



Solid Waste Facility License Application

Application packet for a new license, license renewal, change of authorization request or change in ownership for facilities that:

- Process non-putrescible (dry) waste
- Reload solid waste
- Compost or reload yard debris
- Process source separated recyclable materials

Issued January 2022

oregonmetro.gov

Metro
Waste Prevention and Environmental Services
600 NE Grand Ave.
Portland, OR 97232-2736
SWICC@oregonmetro.gov

Solid Waste Facility License Application



Metro

600 NE Grand Ave.
Portland, OR 97232
503-797-1835

This packet contains an application for a Metro Solid Waste Facility License. You may also want to review the relevant sections of Metro Code. Metro Code Chapter 5.01 identifies which solid waste facilities and activities require a Metro license. You can access the Metro Code via the Metro website at www.oregonmetro.gov/metro-code.

Metro staff will generally review an application for completeness within 15 business days of receipt and notify the applicant whether their application is deemed to be complete. If an application is incomplete, Metro will notify the applicant as to what additional information is required.

Application for a new Solid Waste Facility License

An applicant seeking a new Metro Solid Waste Facility License must first attend a pre-application conference before submitting an application. The purpose of the pre-application conference is for Metro to obtain a description of the proposed solid waste facility and provide the applicant with information regarding the applicable requirements for the proposed operation. The conference also provides the applicant with an opportunity to discuss the application process and to identify any potential issues specific to its proposal. An applicant should prepare for the pre-application conference by reviewing application forms and drafting responses before the conference. To schedule a pre-application conference, contact Joanna Dyer, Metro's Solid Waste Authorization Coordinator at 971-401-0976 or via email at SWICC@oregonmetro.gov.

After completing the pre-application conference, an applicant seeking a new license must submit to Metro a completed *Solid Waste Facility License Application* form and provide all additional information as required. Metro will generally approve or deny a new license within 180 days after Metro deems the application to be complete. The fee for filing a license application is \$300. See Metro Code Chapter 5.01 for more information regarding the issuance of a license.

Renewal of an Existing License

An applicant seeking to renew an existing license without substantive changes to the current authorization must submit a completed *Solid Waste Facility License Application* form and provide all additional information as required, unless Metro staff directs otherwise. License renewal applications must be submitted not less than 120 days before the current license expires. If a licensee fails to submit a timely renewal application, the licensee's authority to operate may lapse. Additionally, Metro is not obligated to renew a license earlier than the expiration date of the existing license even if the licensee files a renewal application more than 120 days before the existing license expires. The fee for filing a license renewal application is \$300. See Metro Code Chapter 5.01 for more information regarding the renewal of licenses.

Change of Authorization to an Existing License

An applicant seeking a change of authorization for an existing license (other than renewal) must submit to Metro a completed *Solid Waste Facility License Application* form and provide all additional information as required unless Metro staff directs otherwise. The applicant cannot implement the requested change of authorization until Metro approves it in writing. The fee for filing a change of authorization application is \$100. See Metro Code Chapter 5.01 for more information regarding changes of authorization for licenses. Metro may require the applicant to apply for a new license if there is a significant change in the types of solid waste accepted or activities performed at a facility.

Transfer of Ownership or Control of an Existing License

An applicant seeking to transfer ownership or control of an existing license must submit to Metro a completed *Solid Waste Facility License Application* form and provide all additional information as required, unless Metro staff directs otherwise. See Metro Code Chapter 5.01 for more information regarding requirements for the transfer of ownership for a licensed facility.

Solid Waste Facility License Application



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600 NE Grand Ave.
Portland, OR 97232
503-797-1835

INSTRUCTIONS

1. Complete all applicable parts of application.
2. Review confidentiality section and sign last page of application.
3. Attach required documents. *(If submitting printed copies, please print double-sided.)*
4. Submit application, attachments and application fee using one of the following methods:
 - a. **Online:**
 - Email the completed application to SWICC@oregonmetro.gov. Contact Joanna Dyer for assistance with large files (contact information below).
 - Call Metro's Accounts Receivable at 503-797-1620 to pay the application fee by credit card.

- b. **By Mail:** Mail the completed application and a check for the application fee to:

Metro
Waste Prevention and Environmental Services
Attn: Joanna Dyer
600 NE Grand Avenue
Portland, OR 97232-2736

Questions? Contact Joanna Dyer, Metro's Solid Waste Authorization Coordinator, at 971-401-0976 or joanna.dyer@oregonmetro.gov.

PART 1 – Standard License Application Information

1. Applicant (Licensee)	
Facility Name:	Allwood Recyclers, INC./AWR Public Yard
Company Name:	Allwood Recyclers, INC.
Facility Street Address, City, State, Zip:	23001 NE Marine Drive Fairview, Or 97024 22800 NE Marine Drive Fairview, OR 97024
Facility Mailing Address, City, State, Zip:	PO Box 115 Fairview, OR 97024
Contact Person & Title:	Mark Wubben
Phone Number:	503-667-5497/360-921-4528
E-mail Address:	Markwubben.awr@gmail.com

Solid Waste Facility License Application



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600 NE Grand Ave.
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2. Type of Application (please check one)		
<input type="checkbox"/>	New license <i>Date of Pre-Application Conference:</i> _____	<i>Current Metro Solid Waste Facility License Number:</i> <div style="border: 1px solid black; padding: 2px; display: inline-block;">L-064-17</div>
<input checked="" type="checkbox"/>	Renewal of an existing license	
<input type="checkbox"/>	Change of authorization to an existing license (other than a renewal) <i>Please describe the proposed change below in Section 4.</i>	
<input type="checkbox"/>	Transfer of ownership or control of an existing license	

3. Type of facility (please check one)	
<input type="checkbox"/>	Non-putrescible (dry) waste material recovery facility
<input type="checkbox"/>	Source-separated recyclable material recovery facility
<input type="checkbox"/>	Source-separated food waste reload facility
<input checked="" type="checkbox"/>	Yard debris reload facility
<input type="checkbox"/>	Yard debris composting facility
<input type="checkbox"/>	Other solid waste reload or processing facility

4. If seeking a change of authorization to an existing license, please explain the proposed change below (attach additional pages if necessary). Complete all remaining sections of this form as they pertain to the request.

5. Applicant's Owner or Parent Company (Provide information for all owners and corporate structure if applicable)	
Company Name:	Allwood Recyclers, INC.
Mailing Address, City, State, Zip:	PO Box 115 Fairview, OR 97024
Contact Person & Title:	Mark Wubben Vice President
Phone Number:	503-667-5497/360-921-4528
E-mail Address:	MarkWubben.awr@gmail.com

Solid Waste Facility License Application



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600 NE Grand Ave.
Portland, OR 97232
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6. Site Operator (if different from Applicant)

Company Name:	
Mailing Address, City, State, Zip:	
Contact Person & Title:	
Phone Number:	
E-mail Address:	

7. Site Description

Tax Lot(s): R238119/R649736310 & 109	Section: IN3E22C/22C	Township: 1 North	Range: 3E
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8. Land Use

Present Land Use Zone:		
Is proposed use permitted outright?	<input checked="" type="checkbox"/> Yes If yes, attach a copy of the <i>Land Use Compatibility Statement</i> (See Attachment D).	<input type="checkbox"/> No
Is a conditional use permit necessary for the facility?	<input type="checkbox"/> Yes If yes, attach a copy of the <i>Conditional Use Permit</i> (See Attachment F)	<input checked="" type="checkbox"/> No
Are there any land use issues presently pending with the site?	<input type="checkbox"/> Yes If yes, please explain the land use issues below.	<input checked="" type="checkbox"/> No
Description of the pending land use issues identified above:		
Are any permits required from the Oregon Department of Environmental Quality (DEQ)?	<input checked="" type="checkbox"/> Yes If yes, please list all DEQ permits below and attach copies with this application (see Attachment F).	<input type="checkbox"/> No
Listing of all required DEQ permits:	1200 Z Solid Waste Disposal Site	
Are any other local permits or building codes required?	<input type="checkbox"/> Yes If yes, please list all other required permits below and attach copies with this application (see Attachment F).	<input checked="" type="checkbox"/> No

Solid Waste Facility License Application



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600 NE Grand Ave.
Portland, OR 97232
503-797-1835

Listing of other required permits:	
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9. Land Owner		
Is the applicant the sole owner of the property on which the facility is located?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No If no, please complete this section with additional pages if necessary and attach a completed <i>Property Use Consent Form</i> (see Attachment E).
Property Owner:	MRW Properties	
Mailing Address, City, State, Zip:	PO Box 115 Fairview, OR 97024	
Phone Number:	503-667-5497	
E-mail Address:	Markwubben.awr@gmail.com	

10. Public/Commercial Operations		
Will the facility be open to the public (e.g., non-commercial self-haul customers)?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Will the facility be open to non-affiliated commercial solid waste collectors?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Will the facility accept waste from outside the boundary of Metro?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

11. Operating Hours and Traffic Volume			
	Public (non-commercial self-haul)	Commercial Affiliated	Commercial Non-Affiliated
Operating Hours	7:30am to 5:00pm Winter 7:00 am-5:30pm Summer	Same	Same
Customer Hours (if different)			
Estimated Vehicles Per Day	100-300	5-15	10-50

Solid Waste Facility License Application



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600 NE Grand Ave.
Portland, OR 97232
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12. Inbound Waste/Feedstock by Type

Identify the types of waste/feedstock and annual tonnage amounts that the applicant expects to receive at the facility. Also, identify how the applicant will manage each waste stream, the expected tip fees that the applicant will post at the facility, and the length of time required to process each waste stream (attach additional pages if necessary).

Waste/Feedstock Type	Accepted at Facility	Expected Annual Tonnage Amount	Type of Activity to be Performed on Waste	Expected Tip Fee (per Ton)	Estimate the maximum and typical lengths of time required to process each day's receipt of each waste/feedstock type
Source-Separated Wood:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	8,000-10,000	Hog Fuel	\$14/CY	
Source-Separated Yard Debris:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	15,000-20,000	Compost	\$14/CY	
Source-Separated Yard Debris Combined with Residential Food Waste:	<input type="checkbox"/> Yes <input type="checkbox"/> No				
Source-Separated Commercial and Other Food Waste:	<input type="checkbox"/> Yes <input type="checkbox"/> No				
Inerts (e.g., rock, concrete, etc.):	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	700-1000 Cubic Yards	Recycle	\$15/CY	
Non-Putrescible (dry) Waste:	<input type="checkbox"/> Yes <input type="checkbox"/> No				
Source-Separated Recyclables:	<input type="checkbox"/> Yes <input type="checkbox"/> No				
Special Wastes (please specify):	<input type="checkbox"/> Yes <input type="checkbox"/> No				
Petroleum Contaminated Soil:	<input type="checkbox"/> Yes <input type="checkbox"/> No				
Putrescible (wet) waste:	<input type="checkbox"/> Yes <input type="checkbox"/> No				
Other Waste/Feedstocks (please specify):	<input type="checkbox"/> Yes <input type="checkbox"/> No				
Other Waste/Feedstocks (please specify):	<input type="checkbox"/> Yes <input type="checkbox"/> No				

Solid Waste Facility License Application



Metro

600 NE Grand Ave.
Portland, OR 97232
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13. Inbound Waste/Feedstock by Generator

Identify the generator type and the expected annual tonnage of waste/feedstock that the facility will receive and recover from each type. Add additional rows if necessary.

Generator Type*	Tons Received**	Tons Recovered**	Tons Residual**
Commercial	9,000	10,900	1,900
Residential	16,000	21,000	5,000
TOTAL TONS:	25,000	31,900	6,900

* Example: commercial, residential, self-haul, etc.

** Tons received = tons recovered + tons residual

14. Outbound Waste and Materials

List the expected destination and amount of each type of outbound solid waste and materials that the applicant expects to transport from the facility (attach additional pages if necessary).

