



Land of Cheese, Trees and Ocean Breeze

**CONDITIONAL USE REQUEST #851-24-000231-PLNG: BAY CITY WATER
ADMINISTRATIVE DECISION & STAFF REPORT**

*NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER:
ORS 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE,
IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER*

August 6, 2024

Dear Property Owner:

This is to confirm that the Tillamook County Department of Community Development **APPROVED WITH CONDITIONS** the above-cited Conditional Use Request on August 6, 2024.

A copy of the application, along with a map of the request area and the applicable criteria for review are available for inspection on the Tillamook County Department of Community Development website: <https://www.tillamookcounty.gov/commdev/landuseapps> and is also available for inspection at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141.

Appeal of this decision. This decision may be appealed to the Tillamook County Planning Commission, who will hold a public hearing. Forms and fees must be filed in the office of this Department in accordance with Article 10 of the TCLUO before **4:00 PM on August 19, 2024**. Unless appealed, the effective date of this decision shall be August 6, 2024.

- Request:** A Conditional Use request for improvements to an existing municipal water system for water intake facilities and related treatment facilities.
- Location:** The subject property is accessed off Kilchis Forest Road, a private road and designated as Tax Lot 2400 in Section 32D of Township 1 North, Range 9 West of the Willamette Meridian, Tillamook County, Oregon
- Zone:** Forest (F)
- Applicant:** AKS Engineering and Forestry, 12965 SW Herman Road, Suite 100, Tualatin, OR 97062
- Property Owner:** City of Bay City, PO Box 3309, Bay City, OR 97107

CONDITIONS OF APPROVAL:

Sections 6.070: COMPLIANCE WITH CONDITIONS, and 6.080: TIME LIMIT requires compliance with approved plans and conditions of this decision, and all other ordinance provisions. Failure to comply with the Conditions of Approval and ordinance provisions could result in nullification of this approval.

1. The applicant/property owner shall obtain all Federal, State, and Local permits, as applicable.
2. The applicant/property owner shall obtain a consolidated Zoning/Building permit approvals for the proposed water intake facility and related treatment facilities.
3. The applicant/property owner shall obtain all necessary electrical, mechanical, and plumbing permits for the proposed water intake facility and related treatment facilities.
4. A site plan, drawn to scale, illustrating the proposed development and required setbacks shall be provided at the time of consolidated Zoning/Building permit submittal.
5. Development shall comply with riparian buffer and vegetation retention requirements of TCLUO Section 4.140: Requirements for Protection of Water Quality and Streambank Stabilization.
6. Development shall comply with the applicable requirements and standards of TCLUO 3.004: Forest (F) Zone.
7. A site plan, drawn to scale, illustrating the proposed setbacks and fire breaks shall be provided at the time of Consolidated Zoning/Building Permit application submittal. Applicant/Owner shall maintain the primary fuel-free break area surrounding all structures in accordance with the provisions in "Recommended Fire Siting Standards for Dwellings and Structures and Fire Safety Design Standards for Roads" dated March 1, 1991, and published by the Oregon Department of Forestry, contained in 'Exhibit D'.
8. Development shall comply with applicable provisions and development standards outlined in TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas, Section 3.555: Freshwater Wetlands (FW) Overlay Zone and TCLUO Section 3.510: Flood Hazard (FH) Overlay.
9. The applicant/property owner shall submit a fire letter from the servicing fire district to the Department at the time of consolidated Zoning/Building permit submittal.
10. In accepting this Approval, the Applicant/Owner understands intensive farm or forest practices may be conducted upon adjacent or nearby land zoned for farm or forest use. Applicant/Owner hereby acknowledges that practices may involve but are not limited to the application of herbicides or fertilizers (including aerial spraying), road construction, changes in view, noise, dust, odor, traffic, and other impacts related to a farm zone. Applicant/Owner acknowledges use of this property may be impacted by such activities and is accepting of that fact. In the event of conflict, Applicant/Owner understands preference will be given to farm and forest practices.

A copy of the recorded covenant included as 'Exhibit E' shall be provided at the time of applying for the Consolidated Zoning/Building Permit application.
11. This approval shall be void on August 6, 2026, unless construction of approved plans has begun, or an extension is requested from, and approved by this Department.

Sincerely,
Tillamook County Department of Community Development



Melissa Jenck, Senior Planner, CFM

Sarah Absher, CFM, Director

Enc.: Vicinity & Assessor/Zoning Map



Land of Cheese, Trees and Ocean Breeze

**CONDITIONAL USE REQUEST #851-24-000231-PLNG:
BAY CITY WATER – PUBLIC UTILITY FACILITY FOR WATER
TREATMENT
ADMINISTRATIVE DECISION & STAFF REPORT**

Decision Date: August 6, 2024

**Decision: APPROVED WITH CONDITIONS
(This is not Building or Placement Permit Approval)**

Report Prepared By: Melissa Jenck, Senior Planner, CFM

I. GENERAL INFORMATION:

Request: A Conditional Use request for improvements to an existing municipal water system for water intake facilities and related treatment facilities.

Location: The subject property is accessed off Kilchis Forest Road, a private road and designated as Tax Lot 2400 in Section 32D of Township 1 North, Range 9 West of the Willamette Meridian, Tillamook County, Oregon

Zone: Forest (F)

Applicant: AKS Engineering and Forestry, 12965 SW Herman Road, Suite 100, Tualatin, OR 97062

Property Owner: City of Bay City, PO Box 3309, Bay City, OR 97107

Property and Vicinity Description: The subject property is located east of Bay City, is 13.28 acres, is irregular in shape, and heavily vegetated. The property is currently improved with an existing municipal

water system for Bay City, including two wells and their associated buildings, water treatment facility and a backup generator (Exhibit A & B). The subject property is located off Kilchis Forest Road, a private road, and abuts the Kilchis River on its northerly end (Exhibit A). T

There are mapped wetlands located throughout the subject property and Oregon Department of State Lands (DSL) was notified of this application (Exhibit A). The subject property contains property within the area of special flood hazard per FEMA Firm #41057C0420F dated September 28, 2018 (Exhibit A). The proposed development is to be located outside the area of special flood hazard (Exhibit B). The subject property is located in an area of geologic hazard as identified in Oregon Department of Geology and Mineral Industries (DOGMI) Open File Report O-20-13 (Exhibit A).

The subject property is zoned Forest (F) with adjacent zoned Rural Residential 2-Acre (RR-2), with Forest (F), Farm (F-1) and Rural Residential 2-Acre (RR-2) zoned properties in the vicinity (Exhibit A).

The applicant is requesting Conditional Use Permit approval for improvements to an existing municipal water system to upgrade water intake and treatment facilities, including improvements to the site for improved driveway access, expansion of the existing building housing the chlorine treatment equipment, new underground water and utility lines, a new well for water source, new security fencing, new stormwater system, and placement of a new fire hydrant (Exhibit B). The development is within the same general vicinity upon the subject property as the existing improvements (Exhibit B).

II. APPLICABLE ORDINANCE AND COMPREHENSIVE PLAN PROVISIONS:

The desired use is governed through the following Sections of the Tillamook County Land Use Ordinance (TCLUO). The suitability of the proposed use, in light of these criteria, is discussed in Section III of this report:

- A. TCLUO SECTION 3.004: FOREST ZONE (F)
- B. TCLUO SECTION 4.130: DEVELOPMENT REQUIRMENTS FOR GEOLOGIC HAZARD AREAS
- C. TCLUO SECTION 3.555: FRESHWATER WETLANDS (FW) OVERLAY ZONE
- D. TCLUO SECTION 4.140: REQUIREMENTS FOR PROTECTION OF WATER QUALITY AND STREAMBANK STABILIZATION
- E. TCLUO SECTION 6.040: REVIEW CRITERIA FOR CONDITIONAL USE

III. ANALYSIS:

A: SECTION 3.004: FOREST (F) ZONE

Findings: TCLUO Section 3.004 allows “water intake facilities, related treatment facilities, pumping stations and distribution lines” conditionally. Applicant is proposing expansion of an existing water treatment facilities, which does not maintain a prior Conditional Use review. The proposed facility improvements would supplement their existing resources. Staff finds that the proposed use is allowed in the Forest (F) Zone subject to satisfaction of the Conditional Use Review Criteria which are discussed below, and all other applicable standards.

SECTION 3.004(8) CONDITIONAL USE REVIEW CRITERIA

A use authorized as a conditional use under this zone may be allowed provided the following requirements or their equivalent are met. These requirements are designed to make the use compatible with forest operations and agriculture and to conserve values found on forest lands. Conditional uses are also subject to Article 6, Section 040.

1. *The proposed use will not force a significant change in, or significantly increase the cost of, accepted farming or forest practices on agriculture or forest lands.*

2. *The proposed use will not significantly increase fire hazard or significantly increase fire suppression costs or significantly increase risks to fire suppression personnel.*

3. *A written statement recorded with the deed or written contract with the county or its equivalent is obtained from the land owner that recognizes the rights of adjacent and nearby land owners to conduct forest operations consistent with the Forest Practices Act and Rules for uses authorized in OAR 660-006-0025(5)(c).*

Findings: Applicant states the Kilchis Forest Road, a private road, and the Kilchis River make it unlikely that the proposed development provide separation from forest activities (Exhibit B). Applicant concludes that the proposed development has been on the subject property since 1962 and that improvements are primarily automated. Applicant provides that the size of existing structure are not proposed to be significantly increased, and that they plan to add a fire hydrant to the subject property for fire suppression needs (Exhibit B).

Staff find the subject property is bordered by Kilchis Forest Road and the Kilchis River to the south and north, respectively (Exhibit A & B). Staff find that the proposed Forest (F) zones are located south of Kilchis Forest Road, with the City of bay City owning the abutting easterly property zoned Forest (F). Applicant has proposed fire breaks in accordance with the Forest (F) zone standards.

Subject to compliance with the Conditions of Approval, Staff finds that the facilities will not force a significant change in farm or forest practices on surrounding lands nor will it significantly increase the cost of such practices. Staff find the facilities will not result in increased fire suppression costs or increased fire risks.

B: SECTION 4.130: DEVELOPMENT REQUIREMENTS FOR GEOLOGIC HAZARD AREAS

(2) The following areas are considered potentially geologically hazardous and are therefore subject to the requirements of Section 4.130:

- a) *All lands partially or completely within categories of “high” and “moderate” susceptibility to shallow landslides as mapped in Oregon Department of Geology and Mineral Industries (DOGAMI) Open File Report O-20-13, Landslide hazard and risk study of Tillamook County, Oregon;*
- ...
- c) *All lands partially or completely within a “debris flow fan” as mapped in DOGAMI Open File Report O-20-13, Landslide hazard and risk study of Tillamook County, Oregon;*
- d) *All lands partially or completely within a rapidly moving landslide as mapped in DOGAMI IMS22, GIS Overview Map of Potential Rapidly Moving Landslide Hazards in Western Oregon, 2002.*

Findings: The subject property contains mapped areas with susceptibility to landslides as identified by DOGAMI Open File report O-20-13 (Exhibit A). DOGAMI maps detail variable slopes throughout the property, with existing level areas within the existing treatment plant (Exhibit A & B). Staff finds development within the mapped areas is subject to applicable standards of TCLUO 4.130: Development Requirements for

Geologic Hazard Areas. A Condition of Approval has been made to ensure development adheres to the applicable standards of TCLUO Section 4.130.

C. SECTION 3.555: FRESHWATER WETLANDS OVERLAY (FW)

(1) PURPOSE AND AREAS INCLUDED: The purpose of this zone is to protect significant areas of freshwater wetlands, marshes and swamps from filling, drainage or other alteration which would destroy or reduce their biological value. Areas included in this zone are:

...

(b) Notification Wetlands: wetlands shown on the Statewide Wetland Inventory (discussed in the Goal 5 Element of the Comprehensive Plan).

(2) USES PERMITTED:

..

(b) Notification Wetlands: wetlands shown on the Statewide Wetland Inventory (discussed in the Goal 5 Element of the Comprehensive Plan).

(3) STANDARDS: The following standard shall be met in addition to the standards of the underlying zone.

...

(b) Development activities, permits, and land-use decisions affecting a Notification Wetland require notification of the Division of State Lands, and are allowed only upon compliance with any requirements of that agency. The applicant shall be responsible for obtaining approval from the Division of State Lands for activities on Notification Wetlands.

Findings: Mapped wetlands are indicated on the Oregon Statewide Wetlands Inventory (SWI) Map and are mapped throughout the property (Exhibit A). The Oregon Department of State Lands (DSL) was provided notice of the application but has not responded at time of the staff report. Staff finds that should DSL require action for the proposed development, this requirement can be met through compliance with Conditions of Approval.

D: SECTION 4.140: REQUIREMENTS FOR PROTECTION OF WATER QUALITY AND STREAMBANK STABILIZATION

(1) The following areas of riparian vegetation are defined:

(a) Fifty (50) feet from lakes and reservoirs of one acre or more, estuaries, and the main stems of the following rivers where the river channel is more than 15 feet in width; Nestucca, Little Nestucca, Three Rivers, Tillamook, Trask, Wilson, Kilchis, Miami, Nehalem and North and South Fork Nehalem River.

(b) Twenty-five (25) feet from all other rivers and streams where the river or stream channel is greater than 15 feet in width.

(c) Fifteen (15) feet from all perennial rivers and streams where the river or stream channel is 15 feet in width or less. For estuaries, all measurements are horizontal and perpendicular from the mean high water line or the line of non-aquatic vegetation, whichever is most landward. Setbacks for rivers, streams, and coastal lakes shall be measured horizontal and perpendicular from the ordinary high water line.

Findings: A 50-foot riparian setback from Kilchis River, a coastal lake, is required for development. Staff finds per the submitted applicants site plan, the proposed development of the will be outside the 50-foot setback from the Kilchis River (Exhibits A & B).

Comments were received from Oregon Department of Fish and Wildlife (ODFW) which concluded that the riparian area is not identified on the applicants site plan (Exhibit C). ODFW recommends that activities comply with the riparian setback and should any future encroachment occur, that mitigation measures commensurate with the impact be required (Exhibit C).

Staff finds that the riparian setbacks of TCLUO Section 4.140: Requirements for Protection of Water Quality and Streambank Stabilization shall be followed for any development on the subject property. Staff finds that this requirement can be met through compliance with Conditions of Approval.

E: ARTICLE VI: CONDITIONAL USE PROCEDURES AND CRITERIA

Article VI of the Tillamook County Land Use Ordinance contains the procedures and review criteria for processing a Conditional Use request. These criteria, along with Staff's findings and conclusions, are indicated below.

Section 6.020 Procedure requires public notice in accordance with TCLUO Section 10.070 which requires notification of the request to be mailed to landowners within 250 feet of the subject property, to allow at least 14 days for written comment, and requires staff to consider comments received in making the decision.

Findings: Notice of the request was mailed to property owners and agencies on June 27, 2024. Comments were received from the Oregon Department of Fish and Wildlife (ODFW) as stated above in the staff report (Exhibit C). Tillamook County Onsite Sanitation division and Tillamook County Public Works stated they had no comments on the proposal (Exhibit C).

Section 6.040 Review Criteria

1. The use is listed as a conditional use in the underlying zone, or in an applicable overlying zone.

Findings: As discussed above, staff finds that the proposed water intake and related treatment facilities are a use allowed conditionally in the Forest (F) zone.

Conclusion: Staff concludes that this criterion has been met.

2. The use is consistent with the applicable goals and policies of the comprehensive plan.

Findings: Staff finds that the proposed use is permitted conditionally in the Tillamook County Land Use Ordinance (TCLUO). The TCLUO is an implementing document of the Comprehensive Plan. In the absence of evidence to the contrary, uses allowed conditionally in the Land Use Ordinance are presumed to be consistent with the Comprehensive Plan.

Conclusion: Staff concludes that this criterion has been met.

3. The parcel is suitable for the proposed use considering its size, shape, location, topography, existence of improvements and natural features.

Findings: The subject property encompasses 13.28 acres and is accessed via Kilchis Forest Road, a private road (Exhibit A). According to Tillamook County Assessor's records and the Applicant, the subject property is improved with an existing water treatment facility which serves the City of Bay City municipal water system (Exhibit A). Applicant states the project area occupies less than one (1) acre of the 13.28-acre property, and has been utilized by the Bay City municipal water system since 1962 (Exhibit B). Applicant identifies existing access from Kilchis Forest Road and existing water intake and treatment facilities are located upon the property (Exhibit B).

Staff find that the area currently improved with the municipal water system is generally flat and level. The property is served by an existing driveway from Kilchis Forest Road, a private road. The subject property maintains area of special flood hazard, as indicated on FEMA FIRM 41057C0420F, dated September 28,

2018, with proposed development located outside the SFHA (Exhibit A & B). The subject property contained mapped wetland throughout the parcel as indicated on the Oregon Statewide Wetlands Inventory (Exhibit A). DSL have not provided comment at time of this staff report being published.

ODFW, as detailed above, expressed that the proposal should maintain the riparian setbacks from the Kilchis River.

Conclusion: Staff finds that the subject property is suitable for the proposed water intake and treatment facilities due to the proposed location is generally flat, away from hazard overlays such as floods and within level areas of the property. Staff concludes that this criterion has been met or can be met through the Conditions of Approval.

4. *The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or prevents the use of surrounding properties for the permitted uses listed in the underlying zone.*

Findings: The applicant is requesting improvements to an existing municipal water system to upgrade water intake and treatment facilities (Exhibit B).

The subject property is located between Kilchis Forest Road, a private road, to the south and Kilchis River to the north. The surrounding subject properties are zoned Farm (F-1), Forest (F) and Rural Residential 2-Acre (RR-2). Existing uses in the vicinity consist primarily of single-family residences within the RR-2 zoned areas, and heavily treed Forest (F) land (Exhibit A). There is an existing farm operation located upon the Farm (F-1) zoned property across Kilchis River to the north. The private road, Kilchis Forest Road, is shared with adjacent landowners whose properties are developed with residential uses, or in forest operations. Staff finds in review of the submitted site plan in 'Exhibit B' and based upon findings contained within this report, the subject property is of adequate size to accommodate the Public Utility Facility, which is demonstrated to be accommodated within the boundaries of the subject property (Exhibits A & B).

The subject property is heavily vegetated around the property borders, with the existing and proposed facilities to be located within the central portion of the 13.28-acre property (Exhibit B).

No comments were received from neighboring properties.

Conclusion: Given the location of the existing water intake and treatment facilities, the proposed improvements will be sited in a manner that meets or exceeds minimum setback requirements as demonstrated on the site plan. Existing trees that act as a vegetative buffer separate the facilities from neighboring properties, along with the Kilchis River and Kilchis Forest Road acting as physical separation from uses (Exhibit B). Staff finds the request will not alter the character of the surrounding area in a manner which substantially limits, impairs, or prevents the use of surrounding properties for the permitted uses on the surrounding properties or uses listed in the underlying zone. Staff concludes that this criterion has been met or can be met through the Conditions of Approval.

5. *The proposed use will not have a detrimental effect on existing solar energy systems, wind energy conversion systems or windmills.*

Findings: Staff do not find any record of such facilities in the area. Applicant states that these systems do not exist (Exhibit B).

Conclusion: Staff concludes that this criterion has been met.

6. *The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use.*

Findings: Applicant states the proposal is to expand existing water intake and treatment facilities, with the proposed improvement of the Bay City municipal water system being a public facility (Exhibit B). The proposed improvements would address maintaining the continued operation of facilities (Exhibit B). Long-established public services and facilities exist in the area. Facilities and services include Tillamook Fire District, Tillamook County Sheriff's Office and Tillamook People's Utility District. Access exists off Kilchis Forest Road, a private road (Exhibit A & B).

Conclusion: Staff concludes that this criterion has been met or can be met through the Conditions of Approval.

IV. DECISION: APPROVED WITH CONDITIONS

Based on the findings shown above, Staff concludes that the applicant has satisfied the review criteria and can meet all applicable ordinance requirements at the time of application. Therefore, the Department approves this request subject to the Conditions of Approval in section V of this report.

Appeal of this decision. This decision may be appealed to the Tillamook County Planning Commission, who will hold a public hearing. The forms and fees must be filed in the office of this Department before **4:00 PM on August 19, 2024.**

V. CONDITIONS OF APPROVAL:

Sections 6.070: COMPLIANCE WITH CONDITIONS, and 6.080: TIME LIMIT requires compliance with approved plans and conditions of this decision, and all other ordinance provisions. Failure to comply with the Conditions of Approval and ordinance provisions could result in nullification of this approval.

1. The applicant/property owner shall obtain all Federal, State, and Local permits, as applicable.
2. The applicant/property owner shall obtain a consolidated Zoning/Building permit approvals for the proposed water intake facility and related treatment facilities.
3. The applicant/property owner shall obtain all necessary electrical, mechanical, and plumbing permits for the proposed water intake facility and related treatment facilities.
4. A site plan, drawn to scale, illustrating the proposed development and required setbacks shall be provided at the time of consolidated Zoning/Building permit submittal.
5. Development shall comply with riparian buffer and vegetation retention requirements of TCLUO Section 4.140: Requirements for Protection of Water Quality and Streambank Stabilization.
6. Development shall comply with the applicable requirements and standards of TCLUO 3.004: Forest (F) Zone.
7. A site plan, drawn to scale, illustrating the proposed setbacks and fire breaks shall be provided at the time of Consolidated Zoning/Building Permit application submittal. Applicant/Owner shall maintain the primary fuel-free break area surrounding all structures in accordance with the provisions in "Recommended Fire Siting Standards for Dwellings and Structures and Fire Safety Design Standards

for Roads" dated March 1, 1991, and published by the Oregon Department of Forestry, contained in 'Exhibit D'.

8. Development shall comply with applicable provisions and development standards outlined in TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas, Section 3.555: Freshwater Wetlands (FW) Overlay Zone and TCLUO Section 3.510: Flood Hazard (FH) Overlay.
9. The applicant/property owner shall submit a fire letter from the servicing fire district to the Department at the time of consolidated Zoning/Building permit submittal.
10. In accepting this Approval, the Applicant/Owner understands intensive farm or forest practices may be conducted upon adjacent or nearby land zoned for farm or forest use. Applicant/Owner hereby acknowledges that practices may involve but are not limited to the application of herbicides or fertilizers (including aerial spraying), road construction, changes in view, noise, dust, odor, traffic, and other impacts related to a farm zone. Applicant/Owner acknowledges use of this property may be impacted by such activities and is accepting of that fact. In the event of conflict, Applicant/Owner understands preference will be given to farm and forest practices.

A copy of the recorded covenant included as 'Exhibit E' shall be provided at the time of applying for the Consolidated Zoning/Building Permit application.

11. This approval shall be void on August 6, 2026, unless construction of approved plans has begun, or an extension is requested from, and approved by this Department.

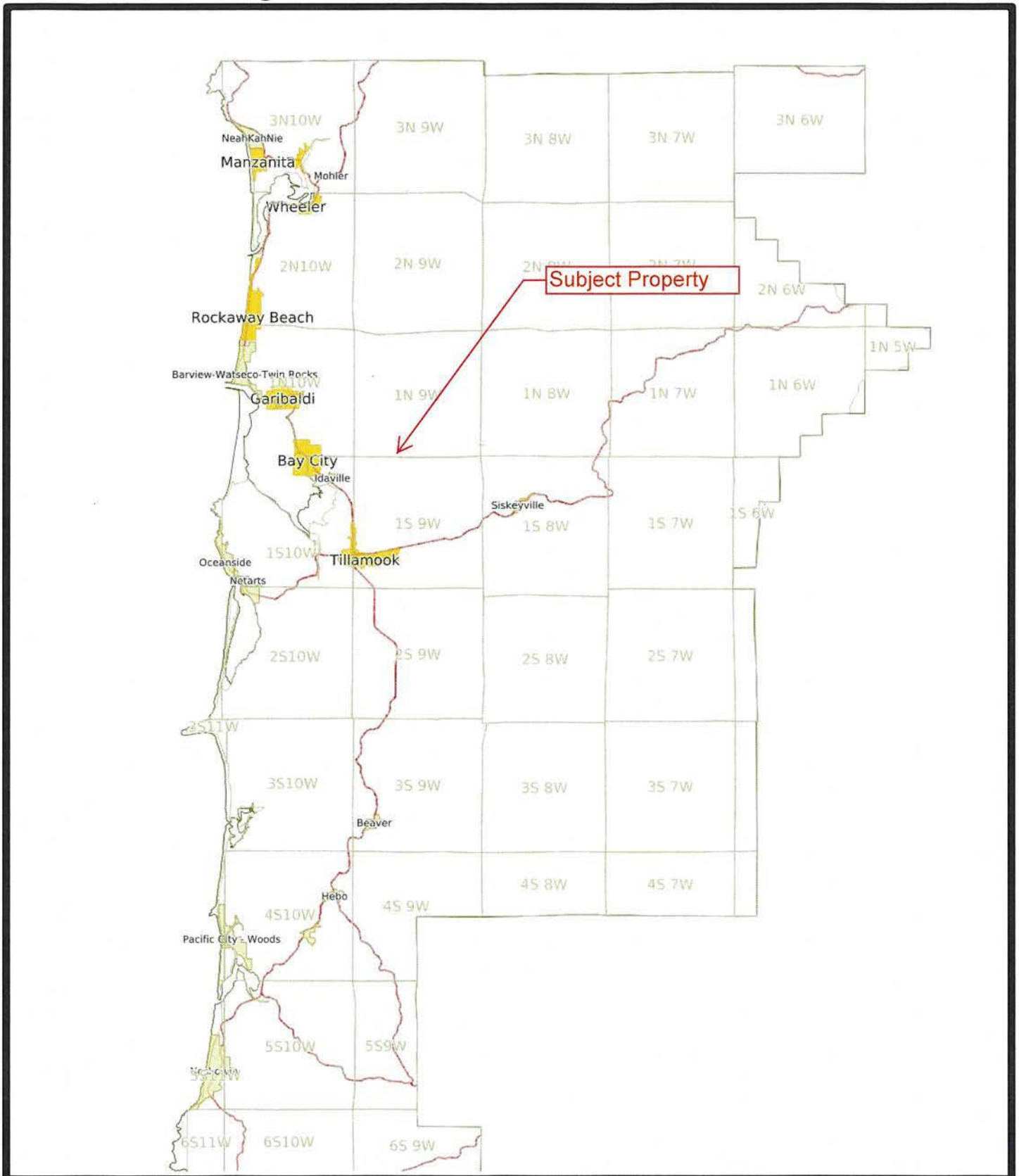
VI. EXHIBITS

All Exhibits referred to herein are, by this reference, made a part hereof:

- A. Location map, Assessor map, Zoning map, Assessor's Summary Report
- B. Applicant's submittal
- C. Agency comments
- D. Fire Siting Standards
- E. Restrictive Covenant

EXHIBIT A

Vicinity Map

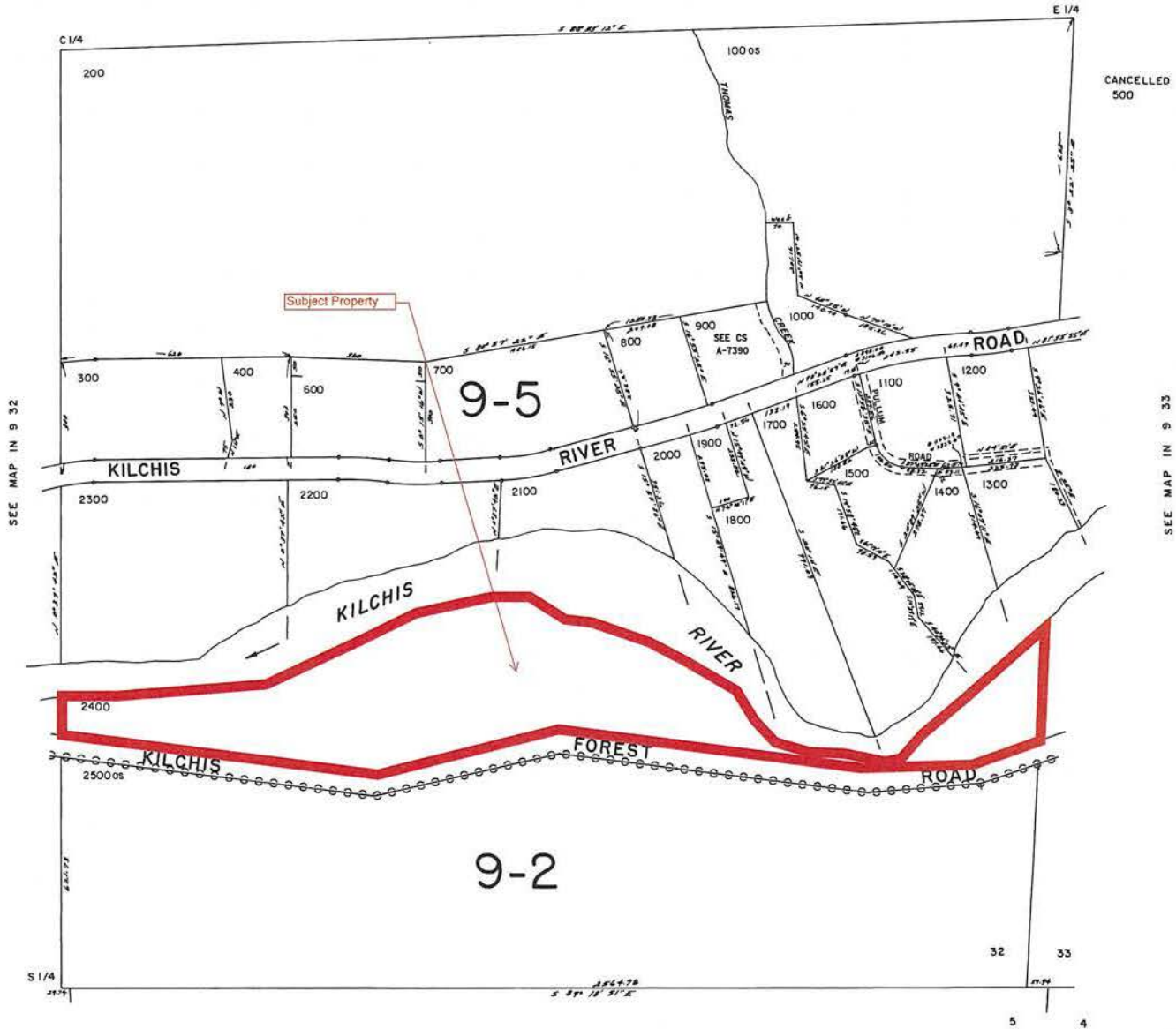


THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

SE1/4 SEC. 32 T.1N. R.9W. W.M.
TILLAMOOK COUNTY
1" = 200'

IN 9 32D

SEE MAP IN 9 32



SEE MAP IS 9

REVISED 3-1-99, BPH
IN 9 32D

Tillamook County
2023 Real Property Assessment Report
 Account 310283

Map 1N0932D002400
 Code - Tax ID 0902 - 310283

Tax Status Non-Assessable
 Account Status Active
 Subtype NORMAL

Legal Descr See Record

Mailing CITY BAY CITY
 PO BOX 3309
 BAY CITY OR 97107

Deed Reference # See Record
 Sales Date/Price See Record
 Appraiser KARI FLEISHER

Property Class 941 MA SA NH
 RMV Class 201 07 AC 401

Site	Situs Address	City
------	---------------	------

Value Summary					
Code Area	RMV	MAV	AV	RMV Exception	CPR %
0902	Land 68,210		Land	0	
	Impr 668,860		Impr	0	
Code Area Total	737,070	0	0	0	
Grand Total	737,070	0	0	0	





Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
0902	1	<input checked="" type="checkbox"/>		F	Market	105	13.28 AC		49,920
					OSD - AVERAGE	100			18,290
Code Area Total							13.28 AC		68,210

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex%	MS Acct	Trended RMV
0902	1	1962	569	Public - Water Systems	149	10			668,860
Code Area Total							10		668,860









Exemptions / Special Assessments / Notations	
Code Area 0902	
Exemptions (AV)	Amount
■ CITY GOVERNMENT 307.090	0

Comments 1/7/08 Corrected exemption code. Added RMV PCA. KF 8/26/16 This property contains municipal wells. Moved to MA 7, NH 401. Adjusted acreage to match GIS. KF








Statewide Wetlands Inventory

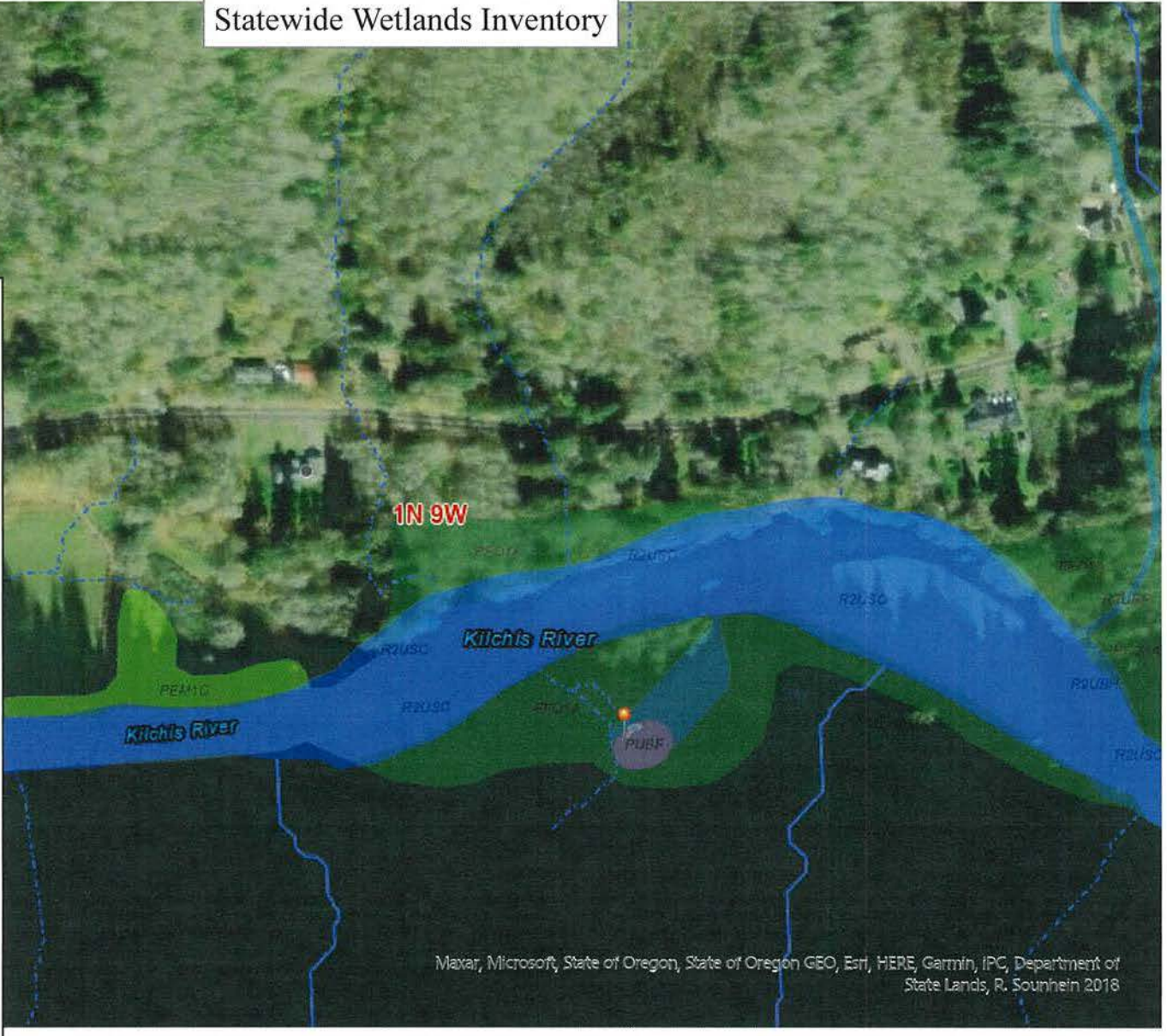
-  Townships
-  LWI Study Area
-  BASEDAT.DBO.NHDWaterbody
-  BASEDAT.DBO.NHDArea

BASEDAT.DBO.NHDFlowline

-  Perennial
-  Intermittent
-  Ephemeral
-  Unknown
-  Canal/Ditch
-  Canal/Ditch
-  Canal/Ditch
-  BASEDAT.DBO.NHDPPoint

Wetlands

-  Estuarine and Marine Deepwater
-  Estuarine and Marine Wetland
-  Freshwater Emergent Wetland
-  Freshwater Forested/Shrub Wetland
-  Freshwater Pond
-  Lake
-  Riverine



Maxar, Microsoft, State of Oregon, State of Oregon GEO, Esri, HERE, Garmin, IPC, Department of State Lands, R. Southein 2018



Date: 6/25/2024



The Statewide Wetlands Inventory (SWI) represents the best data available at the time this map was published and is updated as new data becomes available. In all cases, actual field conditions determine the presence, absence and boundaries of wetlands and waters (such as creeks and ponds). An onsite investigation by a wetland professional can verify actual field conditions.

National Flood Hazard Layer FIRMette



123°48'50"W 45°31'36"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes, Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

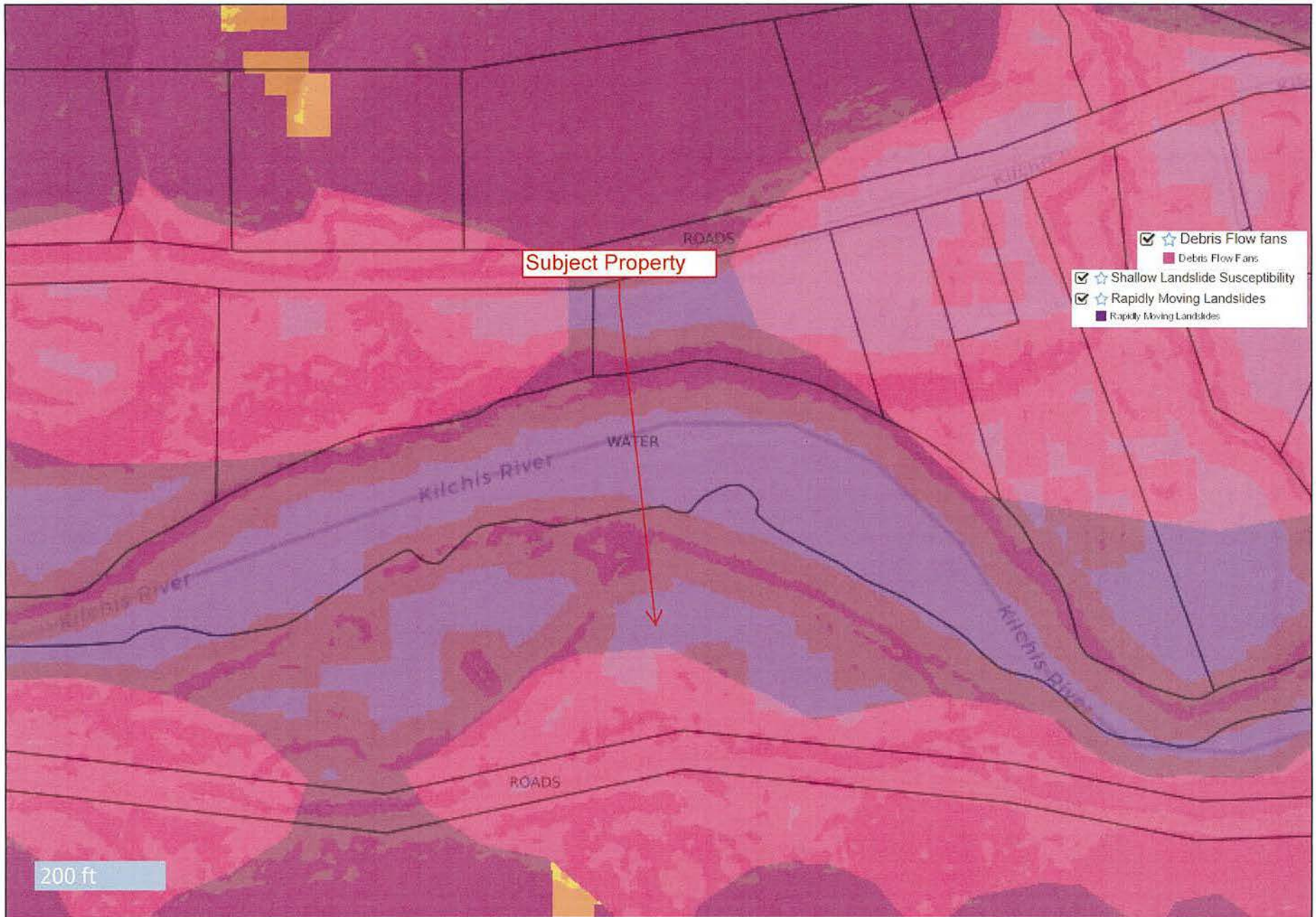


This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 6/25/2024 at 7:57 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Hazard Map



Disclaimer: The spatial information hosted at this website was derived from a variety of sources. Care was taken in the creation of these themes, but they are provided "as is". The state of Oregon, or any of the data providers cannot accept any responsibility for errors, omissions, or positional accuracy in the digital data or underlying records. There are no warranties, expressed or implied, including the warranty of merchantability or fitness for a particular purpose, accompanying any of these products. However, notification of any errors would be appreciated. The data are clearly not intended to indicate the authoritative location of property boundaries, the precise shape or contour of the earth or the precise location of fixed works of humans.

