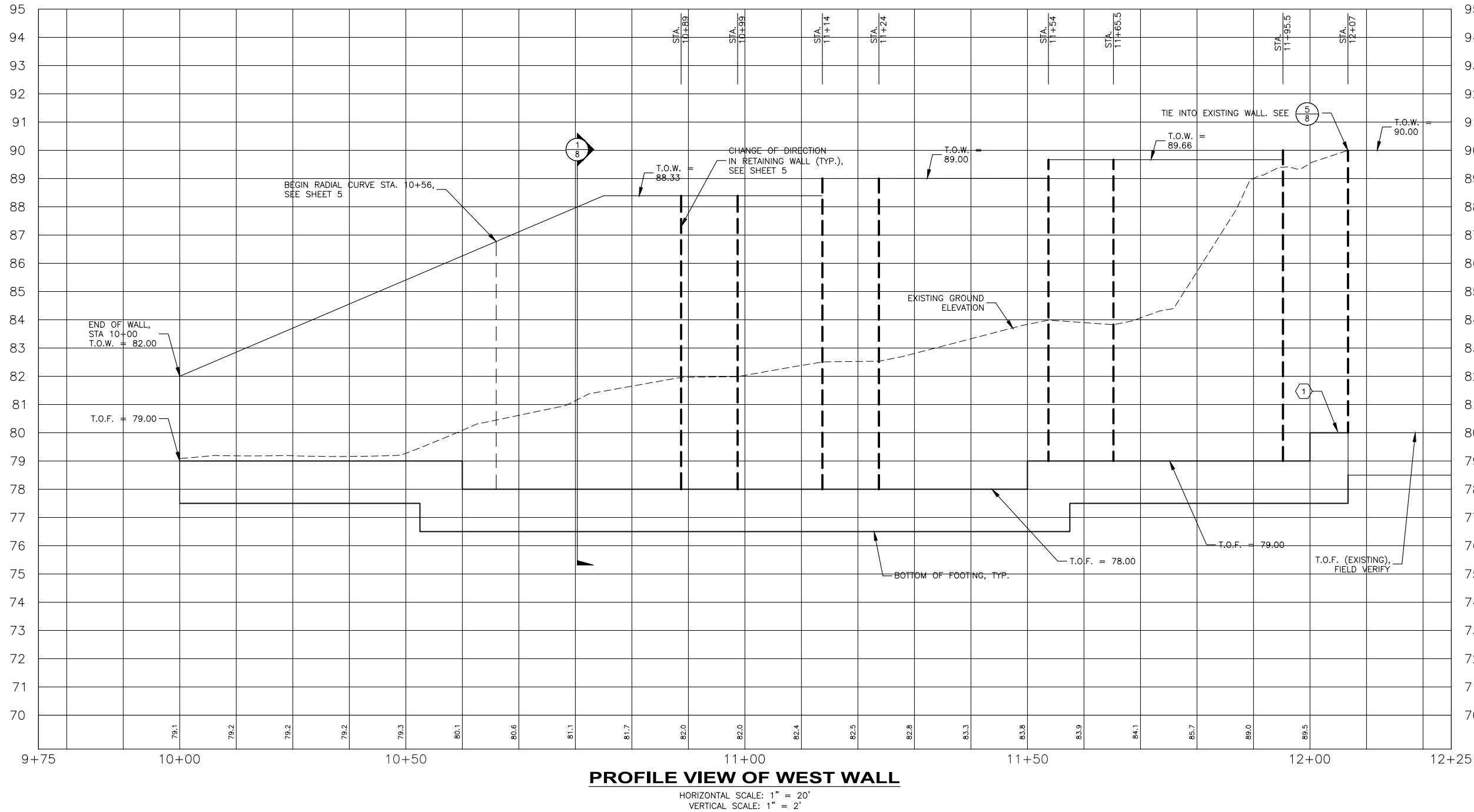
MANZANITA TRANSFER STATION WEST

WALL IMPROVEMENTS PROJECT

SITE DEVELOPMENT PLAN

SHEET NO.
5

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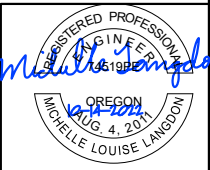


KEYED NOTES:

1. NEW TOP OF FOOTING TO MATCH TOP OF EXISTING FOOTING. IF TOP OF EXISTING FOOTING IS DIFFERENT THAN SHOWN, CONSTRUCT PER DETAIL 3 ON SHEET 8 & PROVIDE FOOTING STEP PER DETAIL 4 ON SHEET 8 © STA. 12+02. COORDINATE WITH ENGINEER.

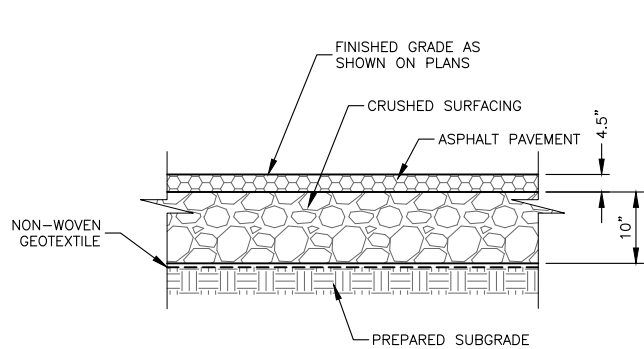
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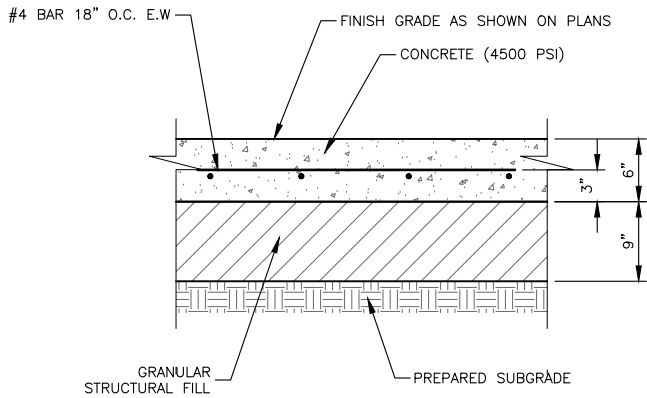
TILLAMOOK COUNTY
MANZANITA TRANSFER STATION WEST
WALL IMPROVEMENTS PROJECT
WALL PROFILE