Destination Site (Name and address)	Waste/ Material Type	Expected Annual Tonnage	Purpose Of Delivery*
Domestic Markets in the Northwest WestRock, Longview Wa	Wood Waste	7,000-9,000	Hog Fuel
Domestic Markets in the Northwest Nippon, Longview Wa	Wood Waste	3,000-5,000	Hog Fuel

*Example: disposal, recovery, land reclamation, beneficial use, etc.

Solid Waste Facility License Application



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600 NE Grand Ave.
Portland, OR 97232
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15. Subcontractors

Provide the name, address and function of all subcontractors involved in the facility operations, if applicable (this does not include janitorial staff):

Name	Address	Function

PART 2 – Standard Attachments to License Application

New License, License Renewal and Change of Authorization

- The applicant must provide a current version of all of the following attachments with each application unless otherwise directed by Metro.
- The applicant must clearly label each attachment submitted as part of the application. A description of each attachment is provided in Appendix A.

Check if included	Attachment
<input checked="" type="checkbox"/>	Attachment A: Site Plan
<input checked="" type="checkbox"/>	Attachment B: Operating Plan
<input checked="" type="checkbox"/>	Attachment C: Proof of Insurance
<input checked="" type="checkbox"/>	Attachment D: Land Use Compatibility Statement (LUCS)
<input checked="" type="checkbox"/>	Attachment E: Property Use Consent Form (This form is not necessary if the property is solely owned by the applicant)
<input checked="" type="checkbox"/>	Attachment F: Required Permits
<input type="checkbox"/>	Attachment G: Facility Design Plan (NEW CONSTRUCTION ONLY)

Solid Waste Facility License Application



Metro

600 NE Grand Ave.
Portland, OR 97232
503-797-1835


PUBLIC NOTICE AND CONFIDENTIAL INFORMATION

- This application and all of the supporting documentation that the applicant provides is subject to Metro's public notice procedures. Metro will notify and provide the public with an opportunity to review and comment on the proposed application. The public notice may include, but is not limited to, posting the complete application on Metro's website.
- The applicant may identify as confidential any reports, books, records, maps, plans, income tax returns, financial statements, contracts and other similar written materials of the applicant that are directly related to the proposed application and that are submitted to or reviewed by Metro. The applicant must prominently mark any information that it claims confidential with the mark "CONFIDENTIAL" before submitting the information to Metro. Subject to the limitations and requirements of ORS Chapter 192 (public records law) and other applicable laws, Metro will treat as confidential any information so marked and will make a good faith effort to not disclose that information unless Metro's refusal to disclose the information would be contrary to applicable Oregon law.
- These conditions do not limit the use of any information submitted to or reviewed by Metro for regulatory purposes or in any enforcement proceeding. In addition, Metro may share any confidential information with representatives of other governmental agencies provided that, consistent with Oregon law, those representatives agree to continue to treat the information as confidential and make good faith efforts to not disclose the information.

APPLICANT CERTIFICATION

An authorized agent of the applicant must sign this application. Metro will not accept an application without a signature.

I certify that the information contained in this application is true and correct to the best of my knowledge. I agree to notify Metro within 10 days of any change in the information submitted as a part of this application.

Signature of authorized agent  Date 2-2-2022
Print name Mark Wubben
Title VP
Email markwubben@cw.com Phone 360 921-4528

Solid Waste Facility License Application

Appendix A: Description of required attachments



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600 NE Grand Ave.
Portland, OR 97232
503-797-1835

Appendix A: Description of required attachments

ATTACHMENT A: SITE PLAN

The applicant must submit a facility design plan showing the location of the facility at an appropriate scale. An aerial photograph, Google image or scaled drawing is acceptable, and must include all of the information described below, labeled in a legible manner. If any portion of facility operations takes place within an enclosed building, submit a separate image or diagram labeling the required information for internal operations.

- 1) Property and External Operations. Identify the location of:
 - a) The facility site, including all property boundaries
 - b) Access roads
 - c) All buildings on the property (existing and proposed)
 - d) Scale(s) and scale house(s)
 - e) Fencing and gates
 - f) Paved areas
 - g) Vegetative buffer zones and berms
 - h) Bioswales, if present on site
 - i) Exterior storage areas or stockpiles of solid waste accepted by the facility as indicated in the application, including maximum pile height
 - j) Storage areas for the temporary containment of prohibited waste that the facility inadvertently receives, while awaiting proper removal or disposal of the prohibited waste. (The facility must cover and enclose the containment areas and construct them in a manner to prevent leaking and contamination.)
 - k) Water sources for fire suppression
 - l) All receiving, processing, reload and storage areas
 - m) Load checking areas (as applicable)
 - n) On-site traffic flow patterns
 - o) Facility signage
 - p) COMPOST FACILITY ONLY: Compost/curing piles/windrows, aeration systems including bio-filters, or enclosed structures to prevent odors from being detected offsite
 - q) COMPOST FACILITY ONLY: The prevailing wind direction, by season, identified on a map or aerial photograph
- 2) Internal operations. Identify the location of:
 - a) All receiving, processing and reload areas
 - b) Load checking areas
 - c) Storage areas for solid waste accepted by the facility as indicated in the application
 - d) Storage areas for the temporary containment of prohibited waste that the facility inadvertently receives, while awaiting proper removal or disposal of the prohibited waste. (The facility must cover

Solid Waste Facility License Application

Appendix A: Description of required attachments



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600 NE Grand Ave.
Portland, OR 97232
503-797-1835

and enclose the containment areas and construct them in a manner to prevent leaking and contamination.)

- e) Traffic flow patterns within buildings
- f) Compactor or other processing equipment
- g) Fire suppression equipment

ATTACHMENT B: OPERATING PLAN

The applicant must submit an operating plan for review and approval by Metro, subject to any additional elements as required in the license - if one is approved and issued. The operating plan must describe the following, at a minimum:

- 1) Types of solid wastes the facility will accept
- 2) Procedures for material recovery including:
 - a) Procedures for segregating and managing loads of incoming source-separated recyclables from other materials
 - b) Procedures for recovering materials from solid waste, including equipment to be used on site (e.g. sorting lines, hand picking, magnets, etc.)
- 3) Procedures for managing waste and other materials; identify the type of equipment that will be used to process, reload and transport waste to a processing facility or disposal site
- 4) Description of the general markets for the material(s) recovered at the facility
- 5) Procedures for measuring and keeping records of the amount of materials received, recovered, and disposed. These procedures must comply with Metro's record keeping and reporting requirements as described in *Reporting Requirements and Data Standards for Metro Solid Waste Licensees, Franchisees, and Parties to Designated Facility Agreements*.
- 6) Procedures for inspecting loads, including:
 - a) Procedures for inspecting incoming loads for the presence of prohibited or unauthorized wastes
 - b) Objective criteria for accepting and rejecting loads
 - c) Protocol for identifying, isolating and testing material that may contain asbestos
- 7) Procedures for storage of waste and other materials including:
 - a) Description of waste types that will be stored on site
 - b) Procedures for managing stockpiles
 - c) Procedures for removing waste and other materials off site at sufficient frequency to avoid creating material degradation, nuisance conditions or safety hazards
- 8) Procedures for rejecting or managing prohibited wastes including:
 - a) Procedures for rejecting, managing, reloading and transporting any hazardous, prohibited or unauthorized wastes discovered at the facility to an appropriate facility or disposal site
 - b) Procedures and methods for notifying generators to not place hazardous waste or other prohibited waste in drop boxes or other collection containers destined for the facility

Solid Waste Facility License Application

Appendix A: Description of required attachments



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600 NE Grand Ave.
Portland, OR 97232
503-797-1835

- 9) Procedures for odor mitigation, including:
 - a) A management plan that the facility will use to control and minimize odors of any derivation from the facility including odorous loads
 - b) Procedures for receiving and recording odor complaints, immediately investigating any odor complaints to determine the cause of odor emissions, and promptly correcting any odor problem at the facility
- 10) Procedures for controlling and minimizing nuisances and other offsite impacts including: noise, vectors, dust and litter. These procedures must include a description of the methods that the facility will use to encourage its customers to cover waste loads delivered to the facility.
- 11) Procedures the facility will follow in case of a fire or other emergency
- 12) Procedures for fire prevention, protection and control measures used at the facility.
- 13) Closure procedures and costs required to:
 - a) Properly close the facility and cease further solid waste activities; and
 - b) Restoring the site to its condition before the applicant engaged in the licensable activity. Closure may include, but is not limited to, removal of all on-site solid waste stockpiles accumulated after Metro issued a Metro Solid Waste Facility License.

ATTACHMENT C: INSURANCE

The applicant must submit proof of the following types of insurance, covering the applicant, its employees, and agents:

- 1) The most recently approved ISO (Insurance Services Office) Commercial General Liability policy, or its equivalent, written on an occurrence basis. The policy must include coverage for bodily injury, property damage, personal injury, death, contractual liability, premises and products/completed operations. All insurance coverage must be a minimum of \$1,000,000 per occurrence.
- 2) Automobile insurance with coverage for bodily injury and property damage, and with limits not less than minimum of \$1,000,000 per accident or combined single limit.
- 3) The General Liability policy must name Metro, its elected officials, departments, employees, volunteers and agents as ADDITIONAL INSURED. The applicant must include the additional insured endorsement along with the certificate of insurance.
- 4) Certification of Workers' Compensation insurance that meets Oregon statutory requirements including employer's liability with limits not less than \$1,000,000 per accident or disease. If the applicant or licensee has no employees and will perform the work without the assistance of others, you may attach a certificate to that effect in lieu of the certificate showing current Workers' Compensation.

ATTACHMENT D: LAND USE COMPATIBILITY STATEMENT (LUCS)

The applicant must submit the following information:

A copy of a completed Metro LUCS or DEQ LUCS. The Metro LUCS is available at www.oregonmetro.gov/solidwasteforms.

Solid Waste Facility License Application

Appendix A: Description of required attachments



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600 NE Grand Ave.
Portland, OR 97232
503-797-1835

ATTACHMENT E: PROPERTY USE CONSENT FORM

The applicant must submit the following information if required in Part 1, section 9, of this application.

A copy of a completed Property Use Consent Form, available at www.oregonmetro.gov/solidwasteforms.

ATTACHMENT F: REQUIRED PERMITS

The applicant must submit the following information:

- 1) A copy of any required permit, license or franchise that a governing body or agency (whether federal, state, county, city or other) has granted or issued to the applicant, including, but not limited to DEQ disposal site permit, DEQ 1200-Z stormwater permit (first page only) and Conditional Use Permits. If the governing body or agency has not yet issued the required permit, license or franchise, the applicant must provide a copy of the application it submitted. Metro may also request copies of correspondence pertaining to any required permit, license or franchise.
- 2) New facilities: A copy of all applications for necessary DEQ permits and any other information required by or submitted to DEQ.

ATTACHMENT G: FACILITY DESIGN PLAN (NEW CONSTRUCTION ONLY)

The applicant must submit a facility design plan that addresses the topics outlined below. Application submittals such as facility design plans, building plans, site plans and specifications must be prepared, as appropriate, by persons licensed in engineering, architecture, landscape design, traffic engineering, air quality control and design of structures.

- 1) Facility overview that includes a description of the following:
 - a) Facility design and technology
 - b) Buildings and major equipment (existing and proposed)
 - c) Construction timeline (as applicable)
 - d) Types of wastes to be processed
 - e) Residuals management procedures
- 2) Dust, odor, airborne debris and litter:
 - a) Submit a proposed design or existing design plan that identifies the location of all areas for load checking, receiving/tipping, mixing, processing, reloading and storage for all materials.
 - b) Compost facility only: provide locations for compost/curing piles/windrows, aeration systems including bio-filters, or enclosed structures to prevent odors from being detected offsite.
 - c) Describe control measures to prevent odors, fugitive dust, airborne debris and litter. Describe how the facility design will provide for shrouding and dust prevention for the receiving area, processing area, storage area, reload area, all waste processing equipment and all conveyor transfer points where dust is generated.
- 3) Fire prevention:

Submit proof of compliance with local and state fire codes.
- 4) Adequate vehicle accommodation:

Provide documentation to demonstrate that the facility will provide adequate on-site areas at the facility's entrance, scales, loading and unloading points and exit points to allow safe queuing off public

Solid Waste Facility License Application

Appendix A: Description of required attachments



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600 NE Grand Ave.
Portland, OR 97232
503-797-1835

roads and right-of-way given the number and types of vehicles expected to use the facility during peak times.