EXHIBIT B



PLANNING APPLICATION

OFFICE USE ONLY
Date Stamp
<input type="checkbox"/> Approved <input type="checkbox"/> Denied
Received by:
Receipt #:
Fees:
Permit No: 851-24-00231-PLNG

Applicant (Check Box if Same as Property Owner)

Name: City of Bay City Phone: Please contact applicant's consultant
 Address: 5525 B Street
 City: Bay City State: OR Zip: 97107
 Email: Please contact applicant's consultant

Applicant's Consultant

Name: AKS Engineering & Forestry Phone: 503-563-6151
 Address: 12965 SW Herman Road, Suite 100
 City: Tualatin State: OR Zip: 97062
 Contact: Tony Mills, Email: millst@aks-eng.com

Request: Place a new pit well on an existing well site as a part of the Bay City municipal water system

Type II	Type III	Type IV
<input type="checkbox"/> Farm/Forest Review	<input type="checkbox"/> Detailed Hazard Report	<input type="checkbox"/> Ordinance Amendment
<input checked="" type="checkbox"/> Conditional Use Review	<input type="checkbox"/> Conditional Use (As deemed by Director)	<input type="checkbox"/> Large-Scale Zoning Map Amendment
<input type="checkbox"/> Variance	<input type="checkbox"/> Ordinance Amendment	<input type="checkbox"/> Plan and/or Code Text Amendment
<input type="checkbox"/> Exception to Resource or Riparian Setback	<input type="checkbox"/> Map Amendment	
<input type="checkbox"/> Nonconforming Review (Major or Minor)	<input type="checkbox"/> Goal Exception	
<input type="checkbox"/> Development Permit Review for Estuary Development	<input type="checkbox"/> Nonconforming Review (As deemed by Director)	
<input type="checkbox"/> Non-farm dwelling in Farm Zone	<input type="checkbox"/> Variance (As deemed by Director)	
<input type="checkbox"/> Fore-dune Grading Permit Review		
<input type="checkbox"/> Neskowin Coastal Hazards Area		

Location:

Site Address: No site address

Map Number: 1N 09 32D 2400
Township Range Section Tax Lot(s)

Clerk's Instrument #: _____

Authorization

This permit application does not assure permit approval. The applicant and/or property owner shall be responsible for obtaining any other necessary federal, state, and local permits. The applicant verifies that the information submitted is complete, accurate, and consistent with other information submitted with this application.

David McCall	Digitally signed by David McCall Date: 2024.04.15 07:41:22 -07'00'	4/15/24
<small>Property Owner Signature (Required)</small> David McCall	Digitally signed by David McCall Date: 2024.04.15 07:41:42 -07'00'	Date 4/15/24
<small>Applicant Signature</small>		Date

Bay City Well #3 Conditional Use Permit

Date: May 2024 (Updated)

Submitted to: Tillamook County
Community Development
201 Laurel Avenue
Tillamook, OR 97141

Applicant: Bay City
5525 B Street
Bay City, OR 97107

AKS Job Number: 8605-04



12965 SW Herman Road, Suite 100
Tualatin, OR 97062
(503) 563-6151

Table of Contents

I.	Executive Summary.....	2
II.	Site Description/Setting	2
III.	Applicable Review Criteria	3
	Tillamook County Land Use Ordinance (LUO) (Zoning Ordinance).....	3
	ARTICLE III ZONE REGULATIONS	3
	SECTION 3.004 FOREST ZONE (F)	3
	ARTICLE VI CONDITIONAL USE PROCEDURES AND CRITERIA.....	7
IV.	Conclusion.....	9

Exhibits

- Exhibit A:** Overview of Site Improvements
 - Exhibit B:** Construction Plans
 - Exhibit C:** Application Form
 - Exhibit D:** Ownership Information
 - Exhibit E:** Property Use History
-

Bay City Well #3 Conditional Use Permit

Submitted to: Tillamook County
Community Development
201 Laurel Avenue
Tillamook, OR 97141

Applicant/ Property Owner: Bay City
5525 B Street
Bay City, OR 97107

Applicant's Consultant: AKS Engineering & Forestry, LLC
12965 SW Herman Road, Suite 100
Tualatin, OR 97062

Contact(s): Tony Mills
Email: millst@aks-eng.com
Phone: (503) 563-6151

Site Location: 9700 Kilchis Forest Road

Tillamook County Assessor's Map: 1N0932D, Tax Lot 2400

Site Size: ±13.28

Land Use Districts: Forest (F)

I. Executive Summary

The City of Bay City (Applicant) is submitting this application to provide necessary improvements to an existing well site as a part of an infrastructure upgrade to its municipal water system. The subject site is ±13.28 acres, located north of Kilchis Forest Road in Tillamook County's Forest (F) zone (Tillamook County Assessor's Map 1N0932D, Tax Lot 2400). An existing water intake operation occupies the site, which has been a feature of Bay City's water system since roughly 1962. According to well log records, the first well was approved in 1975, and a second well was placed in 1980. Since the early 2000s, the City of Bay City has seen a steady population growth, which has resulted in an increase in demand for water. Based on that, the city has identified infrastructure upgrades on the subject site that are necessary to continue to ensure the water supply and distribution facilities match demand.

Site upgrades include:

- An extension of the existing maintenance driveway to improve access to facilities on the site
- A ±84-square-foot expansion of an existing building to house chlorine treatment equipment
- Installing new underground water and other utility lines and upgrading existing lines
- Adding a new well to the site to provide an additional water source
- Adding new and relocating existing security fencing
- Installing a new system for stormwater conveyance on the site
- Placing a new fire hydrant on the site

This application includes the County application forms, written materials, and construction plans necessary for County staff to review and determine compliance with the applicable approval criteria. The evidence is substantial and supports the County's approval of the application.

II. Site Description/Setting

The subject site is located at 9700 Kilchis Forest Road, where Bay City owns two contiguous tax lots (Tillamook County Assessor's Map 1N0932D, Tax Lot 2400 and Map 1N0933, Tax Lot 1002) situated south of the Kilchis River in unincorporated Tillamook County. The project site is on Tax Lot 2400, which is a ±13.28-acre property in the county's F zone. The Kilchis River borders the site to the north, and Kilchis Forest Road borders the site to the south. Most of the surrounding properties to the east, west, and south are unimproved. Properties to the north (across the Kilchis River) are improved with detached dwellings. The subject property has been improved with infrastructure integral to Bay City's municipal water system since 1962. The well site includes two wells, two well buildings, a water treatment facility, and a backup generator. Access to the site is provided via an established driveway connection to Kilchis Forest Road. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rating Map Number 41057C0420F, a portion of the subject property is within the 100-year floodplain, but the project site is outside the floodplain.

III. Applicable Review Criteria

Tillamook County Land Use Ordinance (LUO) (Zoning Ordinance)

ARTICLE III ZONE REGULATIONS

SECTION 3.004 FOREST ZONE (F)

[...]

CONDITIONAL USE REVIEW CRITERIA:

(8) A use authorized as a conditional use under this zone may be allowed provided the following requirements or their equivalent are met. These requirements are designed to make the use compatible with forest operations and agriculture and to conserve values found on forest lands. Conditional uses are also subject to Article 6, Section 040.

1. The proposed use will not force a significant change in, or significantly increase the cost of, accepted farming or forest practices on agriculture or forest lands.

Response:

Due to the site's location between Kilchis Forest Road and Kilchis River, the property lines are irregular. The shape of the property and proximity to the river make it unlikely to be utilized for typical forest practices. Bay City has operated a well on the site as a part of the City's municipal water system since 1962, prior to Tillamook County assigning the F zoning designation. This application aims to upgrade the existing site. The water intake operations on the site are primarily automated, and the planned improvements are not anticipated to result in additional activity on the site that will preclude accepted forest practices on surrounding properties.

2. The proposed use will not significantly increase fire hazard or significantly increase fire suppression costs or significantly increase risks to fire suppression personnel.

Response:

As noted on the Construction Plans (Exhibit A), the planned improvements are not designed to increase the size of existing structures significantly. The planned upgrade to the existing driveway access and the addition of a new fire hydrant to the property should reduce the overall risk to fire suppression personnel. Additionally, it is anticipated that the building and site design will be required to meet the applicable building and fire codes that will be applied during the building permit review process. Therefore, this requirement is satisfied.

3. A written statement recorded with the deed or written contract with the county or its equivalent is obtained from the land owner that recognizes the rights of adjacent and nearby land owners to conduct forest operations consistent with the Forest Practices Act and Rules for uses authorized in OAR 660-006-0025(5)(c).

Response:

This requirement is understood and expected as a condition of approval.

(9) **SITING STANDARDS FOR DWELLINGS AND STRUCTURES IN FOREST ZONES** The following siting criteria or their equivalent shall apply to all new dwellings and structures in forest zones. These criteria are designed to make such uses compatible with forest operations, to minimize wildfire hazards and risks and to conserve values found on forest lands. The County shall consider the criteria in this section together with the requirements of Section (10) to identify the building site:

(a) The minimum lot width and minimum lot depth shall be 100 feet.

Response: The subject property is located on the edge of the Kilchis River. The property boundaries are predominately defined by the watercourse and right-of-way associated with Kilchis Forest Road. As a result, the dimensions of the ±13.28 acre property are irregular. This application does not seek to alter the existing property lines. Therefore, this criterion is not applicable.

(b) The minimum front, rear, and side yards shall all be 30 feet.

Response: As noted on the Construction Plans (Exhibit A), the existing structures and planned improvements are located more than 30 feet from the site's property lines. This criterion is satisfied.

(c) The height of residential structures shall not exceed 35 feet.

Response: The planned improvements are not designed to exceed the 35-foot height limitation in the F zone. This requirement is expected to be applied during the building permit review process. To the extent feasible, this criterion is satisfied.

(d) Dwellings and structures shall be sited on the parcel so that:

1. They have the least impact on nearby or adjoining forest or agricultural lands;
2. The siting ensures that adverse impacts on forest operations and accepted farming practices on the tract will be minimized;
3. The amount of forest lands used to site access roads, service corridors, the dwelling and structures is minimized; and 4. The risks associated with wildfire are minimized.

Response: Due to the size and irregular shape of the subject site and adjoining properties, as well as their proximity to the Kilchis River, it is unlikely that the typical forest practices will occur near the project area. The water facilities are located near the center of the property to avoid encroachment into the floodway/floodplain and the required setbacks. Access to the project site is provided via an existing maintenance driveway connection to Kilchis Forest Road. The water intake facilities' operation is primarily automated. Activity on the site is limited to regular maintenance as necessary. Consistency with the applicable fire siting standards is addressed within this written narrative and demonstrated on the Construction Plans (Exhibit A). Therefore, the structure siting criteria are satisfied.

(10) **FIRE-SITING STANDARDS FOR DWELLINGS AND STRUCTURES:** The following fire-siting standards or their equivalent shall apply to all new dwelling or structures in a forest zone:

(a) The dwelling shall be located upon a parcel within a fire protection district or shall be provided with residential fire protection by contract. If the dwelling

is not within a fire protection district, the applicant shall provide evidence that the applicant has asked to be included within the nearest such district. If the governing body determines that inclusion within a fire protection district or contracting for residential fire protection is impracticable, the governing body may provide an alternative means for protecting the dwelling from fire hazards that shall comply with the following:

1. The means selected may include a fire sprinkling system, onsite equipment and water storage or other methods that are reasonable, given the site conditions;
2. If a water supply is required for fire protection, it shall be a swimming pool, pond, lake, or similar body of water that at all times contains at least 4,000 gallons or a stream that has a continuous year round flow of at least one cubic foot per second;
3. The applicant shall provide verification from the Water Resources Department that any permits or registrations required for water diversion or storage have been obtained or that permits or registrations are not required for the use; and
4. Road access shall be provided to within 15 feet of the water's edge for firefighting pumping units. The road access shall accommodate the turnaround of firefighting equipment during the fire season. Permanent signs shall be posted along the access route to indicate the location of the emergency water source.

Response: This application involves upgrades to existing water intake facilities; the language in this section indicates that it applies to dwellings. That said, the Construction Plans (Exhibit A) identify that planned improvements include expanding the site's access driveway to provide increased vehicle maneuverability and installing a new fire hydrant south of the operational facilities to provide the necessary water supply. The subject site is within the Tillamook Fire District boundary. Therefore, to the extent they apply, these standards are satisfied.

- (b) Road access to the dwelling shall meet road design standards described in OAR 660-006-0040.

Response: Access to the site is provided to Kilchis Forest Road via an existing ±15-foot-wide maintenance access driveway. As shown on the Construction Plans (Exhibit A), the existing driveway is planned to expand in order to improve site access. This requirement is satisfied.

- (c) The owners of the dwellings and structures shall maintain a primary fuel-free break area surrounding all structures and clear and maintain a secondary fuel-free break area on land surrounding the dwelling that is owned or controlled by the owner in accordance with the provisions in "Recommended Fire Siting Standards for Dwellings and Structures and Fire Safety Design Standards for Roads" dated March 1, 1991, and published by the Oregon Department of Forestry and shall demonstrate compliance with Table (10)(c)1

Table (1)(c)1 Minimum Primary Safety Zone		
Slope	Feet of Primary Safety Zone	Feet of Additional Primary Safety Zone Down Slope
0%	30	0
10%	30	50
20%	30	75
25%	30	100
40%	30	150

Response: As noted on the Construction Plans (Exhibit A), the slope around the project site is less than 10 percent. Therefore, the fire break area is required to be 30 feet. The existing structures on the site maintain an adequate fire break ±30 feet from the buildings. Generally, the planned improvements involve at-grade or underground infrastructure. Any building footprint expansions are designed to be internal to the site. An additional fire break can be provided if necessary.

- (d) The dwelling shall have a fire retardant roof.
- (e) The dwelling shall not be sited on a slope of greater than 40 percent.
- (f) If the dwelling has a chimney or chimneys, each chimney shall have a spark arrester.

Response: These requirements apply to dwellings. The subject site is occupied by infrastructure and operational facilities critical to the City of Bay City’s municipal water system, so these requirements do not appear to apply. That said, fire safety is integral to the design of these facilities, and requirements identified in the building permit process can be satisfied.

[...]

(13) USE TABLE

Table 1 identifies the uses permitted in the F zone. This table applies to all new uses, expansions of existing uses, and changes of use when the expanded or changed use would require a Type 1, 2, or 3 review, unless otherwise specified on Table 1. All uses are subject to the general provisions, special conditions, additional restrictions and exceptions set forth in this ordinance.

- (a) As used in Table 1:
 - i. The “Subject To” column identifies any specific provisions of to which the use is subject.
 - ii. “N” means the use is not allowed.

- iii. “Permitted uses and activities and their accessory buildings and uses are permitted subject to the general provisions set forth by this ordinance.

A= Allowed 1 = Review Type 1 2 = Review Type 2 3 = Review Type 3 N= Prohibited

Table 1: Use Table for Forest Zones		
Use	Review	Subject to 3.004
Water intake facilities, related treatment facilities, pumping stations and distribution lines.	2	(8)

Response: This application aims to upgrade existing water intake facilities. The project site is within Tillamook County’s F zone. Per Section 3.004, Table 1, a Conditional Use Permit is required.

ARTICLE VI CONDITIONAL USE PROCEDURES AND CRITERIA

SECTION 6.010: PURPOSE

The purpose of a **CONDITIONAL USE** is to provide for uses that are not allowed by right in a certain zone because of potentially adverse impacts on uses permitted by right in that zone. Such uses may be made or deemed compatible through the review process contained in this Article, which subjects the proposed **CONDITIONAL USE** activity to specific requirements, criteria, and conditions. The location and operation of any **CONDITIONAL USE** listed in this Ordinance shall only be permitted according to the provisions of this Article.

Response: The project site is within Tillamook County’s F zone. Per Section 3.004, Table 1, a Conditional Use Permit is required for uses that involve water intake facilities. As noted within this written narrative, the subject site has been utilized as a part of Bay City’s municipal water system since 1962, prior to Tillamook County’s establishment of the F zone. The applicable criteria and standards are addressed within this written narrative.

SECTION 6.020: PROCEDURE

The following procedure shall be observed in submitting and acting on a **CONDITIONAL USE** request:

- (1) A request may be initiated for a **CONDITIONAL USE**, or the modification of an approved **CONDITIONAL USE**, by filing an application with the Department. The Department may require any information necessary for a complete understanding of the proposed use and its relationship to surrounding properties.

Response: This application has been prepared and submitted by the applicant team with the intent to initiate the review of a conditional use by Tillamook County. This written narrative and the associated exhibits provide the necessary information for review by county staff.

SECTION 6.030: GENERAL REQUIREMENTS

A **CONDITIONAL USE** shall be authorized, pursuant to the procedures set forth in Section 6.020, if the applicant adequately demonstrates that the proposed use satisfies all relevant requirements of this Ordinance, including the review criteria contained in Section 6.040 or the Health Hardship provisions contained in Section 6.050, and the following general requirements:

- (1) A **CONDITIONAL USE** shall be subject to the standards of the zone in which it is located, except as those standards have been modified in authorizing the **CONDITIONAL USE**. The size of a lot to be used for a public utility facility may be reduced below the minimum required, provided that it will have no adverse effect upon adjacent uses.

Response: As noted previously, the site has been utilized as a part of Bay City’s municipal water system since 1962. This application does not aim to alter the existing property boundaries.

[...]

SECTION 6.040: REVIEW CRITERIA

Any **CONDITIONAL USE** authorized according to this Article shall be subject to the following criteria, where applicable:

- (1) The use is listed as a **CONDITIONAL USE** in the underlying zone, or in an applicable overlying zone.

Response: This application involves upgrading the existing facility and water infrastructure on the subject site. The property is within Tillamook County’s F zone. Per Section 3.004, Table 1, the water intake facilities in the F zone are considered conditional uses. Therefore, the conditional use review criteria are applicable.

- (2) The use is consistent with the applicable goals and policies of the Comprehensive Plan.

Response: Tillamook County’s Land Use Ordinance is intended to implement the goals and policies of the county’s Comprehensive Plan. By designing a project that meets the standards and criteria outlined in this ordinance, the project will align with the goals and policies of Tillamook County’s Comprehensive Plan. This written narrative and the provided exhibits demonstrate how this project meets the applicable criteria and standards of the Land Use Ordinance. Therefore, the project is consistent with the goals and policies of the Comprehensive Plan. This criterion is satisfied.

- (3) The parcel is suitable for the proposed use considering its size, shape, location, topography, existence of improvements and natural features.

Response: As shown on the Construction Plans (Exhibit A), the project site occupies less than an acre of the ±13.28-acre property. This site has been utilized as a part of Bay City’s municipal water system since 1962. The established infrastructure is located in a relatively flat portion of the property outside of the 100-year floodplain. Existing improvements include a private driveway connection to Kilchis Forest Road, two wells, a water treatment facility, and a backup generator. Therefore, it is a suitable location for an additional well site and the improvements to the existing facilities are warranted.

-
- (4) The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or prevents the use of surrounding properties for the permitted uses listed in the underlying zone.

Response: The majority of the subject property's boundary is bordered by the Kilchis River and Kilchis Forest Road, which provide an additional buffer from neighboring properties and other uses in the area. The water intake operation is mostly automated and contained within the existing structures or underground transmission lines. Site activity is limited to regular maintenance of the facilities, which involves minimal employee trips on and off the property. Therefore, it is unlikely that the use will result in noise, odors, or vehicle tips that will interrupt the reasonable use of surrounding properties. The site is forested with mature trees and has been used as a part of Bay City's water system since 1962. The planned site alterations are not anticipated to significantly alter the existing buildings or result in an increase in regular on-site activity. Therefore, it is presumed that the improvements will not noticeably affect the character of the area or limit potentially allowed uses on neighboring properties.

- (5) The proposed use will not have detrimental effect on existing solar energy systems, wind energy conversion systems or wind mills.

Response: Given the height and central location of the existing facilities in relation to property boundaries, it is not likely that the site improvements will limit the solar access of the surrounding properties. The improvements are not designed to significantly change the height of the existing buildings in a way that would affect existing or planned solar energy systems or influence historical wind flow patterns in the area.

- (6) The proposed use is timely, considering the adequacy of public facilities and services existing or planned for the area affected by the use.

Response: This application seeks to improve a public water service by upgrading municipal water intake and distribution infrastructure. As previously noted, the water intake facilities have existed since 1962, meaning the use is now being reviewed for retroactive approval. Given the nature of the review and longevity of the existing use, the timeliness of the use considering the adequacy of public services and facilities has been necessarily addressed to maintain the operation of the facilities and confirmed through previously required permitting from state and county agencies. As noted in responses throughout this written narrative and information supplied in exhibits, access to existing public services and facilities that currently support the water intake operation will continue, and planned infrastructure upgrades are not likely to result in a substantial effect on or increase in demand for those services or facilities. Therefore, this criterion is satisfied.

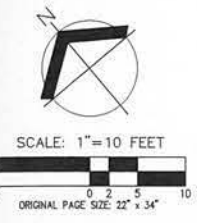
IV. Conclusion

The required findings have been made and this written narrative and accompanying documentation demonstrate that the application is consistent with the applicable provisions of the Tillamook County Land Use Ordinance. The evidence in the record is substantial and supports approval of the application. Therefore, the County can approve this application.

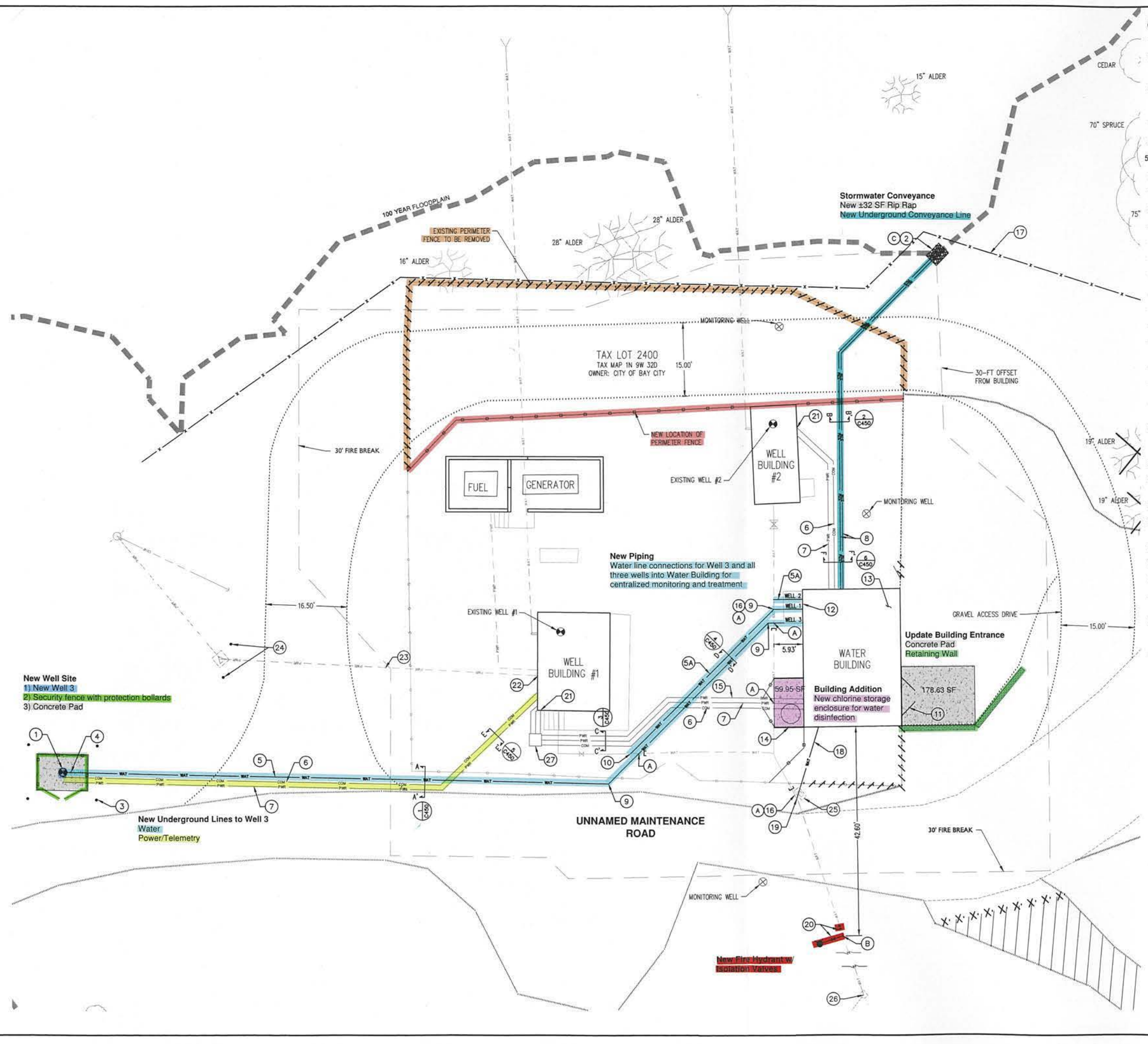
Exhibit A: Overview of Site Improvements

KEYED NOTES:

1. NEW WELLHEAD #3. PER DETAILS ON SHEET C400.
2. PRETREATMENT DISCHARGE LINE OUTFALL IE = 47.49' INSTALL FLAP GATE VALVE WITH CAGE OR APPROVED EQUIVALENT. INSTALL RIPRAP PROTECTION PER DDOT STANDARD DRAWING RD317. RIP RAP SHALL BE A MINIMUM 8'-FT IN LENGTH BY 4'-FT IN WIDTH.
3. INSTALL NEW BOLLARDS AROUND WELLHEAD AFTER CONSTRUCTION PER DETAIL ON SHEET C457. ENSURE BOLLARDS ARE AT LEAST 18" CLEAR OF NEW WATER, SENSOR, AND POWER LINES TO WELLHEAD.
4. CONNECT WATER, SENSOR, AND POWER LINES TO NEW WELL UNIT. REFER TO DETAILS ON SHEET C450.
5. PROPOSED 6" C900 PVC WATER LINE (TYP).
- 5A. PROPOSED 6" DIP WATER LINE (TYP.)
6. PROPOSED 1" SENSOR CONDUIT (TYP).
7. PROPOSED 1 1/2" POWER CONDUIT (TYP).
8. PROPOSED 6" C900 PRETREATMENT DISCHARGE LINE.
9. BEND WATER LINE ±45'.
10. CONNECT PROPOSED 6" WATER LINE TO EXISTING WATER LINE WITH BEND ±45'.
11. PROPOSED 8" DOUBLE SWING DOORS. (5'-FT/3'-FT DOORS)
12. WALL UP EXISTING 3'-5" X 7'-2" DOOR WITH CONCRETE BLOCKS.
13. REFER TO DETAILS STARTING ON SHEET C101 FOR INTERIOR LAYOUT OF SHED AND WALL PROFILES.
14. PROPOSED CHLORINE STORAGE ENCLOSURE
15. PROPOSED 3" POWER CONDUIT FOR WATER BUILDING POWER AND FUTURE WELL #4.
16. WATER LINE CROSSING. ELECTRICAL CONDUITS SHALL BE INSTALLED A MINIMUM 12" ABOVE THE EXISTING WATER LINE.
17. PROPOSED ±240 SILT FENCE
18. PROPOSED 8" DIP WATER LINE (TYP).
19. CONNECT PROPOSED 8" WATER LINE TO EXISTING 10" WATER LINE WITH A 10"x8" REDUCER AND ±45' BEND.
20. PROPOSED 10" BURIED ISOLATION GATE VALVE AND HYDRANT ASSEMBLY. HYDRANT ASSEMBLY SHALL BE INSTALLED WITH A 10x10x6 REDUCING TEE AND 6" BURIED GATE VALVE PER DETAIL SHOWN ON SHEET C452.
21. INSTALL NEW TELEMETRY AND POWER CONDUIT TO WELL BUILDING #1 AND #2 AT LOCATIONS SHOWN.
22. WELL BUILDING 1 CONTAINS ALL THE MAIN POWER FOR THE SITE FROM THE LOCAL POLE. POWER ROOM IS LOCATED ON THE SOUTH SIDE OF THE BUILDING.
23. APPROXIMATE LOCATION OF THE MAIN POWER FEED LINE FROM LOCAL POLE.
24. INSTALL NEW BOLLARDS AROUND EXISTING TRANSFORMER AFTER CONSTRUCTION PER DETAIL ON SHEET C451. ENSURE BOLLARDS ARE AT LEAST 24" CLEAR OF NEW WATER, SENSOR, AND POWER LINES.
25. CAP EXISTING PORT AND REMOVE VAULT/BOX.
26. MAINLINE TRANSITIONS FROM 10" TO 18" AT TOP OF SLOPE AT ROADWAY.
27. INSTALL ELECTRICAL CONDUIT PULL BOX.
- A. CONTRACTOR SHALL POTHOLE BEFORE CONSTRUCTION TO VERIFY LOCATION, SIZE, AND DEPTH OF EXISTING UTILITIES.
- B. CONTRACTOR SHALL CONFIRM THE 10-INCH DIAMETER OF THE MAIN WATER LINE PRIOR TO PROCUREMENT OF THE ISOLATION VALVE AND CONNECTION MATERIALS FROM 8-INCH LINE FROM THE WATER BUILDING.
- C. CONTRACTOR SHALL INSTALL RIP RAP OF ADEQUATE DIAMETER (MINIMUM 18-INCH DIAMETER ROCKS) AND VOLUME (AREA SHOULD BE COVERED AT LEAST 30-INCH THICK VERTICALLY WITH ROCKS). OWNER SHALL APPROVE THE RIP RAP AREAS PRIOR TO COMPLETION OF WORK.



LEGEND	
EXISTING GROUND CONTOUR (1 FT)	--- 351 ---
EXISTING GROUND CONTOUR (5 FT)	--- 350 ---
FINISH GRADE CONTOUR (1 FT)	--- 351 ---
FINISH GRADE CONTOUR (5 FT)	--- 350 ---
SILT FENCE	-x-x-x-
WATER LINE	--- WAT ---
DRAIN LINE	--- DRA ---
POWER CONDUIT	--- POW ---
SENSOR CONDUIT	--- SEN ---



New Well Site
 1) New Well 3
 2) Security fence with protection bollards
 3) Concrete Pad

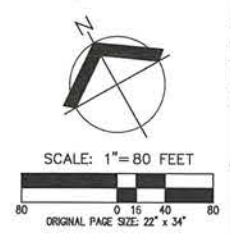
New Underground Lines to Well 3
 Water/Telemetry

New Piping
 Water line connections for Well 3 and all three wells into Water Building for centralized monitoring and treatment

New Fire Hydrant w/ Isolation Valves

AKS DRAWING FILE: 8605-04 C100 SITE.DWG | LAYOUT: C100

AKS DRAWING FILE: 8605-04_C100_SITE.DWG | LAYOUT: C100 (2)



AKS
 AKS ENGINEERING & FORESTRY, LLC
 1205 SW HERMAN RD, STE 100
 TILLAMOOK, OR 97162
 503.553.6151
 WWW.AKS-ENG.COM

WELL NO. 3
SITE IMPROVEMENTS
OREGON
 BAY CITY
 TILLAMOOK COUNTY TAX MAP 1N 9W 32D
 TAX LOT 2400

SITE UTILITY PLAN

DESIGNED BY: PDS
 DRAWN BY: SCB
 MANAGED BY: PDS
 CHECKED BY: JPC
 DATE: 6/27/2023



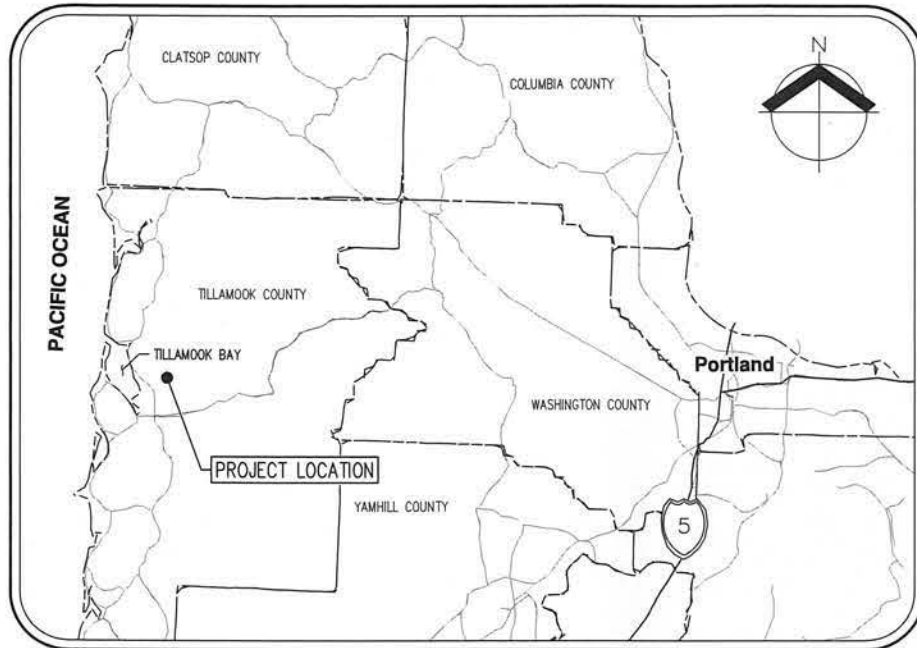
REVISIONS

JOB NUMBER
8605-04
 SHEET
C100A

Exhibit B: Construction Plans

BAY CITY WELL NO 3 - SITE IMPROVEMENTS

CONSTRUCTION PLANS



VICINITY MAP

NTS

PROJECT LOCATION:

BAY CITY WELL FIELD
KILCHIS FOREST ROAD, TILLAMOOK, OR 97141
LATITUDE: 45°31'23.50"N;
LONGITUDE: 123°48'28.72"W

PROPERTY DESCRIPTION:

LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 32, TOWNSHIP 1 NORTH, RANGE 9 WEST, WILLAMETTE MERIDIAN, TILLAMOOK COUNTY, OREGON.

VERTICAL DATUM:

THE VERTICAL DATUM IS NAVD88 BY OPUS POSITION ON CONTROL POINT #311. VERTICAL HAS BEEN ADJUSTED -5.77 FOR ANTENNA HEIGHT OF BASE STATION.

HORIZONTAL DATUM:

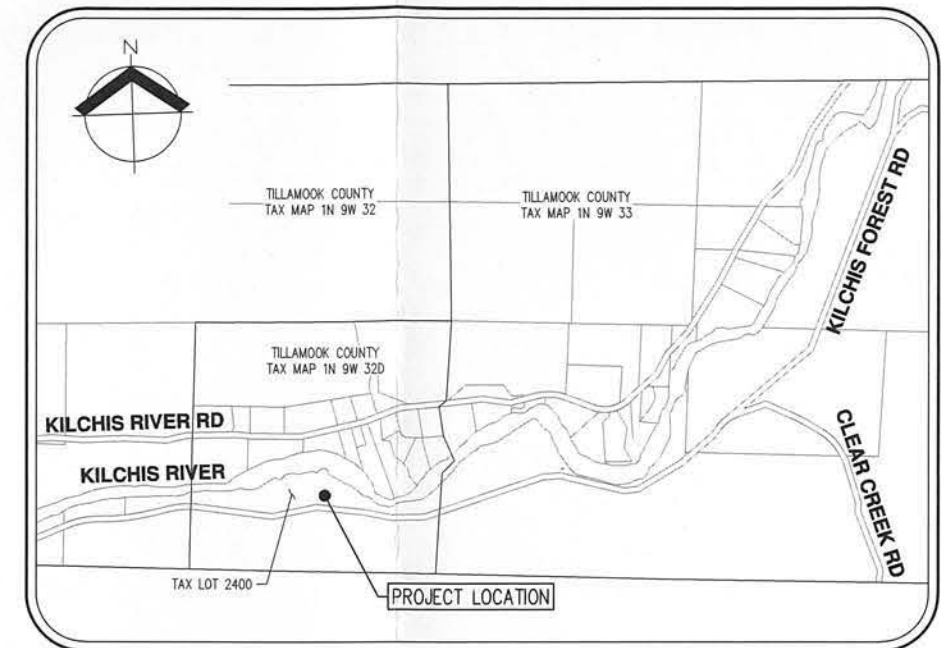
THE BASIS OF BEARING IS OREGON STATE PLANE (NORTH ZONE) BY OPUS POSITION ON CONTROL POINT #311.

ATTENTION EXCAVATORS:

OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH 952-001-0090. YOU MAY OBTAIN COPIES OF THESE RULES FROM THE CENTER BY CALLING 503.232.1987. YOU MUST NOTIFY THE CENTER AT LEAST TWO BUSINESS DAYS, BUT NOT MORE THAN TEN BUSINESS DAYS, BEFORE COMMENCING ANY EXCAVATION. CALL BEFORE YOU DIG - PORTLAND METRO AREA 1.800.332.2344 OR 811



Know what's below.
Call before you dig.



