



Clatsop County
 Community Development
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 Astoria, Oregon 97103
 Phone 503 325-8611 Fax 503 338-3606
 comdev@co.clatsop.or.us www.co.clatsop.or.us

Site Plan Review and BOC Noise Exception

Fee: \$84

OWNER(S): Knife River Corporation - Northwest Email: jeff.steyaert@kniferiver.com

Mail Address: 32260 Old Hwy 34 City/State/Zip Tangent, OR 97389

Phone: (541) 918-5142 Phone: _____

Signature: *Jeff Steyaert* Date: 8-9-2019

Other: Matt Ropp, Agent Email: matt.ropp@kniferiver.com

Mail Address: 32260 Old Hwy 34 City/State/Zip Tangent, OR 97389

Phone: (541) 918-5133 Phone: _____

Signature: *Matt Ropp* Date: 08/09/2019

Other: _____ Email: _____

Mail Address: _____ City/State/Zip _____

Phone: _____ Phone: _____

Signature: _____ Date: _____

SIGNATURES: I have read and understand the statements on the back of this form and agree to abide by them. **All owners of record**, per Clatsop County Assessment records, **must sign the application**. Representatives of public agencies, corporations, trusts, etc. must provide documentation of signing authority.

Property Description: Township 5N Range 10W Section 04D Tax Lot(s) 101

Proposed Use: Portable asphalt plant with exception to hours of operation.

Existing Zoning: QM Overlay District: _____

Adjacent Property Owned by Applicant:

Property Description: Township 5N Range 10W Section 03 Tax Lot(s) 500

Property Description: Township _____ Range _____ Section _____ Tax Lot(s) _____

**KNIFE RIVER CORPORATION – NORTHWEST
APPLICANT’S NARRATIVE DOCUMENT –SITE PLAN REVIEW
SEASIDE QUARRY
ODOT ARCH CAPE TUNNEL PROJECT**

**Hearing Date: August 24, 2019
Hearing Body: Board of County Commissioners**

- REQUEST:** Type I Site Plan approval to allow a temporary portable asphalt plant in the QM zone; and, an exception to Title 8.12 to allow the plant to operate for up to 7 nights¹ between the hours of 10pm and 7am, beginning August 25, 2019. The asphalt plant will support emergency maintenance paving operations for the Oregon Department of Transportation (ODOT) Arcadia Beach to Arch Cape Tunnel project.
- TYPE OF APPLICATION:** Type I Site Plan Review; Noise/Hours of Operation Exception
- APPLICANT/OWNER:** Knife River Corporation – Northwest
32260 Old Highway 34
Tangent, OR 97389
- AGENT:** Matt Ropp, Land Planning Manager
Knife River Corporation – Northwest
- PROPERTY DESCRIPTION:** Township 5 North, Range 10 West, Section 3, Tax Lot 101
- ZONING:** Quarry Mining (QM)
- PROPERTY LOCATION:** The subject property is located on the east side of Highway 101, about ¾ mile north of the junction at Highway 26.
- EXHIBITS:**
1. Site Plan Review Application Form
 2. Site Plan
 3. Aerial Photo
 4. Noise Study
 5. ODOT Project Information
 6. Letter Notifying Neighbors

SUMMARY

Knife River Corporation – Northwest is requesting Type I Site Plan approval to allow a temporary portable asphalt plant in the QM zone; and, an exception to Title 8.12 to allow the plant to operate for up to seven nights between the hours of 10pm and 7am beginning

¹ The project should be completed in not more than seven full nights. However, inclement weather may cause delays.

August 25, 2019. The asphalt plant will support paving operations for the ODOT Arcadia Beach to Arch Cape Tunnel project.

PROPERTY STATUS

The subject property, TL 101, is a QM-zoned portion of Knife River’s Seaside Quarry.

SURROUNDING AREA

A mix of land uses exist on the surrounding area along Highway 101 including farms and timberland, rural homesteads, landscape and building material suppliers, construction offices, retailers, and food and beverage establishments. Zoning designations in the vicinity include Agriculture-Forestry (AF), Forestry-80 (F-80), Exclusive Farm Use (EFU), Residential-Agriculture-2 and 5 (RA-2 and RA-5), General Commercial (GC), and the southern extents of the City of Seaside.