5) Stormwater and leachate:

Submit a DEQ (or equivalent) approved plan with pollution control measures to protect surface and ground waters, including runoff collection and discharge and equipment cleaning and washdown water.

6) A compost facility must submit a written description of the following (in addition to the items listed in subsection 1):

- a) Feedstock receiving procedures
- b) Feedstock pretreatment and contaminant removal procedures and equipment (as applicable)
- c) Feedstock processing details and methods
- d) Dewatering and liquids management (as applicable)
- e) Pathogen reduction / control procedures (as applicable)
- f) Monitoring, quality control and testing

ALLWOOD RECYCLERS, INC. **OPERATIONS PLAN**



Allwood Recyclers, Inc – Fairview, OR
January 2019

Table of Contents

	<u>Page</u>
FACILITY INFORMATION.....	iii
1. INTRODUCTION	1
Surrounding Land Use	1
Hours of Operation and Site Access.....	1
Staffing and Training	1
Permits	1
2. SITE OPERATIONS	2
2.1 Normal Facility Operations	2
Facility Process Method	
A.) Receiving.....	2
B.) Inspection of Incoming Feedstock	2
C.) Feedstock Preparation	3
D.) Composting.....	3
E.) Screen Composting	3
F.) Sales	3
2.2 Monitoring and Testing.....	3
2.3 Water Source	3
2.4 Fire Protection.....	4
2.5 Storm Water Treatment.....	4
2.6 Safety and Compliance	4
3. NUISANCE CONTROL.....	4
3.1 Litter control.....	4
3.2 Odor Control.....	4
3.3 Dust Control	5
3.4 Noise Control.....	5
4. OPERATION CONTINGENCY PLAN	5
5. OPERATIONAL PROCESSING EQUIPMENT.....	5
6. RECORD KEEPING	5
7. CLOSURE AND POST CLOSURE	6
FIGURES	
1 AWR Public Vicinity Map	
2 AWR Public Site Plan	
3 AWR Public Site Plan with Stormwater Features	
4 AWR Compost yard Vicinity Map	
5 AWR Compost yard Site plan Map	
6 AWR Compost yard Site Plan with Stormwater Features	

Facility Information

The following Operations Plan describes the design and operation of Allwood Recyclers, Inc– Compost Facility located in the City of Fairview, Oregon. Facility address and contact information is provided below.

FACILITY NAME: Allwood Recyclers, Inc.
AWR Compost Facility
AWR Public Yard

FACILITY ADDRESS: 23001 NE Marine Drive
Fairview, OR 97024 (Compost Facility)

22800 NE Marine Drive
Fairview, OR 97024 (Public Yard)

OPERATOR: Allwood Recyclers, Inc

LANDOWNER: MRW Properties LLC
PO Box 115
Fairview, OR 97024

CONTACTS: Mark Wubben, Vice President and Group Manager (Emergency Contact #1)
1471 N 25th Circle
Washougal, WA 98671
360-921-4528

Andy Hutchinson, Organics Manager (Emergency Contact #2)
4426 NE 141st Court
Vancouver, WA 98682
503-969-3487

Randy Wubben, President and Group Member (Emergency Contact #3)
6602 NE 104th AVE
Vancouver, WA 98662
360-772-2606

Heather Wubben, Corporation Secretary (Emergency Contact # 4)
1741 N 25th Circle
Washougal, WA 98671

Introduction

Surrounding Land Use

The surrounding properties are zoned Industrial. The properties to the South and East are a auto wrecking yard and a tanker truck trucking and storage yard. The properties to the West are an RV storage yard and a forklift testing facility. There are no residential homes close to either the compost or the public yard facility. The closest residential homes are the Blue Lake neighborhood homes approximately .5 mile to the West.

Hours of Operation and Site Access

The site operates summer hours and Winter hours. Summer hours are: Mon-Fri 7:00 – 6:00 PM, Sat 8:00 – 5:00PM, Sun 9:00 – 4:00 PM. Winter hours are: Mon-Fri 7:30 – 5:00 PM, Sat 9:00 – 4:00 PM, Sun closed. The gates are opened at 6:00 AM both Summer and Winter for dumping of Bark or Rock trucks and Grinding operations prior to public being in the yard. Both Yards are accessed off of Marine Drive and are gated off at time of closing.

Staffing and Training

Allwood Recyclers has an operating staff qualified to perform all required duties. General composting operations training occurs at the time of hire for each employee directly associated with composting. Safety meetings and company meetings are held monthly. Additional training is given as needed.

Permits

All required permits and licenses are visibly displayed within the scale house or main office.

Site Operations

2. Normal Facility Operations

2.1 Facility Processing Method

Allwood Recyclers Inc. composting operations consist of 6 distinct processing steps:

A) receiving, B) load checking and contaminant removal, C) feedstock preparation, D) composting, E) Screening, F) Stockpile and sales. Each step is described below.

A. Receiving

Composting operations include Type (1) feedstock only, as defined in OAR 340-096-0090(35) Feedstock is received daily during operating hours. Incoming vehicles carrying feedstock material are received and inspected for acceptance or rejection at the facility entry office. Daily yardage records maintained by the operator monitor the amount of feedstock entering the site. The gate attendant directs haulers to the tipping area. Where necessary, incoming feedstock haulers are informed at the scale house that they must cover, cross-tie, or use other suitable means to prevent any load loss.

The Public Yard will be taking Feedstock from Public (home owners etc.), Landscapers and small vehicles from municipalities. All Yard Debris, Brush and Wood Waste will be reloaded and hauled over to the Composting Yard in large end dump trucks.

The Composting Yard (existing Yard) is where all Compacted yard debris garbage trucks will dump as well as dump trucks and end dumps.

Currently the facility is receiving approximately 25,000 tons of feedstock annually.

Sources of feedstock include:

- Municipalities
- Agriculture
- Industry
- General Public (Private Individuals)
- Landscapers

B. Inspection of Incoming feedstock

All loads are visually inspected at the entry office at the Public Yard as well as the Compost Yard to make sure there are no inorganic materials. Loads can be rejected at this point for nonconforming feedstock. After inspection of the load customers are directed to the tipping location where a loader spreads out the feedstock for inspection and removal of garbage and inorganic materials. If there are any Hazardous materials found the generator is required to remove and haul off premises.

There is a garbage dumpster at the Public Yard for all Garbage to be hauled off the facility.

At the Composting Yard there is a 40 yard dumpster for all the garbage from Waste Management curbside Yard debris feedstock and dropped garbage cans that are dumped out of compacted garbage trucks. There is also an additional garbage dumpster used for all other garbage removed from feedstock from hand picking as well as all the plastics removed during the compost screening process by two Airlift Separators.

C. Feedstock Preparation

Once the feedstock has been inspected for quality it is spread out with a loader and any garbage or inorganic materials are removed by hand. After confirming that the feedstock is ready to be composted it is pushed up into pile #1 for composting and water is added as needed for optimum moisture content.

D. Composting

The feedstock begins the composting process in pile #1. There are 6 different piles for maturing feedstock into mature material ready for composting. Most of the water is added in pile #1 with large agricultural irrigation heads mounted to poles. Large sprinkler head mounted to an A frame stand are used on piles 2-6 as needed to maintain optimum moisture content. Once the feedstock is matured and ready in pile #6 it is all processed through the screening operation. When pile #6 has all been processed a large excavator is used to turn pile #5 over to pile #6 and pile #4 is turned over to pile #5 and continue all the way to pile #1. Pile #1 is refilled with feedstock and process continues.

E. Screening Compost

Screening Compost takes mature feedstock out of pile #6. The finished compost is stockpiled and sold. The material that does not pass through the fines screen for compost is called medium overs. At this time all the medium overs are reentered into the composting stream in pile #1 mixing it in with the green feedstock. When the new ASP composting floor is operational the medium overs will be piled up and used for the bio filter cover for the positive air ASP system. Any medium overs not needed for use for the bio filter will continue to be mixed in the front of pile #1 to be mixed with the green feedstock. All material that is too big to pass through the top deck of the screen is called large overs. All the large overs come off the top deck of the screen onto a picking station for hand picking of any garbage and inorganic materials. After the picking station all the clean overs are hauled to the wood grinder to be ground for size reduction and reentered into the composting stream at the front of pile #1 mixed in with the green feedstock.

F. Sales

Once the compost has been screened and piled it is ready to be sold as the market demands.

2.2 Monitoring and Testing

During the active composting phase, compost feedstock will be monitored for moisture, oxygen, pH, and temperature to ensure proper material handling. Samples are sent in according to requirements to meet US Composting Council requirements and job specification requirement. Onsite testing and monitoring are done on a regular basis.

2.3 Water Source

Compost Yard: There is City water piped onsite with 3 different locations for water source connection or water truck Fill locations. There is also a water quality settling pond that can be pumped out of for watering the feedstock piles. New Public Yard: There is City water plumbed onsite with 2 different locations for water source connection ore water truck fill locations. There are also several fire hydrants located within Marine Drive R.O.W.

2.4 Fire Protection

Compost Yard: There is a 3" waterline plumbed to three locations for connection of fire hose or to fill the 4,000-gallon water truck that can be used for fire suppression. There are also several Fire Hydrants across Marine Drive for Fire trucks to be able to access.

There are fire extinguishers in every piece of heavy equipment onsite as well as several clearly marked outdoor Fire extinguishers. There is a Fire Extinguisher in the Entry office and the lunch room.

Public Yard: There are two locations for either fire hose for fire suppression or to fill a 4,000-gallon water truck. There is a fire extinguisher in each piece of heavy equipment onsite as well as a clearly marked location of an outside fire extinguisher. There are fire extinguishers inside each office building clearly marked.

2.5 Storm Water Treatment

Compost Yard: Most of the site is paved and sloped to direct surface water into a ditch and then piped back to the storm water settling pond. The area under the composting processing area is not paved to allow for infiltration into the sandy loam soils. The settling pond is designed to fill before draining into a long swale that infiltrates and drains out. No storm water discharges from this site, all storm water and any leachate that comes from composting processing area is all directed to settling pond and out to infiltration swale. This system of infiltration has been observed and approved by DEQ and Columbia South Shore Groundwater Protection agencies.

New Public Yard: All surface water is directed to catch basins and piped to water quality pond. Water is filtered through a media filter before discharging. There is not expected to be much leachate generated from the reload bins due to the material being loaded out every day. Hog fuel will be stored onsite to mix with any leachate if any is detected and will be mixed and hauled out with daily feedstock to our compost yard.

2.6 Safety and Compliance

Safety and compliance inspections are performed on a regular basis. Heavy equipment operators are trained to inspect equipment for safety compliance and notify manager for any repairs necessary. Company meetings are used for training safety procedures and protocols. The company mechanic also checks all equipment for safety compliance in both the compost yard and the public yard.

3. NUISANCE CONTROL

3.1 Litter Control

Litter control is conducted by facility personnel. The feedstock is inspected and hand-picked at the tipping area to remove any garbage at the Compost Yard and the Public Yard. Litter is policed around both facilities and out along Marine Drive in the right of way.

Compost Yard: In the screening process 2 Airlift Separators are used to pick garbage from compost and all the garbage that is removed is put into garbage dumpster to be removed from facility.

3.2 Odor Control

Allwood Recyclers Best Management Processes include:

- Process incoming feedstock quickly
- Proper blending of feedstock
- adding water as needed for optimum moisture content
- turning feedstock piles as needed for maximum oxygen
- Limit turning process during unfavorable weather conditions

3.3 Dust Control

A 4000-gallon water truck is used at both the Compost yard and the Public yard to keep the asphalt wet to keep dust down from vehicle traffic and or loader tires. There is also Dust Control Cannons designed to use water mist for dust control that will keep the asphalt wet as well as product bin to minimize dust during loading operation.