SITE MAP

1" = 1,000'

STREET AND UTILITY CONTACTS:

CITY OF BAY CITY 503.377.4121
OREGON TILLAMOOK PUD 503.842.2535

OWNER:

CITY OF BAY CITY
CONTACT: ROY MARKEE
5525 B ST
BAY CITY, OR 97107
PH: 503.377.4121

**CIVIL ENGINEERING/
SURVEYING FIRM:**

AKS ENGINEERING & FORESTRY, LLC
CONTACT: JOHN CHRISTIANSEN, PE
12965 SW HERMAN ROAD, SUITE 100
TUALATIN, OREGON 97062
PH: 503.563.6151

SHEET INDEX

- C000 COVER SHEET WITH VICINITY AND SITE MAPS
- C001 GENERAL NOTES AND LEGEND
- C050 EROSION AND SEDIMENT CONTROL PLAN
- C055 EROSION AND SEDIMENT CONTROL DETAILS
- C100 SITE UTILITY PLAN
- C101 SITE GRADING PLAN
- C102 SCHEMATIC LAYOUT
- C103 EXISTING BUILDING PHOTOS
- C104 PROPOSED BUILDING INTERIOR LAYOUT
- C105 PROPOSED BUILDING WALL PROFILES
- C400 PROPOSED WELL PROFILE
- C450 CONSTRUCTION DETAILS
- C451 CONSTRUCTION DETAILS
- C452 CONSTRUCTION DETAILS
- C453 STRUCTURAL DETAILS
- C454 PUMP SPECIFICATIONS



AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151
WWW.AKS-ENG.COM

**WELL NO. 3
SITE IMPROVEMENTS
BAY CITY**
OREGON
TILLAMOOK COUNTY TAX MAP 1N 9W 32D
TAX LOT 2400

**COVER SHEET WITH
VICINITY AND SITE MAPS**

DESIGNED BY: PDS
DRAWN BY: SCB
MANAGED BY: PDS
CHECKED BY: JPC
DATE: 6/27/2023



REVISIONS

JOB NUMBER
8605-04

SHEET
C000

AKS DRAWING FILE: 8605-04_C000_COVER.DWG | LAYOUT: C000

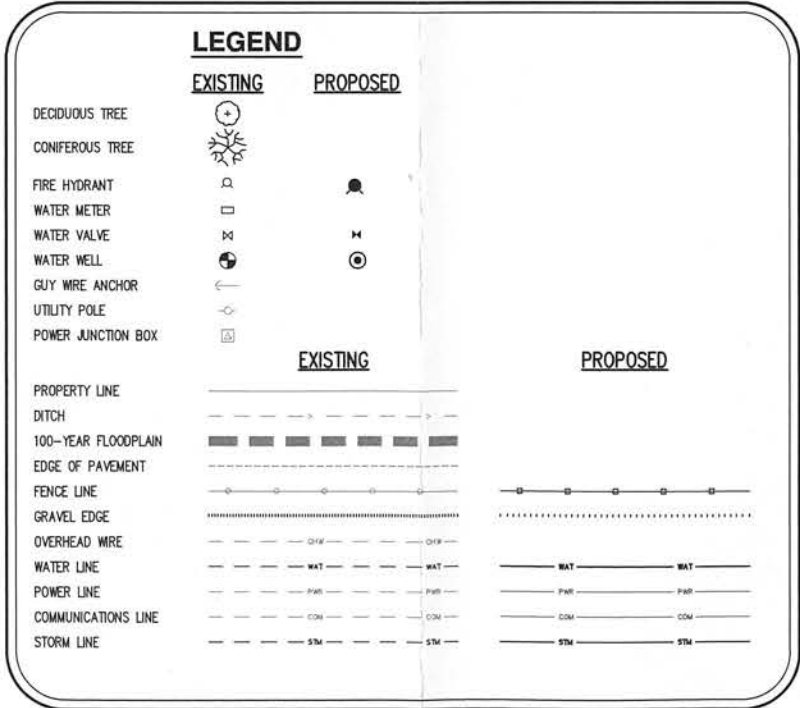
GENERAL NOTES:

- AKS ENGINEERING & FORESTRY, LLC SHALL BE RETAINED TO PROVIDE CONSTRUCTION/CONSULTATION SERVICES (TO INCLUDE INSPECTION/OBSERVATION AND CONSTRUCTION SURVEYING) DURING CONSTRUCTION OF ALL IMPROVEMENTS. SUFFICIENT INSPECTION/OBSERVATION AND CONSULTATION SERVICES BY THE PROJECT ENGINEER ARE NECESSARY TO ENSURE THAT CONSTRUCTION IS CONSISTENT WITH THE INTENT OF THE PLANS AND TO ADDRESS ANY CHANGES THAT ARE DETERMINED NECESSARY DURING CONSTRUCTION. AKS DOES NOT ACCEPT ANY RESPONSIBILITY OR LIABILITY FOR ITEMS CONSTRUCTED BASED ON MISINTERPRETATIONS OF ITEMS SHOWN ON THESE PLANS.
- ALL WORK AND MATERIAL SHALL CONFORM TO THESE PLANS AND THE APPLICABLE PROVISIONS OF THE CITY AND/OR COUNTY. THE FOLLOWING STANDARD SPECIFICATIONS ARE INCORPORATED BY REFERENCE. ALL MATERIALS SHALL CONFORM TO APPLICABLE REQUIREMENTS OF THE UNIFORM PLUMBING CODE (UPC) AND ANY OREGON SUPPLEMENTS, INTERNATIONAL UNIFORM BUILDING CODE (UBC) AND ANY OREGON SUPPLEMENTS, AND THE AMERICAN PUBLIC WORKS ASSOCIATION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DOCUMENTS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELEVANT CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DOCUMENTS AND IN FULL COMPLIANCE WITH LOCAL, STATE, AND FEDERAL REGULATIONS AND CODES.
- THE CONTRACTOR MUST BE LICENSED BY THE STATE OF OREGON.
- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES BEFORE STARTING CONSTRUCTION. OREGON LAW REQUIRES THAT THE RULES ADOPTED BY OREGON UTILITY NOTIFICATION CENTER BE FOLLOWED. THOSE RULES ARE SET FORTH IN OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER OR ACCESSING VIA INTERNET AT [HTTPS://DISFSAFELYOREGON.COM](https://disfsafelyoregon.com) CALL BEFORE YOU DIG - PORTLAND METRO AREA 503-232-1987 OR 811.
- THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND APPLICABLE JURISDICTION SEVEN (7) DAYS IN ADVANCE OF THE BEGINNING OF CONSTRUCTION.
- BEFORE INITIATING ANY CONSTRUCTION ACTIVITY, THERE MUST BE A PRE-CONSTRUCTION CONFERENCE BETWEEN PRINCIPAL REPRESENTATIVES OF THE ENGINEER, CONTRACTOR, DEVELOPER, AND APPLICABLE JURISDICTION. THE CONTRACTOR SHALL PRESENT AT THE PRE-CONSTRUCTION MEETING A LIST OF SUBCONTRACTORS, A PROJECT SCHEDULE, A TRAFFIC CONTROL PLAN, AND AN EMERGENCY CONTACT NAME AND PHONE NUMBER.
- THE LOCATIONS, DEPTHS, AND DESCRIPTIONS OF EXISTING UTILITIES SHOWN ARE COMPILED FROM AVAILABLE RECORDS AND/OR FIELD SURVEYS AND ARE SHOWN FOR INFORMATION PURPOSES ONLY. THE PROJECT ENGINEER OR UTILITY COMPANIES DO NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF SUCH RECORDS. ADDITIONAL UTILITIES MAY EXIST WITHIN THE WORK AREA.
- THE CONTRACTOR MUST VERIFY ALL EXISTING UTILITIES FOR BOTH VERTICAL ELEVATION AND HORIZONTAL LOCATION PRIOR TO COMMENCING CONSTRUCTION (POTHOLE BEFORE DIGGING IF NECESSARY). SHOULD CONFLICTS ARISE AND REDESIGN OR RELOCATION OF FACILITIES IS NECESSARY, THEY SHALL BE DONE AT THE CONTRACTOR'S EXPENSE. CHANGES MUST BE APPROVED BY THE PROJECT ENGINEER AND APPLICABLE JURISDICTION IN ADVANCE OF WORK. THE CONTRACTOR SHALL COORDINATE THE WORK WITH ALL APPLICABLE UTILITY AGENCIES.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH UTILITY COMPANIES FOR ALL DRY UTILITIES AND RELOCATION OF POWER POLES, VAULTS, ETC.
- NOTIFY THE UTILITY PROVIDER IMMEDIATELY OF ALL UTILITIES EXPOSED. UNIDENTIFIED UTILITIES SHALL NOT BE DISRUPTED OR CUT UNTIL THE CONTRACTOR HAS OBTAINED APPROVAL FROM THE UTILITY PROVIDER. UTILITIES OR INTERFERING PORTIONS OF UTILITIES THAT ARE ABANDONED IN PLACE SHALL BE REMOVED BY THE CONTRACTOR TO THE EXTENT NECESSARY TO ACCOMPLISH THE WORK.
- POWER, TELEPHONE, CABLE, AND COMMUNICATIONS TRENCHING AND CONDUITS SHALL BE INSTALLED PER UTILITY COMPANY REQUIREMENTS WITH PULL WIRE. THE CONTRACTOR SHALL VERIFY WITH UTILITY COMPANY THE SIZE, LOCATION, AND TYPE OF CONDUIT PRIOR TO CONSTRUCTION, AND SHALL ENSURE THAT TRENCHES ARE ADEQUATELY PREPARED FOR INSTALLATION PER UTILITY COMPANY REQUIREMENTS.
- UNLESS OTHERWISE SHOWN ON THE DRAWINGS AND APPROVED IN WRITING BY ALL JURISDICTIONS HAVING AUTHORITY, NEW AND RELOCATED PRIVATE UTILITIES (POWER, CABLE TV & TELEPHONE) SHALL BE INSTALLED UNDERGROUND IN CONJUNCTION WITH THE DEVELOPMENT.
- THE CONTRACTOR SHALL COORDINATE WITH GAS, POWER, TELEPHONE, AND CABLE TV COMPANY FOR LOCATION OF CONDUITS IN COMMON TRENCHES, AS WELL AS LOCATION OF VAULTS, PEDESTALS, ETC. UNLESS OTHERWISE APPROVED IN WRITING BY THE CITY, ALL ABOVE-GRADE FACILITIES SHALL BE LOCATED IN THE P.U.E. (WHERE A P.U.E. EXISTS OR WILL BE GRANTED BY THE DEVELOPMENT), AND OTHERWISE SHALL BE PLACED IN A LOCATION OUTSIDE THE PROPOSED SIDEWALK LOCATION.
- UTILITY INFRASTRUCTURE SHALL NOT BE LOCATED WITHIN ONE FOOT OF A SURVEY MONUMENT LOCATION SHOWN ON THE SUBDIVISION PLAT PER ORS 92.044 (7).
- THE CONTRACTOR SHALL HAVE APPROPRIATE EQUIPMENT ON SITE TO PRODUCE A FIRM, SMOOTH, UNDISTURBED SUBGRADE AT THE TRENCH BOTTOM, TRUE TO GRADE. THE BOTTOM OF THE TRENCH EXCAVATION SHALL BE SMOOTH AND FREE OF LOOSE MATERIALS OR TOOTH GROOVES FOR THE ENTIRE WIDTH OF THE TRENCH PRIOR TO PLACING THE GRANULAR BEDDING MATERIAL.
- TRENCHES WITHIN RIGHTS-OF-WAY, PAVEMENT, OR CONCRETE AREAS SHALL BE BACKFILLED WITH APPROVED CRUSHED ROCK (PER APPLICABLE BACKFILL AND COMPACTION REQUIREMENTS), AS SPECIFIED ON THESE PLANS. TRENCHES OUTSIDE OF THE RIGHTS-OF-WAY, PAVEMENT, OR CONCRETE AREAS MAY BE BACKFILLED WITH NATIVE MATERIAL (PER APPLICABLE BACKFILL AND COMPACTION REQUIREMENTS). IF QUESTIONS ARISE, THE CONTRACTOR SHALL VERIFY WITH THE PROJECT ENGINEER.
- ALL TRENCHES SHALL BE PROPERLY SHORED AND BRACED TO PREVENT CAVING.
- AT LEAST ONE COMPACTION TEST SHALL BE PERFORMED FOR EVERY 200 LINEAL FEET OF UTILITY TRENCH BACKFILLED, AND EVERY THREE FEET OF DEPTH, OR PER PROJECT GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
- NO TRENCHES WILL BE ALLOWED TO REMAIN OPEN OVERNIGHT. A TEMPORARY HARD-SURFACE PATCH (HOT MIX BASE PAVING) OR STEEL PLATES SECURED WITH PINS OR COLD MIX RAMPS SHALL BE PLACED ON TRENCHES WITHIN EXISTING ROADWAYS AT THE END OF EACH DAY'S WORK. NO TRENCH, ON-SITE OR OFF-SITE, SHALL BE LEFT AT ANY TIME IN AN UNSAFE CONDITION. THE CONTRACTOR IS RESPONSIBLE AND LIABLE FOR HAZARDS OR DAMAGE RESULTING FROM THE PROSECUTION OF THE WORK.
- SUBSEQUENT SETTLEMENT OR CRACKING OF FINISHED SURFACES WITHIN THE WARRANTY PERIOD WILL BE CONSIDERED A FAILURE OF THE FINISHED SURFACE OR SUBGRADE, AND SHALL BE REPAIRED IN A MANNER ACCEPTABLE TO THE APPLICABLE JURISDICTION.
- THE CONTRACTOR SHALL CONTROL TRAFFIC THROUGH THE PROJECT SITE IN CONFORMANCE WITH THE LATEST EDITION OF "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES," "OREGON SUPPLEMENTS," AND LOCAL JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL ALWAYS MAINTAIN LOCAL ACCESS AROUND THE PROJECT SITE. THE CONTRACTOR SHALL HAVE A PROJECT SPECIFIC TRAFFIC CONTROL PLAN, APPROVED BY THE APPLICABLE JURISDICTION, AND AVAILABLE ON THE PROJECT SITE.
- TRAFFIC CONTROL DEVICES, FLAG PERSONS, ETC., SHALL BE IN PLACE PRIOR TO INITIATION OF CONSTRUCTION WORK AND SHALL BE EFFECTIVELY MAINTAINED. A TRAFFIC CONTROL PLAN MUST BE SUBMITTED TO THE APPLICABLE JURISDICTION FOR APPROVAL PRIOR TO ANY CONSTRUCTION WORK.
- THE CONTRACTOR SHALL COORDINATE AND SCHEDULE ALL EARTHWORK, TRENCH BACKFILL, COMPACTION TESTS, REVIEWS, STAGED INSPECTIONS, AND OTHER GEOTECHNICAL RELATED ITEMS WITH THE PROJECT'S GEOTECHNICAL ENGINEER.
- THE CONTRACTOR SHALL MAINTAIN BENCHMARKS, PROPERTY CORNERS, MONUMENTS, AND OTHER REFERENCE POINTS. IF SUCH POINTS ARE DISTURBED OR DESTROYED BY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND PAY FOR THEIR REPLACEMENT BY EMPLOYING A PROFESSIONAL LAND SURVEYOR TO RESET PROPERTY CORNERS AND OTHER SUCH MONUMENTS.
- PRIOR TO FINAL ACCEPTANCE AND PAYMENT, THE CONTRACTOR SHALL CLEAN THE WORK SITE AND ADJACENT AREAS OF ANY DEBRIS, DISCARDED ASPHALTIC CONCRETE MATERIAL, OR OTHER ITEMS DEPOSITED BY THE CONTRACTOR'S PERSONNEL DURING THE PERFORMANCE OF THIS CONTRACT.
- PUBLIC ROADWAYS WILL NOT BE CLOSED TO TRAFFIC, AT ANY TIME, WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE APPLICABLE JURISDICTION. THE CONTRACTOR IS RESPONSIBLE FOR PROVISION OF TIMELY NOTIFICATION OF TRAFFIC FLOW DISRUPTIONS TO AREA WIDE EMERGENCY SERVICES AND OTHER APPLICABLE ENTITIES.
- THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND ALL APPLICABLE JURISDICTIONS 48 HOURS PRIOR TO ANY STAGED INSPECTION.
- A COPY OF THE PERMIT WITH ALL ATTACHMENTS, A COPY OF THE APPROVED CONSTRUCTION PLANS, AND ALL AMENDMENTS SHALL BE AVAILABLE AT THE PROJECT SITE AT ALL TIMES. ALL WORK SHALL CONFORM TO THE PERMIT TERMS, CONDITIONS/PROVISIONS, APPROVED CONSTRUCTION PLANS, APPROVED PLAN AMENDMENTS, AND THESE GENERAL CONDITIONS. CHANGES TO ANY OF THE AFORESAID MUST BE APPROVED BY THE PROJECT ENGINEER AND APPLICABLE JURISDICTION, IN ADVANCE OF WORK PERFORMANCE.

- MAINTENANCE OF THE WORK AREA AND APPROACH ROADS IS THE RESPONSIBILITY OF THE CONTRACTOR. THE WORK AREA AND APPROACH ROADS SHALL BE MAINTAINED IN A CLEAN AND SANITARY CONDITION, FREE FROM OBSTRUCTIONS, HAZARDS, DEBRIS, AND TRASH AT ALL TIMES. A COPY OF THE CONTRACTOR'S CERTIFICATE OF INSURANCE SHALL BE AVAILABLE AT THE PROJECT SITE.
- THE SPREADING OF MUD OR DEBRIS OR STORAGE OF MATERIAL OR EQUIPMENT OF ANY KIND UPON ANY PUBLIC ROADWAY IS STRICTLY PROHIBITED AND VIOLATION SHALL BE CAUSE FOR IMMEDIATE SUSPENSION OF THE PERMIT. THE PROJECT ENGINEER AND/OR APPLICABLE JURISDICTION MAY AT ANY TIME ORDER IMMEDIATE CLEAN UP AND STOPPAGE OF WORK TO ACCOMPLISH CLEAN UP.
- EFFECTIVE EROSION CONTROL IS REQUIRED. EROSION CONTROL DEVICES MUST BE INSTALLED AND MAINTAINED THROUGHOUT CONSTRUCTION. EROSION CONTROL MEASURES SHALL BE APPROVED BY THE APPLICABLE JURISDICTION.
- THESE PLANS AND SPECIFICATIONS ASSUME "DRY WEATHER" CONSTRUCTION. ADDITIONAL MEASURES MAY BE REQUIRED FOR "WET WEATHER" CONSTRUCTION.
- PROPERTY DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE SEEDED. SHRUBS, FLOWERS, BARK DUST, EXISTING SIGNS, PAVEMENT MARKINGS, MAILBOXES, ETC. DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE RE-ESTABLISHED, REINSTALLED, OR REPLACED, WITH LIKE KIND AND MATERIAL.
- WORK PROVIDED FOR UNDER THE PERMIT SHALL INCLUDE REPAIR OF EXISTING FACILITIES (ROADS, DITCHES, ETC.) AS MAY BE NECESSARY, IN THE PROJECT ENGINEER'S OPINION, TO OVERCOME DETERIORATION OR DAMAGE WHICH OCCURRED IN CONJUNCTION WITH THE WORK AUTHORIZED BY THE PERMIT. CORRECTIVE WORK WILL BE DONE AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL PROVIDE ALL THE "MEANS AND METHODS" NECESSARY TO COMPLETE THE PROJECT IN ACCORDANCE WITH THE APPROVED DRAWINGS AND DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS AND DAMAGE TO ALL ITEMS THAT ARE TO REMAIN. ALL REPAIRS SHALL USE NEW MATERIAL. REPAIRS SHALL RESTORE THE DAMAGED ITEM TO THE PRE-EXISTING CONDITION OR BETTER. SUCH REPAIRS WILL BE PERFORMED AT THE CONTRACTOR'S EXPENSE.
- EXISTING LANDSCAPING MATERIALS, IRRIGATION, APPURTENANCES, AND STRUCTURES, WHICH ARE NOT TO BE REMOVED, SHALL BE PROTECTED FROM DAMAGE AT ALL TIMES. DAMAGE CAUSED BY CONSTRUCTION OPERATIONS SHALL BE REPLACED OR REPAIRED TO PRE-EXISTING CONDITION OR BETTER AT NO ADDITIONAL COST TO THE OWNER.
- UNTIL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL AT ALL TIMES PROTECT FROM DAMAGE ALL PUBLIC AND PRIVATE PROPERTY WHICH MAY BE AFFECTED BY THE WORK AND PRESERVE ALL MATERIALS, SUPPLIES, AND EQUIPMENT, AND ALL WORK ALREADY PERFORMED, FROM THE NATURE OF THE WORK, THE ACTION OF THE ELEMENTS, AND DAMAGE BY ANY PERSON OR PERSONS OR FROM ANY OTHER CAUSE. ANY WORK OR MATERIALS LOST, REMOVED, OR DAMAGED BY ANY CAUSE OR FOR ANY REASON WILL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL SUCH TIME AS THE APPLICABLE JURISDICTION HAS INDICATED ACCEPTANCE AND APPROVAL OF THE SAME. THE CONTRACTOR SHALL FURNISH EITHER HARD COPY OR DIGITAL PHOTOS/VIDEOS OF ALL PUBLIC/PRIVATE EXISTING SITE PROJECT SURROUNDINGS PRIOR TO THE START OF WORK.
- EFFECTIVE DRAINAGE CONTROL IS REQUIRED. DRAINAGE SHALL BE CONTROLLED WITHIN THE SITE AND SHALL BE ROUTED SO THAT ADJACENT PROPERTY AND THE RECEIVING SYSTEM ARE NOT ADVERSELY IMPACTED. THE PROJECT ENGINEER AND/OR APPLICABLE JURISDICTION MAY AT ANY TIME ORDER CORRECTIVE ACTION AND STOPPAGE OF WORK TO ACCOMPLISH EFFECTIVE DRAINAGE CONTROL.
- THE PROJECT ENGINEER OR CITY INSPECTOR MAY, AT THEIR DISCRETION, REQUIRE PROVISION OF TESTS AND/OR REPORTS FROM THE CONTRACTOR TO VALIDATE CLAIMS OF MATERIAL OR CONSTRUCTION ADEQUACY/COMPLIANCE. SUCH TESTS/REPORTS WILL BE PROVIDED AT THE CONTRACTOR'S EXPENSE.
- THE PROJECT ENGINEER RESERVES THE RIGHT TO ADJUST GRADES OR ALIGNMENT AS NECESSARY; SUCH ADJUSTMENTS OR REVISIONS WILL BE REVIEWED BY THE APPLICABLE JURISDICTIONAL ENGINEERING STAFF AND APPROVED PRIOR TO COMMENCEMENT OF WORK.
- PIPE LENGTHS SHOWN ARE APPROXIMATE. FINAL LENGTHS WILL BE DETERMINED BY FIELD CONDITIONS. PIPE SLOPES LISTED ARE BASED ON HORIZONTAL LENGTHS FROM CENTER OF STRUCTURE (E.G. MANHOLE) TO CENTER OF STRUCTURE (E.G. MANHOLE). INVERT ELEVATIONS (IES) LISTED AT STRUCTURES ARE BASED ON THE "THEORETICAL" IE AT THE CENTER OF THE STRUCTURE. FIELD STAKING IS BASED ON THESE PIPE SLOPES AND INVERT ELEVATIONS. FOR PIPES WITH STEEP SLOPES AND/OR SHORT PIPE RUNS, THE CONTRACTOR MUST MAKE ADJUSTMENTS FOR THE ACTUAL SLOPE FROM EDGE OF STRUCTURE TO EDGE OF STRUCTURE AND/OR ENSURE PRE-CAST STRUCTURES (E.G. MANHOLE BASE) ACCOMMODATE THE ACTUAL IE AT THE EDGE OF THE STRUCTURE.
- CATCH BASIN AND CURB INLET LEAD LENGTHS NOTED ARE TO THE CENTER (MIDPOINT) OF STRUCTURE AT FACE OF CURB. FIELD STAKING IS BASED ON CENTER (MIDPOINT) OF STRUCTURE AT FACE OF CURB UNLESS OTHERWISE NOTED OR OTHER ARRANGEMENTS ARE MADE WITH THE PROJECT SURVEYOR.
- PROPERTY AND RIGHT-OF-WAY LINES SHOWN ARE APPROXIMATE. THESE PLANS ARE NOT MEANT TO SERVE BOUNDARY SURVEY PURPOSES.
- THERE WILL BE NO ALTERATION OR VARIANCE FROM THE APPROVED PLANS WITHOUT APPROVAL OF THE PROJECT ENGINEER.
- SAWCUT STRAIGHT MATCH LINES WHERE EXISTING PAVEMENT MEETS NEW PAVEMENT. SAND AND SEAL JOINT (TYPICAL).
- THE SAWCUT LINES SHOWN ON THE DRAWINGS ARE SCHEMATIC AND NOT INTENDED TO SHOW THE EXACT ALIGNMENT OF SUCH CUTS.
- NEW PAVEMENT SHALL MATCH EXISTING PAVEMENT AS REQUIRED TO PROVIDE A SMOOTH, FREE DRAINING SURFACE.
- EXISTING BURIED UTILITIES TO BE ABANDONED WILL BE ABANDONED AND/OR REMOVED AS REQUIRED BY THE PROJECT ENGINEER AND APPLICABLE JURISDICTION.
- DUST SHALL BE CONTROLLED WITHIN THE DEVELOPMENT DURING CONSTRUCTION AND SHALL NOT BE PERMITTED TO DRIFT ONTO ADJACENT PROPERTIES.
- THE CONTRACTOR SHALL CONFORM TO OSHA REQUIREMENTS AT ALL TIMES.
- STORM AND SANITARY SEWER LINES MUST BE LAID IN A STRAIGHT ALIGNMENT WITH A UNIFORM GRADE BETWEEN MANHOLES AND CLEANOUTS. INSTALL STORM AND SANITARY SEWER LINES SUCH THAT THE PIPE BELL IS POSITIONED AT THE UPSTREAM END AND THE PIPE SPOIGT IS POSITIONED AT THE DOWNSTREAM END OF THE SEWER LINE.
- THE CONTRACTOR IS RESPONSIBLE FOR SITE JOB SAFETY, WHICH INCLUDES BUT IS NOT LIMITED TO THE INSTALLATION AND MAINTENANCE OF BARRIERS, FENCING, AND OTHER APPROPRIATE SAFETY ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITY.
- THE PROJECT ENGINEER IS NOT RESPONSIBLE FOR REVIEWING THE CONTRACTOR'S SAFETY PRECAUTIONS OR THE MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES REQUIRED FOR THE CONTRACTOR TO PERFORM THE WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND OBTAINING ALL REQUIRED TESTING AND INSPECTIONS FOR THE PROJECT.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL REQUIRED OR NECESSARY INSPECTIONS ARE COMPLETED BY AUTHORIZED INSPECTORS PRIOR TO PROCEEDING WITH SUBSEQUENT WORK WHICH COVERS OR THAT IS DEPENDENT ON THE WORK TO BE INSPECTED. FAILURE TO OBTAIN NECESSARY INSPECTION(S) AND APPROVAL(S) SHALL RESULT IN THE CONTRACTOR BEING FULLY RESPONSIBLE FOR ALL PROBLEMS AND/OR CORRECTIVE MEASURES ARISING FROM WORK THAT HAS NOT BEEN INSPECTED.
- TESTING DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY OF OBTAINING ALL NECESSARY INSPECTIONS OR OBSERVATIONS FOR ALL WORK PERFORMED, REGARDLESS OF WHO IS RESPONSIBLE FOR PAYMENT. COST FOR RETESTING SHALL BE BORNE BY THE CONTRACTOR.
- ANY INSPECTION/OBSERVATION BY THE PROJECT ENGINEER OR PROJECT INSPECTOR WILL NOT IN ANY WAY RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN COMPLIANCE WITH THE APPLICABLE CODES, REGULATIONS, STANDARDS, PLANS, SPECIFICATIONS, AND PROJECT CONTRACT DOCUMENTS.
- DEBRIS AND TRASH CAN NOT BE BURIED OR STOCKPILED ON THE PROJECT SITE. ALL DEMOLITION WASTES AND DEBRIS MUST BE DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL LAWS AND REGULATIONS. THE CONTRACTOR SHALL MAINTAIN RECORDS TO DEMONSTRATE PROPER DISPOSAL ACTIVITIES, TO BE PROVIDED TO THE OWNER OR PROJECT ENGINEER UPON REQUEST.
- THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS AND APPROVALS FOR OFF-SITE DISPOSAL FACILITIES AND SUPPLY A COPY OF APPROVALS TO THE OWNER'S REPRESENTATIVE UPON REQUEST.
- THE CONTRACTOR SHALL MONITOR THE HAULING OF DEBRIS TO ENSURE THAT ALL SPILLAGE FROM TRUCKS IS PROMPTLY AND COMPLETELY REMOVED AND CLEANED UP.
- THE CONTRACTOR SHALL CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT, AND DEBRIS CAUSED BY DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO PRE-EXISTING CONDITION OR BETTER.
- NOISE MUST BE KEPT AT THE MINIMUM LEVEL POSSIBLE DURING CONSTRUCTION. THE CONTRACTOR SHALL AGREE TO AGGRESSIVELY ENSURE ALL VEHICLES WORKING ON THE DEVELOPMENT SHALL HAVE ADEQUATE AND FULLY FUNCTIONING SOUND SUPPRESSION DEVICES INSTALLED AND MAINTAINED AT ALL TIMES.
- THE CONTRACTOR SHALL CONSULT THE FIRE MARSHAL ON THE NEED FOR A FIRE PREVENTION AND CONTROL PLAN DURING THE PERIOD OF SITE DEVELOPMENT. IF THE FIRE MARSHAL DETERMINES A PLAN IS REQUIRED,

- THE CONTRACTOR SHALL PREPARE A PLAN THAT MEETS REQUIREMENTS AND SPECIFICATIONS OF THE FIRE MARSHAL AND SHALL FILE A COPY WITH THE CITY.
- ALL FACILITIES MUST BE MAINTAINED IN-PLACE BY THE CONTRACTOR UNLESS OTHERWISE SHOWN OR DIRECTED. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO SUPPORT, MAINTAIN, OR OTHERWISE PROTECT EXISTING UTILITIES AND OTHER FACILITIES AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL LEAVE EXISTING FACILITIES IN A PRE-EXISTING CONDITION OR BETTER.
- WHERE TRENCH EXCAVATION REQUIRES REMOVAL OF CURBS AND/OR SIDEWALKS, THE CURBS AND/OR SIDEWALKS WILL BE SAWCUT AND REMOVED AT A TOOLED JOINT UNLESS OTHERWISE AUTHORIZED BY THE OWNER'S REPRESENTATIVE. THE SAWCUT LINES SHOWN ON THE PLANS ARE SCHEMATIC AND NOT INTENDED TO SHOW THE EXACT ALIGNMENT OF SUCH CUTS.
- THE CONTRACTOR SHALL REMOVE AND DISPOSE OF TREES, STUMPS, BRUSH, ROOTS, TOPSOIL, AND OTHER MATERIAL IN THE PUBLIC RIGHT-OF-WAY AND WHERE INDICATED ON THE PLANS. MATERIAL MUST BE DISPOSED OF IN A MANNER THAT MEETS ALL APPLICABLE REGULATIONS.
- UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT "REDLINE DRAWINGS" TO THE PROJECT ENGINEER. "REDLINE DRAWINGS" DOCUMENT ALL DEVIATIONS AND REVISIONS TO THE APPROVED PLANS. THEY ALSO RECORD A DESCRIPTION OF CONSTRUCTION MATERIALS ACTUALLY USED (PIPE MATERIAL, ETC.).
- THE CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO COMPLETE THIS PROJECT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS INCLUDING SUCH INCIDENTALS, AS MAY BE NECESSARY TO MEET THE INTENT OF THE PROJECT CONTRACT DOCUMENTS, APPLICABLE AGENCY REQUIREMENTS, AND OTHER WORK AS NECESSARY TO PROVIDE A COMPLETE PROJECT.
- THE CONTRACTOR SHALL MAINTAIN AND COORDINATE ACCESS TO ALL AFFECTED PROPERTIES.
- IF GROUND WATER SPRINGS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL TAKE MEASURES TO ENSURE THAT THE WATER IS NOT CONVEYED THROUGH UTILITY TRENCHES, AND THE NATURAL FLOW PATH OF THE SPRING IS ALTERED AS LITTLE AS PRACTICABLE.
- THE CONTRACTOR SHALL PROVIDE ALL BONDS AND INSURANCE REQUIRED BY PUBLIC AND/OR PRIVATE AGENCIES HAVING JURISDICTION.
- ALL MATERIALS AND WORKMANSHIP FOR FACILITIES IN STREET RIGHTS-OF-WAY OR EASEMENTS WILL CONFORM TO APPROVING AGENCIES' CONSTRUCTION SPECIFICATIONS WHEREIN EACH HAS JURISDICTION.
- THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND OWNER OF ANY SEPTIC TANKS, WELLS, OR FUEL TANKS ENCOUNTERED DURING CONSTRUCTION.
- ANY SEPTIC TANKS ENCOUNTERED DURING CONSTRUCTION WILL BE PUMPED OUT. THE CONTRACTOR SHALL REMOVE THE TANK(S) OR BREAK OUT THE BOTTOM AND BACKFILL WITH PEA GRAVEL UNLESS OTHERWISE REQUIRED BY PUBLIC AGENCIES HAVING JURISDICTION. SEPTIC TANK DECOMMISSIONING MUST BE IN ACCORDANCE WITH COUNTY SANITARIAN REQUIREMENTS AND COUNTY HEALTH DEPARTMENT REGULATIONS WITH FINAL PAPERWORK PROVIDED TO AKS AND THE APPROPRIATE GOVERNMENTAL AGENCY.
- ANY WELLS ENCOUNTERED WILL BE ABANDONED PER STATE OF OREGON WATER RESOURCES DEPARTMENT REQUIREMENTS.
- ANY FUEL TANKS ENCOUNTERED WILL BE REMOVED AND DISPOSED OF PER STATE OF OREGON DEQ REQUIREMENTS. BACKFILL WITH COMPACTED GRANULAR MATERIAL.
- PAVING OF STREETS WILL NOT BE ALLOWED UNTIL AFTER COMPLETION OF ALL REQUIRED TESTING AND INSPECTION OF NEW WATER, SANITARY SEWER, AND STORM DRAIN LINES UNDER PAVED AREAS, AND REVIEW AND APPROVAL OF THE PRIVATE (FRANCHISE) UTILITY PLANS BY THE CITY.
- ALL EXISTING OR CONSTRUCTED MANHOLES, CLEANOUTS, MONUMENTS, GAS VALVES, WATER VALVES, AND SIMILAR STRUCTURES MUST BE ADJUSTED TO MATCH FINISH GRADE OF THE PAVEMENT, SIDEWALK, LANDSCAPED AREA, OR MEDIAN STRIP WHEREIN THEY LIE.
- THE CONTRACTOR SHALL STRAW-SEED OR HYDRO-SEED ALL EXPOSED SLOPES AND DISTURBED AREAS WHICH ARE NOT SCHEDULED TO BE LANDSCAPED.
- ALL PIPED UTILITIES ABANDONED IN-PLACE WILL HAVE ALL OPENINGS CLOSED WITH CONCRETE PLUGS WITH A MINIMUM LENGTH EQUAL TO 2 TIMES THE DIAMETER OF THE ABANDONED PIPE.
- A RIGHT-OF-WAY PERMIT MUST BE OBTAINED FROM THE LOCAL STREET JURISDICTION, WHERE APPLICABLE, PRIOR TO COMMENCEMENT OF UTILITY WORK WITHIN THE RIGHT-OF-WAY.
- ALL CONSTRUCTION TRUCKS WILL PERFORM TRANSFER OF TRAILERS ON SITE. SURROUNDING PUBLIC STREETS CAN NOT BE USED AS A STAGING AREA FOR DUMP TRUCKS WITH TRANSFER TRAILERS.
- WHERE APPLICABLE, A WORK HOURS SIGN WILL BE POSTED CONSPICUOUSLY AT THE JOB SITE ENTRANCE PRIOR TO SITE CONSTRUCTION, AND MUST BE MAINTAINED THROUGHOUT CONSTRUCTION.
- THE PROJECT ENGINEER AND APPLICABLE AGENCY MUST BE NOTIFIED OF ALL CONSTRUCTION MODIFICATIONS. PRIOR APPROVAL MUST BE PROVIDED BY THE PROJECT ENGINEER AND AGENCY BEFORE MODIFICATIONS TO THE APPROVED DESIGN ARE INITIATED.

- ADVANCE WARNING OF TRAFFIC DISRUPTION MUST BE PROVIDED TO THE GENERAL MOTORING PUBLIC BY PLACEMENT OF AN ADVANCE NOTIFICATION SIGN AT EACH END OF THE CONSTRUCTION AREA 72 HOURS (MIN.) BEFORE INITIATION OF CONSTRUCTION WORK.
- MINIMUM TRAVEL LANE WIDTH IS 12 FEET; PEDESTRIAN TRAVEL MUST ALSO BE ACCOMMODATED.
- THE JURISDICTION RESERVES THE RIGHT TO ADD OR MODIFY TRAFFIC CONTROL REQUIREMENTS AS MAY BE NECESSARY TO EFFECTIVELY CONTROL TRAFFIC AND ENSURE PUBLIC SAFETY.
- THE PERMIT HOLDER MUST PROVIDE A COPY OF A PROPERLY EXECUTED RELEASE AND WAIVER DOCUMENT TO THE JURISDICTION FOR EACH OWNERSHIP DISTURBANCE BY CONSTRUCTION ACTIVITY, AS EVIDENCE OF DISTURBANCE RESOLUTION AND OWNER SATISFACTION.
- THE CONTRACTOR SHALL ENSURE NO ACTIVE SERVICES ARE CUT OFF AND NO DEAD SERVICES ARE RE-CONNECTED TO MAINS DOWNTIME FOR UTILITIES WILL BE HELD TO A MINIMUM AND TEMPORARY BYPASS MUST BE PROVIDED, WHERE REQUIRED, TO MAINTAIN PROPER SERVICE.
- IF DRAINAGE FIELD TILE IS ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND THE INSPECTOR. THE INTENT WILL BE TO CONNECT ANY FUNCTIONING DRAIN TILE SYSTEM TO THE STORM DRAIN SYSTEM IN AN APPROPRIATE MANNER. SUCH CONNECTION MUST BE NOTED ON THE AS-BUILT DRAWINGS AND BE APPROVED PRIOR TO BEGINNING WORK.
- ALL WATER LINE CROSSINGS MUST BE IN CONFORMANCE WITH OAR CHAPTER 333 AND THE OREGON STATE HEALTH DIVISION.
- CONSTRUCTION VEHICLES WILL PARK AT THE LOCATION(S) DETERMINED AT THE PRE-CONSTRUCTION CONFERENCE.
- THE CONTRACTOR SHALL VACUUM SAWCUT SLURRY AS SAWCUTTING IS BEING PERFORMED.
- PRIOR TO ORDERING ANY MATERIALS, THE CONTRACTOR SHALL PROVIDE MANUFACTURER'S SPECIFICATION SHEETS FOR ALL MATERIALS TO BE USED.
- IF THE CONTRACTOR IS RESPONSIBLE FOR STREET LIGHT INSTALLATION (SUCH AS PGE OPTION B OR C), THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING ARRANGEMENTS WITH POWER UTILITY PROVIDER FOR CONNECTING THE STREET LIGHTING SYSTEM TO THE LOCAL DISTRIBUTION SYSTEM.
- IF THE CONTRACTOR IS RESPONSIBLE FOR STREET LIGHT INSTALLATION (SUCH AS PGE OPTION B OR C), A 72 HOUR STREET LIGHT BURN-IN PERIOD IS REQUIRED PRIOR TO ACCEPTANCE.
- PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL VIDEO DOCUMENT THE CONDITION OF EXISTING STREETS AND SITE ACCESS ROUTES AND PROVIDE SUCH VIDEOS TO THE PROJECT ENGINEER.



WELL NO. 3

SITE IMPROVEMENTS

BAY CITY

TILLAMOOK COUNTY TAX MAP IN SW 32D
TAX LOT 240D

GENERAL NOTES AND

LEGEND

AKS

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD., STE 100
TUALATIN, OR 97062
503.963.6151
WWW.AKS-ENG.COM

ENGINEERING • SURVEYING • NATURAL RESOURCES
FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE

DESIGNED BY: PDS

DRAWN BY: SCB

MANAGED BY: PDS

CHECKED BY: JPC

DATE: 6/27/2023

REGISTERED PROFESSIONAL ENGINEER
#51,645
PALEO, D. STALL, LLC
EXPIRES JUNE 30, 2024

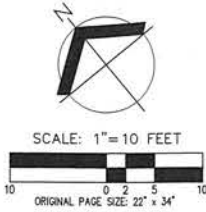
REVISIONS

JOB NUMBER
8605-04

SHEET
C001

LEGEND

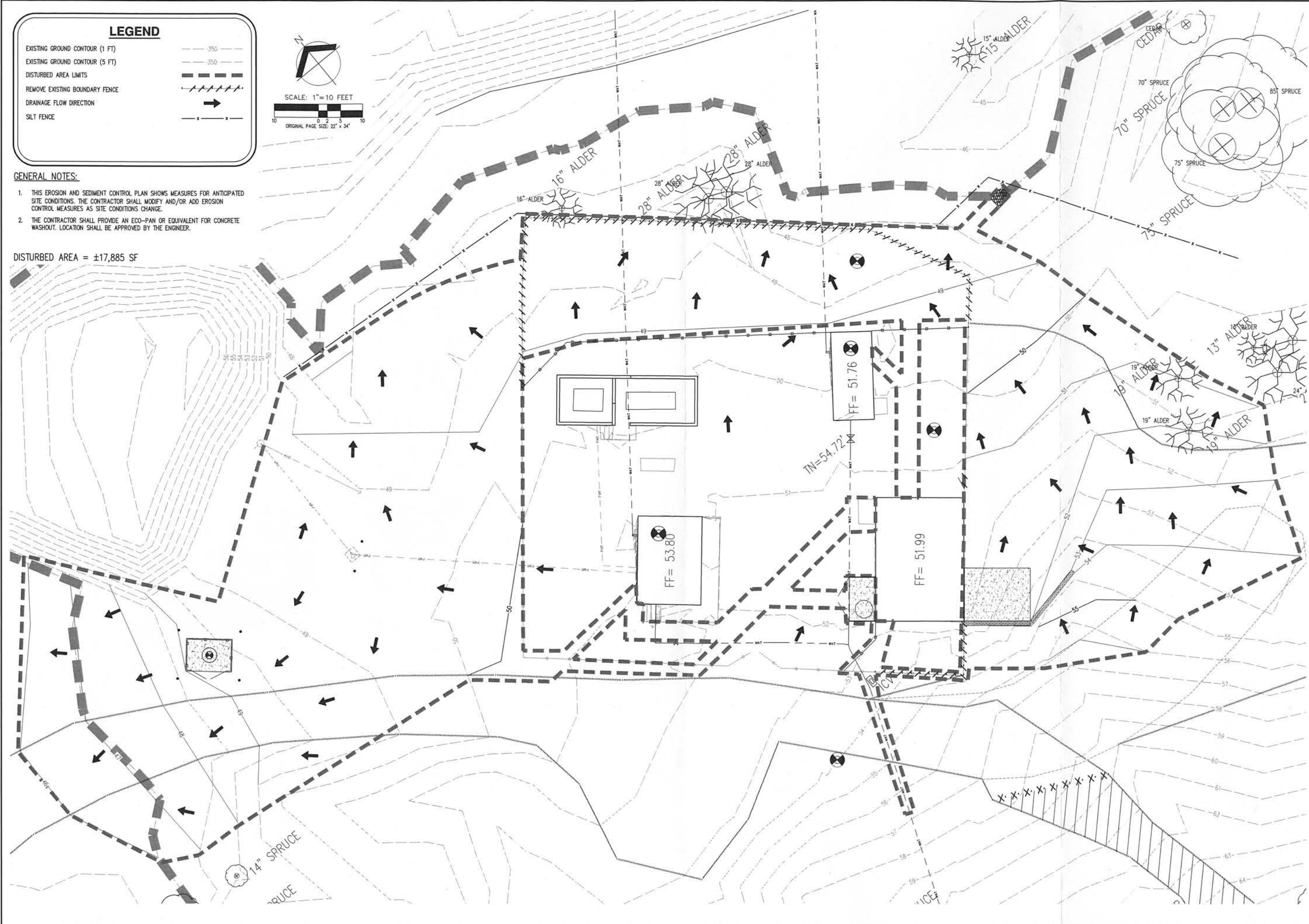
- EXISTING GROUND CONTOUR (1 FT) - - - - - 350
- EXISTING GROUND CONTOUR (5 FT) - - - - - 350
- DISTURBED AREA LIMITS - - - - -
- REMOVE EXISTING BOUNDARY FENCE - - - - -
- DRAINAGE FLOW DIRECTION →
- SILT FENCE - - - - -



GENERAL NOTES:

1. THIS EROSION AND SEDIMENT CONTROL PLAN SHOWS MEASURES FOR ANTICIPATED SITE CONDITIONS. THE CONTRACTOR SHALL MODIFY AND/OR ADD EROSION CONTROL MEASURES AS SITE CONDITIONS CHANGE.
2. THE CONTRACTOR SHALL PROVIDE AN ECO-PAN OR EQUIVALENT FOR CONCRETE WASHOUT. LOCATION SHALL BE APPROVED BY THE ENGINEER.

