



AGENDA

CITY COUNCIL MEETING

Date: November 05, 2025
Time: 6:00 pm
Zoom Meeting: <https://us02web.zoom.us/j/89036536838>

This meeting will be via zoom only

Webinar ID: 890 3653 6838
Passcode: 97040

+ 13602095623,,81703341664#,,,,*97040#

Find your local number: <https://us02web.zoom.us/j/89036536838>

- I. Call to Order/Roll Call – Mayor Anderson
- II. Agenda corrections or additions
- III. Approval of 10.03.2025 Council Meeting Minutes
- IV. Business from the Audience - This is for Mosier residents and anyone else to express concerns, needs, or opportunities. Please keep your comments succinct and under two minutes. You may bring in written materials for the Council and Staff to review. The Chair can assign the issue to a future Council meeting, or to an appropriate Council or staff member. Please realize we cannot always offer a response immediately but will give the matter due consideration. We encourage the participation of all stakeholders in our community.
- V. BUSINESS
 - a. Presentation – Wasco County Status – Kristina Feibig, Solid Waste Coordinator
 - b. Stormwater Master Plan Update - Jody Behr, YSM Solutions
 - c. Proposed Code Enforcement Procedure – Colleen Coleman, Special Projects Coordinator
- VI. City Updates / Reports / Upcoming Meeting Topics
- VII. ADJOURN

Public meeting locations are virtual and accessible to persons with disabilities. Requests for interpreters, communication aids, or other accommodation must be made at least 48 hours prior to the meeting. Contact Amy Szilagyi, by e-mail at recorder@cityofmosier.gov or phone 541-478-3505. Oregon Relay Service 1-800-735-2900.



MINUTES

CITY COUNCIL MEETING

Date: October 01, 2025
Time: 6:00 pm
Meeting called to order by: Mayor Anderson at 6:00 pm

IN ATTENDANCE

Council: Mayor Witt Anderson, Noah Estes, Lydia Koerner, Charlie Cannon, Ron Wright, Gary Lindemyer

Excused: Brenna Campbell

Absent: none

Staff: City Manager Andrea Rogers, City Recorder Amy Szilagyi, Special Projects Coordinator Colleen Coleman, City Planner Jaime Crawford, Finance Director, Monica Morris

AGENDA CORRECTIONS/ADDITIONS: Councilor Wright would like an update on the Well #4 project. Councilor Koerner noted that Randonnee was misspelled in the enclosed staff report.

SUMMARY: The council meeting covered several key operational and financial matters, including discussions about trash collection rates, yard debris services, and a comprehensive fee schedule update. Infrastructure projects were reviewed, with updates on various improvements including the JUF, water systems, and wastewater treatment plants, while the council also addressed code compliance issues through the OLCC license renewal process. The conversation ended with administrative matters including digital signature policy approval, staff updates, and plans for upcoming performance reviews.

APPROVAL OF 09.03.2025 MINUTES: No corrections

MOTION: Councilor Wright moved to approve minutes as written. Councilor Lindemyer seconded. All in favor; none opposed; none abstained.

OPEN MEETING

Public Comment

- Donna Worley: made two requests: a city ordinance requiring police officers to show identification and not wear masks, and the establishment of yard debris collection as part of garbage service.
 - Mayor Anderson: City Manager Rogers will work with Jim Winterbottom of The Dalles Disposal to research the city's options and Donna's first request.

1. **Dalles Disposal Rate Update:** Jim Winterbottom presented proposed rates for 2026 trash and recycle services, noting a 2.58% increase due to rising costs. The council discussed a proposed 2.58% fee increase for disposal services, which Jim explained would only cover increased landfill costs and improve efficiency, not generate additional profit. Jim and Andrea discussed yard debris collection options, including a subscription-based service with weekly or bi-weekly collection, and the use of 30-yard drop boxes which have been well-attended this year.

MOTION: Made by Councilor Koerner to approve the rate increases as presented. Councilor Estes seconded. All in favor; none opposed; none abstained.

2. **Q1 Finance Report:** Monica presented the first quarter finance report, noting that revenues were meeting estimates and expenses were under control. She highlighted the significant progress made by Chris's team (TEC) in reducing unanticipated costs for utilities. The report also included a detailed breakdown of project budgets and cash reserves, with Monica emphasizing the importance of managing cash flow carefully.