Compost Yard: A 4,000-gallon water truck is used to wet down brush and urban wood to minimize dust from the grinding operation.

3.4 Noise Control

Noise is controlled by use of up to code exhaust mufflers on all of the heavy equipment. The use of OSHA approved backup horns is practiced to keep within code. Equipment is only operated during business hours of the local code.

4. OPERATIONAL CONTINGENCY PLAN

All of the equipment that is used by Allwood Recyclers in the operation at the Compost Yard as well as the New Public Yard is all replaceable with rental equipment from any one of the many rental and equipment sales yards in the Portland Metropolitan area if there were to be a major break down. There is back up equipment within our operation to keep things moving smoothly. In our 20+ years of operations we have used this contingency plan many times.

5. OPERATIONAL PROCESSING EQUIPMENT

- CAT 966 LOADER
- JD 544 LOADER
- JD 324 LOADER
- MORBARK 3800 XL GRINDER
- 6X16 SCREEN PLANT
- 5X12 SCREEN PLANT
- HITACHI 470 EXCAVATOR
- CAT 325 EXCAVATOR
- JD 245 EXCAVATOR
- HITACHI 50 MINI HOE
- YALE FORKLIFT
- KENWORTH 4000 GALLON WATER TRUCK
- KENWORTH LUBE TRUCK

6. RECORD KEEPING

Operation records are kept onsite at entry office of Composting Yard but will be moved to the entry office of the Public Yard as of 8-1-19.

7. CLOSURE AND POST CLOSURE

Compost Yard: All the feed stock will be processed into compost and the compost will all be sold. All material will be sold off. After all the bins are empty the bin wall will be removed and sold leaving open lot to be sold. Both mobile offices and small out building would remain and be sold with the property. The water quality pond and swale would all stay in place.

Public Yard: All feedstock, brush and wood waste would be hauled to the compost yard to be composted or ground for hog fuel as needed. All the bark, rock, soil blend and compost would be sold. When all the bins are empty the bin walls would be removed and sold or dumped for concrete recycle. Both the Entry office building and the administrative portable office would remain and be sold with the property. The East County area with easy access to I-84 and I 205 are prime Industrial real estate areas and the large paved lots are desirable for many types of Industrial businesses.

**Figure 1-
AWR Public Yard- Fairview, OR- Location
Vicinity Map**



[illegible]