I. APPLICABLE CRITERIA

- A. Clatsop County Land and Water Development and Use Ordinance 80-14
Section 3.466
- B. Clatsop County Title 8 Health & Safety
Chapter 8.12
Section 8.12.020 (4)

II. DEMONSTRATION OF CONFORMANCE WITH APPLICABLE CRITERIA

- A. Clatsop County Land and Water Development and Use Ordinance 80-14
Section 3.466 Development and Use Permitted.

The following developments and uses and their accessory developments and uses are permitted under a Type I procedure subject to applicable development standards.

(2) Concrete, ready-mix, or asphalt batching plant accessory to and on the same site as an existing or approved surface or subsurface mining operation, and subject to the standards in the Light Industrial (LI) zone Section 3.448(3).

APPLICANT RESPONSE: The Subject property is an existing, permitted mining operation in the QM Zone. A Type I Site Plan Review, subject to Section 3.448(3), is appropriate for the proposed use.

- B. Clatsop County Land and Water Development and Use Ordinance 80-14
Section 3.448(3): Standards.

(A) Air quality: The air quality standards set by the Department of Environmental Quality shall be the guiding standards in this zone, except that open burning is prohibited in any case.

Applicant Response: The portable asphalt plant is subject to a current DEQ Air Contaminant Discharge Permit and its associated conditions. Evidence of this permit can be provided upon request.

(B) Noise: As may be permitted under all laws and regulations.

Applicant Response: The ODOT Arcadia Beach to Arch Cape Tunnel project requires night-time paving operations between the hours of 7pm and 7am. Clatsop County Code of Regulations, Title 8, Section 8.12 prohibits public disturbance between the hours of 10pm and 7am, except as authorized by the Board of Commissioners in accordance with a permit. Applicant is requesting an exception to allow paving operations to occur between 10pm and 7am. Noise impacts associated with the proposed operation are addressed under Section 8.12, below.

(C) Storage: Materials shall be enclosed within a structure or concealed behind sight obscuring screening.

Applicant Response: The portable asphalt plant will be sited within the existing quarry, on the lower quarry floor, obscured from view from abutting properties and the public right-of-way.

(D) Fencing: Will be allowed inside a boundary planting screen and where it is necessary to protect property of the use concerned or to protect the public from a dangerous condition. The proposed fence locations and design will be subject to Community Development Director review and approval.

Applicant Response: Fencing is not required for the proposed portable asphalt plant.

(E) Buffer: Where the LI zone adjoins a zone other than LI or MI, there shall be a buffer area of depth adequate to provide for a dense evergreen landscape buffer which attains a minimum height of 8-10 feet, or such other screening measures as may be prescribed by the Community Development Director in the event differences in elevation or other circumstances should defeat the purpose of this requirement. In no case shall the buffer area have less width than the required 50-foot setback of this zone.

Applicant Response: This standard does not apply.

(F) Vibration: No vibration other than that caused by highway vehicles, trains and aircraft shall be permitted which is discernible without instruments at the property line of the use concerned.

Applicant Response: The proposed portable asphalt plant does not generate vibrations in excess of normal quarry operations.

(G) Heat and glare: Except for exterior lighting, operations producing heat or glare shall be constructed entirely within an enclosed building.

Applicant Response: This standard does not apply.

- C. Clatsop County Title 8 Health & Safety
Section 8.12.020 Public Disturbance between the hours of 10:00 p.m. and 7:00 a.m.

B. Exceptions:

- 4. Conditions granted by the Board of Commissioners of Clatsop County in accordance with any permit or conditional use permits.*

APPLICANT RESPONSE: Portable asphalt plants are customarily operated in conjunction with aggregate mining sites; and, paving projects are often scheduled during periods of least traffic, typically at night. Noise impacts generated by asphalt batching are similar to those generated by the current aggregate processing activities (i.e crushing, screening, stockpiling) at the Seaside Quarry. For reference, existing processing operations were measured by an acoustic engineer and compared to estimated noise generated by the proposed asphalt batching operation. The engineer's noise report is provided with this application. Applicant asserts that temporary impacts generated by the proposed asphalt plant during the project can be found to be acceptable and appropriate considering the necessity and public value of completing this public transportation improvement.