DISTURBED AREA = ±17,885 SF



AKS DRAWING FILE: 8605-04_C050_ESC.DWG | LAYOUT: C050

AKS
ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.963.6151
WWW.AKS-ENG.COM

ENGINEERING · SURVEYING · NATURAL RESOURCES
FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

WELL NO. 3
SITE IMPROVEMENTS
BAY CITY
TILLAMOOK COUNTY TAX MAP IN SW 320
TAX LOT 2400

OREGON

EROSION AND SEDIMENT CONTROL PLAN

DESIGNED BY: PDS
DRAWN BY: SCB
MANAGED BY: PDS
CHECKED BY: JPC
DATE: 6/27/2023

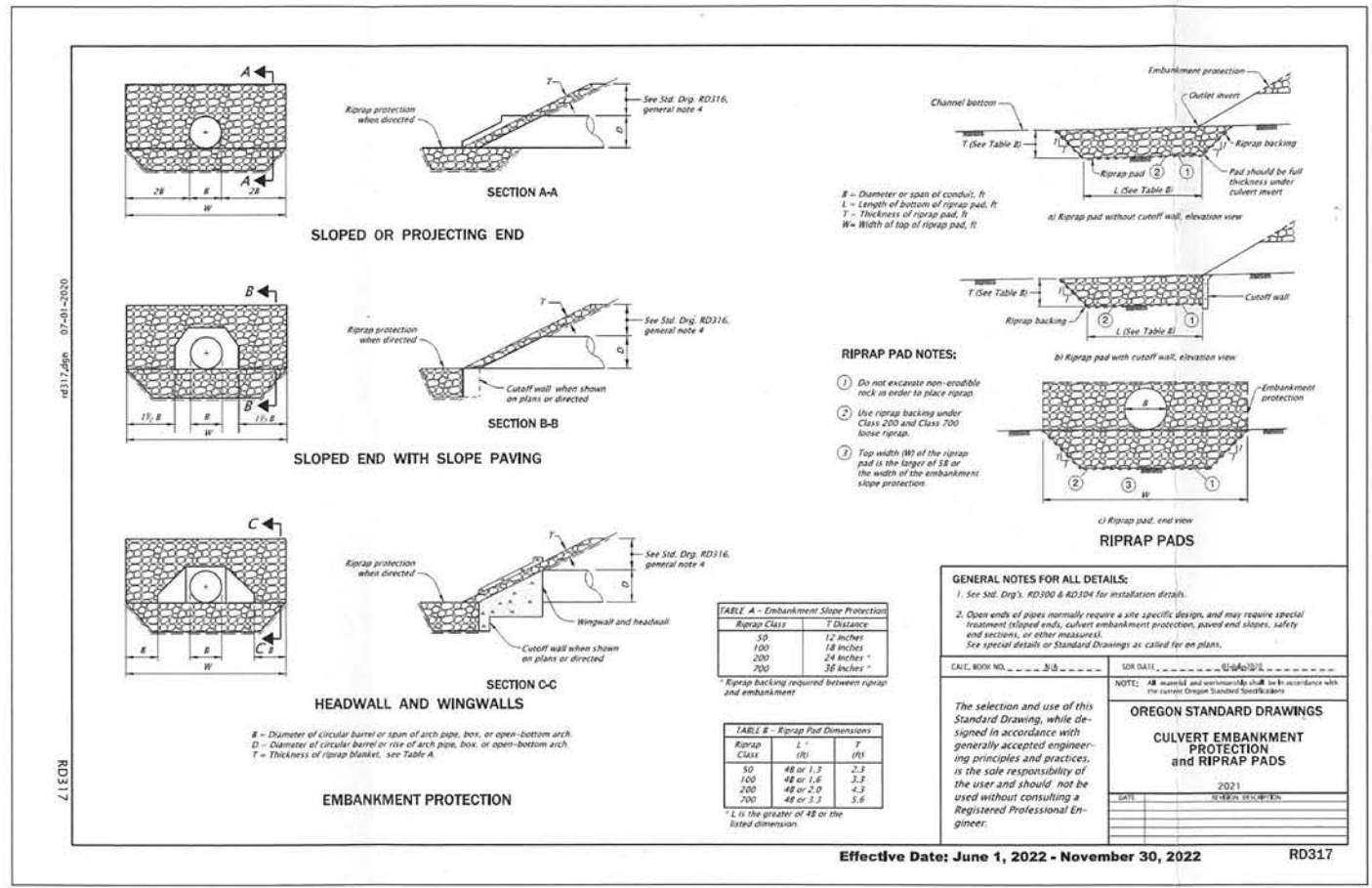
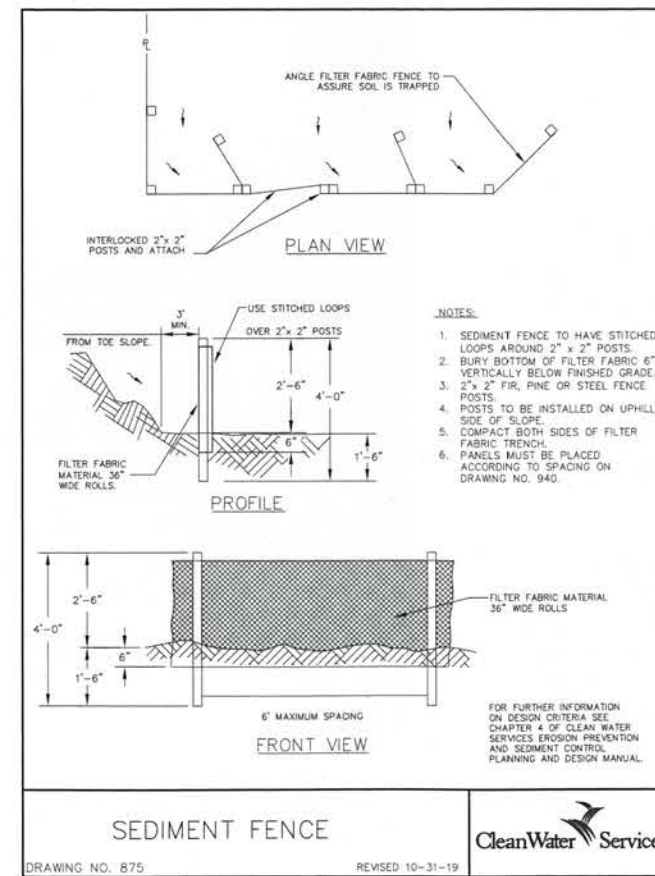
REVISIONS

JOB NUMBER
8605-04

SHEET
C050

- NOTES:**
- WHEN RAINFALL AND RUNOFF OCCURS, A KNOWLEDGEABLE AND EXPERIENCED PERSON IN THE PRINCIPLES, PRACTICES, INSTALLATION, AND MAINTENANCE OF EROSION AND SEDIMENT CONTROLS WHO WORKS FOR THE PERMITTEE MUST PROVIDE DAILY INSPECTIONS OF THE EROSION AND SEDIMENT CONTROLS AND DISCHARGE OUTFALLS.
 - CONSTRUCTION ACTIVITIES MUST AVOID OR MINIMIZE EXCAVATION AND CREATION OF BARE GROUND FROM OCTOBER 1 THROUGH MAY 31ST EACH YEAR.
 - DURING WET WEATHER PERIOD, TEMPORARY STABILIZATION OF THE SITE MUST OCCUR AT THE END OF EACH WORK DAY.
 - SEDIMENT CONTROLS MUST BE INSTALLED AND MAINTAINED ON ALL DOWN GRADIENT SIDES OF THE CONSTRUCTION SITE AT ALL TIMES DURING CONSTRUCTION. THEY MUST REMAIN IN PLACE UNTIL PERMANENT VEGETATION OR OTHER PERMANENT COVERING OF EXPOSED SOIL IS ESTABLISHED.
 - ALL ACTIVE INLETS MUST HAVE SEDIMENT CONTROLS INSTALLED AND MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
 - SIGNIFICANT AMOUNTS OF SEDIMENT THAT LEAVES THE SITE MUST BE CLEANED UP WITHIN 24 HOURS AND PLACED BACK ON THE SITE AND STABILIZED OR PROPERLY DISPOSED. THE CAUSE OF THE SEDIMENT RELEASE MUST BE FOUND AND PREVENTED FROM CAUSING A RECURRENCE OF THE DISCHARGE WITHIN THE SAME 24 HOURS. ANY IN-STREAM CLEAN UP OF SEDIMENT SHALL BE PERFORMED ACCORDING TO THE OREGON DEPARTMENT OF STATE LANDS REQUIRED TIME FRAME.
 - SEDIMENT MUST NOT BE INTENTIONALLY WASHED INTO STORM SEWERS, DRAINAGE WAYS, OR WATER BODIES.
 - SEDIMENT MUST BE REMOVED FROM BEHIND ALL SEDIMENT CONTROL MEASURES WHEN IT HAS REACHED A HEIGHT OF 1/3-RD THE BARRIER HEIGHT AND PRIOR TO THE CONTROL MEASURES REMOVAL.
 - CLEANING OF ALL STRUCTURES WITH SUMPS MUST OCCUR WHEN THE SEDIMENT RETENTION CAPACITY HAS BEEN REDUCED BY 50% AND AT COMPLETION OF PROJECT.
 - ANY USE OF TOXIC OR OTHER HAZARDOUS MATERIALS MUST INCLUDE PROPER STORAGE, APPLICATION, AND DISPOSAL.
 - THE PERMITTEE MUST PROPERLY MANAGE HAZARDOUS WASTES, USED OILS, CONTAMINATED SOILS, CONCRETE WASTE, SANITARY WASTE, LIQUID WASTE, OR OTHER TOXIC SUBSTANCES DISCOVERED OR GENERATED DURING CONSTRUCTION.
 - THE APPLICATION RATE OF FERTILIZERS USED TO REESTABLISH VEGETATION MUST FOLLOW MANUFACTURER'S RECOMMENDATIONS. NUTRIENT RELEASES FROM FERTILIZERS TO SURFACE WATERS MUST BE MINIMIZED. TIME RELEASE FERTILIZERS SHOULD BE USED AND CARE SHOULD BE MADE IN APPLICATION OF FERTILIZERS WITHIN ANY WATER WAY RIPARIAN ZONE.
 - OWNER OR DESIGNATED PERSON SHALL BE RESPONSIBLE FOR PROPER INSTALLATION AND MAINTENANCE OF ALL EROSION AND SEDIMENT CONTROL MEASURES, IN ACCORDANCE WITH CURRENT CLEAN WATER SERVICES STANDARDS AND STATE, AND FEDERAL REGULATIONS.
 - PRIOR TO ANY LAND DISTURBING ACTIVITIES, THE BOUNDARIES OF THE CLEARING LIMITS, VEGETATED BUFFERS, AND ANY SENSITIVE AREAS SHOWN ON THIS PLAN SHALL BE CLEARLY DELINEATED IN THE FIELD. UNLESS OTHERWISE APPROVED, NO DISTURBANCE IS PERMITTED BEYOND THE CLEARING LIMITS. THE OWNER/PERMITTEE MUST MAINTAIN THE DELINEATION FOR THE DURATION OF THE PROJECT. NOTE: VEGETATED CORRIDORS TO BE DELINEATED WITH ORANGE CONSTRUCTION FENCE OR APPROVED EQUAL.
 - PRIOR TO ANY LAND DISTURBING ACTIVITIES, THE BMPs THAT MUST BE INSTALLED ARE GRAVEL CONSTRUCTION ENTRANCE, PERIMETER SEDIMENT CONTROL, AND INLET PROTECTION. THESE BMPs MUST BE MAINTAINED FOR THE DURATION OF THE PROJECT.
 - IF VEGETATIVE SEED MIXES ARE SPECIFIED, SEEDING MUST TAKE PLACE NO LATER THAN SEPTEMBER 1ST; THE TYPE AND PERCENTAGES OF SEED IN THE MIX ARE AS IDENTIFIED ON THE PLANS OR AS SPECIFIED BY THE DESIGN ENGINEER.
 - WATERPROOF TRUCKS MUST BE USED TO TRANSPORT SATURATED SOILS FROM THE CONSTRUCTION SITE. AN APPROVED EQUIVALENT IS TO DRAIN THE SOIL ON SITE AT A DESIGNATED LOCATION USING APPROPRIATE BMPs. SOIL MUST BE DRAINED SUFFICIENTLY FOR MINIMAL SPILLAGE.
 - ALL PUMPING OF SEDIMENT LADEN WATER MUST BE DISCHARGED OVER AN UNDISTURBED, PREFERABLY VEGETATED AREA, AND THROUGH A SEDIMENT CONTROL BMP (I.E. FILTER BAG).
 - THE ESC PLAN MUST BE KEPT ONSITE. ALL MEASURES SHOWN ON THE PLAN MUST BE INSTALLED PROPERLY TO ENSURE THAT SEDIMENT LADEN WATER DOES NOT ENTER A SURFACE WATER SYSTEM, ROADWAY, OR OTHER PROPERTIES.
 - THE ESC MEASURES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE MEASURES SHALL BE UPGRADED AS NEEDED TO MAINTAIN COMPLIANCE WITH ALL REGULATIONS.
 - WRITTEN ESC LOGS ARE SUGGESTED TO BE MAINTAINED ONSITE AND AVAILABLE TO DISTRICT INSPECTORS UPON REQUEST.
 - IN AREAS SUBJECT TO WIND EROSION, APPROPRIATE BMPs MUST BE USED, WHICH MAY INCLUDE THE APPLICATION OF FINE WATER SPRAYING, PLASTIC SHEETING, MULCHING, OR OTHER APPROVED MEASURES.
 - ALL EXPOSED SOILS MUST BE COVERED, AT END OF BUSINESS DAY, DURING WET WEATHER PERIOD, FROM OCTOBER 1 - MAY 31.

STANDARD EROSION CONTROL NOTES FOR SITES LESS THAN 1 ACRE
 DRAWING NO. 945 REVISED 10-31-19



AKS DRAWING FILE: 8605-04_C400_DETAILS.DWG | LAYOUT: C055

AKS
 AKS ENGINEERING & FORESTRY, LLC
 12965 SW HERMAN RD., STE 100
 TUALA, OR 97062
 503.563.6151
 WWW.AKS-ENG.COM

WELL NO. 3
SITE IMPROVEMENTS
 BAY CITY OREGON
 TILLAMOOK COUNTY TAX MAP IN 9W 32D
 TAX LOT 2400

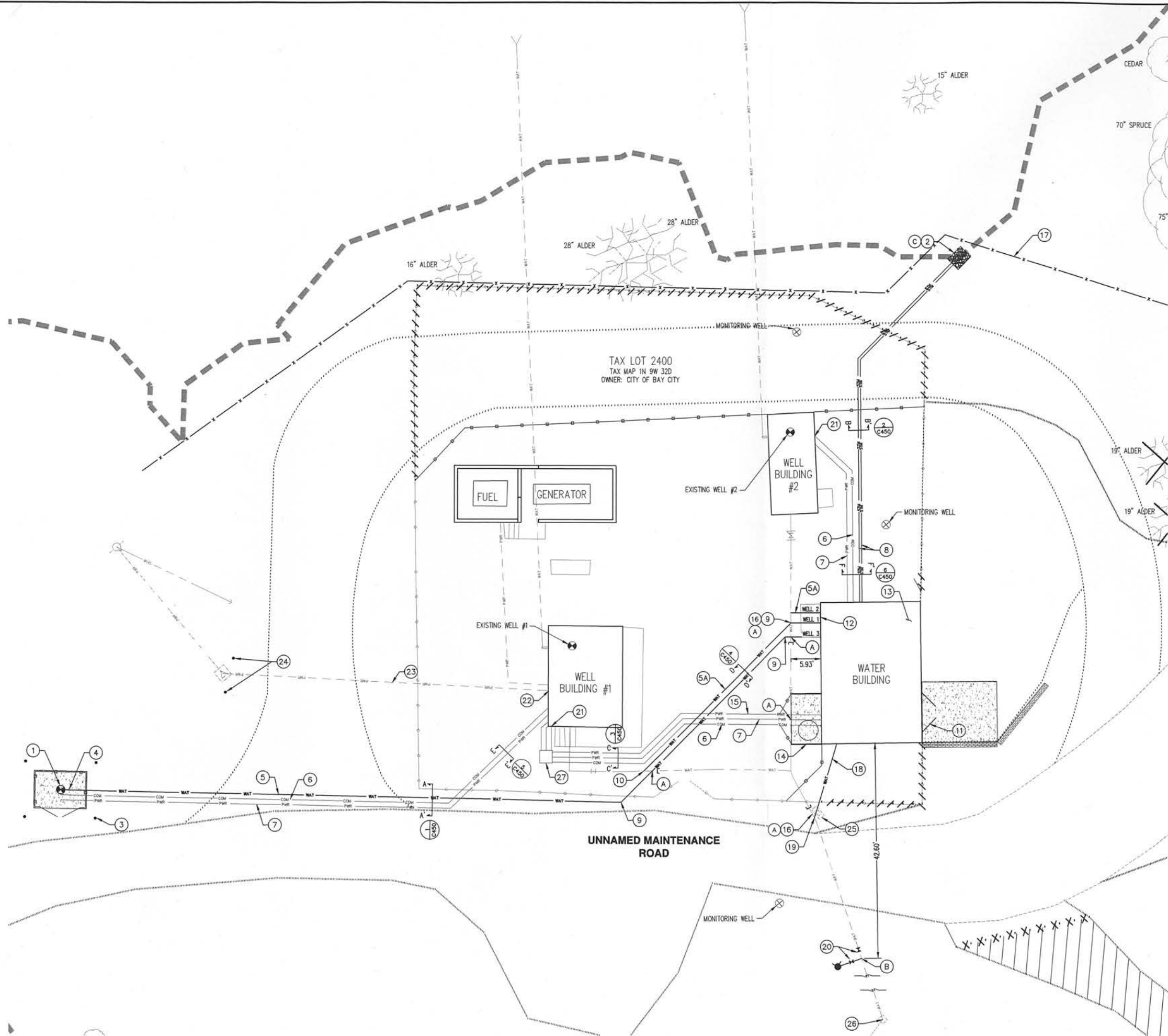
EROSION AND SEDIMENT CONTROL DETAILS

DESIGNED BY: PDS
 DRAWN BY: SCB
 MANAGED BY: PDS
 CHECKED BY: JPC
 DATE: 6/27/2023

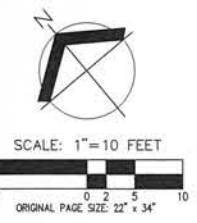
REVISIONS

JOB NUMBER
 8605-04
 SHEET
C055

AKS DRAWING FILE: 8605-04 C100 SITE DWG | LAYOUT: C100



- KEYED NOTES:**
- NEW WELLHEAD #3. PER DETAILS ON SHEET C400.
 - PRETREATMENT DISCHARGE LINE OUTFALL. IE = 47.49'. INSTALL FLAP GATE VALVE WITH CAGE OR APPROVED EQUIVALENT. INSTALL RIPRAP PROTECTION PER ODOT STANDARD DRAWING RD317. RIP RAP SHALL BE A MINIMUM 8-FT IN LENGTH BY 4-FT IN WIDTH.
 - INSTALL NEW BOLLARDS AROUND WELLHEAD AFTER CONSTRUCTION PER DETAIL ON SHEET C457. ENSURE BOLLARDS ARE AT LEAST 18" CLEAR OF NEW WATER, SENSOR, AND POWER LINES TO WELLHEAD.
 - CONNECT WATER, SENSOR, AND POWER LINES TO NEW WELL UNIT. REFER TO DETAILS ON SHEET C450.
 - PROPOSED 6" C900 PVC WATER LINE (TYP).
 - PROPOSED 6" DIP WATER LINE (TYP.)
 - PROPOSED 1" SENSOR CONDUIT (TYP).
 - PROPOSED 1 1/2" POWER CONDUIT (TYP).
 - PROPOSED 6" C900 PRETREATMENT DISCHARGE LINE.
 - BEND WATER LINE ±45°.
 - CONNECT PROPOSED 6" WATER LINE TO EXISTING WATER LINE WITH BEND ±45°.
 - PROPOSED 8" DOUBLE SWING DOORS. (5-FT/3-FT DOORS)
 - WALL UP EXISTING 3'-5" X 7'-2" DOOR WITH CONCRETE BLOCKS.
 - REFER TO DETAILS STARTING ON SHEET C101 FOR INTERIOR LAYOUT OF SHED AND WALL PROFILES.
 - PROPOSED CHLORINE STORAGE ENCLOSURE
 - PROPOSED 3" POWER CONDUIT FOR WATER BUILDING POWER AND FUTURE WELL #4.
 - WATER LINE CROSSING. ELECTRICAL CONDUITS SHALL BE INSTALLED A MINIMUM 12" ABOVE THE EXISTING WATER LINE.
 - PROPOSED ±240 SILT FENCE
 - PROPOSED 8" DIP WATER LINE (TYP).
 - CONNECT PROPOSED 8" WATER LINE TO EXISTING 10" WATER LINE WITH A 10"x8" REDUCER AND ±45° BEND.
 - PROPOSED 10" BURIED ISOLATION GATE VALVE AND HYDRANT ASSEMBLY. HYDRANT ASSEMBLY SHALL BE INSTALLED WITH A 10X10X6 REDUCING TEE AND 6" BURIED GATE VALVE PER DETAIL SHOWN ON SHEET C452.
 - INSTALL NEW TELEMETRY AND POWER CONDUIT TO WELL BUILDING #1 AND #2 AT LOCATIONS SHOWN.
 - WELL BUILDING 1 CONTAINS ALL THE MAIN POWER FOR THE SITE FROM THE LOCAL POLE. POWER ROOM IS LOCATED ON THE SOUTH SIDE OF THE BUILDING.
 - APPROXIMATE LOCATION OF THE MAIN POWER FEED LINE FROM LOCAL POLE.
 - INSTALL NEW BOLLARDS AROUND EXISTING TRANSFORMER AFTER CONSTRUCTION PER DETAIL ON SHEET C451. ENSURE BOLLARDS ARE AT LEAST 24" CLEAR OF NEW WATER, SENSOR, AND POWER LINES.
 - CAP EXISTING PORT AND REMOVE VAULT/BOX.
 - MAINLINE TRANSITIONS FROM 10" TO 18" AT TOP OF SLOPE AT ROADWAY.
 - INSTALL ELECTRICAL CONDUIT PULL BOX.
 - CONTRACTOR SHALL POPTHOLE BEFORE CONSTRUCTION TO VERIFY LOCATION, SIZE, AND DEPTH OF EXISTING UTILITIES.
 - CONTRACTOR SHALL CONFIRM THE 10-INCH DIAMETER OF THE MAIN WATER LINE PRIOR TO PROCUREMENT OF THE ISOLATION VALVE AND CONNECTION MATERIALS FROM 8-INCH LINE FROM THE WATER BUILDING.
 - CONTRACTOR SHALL INSTALL RIP RAP OF ADEQUATE DIAMETER (MINIMUM 18-INCH DIAMETER ROCKS) AND VOLUME (AREA SHOULD BE COVERED AT LEAST 30-INCH THICK VERTICALLY WITH ROCKS). OWNER SHALL APPROVE THE RIP RAP AREAS PRIOR TO COMPLETION OF WORK.



LEGEND	
EXISTING GROUND CONTOUR (1 FT)	---351---
EXISTING GROUND CONTOUR (5 FT)	---350---
FINISH GRADE CONTOUR (1 FT)	---351---
FINISH GRADE CONTOUR (5 FT)	---350---
SILT FENCE	-x-x-x-
WATER LINE	---WAT---
DRAIN LINE	---DRA---
POWER CONDUIT	---PWR---
SENSOR CONDUIT	---SEN---

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151
WWW.AKS-ENG.COM

WELL NO. 3

SITE IMPROVEMENTS

OREGON

BAY CITY

TILLAMOOK COUNTY TAX MAP 1N 9W 32D
TAX LOT 2400

SITE UTILITY PLAN

DESIGNED BY: PDS

DRAWN BY: SCB

MANAGED BY: PDS

CHECKED BY: JPC

DATE: 6/27/2023

REVISIONS

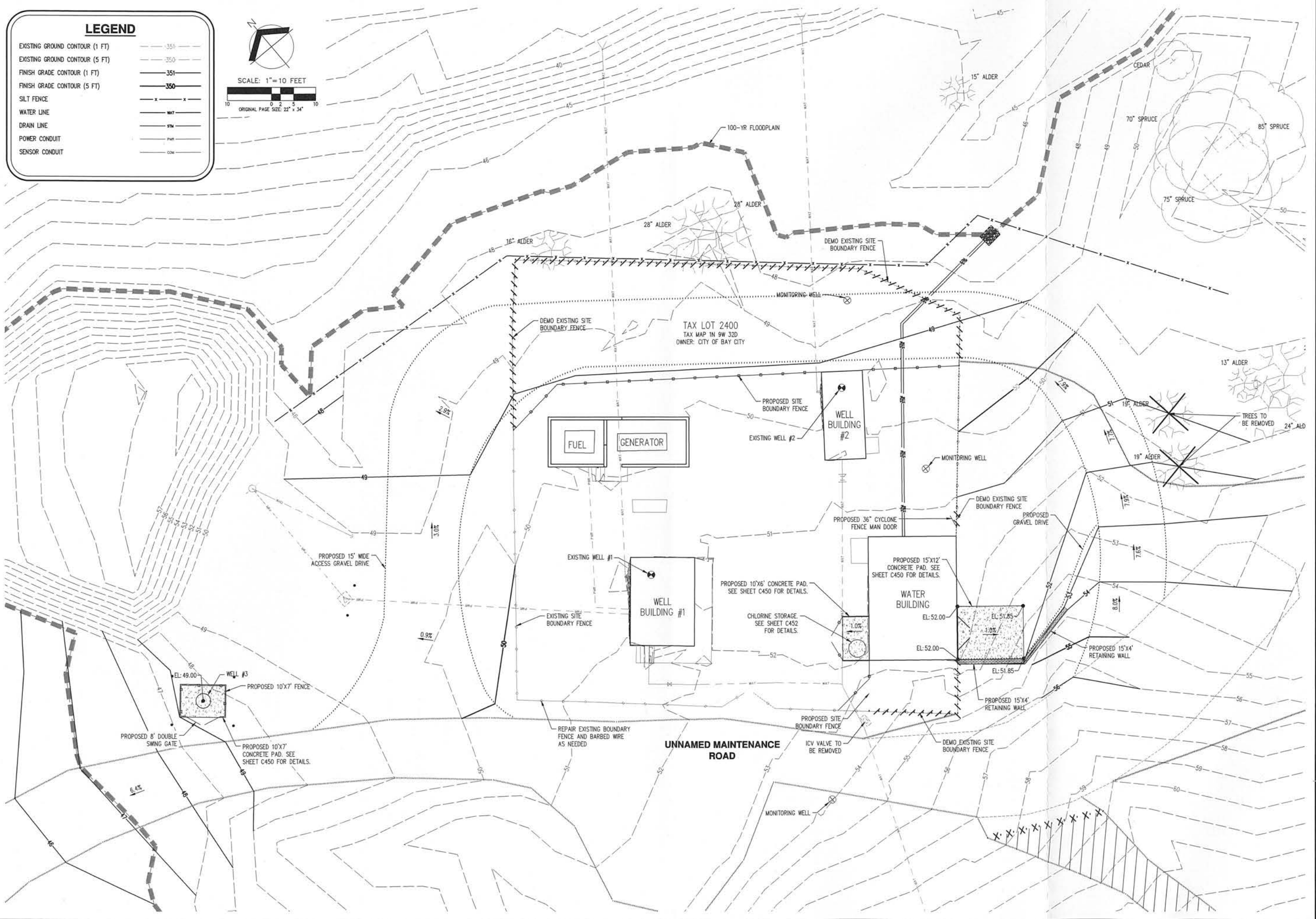
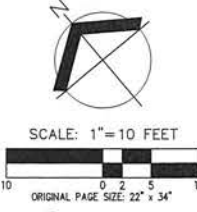
JOB NUMBER

8605-04

SHEET

C100

LEGEND	
EXISTING GROUND CONTOUR (1 FT)	--- 351 ---
EXISTING GROUND CONTOUR (5 FT)	--- 350 ---
FINISH GRADE CONTOUR (1 FT)	--- 351 ---
FINISH GRADE CONTOUR (5 FT)	--- 350 ---
SILT FENCE	-x-x-x-
WATER LINE	--- WAT ---
DRAIN LINE	--- DRA ---
POWER CONDUIT	--- POW ---
SENSOR CONDUIT	--- SEN ---



AKS
AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151
WWW.AKS-ENG.COM

**WELL NO. 3
SITE IMPROVEMENTS**
OREGON
TILLAMOOK COUNTY TAX MAP IN SW 32D
BAY CITY
TAX LOT 2400

SITE GRADING PLAN

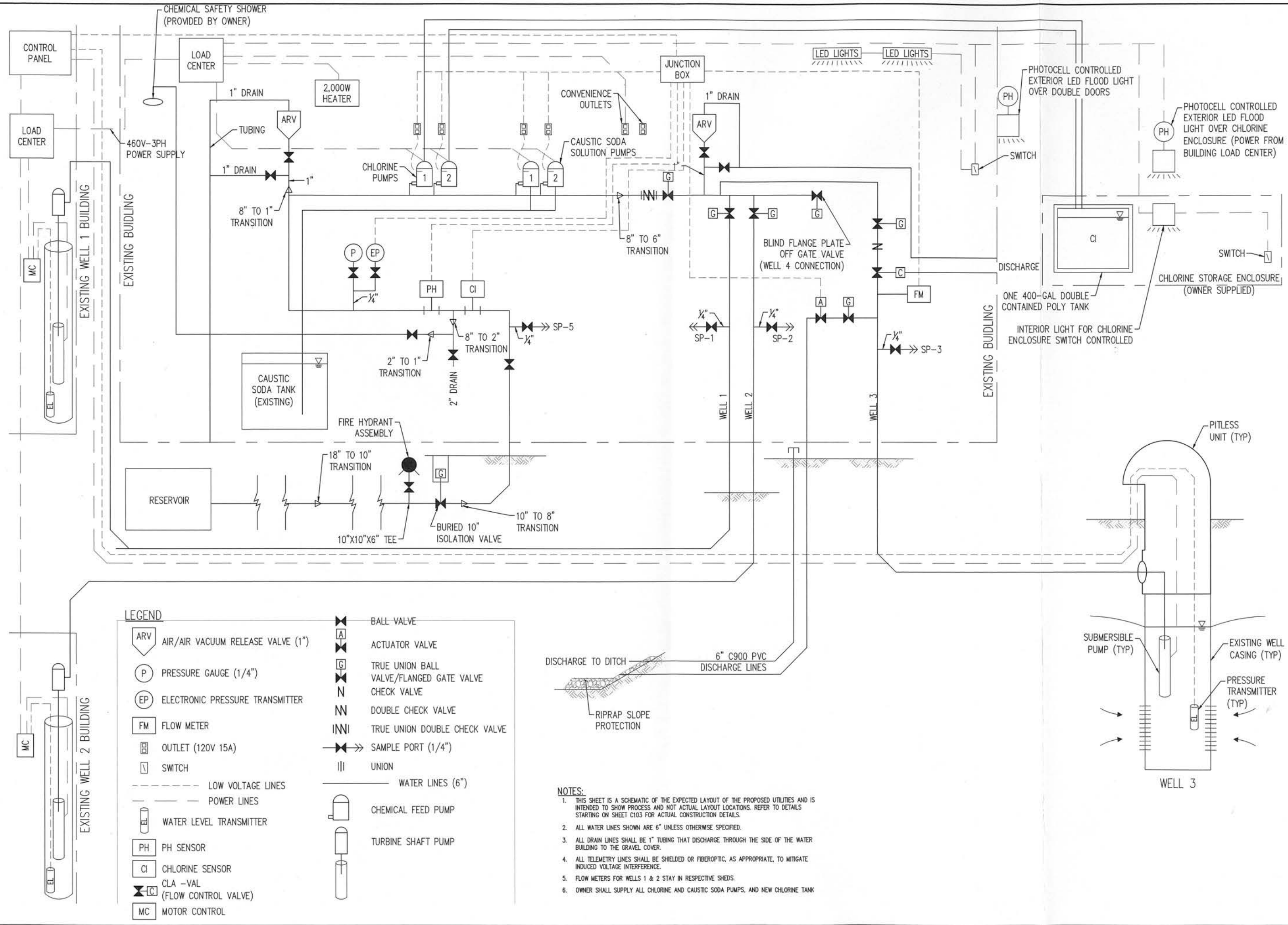
DESIGNED BY: PDS
DRAWN BY: SCB
MANAGED BY: PDS
CHECKED BY: JPC
DATE: 6/27/2023

REVISIONS

JOB NUMBER
8605-04

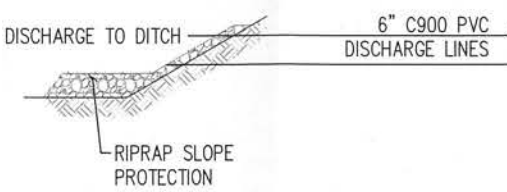
SHEET
C101

AKS DRAWING FILE: 8605-04 C101 SITE.DWG | LAYOUT: C101



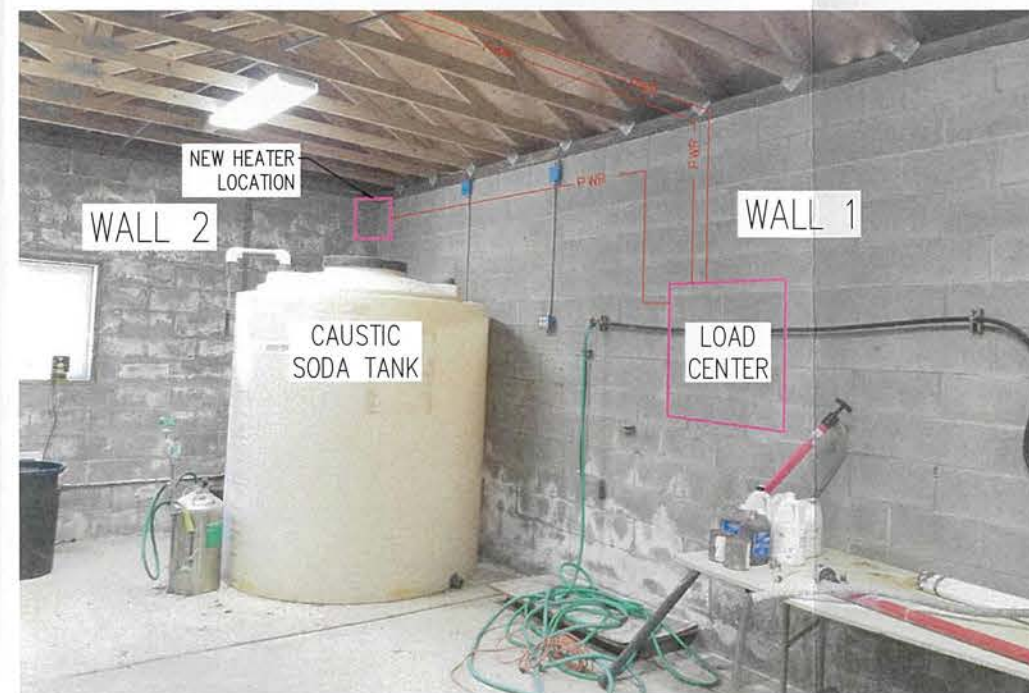
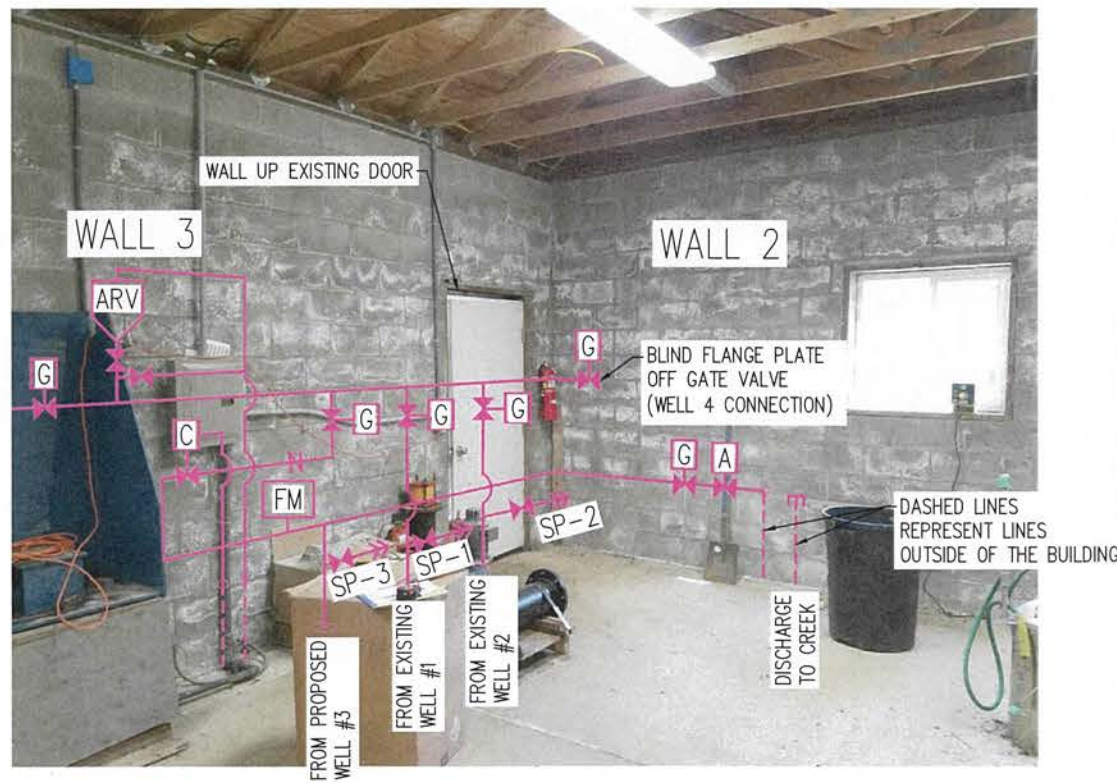
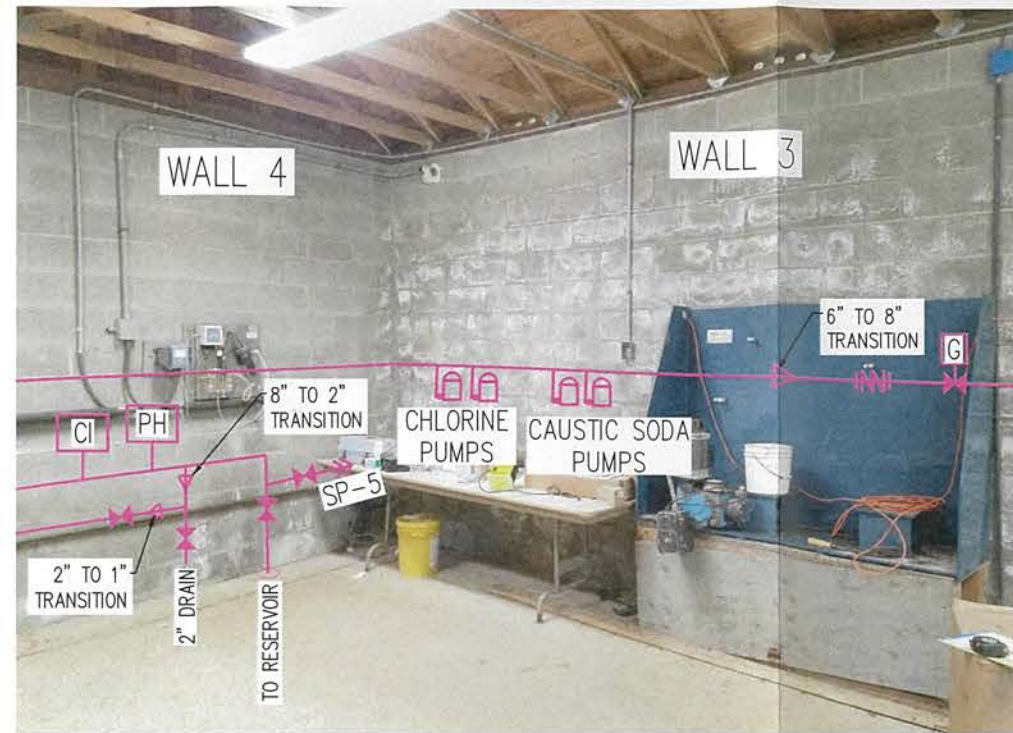
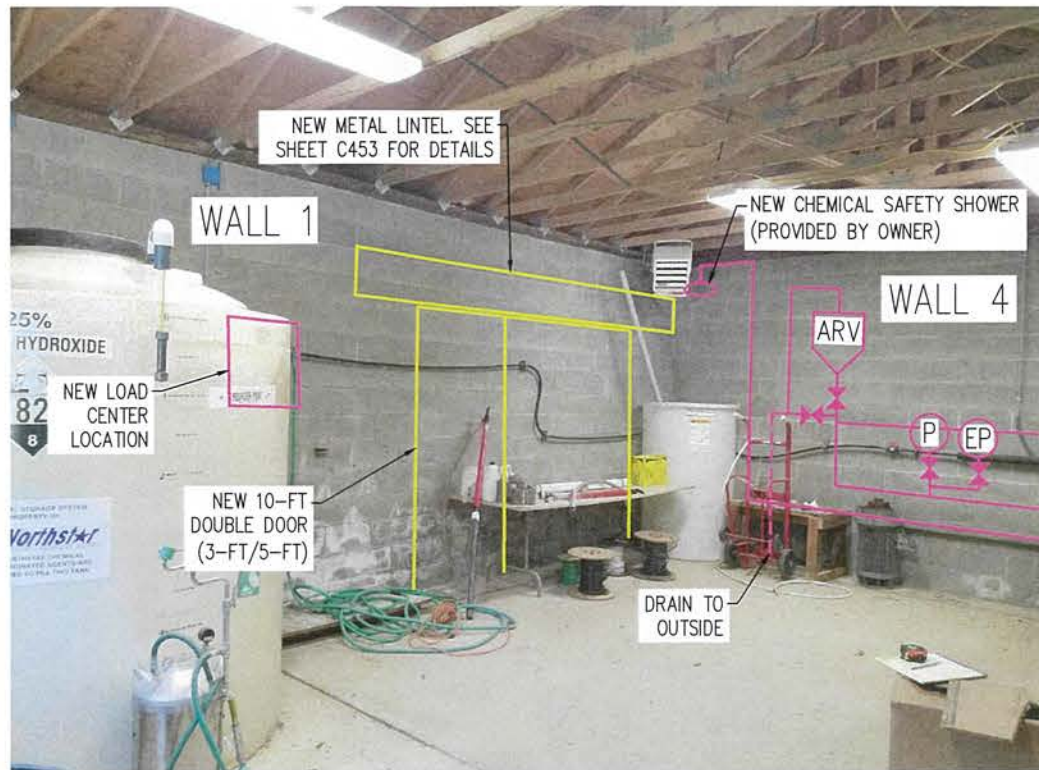
LEGEND

ARV AIR/AIR VACUUM RELEASE VALVE (1")	BALL VALVE
PRESSURE GAUGE (1/4")	ACTUATOR VALVE
ELECTRONIC PRESSURE TRANSMITTER	TRUE UNION BALL VALVE/FLANGED GATE VALVE
FLOW METER	CHECK VALVE
OUTLET (120V 15A)	DOUBLE CHECK VALVE
SWITCH	TRUE UNION DOUBLE CHECK VALVE
LOW VOLTAGE LINES	SAMPLE PORT (1/4")
POWER LINES	UNION
WATER LEVEL TRANSMITTER	WATER LINES (6")
PH SENSOR	CHEMICAL FEED PUMP
CHLORINE SENSOR	TURBINE SHAFT PUMP
CLA -VAL (FLOW CONTROL VALVE)	
MOTOR CONTROL	



- NOTES:**
- THIS SHEET IS A SCHEMATIC OF THE EXPECTED LAYOUT OF THE PROPOSED UTILITIES AND IS INTENDED TO SHOW PROCESS AND NOT ACTUAL LAYOUT LOCATIONS. REFER TO DETAILS STARTING ON SHEET C103 FOR ACTUAL CONSTRUCTION DETAILS.
 - ALL WATER LINES SHOWN ARE 6" UNLESS OTHERWISE SPECIFIED.
 - ALL DRAIN LINES SHALL BE 1" TUBING THAT DISCHARGE THROUGH THE SIDE OF THE WATER BUILDING TO THE GRAVEL COVER.
 - ALL TELEMETRY LINES SHALL BE SHIELDED OR FIBEROPTIC, AS APPROPRIATE, TO MITIGATE INDUCED VOLTAGE INTERFERENCE.
 - FLOW METERS FOR WELLS 1 & 2 STAY IN RESPECTIVE SHEDS.
 - OWNER SHALL SUPPLY ALL CHLORINE AND CAUSTIC SODA PUMPS, AND NEW CHLORINE TANK

AKS DRAWING FILE: 8605-04_C102_SCHEMATIC.DWG | LAYOUT: C102



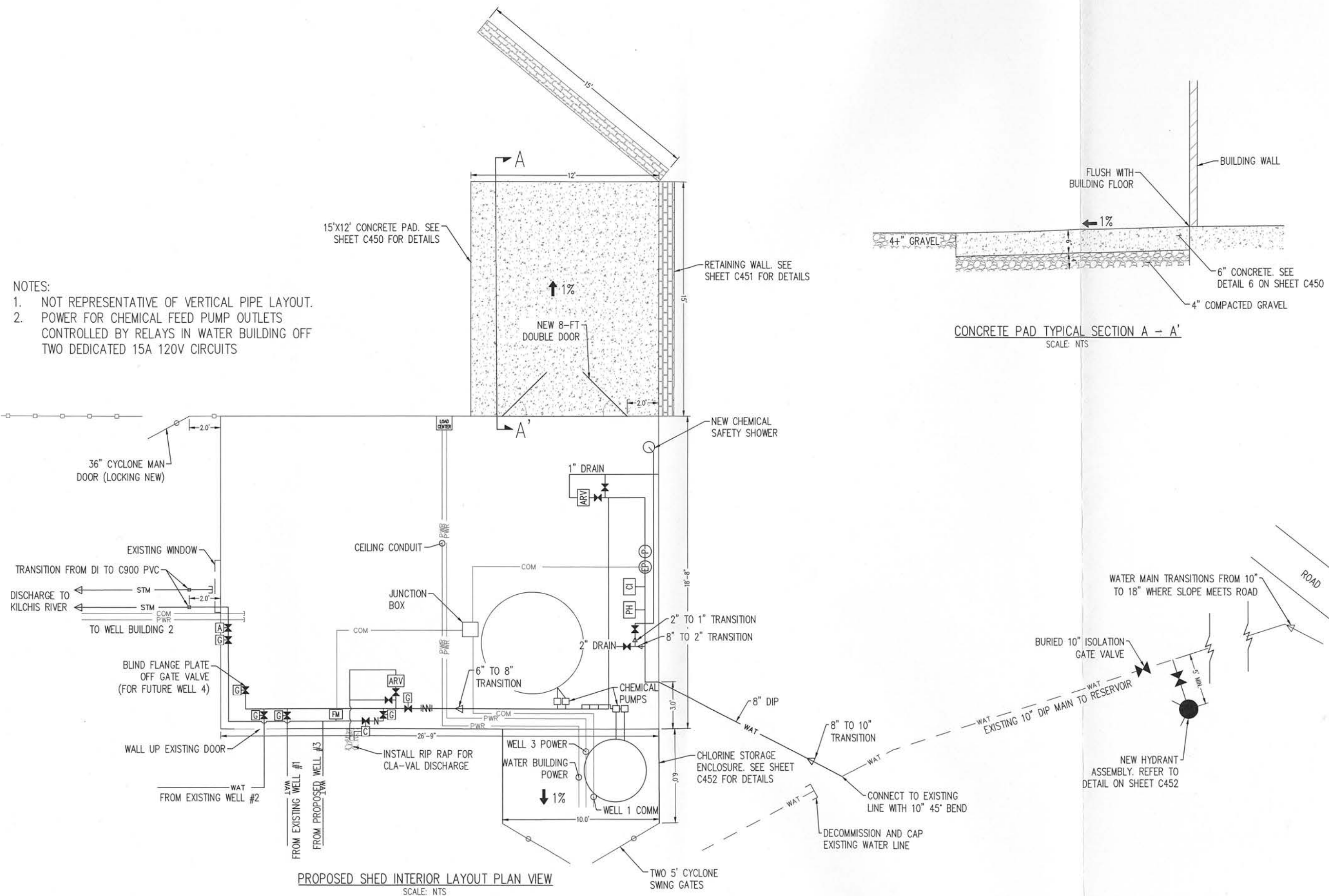
- NOTE:
- SEE SHEET C104 & C105 FOR PIPING LAYOUT
 - OUTLETS FOR CHEMICAL PUMPS ARE NOT SHOWN. OUTLETS WILL BE CONTROLLED BY CONTROL PANEL AND WILL ENERGIZE WHEN RESPECTIVE PUMP COMES ONLINE.
 - MOVE EXISTING LOAD CENTER TO NEW LOCATION.
 - MOVE EXISTING HEATER TO NEW LOCATION.