3. **FY 2025/26 Fee Schedule:** The meeting focused on reviewing and updating fee schedules, with Monica emphasizing the need for careful analysis and justification of proposed increases to pass the "red face test" before charging taxpayers. The group discussed Rock Creek Park fees, where Amy reported receiving annual passes after a three-month delay due to manufacturing and shipping issues, and agreed to conduct a comprehensive cost analysis to determine appropriate pricing. Charlie suggested an incremental approach to fee increases over five years to better communicate the rationale to the public, while Monica noted that municipal code limits would also need review to ensure fee schedules remain current and appropriate.

Monica presented a new fee schedule for planning applications, proposing a \$350 fee that covers staff time with additional charges from a third-party planner being passed through to the applicant. She explained the process for billing and collecting payments, noting that they have collected \$11,000 in the last 30 days and significantly reduced the outstanding amount from \$75,000 in June.

MOTION: Made by Councilor Estes to approve the Consolidated Fee Schedule Resolution 2025-11 and Exhibit A, as presented. Councilor Lindemyer seconded. All in favor; none opposed; none abstained.

4. **Letter of Support - Apply for Technical Assistance Grant:** Jaime presented updates on two grant applications: a housing assistance grant and a technical assistance grant for comprehensive plan updates. The housing grant, expected to be awarded, will provide \$45,000 for code updates with a \$5,000 city match in staff time. For the technical assistance grant due October 10th, Jamie outlined three scenarios ranging from \$60,000 to \$150,000 in work, with a 12-15% city match. After discussion, the council agreed to provide a letter of support for the technical assistance grant, contingent on staff further analyzing the city's requirements and match commitments, with a final decision to be made after staff review.

MOTION: Made by Councilor Wright to provide a letter of support with a contingency of Staff reviewing detailed documentation prior to final approval. Councilor Lindemyer seconded. All in favor; none opposed; none abstained.

5. **City Projects Update:** The council reviewed several infrastructure projects and their funding status. Colleen presented updates on the JUF, which is \$2.5 million short of its \$8 million budget, with options to seek additional funding through the legislature in February or the emergency board. The Washington Street sidewalk project is being phased due to ODOT requirements, with \$250,000 allocated for the first phase. The water system improvements project, funded by USDA and EPA grants, is 60% complete with a target completion date of March 2026. The wastewater treatment plant upgrade, funded by a \$2.5 million Business Oregon grant, is expected to be completed by September 2026. Colleen also reported on the stormwater plan, bike hub project, and EV charging station, which was completed under budget. The council acknowledged Colleen's efforts in managing these complex projects and securing grant funding.

6. **OLCC License Renewals:** The council discussed the Liquor License renewals coming due for Brenna's Market, Mosier Company and Randonnee Coffee. The Council discussed a proposal to use the OLCC license renewal process as a "soft stick" to enforce code compliance for Randonnee. Andrea explained that the city could request a 45-day temporary license with conditions to allow time for further investigation of compliance issues. The council agreed to support this approach.

MOTION: Made by Councilor Wright to request a conditional OLCC license for Randonnee Coffee to resolve code violations and approve licenses for Brenna's Market and Mosier Company. Councilor Koerner seconded. The

motion carries, with 5 votes in favor and one abstention by Councilor Cannon, who stated he had a lack of sufficient information to cast a vote.

7. **Resolution – Digital Signatures:** Amy thanked both City Attorney Westmeyer and Colleen Coleman for their assistance in drafting her staff report and resolution. The council reviewed a digital signature policy for official city business.

MOTION: Made by Councilor Estess to adopt Resolution 2025-12, adopting a digital signature policy for the use and acceptance of electronic and digital signatures in official City business, as presented tonight. Councilor Wright seconded. All in favor; none opposed; none abstained.

8. **City Activities Updates/Reports:**

- City Manager Rogers: Andrea provided updates on several city matters, including a new truck, snowplow contract, maintenance shed needs, and ongoing discussions with Union Pacific about the Second Track project.
- Mayor Anderson: The council discussed post office box billing issues, with Witt suggesting residents show their non-delivery route status to the Postmaster, Victoria, to avoid fees. Witt announced plans for an annual review of Andrea's performance as city manager in January and proposed an informal Christmas party for mid-December. The conversation ended with all members expressing appreciation for the city staff's hard work and effective teamwork.