II. CONCLUSION

Applicant respectfully asserts that substantial evidence in this record proves consistency applicable standards and requests that this application be approved.

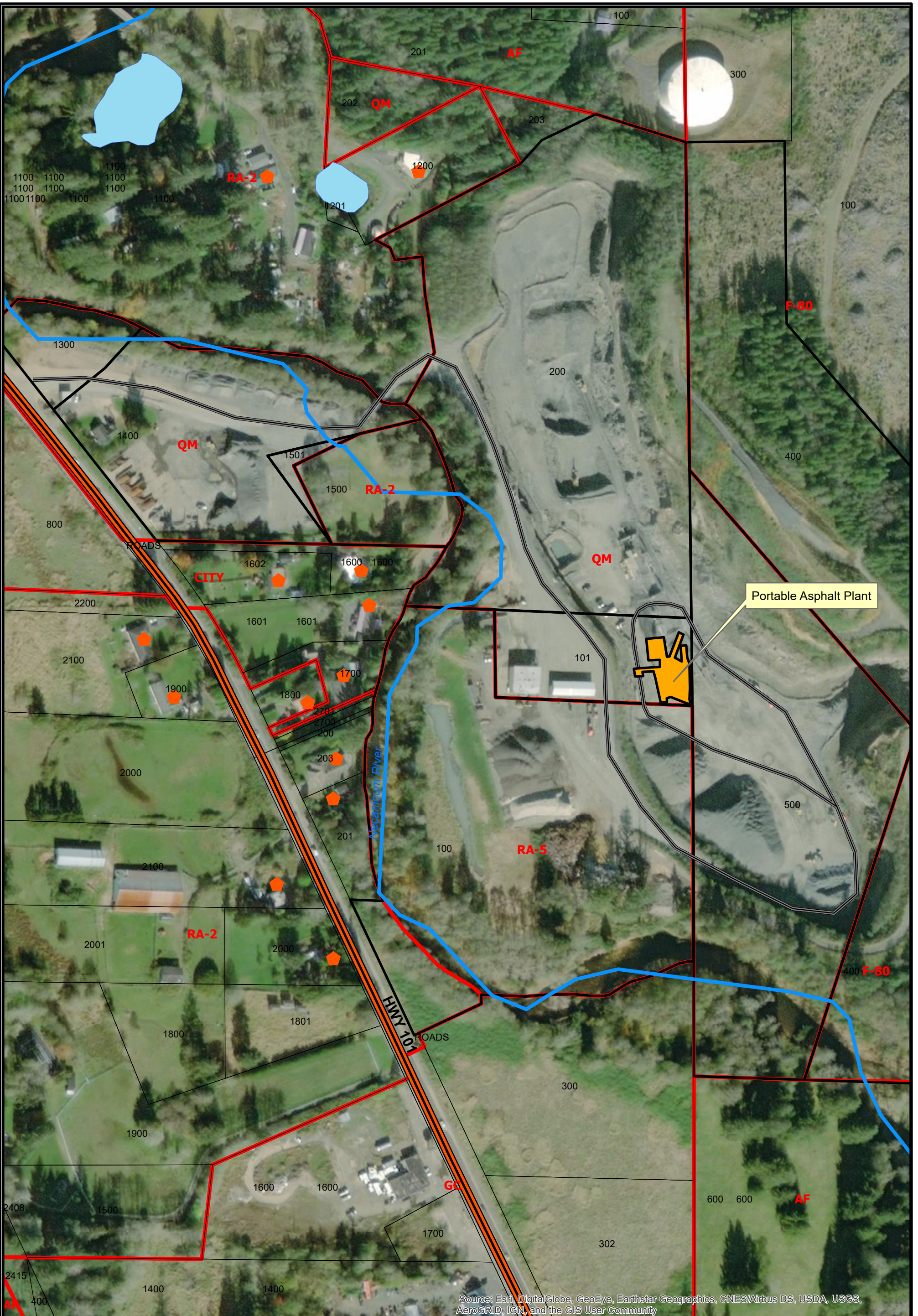
Prepared and Submitted by Knife River
Corporation – Northwest