Figure 3 AWR Public Site Plan with Stormwater Features

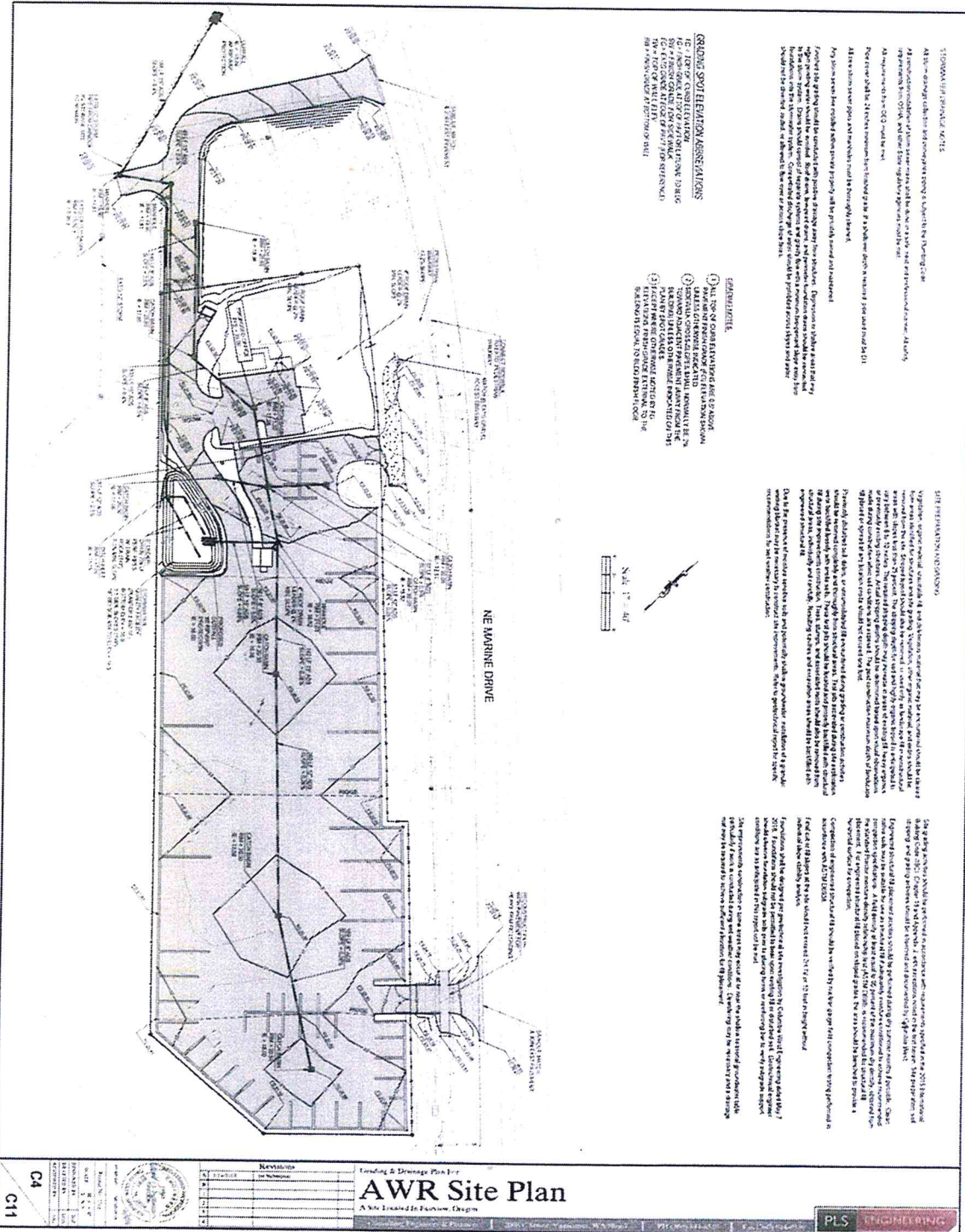


Figure 4- AWR Compost Yard - Fairview, OR-
Location/Vicinity Map

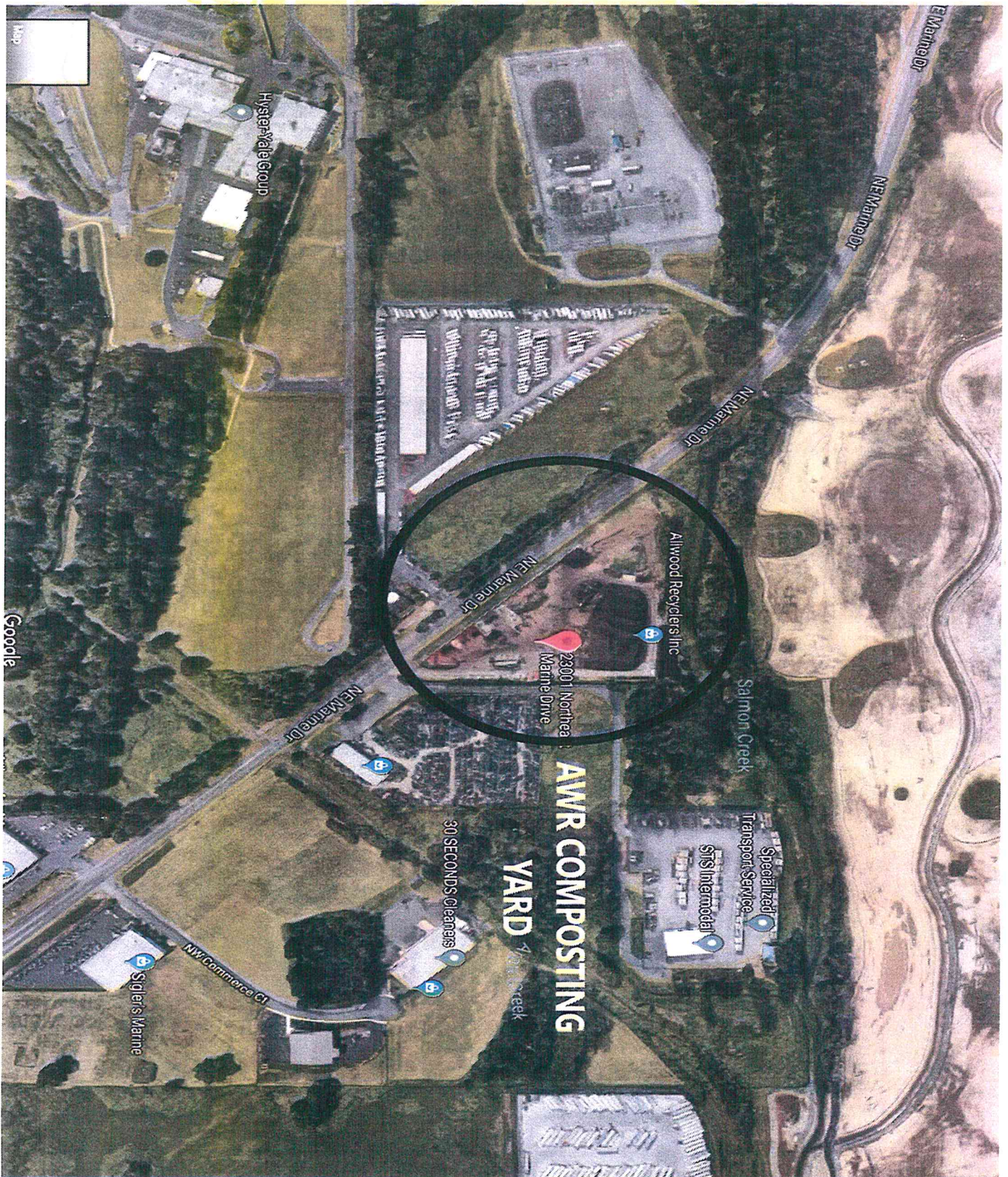


Figure 5
AWR Compost Yard Site Plan Map

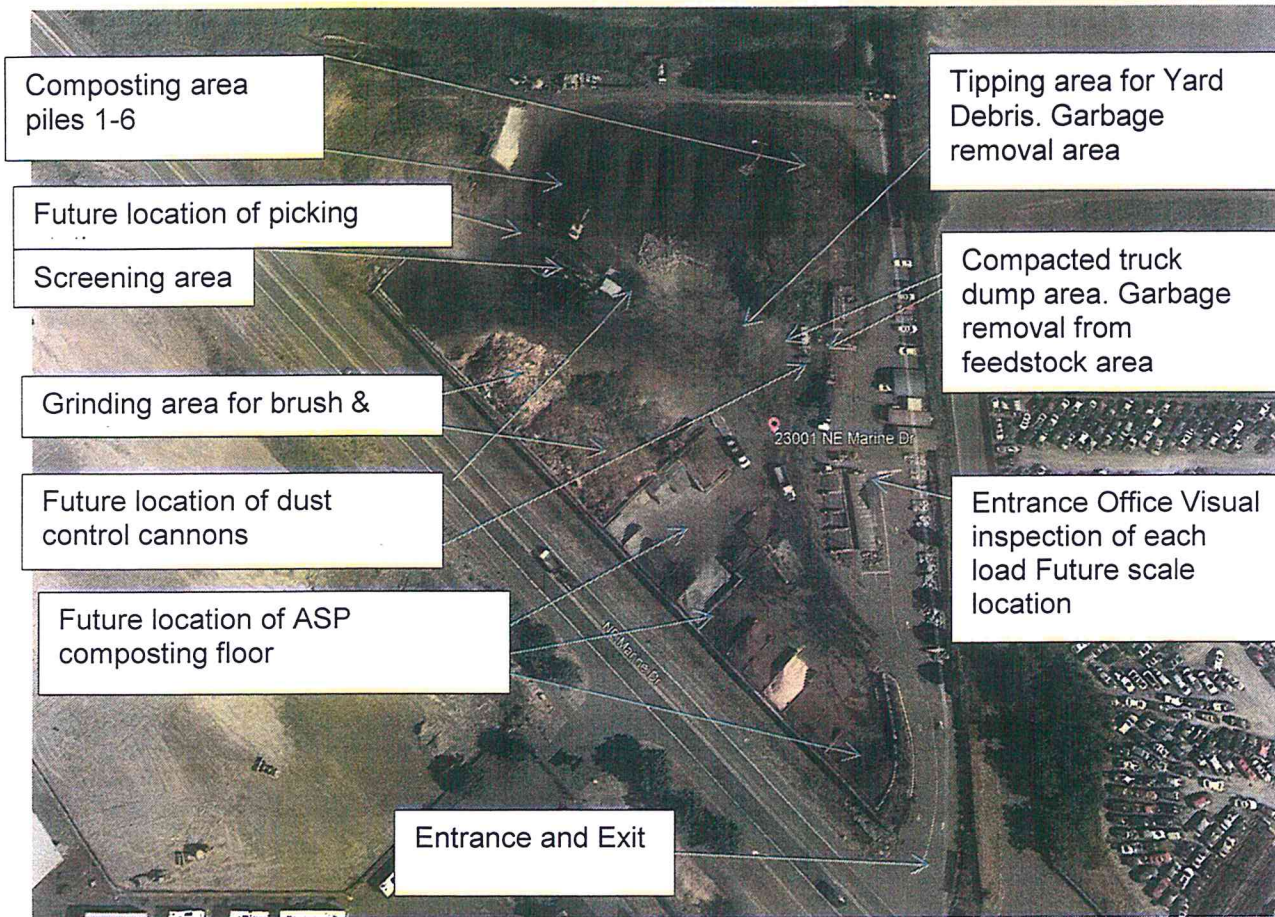
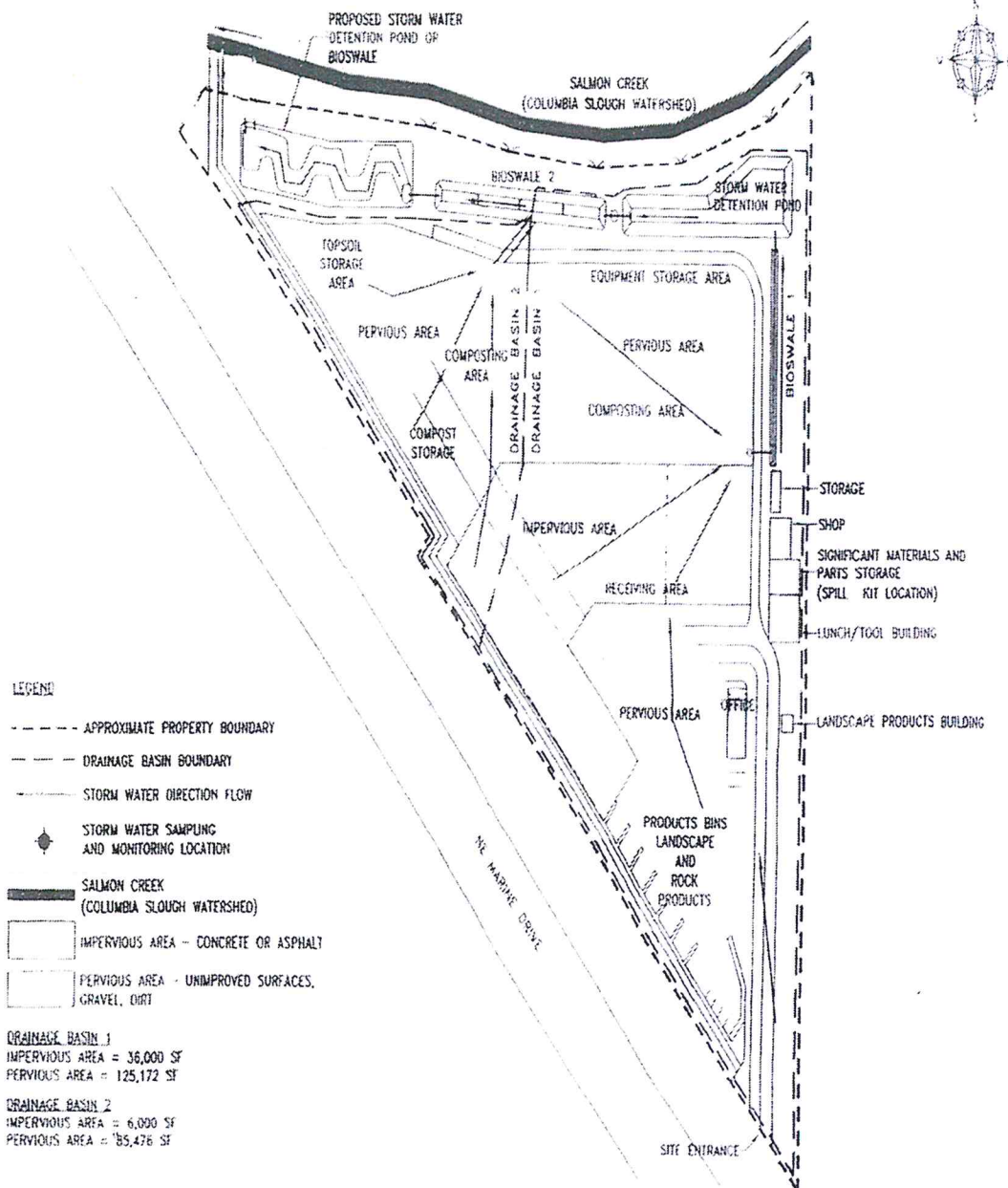


FIGURE 6 AWR Compost Yard Site Plan with Stormwater Features



NOTES:
1. TOTAL PROPERTY AREA APPROXIMATELY 6.4 ACRES
2. BASE SITE MAP PROVIDED BY ALLWOOD RECYCLERS
3. BASED ON SITE INSPECTION AND CORRESPONDENCE WITH ALLWOOD RECYCLERS
4. NO MANUFACTURING OR HAZARDOUS WASTE STORAGE/LOADING OCCURS AT THE SITE
5. MOST VEHICLE AND EQUIPMENT REPAIRS ARE PERFORMED INDORS
6. MOBILE FUELING DOORS OUTDOORS

	Design:	Checked:	Drawn:
	Client:	Client:	Client:
	Job No. 05185	Job No. 05185	Job No. 05185
	ICAD File: 05185.dwg	ICAD File: 05185.dwg	ICAD File: 05185.dwg

SITE MAP
ALLWOOD RECYCLERS, INC.
FAIRVIEW, OREGON

FIGURE
2



ALLWREC-01

HENGLESON

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

11/10/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Biggs Insurance Services PO Box 189 Vancouver, WA 98666	CONTACT NAME:	PHONE (A/C, No, Ext): (360) 695-3301	FAX (A/C, No): (360) 828-3801
	E-MAIL ADDRESS: reception@biggsinsurance.com		
INSURED Allwood Recyclers, Inc. P.O. Box 115 Fairview, OR 97204	INSURER(S) AFFORDING COVERAGE		NAIC #
	INSURER A : Employers Mutual Casualty Company		21415
	INSURER B :		
	INSURER C :		
	INSURER D :		
	INSURER E :		
INSURER F :			

COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PROJECT <input type="checkbox"/> LOC OTHER:	X		6D13135	11/12/2021	11/12/2022	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 WA STOP GAP \$ 1,000,000
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY	X		6E13135	11/12/2021	11/12/2022	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			6J13135	11/12/2021	11/12/2022	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ 2,000,000 \$ PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/>
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$
A	Equipment Floater			6C13135	11/12/2021	11/12/2022	Leased/Rented Equip 300,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
RE: 22800 NE Marine Drive, Fairview, OR 97024 and 23001 NE Marine Drive Fairview, OR 97024

Metro; its elected officials, departments, employees, and agents. Additional Insured is determined by policy forms and conditions as interests may appear.

CERTIFICATE HOLDER

CANCELLATION

Metro 600 NE Grand AVE Portland, OR 97232-2736	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE

Land Use Compatibility Statement (LUCS)

Solid waste application supplemental form



Metro

600 NE Grand Ave.
Portland, OR 97232
503-797-1835

SUBMIT THIS FORM TO:

Metro
Solid Waste Compliance and Cleanup
600 NE Grand Avenue
Portland, OR 97232-2736
Tel: (503) 797-1835
Fax: (503) 813-7544
SWCC@oregonmetro.gov

Metro use only

DATE RECEIVED:

DATE DEEMED COMPLETE BY METRO:

METRO Land Use Compatibility Statement (LUCS)

WHAT IS A LUCS? A Land Use Compatibility Statement is the document that Metro relies on to determine that an application to Metro for a solid waste facility license or franchise is compatible with the applicant's local land use approval.

WHEN IS A LUCS REQUIRED? A completed LUCS should accompany each application for a new Metro solid waste facility license, or franchise and any application for a change of authorization to add new activities to an existing license or franchise.

HOW TO COMPLETE A LUCS: The applicant must fill out Section 1 of the form and then submit the form to the local city or county planning office where Section 2 is completed. The local planning office will determine if the facility meets local land use requirements concerning planning and zoning. The applicant then submits the LUCS to Metro as part of its license or franchise application.

WHERE TO GET HELP: Questions on the Metro LUCS can be directed to Metro Solid Waste Compliance and Cleanup Division staff responsible for processing the Metro license or franchise application at (503) 797-1835.

SECTION 1: To be completed by the applicant:

1. Applicant Information			
Facility Name:	AWR Public Yard		
Company Name:	Allwood Recyclers Inc		
<u>Location Address:</u> 22800 NE Marine Drive Fairview, OR 97024		<u>Mailing Address:</u> PO Box 115 Fairview, OR 97024	
Contact Person:	Mark Wubben		
Phone Number: 360-921-4528	Fax Number: 503-667-2417	E-mail: markwubben.awr@gmail.com	

Land Use Compatibility Statement (LUCS)

Solid waste application supplemental form



Metro

600 NE Grand Ave.
Portland, OR 97232
503-797-1835

2. Site Description

Tax Lot(s): 109	Section: 22c	Township: 1N	Range: 3E
-----------------	--------------	--------------	-----------

3. Description of the type of facility, the solid wastes to be accepted and the activities to be undertaken

A. Check all the proposed solid wastes to be accepted in the left column "Proposed waste streams". In the "Activity code" column to the right, insert the letter(s) of all the proposed activities from the list of codes (a-g) corresponding to each waste stream:

<u>Proposed waste streams</u>	<u>Activity code(s)</u>	<u>Proposed activities and codes:</u>
___ Putrescible mixed solid waste (i.e. residential garbage)	G	a) Material recovery (source separated)
___ Food waste (source separated vegetative or non-vegetative)	G	b) Material recovery (mixed dry waste)
X Yard debris	D	c) Composting
X Wood waste (clean wood waste)	D	d) Reload / transfer
___ Wood waste (painted or treated)	G	e) Chipping & grinding
___ Non-putrescible mixed solid waste (dry mixed waste)	G	f) Other (explain in detail)
X Other (explain in detail) Concrete/dirt/sod	D	g) NA (not applicable)

B. Description of proposed solid wastes to be accepted and proposed waste-related activities. Please describe in detail the activity you plan to perform on each waste you accept. Add additional pages if necessary.

Yard debris-reloaded and hauled to existing yard to be composted.

Wood Waste- reloaded and hauled to existing yard to be ground for hog fuel.

Concrete- reloaded and hauled off to pit.