Meeting Adjourned 8:32 pm

ACTION ITEMS:

City Manager Rogers:

- Explore community interest in expanded yard debris removal services, with Jim to provide pricing options for different service levels.
- Speak with Wasco County Sheriff regarding HB4760 (facial coverings or disguises in certain circumstances; prohibit, and require appropriate identification).

City Recorder Szilagyi:

- Contact the OLCC office regarding Conditional Approval and 45-day review process.

Witt Anderson, Mayor

Amy Szilagyi, City Recorder

Approved by City Council on _____



PLEA TO RECONSIDER SKATE PARK LOCATION

From jee at gorge.net <jee@gorge.net>

Date Tue 10/7/2025 9:25 AM

To mainstreetmosier <mainstreetmosier@gmail.com>; Witt Anderson <witt.anderson@cityofmosier.gov>; andrea rogers <andrea.rogers@cityofmosier.com>; Jaime Crawford <planning@cityofmosier.gov>; Amy Szilágyi <Recorder@cityofmosier.gov>

 1 attachment (620 bytes)

51.pdf.webloc;

Hello MSM and City Council:

We would like to enter a PLEA for you to reconsider where you plan to build a skate park, PLEASE.

The location is NOT THOUGHT THROUGH in terms of the consequences. Once built it will be too late. The safety and social risks are great.

I have attached the petition of 60 signatures of people who support the park, however not the location.

Please reconsider. Our voices and concerns (which are for our Town, not for us personally) have not been heard; you have missed thinking through multiple consequences.

UP will be constructing a 2nd track. They will be constructing along the track corridor for well over a year, if not 2. No one from our town has interfaced with UP to see what kind of equipment will be coming through the area; I have spoken to a worker who states they use the looped road which runs through the park plan. I don't believe skate park construction and train track construction are safe next to each other.

If built, has the City negotiated with UP to mitigate the regulations for honking? Just the train honks alone will disturb the peace throughout Mosier ongoing because the park is planned next to their access.

Why not closer to the school, farther from road, away from the Creek, away from homes?

Why cut down trees when there is an open place to put the park? There is plenty of space at the West end, along with plenty of room to park, no trees, and a noise buffer.

Yes, you have spent funds for the current plan, however **the cost of the negatives in the long run will far outweigh design change cost now.**

PLEASE RECONSIDER BEFORE TOO LATE. THE CURRENT PLAN JUST DOESN'T MAKE SENSE, and will cause multiple negative circumstances in the current location.

Many people on this petition list are WILLING TO DONATE TIME to work on the park if placed in a more appropriate location. In addition many might be willing to donate funds to go toward the cost of redesign for a new location.

I would also be willing to help gather/solicit funds toward redesign. I have spoken to many more people than on this list who can't see the reason for the current planned location and might be willing to contribute funds for a change in location.

I am not the only person highly concerned. If City residents were to vote, the current location would not win. Can we not begin a new dialogue and reconsider for the better of our City?

Jayne Elken and 60 others

Please forward to all the MSM board/committee heads and all City Council members. Thank-you.

MOSIER SKATE PARK PETITION

We the undersigned residents of Mosier wish to express the following:

- 1) We support the City's process to build a Skate Park for the youth.
- 2) We support the location of the proposed skate park on one of the two Western most proposed sites along the strip of land donated by UPRR, either North of the Fruit Grower's Building, or North of the totem plaza area.
- 3) WE DO NOT SUPPORT location of the Park on the Eastern-most site next to the bridge.

NAME	ADDRESS	PHONE	EMAIL
1 Margit Elken	704 2nd Ave.		unicositas7@gmail.com
2 Kim Robichaud	701 2nd Ave, Lower		Kerobichaud@yahoo.com
I prefer NO skate park.			
3 Alan Bacharach	409 Huskey Rd.	503 201 9597	greatmazel@comcast.net
SAVE THE <u>EAGLE</u> HABITAT DON'T CUT THE TREES			
4 Jack T. Anderson	700 Hwy 30		
5 Sarah Anderson	700 1st Ave Mosier		sarahbethsings@gmail.com
6 Fred D. Wilson	800 1st Ave Mosier		Roughcuts69@gmail.com
7 Kari Pollert	704 2 nd Ave. Mosier, OR.		
8 R.C. Clark	704 2 nd Ave Mosier Or.	97040	SAI-980-542
9 [Signature]	701 2nd Ave Mosier OR		97040
10 Jeremy Koblinsky	204 Riverside Mosier OR		97040