AKS DRAWING FILE: 8605-04 C100 BUILDING LAYOUT: C103

DESIGNED BY:	PDS
DRAWN BY:	SCB
MANAGED BY:	PDS
CHECKED BY:	JPC
DATE:	6/27/2023



JOB NUMBER	8605-04
SHEET	C103



PROPOSED SHED INTERIOR LAYOUT PLAN VIEW
 SCALE: NTS

CONCRETE PAD TYPICAL SECTION A - A'
 SCALE: NTS

- NOTES:**
1. NOT REPRESENTATIVE OF VERTICAL PIPE LAYOUT.
 2. POWER FOR CHEMICAL FEED PUMP OUTLETS CONTROLLED BY RELAYS IN WATER BUILDING OFF TWO DEDICATED 15A 120V CIRCUITS

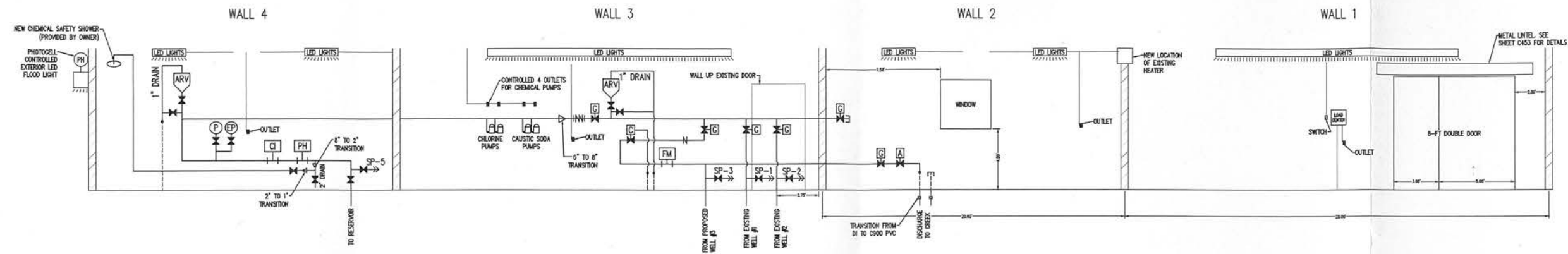
AKS DRAWING FILE: 8605-04_C104_BUILDING_LAYOUT_C104

DESIGNED BY: PDS
 DRAWN BY: SCB
 MANAGED BY: PDS
 CHECKED BY: JPC

DATE: 6/27/2023

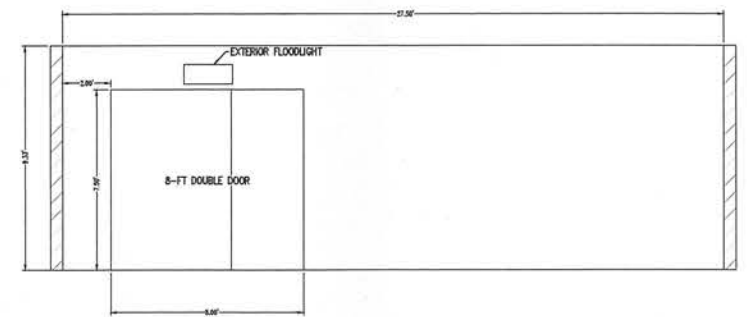
 EXPIRES: JUNE 30, 2024
 REVISIONS:

JOB NUMBER
 8605-04
 SHEET
C105

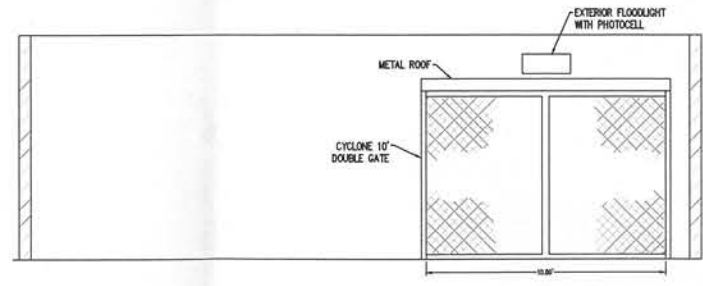


PROPOSED SHED INTERIOR LAYOUT WALL PROFILES
 SCALE: NTS

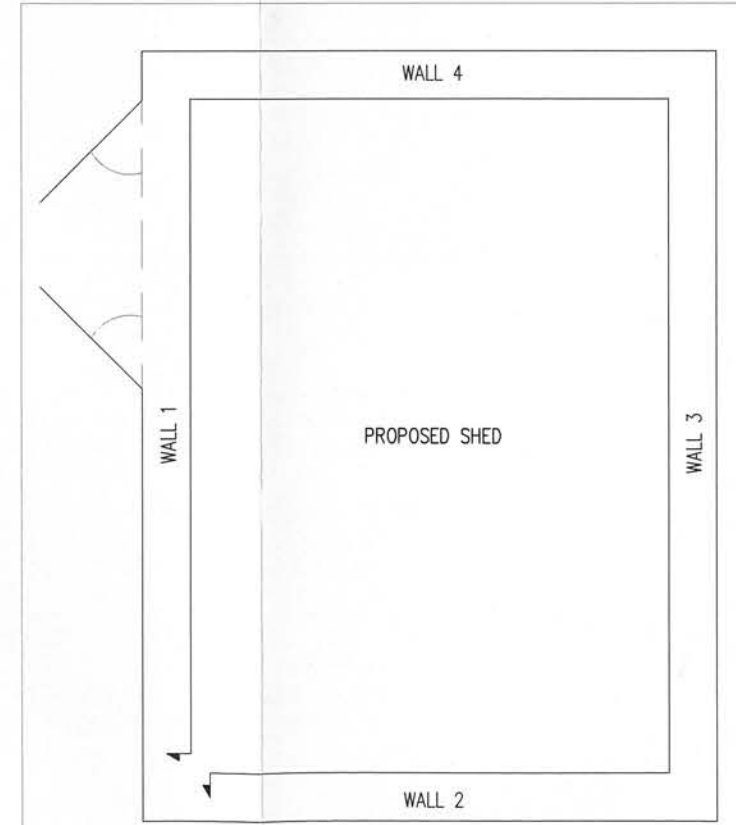
- NOTES:
 1. ALL PIPING TO BE 6" UNLESS OTHERWISE SPECIFIED.
 2. BOTH EXTERIOR FLOODLIGHTS WILL USE 300W EQUIVALENT LED EXTERIOR BULBS AND WILL BE CONTROLLED BY DAWN TO DUSK PHOTOCELL AND MANUAL OFF SWITCH.



PROPOSED SHED EXTERIOR WALL #1 PROFILE
 SCALE: NTS

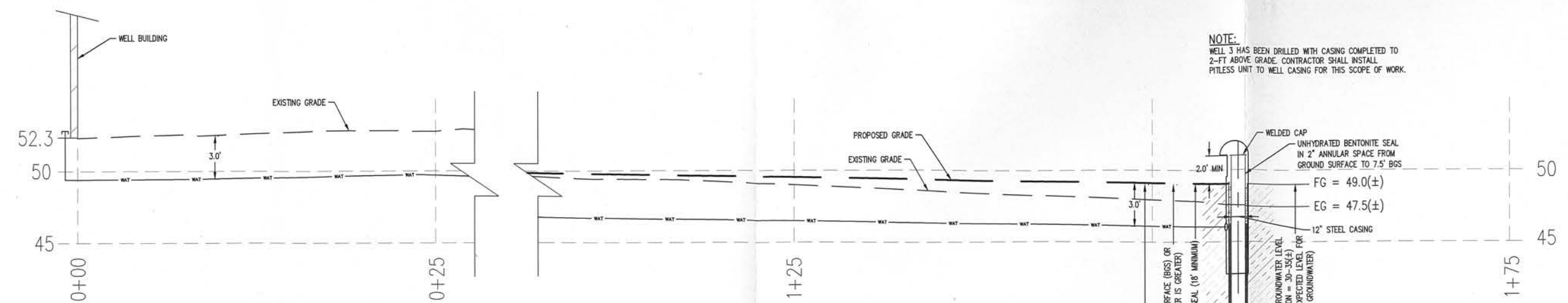


PROPOSED CHLORINE ENCLOSURE EXTERIOR WALL #3
 SCALE: NTS



AKS DRAWING FILE: 8605-04 C100 BUILDING LAYOUT: C105

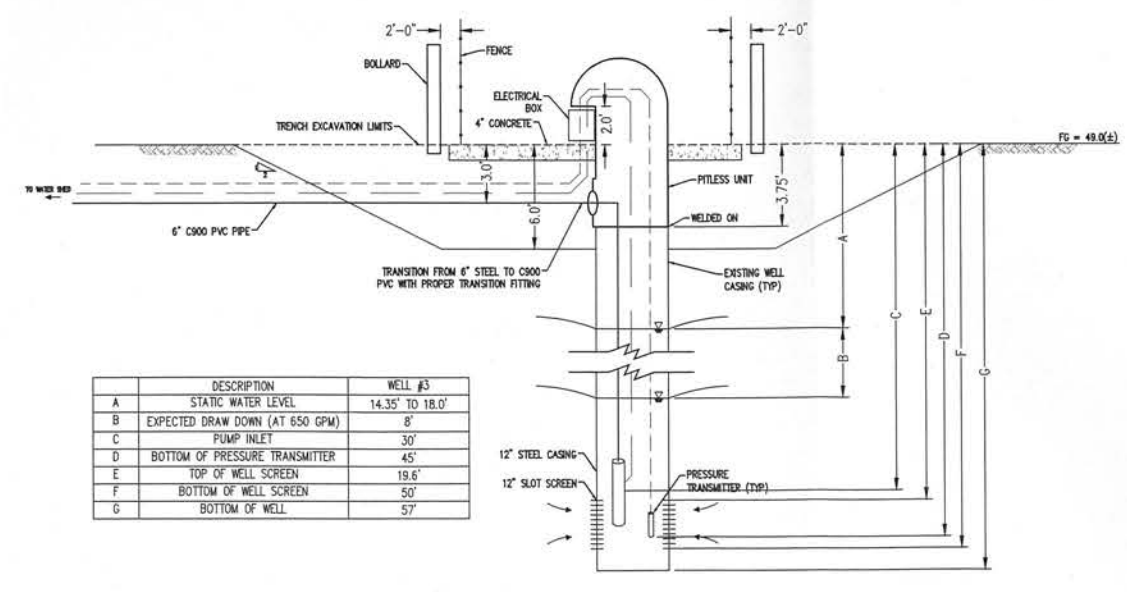
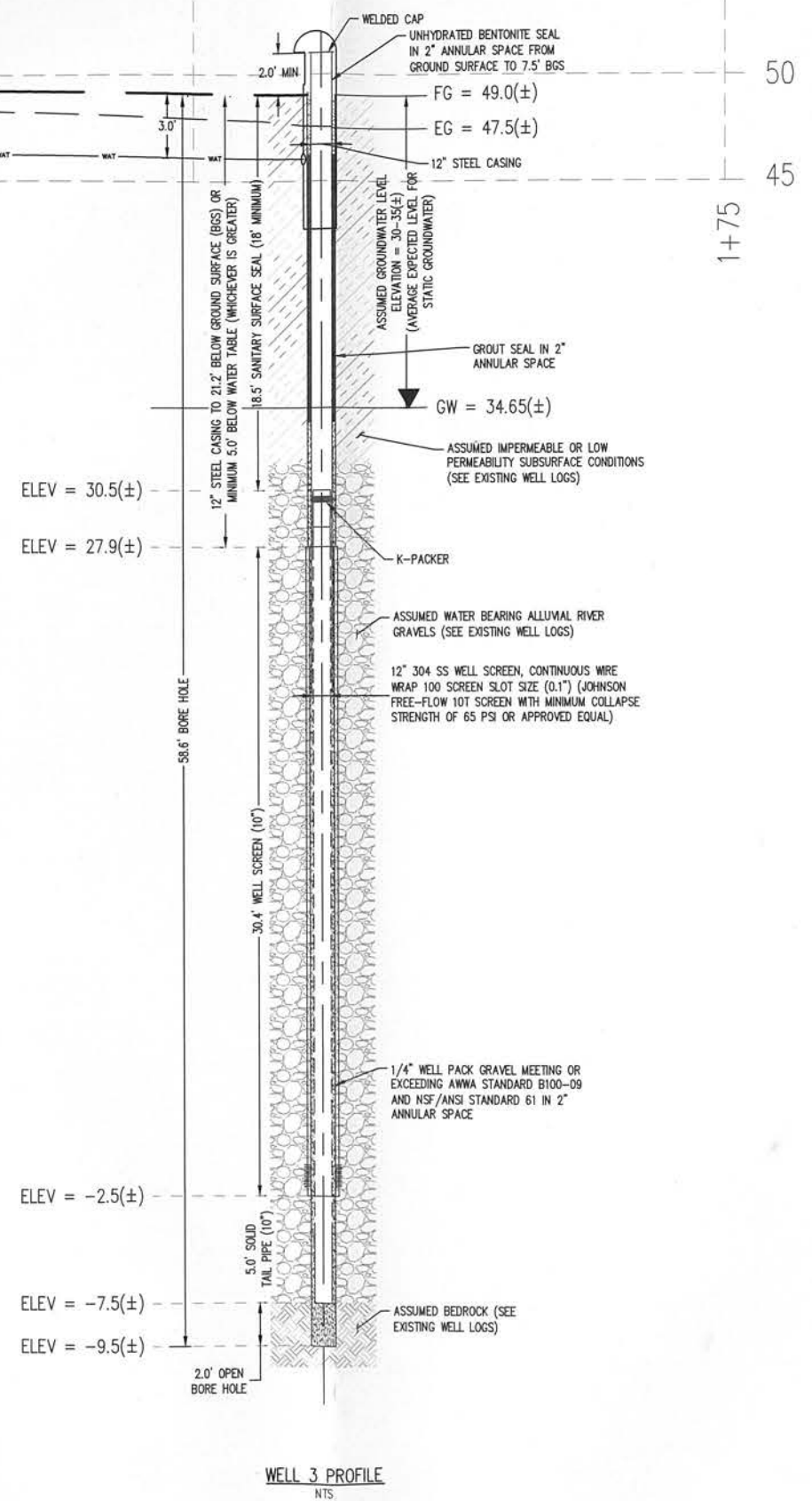
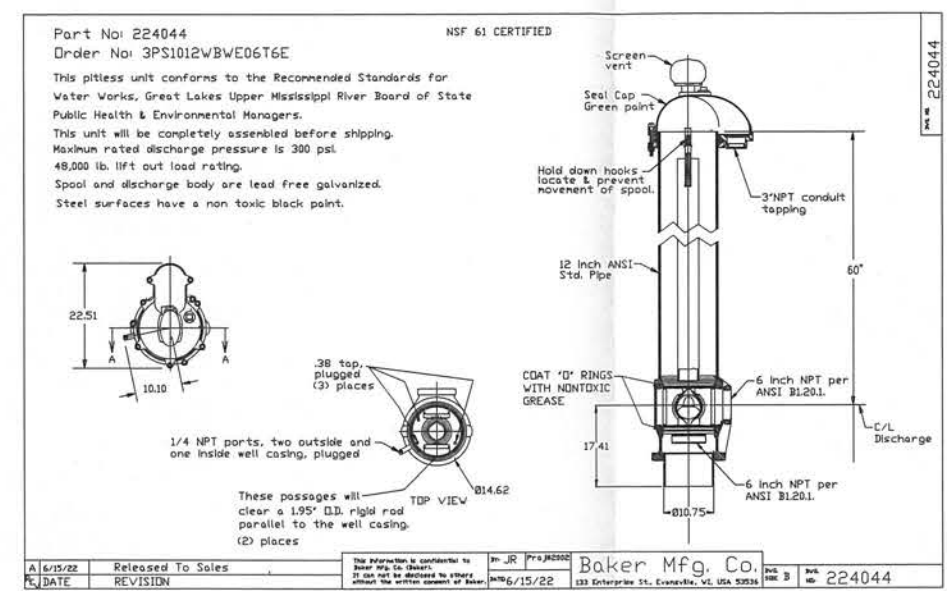
3 MAIN TRANSITIONS FROM 10" TO 18" WERE



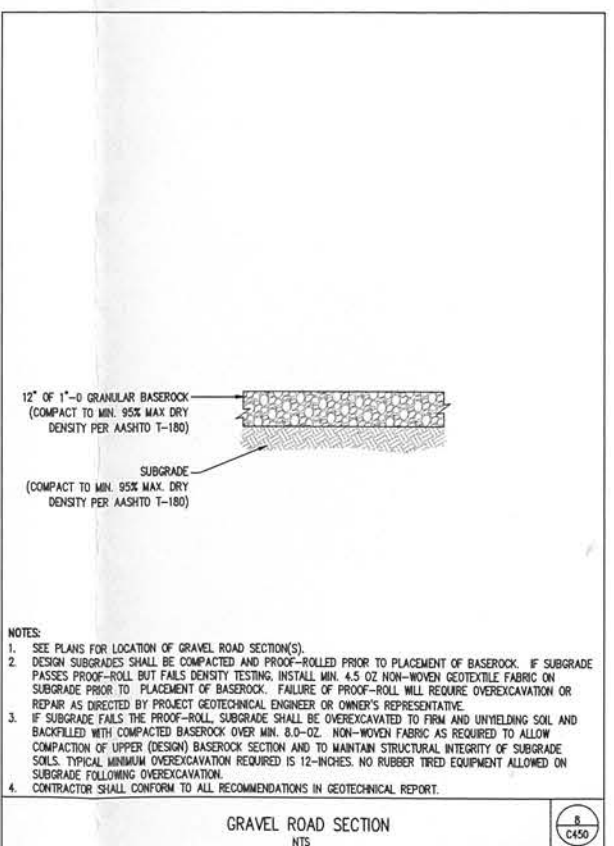
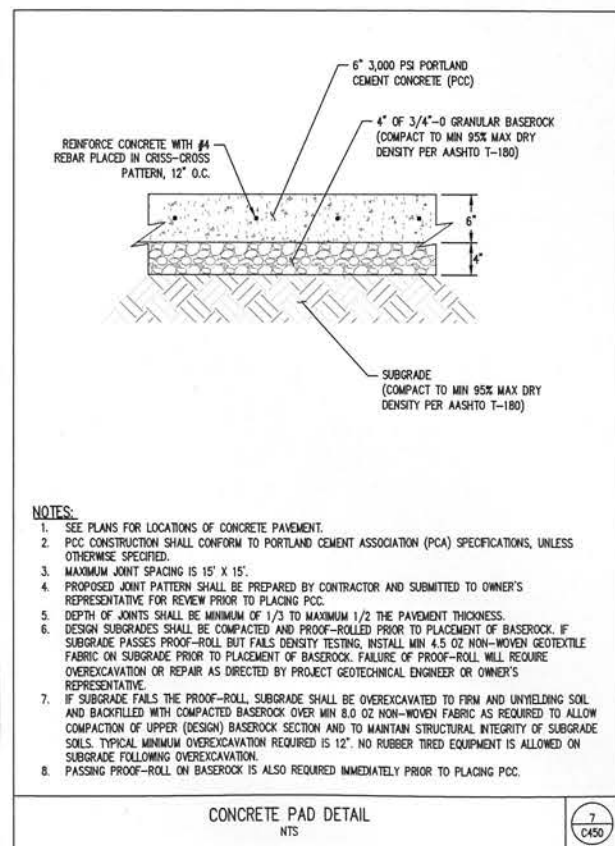
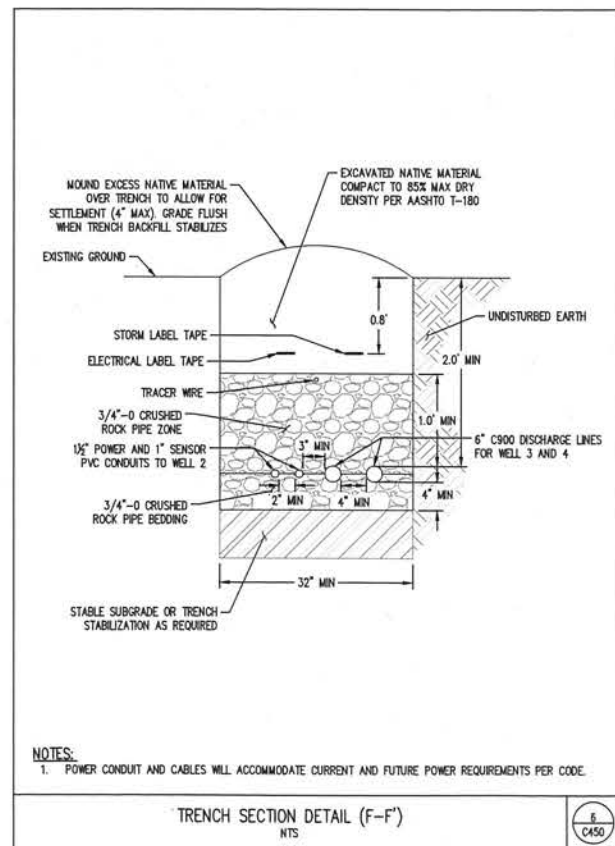
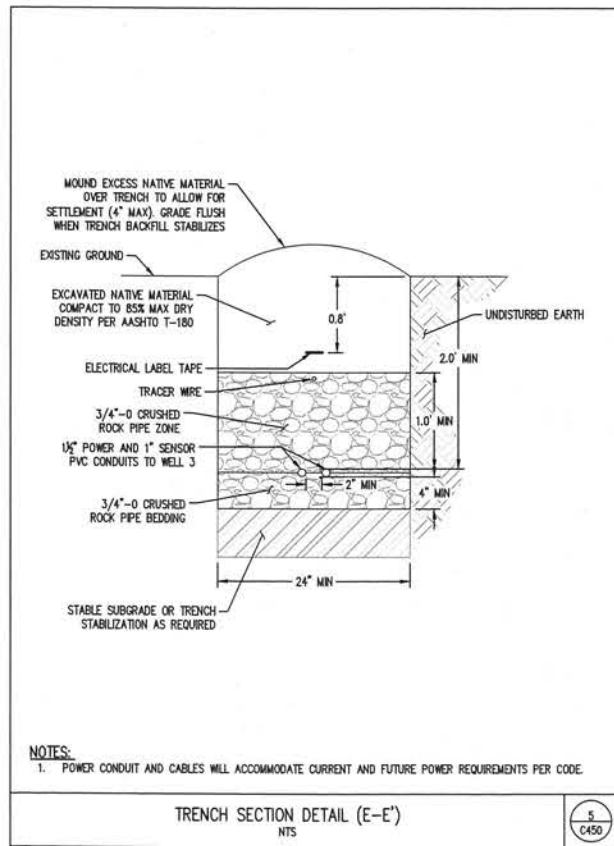
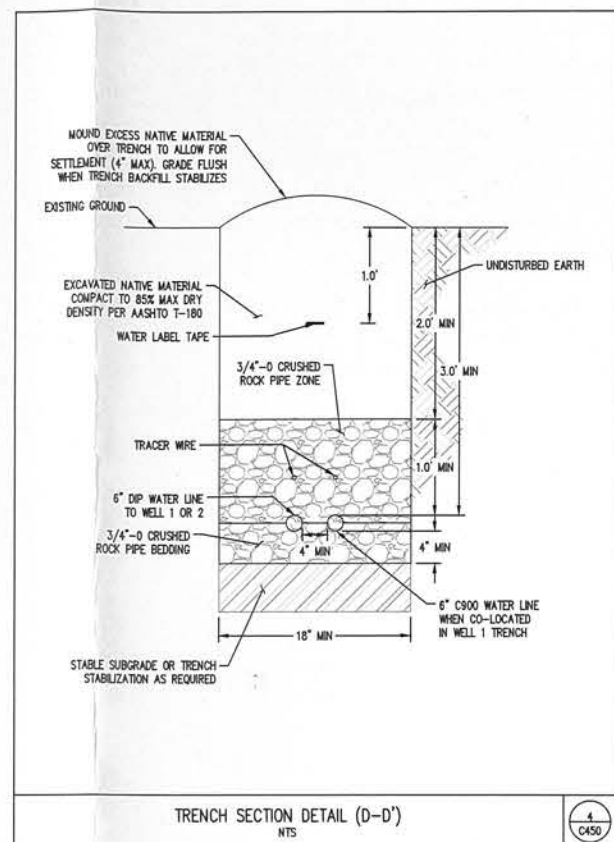
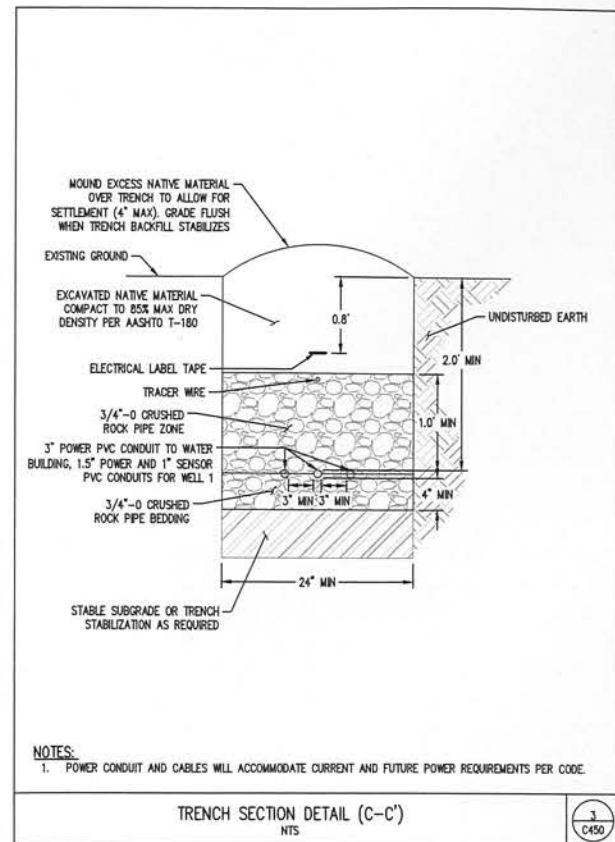
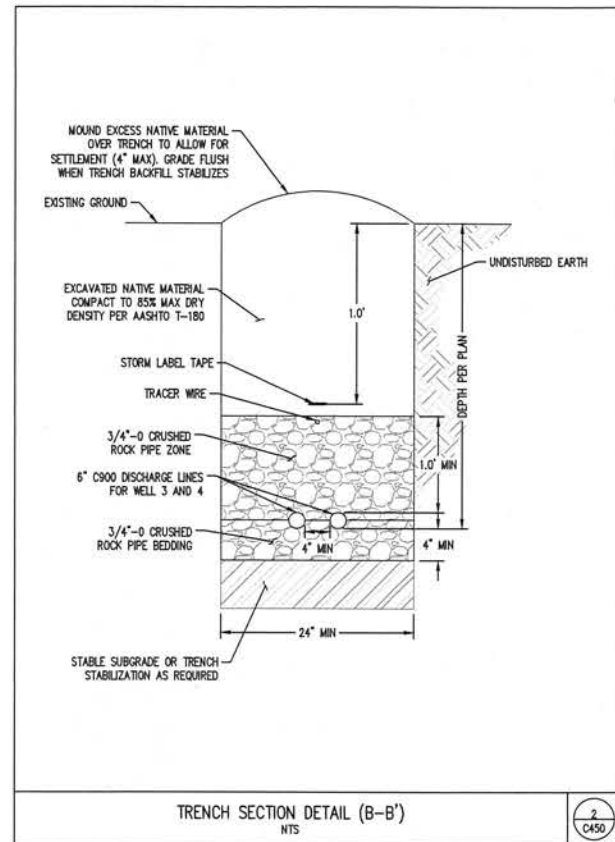
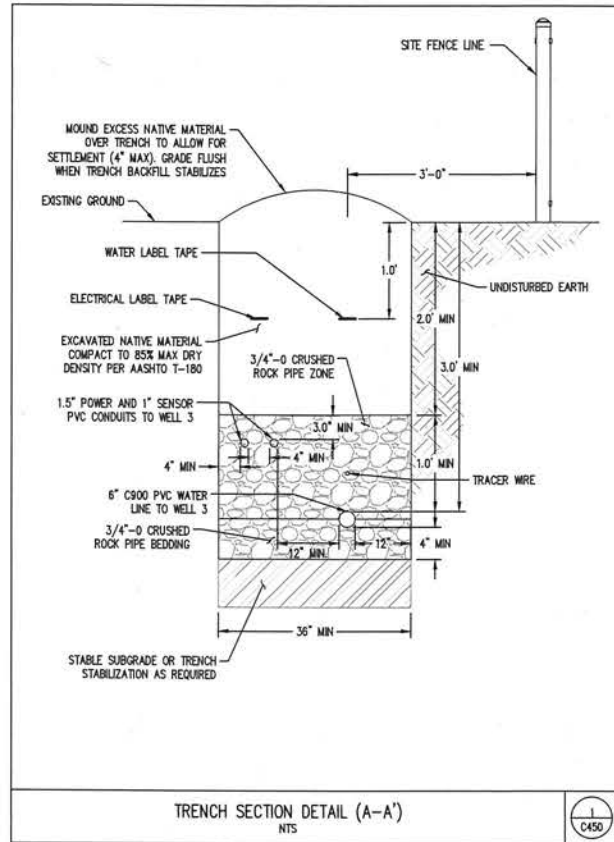
NOTE:
 WELL 3 HAS BEEN DRILLED WITH CASING COMPLETED TO 2'-FT ABOVE GRADE. CONTRACTOR SHALL INSTALL PITLESS UNIT TO WELL CASING FOR THIS SCOPE OF WORK.

GENERAL NOTES:

- ALL DIMENSIONS ARE PROPOSED. ACTUAL DIMENSIONS MAY VARY ACCORDING TO FIELD CONDITIONS DURING WELL CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A LICENSED GEOLOGIST OR OWR/MM APPROVED PERSON TO LOG WELL CONSTRUCTION MODIFICATION (INSTALLATION OF PITLESS UNIT ON EXISTING WELL CASING).
- THESE CONSTRUCTION PLANS REPRESENT PHASE 2 OF THE BAY CITY WELL 3 PROJECT WHICH INCLUDES THE INSTALLATION OF THE PITLESS UNIT ON THE TOP OF THE WELL CASING.
- WELL 3 WAS DRILLING AND COMPLETED IN PHASE 1. WELL CASING WAS COMPLETED AND WELDED SHUT.
- WELL TESTING PER AWWA STANDARDS.
- PROJECT COMPLETION:
 - AFTER PITLESS UNIT INSTALLATION, DISINFECT THE WELL.
 - COMPLETE FINAL SITE CLEANUP AND RESTORATION TO THE SATISFACTION OF THE OWNER AND DEMOBILIZE FROM THE WORK SITE.
 - PROVIDE ALL RECORDS REQUIRED BY THE PROJECT CONSTRUCTION SPECIFICATIONS AND REQUESTED BY THE OWNER OR OWNER'S REPRESENTATIVE AND OTHER APPROPRIATE AGENCIES.
- IF ONLY ONE 3-INCH NPT CONDUIT PORT IS AVAILABLE ON THE PITLESS UNIT FOR POWER AND TELEMETRY CONDUITS, CONTRACTOR SHALL DO ONE OF TWO THINGS: ONE, USE AN APPROVED 3" X DUAL PORT ADAPTER TO ALLOW FOR TWO CONDUIT CONNECTIONS, OR TWO, COMBINE THE CONDUITS INTO A JUNCTION BOX JUST BELOW THE 3-INCH PORT AND RUN ALL CABLES THROUGH THE 3-INCH PORT. ALL SENSOR CABLES SHOULD BE SHIELDED TO MITIGATE INDUCED VOLTAGES.



DESCRIPTION	WELL #3
A	STATIC WATER LEVEL 14.35' TO 18.0'
B	EXPECTED DRAW DOWN (AT 650 GPM) 8'
C	PUMP INLET 30'
D	BOTTOM OF PRESSURE TRANSMITTER 45'
E	TOP OF WELL SCREEN 19.6'
F	BOTTOM OF WELL SCREEN 50'
G	BOTTOM OF WELL 57'

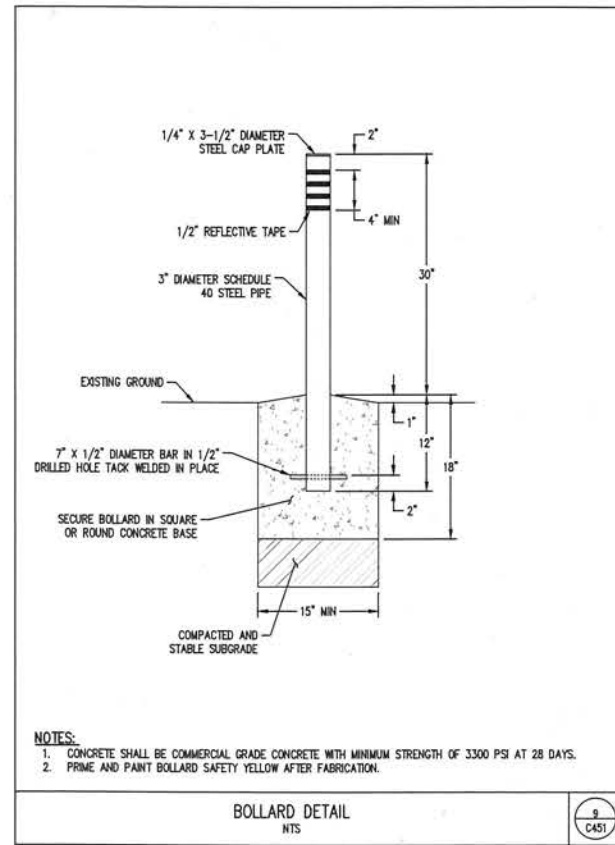


AKS DRAWING FILE: 8605-04 C450 DETAILS DWG | LAYOUT: C450

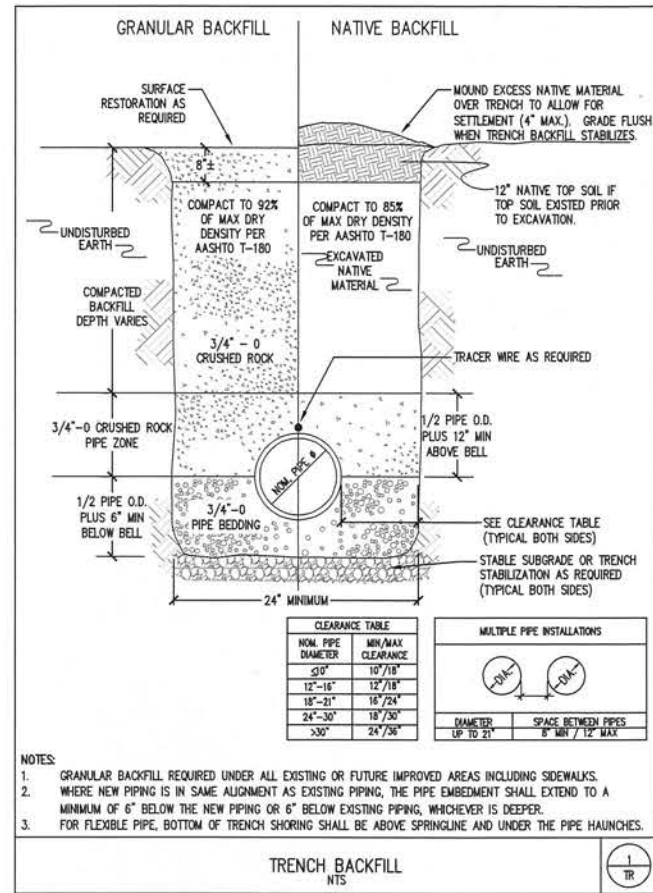
DESIGNED BY: PDS
 DRAWN BY: SCB
 MANAGED BY: PDS
 CHECKED BY: JPC
 DATE: 6/27/2023



REVISIONS



BOLLARD DETAIL
NTS



CLEARANCE TABLE

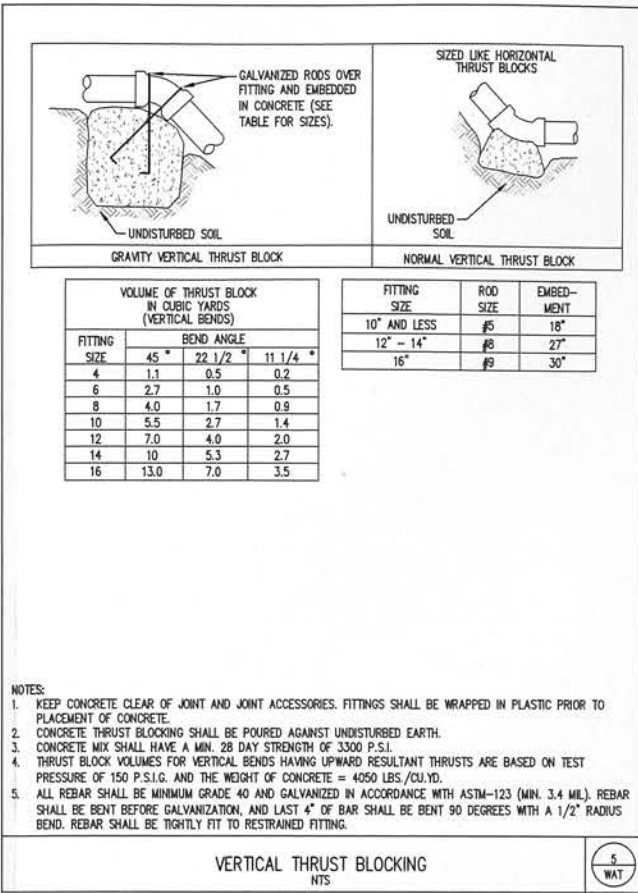
NOM. PIPE DIAMETER	MIN. CLEARANCE
6"	10' 7 1/8"
12"-16"	12' 7 1/8"
18"-24"	18' 7 1/8"
24"-30"	18' 7 1/8"
>30"	24' 7 1/8"

MULTIPLE PIPE INSTALLATIONS

DIAMETER	SPACE BETWEEN PIPES
UP TO 24"	8" MIN / 12" MAX

- NOTES:
- GRANULAR BACKFILL REQUIRED UNDER ALL EXISTING OR FUTURE IMPROVED AREAS INCLUDING SIDEWALKS.
 - WHERE NEW PIPING IS IN SAME ALIGNMENT AS EXISTING PIPING, THE PIPE EMBEDMENT SHALL EXTEND TO A MINIMUM OF 6" BELOW THE NEW PIPING OR 6" BELOW EXISTING PIPING, WHICHEVER IS DEEPER.
 - FOR FLEXIBLE PIPE, BOTTOM OF TRENCH SHORING SHALL BE ABOVE SPRINGLINE AND UNDER THE PIPE HAUNCHES.