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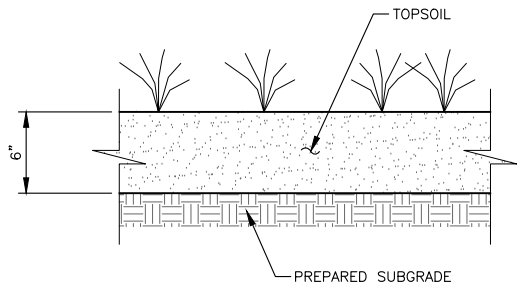
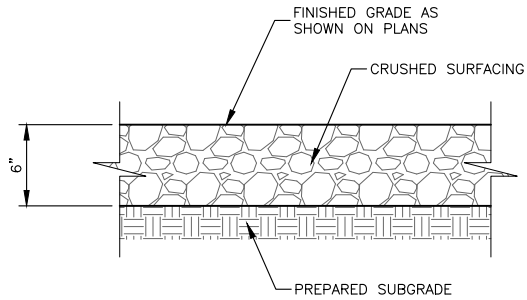
- NOTES:
1. SLOPE SUBGRADE AND CRUSHED SURFACING TO GRADE AT MINIMUM 2% SLOPE AWAY FROM WALLS IN AREAS ADJACENT TO WALLS.

1 ASPHALT PAVEMENT SECTION
8 NOT TO SCALE



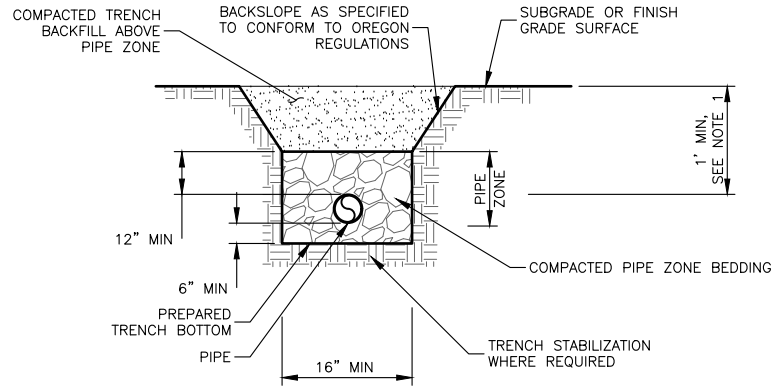
- NOTES:
1. $\frac{1}{4}$ " SAWCUT CONTROL JOINTS TO BE SPACED A MAXIMUM OF 12' ON CENTER. FILL JOINTS W/ SEALANT.
 2. SLAB MUST BE CUT AS SOON AS CONCRETE CAN BE SAWN WITHOUT UNRAVELING THE AGGREGATE OR A MAXIMUM OF 8 HOURS.

2 CONCRETE PAD SECTION
8 NOT TO SCALE



- NOTES:
1. PLACE TOPSOIL WITH LOW COMPACTION TECHNIQUES. TRACK WALK SLOPES (PERPENDICULAR TO SLOPES) BEFORE SEEDING AND MULCHING.
 2. STABILIZE SOIL ON CUT AND FILL SLOPES AND ALL OTHER AREAS OF DISTURBANCE NOT SLATED TO RECEIVE OTHER SURFACING.

4 SOIL STABILIZATION SECTION
8 NOT TO SCALE

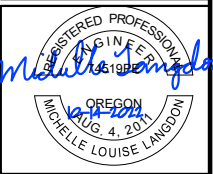


- NOTES:
1. INCREASE BURIAL DEPTH TO 2' IN TRAFFIC AREAS.