By: Matt Ropp, Manager of Land Planning









Date



Proposed Site Plan - Portable Asphalt Plant
 Knife River Corp. Northwest- Seaside Quarry
 85029 Hwy 101, Seaside, OR 97138
 T5SR10WS04D TL(s) 100 & 101;
 T5SR10WS04A TL(s) 200, 1300 & 1400;
 T5SR10WS03 TL 500

Legend

 Water	 Haul_Road	 Seaside_Quarry_Tract
 Dwellings	 Taxlots_within_750_feet_of_Seaside_Tract	 Zoning



ACOUSTICAL ENGINEER

Arthur M. Noxon, PE
ACOUSTIC, NOISE AND VIBRATION CONTROL
engineering survey and analysis, project design and management

Matt Ropp, Land Planning Manager
Knife River Corporation – Northwest Region
32260 Old Hwy 34
Tangent, Oregon 97289

May 29, 2019

RE: Noise Study on Locating Asphalt Plant at Seaside Quarry

This is a report on a noise study to determine what impact is probable if a portable asphalt plant is temporarily setup in the Seaside Quarry pit and run at night. The result is that DEQ nighttime noise limit of 50 dBA will not be exceeded if the plant is located as planned, on the upper shelf inside the pit.

Background

The neighboring homes of the quarry lie between Highway 101 and the quarry site in a westerly direction from the quarry. There is a rock crushing line located on a shelf in the pit approximately 40' below grade. The portable asphalt plant is proposed to be located on this same shelf.

A noise survey was performed in two phases on the same day; Wednesday, May 22, 2019. The first phase was to survey the nearfield noise levels of the rock crushing equipment located in the upper level shelf in the pit. Second phase measured noise levels from the quarry operation at the nearby homes.

A second noise survey was performed in the evening of the same day at a portable asphalt plant that was setup and operating at night just west of Salem. The nearfield noise levels were recorded.

Noise levels are "linear" in the sense that if a source of noise is measured at a distance over some terrain, then a quieter or louder noise source, measured over the same terrain, will be proportionately quieter or louder the original sound source.

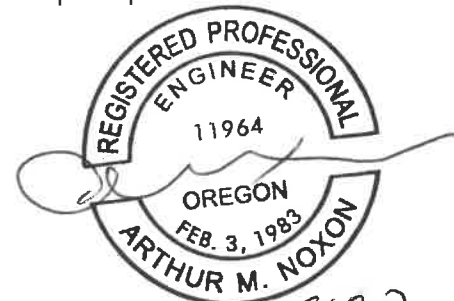
Measurements

The nearfield noise level of the existing crushing operation at 100' ranged between 80 to 85 dBA. The nearfield noise level of the asphalt plant at 100' ranged between 70 to 74 dBA. In general, the portable asphalt plant is 10 dB quieter than the rock crushing equipment. The asphalt plant will be located near to the crusher line and on the same shelf in the pit.

Conclusion

The asphalt plant should produce noise levels at the neighboring houses at night that is 10 dB less than that produced by the crusher operating during the daytime. Based on measurements, the asphalt plant should produce noise in the range of 44 to 48 dBA at night at the nearest houses to the west and less for more distant houses. DEQ nighttime noise limit is 50dBA. The asphalt plant should not exceed DEQ nighttime noise limits.


Arthur Noxon, PE
Acoustical Engineer





Knife River Corporation - Northwest
32260 Old Hwy 34
Tangent, OR 97389-9770
Ph: (541) 918-5100

CCB# 2101

www.kniferiver.com

Corporate Office: Fax (541) 918-5375
AR Dept.: Fax (541) 918-5376
HR/Payroll Dept.: Fax (541) 918-5378
Willamette Valley: Fax (541) 928-6490

Notice to Neighbors
August 9, 2019

Night-Time Paving Operations Commencing August 25, 2019

Dear Neighbor,

This is a courtesy notice to inform you that night-time operations will occur at Knife River's Seaside Quarry beginning August 25, 2019 and concluding August 31, 2019 (weather permitting). A portable asphalt plant will operate during this period in support of the Oregon Department of Transportation (ODOT) Arcadia Beach to Arch Cape Tunnel Paving Project. Estimated asphalt plant hours of operation are 7pm to 7am.