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NAME	ADDRESS	PHONE	EMAIL
1) Jayne Eelken	701 2ND	541-490-8079	jee@gorge.net
2) Thomas, Echo	1661 FIR CREST RD 2ND AVE x Idaho		luczsmpinelli@gmail
3) Pinelli, Lucas	1661 FIR CREST RD 2ND AVE x Idaho		luczsmpinelli@gmail
4) POELKER, Ken + Stephanie	1 Mosier Creek PL. Mosier OR 97040		KPOELKER@att.NET
5) Judith Flint	101 Idaho ST	541-965-4416	judeeflint101@gorge.net
6) Sharon Vogt	201 Riverside St	541-988-0784	
7) Tyler Vogt	201 Riverside St	541-980-0788	
8) Lee Hollingsworth	Riverside home owner	541-490-9593	Phone verbal request
9) Dale Kennedy	1600 1st Av	541-288-6005	
10) Elena Krasnow	701 2nd Ave		elenakrasnow@ outlook.com



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NAME	ADDRESS	PHONE	EMAIL
1. Steven Erspamer	704 1st Ave, Mosier	(507) 906-3122	GiftHouseLLC@gmail.com
2. Yvonne Lombardi	4 Mosier Creek Pl	541.380.1332	ylombardi@gmail.com
3. James Bolton	400 E 2nd Ave	917 434 6513	jamielbolton@gmail.com
4. Dianne Kaylor	340 Center St	501-231-4447	dkr.ggs1@gmail.com
5. Gary Swanson	2020 S. Ives St, Mosier, OR		kindrives3766@gmail.com
6. MATTHEW KOERNER	305 OREGON ST		Hanawastee@gmail.com
7. Michael Eng	#3 Mosier Creek Place	970-476-8821	myeng21me@gmail.com
8. Dan Grainger	#7 Mosier Creek Place	704 902 7972	dangrainger1984@gmail.com
9. Alex Marwin	#23 Mosier Creek Pl #5 Mosier Creek Pl		alexmarwin@gmail.com

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NAME ADDRESS PHONE EMAIL

1 Emma Schrage (541) 578-9065 Ermschragev2@gmail.com
207 main st Mosier (1125 Root Rd Mosier)

2 Emilia Emerton (541) 645-0837 EmiliaShred@gmail.com
+ Rusty Lewis

3 Lynn Christian Riverside St 541-300-0846

10 4 Casey Arthur 10 Mosier Creek Pl

17 5 Mark W Frewiss 13 Mosier Creek Pl

14 6 Hannah Kim 14 Mosier Creek Pl

14 7 Sung M Kim "

24 8 Jessica Granger 24 Mosier Creek Pl tojessica@gmail.com

Not Mosier Creek 9 Bill Granger " "

34 10 Jonathan Cuy 34 Mosier Creek Pl

(1)

MOSIER SKATE PARK PETITION

IF NOT IN FAVOR OF
SKATE PARK IN GENERAL -

We the undersigned residents of Mosier wish to express the following:

PLEASE NOTE,
THIS

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NAME	ADDRESS	PHONE	EMAIL
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- | | | | |
|----|----------------|----------------|--------------|
| 1 | Tracy Muddox | 702 1st Mosier | 541-399-6617 |
| 2 | Ray Sehadewitz | 702 1st Mosier | 541-399-6617 |
| 3 | Vicki V Wall | | 541 490 3926 |
| 4 | Calley Lovatt | | 541-993-6099 |
| 5 | Michael Hansen | | 541-300-7708 |
| 6 | Jill Schroeder | | 503-988-3021 |
| 7 | Mike Johnson | | 425 417 1027 |
| 8 | DEAN BREWER | | 503 804-8565 |
| 9 | | | |
| 10 | | | |