5 TYPICAL PIPE TRENCH
8 NOT TO SCALE

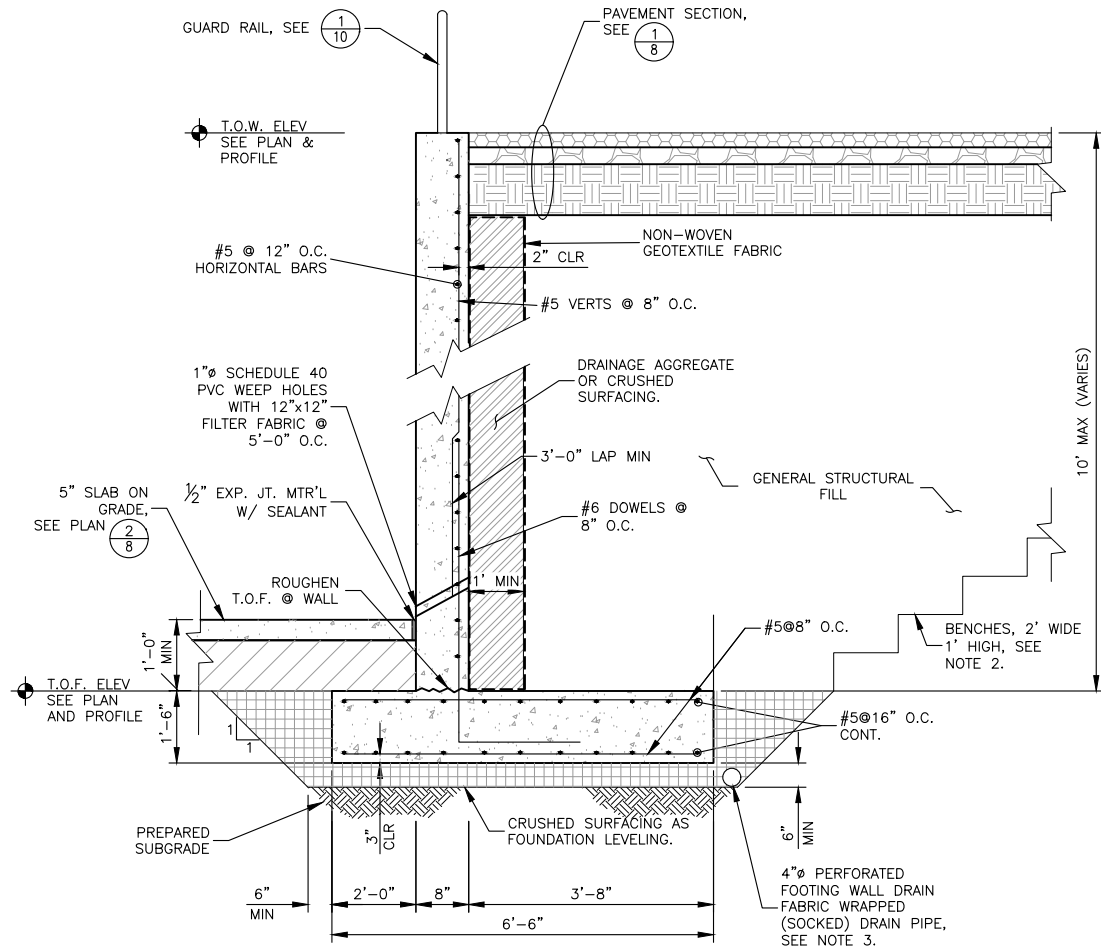
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PROJECT: 4-21124	DESIGNED: ML	DRAWN: DB	CHECKED: TP	APPROVED: ML	DATE: OCTOBER 2022
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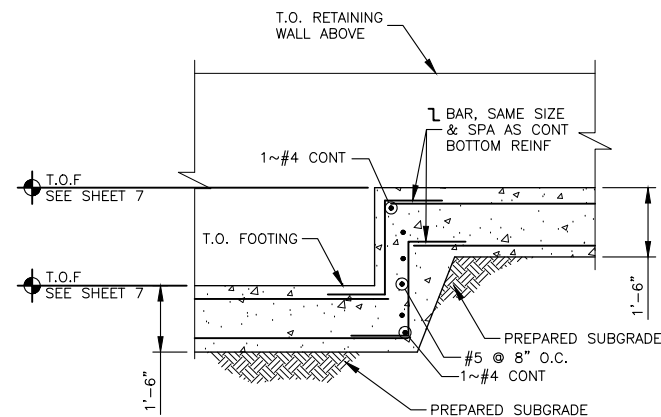
TILLAMOOK COUNTY
MANZANITA TRANSFER STATION WEST
WALL IMPROVEMENTS PROJECT
CIVIL DETAILS

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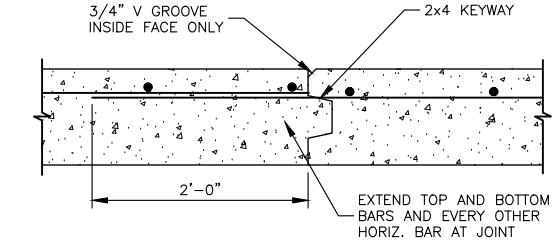


- NOTES:
1. IN CONCRETE OR PAVEMENT AREAS OVER FOOTINGS, REDUCE CRUSHED SURFACING OR GRANULAR STRUCTURAL FILL SECTION.
 2. KEY FILL INTO EXISTING GRADE.
 3. WHERE WALL DRAIN PIPE LEAVES EDGE OF WALL, TRANSITION TO SOLID WALL SCHEDULE80 PVC.