Dirt/Sod- reloaded and hauled to existing yard to be screened for top soil.

4. This land use approval is being sought in conjunction with application to Metro for (check all that apply)

New <input type="checkbox"/>	Amended <input checked="" type="checkbox"/>	License <input checked="" type="checkbox"/>	Franchise <input type="checkbox"/>
------------------------------	---	---	------------------------------------

SECTION 2: To be completed by a city or county planning official:

1. Name of city or county that has land use jurisdiction

Fairview, OR

2. The proposed facility is located (check all that apply)

X	Inside city limits		Inside UGB
	Outside city limits		Outside UGB

Land Use Compatibility Statement (LUCS)

Solid waste application supplemental form



Metro

600 NE Grand Ave.
Portland, OR 97232
503-797-1835

3. Consistency with local comprehensive plan and zoning ordinance

- ☐ This facility is not regulated by the local comprehensive plan and zoning ordinance.
- ☒ This facility has been reviewed and is consistent with the local comprehensive plan and zoning ordinance.
- ☐ This facility has been reviewed and is **not** consistent with the local comprehensive plan and zoning ordinance.
- ☐ Consistency of this facility with the local comprehensive plan and zoning ordinance cannot be determined until the following local approval(s) are obtained:
- | | |
|---|---|
| <input type="checkbox"/> Conditional Use Approval | <input type="checkbox"/> Development Permit |
| <input type="checkbox"/> Plan Amendment | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Other | |

An application has been made for the local approvals checked above:

Yes

☐

No

☐

Local Government Planning Official - Reviewer Information:

Signature: Sarah Selden

Print Name: Sarah Selden

Title: Senior Planner

Date: 11-29-18

Telephone Number: 503-674-6242

E-Mail: Seldens@ci.fairview.or.us

Property Use Consent

Solid waste application supplemental form



Metro

600 NE Grand Ave.
Portland, OR 97232
503-797-1835

SUBMIT THIS FORM TO:

Metro
Solid Waste Compliance and Cleanup
600 NE Grand Avenue
Portland, OR 97232-2736
Tel: (503) 797-1835
Fax: (503) 813-7544
SWCC@oregonmetro.gov

Metro use only

DATE RECEIVED:

DATE DEEMED COMPLETE BY METRO:

Property Use Consent

1. Property Owner.			
Name:	MRW Properties LLC		
Mailing Address:	PO Box 115		
City/State/Zip:	Fairview, OR 97024		
Phone Number:	503-667-5497		

2. Site Description.			
Tax Lot(s):	Section:	Township:	Range:
Address: 22800 NE Marine Drive, Fairview OR 97024			

3. Describe the applicant's proposed use of this property.
AWR Public Yard located at 22800 NE Marine drive into our current license. Our compost facility will still be located at 23001 NE Marine Drive and will not move. Our new facility when opening will allow residential and commercial landscapers to be able to dump their yard debris along with pick up product in a safer environment. We will then reload yard debris that was dumped and transfer them over to the current facility located at 23001 NE Marine Drive daily. Commercial solid waste collectors will be still dumping at 23001 NE Marine Drive.

4. Describe the property interest held by the prospective Licensee or Franchisee (Applicant).
We own Allwood Recyclers and MRW Properties LLC

Property Use Consent

Solid waste application supplemental form



Metro

600 NE Grand Ave.
Portland, OR 97232
503-797-1835

5. Describe the duration of the interest.

Since we own both companies it will be on going for many years.

APPLICANT CERTIFICATION:

An authorized agent of the applicant must sign this form. Metro will not accept a form without a signature.

I certify that the information contained in this form is true and correct to the best of my knowledge. I agree to notify Metro within 10 days of any change in the information submitted as a part of this application.

SIGNATURE OF AUTHORIZED AGENT

A handwritten signature in dark ink, appearing to read "Mark Wubben", written over a horizontal line.

TITLE Member

PRINT NAME Mark Wubben

DATE 10-31-18

PHONE 360-921-4528

PROPERTY OWNER(S): This form cannot be processed without a signature.

"I consent to the applicant's proposed use of this property as described on this form. I have also read and agree to be bound by the provisions of Section 5.01 of the Metro Code if the applicant is granted a franchise or license and that franchise or license is subsequently revoked or if renewal of that franchise or license is refused." Metro Code Section 5.01 states: "Upon revocation or refusal to renew the Franchise or License, all rights of the Franchisee or Licensee in the Franchise or License shall immediately be divested."

I certify that the information contained in this form is true and correct to the best of my knowledge. I agree to notify Metro within 10 days of any change in the information submitted as a part of this application.

SIGNATURE

A handwritten signature in dark ink, appearing to read "Mark Wubben", written over a horizontal line.

PRINT NAME Mark Wubben

DATE

10-31-18

PHONE 360-921-4528

SIGNATURE

A handwritten signature in dark ink, appearing to read "Randall Wubben", written over a horizontal line.

PRINT NAME Randall Wubben

DATE

10-31-18

PHONE 503-667-5497



DEQ
State of Oregon
Department of
Environmental
Quality

SOLID WASTE DISPOSAL SITE PERMIT Composting Facility

Oregon Department of Environmental Quality
700 NE Multnomah Street, Suite 600
Portland, Oregon 97232-4100
541-229-5353

Issued in accordance with the provisions of Oregon Revised Statutes Chapter 459.

Issued to:

Randy Wubben
Allwood Recyclers, Inc.
PO Box 115
Fairview, OR 97024

Facility Name and Location:

Allwood Recyclers, Inc.
23001 NE Marine Drive
Fairview, OR 97024

Owner:

Randy Wubben
Allwood Recyclers, Inc.
PO Box 115
Fairview, OR 97024

Operator:

Randy Wubben
Allwood Recyclers, Inc.
PO Box 115
Fairview, OR 97024

ISSUED IN RESPONSE TO:

A Department of Environmental Quality administration modifications – office address change for DEQ Headquarters and office change for DEQ Northwest Region, Environmental Partnerships.

ISSUED BY THE OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY

Audrey O'Brien, Manager
Environmental Partnerships
Northwest Region

Date

ADDENDUM NO. 1

In accordance with Oregon Administrative Rule 240-093-0113, Solid Waste Permit No. 1444 is hereby modified as follows:

Submittals previously sent to:

Oregon Department of Environmental Quality
Environmental Solutions Division –
Material Management Program
811 SW Sixth Avenue
Portland, OR 97204
503-226-5913

Must now be sent to:

Oregon Department of Environmental Quality
Materials Management Section
Environmental Solutions Division
700 NE Multnomah St., Suite 600
Portland, OR 97232
503-229-5913



Oregon

Kate Brown, Governor

Northwest Region Portland Office/Water Quality
700 NE Multnomah Street, Suite 600
Portland, OR 97232-4100
(503) 229-5263
FAX (503) 229-6957
TTY 711

April 8, 2020

Mark Wubben
Allwood Recyclers, Inc
P.O. Box 115
Fairview, Oregon 97024

RE: 1200-Z NPDES Permit Issuance Notice
File Number: 126205 EPA Number: ORR507043
Facility: Allwood Recyclers
Multnomah County
SIC Code(s): 4953

Mr. Wubben,

The Oregon Department of Environmental Quality has issued coverage under the 2017-2022 1200-Z industrial stormwater general permit to the above reference facility as of this date. Enclosed is a signed copy of page 1 of the final permit and a table with the monitoring requirements for the facility.

It is your responsibility to take all necessary steps to comply with conditions established in the permit to help protect Oregon's waterways. The full permit is on DEQ's industrial stormwater website: <http://www.oregon.gov/deq/FilterPermitsDocs/Final1200Zpermit.pdf>.

Technical assistance materials associated with this permit are located online at DEQ's industrial stormwater webpage via www.oregon.gov/deq/.

If you do not want to be covered under the 1200-Z permit, you can apply for an individual permit in accordance with OAR 340-045-0030.

Please contact Michael Kennedy at kennedy.michael@deq.state.or.us or 503-229-6843 if you have any questions about your permit requirements.

Regards,

Michael Kennedy
Water Quality Specialist
Oregon Department of Environmental Quality – Northwest Region



Submittal Receipt

Department of Environmental Quality, State of Oregon

700 NE Multnomah Street, Suite 600 Portland, OR 97232-4100

Create Date: 2/2/2022

Submittal ID: 19007

Submittal Summary

Facility (project site): Allwood Recyclers

Application: Stormwater Industrial 1200-Z Permits - DMR

Submitted By: Mark Wubben

Email: markwubben.awr@gmail.com

Owner Information: Mark Wubben

Email: markwubben.awr@gmail.com

Submitted Date: 02/02/2022

Form Detail

Submittal Name: Stormwater Industrial 1200-Z Permits - DMR

Submission Method: Online

Payment Information

There is no payment due at this time.

Certification

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

Certification Question: what was your first pet's name?

Certification Question Answer: *****

PIN Number: *****

IP Address: 96.89.124.53

Responsible Official: Mark Wubben

Land Use Compatibility Statement



State of Oregon
Department of
Environmental
Quality

What is a land use compatibility statement?

A LUCS is a form developed by DEQ to determine whether a DEQ permit or approval will be consistent with local government comprehensive plans and land use regulations.

Why is a LUCS required?

DEQ and other state agencies with permitting or approval activities that affect land use are required by Oregon law to be consistent with local comprehensive plans and have a process for determining consistency. DEQ activities affecting land use and the requirement for a LUCS may be found in Oregon Administrative Rules (OAR) Chapter 340, Division 18.

When is a LUCS required?

A LUCS is required for nearly all DEQ permits and certain approvals of plans or related activities that affect land use prior to issuance of a DEQ permit or approval. These permits and activities are listed in section 1.D on p. 2 of this form. A single LUCS can be used if more than one DEQ permit or approval is being applied for concurrently.

Permit modifications or renewals also require a LUCS when any of the following applies:

1. Physical expansion on the property or proposed use of additional land;
2. Alterations, expansions, improvements or changes in method or type of disposal at a solid waste disposal site as described in OAR 340-093-0070(4)(b);
3. A significant increase in discharges to water;
4. A relocation of an outfall outside of the source property; or
5. Any physical change or change of operation of an air pollutant source that results in a net significant emission rate increase as defined in OAR 340-200-0020.

How to complete a LUCS:

Step	Who Does It?	What Happens?
1	Applicant	Applicant completes Section 1 of the LUCS and submits it to the appropriate city or county planning office.
2	City or County Planning Office	City or county planning office completes Section 2 of the LUCS to indicate whether the activity or use is compatible with the acknowledged comprehensive plan and land use regulations, attaches written findings supporting the decision of compatibility, and returns the signed and dated LUCS to the applicant.
3	Applicant	Applicant submits the completed LUCS and any supporting information provided by the city or county to DEQ along with the DEQ permit application or approval request.

Where to get help:

For questions about the LUCS process, contact the DEQ staff responsible for processing the permit or approval. DEQ staff may be reached at 1-800-452-4011 (toll-free, inside Oregon) or 503-229-5630. For general questions, please contact DEQ land use staff listed on our [Land Use Compatibility Statement page](#) online.

CULTURAL RESOURCES PROTECTION LAWS: Applicants involved in ground-disturbing activities should be aware of federal and state cultural resources protection laws. ORS 358.920 prohibits the excavation, injury, destruction, or alteration of an archeological site or object or removal of archeological objects from public and private lands without an archeological permit issued by the State Historic Preservation Office. 16 USC 470, Section 106, National Historic Preservation Act of 1966 requires a federal agency, prior to any undertaking, to take into account the effect of the undertaking that is included on or eligible for inclusion in the National Register. For further information, contact the State Historic Preservation Office at 503-378-4168, ext. 232.