TRENCH BACKFILL
NTS



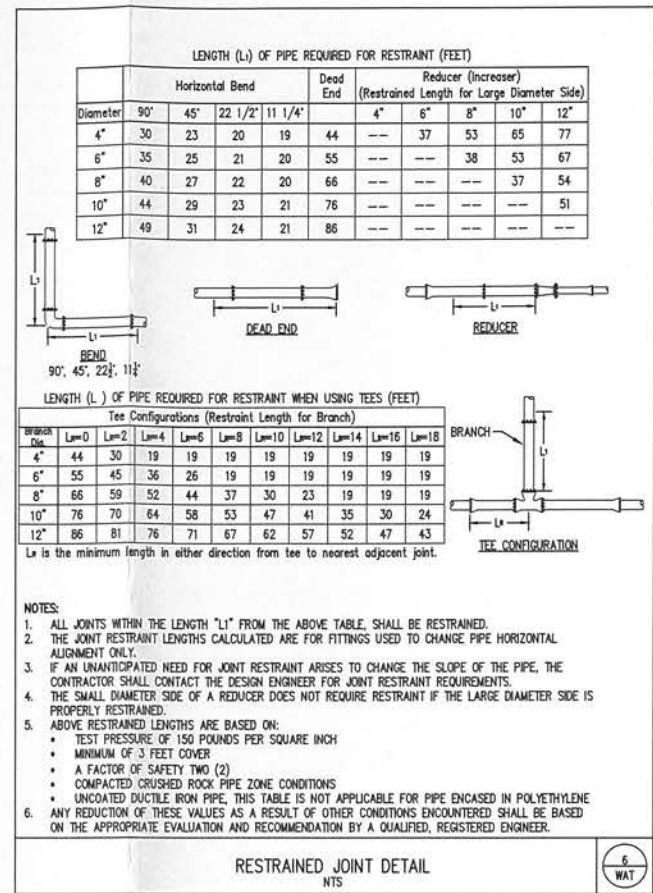
VOLUME OF THRUST BLOCK IN CUBIC YARDS (VERTICAL BENDS)

FITTING SIZE	45°	22 1/2°	11 1/4°
4	1.1	0.5	0.2
6	2.7	1.0	0.5
8	4.0	1.7	0.9
10	5.5	2.7	1.4
12	7.0	4.0	2.0
14	10	5.3	2.7
16	13.0	7.0	3.5

FITTING SIZE	ROD SIZE	EMBEDMENT
10" AND LESS	#6	18"
12" - 14"	#8	27"
16"	#9	30"

- NOTES:
- KEEP CONCRETE CLEAR OF JOINT AND JOINT ACCESSORIES. FITTINGS SHALL BE WRAPPED IN PLASTIC PRIOR TO PLACEMENT OF CONCRETE.
 - CONCRETE THRUST BLOCKING SHALL BE POURED AGAINST UNDISTURBED EARTH.
 - CONCRETE MIX SHALL HAVE A MIN. 28 DAY STRENGTH OF 3300 P.S.I.
 - THRUST BLOCK VOLUMES FOR VERTICAL BENDS HAVING UPWARD RESULTANT THRUSTS ARE BASED ON TEST PRESSURE OF 150 P.S.I.G. AND THE WEIGHT OF CONCRETE = 4050 LBS./CU.YD.
 - ALL REBAR SHALL BE GALVANIZED AND LAST 4" OF BAR SHALL BE BENT 90 DEGREES WITH A 1/2" RADIUS BEND. REBAR SHALL BE TIGHTLY FIT TO RESTRAINED FITTING.

VERTICAL THRUST BLOCKING
NTS



LENGTH (L) OF PIPE REQUIRED FOR RESTRAINT (FEET)

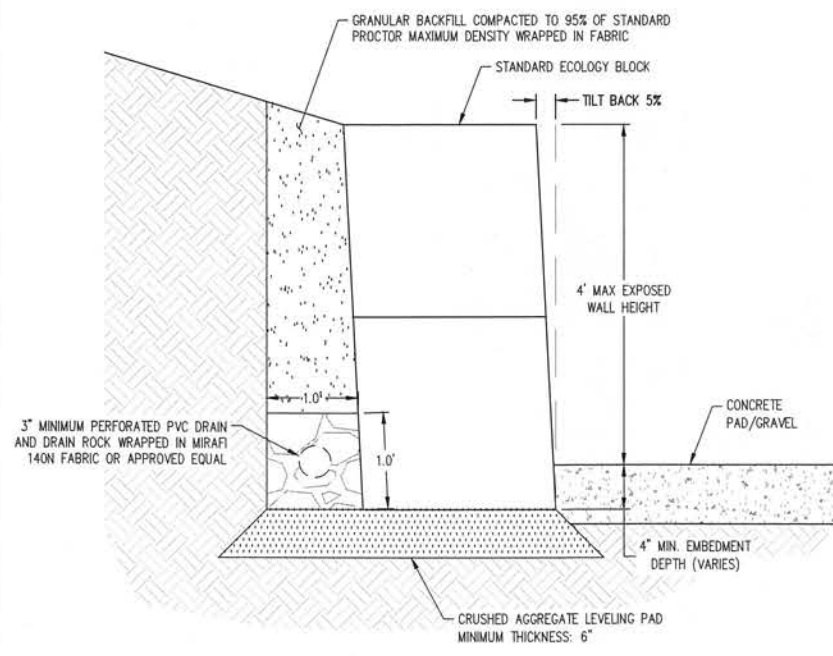
Diameter	Horizontal Bend					Reducer (Restrained Length for Large Diameter Side)				
	90°	45°	22 1/2°	11 1/4°	4"	6"	8"	10"	12"	
4"	30	23	20	19	44	---	37	53	65	77
6"	35	25	21	20	55	---	---	38	53	67
8"	40	27	22	20	66	---	---	---	37	54
10"	44	29	23	21	76	---	---	---	---	51
12"	49	31	24	21	86	---	---	---	---	---

LENGTH (L) OF PIPE REQUIRED FOR RESTRAINT WHEN USING TEES (FEET)

Branch Dia.	TEE Configurations (Restrained Length for Branch)									
	L=0	L=2	L=4	L=6	L=8	L=10	L=12	L=14	L=16	L=18
4"	44	30	19	19	19	19	19	19	19	19
6"	55	45	36	26	19	19	19	19	19	19
8"	66	59	52	44	37	30	23	19	19	19
10"	76	70	64	58	53	47	41	35	30	24
12"	86	81	76	71	67	62	57	52	47	43

- NOTES:
- ALL JOINTS WITHIN THE LENGTH "L" FROM THE ABOVE TABLE, SHALL BE RESTRAINED.
 - THE JOINT RESTRAINT LENGTHS CALCULATED ARE FOR FITTINGS USED TO CHANGE PIPE HORIZONTAL ALIGNMENT ONLY.
 - IF AN UNANTICIPATED NEED FOR JOINT RESTRAINT ARISES TO CHANGE THE SLOPE OF THE PIPE, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER FOR JOINT RESTRAINT REQUIREMENTS.
 - THE SMALL DIAMETER SIDE OF A REDUCER DOES NOT REQUIRE RESTRAINT IF THE LARGE DIAMETER SIDE IS PROPERLY RESTRAINED.
 - ABOVE RESTRAINED LENGTHS ARE BASED ON:
 - TEST PRESSURE OF 150 POUNDS PER SQUARE INCH
 - MINIMUM OF 3 FEET COVER
 - A FACTOR OF SAFETY TWO (2)
 - COMPACTED CRUSHED ROCK PIPE ZONE CONDITIONS
 - UNCOATED DUCTILE IRON PIPE. THIS TABLE IS NOT APPLICABLE FOR PIPE ENCASED IN POLYETHYLENE
 - ANY REDUCTION OF THESE VALUES AS A RESULT OF OTHER CONDITIONS ENCOUNTERED SHALL BE BASED ON THE APPROPRIATE EVALUATION AND RECOMMENDATION BY A QUALIFIED, REGISTERED ENGINEER.

RESTRAINED JOINT DETAIL
NTS



WALL B TYPICAL SECTION
NTS

RETAINING WALL NOTES:

- SEGMENTAL RETAINING WALL (SRW) SHALL BE CONSTRUCTED USING ULTRA BLOCKS OR APPROVED EQUAL. CONTRACTOR SHALL PROVIDE COLOR CHOICES TO THE OWNER FOR REVIEW/APPROVAL PRIOR TO ORDERING MATERIALS.
- CONTRACTOR TO PROVIDE SUBMITTAL FOR SRW MANUFACTURER TO BE APPROVED BY THE PROJECT ENGINEER PRIOR TO BEGINNING WALL CONSTRUCTION.
- FOUNDATION SUBGRADE SHALL BE COMPACTED AND BASE LEVELING PAD MATERIAL SHALL BE CRUSHED DENSE AGGREGATE BASE MATERIAL IN ACCORDANCE WITH OREGON STANDARD SPECIFICATION FOR CONSTRUCTION (OSSC), SECTION 00330 UNLESS OTHERWISE DIRECTED BY THE GEOTECHNICAL ENGINEER.
- UNIT FILL SHALL BE FREE-DRAINING CRUSHED STONE OR CRUSHED GRAVEL CONFORMING TO SRW MANUFACTURER'S RECOMMENDATIONS AND OSSC, SECTION 00330 UNLESS OTHERWISE DIRECTED BY THE GEOTECHNICAL ENGINEER.
- WHERE RETAINING WALLS ARE IDENTIFIED ON THE PLANS, ELEVATIONS IDENTIFIED ARE FOR THE EXPOSED PORTION OF THE WALL. WALL FOOTING/FOUNDATION ELEVATIONS ARE NOT IDENTIFIED AND ARE TO BE DETERMINED BY THE CONTRACTOR.

012

CARSON TrussT

COVER

Style: T Cover
Material: HDPE
Model: 11' x 20'
Weight: 5 lbs
Std. Fasteners: Snap-On
Options: Logo and Special Markings
Surface: UV-Resistant & Matted
Performance: Polyurethane, ASTM D687, WJIC 3.6

BODY

Material: HDPE
Model: 11' x 20'
Weight: 17' Depth: 9 lbs
12' Depth: 14 lbs
Wall Type: Flange
Mouseholes: 2
Performance: Polyurethane, ASTM D687, WJIC 3.6

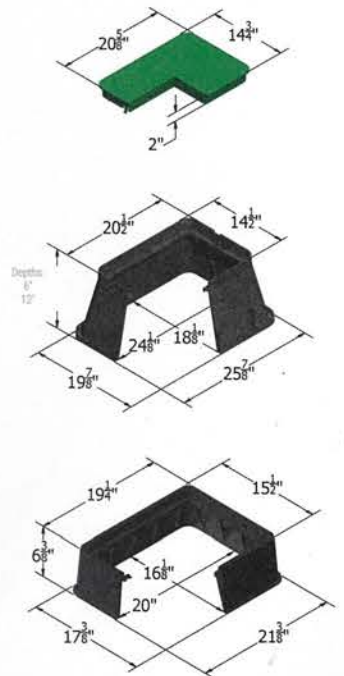
EXTENSION

Material: HDPE
Weight: 4 lbs

LOAD RATING / NOTES

LIGHT DUTY PEDESTAL - GREEN/RED

For use in non-vehicular traffic situations only. Weights and dimensions may vary slightly. Actual load rating is determined by the box and cover combination.

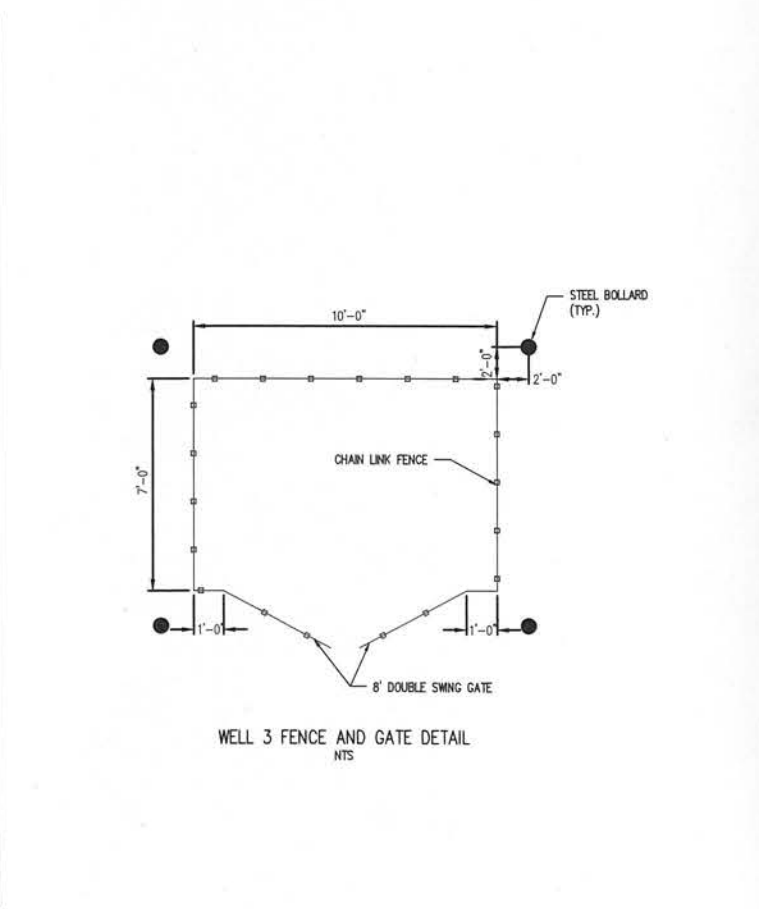
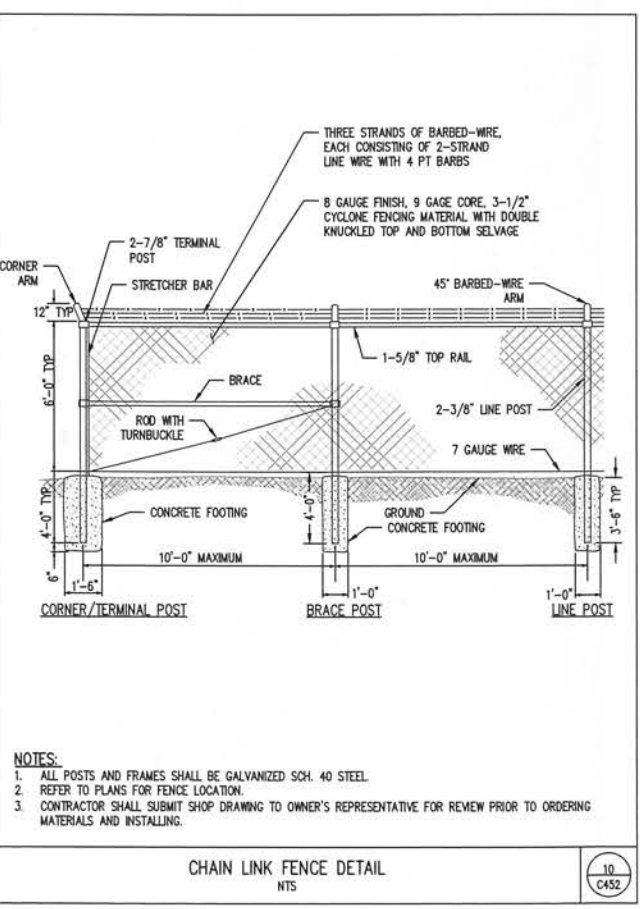
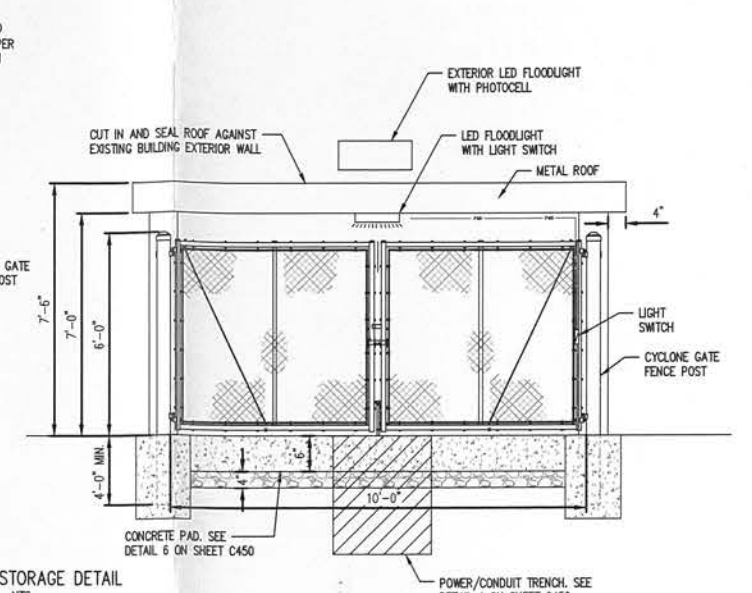
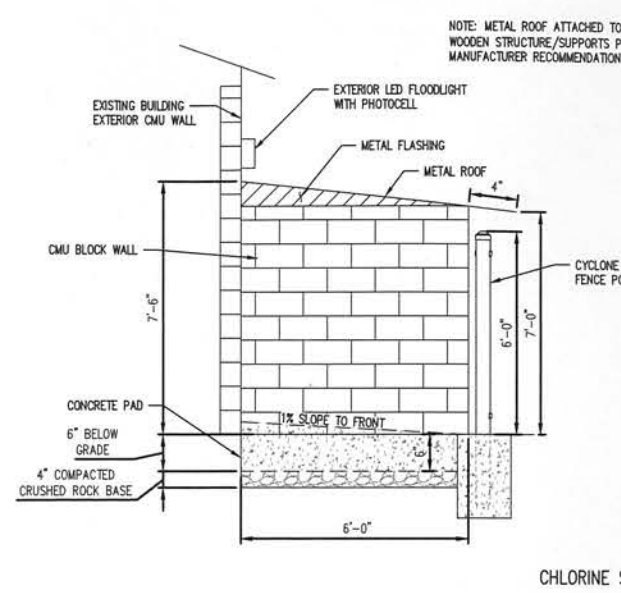
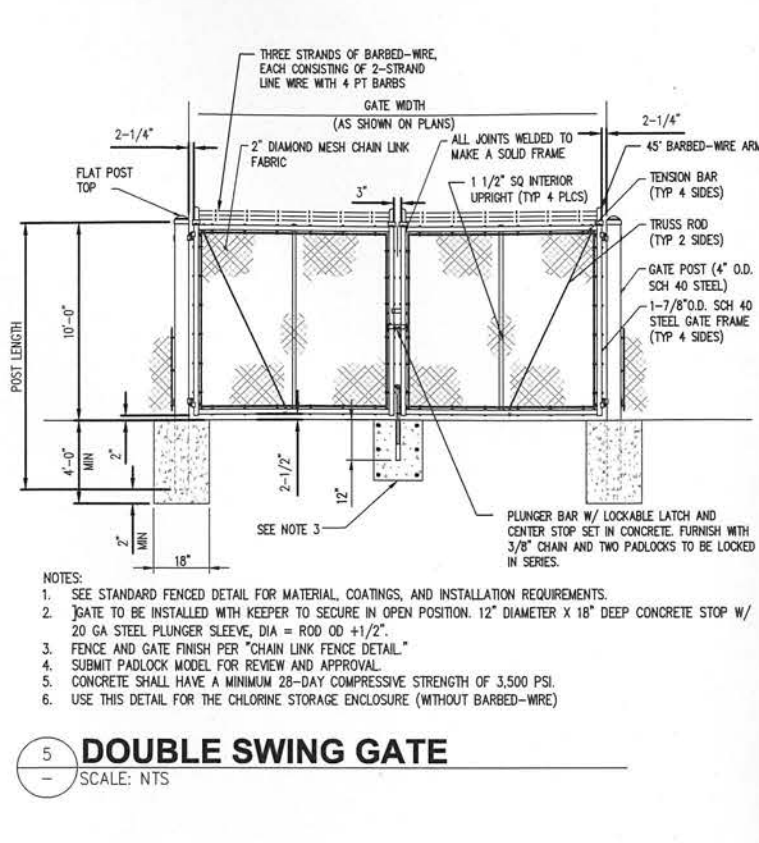
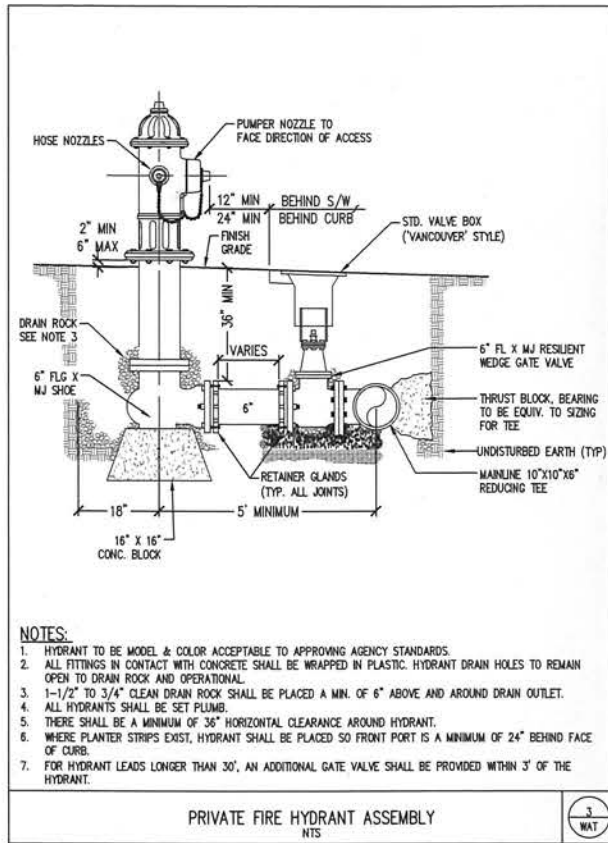


Oldcastle Infrastructure
oldcastleinfrastructure.com
(907) 735-5566

DESIGNED BY: PDS
DRAWN BY: SCB
MANAGED BY: PDS
CHECKED BY: JPC
DATE: 6/27/2023

REGISTERED PROFESSIONAL ENGINEER
#51,645
PAUL D. STUHL
EXPIRES JUNE 30, 2024

JOB NUMBER
8605-04
SHEET
C451



CONSTRUCTION DETAILS

TABLE 1 MEMBER

TYPE	BRACE AND TOP RAILS		LINE POSTS		END, CORNER & INTERMEDIATE END POST		GATE OPENING (ft)		GATE POSTS	
	TUBULAR	W/ SECTION	TUBULAR	W/ SECTION	TUBULAR	W/ SECTION	SINGLE GATE	DOUBLE GATE	FENCE INDUSTRY (min. dia.)	NAME (min. dia.)
CL-4 & CL-4R	1 1/2"	1 1/2"	1 1/2"	1 1/2"	2 1/2"	2 1/2"	Up thru 6	Up thru 12	2 1/2"	2 1/2"
CL-5 & CL-5R	1 1/2"	1 1/2"	1 1/2"	1 1/2"	2 1/2"	2 1/2"	7 thru 13	13 thru 26	4	3 1/2"
CL-6 & CL-6R	1 1/2"	1 1/2"	2 1/2"	2 1/2"	4 1/2"	4 1/2"	14 thru 18	27 thru 36	6 1/2"	6

GENERAL NOTES FOR ALL DETAILS ON THIS SHEET:

- Do not use top rail where fence can be struck by an errant vehicle.
- Fittings shown are illustrative of use and not specific as to design.
- Gate posts on each side of a gate opening to be the same size. At a double gate installation with unequal width gates, size of both posts to be as indicated for a single gate installation of the wider gate width.
- For cross sectional dimensions of members, see Table 1.
- Posts and rails with sections not shown that meet the requirements of AASHTO M181 are acceptable alternatives. See ODOT's QPL for acceptable alternatives.
- All concrete shall be commercial grade concrete.
- All chain link fabric top and bottom selvage shall be knuckled finish.
- Chain link fabric for the fence to be installed with pickets shall be 9 gauge wire woven in 3" by 5" diamond mesh.
- See project plans for details not shown.
- Add fence grounding as required.

OREGON STANDARD DRAWINGS

CHAIN LINK FENCE

2021

Effective Date: June 1, 2022 – November 30, 2022

AKS DRAWING FILE: 8605-04_C450 DETAILS.DWG | LAYOUT: C452

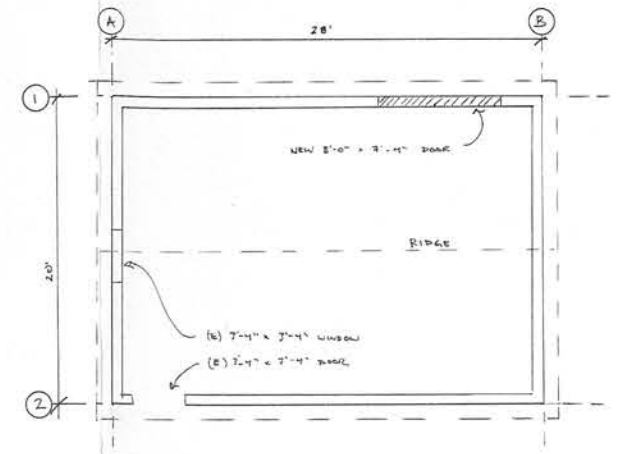
AKS
 AKS ENGINEERING & FORESTRY, LLC
 12985 SW HERMAN RD., STE 100
 TUALUMIN, OR 97062
 503.363.6151
 WWW.AKS-ENG.COM
WELL NO. 3
SITE IMPROVEMENTS
BAY CITY
 OREGON
 FORESTRY - SURVEYING - NATURAL RESOURCES
 ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE
 TILLAMOOK COUNTY TAX MAP IN SW 320
 TAX LOT 2400

CONSTRUCTION DETAILS
 DESIGNED BY: PDS
 DRAWN BY: SCB
 MANAGED BY: PDS
 CHECKED BY: JPC
 DATE: 6/27/2023
 REGISTERED PROFESSIONAL ENGINEER
 #51,645
 PAUL D. STALL
 EXPIRES JUNE 30, 2024
 REVISIONS
 JOB NUMBER
 8605-04
 SHEET
C452

AKS DRAWING FILE: 8605-04 C453 DETAILS.DWG | LAYOUT: C453

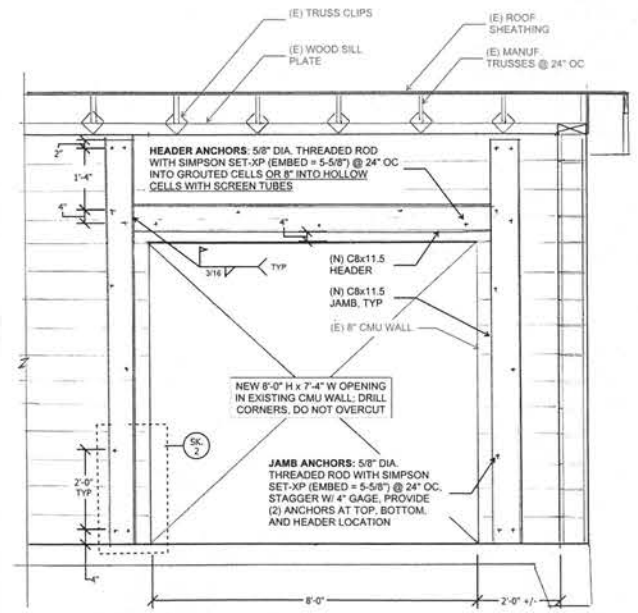
BAY CITY WELL #3

- CHECK EXISTING LOADS, CAPACITY OF NEW WALL
- BREAK NEW CMU/STEEL PANEL FOR NEW 8'-0" WIDE OPENING



MSC
 ENGINEERS

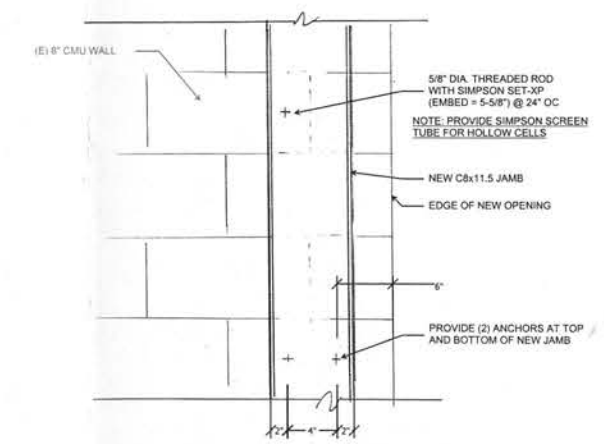
FILE NO: 220761 DATE: 10/10/22
 PROJECT: BAY CITY WELL #3 MADE BY: JAC
 CLIENT: AKS SHEET NO: 1.1



INTERIOR ELEVATION - NEW OPENING
 1/2" = 1'-0"

MSC
 ENGINEERS

FILE NO: 220761 DATE: 10/10/22
 PROJECT: BAY CITY WELL #3 MADE BY: JAC
 CLIENT: AKS SHEET NO: SK.1



JAMB ANCHORS
 1/2" = 1'-0"

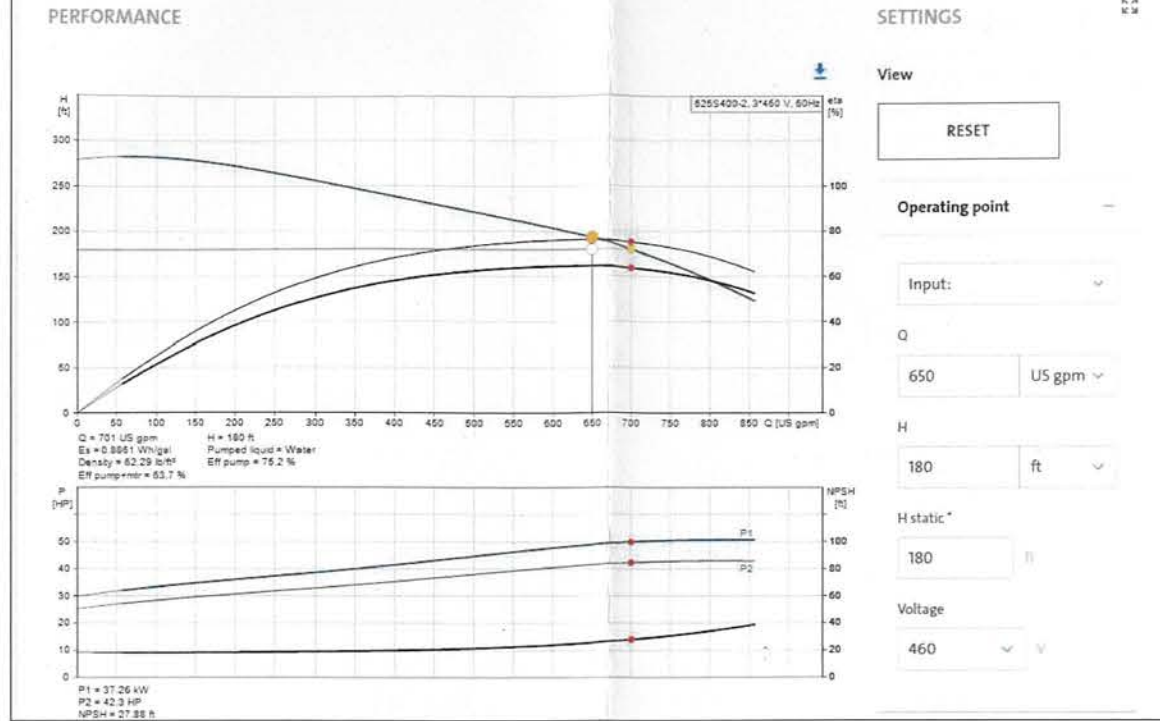
MSC
 ENGINEERS

FILE NO: 220761 DATE: 10/10/22
 PROJECT: BAY CITY WELL #3 MADE BY: JAC
 CLIENT: AKS SHEET NO: SK.2

6255400-2 Model number 17BG3502

[Variants](#)
[Specifications](#)
[Sizing results](#)
[Drawings](#)
[Documentation](#)
[Services](#)

Product name	6255400-2	Installation	
Product No.	17BG3502	Maximum ambient pressure	870.23 psi
EAN	5711496939211	Pump outlet	6"NPT
Technical		Motor diameter	6 inch
Pump speed on which pump data is based	3450 rpm	Liquid	
Actual calculated flow	701 US gpm	Pumped liquid	Water
Resulting head of the pump	180 ft	Liquid max temp	104 °F
Stages	2	Max liquid temperature at 0.15 m/sec	104 °F
Impeller reduc.	NONE	Electrical data	
Shaft seal for motor	SIC/SICNBR	Motor type	MS6000
Curve tolerance	ISO9906:2012 3B	Applic. motor	Grundfos
Model	D	Rated power - P2	40 HP
Valve	YES	KVA code	H
Motor version	T40	Main frequency	60 Hz
Materials		Rated voltage	3 x 440-460-480 V
Pump	Stainless steel	Service factor	1.15
	EN 1.4301	Rated current	65.0-62.0-61.0 A
	AISI 304	Requested voltage	460 V
Impeller	Stainless steel	Rated current at this voltage	63.5 A
	EN 1.4301	Starting current	470-520-560 %
	AISI 304	Cos phi - power factor	0.88-0.86-0.84
Motor	Stainless steel	Rated speed	3440-3460-3480 rpm
	DIN W-Nr. 1.4301	Start. method	direct-on-line
	AISI 304	Enclosure class (IEC 34-5)	IP68
		Insulation class (IEC 85)	F
		Built-in motor protection	NONE
		Thermal protec	external
		Built-in temperature transmitter	yes
		Motor Number	96166170
		Cable number	96163476
		Windings	Enamelled
		Others	
		ErP status	EuP Standalone/Prod.
		Net weight	267 lb
		Gross weight	333 lb
		Shipping volume	8.19 ft ³



TILL 53266

STATE OF OREGON
WATER SUPPLY WELL REPORT
(as required by ORS 537.763 & OAR 690-205-0210)

WELL I.D. LABEL # 143505
START CARD # 1039097
ORIGINAL LOG #

(1) LAND OWNER: City of Bay City, Oregon

(2) TYPE OF WORK: New Well

(3) DRILL METHOD: Rotary Air

(4) PROPOSED USE: Domestic

(5) BORE HOLE CONSTRUCTION: Depth of Completed Well 55 ft

(6) CASING/LINER: 12" Dia, 19.6' Length

(7) PERFORATIONS/SCREENS: 12" Dia, 19.6' Length

(8) WELL TESTS: Minimum testing time is 1 hour

(9) LOCATION OF WELL: County TILLAMOOK, Tax Map 32 SW 1/4 of the SE 1/4 Tax Lot 2800

(10) STATIC WATER LEVEL: Date 01-25-2023, SWL (ft) 12.95

(11) WELL LOG: Large gravel & sand, 0 to 9 ft

JONES DRILLING CO., INC.
79400 SANTIAM HWY.
LEBANON, OR 97355
541-367-2500 541-451-2685
1-800-915-8388

RECEIVED
FEB 10 2023
OWHO

DESIGNED BY: PDS
DRAWN BY: SCB
MANAGED BY: PDS
CHECKED BY: JPC
DATE: 6/27/2023

REGISTERED PROFESSIONAL
PAUL D. STALL
EXPIRES JUNE 30, 2024

JOB NUMBER
8605-04
SHEET
C454

AKS DRAWING FILE: 8605-04 C454 DETAILS.DWG | LAYOUT: C454

AKS
 AKS ENGINEERING & FORESTRY, LLC
 12985 SW HERMAN RD, STE 100
 TUALATIN, OR 97062
 503.563.6151
 WWW.AKS-ENG.COM
WELL NO. 3
SITE IMPROVEMENTS
BAY CITY
 TILLAMOOK COUNTY TAX MAP IN 9W 32D
 OREGON
 ENGINEERING - SURVEYING - NATURAL RESOURCES
 FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE
 TAX LOT 2400

PUMP SPECIFICATIONS

DESIGNED BY: PDS
 DRAWN BY: SCB
 MANAGED BY: PDS
 CHECKED BY: JPC
 DATE: 6/27/2023
 REGISTERED PROFESSIONAL
 PAUL D. STALL
 EXPIRES JUNE 30, 2024
 REVISIONS:
 JOB NUMBER
 8605-04
 SHEET
C454

Exhibit C: Application Form

City of
BAY CITY Oregon

Search

[Home](#) [Contact Us](#)

City Hall

City Manager

David McCall

dmccall@ci.bay-city.or.us

City Hall Staff

City Recorder / Finance Director:

Lindsey Gann

lgann@ci.bay-city.or.us

Building & Planning:

David Mattison

Planning/Special Projects

planningtech@ci.bay-city.or.us

Water & Sewer Billing:

Debbie Pohs, Deputy City Recorder/Utility Billing

dpohs@ci.bay-city.or.us

Code Enforcement:

codecompliance@ci.bay-city.or.us

For Information on the Following Issues Please Contact City Hall

- Water/Sewer Accounts
- Community Hall Rental*
- Dog License
- Tree Cutting Permit
- Log Hauling Permit
- Solicitor's License
- Fill or Excavation Permit*
- Land Planning Review*
- Land Use Applications*
- Burn Permit*

Exhibit D: Ownership Information

Tillamook County
2023 Real Property Assessment Report
 Account 310283

Map 1N0932D002400
Code - Tax ID 0902 - 310283

Tax Status Non-Assessable
Account Status Active
Subtype NORMAL

Legal Descr See Record

Mailing CITY BAY CITY
 PO BOX 3309
 BAY CITY OR 97107

Deed Reference # See Record
Sales Date/Price See Record
Appraiser KARI FLEISHER

Property Class 941 MA SA NH
RMV Class 201 07 AC 401

Site	Situs Address	City
-------------	----------------------	-------------

Value Summary					
Code Area	RMV	MAV	AV	RMV Exception	CPR %
0902	Land 68,210		Land	0	
	Impr 668,860		Impr	0	
Code Area Total	737,070	0	0	0	0
Grand Total	737,070	0	0	0	0

Land Breakdown									
Code Area	ID #	RFPD	Ex	Plan Zone	Value Source	Trend %	Size	Land Class	Trended RMV
0902	1	<input checked="" type="checkbox"/>		F	Market	105	13.28 AC		49,920
					OSD - AVERAGE	100			18,290
Code Area Total							13.28 AC		68,210

Improvement Breakdown									
Code Area	ID #	Year Built	Stat Class	Description	Trend %	Total Sqft	Ex% MS Acct	Trended RMV	
0902	1	1962	569	Public - Water Systems	149	10		668,860	
Code Area Total							10	668,860	

Exemptions / Special Assessments / Notations		
Code Area	0902	
Exemptions (AV)	Amount	
■ CITY GOVERNMENT 307.090	0	

Comments 1/7/08 Corrected exemption code. Added RMV PCA. KF 8/26/16 This property contains municipal wells. Moved to MA 7, NH 401. Adjusted acreage to match GIS. KF

TILLAMOOK COUNTY ASSESSOR'S
NAME LEDGER

Account ID 310283 Township Range 1N 09 Section 1/4 32 D 1/16 0 Taxlot 02400 Special Interest

Sale Price \$0

Effective Date 01-Sep-1986 12:00 AM Transaction ID -41538 Entry Date 01-Sep-1986 Recorded Date 01-Sep-1986 Sale Date 01-Sep-1986

Seq	Voucher ID	Tax Year	Document Source	Type	ID #1	ID #2	PID	Source ID	PT	Operation	To/From Map
1	-66918	1986	HISTORICAL - BOR	WD	1986	578	1	305-939		NAME CHANGE	

Size Totals	Code	Acres	Sqft	Alternate Size
-------------	------	-------	------	----------------

Effective Date 01-Sep-2001 12:00 AM Transaction ID 5248 Entry Date 01-Sep-2001 Recorded Date 01-Sep-2001 Sale Date 01-Sep-2001

Seq	Voucher ID	Tax Year	Document Source	Type	ID #1	ID #2	PID	Source ID	PT	Operation	To/From Map
1	5248	2001	ASSESSOR'S FILE		2001	424	1	CONVERSION-1N 9 32D 02400		CONVERSION	