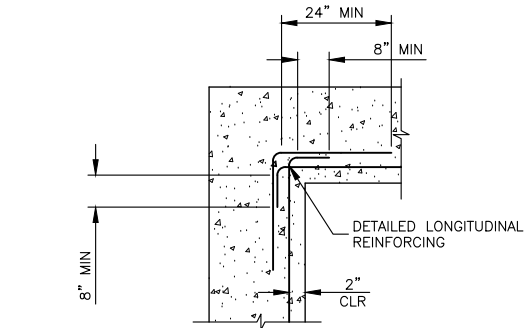
1 WALL SECTION
NOT TO SCALE



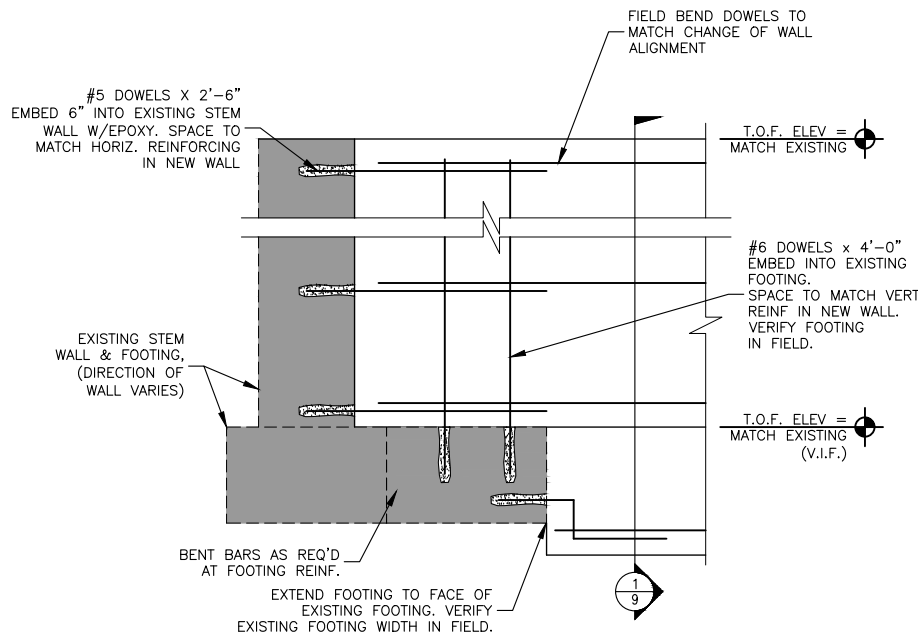
4 TYPICAL STEPPED FOOTING
NOT TO SCALE



2 WALL CONSTRUCTION JOINT (WJ)
NOT TO SCALE
CONTRACTOR'S OPTION



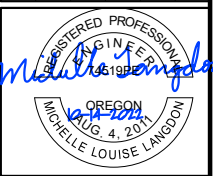
3 TYP CORNER REINFORCING
NOT TO SCALE



5 EXISTING WALL TIE-IN
SCALE: 1/2" = 1'-0"

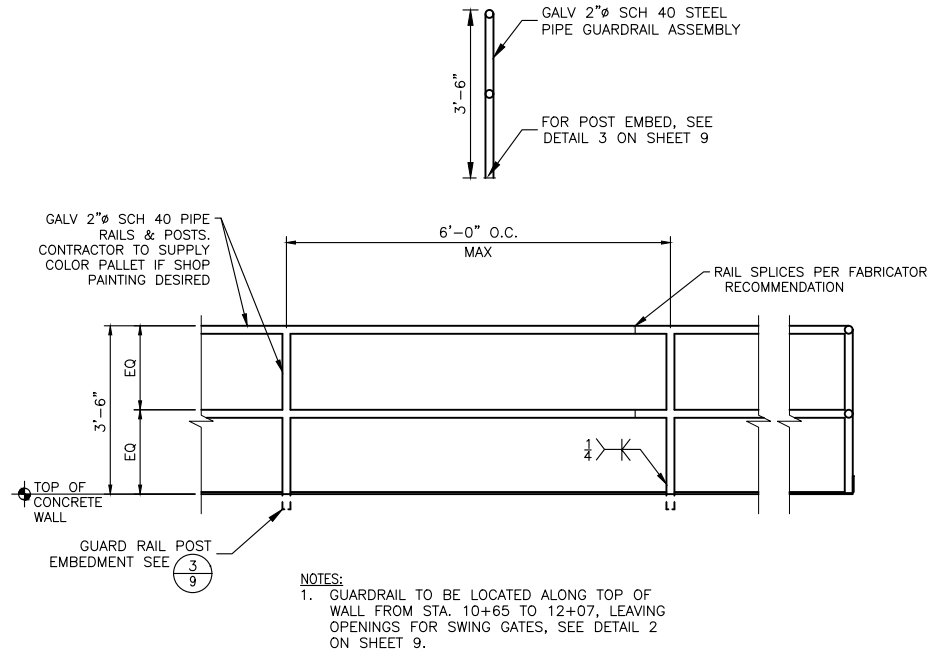
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DESIGNED: ML
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APPROVED: ML
DATE: OCTOBER 2022