Land Use Compatibility Statement

SECTION 1 - TO BE COMPLETED BY APPLICANT			
1A. Applicant Name: <u>Allwood Recyclers Inc</u>	1B. Project Name: <u>Allwood Recycles Yard</u>		
Contact Name: <u>Mark Wubben</u>	Physical Address: <u>23001 NE Marine Drive</u>		
Mailing Address: <u>PO Box 115</u>	City, State, Zip: <u>Fairview, OR 97024</u>		
City, State, Zip: <u>Fairview, OR 97024</u>	Tax Lot #:		
Telephone: <u>503 667-5497</u>	Township: Range: Section:		
Tax Account #: <u>91-1698968</u>	Latitude:		
	Longitude:		
1C. Describe the project, include the type of development, business, or facility and services or products provided (attach additional information if necessary): <div style="font-size: 1.2em; margin-top: 20px;"> Composting Facility and Landscape supplies yard (Barkdust, rock and soil blends etc.) </div>			
1D. Check the type of DEQ permit(s) or approval(s) being applied for at this time. <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Air Quality Notice of Construction <input type="checkbox"/> Air Contaminant Discharge Permit (<i>excludes portable facility permits</i>) <input type="checkbox"/> Air Quality Title V Permit <input type="checkbox"/> Air Quality Indirect Source Permit <input type="checkbox"/> Parking/Traffic Circulation Plan <input type="checkbox"/> Solid Waste Land Disposal Site Permit <input type="checkbox"/> Solid Waste Treatment Facility Permit <input type="checkbox"/> Solid Waste Composting Facility Permit (includes Anaerobic Digester) <input type="checkbox"/> Conversion Technology Facility Permit <input type="checkbox"/> Solid Waste Letter Authorization Permit <input type="checkbox"/> Solid Waste Material Recovery Facility Permit <input type="checkbox"/> Solid Waste Energy Recovery Facility Permit <input type="checkbox"/> Solid Waste Transfer Station Permit <input type="checkbox"/> Waste Tire Storage Site Permit </td> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Pollution Control Bond Request <input type="checkbox"/> Hazardous Waste Treatment, Storage, or Disposal Permit <input type="checkbox"/> Clean Water State Revolving Fund Loan Request <input type="checkbox"/> Wastewater/Sewer Construction Plan/Specifications (<i>includes review of plan changes that require use of new land</i>) <input type="checkbox"/> Water Quality NPDES Individual Permit <input type="checkbox"/> Water Quality WPCF Individual Permit (<i>for onsite construction-installation permits use the DEQ Onsite LUCS form</i>) <input checked="" type="checkbox"/> Water Quality NPDES Stormwater General Permit (1200-A, 1200-C, 1200-CA, 1200-COLS, and 1200-Z) <input type="checkbox"/> Water Quality General Permit (<i>all general permits, except 600, 700-PM, 1700-A, and 1700-B when they are mobile.</i>) <input type="checkbox"/> Water Quality 401 Certification for federal permit or license </td> </tr> </table>		<input type="checkbox"/> Air Quality Notice of Construction <input type="checkbox"/> Air Contaminant Discharge Permit (<i>excludes portable facility permits</i>) <input type="checkbox"/> Air Quality Title V Permit <input type="checkbox"/> Air Quality Indirect Source Permit <input type="checkbox"/> Parking/Traffic Circulation Plan <input type="checkbox"/> Solid Waste Land Disposal Site Permit <input type="checkbox"/> Solid Waste Treatment Facility Permit <input type="checkbox"/> Solid Waste Composting Facility Permit (includes Anaerobic Digester) <input type="checkbox"/> Conversion Technology Facility Permit <input type="checkbox"/> Solid Waste Letter Authorization Permit <input type="checkbox"/> Solid Waste Material Recovery Facility Permit <input type="checkbox"/> Solid Waste Energy Recovery Facility Permit <input type="checkbox"/> Solid Waste Transfer Station Permit <input type="checkbox"/> Waste Tire Storage Site Permit	<input type="checkbox"/> Pollution Control Bond Request <input type="checkbox"/> Hazardous Waste Treatment, Storage, or Disposal Permit <input type="checkbox"/> Clean Water State Revolving Fund Loan Request <input type="checkbox"/> Wastewater/Sewer Construction Plan/Specifications (<i>includes review of plan changes that require use of new land</i>) <input type="checkbox"/> Water Quality NPDES Individual Permit <input type="checkbox"/> Water Quality WPCF Individual Permit (<i>for onsite construction-installation permits use the DEQ Onsite LUCS form</i>) <input checked="" type="checkbox"/> Water Quality NPDES Stormwater General Permit (1200-A, 1200-C, 1200-CA, 1200-COLS, and 1200-Z) <input type="checkbox"/> Water Quality General Permit (<i>all general permits, except 600, 700-PM, 1700-A, and 1700-B when they are mobile.</i>) <input type="checkbox"/> Water Quality 401 Certification for federal permit or license
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1E. This application is for: <input type="checkbox"/> Permit Renewal <input checked="" type="checkbox"/> New Permit <input type="checkbox"/> Permit Modification <input type="checkbox"/> Other:			
SECTION 2 - TO BE COMPLETED BY CITY OR COUNTY PLANNING OFFICIAL			
Instructions: Written findings of fact for all local decisions are required; written findings from previous actions are acceptable. For uses allowed outright by the acknowledged comprehensive plan, DEQ will accept written findings in the form of a reference to the specific plan policies, criteria, or standards that were relied upon in rendering the decision with an indication of why the decision is justified based on the plan policies, criteria, or standards.			
2A. The project proposal is located: <input checked="" type="checkbox"/> Inside city limits <input type="checkbox"/> Inside UGB <input type="checkbox"/> Outside UGB			
2B. Name of the city or county that has land use jurisdiction (the legal entity responsible for land use decisions for the subject property or land use): <u>City of Fairview</u>			

Land Use Compatibility Statement

SECTION 2 - TO BE COMPLETED BY CITY OR COUNTY PLANNING OFFICIAL		
Applicant Name: <u>Allwood Recyclers Inc.</u>	Project Name: <u>Allwood Recyclers Yard</u>	
2C. Is the activity allowed under Measure 49 (2007)? <input checked="" type="checkbox"/> No, Measure 49 is not applicable <input type="checkbox"/> Yes; if yes, then check one:		
<input type="checkbox"/> Express; approved by DLCD order #:		
<input type="checkbox"/> Conditional; approved by DLCD order #:		
<input type="checkbox"/> Vested; approved by local government decision or court judgment docket or order #:		
2D. Is the activity a composting facility? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes; Senate Bill 462 (2013) notification requirements have been met.		
2E. Is the activity or use compatible with your acknowledged comprehensive plan as required by OAR 660-031? <i>Please complete this form to address the activity or use for which the applicant is seeking approval (see 1.C on the previous page). If the activity or use is to occur in multiple phases, please ensure that your approval addresses the phases described in 1.C. For example, if the applicant's project is described in 1.C as a subdivision and the LUCS indicates that only clearing and grading are allowed outright but does not indicate whether the subdivision is approved, DEQ will delay permit issuance until approval for the subdivision is obtained from the local planning official.</i>		
<input type="checkbox"/> The activity or use is specifically exempt by the acknowledged comprehensive plan; explain:		
<input type="checkbox"/> Yes, the activity or use is pre-existing nonconforming use allowed outright by (provide reference for local ordinance):		
<input type="checkbox"/> Yes, the activity or use is allowed outright by (provide reference for local ordinance):		
<input checked="" type="checkbox"/> Yes, the activity or use received preliminary approval that includes requirements to fully comply with local requirements; findings are attached.		
<input type="checkbox"/> Yes, the activity or use is allowed; findings are attached.		
<input type="checkbox"/> No, see 2.C above, activity or use allowed under Measure 49; findings are attached.		
<input type="checkbox"/> No, (complete below or attach findings for noncompliance and identify requirements the applicant must comply with before compatibility can be determined): Relevant specific plan policies, criteria, or standards: Provide the reasons for the decision:		
Additional comments (attach additional information as needed): <u>Please see letter and land use findings attached.</u>		
Planning Official Signature: <u>Sarah Selden</u>		Title: <u>Senior Planner</u>
Print Name: <u>Sarah Selden</u>	Telephone #: <u>503-674-6242</u>	Date: <u>01-29-19</u>
If necessary, depending upon city/county agreement on jurisdiction outside city limits but within UGB:		
Planning Official Signature:		Title:
Print Name:	Telephone #:	Date:



January 29, 2019

Oregon Department of Environmental Quality
Northwest Region
700 NE Multnomah Street, Suite 600
Portland, OR 97232-4100

RE: LUCS for Allwood Recyclers, Inc. 1200-Z Permit

The City of Fairview has completed a Land Use Compatibility Statement for Allwood Recyclers, Inc., located at 23001 NE Marine Drive (1N3E22C -00101). The LUCS is being submitted to DEQ for the company's 1200-Z permit application. This letter provides additional background on the City's response to question 2E "Is the activity or use compatible with your acknowledged comprehensive plan as required by OAR 660-031?"

The City responded stating that "Yes, the activity or use received preliminary approval..." In 1993, the Fairview Planning Commission considered a request to establish a yard debris recycling facility (previously Amazon Recycling) at the current Allwood Recyclers site. The 1993 request required both design review approval and a zone change from F-2, Agricultural District (now AH, Agricultural Holding) to M-2, General Manufacturing (now GI, General Industrial).

The Planning Commission reviewed these two requests concurrently at a September 14, 1993 public hearing. The Planning Commission's decision (see attached) was to "Approve the preliminary design plan..." and "Approve the requested zone change..." While the Commission had the authority to provide final design review approval, the Development Code effective in 1993 required that zone changes receive final approval from the City Council via ordinance adoption. In reviewing Allwood's zoning for completion of the LUCS form, it was discovered that the City Council adoption step was overlooked in 1993, and the zone change never completed.

Attached are findings from the 1993 Planning Commission decision for the Amazon Recycling Facility. This effectively provides a design review approval, and a zone change recommendation. Understanding that City staff erred in the zone change procedures, the Fairview Planning Department is initiating a zone change for the property, with the consent of Allwood as the property owner. This will amend the property's zoning designation from Agricultural Holding (AH) to General Manufacturing (GI), as was assumed to have been changed in 1993. This zone change is consistent with the current Comprehensive Plan designation for the property as General Industrial, and with use of the property since 1994.

The Fairview Planning Commission and City Council will consider this zone change in the spring of 2019 (land use case file 2019-5-ZC) to correct the past procedural error.

Feel free to contact me with any questions about the status of the Allwood property zoning or the zone change correction.

Thank you,

A handwritten signature in cursive script, appearing to read "Sarah Selden".

Sarah Selden
Senior Planner
seldens@ci.fairview.or.us
503-674-6242

Attached:

Planning Commission Notice of Final Decision dated September 17, 1993

NOTICE OF FINAL DECISION

Date: **September 17, 1993**

CITY OF FAIRVIEW DEVELOPMENT APPLICATION

APPLICANT: Ed Searcy

ADDRESS: 17041 E. Burnside Street
Portland, Oregon 97233

LEGAL DESCRIPTION: Easterly part of Tax Lot 15, Section 22, T1N-R3E, W.M.

PERMIT(S) REQUESTED: Design Review

The above referenced application for: Conceptual Design Review Approval for Yard Debris Collection and Recycling Facility has been:

☐ Approved

☒ Approved with conditions (attached)

☐ Denied

The decision was based on findings (copy enclosed) developed in accordance with the provisions of **Fairview Ordinance(s) 7-1980**. The decision will become final on **October 4, 1993**, unless appealed on or before that date. An appeal may be filed by you, your representative, or any other property owner impacted by the decision. The appeal must be filed in writing with this office and must be accompanied by the appropriate filing fee. The written appeal must state how the decision is in error. If an appeal is filed, you and the adjacent property owners will be advised of the date, time, and place of the hearing.

PLANNING COMMISSION DECISION

SUBJECT: AMAZON RECYCLING FACILITY - DESIGN REVIEW AND ZONE CHANGE

DATE: SEPTEMBER 14, 1993

LOCATION: NEAR INTERSECTION OF N.E. MARINE DRIVE AND UNION PACIFIC RAILROAD LINE (EAST OF N.E. 223RD AVENUE)

LEGAL DESCRIPTION: EASTERLY PORTION OF TAX LOT 15, SECTION 22, T1N-R3E W.M.