If you have questions regarding this notice, please contact me at the number below. If you have questions regarding activities at the site, please feel free to contact Seaside Quarry Manager Andy Finn at (503) 738-7328. Thank you for your patience and cooperation during this project.

Sincerely,

Matt Ropp
Land Planning Manager
Knife River Corporation - Northwest
Direct: (541) 918-5133
Cell: (541) 223-1079

Seaside Quarry Notice List: Affected Agencies and Taxlots Within 750 Feet of Quarry Tract

Owner	OwnerLine1	OwnerLine2	Mailing Address	City	State	Zip	
Bash Jeremy Warren	Bash Sara Louise		PO Box 124	Seaside	OR	97138	
Brown Krista L			85203 Highway 101 Unit #28	Seaside	OR	97138-3637	
Choi Jung S			84951 Highway 101	Seaside	OR	97138-4604	
Devitt Tammara			85203 HWY 101 #21	Seaside	OR	97138	
Divine Grounds Coffee LLC	Jackson Erin		PO Box 2445	Gearhart	OR	97138-2445	
Filliger GA & Diehl-Filliger SL Trust	Diehl-Filliger Susan L Tr	Filliger Greg A Tr	34628 Highway 26	Seaside	OR	97138-3612	
Forest Lake Resort LLC			14400 NW Jack Rd	Banks	OR	97106-7033	
Freeman Gary			85203 HWY 101 #8	Seaside	OR	97138	
Gray Sherri Lynn	Stover Kurt B		85203 Highway 101 Unit #4	Seaside	OR	97138-3635	
Hepler Jan R/ Eric			18448 Co op Rd	Clatskanie	OR	97016-2113	
J R Zukin Corporation	Meadow Outdoor Advertising dba		PO Box 331	The Dalles	OR	97058	
Jackson Family Investments LLC	Holden LLC		84721 Happel Lane	Seaside	OR	97138	
Jackson Family Investments LLC			94721 Happel Ln	Seaside	OR	97138	
Jurva Martin PC			1754 Willamette Falls Dr	West Linn	OR	97068	
Knife River Corporation Northwest			32260 Old Highway 34	Tangent	OR	97389	
L&C TRS LLC	Kyle D Torseth		1500 SW 1st Ave Ste #1150	Portland	OR	97201	
Langston Frances J			64676 E Timberline Dr	Rhododendron	OR	97049	
Matznick Sally			84854 Highway 101	Seaside	OR	97138-3601	
Moyers Leland			84987 Hwy 101	Seaside	OR	97138	
Onshore Investments LLC			PO Box 847	Seaside	OR	97138-6728	
Phillips Jaime			PO Box 772	Seaside	OR	97138	
RAM Investments LLC	David Snogross		7355 SE Johnson Creek Blvd	Portland	OR	97206-9329	
Richter Mary C			180 SW Gardenia St	Warrenton	OR	97146	
Rogers Steven Keith	Forest Lakes LLC		14400 NW Jack Rd	Banks	OR	97106	
Russell Steven Michael	Russell Lisa Kay		84776 Highway 101	Seaside	OR	97138-3601	
Seaside City Of			989 Broadway St	Seaside	OR	97138-7826	
Tinoco Duarte Ramon	Villa Miranda Liliana		85203 Highway 101 Unit #22	Seaside	OR	97138-3637	
Wilcoxon Homer W Tr	Wilcoxon H W Trust	Leland Moyers	84987 Hwy 101	Seaside	OR	97138	
Williams Cindy Quincelle			85203 Highway 101 Unit #2	Seaside	OR	97138-3635	
Ashley Lertora	ODF						ashley.m.lertora@oregon.gov
Cari Buchner, DOGAMI							cari.buchner@oregon.gov
City of Seaside							fireadmin@cityofseaside.us
City of Seaside							gdennis@cityofseaside.us
City of Seaside							dmcdownell@cityofseaside.us
Department of State Lands							glilienwall@cityofseaside.us
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							tim.marshall@kniferiver.com