



**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](mailto:recycle@co.tillamook.or.us)  
[www.co.tillamook.or.us/solid-waste](http://www.co.tillamook.or.us/solid-waste)

---

*Land of Cheese, Trees and Ocean Breeze*

November 16, 2022

TO: City of Manzanita, Planning Commission  
Via email to: [sgebhart@ci.manzanita.or.us](mailto:sgebhart@ci.manzanita.or.us)

RE: Planning File 547-22-000040-PLNG Conditional Use

Upon review of the Staff Report of November 14, 2022, we would like to make the following comments/requests:

Section VII:

C1: We accept this requirement and were unaware that it was not previously addressed.

C2: With regard to the installation of a temporary berm, the design and installation of which is to be approved by the Manzanita Public Works Department. There is currently a block wall along the southwest end of the property which retains stormwater and directs it into the collection area. This collection area is the location of Outfall 1, as contained in the DEQ permit file. We would like to suggest that this wall be accepted as the "temporary berm," since it functions as that, and address any changes when DEQ has responded as part of the NPDES process, to become part of the forthcoming formal solution. (email attached)

D1: NBFRD has modified their requirements, as in the updated letter of November 15, 2022 (attached), clarifying that the "Dump Road" would be widened to 20' with a "turnout" near the fire hydrant, and widening of the Ring Road to 20'. We would like to request that the deadline for completion of the access road upgrade and widening of the Ring Road to 20' to September 2024. Due to scheduling conflicts and commitments already made to the ongoing Cape Meares Loop Road Project and limited funds, we would like to schedule those road improvements for the summer (paving season) of 2024.

D2a: See modified NBFRD letter. However, the blocks located near the entrance and a parking space located on the east end of the property will be removed to accommodate fire vehicle turning movements.

D2b: See D1.

D2c: We will coordinate with NBFRD for a gate system that has an adequate clear width of not less than 20' as well as other requirements, per their letter.

D2d: Please clarify what plans are missing, as plans have been submitted for the work that is to be done, and no further interior work is planned at this time. Or has this been addressed in the modification of the NBFRD conditions?

D3: An in-ground septic system is not practical. There are limited locations to install an in-ground system, and they are currently occupied by seasonal wetlands, the old dump, emergency supply areas, buildings or will be occupied by a stormwater system. It is desired to maintain the existing system due to the site constraints and the limited number of employees.

D4: No objections. Please note that completion within the 12-month window may be hindered depending on the timing of the approvals, requirements for public advertising and contract award, and weather.

D5: No objections. Temporary trailers will be removed from the site.

Thank you,

David McCall  
Solid Waste Program Manager

Cc: Chris Laity, P.E., Director of Tillamook County Public Works

Attachments:

Email from Dan Weitzel, Public Works Director, City of Manzanita  
Letter from Nehalem Bay Fire & Rescue District

## David McCall

---

**From:** Dan Weitzel <dweitzel@ci.manzanita.or.us>  
**Sent:** Tuesday, November 15, 2022 3:06 PM  
**To:** Chris Laity  
**Cc:** David McCall; Walt Wendolowski; Scott Gebhart  
**Subject:** EXTERNAL: RE: Manzanita Transfer Station CUP 547-22-000040-PLNG Berm

[**NOTICE:** This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Hello Chris,

Manzanita Public Works does not manage stormwater on private property. You will need to discuss this with Scott Gebhart our build official. His email is [sgebhart@ci.manzanita.or.us](mailto:sgebhart@ci.manzanita.or.us) I have also CC him and Walt to help with some guidance.

Thanks,

Dan Weitzel  
Public Works Director  
[City of Manzanita](#)  
1090 Oak St.  
P.O. Box 129  
Manzanita, OR 97130  
Phone (503) 368-5347  
Cell (503) 812-2727

**Disclaimer:**

The information transmitted in this e-mail message and attachments, if any, may contain confidential material, and is intended only for the use of the individual or entity named above. Distribution to, or review by, unauthorized persons is prohibited. In the event of the unauthorized use of any material in this transmission, neither City of Manzanita (City) nor the sender shall have any liability and the recipient shall defend, indemnify and hold harmless the sender, City and its agents and employees from all related claims and damages. The recipient understands and agrees that any use or distribution of the material in this transmission is conditioned upon the acceptance of the terms stated in this disclaimer. If you have received this transmission in error, immediately notify the sender and permanently delete this transmission including attachments, if any

---

**From:** Chris Laity <claity@co.tillamook.or.us>  
**Sent:** Tuesday, November 15, 2022 2:28 PM  
**To:** Dan Weitzel <dweitzel@ci.manzanita.or.us>  
**Cc:** David McCall <dmccall@co.tillamook.or.us>  
**Subject:** Manzanita Transfer Station CUP 547-22-000040-PLNG Berm

Dan,

Thank you for the conversation today. As discussed the permit has the following recommendation.

VII.C.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."

I reached out to you as your department was specifically mentioned.

***Can you verify that your department has no requirements for a berm?***

Thanks,



**Chris Laity, P.E.** | Director  
TILLAMOOK COUNTY | Public Works  
503 Marolf Loop Road  
Tillamook, OR 97141  
Phone (503) 842-3419  
[claity@co.tillamook.or.us](mailto:claity@co.tillamook.or.us)

This e-mail is a public record of Tillamook County and is subject to the State of Oregon Retention Schedule and may be subject to public disclosure under the Oregon Public Records Law. This e-mail, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please send a reply e-mail to let the sender know of the error and destroy all copies of the original message.



# Nehalem Bay Fire & Rescue District

36375 Hwy 101 N.  
Nehalem, OR 97131  
(503) 368-7590 Bus.  
(503) 368-7580 Fax  
[www.nehalembyfirerescue.org](http://www.nehalembyfirerescue.org)

11/15/2022

Scott Gebhart  
Development Services Manager  
City of Manzanita  
[sgebhart@ci.manzanita.or.us](mailto:sgebhart@ci.manzanita.or.us)

Re: UPDATED 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 and speaking with Chris Laity, the following items were noted to bring the facility within compliance of current fire code and county guidelines.

- Dump Road from Necarney City Road to the gate is considered a fire access road, requiring a minimum of a 26' width, however an exemption has been made to allow the roadway width to be reduced to 20' with the addition of a "turnout" as defined in section 3.13 of the Road Access Guidelines. The turnout is to be located near the fire hydrant, just before the gate. The load rating of 75,000 GVW remains.
- Ring Road has been determined to be a Public Access Road and not a fire access road, as the fire hydrant is located on Dump Road. Ring Road will be held to the 20' width as required in section 3.5 of the TCFDB Road Access Guidelines. No turnaround or hammer head is required due to the looping of this road back to the fire access 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. A Knox Box type of device is preferred for Fire Access.

I am encouraged by the county's proposed improvements to update the efficiency of Manzanita Transfer Station and to bring it up to current code to ensure the facility's safe operation. 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](mailto:f.knight@nbfrd.org)