SITE SIZE: 6.39 ACRES (APPROXIMATELY)

PROPERTY OWNER: JUNE WALKER REVOCABLE TRUST
2247 N.E. 152ND STREET
PORTLAND, OREGON 97230

APPLICANT: ED SEARCY
17041 E. BURNSIDE STREET
PORTLAND, OREGON 97233

ZONING: F-2, AGRICULTURAL DISTRICT

**COMPREHENSIVE
PLAN DESIGNATION:** GENERAL INDUSTRIAL

DECISION:

1. Approve the requested zone change for the 6.39 acre site; from F-2, Agricultural District, to M-2, General Manufacturing, based on the following findings.
2. Approve the preliminary design plan for the proposed yard debris recycling facility, subject to the stated conditions and based on the following findings.

CONDITIONS:

1. This facility will be limited to the recycling of yard debris, woody vegetation, and wood products only, except that materials coated with creosote, stain, varnish, or wood preservatives are to be refused.
2. Obtain any needed permits required by METRO and the Department of Environmental Quality for this kind of recycling facility and meet all of their applicable regulations.
3. Submit the final design plan which shows details regarding entrance area landscaping, parking space dimensions, driveway cross section, etc.
4. Provide design details and calculations for the stormwater detention system. Show how stormwater will be filtered before it is released into Salmon Creek.

5. Submit grading plan which includes erosion control measures to be installed before construction commences. Such devices shall conform to the City's Erosion Control Ordinance (Ordinance 3-1993).
6. A holding tank system will be used for the office trailer; provide a copy of the waste hauler contract to the City.
7. Before final design review approval, the property owner shall agree to participate in a future Local Improvement District (L.I.D.) or other City sponsored program that would provide sanitary sewer service or City water service to the site and vicinity. A letter of non-remonstrance agreeing to this condition shall be signed by the owner. When a City sanitary sewer or water line becomes available to the site, the office structure shall connect to these facilities.
8. Obtain a right-of-way permit from Multnomah County for the proposed driveway approach onto N.E. Marine Drive. Meet any County requirements in regard to dedication or road improvements. Contact John Dorst of the County Right-of-Way Section at 1620 S.E. 190th Avenue (phone 503/248-5050).
9. As required by Section 4.154(a.3.) of the Zoning Ordinance, only one free-standing sign can be allowed on the site.
10. Vehicles using the facility must have loads covered to eliminate debris in roads and highways. The owner will be required to state in any advertising that loads must be covered to be accepted.

FINDINGS:

1. APPLICANT'S PROPOSAL

The applicant requests the following:

- a. An amendment to the City Zoning Map which would change the zoning of the subject 6.39 acre site from F-2, Agricultural District, to M-2, General Manufacturing. The M-2 District allows recycling type uses.
- b. Approval of a conceptual design review plan for the yard debris recycling facility. It would be a privately owned business which would serve the general public. Vegetation such as grass clippings, sod, leaves, and small diameter limbs will be ground up, composted until deteriorated, and then sold as fertilizer. Larger diameter limbs, stumps, and wood products such as boards will be ground and then sold as fuel, paper pulp, and other useable products.

Business hours would be from 8:00am to 5:00pm, Monday through Saturday. A portable trailer will be used as an office for 1 to 2 employees. It will be located near the Marine Drive entrance drive. City water and sanitary sewer service are not yet available to the site. Water and sanitary waste facilities will be provided on-site until the time public facilities are available. A two-way paved driveway will connect the office trailer to nearby Marine Drive. This entrance area of the site will also have eight paved parking spaces, concrete containment bins for the recycled material for sale, landscaped areas near the driveway, and two 4'x8' wood signs on posts near the Marine Drive approach. Beyond the parking and office area will be a graveled 20-foot wide circular drive which will provide access to the grinding and compost area in the rear (north) part of the site.

2. SITE INFORMATION

The site is vacant and measures approximately 6.29 acres. It is that part of Tax Lot 15 (owned by Walker Trust) which is located on the east side of N.E. Marine Drive. The property area on the opposite (west) side of Marine Drive was recently rezoned by the Planning Commission and City Council to M-2, General Manufacturing, and approved for an RV/boat storage business. The subject site, as was the westerly part of Tax Lot 15, has a history of being farmed prior to 1980 (approximately). Most of the site is now covered by grass, blackberry vines, and other weeds. Walker Creek is along the north property line. The perimeter of the site, including the creek area, has several rows of cottonwoods and other trees. The applicant's facility will be inside this outer tree area, and with the exception of several trees near the east property line, will not involve removing them.

3. ZONING ORDINANCE (ORDINANCE 9-1990) CONSIDERATIONS

Section 5.062 of the Fairview Zoning Ordinance lists the criteria for approving an amendment to either the zoning ordinance text or map. Findings must be made that the proposal complies with the following criteria:

- "A. The amendment will not interfere with the livability, development or value of other land in the vicinity of the site specific-proposals when weighed against the public interest in granting the proposed amendment.
- B. The amendment will not be detrimental to the general interests of the community.
- C. The amendment will not violate the land use designations established by the comprehensive land use plan and map or related text.
- D. The amendment will place all property similarly situated in the area in the same zoning designation or in appropriate complementary designations without creating inappropriate "spot zoning".

In response to the above criteria, the following findings are given:

- a. The requested zone change to M-2, General Manufacturing, will not interfere with the livability, development, or value of other land in the vicinity of the site. The site is well removed from residential development and vacant land zoned for that use. The subject site is adjacent to several existing and planned industrial type uses. The existing adjacent uses are the Hyster Technical Center, a heavy equipment testing facility, and RMCA International, a tire recycling business. Hyster is located directly south of Tax Lot 15, whereas RMCA is located directly to the east in the City of Troutdale. In addition, that area of Tax Lot 15 that is situated west of Marine Drive was recently rezoned by the City to M-2 and will, in part, be occupied by an RV/boat storage facility in the near future. The adjacent vacant northerly parcel (owned by Reynolds Aluminum) is presently zoned F-2, but like the subject property, is designated for eventual industrial use by the Comprehensive Plan. Therefore, the site is within an area where there will be no conflicts with existing or planned land uses.
- b. The zoning map amendment would not be detrimental to the general interests of the community. Redesignating the site to M-2 will enable a recycling use to be established in the community where it will not impact residential areas. A site for yard debris collection

and recycling is very much needed in the East Multnomah County region, which does not now have such a facility.

- c. The zone change will not violate the land use designation established by the Comprehensive Plan nor any of its policies. The requested M-2 zoning designation is consistent with the General Industrial designation by the Plan Map for the area north of the I-84 freeway and east of N.E. 223rd Avenue. This plan designation was intended to allow the M-2 zoning district. The Economic Element (Policy) of the Plan states that future industrial development in the community will be directed to the area north of Sandy Boulevard.
- d. The zone change will not create a "spot zoning" pattern for the local area. All property within the above described area is designated General Industrial by the Plan Map and is eligible for the application of the M-2 zoning. The subject site adjoins the existing M-2 zoning in the area which covers the southerly Hyster testing facility.

4. CONFORMANCE WITH DESIGN REVIEW ORDINANCE (ORDINANCE 7-1980)

Design Review is a process in which a site plan is reviewed against the evaluation criteria found in the City's Design Review Ordinance. The submitted preliminary design plan complies with the criteria listed in this ordinance in that:

- a. The proposed recycling facility conforms to the site development requirements and standards of City ordinances in respect to the appearance and location of the development.

Zoning - Assuming the requested zone change is approved, the site will be zoned M-2, General Manufacturing. This district allows recycling type facilities.

Setbacks - The M-2 District does not require any building setbacks except when a site abuts or faces a residential zoned property. There are no residential districts in the area. The proposed office trailer will be at least 40 feet away from the east property line which is the nearest boundary.

Landscaping - The applicant proposes to retain the existing trees along the perimeter of the site, including the row of cottonwood trees along the Marine Drive frontage. Additional landscaping, including groundcover, trees, and shrubs are proposed along the driveway and Marine Drive approach area.

- b. The design relates harmoniously to the natural environment. The area being developed is a former field that was previously farmed. An environmental site assessment was conducted by Cascade Earth Sciences. It indicates that the nearest wetland area is the northerly wooded riparian zone of Salmon Creek. This riparian area is designated Significant Environmental Concern by the City. The grinding and compost areas in the rear yard area of the development will be outside the northerly tree line and at least 60 feet from the creek itself.
- c. The location, design, and materials of the facility would be compatible with existing adjacent development.
- d. Each design element effectively and attractively serves its function.

- e. The facility would provide for a safe environment. It has been reviewed and found satisfactory by the Gresham Fire Department. A fire hydrant is located near Marine Drive in nearby Troutdale which can serve this site in the event of a fire. In order to prevent contamination of the groundwater, Condition 1 restricts the materials accepted by this facility to yard debris, woody vegetation, and wood products (except those materials covered by creosote, varnishes, etc.). Condition 2 requires compliance with any METRO or Department of Environmental Quality regulations for a yard debris recycling facility.
- f. Applicable handicapped parking requirements will be met.
- g. As discussed above, the trees that are located near the creek and other property lines will not be removed, with the possible exception of several trees near the east property line and the driveway approach area. Site grading will be minimal since the property is relatively level.
- h. There is only one site access proposed onto Marine Drive. It was reviewed by the County Right-of-Way Section and should pose no safety problem. The interior driveway width is more than adequate to accommodate two-way traffic and, along with the eight parking spaces, should prevent any congestion on Marine Drive. No dedication or improvements are required by the County along the site frontage.
- i. Surface drainage will be designed so as not to adversely affect neighboring properties. Condition 4 requires the applicant to submit design details and calculations for stormwater detention/filtration system.
- j. The facility will be adequately screened from adjacent properties by the existing trees which will be largely retained on the site.
- k. The only major above-ground utility structure will be a water holding tank. This will be located in an area which will not affect the functions of the yard debris business or adjacent properties.
- l. The applicant proposes to locate two 8'x4' signs near the Marine Drive approach. These will be free-standing wood signs attached to poles. However, as indicated by Condition 9, only one free-standing sign is allowed for an industrial use. The sign can be no higher than 25 feet and can not exceed 100 square feet in area.

CONCLUSIONS:

1. According to Finding 3, the zone change from F-2, Agricultural District, to M-2, General Manufacturing, is consistent with the Comprehensive Plan and the other zone change approval criteria of the Zoning Ordinance.
2. The preliminary design plan for the recycling facility satisfies the City's Design Review Ordinance, as indicated by Finding 4.

APPLICANT NARRATIVE

Amazon Recycling

Our proposal is to create a facility to take in vegetation of all forms, such as grass clippings, leaves, sod, limbs, stumps, boards etc. We intend to grind up this vegetation, put it into compost pile until deteriorated, then return it as fertilizer for gardens etc. Stumps, limbs, boards and such are to be ground up and used for fuel, paper and other usable products.

Business hours will be 8am through 5pm daily 6 days a week Monday through Saturday.

Our office will be portable. I will not know the exact appearance until purchased.

Since there is neither water or sewer at this location, there will be approved temporary toilet facilities supplied until utilities are available to us, at which time we will hook up to the same.

Electricity is available approximately 250 feet east on Marine Drive in an underground vault. We are informed that we must trench and lay a 4 inch schedule 40 p.v.c. conduit to a location bordering subject property where we wish to hook on to serve our needs. The vault will be marked on design review plans.

Ingress and egress shall have an asphalt surface far enough in so as not to have traffic blocked on Marine Drive. Double drive in should take any overflow of traffic in so there will be no waiting line on the main road.

Entrance shall be landscaped to present a pleasing appearance from highway.

The Environment

Should this business close for any reason the office could be removed, the compost pile leveled out, close the gate and there would be nothing that would be environmentally unsafe.