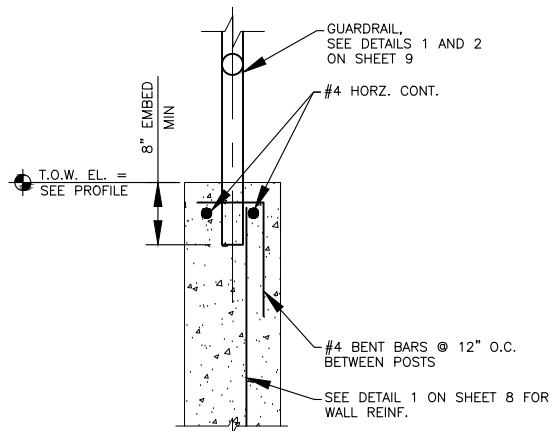


TILLAMOOK COUNTY
MANZANITA TRANSFER STATION WEST
WALL IMPROVEMENTS PROJECT
WALL SECTION DETAILS

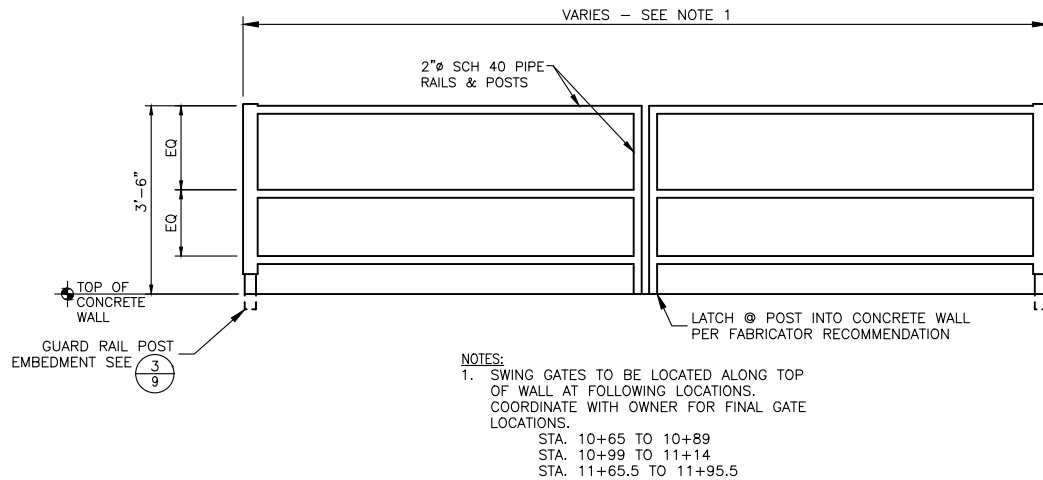
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1
9 **GUARDRAIL PROFILE**
NOT TO SCALE



3
9 **GUARDRAIL POST EMBEDMENT**
NOT TO SCALE

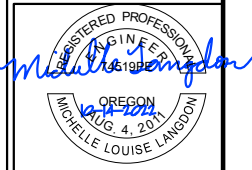


2
9 **SWING GATE DETAIL**
NOT TO SCALE

TILLAMOOK COUNTY
MANZANITA TRANSFER STATION WEST
WALL IMPROVEMENTS PROJECT
STRUCTURAL DETAILS - GUARD RAIL

SHEET NO.

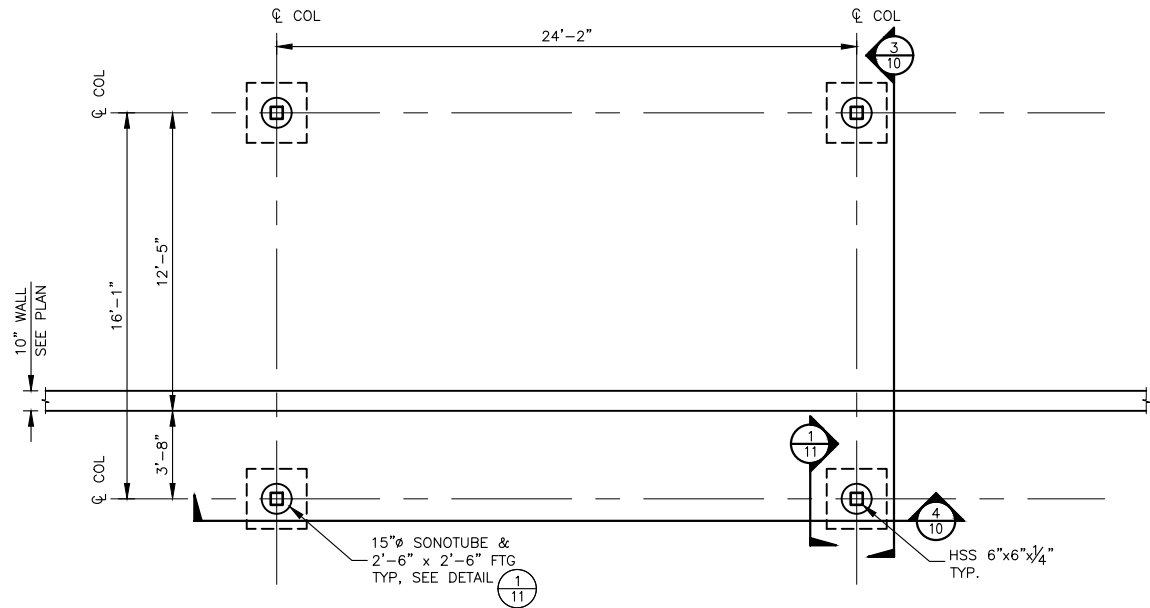
9



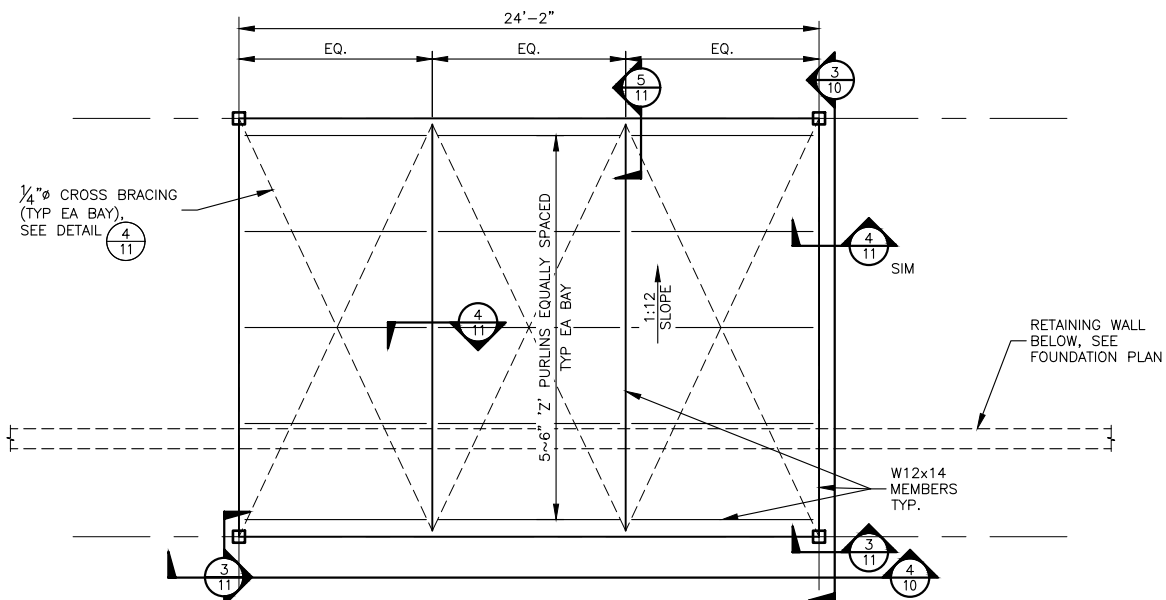
NO.	REVISION DESCRIPTION	BY	DATE
1			
2			
3			
4			
5			