Name Changes	Status	Name	Name Type	Ownership Type	Ownership %
A		CITY, BAY CITY OF BAY CITY CITY	OWNER	OWNER	

Size Changes	Code	+/- Size	Alternate Size	Code Area Deleted	Move to Acct	Move to Code
--------------	------	----------	----------------	-------------------	--------------	--------------

0902		0.00 Acres				
Size Totals	Code	Acres	Sqft	Alternate Size		
0902						

Effective Date 23-Nov-2015 09:32 AM Transaction ID 1681921 Entry Date 23-Nov-2015 Recorded Date 23-Nov-2015 Sale Date

SIZE CHANGE PER GIS.LM

Seq	Voucher ID	Tax Year	Document Source	Type	ID #1	ID #2	PID	Source ID	PT	Operation	To/From Map
-----	------------	----------	-----------------	------	-------	-------	-----	-----------	----	-----------	-------------

TILLAMOOK COUNTY ASSESSOR'S
NAME LEDGER

Account ID	Township	Range	Section	1/4	1/16	Taxlot	Special Interest
310283	1N	09	32	D	0	02400	
1	2015868	2016	ASSESSOR'S FILE	AF	2015	497	1
							SIZE CHANGE

Size Changes	Code	+/- Size	Alternate Size	Code Area Deleted	Move to Acct	Move to Code
	0902	13.28 Acres	0			

Size Totals	Code	Acres	Sqft	Alternate Size
	0902	13.28		

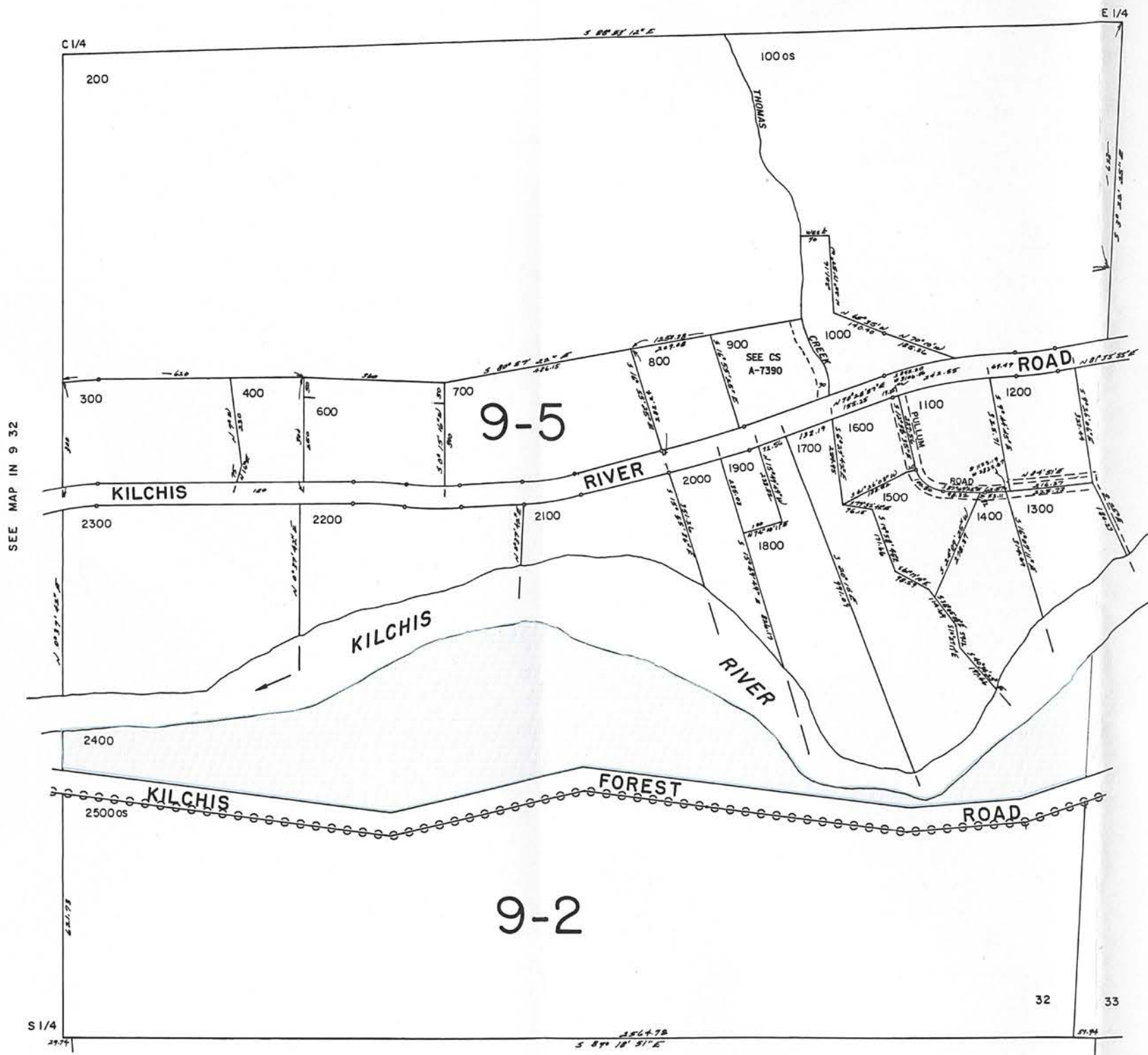
THIS MAP WAS PREPARED FOR
ASSESSMENT PURPOSE ONLY

SE1/4 SEC. 32 T.1N. R.9W. W.M.
TILLAMOOK COUNTY

1" = 200'

IN 9 32D

SEE MAP IN 9 32



SEE MAP IS 9

REVISED 3-1-99, BPH

IN 9 32D

Exhibit E: Property Use History

RECEIVED

JAN 23 1979

STATE OF OREGON WATER RESOURCES DEPARTMENT

**Application for Permit to Appropriate Surface WATER RESOURCES DEPT
SALEM, OREGON**

I, Bay City, Oregon
(Name of Applicant)

of City Hall Bay City
(Mailing Address) (City)

State of Oregon, 97107 Phone No. 377-2288
(Zip Code) do hereby

make application for a permit to appropriate the following described waters of the State of Oregon:

1. The source of the proposed appropriation is Kilchis River
Tillamook Bay
a tributary of

2. The point of diversion is to be located 819.65 ft. N and 3895.03 ft. E
(N. or S.) (E. or W.)
from the SW Section corner of Sec. 32, TS 1N, R9S, WM. (present well)
(Public Land Survey Corner)
plus all that portion of the Southwest quarter of Section 33 and the
(If there is more than one point of diversion, each must be described)
Southeast quarter of Section 32, Township 1 North, Range 9 West of the
Willamette Meridian, Tillamook County, Oregon, which lies South and East
of the centerline of the Kilchis River and North of Old Whitney Co. Rail-
road Right of Way. being within the 1/4 of the 1/4 of

Sec. 32 & 33 Tp. 1 N R. 9W, W. M., in the county of Tillamook
(N. or S.) (E. or W.)

See Exhibit A & B
3. Location of area to be irrigated, or place of use if other than irrigation. See Exhibit C

Township	Range	Section	List 1/4 1/4 of Section	List use and/or number of acres to be irrigated
1 North	9 West	31	All	All
1 North	9 West	32	South 1/2	All
1 North	9 West	33	S 1/2 & NE 1/4	All
1 North	9 West	34	W 1/2	All
1 South	9 West	6	All	All
1 South	9 West	5	N 1/2 & SW 1/4	All
1 South	9 West	4	N 1/2	All
1 South	9 West	7	All	All
1 South	9 West	8	W 1/2	All
1 South	9 West	15	W 1/2	All

Application # S-51053 / Permit # S-43858

Permit Holder: City of Bay City

interactive mapping to check: Stream Basin
this information to the Checklist for PFO

Greg Beaman #01

Place a (✓) in the box if the item is satisfied

**Division 315 - Municipal/Quasi-Municipal
Extension of Time - Completeness Checklist
OAR 690-315-0070(3)**

*NOTE: According to correspondence dated August 29, 1978, it has been determined that an appropriation of water from the Kilchis River may be made by developing shallow wells within the immediate gravel areas adjacent to the Kilchis River, therefore, the type of development being proposed would be considered a surface water appropriation.

X

1. [OAR 690-315-0070(3)]

The appropriate extension of time fee (as specified in ORS 536.050).

\$100 - applications received by September 30, 2003

\$250 - applications received on or after October 1, 2003

DUPLICATE FEES? _____

X

* [OAR 690-315-0070(3)(a)] The name and mailing address of the water right permit holder(s);

X

* [OAR 690-315-0070(3)(b)] The application number and the permit number for which an extension is requested;

X

2. [OAR 690-315-0070(3)(c)] For quasi-municipal water use permit holders, evidence of the actions taken to begin actual construction on the project, as defined in 690-315-0020(3)(d), if required under the applicable statute;

NOTE: ORS 537.230(1) [1997 edition] only **exempts surface water** municipal use permits from the "A" Date requirement. If you are reviewing a **ground water** municipal use permit, they must provide evidence that the "A" Date has been met.

- "Actual construction" means physical work performed towards completion of the water system, which demonstrates both the present good faith of the water right permit holder and the water right permit holder's intention to complete the project with reasonable diligence;
- "Actual construction" **does not** include planning a diversion system, formulating a business plan, securing financing, letting contracts, purchasing but not installing equipment, or surveying.

Note:
→ Began work ^{OK} on _____,
Began work within 5 years, see Application for Extension of Time received on October 31, 1980

NEED

3. [OAR 690-315-0070(3)(d)] - This is extension request #5

Evidence of actions taken to develop the right within the original permitted time period

OR, during the most recent extension period from 10/1/95 to 10/1/2000

Master plan completed in 1992. Not within last extension period.

X

4. [OAR 690-315-0070(3)(e)] Evidence of compliance with conditions contained in the permit and any previous extension(s) or the reason the condition was not satisfied;
No time sensitive conditions.

NEED

5. [OAR 690-315-0070(3)(f)] Evidence of the maximum INSTANTANEOUS rate of diversion, if any, made to date;
Do not provide instantaneous rates.

X

6. [OAR 690-315-0070(3)(g)] An estimate of the population served and a description of the methodology(ies) used to make the estimate; - Total of 2186 including four other water districts

NEED

7. [OAR 690-315-0070(3)(h)] A description of financial expenditures made toward completion of the water development; you have provided an itemized list it is unclear which items are associated provide total - post 1980

Place # (✓) in the box if the item is satisfied

Division 315 - Municipal/Quasi-Municipal Extension of Time - Completeness Checklist OAR 690-315-0070(3)

*NOTE: According to correspondence dated August 29, 1978, it has been determined that an appropriation of water from the Kilchis River may be made by developing shallow wells within the immediate gravel areas adjacent to the Kilchis River, therefore, the type of development being proposed would be considered a surface water appropriation.

NEED	8. [OAR 690-315-0070(3)(i)] An estimate of the cost to complete the water development; = \$2,000,000 - no description of components
X	9. [OAR 690-315-0070(3)(j)] A summary of any events that delayed completion of the water development or application of water to full beneficial use, including other governmental requirements, if any, relating to the project that have significantly delayed completion of construction or perfection of the right;
	10. [OAR 690-315-0070(3)(k)] An estimated demand projection and a description of the methodology(ies) used for the subject water right permit, considering the other water rights held by the municipal or quasi-municipal water use permit holder, and a date by which the water development is anticipated to be completed and water put to full beneficial use. Extension requests for <u>greater than 50 years</u> must include documentation that the demand projection is consistent with the amount and types of lands and uses proposed to be served by the permit holder. Current Peak Water Demands - NO Projected Population - they have room for 4,495 new homes - 172 new services installed since last application. Total of 4,323 new connections associated population?? Potential Growth - <i>OK - where is info?</i> Inventory of Water Rights Held - NO
NEED	11. [OAR 690-315-0070(3)(l)] A summary of the applicant's plan and schedule to complete construction and/or perfect the water right; they say 2 million . Need to provide list of future improvements.
	12. [OAR 690-315-0070(3)(m)] Justification for the time requested to complete the project and/or apply the water to full beneficial use;
X	13. [OAR 690-315-0070(3)(n)] Any other information the applicant determines is relevant to evaluate the application in accordance with applicable statutes and rules;
X	* [OAR 690-315-0070(3)(o)] Any other information required by the Department that is necessary to evaluate the application in accordance with applicable statutory requirements.
X	* Signature(s) of the water right permit holder(s).

S:\groups\wr\extensions\Municipal\muni_ext_completeness checklist\51053_City of Bay City.wpd

Name of Reviewer: Jonathan Unger Date: 12/28/04



Oregon

Theodore R. Kulongoski, Governor

Water Resources Department
North Mall Office Building
725 Summer Street NE, Suite A
Salem, OR 97301-1271
503-986-0900
FAX 503-986-0904

CERTIFIED MAIL
Return Receipt Requested

January 24, 2005

City of Bay City
Attn: John Law
PO Box 3309
Bay City, OR 97107

REFERENCE: Pending Application for Extension of Time
Water Right Application #S-51053 (Permit #S-43858)

Dear Municipal Water Right Permit Holder:

The Department is currently evaluating your request for an extension of time on the above referenced municipal water use permit. We have determined that your extension application does not provide sufficient detail necessary to fully evaluate your request. The information and materials that need clarification are listed below and must be submitted before evaluation can continue.

NOTE: *If you make reference to other documents, reports and/or plans, you must provide copies with your responses and make specific references to the pages, tables and/or charts.*

Copies of your pending application received August 4, 2003, and your original permit are enclosed for reference.

Question #3 - OAR 690-315-0070(3)(d): Describe and supply documentation of actions taken to develop the water right permit:

- Your response to Question #3 of the Application for Extension of Time indicates that in the year 1992 the City of Bay City completed a Water Master Plan. This response does not accurately address actions taken within the most recent dates of extension under this permit, being from October 1, 1995, to October 1, 2000.
Please provide evidence that includes dates of work accomplished and actions taken that occurred toward completion of construction and/or beneficial use of water during the time period of the most recent dates of extension under this permit, from October 1, 1995, to October 1, 2000.

Information provided under this section should include both physical work and other types of water right development activities such as: water management planning; conservation planning; development of a water master plan for the Oregon Health Division; planning of a diversion system; demand forecasting; flow or water quality monitoring; source evaluation; entry into intergovernmental agreements for water delivery; property acquisition; engagement in governmental permitting or project financing; procurement of planning, design or construction services; surveying; and any physical work performed toward completion of the system and development of the right (e.g., pumps; pipes; well construction; treatment plant/facilities; transmission systems; distribution systems; and/or intake structures).

Question #5 - OAR 690-315-0070(3)(f): Document evidence of the maximum instantaneous rate of water diverted to the date of this application, if any, for beneficial Quasi-Municipal or Municipal purposes.

- Your response to Question #5 of the Application for Extension of Time refers to the monthly totals of water used under this permit. **Please identify the maximum instantaneous rate of water put to beneficial municipal use out of the 20.0 cubic feet per second (cfs) allowed under Permit #S-43858.**

Identify the maximum *instantaneous* rate of water diverted by the date of this application for the beneficial use authorized under the permit and state the maximum rate of water use allowed under your permit. The maximum instantaneous rate should be indicated by using the unit specified in the water use permit, such as cubic feet per second, gallons per minute, or acre-feet. **Do not provide daily, monthly or annual water use totals.**

Documentary evidence substantiating the maximum instantaneous rate of water diversion may include, but is not limited to: meter records; business records; and/or a sworn affidavit. **The maximum instantaneous rate should be based upon at least a continuous 4-hour period of beneficial water use.**

NOTE: Attachment "A" may assist you in compiling the maximum instantaneous rates beneficially used under Permit #S-43858 and any other permits or certificates held by the City of Bay City.

Question #7 - OAR 690-315-0070(3)(h): Provide a description of the financial expenditures made toward completion of the water development under this permit.

- Your response to Question #7 of the Application for Extension of Time refers to Bay City's financial cost document submitted as an enclosure to your application. It is unclear which items are associated with Permit #S-43858. Additionally, there is no record of expenditures after the year 1980.

Please provide a list that describes all major development components accomplished from the date this permit was issued up to the time you prepared this extension application. Include dates the work was accomplished, the cost of each development component listed, and the total cost of all work described. Actions under this section consist of both physical work and other water right development activities such as: water management planning; conservation planning; development of a water master plan for the Oregon Health Division; planning of a diversion system; demand forecasting; flow or water quality monitoring; source evaluation; entry into intergovernmental agreements for water delivery; property acquisition; engagement in governmental permitting or project financing; procurement of planning, design or construction services; surveying; and any physical work performed toward completion of the system and development of the right (e.g., pumps; pipes; well construction; treatment plant/facilities; transmission systems; distribution systems; and/or intake structures).

Question #8 - OAR 690-315-0070(3)(i): Provide an estimate of the cost necessary to complete the water development.

- Your response to Question #8 of the Application for Extension of Time indicates that the estimated cost to fully complete the water development will be \$2,000,000. It is unclear which future components or actions are needed to complete the water development project. Additionally, please provide the approximate time schedule of these improvements.

Provide your best estimate of the total remaining financial investment necessary to complete construction of the system and/or apply water to full beneficial use. **Provide a list that briefly describes the major future components or actions needed, the approximate time frames, and estimated costs anticipated to complete the water development within the parameters of this permit.** Actions under this section consist of both physical work and other water right development activities such as: water management planning; conservation planning; development of a water master plan for the Oregon Health Division; planning of a diversion system; demand forecasting; flow or water quality monitoring; source evaluation; entry into intergovernmental agreements for

water delivery; property acquisition; engagement in governmental permitting or project financing; procurement of planning, design or construction services; surveying; and any physical work performed toward completion of the system and development of the right (e.g., pumps; pipes; well construction; treatment plant/facilities; transmission systems; distribution systems; and/or intake structures).

NOTE: You may wish to formulate your response to Question #8 in conjunction with your response to Question #11.

Question #10 - OAR 690-315-0070(3)(k):

A. Provide an estimated demand projection and a description of the methodology(ies) used for the subject water right permit, considering the other water rights and contracts held by the municipal or quasi-municipal water use permit holder, and a date by which the water development is anticipated to be completed and water put to full beneficial use.

Prepare a qualitative analysis indicating the date by which you anticipate to fully develop the water right permit being extended (i.e., the date requested in your extension application). In developing your estimated demand projections for the permit being extended, you should describe the following:

- 1) Current Peak Water Demands
Describe the current demands for water. Indicate annual average, peak season, and peak day water demand figures.
- 2) Projected Population
Identify the projected population growth rate and the associated future demands for water. Describe the methodology used to create the population and water demand projections, such as historical growth rates or any factors affecting growth trends.
- 3) Potential Growth
Describe the potential for growth of the service area (such as the annexation of lands or new industrial and/or commercial ventures locating within the service area) and describe how those projects are expected to affect future water demands.
- 4) Inventory of Water Rights Held
List all water rights held. The Department's website (www.wrd.state.or.us) may be a helpful source for compiling this information.

This information is not clearly stated in your extension application. See enclosed Attachment "A" to assist you in providing a list of all water rights held by the City of Bay City.

Indicate which water rights are used to meet current water demands. Additionally, describe the manner in which the subject permit, other water rights and/or any water supply contracts you may hold are utilized to meet these present water needs. Identify any water rights not currently utilized, or used only in a limited capacity, and explain the reason(s) why. Describe any factors affecting use of the water rights, such as: system redundancy; emergency back-up water supply; climate patterns resulting in seasonal unavailability or high turbidity issues; reliability or quality of existing water supplies; and/or agreements to supply water to other entities.

Describe how the subject permit, other water rights and/or any water supply contracts you may hold are planned or expected to be used to meet anticipated future water needs.

4) Other Justification

Provide any other information that justifies your current and future need for the water under the subject permit.

Question #11 - OAR 690-315-0070(3)(l): Please provide a summary of the plan and schedule to complete construction and/or perfect the water right.

- Your response to Question #11 of the Application for Extension of Time does not contain a list of the planning, work and/or actions that must occur to fully develop and perfect Permit #S-43858. Please include an approximate time schedule within which you anticipate these future projects will be accomplished.

Considering your demand projections in Item #10-A, describe major future projects, if any, that must be completed in order to fully develop and perfect the subject permit. Provide a list of the planning, work and/or actions that must occur and identify the projected time schedule within which you anticipate they will be accomplished. You may wish to review Capital Improvement Plans (CIP) or other system infrastructure improvement plans to help formulate your response.

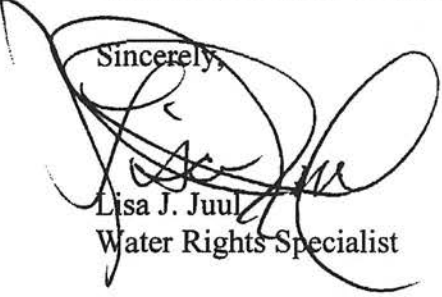
NOTE: You may wish to formulate your response to Question #11 in conjunction with your response to Question #8.

Please submit this information to the Department by **April 25, 2005**. If you cannot provide the requested information by this deadline, you must notify the Department in writing, explaining the reason(s) why, and indicate a date certain by which you anticipate the requested information can be supplied.

If the Department has not received the requested information by **April 25, 2005**, and has not received written notification explaining why the deadline for submittal cannot be met, the Department **will** return your "Application for Extension of Time for Quasi-Municipal and Municipal Water Use Permits" as incomplete and refund all fees paid toward the extension of time request.

If you have any questions concerning your extension request or completion of the required materials, please contact Jonathan Unger at (503) 986-0802, or Lisa Juul at (503) 986-0808. Thank you for your cooperation and attention to this matter.

Sincerely,



Lisa J. Juul
Water Rights Specialist

Enclosures: Copy of pending Application for Extension of Time, received August 4, 2003
Copy of Permit #S-43858
Sample copy of "Attachment A"

cc: Appl #S-51053 (Permit #S-43858)
Greg Beaman, Watermaster District #01

STATE OF OREGON
WATER RESOURCES DEPARTMENT

IPT # **61835**

158 12TH ST. N.E.
 SALEM, OR 97301-4172
 378-8455 / 378-8130 (FAX) INVOICE #

PAID FROM: City of Bay City

APPLICATION	51053
PERMIT	
TRANSFER	

CHECK # 6025 OTHER: (IDENTIFY)

TOTAL REC'D \$ 100.00

0401 TREASURY 0417 WRD MISC CASH ACCT

407	COPIES		\$
	OTHER: (IDENTIFY)		\$
	OTHER: (IDENTIFY)		\$

0427 WRD OPERATING ACCT

MISCELLANEOUS

407	COPY & TAPE FEES		\$
410	RESEARCH FEES		\$
408	MISC REVENUE: (IDENTIFY)		\$
C162	DEPOSIT LIAB. (IDENTIFY)		\$
240	EXTENSION OF TIME		\$ 100.00

WATER RIGHTS:

201	SURFACE WATER	EXAM FEE	0202	RECORD FEE	\$
203	GROUND WATER	\$	0204	\$	\$
205	TRANSFER	\$			

WELL CONSTRUCTION

218	WELL DRILL CONSTRUCTOR	EXAM FEE	0219	LICENSE FEE	\$
	LANDOWNER'S PERMIT	\$	0220	\$	\$

OTHER (IDENTIFY) _____

0437 WELL CONST. START FEE

211	WELL CONST START FEE	\$	CARD #	
210	MONITORING WELLS	\$	CARD #	

OTHER (IDENTIFY) _____

0607 TREASURY 0467 HYDRO ACTIVITY LIC NUMBER

233	POWER LICENSE FEE (FWWRD)		\$
231	HYDRO LICENSE FEE (FWWRD)		\$
	HYDRO APPLICATION		\$

TREASURY OTHER / RDX

UND _____ TITLE _____
 BJ. CODE _____ VENDOR # _____
 DESCRIPTION _____ \$ _____

PT: **61835** DATED: 08/04/03 BY: Paula Taylor

APPLICATION FOR EXTENSION OF TIME

for Quasi-Municipal and Municipal Water Use Permits

TO THE WATER RESOURCES DIRECTOR OF OREGON

I, <u>City of Bay City</u>	<u>John Law</u>
NAME OF ENTITY	NAME OF CONTACT
<u>P.O. Box 3309</u>	<u>Bay City</u>
ADDRESS	CITY
	<u>OR 97107</u>
	STATE ZIP
	<u>503-377-4121</u>
	PHONE

owner of record, or duly authorized agent, of Application No. 51053, Permit No. 43858, do hereby request that the time in which to:

- complete the construction of diversion/appropriation works and/or purchase and installation of the equipment necessary to the use of water, which time now expires on October 1, 2003, be extended to October 1, 2053, 2050 and/or the time in which to: 2000
- accomplish beneficial use of water to the full extent under the terms of the permit, which time now expires on October 1, 2003, be extended to October 1, 2053, 2050

- per John Law on 8-15-03 see memo

NOTE: Permit extensions for Quasi-Municipal and Municipal permits are evaluated under OAR Chapter 690, Division 315. Except under limited circumstances, upon issuance of an order approving an extension, you will be required to submit within 3 years a Water Management and Conservation Plan (WMCP) under OAR Chapter 690, Division 86. Diversion of water beyond the maximum rate currently diverted under the permit shall only be authorized upon approval of your WMCP. The rules may be viewed at: "www.wrd.state.or.us/law/oar1999.shtml"

Attached are instructions to assist you in completing the information on the permit extension application form. Oregon Water Law and Administrative Rules require this information to be considered by the Water Resources Department when reviewing a Quasi-Municipal or Municipal water use permit extension application. For each permit, a separate extension application must be submitted. All items must be addressed or the application may be returned. Please feel free to provide the Department with any additional information or evidence that will aid us in making our decision. Please use additional sheets of paper as needed to fully respond to the questions.

After reviewing the application form and the instruction sheet, if you have any questions, you may contact the Department at (503) 378-3739, and request assistance from the Water Rights Division, permit extensions personnel.

RECEIVED

AUG 04 2003

WATER RESOURCES DEPT.
SALEM, OREGON

In order for the Department to evaluate your extension of time request for a Quasi-Municipal or Municipal water use permit, please provide the following:

1. The appropriate fee, as specified under ORS 536.050.
2. For Quasi-Municipal water use permits, evidence of the actions taken to begin actual construction on the project, if required under the applicable statute.
3. Evidence of actions taken to develop the right within the permitted time period and/or time period of the previous extension.
4. Evidence of compliance with conditions contained in the permit and any previous extension(s). If any of the conditions have not been satisfied, please explain the reason(s) why.
5. Evidence of the maximum rate of water diverted to date, if any, for Quasi-Municipal or Municipal purposes.
6. An estimate of the population served under this permit and a description of the methodology(ies) used to make this estimate.
7. A description of the financial expenditures made toward completion of the water development.
8. An estimate of the cost necessary to complete the water development.
9. A summary of any events that delayed completion of the water development or application of water to full beneficial use, including other governmental requirements, if any, relating to the project that have significantly delayed completion of construction or perfection of the right.
10. An estimated demand projection and a description of the methodology(ies) used for the subject water right permit, considering the other water rights and contracts held by the municipal or quasi-municipal water use permit holder, and a date by which the water development is anticipated to be completed and water put to full beneficial use.

Extension requests for greater than 50 years must include documentation that the demand projection is consistent with the amount and types of lands and uses proposed to be served by the permit holder.

11. A summary of the plan and schedule to complete construction and/or perfect the water right.
12. Justification for the time requested to complete the project and/or apply the water to full beneficial use.
13. Any other information you wish the Department to consider while evaluating the extension of time application.

I am the permittee, or have authorization from the permittee, to apply for an extension of time under this permit. I certify that the information I have provided in this application is true and correct to the best of my knowledge.



Signature

July 30, 2003

Date

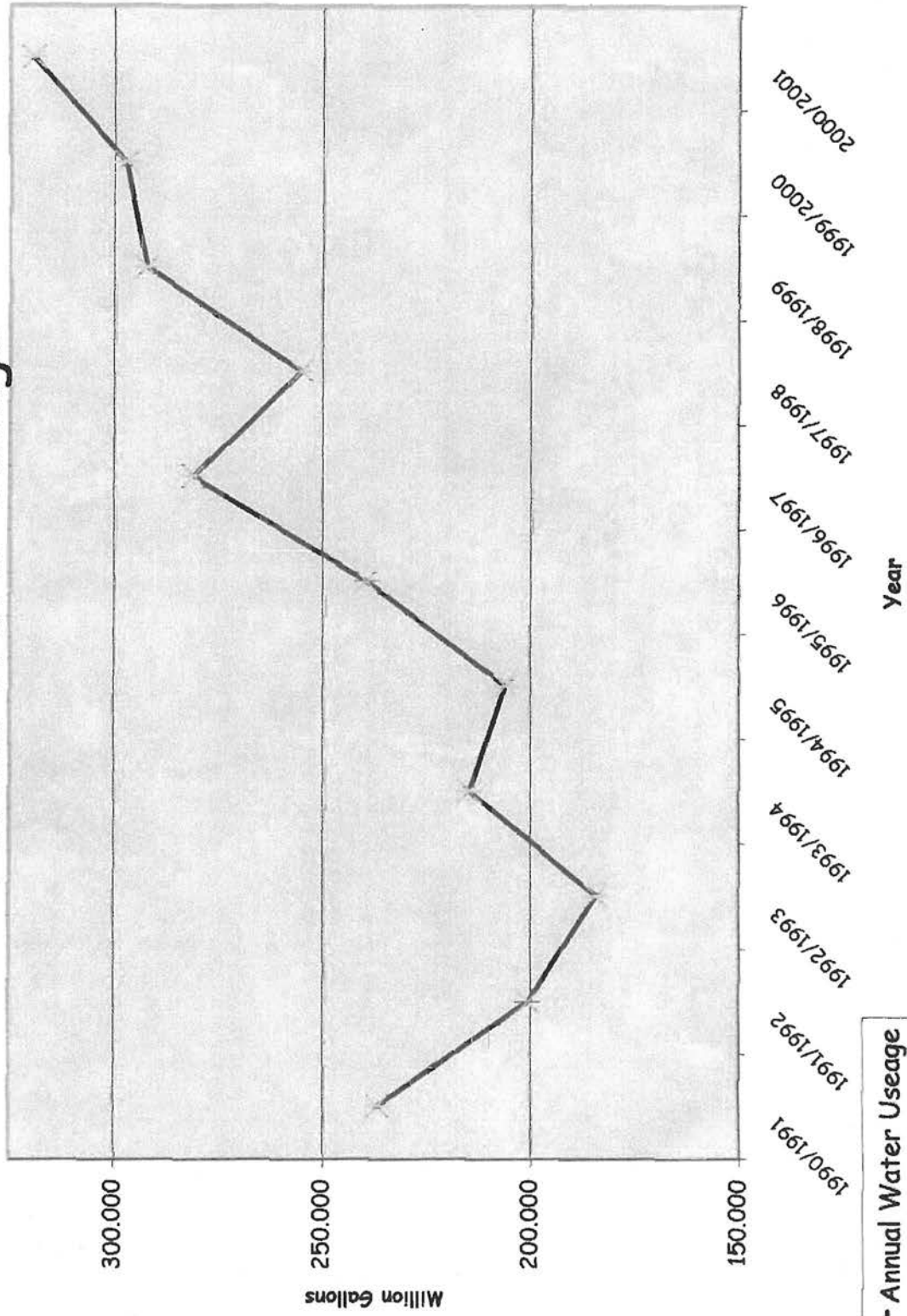
MAIL COMPLETED APPLICATION *and* STATUTORY FEE (under ORS 536.050) TO:

WATER RIGHT PERMIT EXTENSIONS
WATER RESOURCES DEPARTMENT
158 - 12th STREET NE
SALEM, OREGON 97301-4172

revised: December 12, 2002

RECEIVED
AUG 04 2003
WATER RESOURCES DEPT.
SALEM, OREGON

Annual Water Usage



— Annual Water Usage

RECEIVED

AUG 04 2003

WATER RESOURCES DEPT.
SALEM, OREGON



USER-ID 1050

1996 1997

Oregon Water Resources Department
October 1996 through September 1997
Annual Water Use - Monthly Quantities Form

Facility POD-ID	Kilchis R.W.D. 11178			
October - 1996	19.45 MG			
November - 1996	16.35 MG			
December - 1996	21.80 MG			
January - 1997	19.34 MG			
February - 1997	19.34 MG			
March - 1997	22.48 MG			
April - 1997	21.79 MG			
May - 1997	23.94 MG			
June - 1997	23.41 MG			
July - 1997	26.22 MG			
August - 1997	27.47 MG			
September - 1997	21.10 MG			
TOTAL*	262.69 MG			

RECEIVED
AUG 04 2003
WATER RESOURCES DEPT.
SALEM, OREGON

* Describe the units of measure as G (gallons), KG (thousand gallons), MG (million gallons), CF (cubic feet), MCF (million cubic feet), or AF (acre-feet)

Describe method of measuring the water used: metered-wellhead . If use is irrigation, total number acres irrigated NA

I certify this information is true and accurate to the best of my knowledge.

John Law
Signature

Public Works Director
Title

Kilchis Regional Water Dist.
Reporting Entity

Date

1/7/98



1997

Oregon Water Resources Department
October 1997 through September 1998
Annual Water Use - Monthly Quantities Form

USER-ID 1050

998



Facility POD-ID	Kilchis R.W.D. 11178					
October - 1997	20.250 MG					
November - 1997	18.844 MG					
December - 1997	20.044 MG					
January - 1998	19.698 MG					
February - 1998	17.983 MG					
March - 1998	20.296 MG					
April - 1998	19.902 MG					
May - 1998	20.572 MG					
June - 1998	20.410 MG					
July - 1998	24.335 MG					
August - 1998	27.735 MG					
September - 1998	25.012 MG					
TOTAL *	255.081 MG					

* Describe the units of measure as G (gallons), KG (thousand gallons), MG (million gallons), CF (cubic feet), MCF (million cubic feet), or AF (acre-feet)

Describe method of measuring the water used: metered well-head If use is irrigation, total number acres irrigated _____

I certify this information is true and accurate to the best of my knowledge.

John D. Law
Signature

Public Works Director Kilchis R.W.D.
Title Reporting Entity

12/29/98
Date

John D. Law
Name - Please Print

Please complete and mail to: Water Resources Department; Water Use Reporting Program;
158 12th Street NE; Salem, OR 97310-0210

RECEIVED

AUG 04 2003

WATER RESOURCES DEPT.
SALEM, OREGON



USER-ID 1050

1998 1999

Oregon Water Resources Department
October 1998 through September 1999
Annual Water Use - Monthly Quantities Form



Facility POD-ID	Kilchis Regional 111178	Water District	
October - 1998	23.045 MGD		
November - 1998	21.155 MGD		
December - 1998	25.138 MGD		
January - 1999	26.355 MGD		
February - 1999	22.598 MGD		
March - 1999	24.790 MGD		
April - 1999	23.844 MGD		
May - 1999	24.566 MGD		
June - 1999	23.240 MGD		
July - 1999	25.275 MGD		
August - 1999	25.275 MGD		
September - 1999	26.039 MGD		
TOTAL *	291.320 MGD		
			RECEIVED
			AUG 04 2003
			WATER RESOURCES DEPT. SALEM, OREGON

* Describe the units of measure as G (gallons), KG (thousand gallons), MG (million gallons), MCF (million cubic feet), or AF (acre-feet)

Describe method of measuring the water used: Flow Meters. If use is irrigation, total number acres irrigated _____

I certify this information is true and accurate to the best of my knowledge.

John Law
Signature

Public Works Director - Kilchis Regional Water Dist. 12/99
Title Reporting Entity Date

John Law

Name - Please Print

Please complete and mail to: Water Resources Department; Water Use Reporting Program;
158 12th Street NE; Salem, OR 97310-0210



Oregon Water Resources Department
 October 1999 through September 2000
 Annual Water Use - Monthly Quantities Form

USER-ID 1050



1999 2000

Facility POD-ID	Kilchis Regional Water District 11178				
October - 1999	24.994				
November - 1999	24.924				
December - 1999	23.386				
January - 2000	23.923				
February - 2000	22.284				
March - 2000	24.034				
April - 2000	22.689				
May - 2000	23.222				
June - 2000	23.865				
July - 2000	28.445				
August - 2000	29.305				
September - 2000	26.075				
TOTAL *	297.146				MG

* Describe the units of measure as G (gallons), KG (thousand gallons), MG (million gallons), CF (cubic feet), MCF (million cubic feet), or AF (acre-feet)

Describe method of measuring the water used: Sensus Flow Meters. If use is irrigation, total number acres irrigated NA

I certify this information is true and accurate to the best of my knowledge.

John Law
 Signature

Public Works Director
 Title

Kilchis Regional Water Dist.
 Reporting Entity

11/1/00
 Date

John Law

Name - Please Print

Please complete and mail to: Water Resources Department; Water Use Reporting Program;
 158 12th Street NE; Salem, OR 97310-0210

RECEIVED
 AUG 04 2003
 WATER RESOURCES DEPT.
 SALEM, OREGON



2000

2001



USER-ID 1050
 Oregon Water Resources Department
 October 1999 through September 2000
 Annual Water Use - Monthly Quantities Form

Facility POD-ID	Year	Dill Bar 11178				
October - 2000		24.779				
November - 2000		27.712				
December - 2000		28.365				
January - 2001		29.246				
February - 2001		21.527				
March - 2001		25.834				
April - 2001		26.723				
May - 2001		30.059				
June - 2001		23.851				
July - 2001		24.333				
August - 2001		31.254				
September - 2001		25.594				
TOTAL *		319.277	MG			

RECEIVED
 AUG 04 2003
 WATER RESOURCES DEPT
 SALEM, OREGON

* Describe the units of measure as G (gallons), KG (thousand gallons), MG (million gallons), CF (cubic feet), MCF (million cubic feet), or AF (acre-feet)

Describe method of measuring the water used: Sensus Flow Meters . If use is irrigation, total number acres irrigated NA

I certify this information is true and accurate to the best of my knowledge.

John Law
 Signature

Public Works Director Reporting Entity Kilchis Regional Water Dist.
 Title

11/29/01
 Date

John Law
 Name - Please Print

Please complete and mail to: Water Resources Department; Water Use Reporting Program;
 158 12th Street NE; Salem, OR 97310-0210

2001

Oregon Water Resources Department
October 2001 through September 2002
Annual Water Use - Monthly Quantities Form

USER-ID 1050

2002



Facility POD-ID	Dill Bar 11178				
October - 2001	23.090				
November - 2001	23.358				
December - 2001	23.576				
January - 2002	24.089				
February - 2002	22.590				
March - 2002	23.871				
April - 2002	21.330				
May - 2002	21.644				
June - 2002	20.883				
July - 2002	24.454				
August - 2002	25.789				
September - 2002	19.805				
TOTAL *	274.479				MG

RECEIVED

AUG 0 4 2003

WATER RESOURCES DEPT.
SALEM, OREGON

* Describe the units of measure as G (gallons), KG (thousand gallons), MG (million gallons), CF (cubic feet), MCF (million cubic feet), or AF (acre-feet)

Describe method of measuring the water used: Sensus Flow Meters. If use is irrigation, total number acres irrigated NA
I certify this information is true and accurate to the best of my knowledge.


Signature

Public Works Director
Title

Kilchis Regional Water Dist.
Reporting Entity

10/15/02
Date

John Law
Name - Please Print

Please complete and mail to: Water Resources Department, Water Use Reporting Program;
158 12th Street NE; Salem, OR 97310-0210



City of Bay City

PO Box 3309
Bay City, OR 97107
Phone (503) 377-2288
Fax (503) 377-4044

State of Oregon
Water Resources Department
158 12th ST NE
Salem, Oregon 97301

July 30, 2003

ATTN: Lisa Juul

RECEIVED

AUG 04 2003

WATER RESOURCES DEPT.
SALEM, OREGON

RE: Municipal Extension of Time, Water Use Permit.

Listed below is the information requested for the City of Bay City's extension of time for our Municipal Water Use Permit.

1. Check is enclosed.
2. NA - Municipal Water Use Permit.
3. City of Bay City Water Master Plan completed in 1992. The City is currently developing a Well Head Protection Plan for the Kilchis Well site. The City of Bay City and City of Tillamook are in the engineering stage of an intergovernmental agreement to supply each other with potable water in emergency situations. Copies of the Bay City Water Master Plan and Source Water Assessment are included.
4. The City of Bay City has not been assigned any conditions for permit extensions.
5. Enclosed are copies of the last five years of Water Use Report Forms sent to the Oregon Water Resources Department.
6. The current population of Bay City is 1160 according to the 2000 U.S. Census figures and the other four water districts that we provide water for have approximately 1026 for a total of 2186 persons. The Tillamook County Creamery Association, a large industrial complex and water district that we supply with water uses 56% of our systems total water supply.
7. Copies of Bay City's financial cost for the water system are enclosed.
8. The Bay City Water System has been supplying water since 1982. As growth continues in our water system area new supply lines, wells, pumps and reservoirs will be constructed to meet demand. The City of Bay City charges a water SDC on all new building permits and these funds are put into a water reserve account for the future expansion of the Bay City Water System.

An estimated cost to fully complete our water development would be \$2,000,000.00.

9. The application of water to full beneficial use will take several years to accomplish based on the size and scope of our permit. The City of Bay City and surrounding area served by our water system is the only large area of land left in Tillamook County that can be developed for residential use. Bay City has an agreement with five other water districts to supply them with water and this collective group is called the Kilchis Regional Water District. The City of Bay City also has a mutual aid agreement with the Wilson River Water District to supply water in case of emergencies.

10. As stated in the 1996 extension application the City of Bay City had room for 4,495 new homes. The City has had 172 new water services installed since that time. There has also been continued growth in the surrounding area served by Bay City. We also provide water for two fire protection districts. The City does not feel it would be prudent to finalize the permit at this time and leave itself and our five contracted water districts without an adequate supply of water for the future. The City of Bay City is requesting an extension of fifty years to fully construct the water system and utilize our permit to full beneficial use.