IF NOT IN FAVOR OF
SKATE PARK IN GENERAL -

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NAME	ADDRESS	PHONE	EMAIL
1) <u>Darin Nathan</u>	<u>5212 N Amherst</u>	<u>923 250-5790</u>	<u>darin.nathan@willowforkkeepers.org</u>
2) <u>Cordynn ABRAMSON</u>	<u>211 MAW ST.</u>	<u>---</u>	<u>c.d.abramson@gmail.com</u>
3) <u>Shane Williams</u>	<u>211 MAW ST.</u>	<u>---</u>	<u>swilliams2000@gmail.com</u>
4) <u>_____</u>	<u>70 Mosier Ave</u>	<u>---</u>	<u>williams@mosier.or</u>
5) <u>William Aris</u>	<u>701 3rd Ave</u>	<u>541-478-2510</u>	<u>---</u>
6) <u>Stephanie Bowman</u>	<u>- per conversation</u> <u>Mosier resident</u>	<u>8/3/25</u> <u>206-898-3043</u>	<u>---</u>
7) _____	_____	_____	_____
8) _____	_____	_____	_____
9) _____	_____	_____	_____
10) _____	_____	_____	_____

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NAME ADDRESS PHONE EMAIL

21 1 Richard Dotz 31 Mosier Creek Pl. 805 689 4054

22 2 MIKE DORMAN 27 MOSIER CREEK PL 503 784 2216

25 3 Jlu Hall 25 Mosier Creek Pl 503-467-1404

4 _____

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(11)

Local Government Recycling Acceptance List

Updated June 22, 2025

As of July 1, 2025, Oregon local governments and their service providers will begin transitioning to collecting a consistent list of materials curbside/on-route and at depots as part of their Opportunity to Recycle obligations. The materials on this list may change over time.

Curbside/On-Route Collected Materials

This list currently coincides with the Uniform Statewide Collection List, which represents those materials that are suitable for commingled collection.



Corrugated cardboard, clean pizza boxes (No wax coating)



Non-metalized gift wrap and packaging tissue (No ribbons or bows)



All kraft paper, brown paper bags, mailers (Not plastic lined)



Paperboard packaging e.g., cereal and cracker boxes (No packaging meant for refrigeration or freezer)



Paper



Office paper, newspaper, newsprint, other printing and writing paper e.g., junk mail, envelopes, greeting cards



Magazines, catalogs and similar glossy paper, telephone books, paperback books



Molded pulp packaging e.g., egg cartons (No food serviceware or flowerpots)



Aseptic and gable-top cartons e.g., milk, juice, broth cartons

Material preparation: Empty and dry materials, flatten boxes, place loose in curbside cart

Translation or other formats

[Español](#) | [한국어](#) | [繁體中文](#) | [Русский](#) | [Tiếng Việt](#) | [العربية](#)

800-452-4011 | TTY: 711 | deqinfo@deq.oregon.gov



Plastic tubs larger than 2"x2", made of PET #1, HDPE #2, and PP #5
e.g., cottage cheese



Buckets, pails, storage containers and other bulky HDPE #2 and PP #5 that fit loosely in the curbside cart

Plastic

"If the lid screws on, leave it on"



Bottles and jugs larger than 2"x2", made of clear or transparent blue or green PET #1, HDPE #2, and PP #5



Nursery packaging and trays made of HDPE #2 and PP #5

Material preparation: Empty and dry materials, place loose in curbside cart



Aluminum, tin, steel cans
e.g., food, beverage, pet food,
and empty/dry paint cans

Metal

All scrap metal must be 10 pounds or less in weight and 18 inches or less in length.
No sharp or "tangler" items
(e.g., knives, bicycle chains, wire)



Material preparation: Empty and dry materials, remove debris, place loose in curbside cart

Curbside/On-Route Contaminants

Top contaminants: Bagged materials, plastic bags/film plastic, batteries, hoses, cords, wires, food and liquid, glass (keep glass separate from commingled materials).

High risk contaminants: Syringes/sharps, medical waste/red bags, human and animal waste, batteries, mercury containing items, weapons, explosives, sharp tools, non-empty pressurized gas cylinders, non-empty containers with "Danger" on label.

Statewide contamination goals:

Zero high risk contaminants

Overall contamination: 12.5% by 2030 and 10% by 2033

Depot Collected Materials



Motor oil
(free of water and debris)

Depot Materials

In addition to paper, plastic, and metal from curbside/on-route list above.