PROJECT: 4-21124
DESIGNED: ML
DRAWN: DB
CHECKED: TP
APPROVED: ML
DATE: APRIL 2022

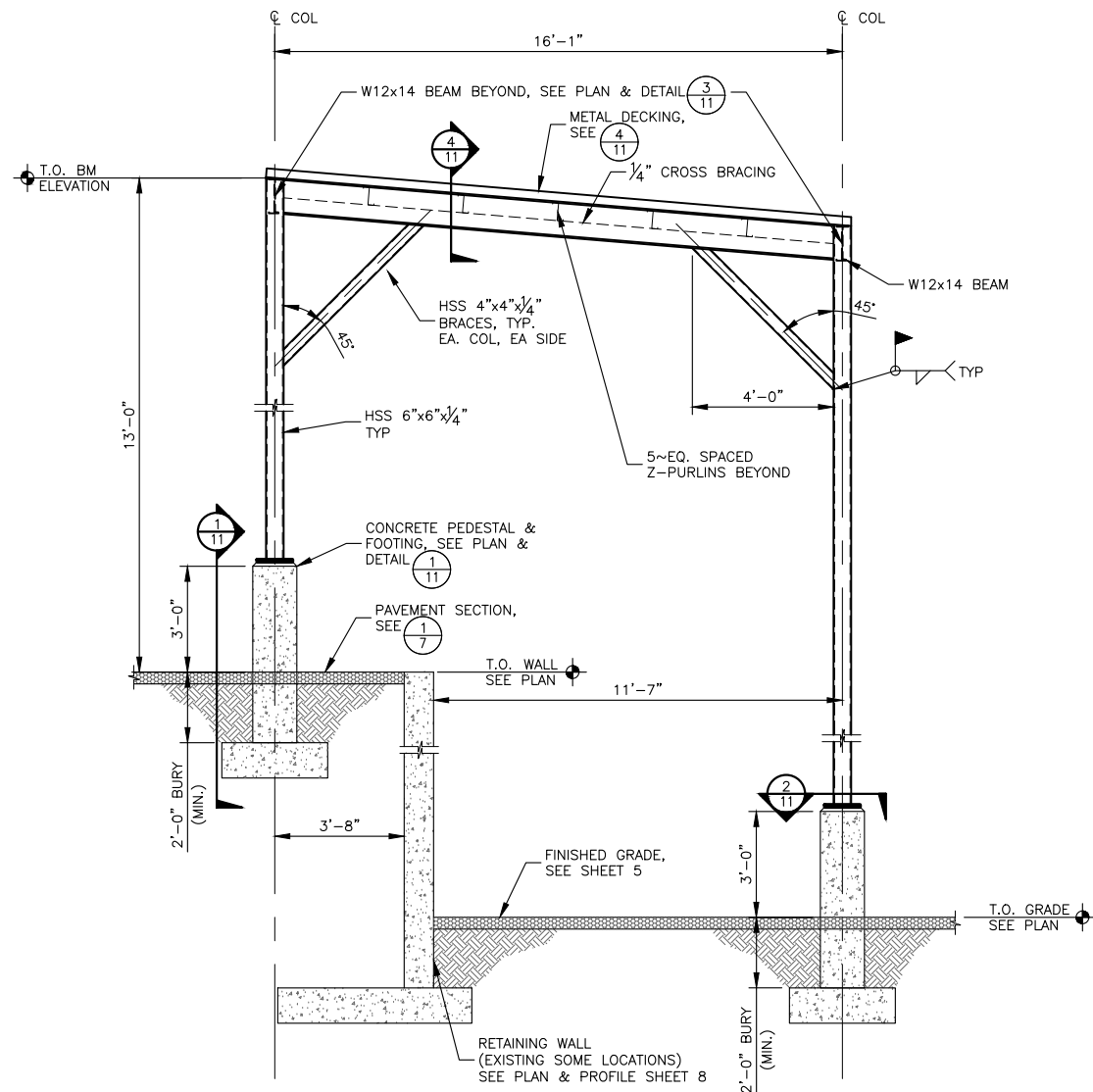
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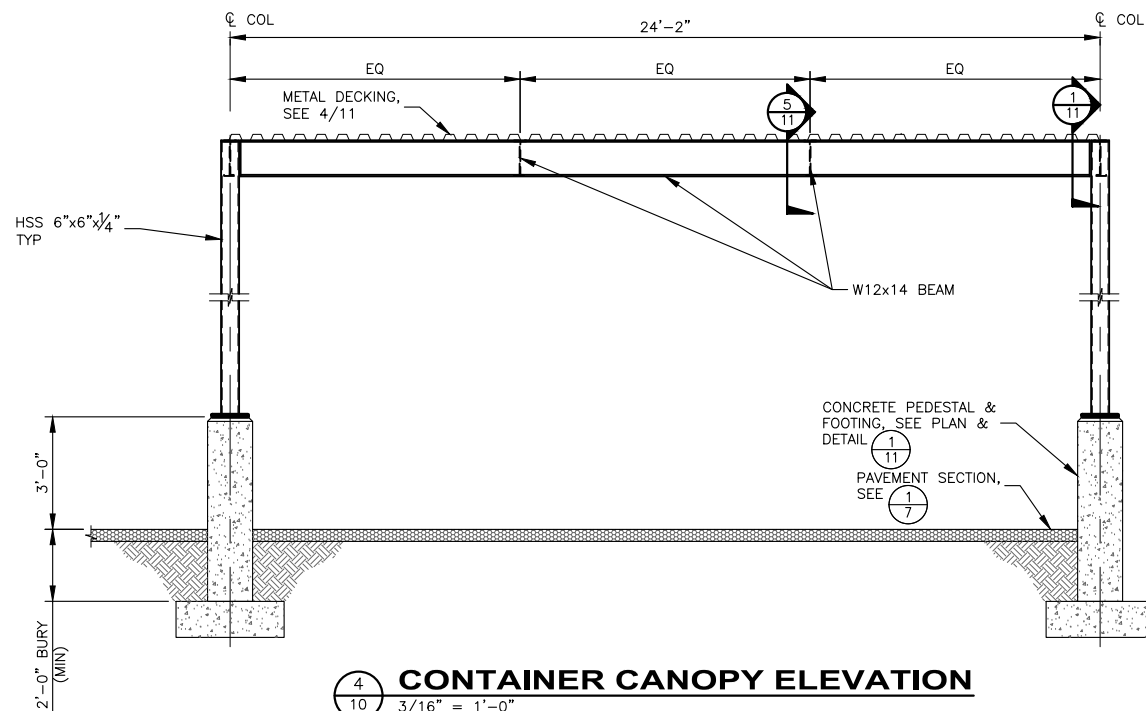
1
10
CONTAINER CANOPY FOUNDATION PLAN
1/8" = 1'-0"