11. A schedule to complete construction depends entirely on the rate of population growth in Bay City and the surrounding service area. Bay City is currently in the engineering stage of construction for a new 500,000 gallon reservoir at the North end of the system. As our reserve funding increases we also have plans for another reservoir at the South end of the system and another well and pump at the Kilchis Well site. The Bay City Water Master Plan is due to be updated in three years, much of our future planning to complete construction will be based on the findings of this document.

12. As you can see by the enclosed water usage chart, water use in our system has been slow but steadily increasing. This is the reason we have requested a fifty year extension. The City must do everything in its power to insure an adequate amount of water be available for its citizens in the upcoming future. Having the last large parcels of land left in Tillamook County that can be developed for residential use the City must insure that an adequate water supply will be available.

13. The City of Bay City and member water districts are fully metered and bill their customers by water usage. The City has an aggressive program for replacement of old water lines and appurtenances for leak control. The City also budgets funds for new technology and equipment to make our system more efficient and cost effective.

If you have any questions or need more information please contact me, thank you.



John Law
Public Works Superintendent

RECEIVED
AUG 04 2003
WATER RESOURCES DEPT.
SALEM, OREGON

March 18, 2004

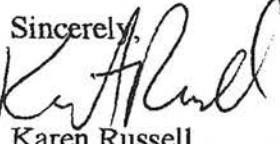
Dwight French
Water Rights Section
Oregon Water Resources Department
725 Summer Street NE Suit "A"
Salem, OR 97301

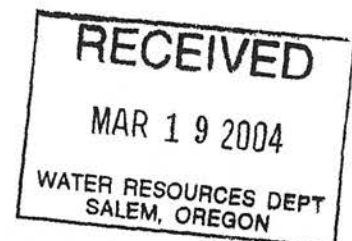
Re: Extension Requests for
A 41825, P 31365, Harbor Rural Water District, Chetco River
A 58045, P 43837, Harbor Rural Water District, Chetco River
A 5942, P 3778, South Fork Water Board, Clackamas River
A 11007, P 9982, South Fork Water Board, Clackamas River
A 28676, P 22581 South Fork Water Board, Clackamas River
A 47144, P 35297, Oak Lodge Water District, Clackamas River
A 43365, P 32410, Lake Oswego, Clackamas River
A 50819, P 37839, Lake Oswego, Clackamas River
A 55550, P 43246, Lake Oswego, Clackamas River
A 51053, P 43858, Bay City, Kilches River.
A 65051, P 48451, City of Sandy, Salmon River.
A 48146, P 35819, City of Adair Village, Willamette River

Dear Mr. French,

WaterWatch is very concerned about the pending extension requests for the above referenced permits. We enclose a check for \$120 for a copy of any proposed final order and final order issued relating extensions of each one of these permits.

Please don't hesitate to call if you have any questions about this request.

Sincerely,

Karen Russell
Senior Staff Attorney



STATE OF OREGON
WATER RESOURCES DEPARTMENT

RECEIPT # **66097**

725 Summer St. N.E. Ste. A
 SALEM, OR 97301-4172
 (503) 986-0900 / (503) 986-0904 (fax)

INVOICE # _____

RECEIVED FROM: Karen A. Russell

APPLICATION: See below
 PERMIT _____
 TRANSFER _____

BY: _____

CASH: CHECK:# 4920 OTHER: (IDENTIFY)

TOTAL REC'D \$ 120.00

1083 TREASURY 4170 WRD MISC CASH ACCT

0407 COPIES			
OTHER: (IDENTIFY)	<u>S</u>	<u>S</u>	
	<u>41825</u>	<u>43365</u>	
	<u>58045</u>	<u>50819</u>	
0243 I/S Lease		<u>55550</u>	
0244 Muni Water Mgr		<u>51053</u>	
	<u>5942</u>	<u>65051</u>	
	<u>11007</u>	<u>48146</u>	
	<u>28678</u>		
	<u>47144</u>		

0407 COPY & TAPE FEES		
0410 RESEARCH FEES		
0408 MISC REVENUE: (IDENTIFY)	<u>PFO</u>	\$ <u>120.00</u>
TC162 DEPOSIT LIAB. (IDENTIFY)		\$
0240 EXTENSION OF TIME		\$

WATER RIGHTS:		EXAM FEE		RECORD FEE
0201 SURFACE WATER		\$	0202	\$
0203 GROUND WATER		\$	0204	\$
0205 TRANSFER		\$		
WELL CONSTRUCTION		EXAM FEE		LICENSE FEE
0218 WELL DRILL CONSTRUCTOR		\$	0219	\$
LANDOWNER'S PERMIT			0220	\$
OTHER (IDENTIFY)				

0536 TREASURY 0437 WELL CONST. START FEE

0211 WELL CONST START FEE	\$	CARD #
0210 MONITORING WELLS	\$	CARD #
OTHER (IDENTIFY)		

0607 TREASURY 0467 HYDRO ACTIVITY LIC NUMBER

0233 POWER LICENSE FEE (FWWRD)		\$
0231 HYDRO LICENSE FEE (FWWRD)		\$
HYDRO APPLICATION		\$

TREASURY OTHER / RDX

FUND _____	TITLE _____
OBJ. CODE _____	VENDOR # _____
DESCRIPTION _____	\$ _____

RECEIPT: **66097**

DATED: 3/19/04 BY: Linda Doeffer

Distribution - White Copy - Customer, Yellow Copy - Fiscal, Blue Copy - File, Buff Copy - Fiscal

Water Supply Summary Table

A. Application Number ¹	B. Permit or Certificate Number ²	C. Priority Date ³	D. Maximum Allowable Rate ⁴ (cfs or ac-ft)	E. Reliable Peak Rate ⁵ (cfs)	F. Cumulative Total (cfs) ⁶	G. Notes: Explain any differences between Columns D and E. ⁷
S-51053	S-43858	08/10/73	20cfs	2.68cfs	2.68cfs	Have not fully developed our water right.

Add rows as needed to include all permitted and certificated rights.

¹ A. The application number is typically includes an alpha designator of "S" for a surface water right, "G" for a ground water right, "R" for a reservoir or storage right, or "D" for a decreed or adjudicated right (e.g., S-5667). A right that has been transferred continues to retain the original application number.

² B. If the right has been certificated, the certificate number should be provided. If the right has not been certificated, then the permit number should be used. The permit number retains the alpha designator used for application numbers. If the right has been transferred, the transfer number (e.g., T-4531) should be used in lieu of the permit number.

³ C. The priority date of the right is shown on the permit or certificate. Water rights should be listed in priority date order with the right with the earliest priority date listed first.

⁴ D. The Maximum Allowable Rate is listed on most permits and certificates, other than those for storage. For storage rights, the total quantity of water that can be stored is typically listed in acre-feet.

⁵ E. The Reliable Peak Rate is that at which the community can reasonably expect to divert water during periods of high demand. The Reliable Peak Rate may not be greater than the Maximum Allowable Rate under the right, but may be less if the right is not met because reliability (e.g., summer streamflows are insufficient, a well produces less than the right allows), production must be curtailed because of water quality problems, the right serves as backup supply, or there are other limitations on the full exercise of the right. For reservoir rights, the rate at which water could reasonably be taken from storage should be shown.

⁶ F. The total of the Reliable Peak Rate for this right added to the total of the Reliable Peak Rates for all of the other listed rights with earlier priority dates.

⁷ G. A brief explanation of the reasons for any differences in the Maximum Allowable Rate and the Reliable Peak Rate shown. See Footnote 5 for examples of reasons for such a difference.

Water Demand Summary Table

Year	H. Estimated Population ³	I. Peak Day Demand ³ (cfs)	J. Notes: Explain departures from historic population growth rates and increases in Peak Day Demand that are larger than 0.3 cfs per 1,000 addition persons to be served.
1950			The Kilchis Regional Water District is made up of a co-op of six water districts. The KRWD supplies water to four of the largest industrial users in Tillamook County. The figures that are shown for H.&I. are City of Bay City only. There is no data at this time to determine the projected demands of the other five users of our water system
1960			In 2005 we will be updateing our Water System and Distribution Plan to include the district as a whole.
1970			
1980	986		
1990	1,027	.59	
2000	1,149	.61	
present	1,160	.89	
2010	1,300	.92	
2020	1,440	.94	
2030	1,580	.97	
2040	1,720	.99	
2050	1,860	1.10	

Add rows as needed identify the year in which full development of the permit to be extended will be needed to meet projected demands (i.e., the year in which the demand shown in Column I exceeds the cumulative supply in Column F for the permit to be extended.

³ H. Provide estimates of the population served for each year from 1950 to present. Provide estimates of the future populations to be served in future years considering available population projections, changes in service area based on land use plans, potential regional agreements to supply water to other communities, and other expected changes.

³ I. For years up to the present year, provide estimates of the Peak Day Demand as available. For future years, calculate the Peak Day Demand as 0.3 cfs per each increase in population of 1,000 persons served, or provide an explanation of the use other projections of Peak Day Demand. The use of other projections may be appropriate because of expected water conservation, planned industrial development, or other factors. To convert Million Gallons per Day to Cubic Feet Per Second, multiply by 1.55.

City of Bay City
P. O. Box 3309
Bay City, Oregon 97107-3309



Water Resources Department
Attn: Lisa Juul
Commerce Building
158 12th Street NE
Salem, Oregon 97301-4172

97301+4172



SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION DELIVERY

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

S-51053
 CITY OF BAY CITY
 ATTN: JOHN LAW
 PO BOX 3309
 BAY CITY, OR 97107

2. Article Number
 (Transfer from service label) | 7002 3150 0005 3664 0468

PS Form 3811, August 2001

Domestic Return Receipt

102595-02-M-154

WR/LJJ

A. Signature

X *James H. Hays*

Agent
 Addressee

B. Received by (Printed Name)

James Hays

Date of Delivery

D. Is delivery address different from item 1? Yes

If YES, enter delivery address below: No

3. Service Type

Certified Mail

Registered

Insured Mail

Express Mail

Return Receipt for Merchandise

C.O.D.

4. Restricted Delivery? (Extra Fee) Yes



Oregon

Theodore R. Kulongoski, Governor

CERTIFIED MAIL
Return Receipt Requested

Water Resources Department

Commerce Building
158 12th Street NE
Salem, OR 97301-4172
503-378-3739
FAX 503-378-8130

August 28, 2003

City of Bay City
Attn: John Law
PO Box 3309
Bay City, OR 97107

REFERENCE: Application #S-51053 (Permit #S-43858)

Dear Mr. Law:

The Department is currently in the process of evaluating your request for an extension on the above referenced permit. However, based upon continued review, the Department has determined that additional information is necessary in order to evaluate your extension request. The following information must be received:

- ▶ **Please complete and return the enclosed Water Supply Summary and Water Demand Summary Tables.** This additional information is necessary for the Department to properly evaluate your extension request.

Please submit this information by **Monday, September 29, 2003**. Failure to submit the requested information by this deadline **may** result in the proposed rejection of your extension request.

If you need to request additional time to submit the information requested above, a written request must be received in the Salem office of the Department by the deadline above. The Department will evaluate timely requests and determine whether or not the request may be granted.

If you should have any questions concerning your extension request or the required materials listed above, you may contact me at (503) 378-8455, extension 272.

Sincerely,


Lisa J. Juul
Water Rights Specialist


Enclosure: Water Supply/Demand Summary Tables

cc: Appl #S-51053 (Permit #S-43858)
Greg Beaman, Watermaster District #01

File # S-51053

Note: Spoke w/
John Law & he
needs through
Oct. 31, 2003 to
submit requested
info. OK'd.
D. Juul
9-26-03

MEMORANDUM

Date: August 15, 2003
To: Appl #S-51053 (Permit #S-43858)
From: Lisa Juul, Permit Extension Review 
Subject: Amended dates requested for extension

Today, I spoke with Mr. John Law with the City of Bay City. The extension of time application submitted for Permit #S-43858 indicated that a 50-year extension of time was being requested.... from October 1, 2003 to October 1, 2053.

The last authorized "C" Date for Permit #S-43858, however, was October 1, 2000. Mr. Law verified that the intent was to request a 50-year extension.

Per Mr. Law, therefore, the extension application should be requesting:

to extend the dates for complete construction of the water system and for complete application of water to full beneficial use under Permit #S-43858 from October 1, 2000, to October 1, 2050.

EXHIBIT C

Melissa Jenck

From: BRADLEY Robert * ODFW <Robert.BRADLEY@odfw.oregon.gov>
Sent: Monday, July 8, 2024 3:20 PM
To: Melissa Jenck
Cc: Lynn Tone
Subject: EXTERNAL: RE: Notice of Application 851-24-000231-PLNG

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

Melissa,

This property is adjacent to the Kilchis River. The county riparian setback (50 feet) would apply to activities at this location, however the applicant does not show the 50 foot riparian setback on the plan drawings nor describe what activities, if any, are being proposed to occur within the setback. The plan includes among other things building expansion, tree removals, rip rap, stormwater conveyance, and fence construction. The plans show property lines and the floodplain, but do not include the location of the riparian setback line. ODFW recommends the applicant submit plans that include this line for review. If activities are planned for within the riparian setback, ODFW recommends the applicant provide justification for proposing to further impact this area and any alternatives that could be considered to avoid the riparian area. If activities are planned for within the setback and the county plans to approve those proposed work, ODFW recommends that the county require mitigation commensurate with the impact as a condition of approval.

Also, FYI- there is an outstanding fish persistence review that may place limits on future water withdrawals proposed in Bay City's municipal extension application for this location.

Robert

Robert W. Bradley
District Fish Biologist
Oregon Department of Fish and Wildlife
North Coast Watershed District
4907 Third St
Tillamook, OR 97141
503-842-2741 x18613 (w)
503-842-8385 (fax)

From: Melissa Jenck <Melissa.Jenck@tillamookcounty.gov>
Sent: Thursday, June 27, 2024 6:46 PM
To: Melissa Jenck <Melissa.Jenck@tillamookcounty.gov>
Cc: Lynn Tone <Lynn.Tone@tillamookcounty.gov>
Subject: Notice of Application 851-24-000231-PLNG

Good evening,

Please see the link below for a copy of the Notice of Application for Conditional Use review #851-24-000231-PLNG for Bay City's water system.

<https://www.tillamookcounty.gov/commdev/project/851-24-000231-plng>

Sincerely,

*** Please note that the Tillamook County domain has changed, and my email address is now Melissa.Jenck@tillamookcounty.gov Please update your contact information as needed. Thank you. ***



Melissa Jenck (she/her) | Senior Planner
TILLAMOOK COUNTY | Community Development
1510-B Third Street
Tillamook, OR 97141
Phone (503) 842-3408 x 3301
Melissa.Jenck@tillamookcounty.gov

My working hours are 7:00am to 5:30pm, Tuesday thru Friday, starting May 6th.

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.

The Department is excited to announce that we are OPEN to the public by appointment. To review the list of services provided and to schedule an appointment with us, please visit <https://www.tillamookcounty.gov/commdev> to access the appointment scheduler portal.

Melissa Jenck

From: Brian Olle
Sent: Wednesday, July 3, 2024 9:28 AM
To: Melissa Jenck
Cc: Lynn Tone
Subject: RE: Notice of Application 851-24-000231-PLNG

Hi Melissa,

Public Works has no concerns or comments regarding this Application.

Brian Olle, P.E. | Engineering Project Manager
TILLAMOOK COUNTY | Public Works
Cell: (503)812-6569

From: Melissa Jenck <Melissa.Jenck@tillamookcounty.gov>
Sent: Thursday, June 27, 2024 6:46 PM
To: Melissa Jenck <Melissa.Jenck@tillamookcounty.gov>
Cc: Lynn Tone <Lynn.Tone@tillamookcounty.gov>
Subject: Notice of Application 851-24-000231-PLNG

Good evening,

Please see the link below for a copy of the Notice of Application for Conditional Use review #851-24-000231-PLNG for Bay City's water system.

<https://www.tillamookcounty.gov/commdev/project/851-24-000231-plng>

Sincerely,

*** Please note that the Tillamook County domain has changed, and my email address is now Melissa.Jenck@tillamookcounty.gov Please update your contact information as needed. Thank you. ***



Melissa Jenck (she/her) | Senior Planner
TILLAMOOK COUNTY | Community Development
1510-B Third Street
Tillamook, OR 97141
Phone (503) 842-3408 x 3301
Melissa.Jenck@tillamookcounty.gov

My working hours are 7:00am to 5:30pm, Tuesday thru Friday, starting May 6th.

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.

The Department is excited to announce that we are OPEN to the public by appointment. To review the list of services provided and to schedule an appointment with us, please visit <https://www.tillamookcounty.gov/commdev> to access the appointment scheduler portal.

Melissa Jenck

From: Chris Chiola
Sent: Friday, June 28, 2024 8:01 AM
To: Melissa Jenck
Cc: Lynn Tone
Subject: RE: Notice of Application 851-24-000231-PLNG

No comment from onsite



Christian Chiola | Environmental Program Manager
TILLAMOOK COUNTY | Department of Community Development
1510-B Third Street
Tillamook, OR 97141
Phone (503) 842-3409
Chris.Chiola@TillamookCounty.gov

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.

***** Please note that the Tillamook County domain has changed, and my email address is now Chris.Chiola@tillamookcounty.gov so please update your contact information as needed. Thank you. *****

From: Melissa Jenck <Melissa.Jenck@tillamookcounty.gov>
Sent: Thursday, June 27, 2024 6:46 PM
To: Melissa Jenck <Melissa.Jenck@tillamookcounty.gov>
Cc: Lynn Tone <Lynn.Tone@tillamookcounty.gov>
Subject: Notice of Application 851-24-000231-PLNG

Good evening,

Please see the link below for a copy of the Notice of Application for Conditional Use review #851-24-000231-PLNG for Bay City's water system.

<https://www.tillamookcounty.gov/commdev/project/851-24-000231-plng>

Sincerely,

***** Please note that the Tillamook County domain has changed, and my email address is now Melissa.Jenck@tillamookcounty.gov Please update your contact information as needed. Thank you. *****



Melissa Jenck (she/her) | Senior Planner
TILLAMOOK COUNTY | Community Development
1510-B Third Street
Tillamook, OR 97141
Phone (503) 842-3408 x 3301
Melissa.Jenck@tillamookcounty.gov

**My working hours are 7:00am to 5:30pm, Tuesday thru
Friday, starting May 6th.**

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.

The Department is excited to announce that we are OPEN to the public by appointment. To review the list of services provided and to schedule an appointment with us, please visit <https://www.tillamookcounty.gov/commdev> to access the appointment scheduler portal.

EXHIBIT D

LAND USE PLANNING NOTES▶▶▶▶



"STEWARDSHIP IN FORESTRY"

NUMBER 1 • MARCH 1991

PURPOSE: This technical bulletin has been developed jointly by the Department of Forestry and structural fire protection agencies in Oregon as technical guidance and recommended minimum standards to meet the requirements of new administrative rules, OAR 660-06-035 (fire siting standards for dwellings and structures) and OAR 66006-040 (fire safety design standards for roads) adopted by the Land Conservation and Development Commission for forest land zones (Goal 4 lands). Counties are encouraged to adopt stricter rules in forest zones where these recommendations might not adequately address a particular hazard or risk.

RULE REQUIREMENTS:

OAR 660-06-035 (Fire Siting Standards for Dwellings and Structures) requires that:

"[T]he following fire siting standards or their equivalent apply to new dwelling or structures in a forest or agriculture/forest zone:

"(1) If a water supply is available and suitable for fire protection, such as a swimming pool, pond, stream, or lake, then road access to within 15 feet of the water's edge shall be provided for pumping units. The road access shall accommodate the turnaround of fire fighting equipment during the fire season. Permanent signs shall be posted along the access route to indicate the location of the emergency water source.

"(2) Road access to the dwelling shall meet road design standards described in OAR 660-06-040.

"(3) The owners of the dwellings and structures shall: maintain a primary fuel-free break area surrounding all structures; clear and maintain a secondary fuel-free break area; and maintain adequate access to the dwelling for fire fighting

Recommended Fire Siting Standards for Dwellings and Structures *and* Fire Safety Design Standards for Roads

Published by:

Oregon Department of Forestry
Resource Planning Office
2600 State Street
Salem, OR 97310

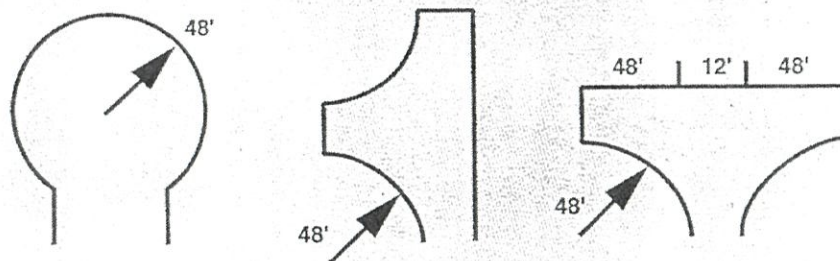
equipment vehicles in accordance with the provisions in *Protecting Your home from Wildfire* (National Fire Protection Association)."

OAR 660-06-040 (Fire Safety Design Standards for Roads) requires that:

"[T]he governing body shall establish road design standards, except for private roads and bridges accessing only commercial forest uses, which ensure that public roads, bridges, private roads and driveways are constructed so as to provide adequate access for fire fighting equipment. Such standards shall address maximum grade, road width, turning radius, road surface, bridge design, culverts, and road access taking into consideration seasonal weather conditions. The governing body shall consult with the appropriate Rural Fire Protection District and Forest Protection District in establishing these standards."

Though there are no similar rule requirements to be met in rural residential zones in forested areas, the Department of Forestry encourages the adoption by local government of these recommended fire safety standards in these zones as well.

Turn-Around Types



Though some of the recommendations are strictly to accommodate structural fire protection apparatus and needs, it is recommended that the standards be applied to all lands within forest zones, regardless of the presence or absence of a rural (structural) fire protection district. The standards should be applied in anticipation of structural fire protection eventually becoming present.

RECOMMENDED FIRE SITING STANDARDS FOR DWELLINGS AND STRUCTURES:

A. Water Supply Standards:

- 1. Access**— If a water supply—such as a swimming pool, pond, stream, or lake—of 4,000 gallons or more exists within 100 feet of the driveway or road at a reasonable grade (12%) an all-weather approach to a point within 15 feet of the water’s edge should be provided. The all-weather approach should provide a turn-around with a **48-foot** radius of one of the types shown in the illustration below.
- 2. Identification**— Emergency water supplies should be clearly marked along the access route with a county approved sign.

B. Fuel Break Standards:

- 1. Primary Safety Zone**— The primary safety zone is a fire break extending a minimum of **30 feet** in all directions around structures. The goal within the primary safety zone is to remove fuels that will produce flame lengths in excess of one foot. Vegetation within the primary safety zone could include green lawns and low shrubs (less than 24 inches in height). Trees should be spaced with greater than 15 feet between the crowns and pruned to remove dead and low (less than 8 feet) branches. Accumulated leaves, needles, limbs and other dead vegetation should be removed from beneath trees. Nonflammable materials (i.e., rock) instead of flammable materials (i.e., bark mulch) should be placed next to the house.

As slope increases, the primary safety zone should increase away from the house, parallel to the slope and down the slope, as shown in the table and illustration on the next page.

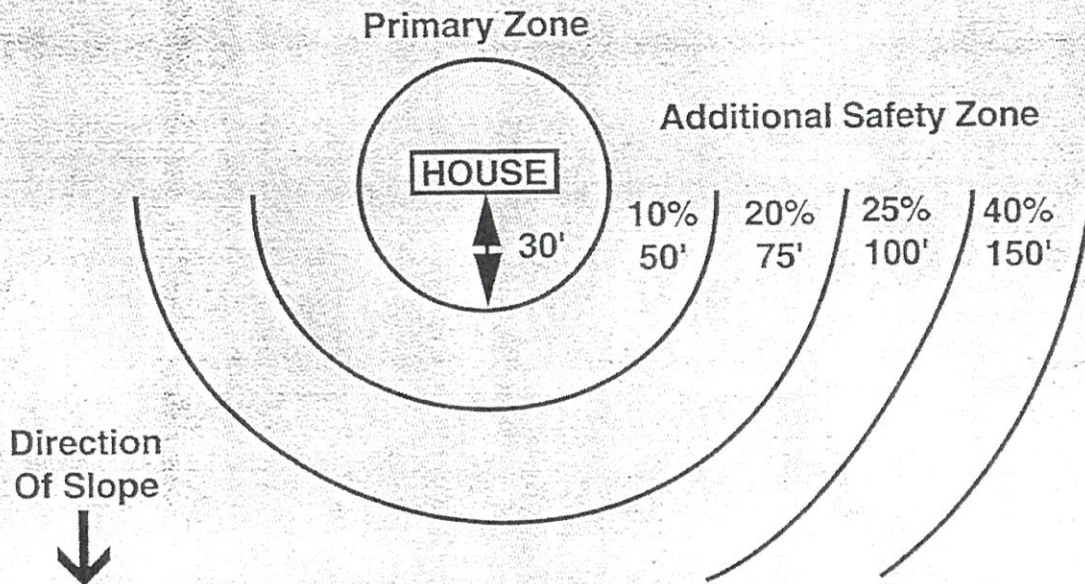
- 2. Secondary Fuel Break**— The secondary fuel break is a fuel break extending a mini-

Size of Primary Safety Zone by Percent Slope

Slope	Feet of Primary Safety Zone	Feet of Additional Safety Zone Down Slope
0%	30	0
10%	30	50
20%	30	75
25%	30	100
40%	30	150

Buildings should be restricted to slopes of less than 40 percent.

EXAMPLE OF SAFETY ZONE SHAPE



mum of **100** feet in all directions around the primary safety zone. The goal of the secondary fuel break should be to reduce fuels so that the overall intensity of any wildfire would be lessened and the likelihood of crown fires and crowning is reduced. Vegetation within the secondary fuel break should be pruned and spaced so that fire will not spread between crowns of trees. Small trees and brush growing underneath larger trees should be removed to prevent spread of fire up into the crowns of the larger trees. Dead fuels should be removed.

RECOMMENDED FIRE SAFETY DESIGN STANDARDS FOR ROADS:

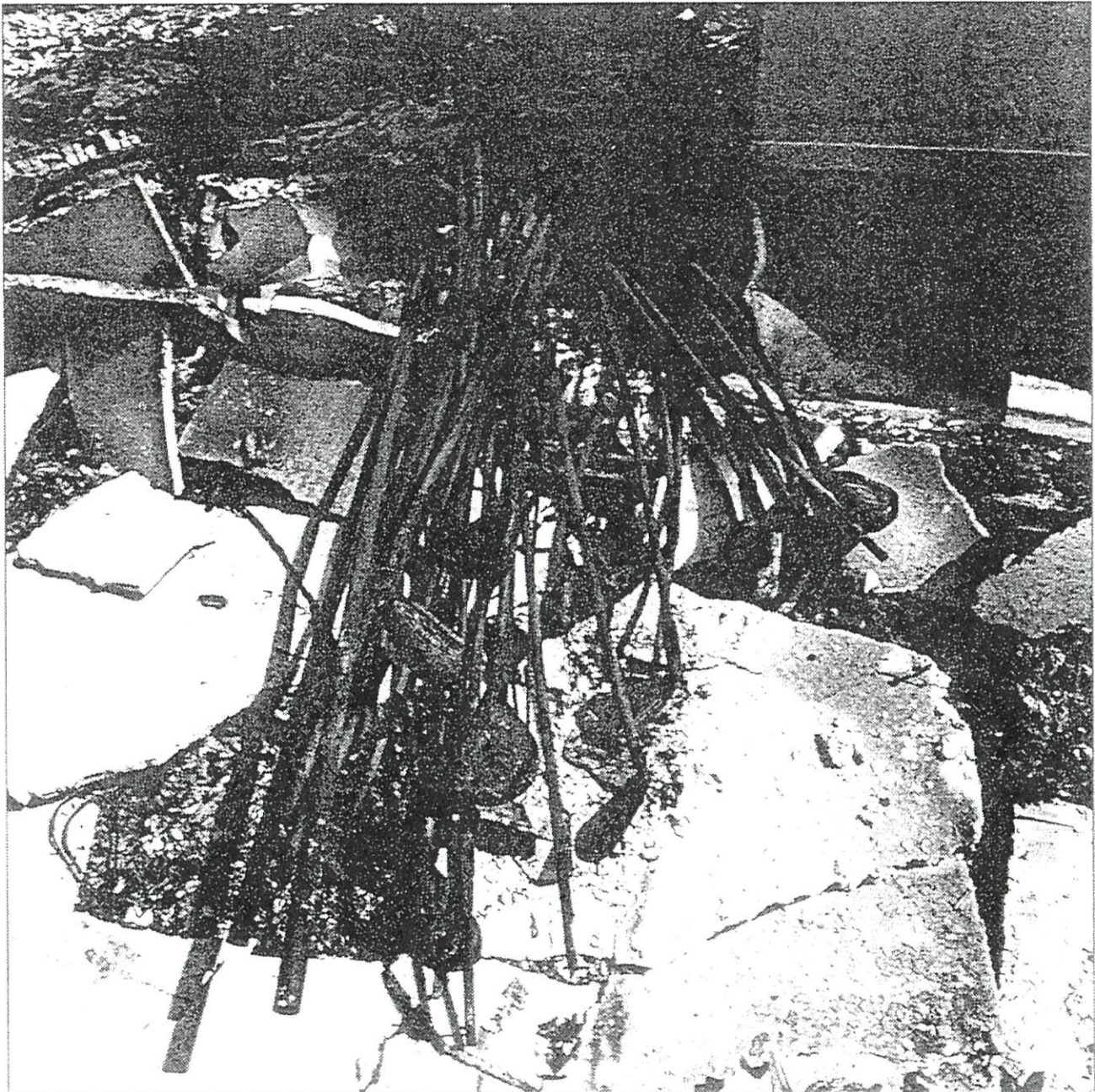
A. Road Standards (public roads and private roads accessing 2 or more residences):

1. Right-of-ways— Roads should be built and maintained to provide a minimum **20** foot width of all-weather surface capable of supporting gross vehicle weights of **50,000** pounds, a minimum curve radius of **48** feet and a vertical clearance of **13'6"**.

2. Cul-de-Sacs— Cul-de-sacs should be defined as dead-end roads over **150** feet in length. Cul-de-sacs should have turn-arounds of not less than **48** feet radius at a maximum spacing of **500** feet between turn-a-rounds. All turn-a-rounds should be marked and signed as "NO PARKING."

3. Bridges and Culverts— Bridges, culverts, and other structures in the road bed should be constructed and maintained to support gross vehicle weights of 50,000 pounds.

4. Road Grades— Road grades should not exceed an average of 8 percent, with a maxi-



A set of burned golf clubs lay in the ruin of a home burned by the 1990 Awbrey Hall Fire. Twenty-two homes burned during this fire, which raced along the outskirts of Bend, Oregon. Most of the burned homes had insufficient fuel breaks surrounding them.

Photograph courtesy of The Bulletin, Bend

mum of **12** percent on short pitches. Variances could be granted by the fire service having responsibility for the area when topographic conditions make these standards impractical.

5. Identification— Roads should be uniquely named or numbered and visibly signed at each road intersection. Letters or numbers should be a minimum of three inches in height and constructed of reflectorized material.

B. Driveway Standards (private roads accessing a single residence):

1. Driveways— Driveways should be built and maintained to provide a minimum **12-foot** width of all-weather surface capable of supporting gross vehicle weights of **50,000** pounds, a minimum curve radius of **48** feet and a vertical clearance of **13'6"**.

2. Vehicle Passage Turnouts— Driveways in excess of **200** feet should provide **20-foot** wide by **40-foot** long passage space (turnouts) at a maximum spacing of $1/2$ the driveway length or **400** feet, whichever is less. Whenever visibility is limited, these distances should be reduced appropriately.

3. Dead-end driveways— Dead-end driveways are defined as dead-end roads over **150** feet in length serving a single residence. Dead-end driveways should have turn-a-rounds of not less than **48** feet radius.

4. Bridges and Culverts— Bridges, culverts, and other structures in the road bed should be constructed and maintained to support gross vehicle weights of 50,000 pounds.

5. Driveway Grades— Driveway grades should not exceed an average of **8** percent, with a maximum of **12** percent on short pitches. Variances could be granted by the fire service having responsibility for the area when topographic conditions make these standards impractical.

6. Identification— Driveways should be marked with the residence's address unless

the residence is visible from the roadway and the address is clearly visible on the residence. Letters or numbers should be a minimum of three inches in height and constructed of reflectorized material.

C. Certification:

1. If bridges or culverts are involved in the construction of a road or driveway, written verification of compliance with the 50,000 gross vehicle weight standard should be provided from an Oregon Registered Professional Engineer. Otherwise, written verification of compliance should be provided by the applicant.

BASIS FOR RECOMMENDATIONS:

A. Water Supply

Water is a critical tool in fire suppression. Hydrants are generally not available in forested areas. Therefore, fire suppression in forested areas is dependent upon the water carried in the responding fire equipment and water sources available for refill or that can be pumped from an engine. Water available for refilling an engine can mean the difference between saving or losing a structure, or preventing a wildfire from escaping initial attack. When a fire engine or tanker runs out of water, turn around time to a refill site may be quite lengthy. A 4,000 gallon water supply is large enough to refill a large tanker or several smaller fire engines. Requiring construction of an all weather approach to within 15 feet of 4,000 gallon or larger water sources within 100 feet or less of a driveway or road will greatly help fire protection agencies.

B. Fuel Breaks

The steeper the slope, the greater the flame length, the hotter the flame front, and the faster the rate of fire spread. This greater fire activity is primarily due to preheating of the vegetation upslope from the fire, increased draft of fresh air to the fire from below, and more flame contact with upslope fuels. On steeper slopes, failure to provide for larger safety zones downslope from a residence will make it more difficult for fire personnel to protect the structure. The

firefighter is also in a more tenuous safety position.

On the last page are two graphs showing the relationships of flame length and dozer line construction speeds to slope for two fuel types. Flame lengths increase with slope and dozer fire line construction rates decrease. Other fire fighting methods such as water attack and hand line construction are also hampered by steep slopes. Generally, hand lines are useless when flame lengths reach 4 feet; dozer lines fail with 8-foot flame lengths.

C. Road & Driveway Specifications

Fire fighting apparatus (fire engines, tankers, dozer and lowboy, etc.) are much larger and heavier than personal vehicles. These vehicles

require greater road width and clearance for passage, wider road curves for turning, and level or at most moderate road grades for maintaining vehicle engine performance and driver safety.

- The 1988 Oregon Uniform Fire Codes, Chapter 10.207 specifies that all roads shall be all weather surfaced, minimum 20 feet width, and have a vertical clearance of 13' 6".

- A filled, fully equipped 3,000 gallon tanker weighs around 40,000-45,000 pounds. Many rural fire departments utilize this size tanker as a water source for the small fire engines. A minimum road surface load limit of 50,000 pounds provides for this load plus an appropriate safety margin.

- Large, heavy vehicles have difficulty driving up and down steep road grades. Additionally, most rural fire departments are principally staffed by volunteers and most forest fire agency employees are seasonal. While these people are capable drivers, very few are professional truck drivers and they may have a more difficult time maneuvering a truck up a steep winding road than would the professional driver.

- Rural address identification is extremely important. While the local resident may be familiar with the localized road or driveway system, emergency responders generally will not. Proper signing of roads and driveways with 3" or larger reflectorized letters or numbers will assist fire fighters in locating threatened residences, especially when visibility is impaired by darkness or smoky conditions.

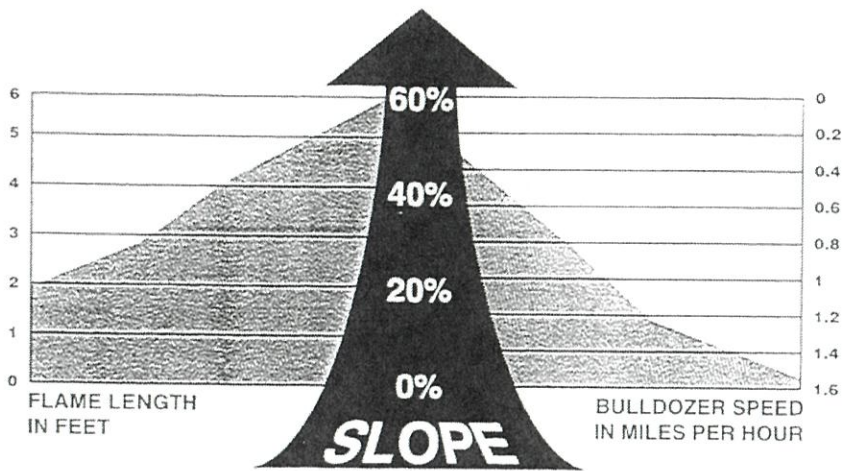
- It is very difficult to back up long distances in large fire apparatus, and this difficulty can be compounded if driveway grade is not level. Therefore, turnouts and turnarounds are very important.



The 1989 Dooley Mountain Fire threatened the residents of Baker City.

Photograph courtesy of the Democrat-Herald, Albany

The Relationship of Flame Length to Fuel Type and Slope: Two Situations



Timber with Grass Understory

These two graphs illustrate the effect of slope on flame length and bulldozer speed in two common fuel types.

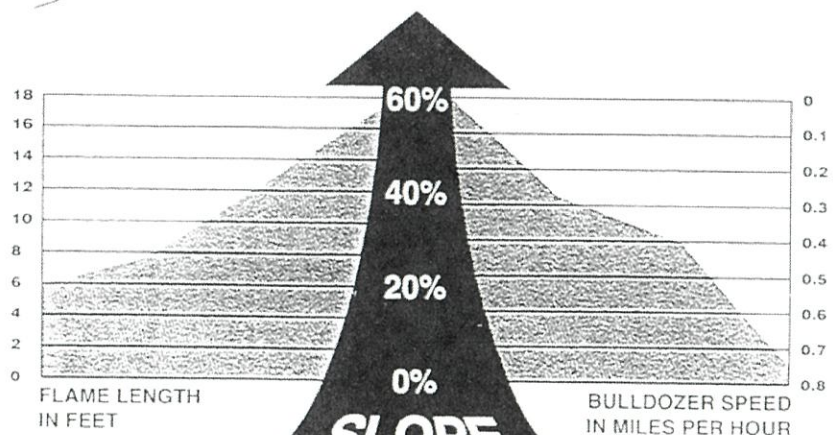
In open timber with grass, flames traveling up a 20% slope can reach 3-4 feet in length.

Chaparral, on the same slope, will generate flame lengths of 6-8 feet.

Hand-constructed fire lines usually fail to stop fires having 4-foot or longer flame lengths.

Bulldozer-constructed fire lines usually fail to stop fires having 8-foot or longer flame lengths.

Fire lines become less effective as slope increases and as fuel loads increase.



Chaparral

Information Provided By:

Oregon Department of Forestry
Resource Planning Office

Land Conservation and
Development Commission

Office of State Fire Marshal

Oregon Fire Chiefs Association

To Order Copies of This Publication
Call or Write:

Oregon Department of Forestry
Public Affairs Office
2600 State Street
Salem, Oregon 97310
503-378-2562



Oregon Department of Forestry
Resource Planning Office
2600 State Street
Salem, OR 97310

"STEWARDSHIP IN FORESTRY"

EXHIBIT E

**INSTRUCTIONS FOR FILING RESTRICTIVE COVENANT
FOR THE CREATION OF A PARCEL OR PLACEMENT OF A DWELLING
ADJACENT TO LAND ZONED FOR FARM OR FOREST USE**

1. This acknowledgment is required when the County permits the creation of parcels or the location/placement of dwellings adjacent to an area designated by the County as farm or forest lands (F, F-1, SFW-20).
2. Obtain the legal description of the subject property as it's recorded in the Tillamook County Deed Records. This is what is referred to as Exhibit A and must accompany the affidavit/covenant.
3. The attached affidavit/covenant must be filled out showing the names of ALL current property owners who appear on the property deed or contract, and signed before a Notary Public. Community Development has Notaries that can provide the service for free.
4. Once the affidavit/covenant is signed and notarized with the attached legal description, bring these to the Tillamook County Clerk's office to be recorded. **The Clerk's will charge a recording fee.** Please contact the Clerk's office at (503)842-3402 for current fees.
5. **A copy of the recorded and notarized affidavit/covenant will be given to DCD to put on file.**
6. If you have any questions about the affidavit/covenant, or the recording procedure, please contact the Department of Community Development Staff at (503)842-3408 x3410.

After Recording Return To:

RESTRICTIVE COVENANT

_____,
(GRANTORS) are the owners of real property described as follows:

PROPERTY LEGAL DESCRIPTION attached as Exhibit A hereto and incorporated by reference

Do hereby promise and covenant as follows:

The property herein described is situated adjacent to a Farm or Forest resource zone such as F, F-1, or SFW-20 zones in Tillamook County, Oregon where the intent is to encourage farm and forest use and minimize conflicts with those uses. The owners/residents of this parcel understand that on the adjacent land customary and accepted farm or forest management practices, conducted in accordance with federal and state laws, ordinarily and necessarily produce noise, dust, smoke, odors, the application of manure, fertilizers, or herbicides (including aerial spraying), road construction, changes in view, and other impacts related to a resource zone.

I/We do hereby accept the potential impacts from farm and forest practices as normal and necessary and part of the risk of establishing a structure in this area and shall not pursue a claim for relief or cause of action of alleging injury from farming or forest practices for which no action or claim is allowed under ORS 30.936 or ORS 30.937.

This covenant shall run with the land and is intended to and hereby shall bind my/our heirs, assigns, lessees, and successors and it can not be deleted or altered without prior contact and approval by the Tillamook County Department of Community Development (GRANTEE) or its successor.

IN WITNESS WHEREOF, the said Party has executed this instrument this _____ day of _____, 20____,

Signature

Print Names

State of _____, County of _____

Subscribed and sworn to before me this _____ day of _____, 20 __

SEAL

Notary Public of Oregon
My Commission Expires:

STATE OF OREGON
COUNTY OF TILLAMOOK