2
10
CONTAINER CANOPY FRAMING PLAN
1/8" = 1'-0"



3
10
CONTAINER CANOPY ELEVATION - ENDS
3/16" = 1'-0"



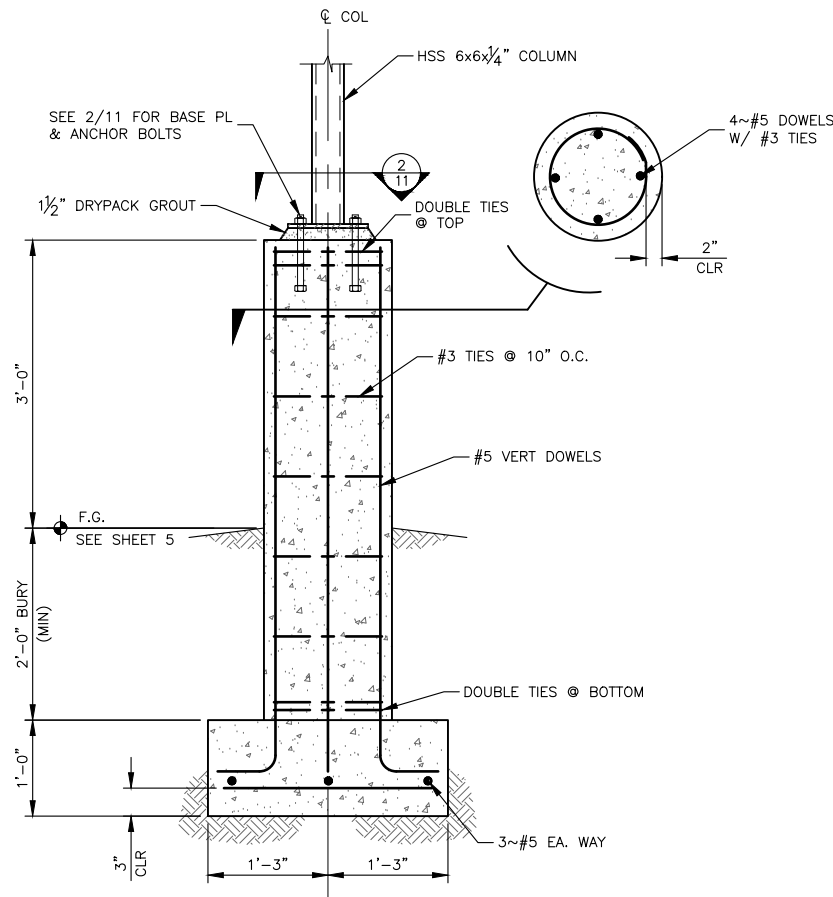
4
10
CONTAINER CANOPY ELEVATION
3/16" = 1'-0"

NO.	REVISION DESCRIPTION	BY	DATE
1			
2			
3			
4			

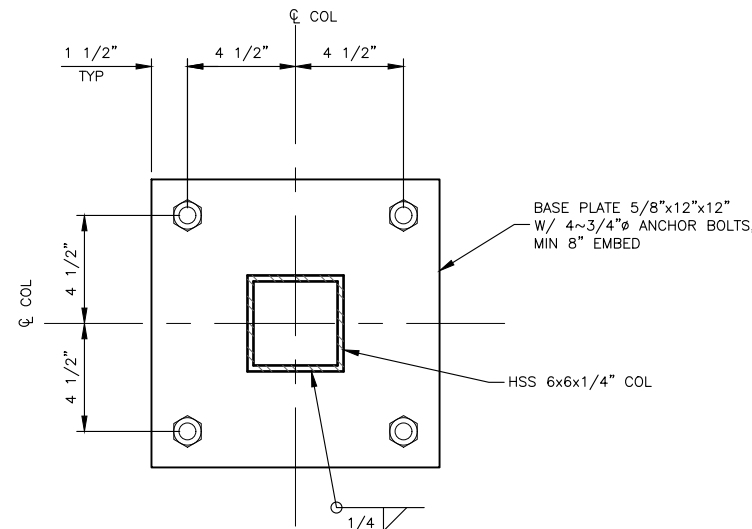
PROJECT: 4-21124
DESIGNED: ML
DRAWN: DB
CHECKED: TP
APPROVED: ML
DATE: APRIL 2022



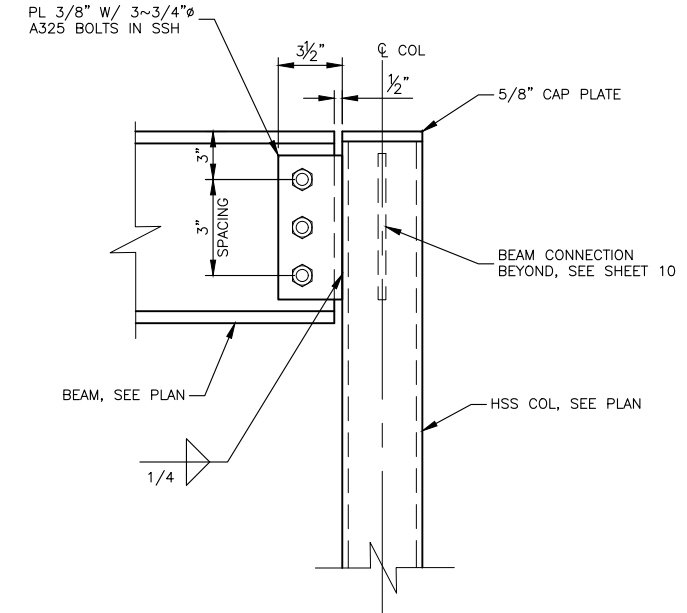
TILLAMOOK COUNTY
MANZANITA TRANSFER STATION WEST
WALL IMPROVEMENTS PROJECT
STRUCTURAL DETAILS - CANOPY COVERS



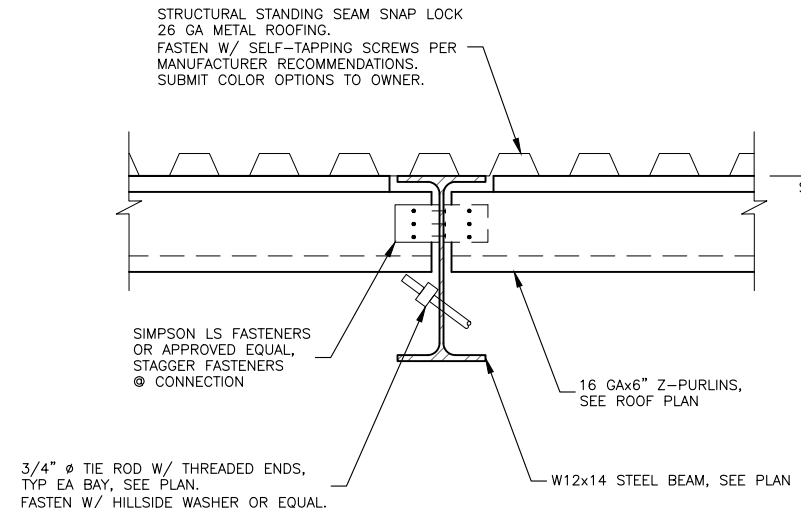
1
11
1/2" = 1'-0"



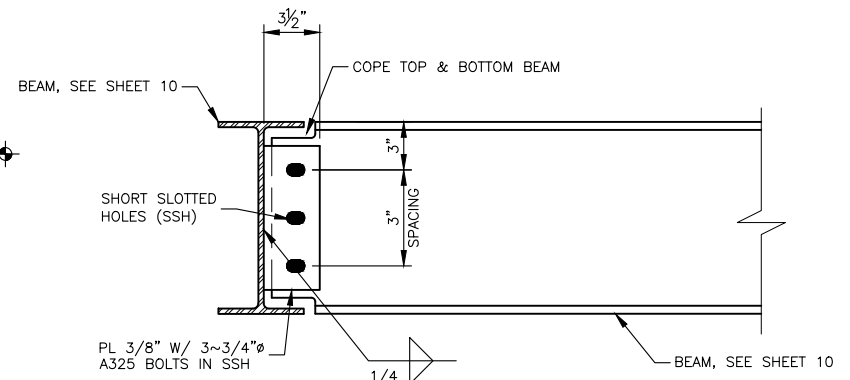
2
11
N.T.S.



3
11
1" = 1'-0"



4
11
1" = 1'-0"



5
11
1" = 1'-0"

PROJECT: 4-21124	DESIGNED: ML	DRAWN: DB	CHECKED: TP	APPROVED: ML	DATE: APRIL 2022
<p>TILLAMOOK COUNTY</p> <p>MANZANITA TRANSFER STATION WEST</p> <p>WALL IMPROVEMENTS PROJECT</p> <p>STRUCTURAL DETAILS - CANOPY COVERS</p>					
<p>SHEET NO.</p> <p>11</p>					