Scrap metal over 10 pounds in weight and/or over 18 inches in length, including appliances

Metro Region ONLY Depot Materials

In addition to paper, plastic, and metal from curbside/on-route list above



Motor oil
(free of water and debris)



Scrap metal over 10 pounds in weight and/or over 18 inches in length, including appliances



Yard debris: Leaves, branches, sticks, grass clippings

Metro Region ONLY Additional Curbside/On-Route Collected Materials



Yard debris:
Leaves, branches, sticks, grass clippings
On-route from residential and non-residential customers



Glass bottles and jars
On-route from non-residential customers

DEQ does not discriminate on the basis of race, color, national origin, disability, age, sex, religion, sexual orientation, gender identity, or marital status in the administration of its programs and activities. Visit DEQ's [Civil Rights and Environmental Justice page](#).

REGISTER NOW!

**FOR OUR FREE HAZARDOUS
WASTE COLLECTION EVENT**

**HOOD RIVER
NOV 14, 2025
9 AM-2 PM**

Business registration due by
4pm 11/6/2025



**THE DALLES
NOV 15, 2025
9 AM-11 AM**

Business registration due by
4pm 11/6/2025

Services only available to households and small businesses of Wasco, Hood River, and Sherman County

RECYCLING MODERNIZATION ACT

INFORMATIONAL INTRODUCTION SHEET

541-506-2529 | www.tricountyrecycle.com



The Plastic Pollution and Recycling Modernization Act (RMA) will revolutionize Oregon's recycling process. Modeling the way for recycling across the United States.

The RMA will update Oregon's outdated recycling system by building on local community programs and leveraging the resources of producers to create an innovative system that works for everyone. The Oregon legislature passed the Recycling Modernization Act (Senate Bill 582) during the 2021 legislative session. The new law became effective Jan. 1, 2022 and recycling program changes have started in July 2025.

The RMA requires producers of residential and commercial packaging, printing and writing paper, and food service ware to join a Producer Responsibility Organization (PRO) and, through the PRO, fund the end of life management of those materials, which includes processing and recycling. The Circular Action Alliance (CAA) Oregon is the only PRO with an approved program plan in Oregon. The Oregon Department of Environmental Quality (DEQ) approved CAA's plan on Feb. 21, 2025.

1 What can households expect?

Learning to trust and recognize the RecycleOn brand.



Changes to curbside collected recyclables. This will involve learning what items can go in recycling curbside and what depots can also accept items off the USCL.

2 Finding updates and promotional material?

Sign-up for the CAA and AOR newsletter, also get registered on the RecycleOn Portal to view materials.

By September 2025 through the RecycleOn websites Education and Outreach (E&O) Portal a social media tool kit in English and Spanish will be available, as well as other advertisements such as radio ads and commercials.

3 Other acronyms to know?

- AOR = The Association of Oregon Recyclers
- CBO = Community-Based Organization
- CRPFs = Commingled Recycling Processing Facilities
- LG = Local Government
- MRF = Material Recovery Facility
- ORSOP = Oregon Recycling System Optimization Project
- REM = Responsible End Market
- SIM = Specifically Identified Material
- SP = Service Provider
- USCL = Universal State Wide Collection List

4 When will it happen?

July 1, 2025, the USCL went into effect. This means that LG's and SP's will collect items on the USCL through curbside pick-up and at depots/transfer stations. LGs slated for system expansion of depots and curbside collection will work with CAA to address timelines for system expansion. In addition, CAA is working to create a network of RecycleOn Centers for hard-to-recycle items on the PRO list. CAA will be reaching out to existing depots first to discuss partnering. Each LG/SP will have specific expansion needs that will be addressed in the first funding phase running through 2028.



Recycling

Reciclaje

All items must be empty and dry. *Todos los artículos deben estar vacíos y secos.*

Plastic *Plástico*



Bottles, round containers, buckets, and pots
Botellas, envases redondos, cubetas y macetas

Metal *Metal*



Aluminum and steel cans, and scrap metal
Latas de aluminio y de acero y chatarra metálica

Glass *Vidrio*



Bottles and jars
Botellas y frascos de vidrio

Place in glass bin
Colóquelos en el contenedor exclusivo para vidrio

Cardboard and Cartons

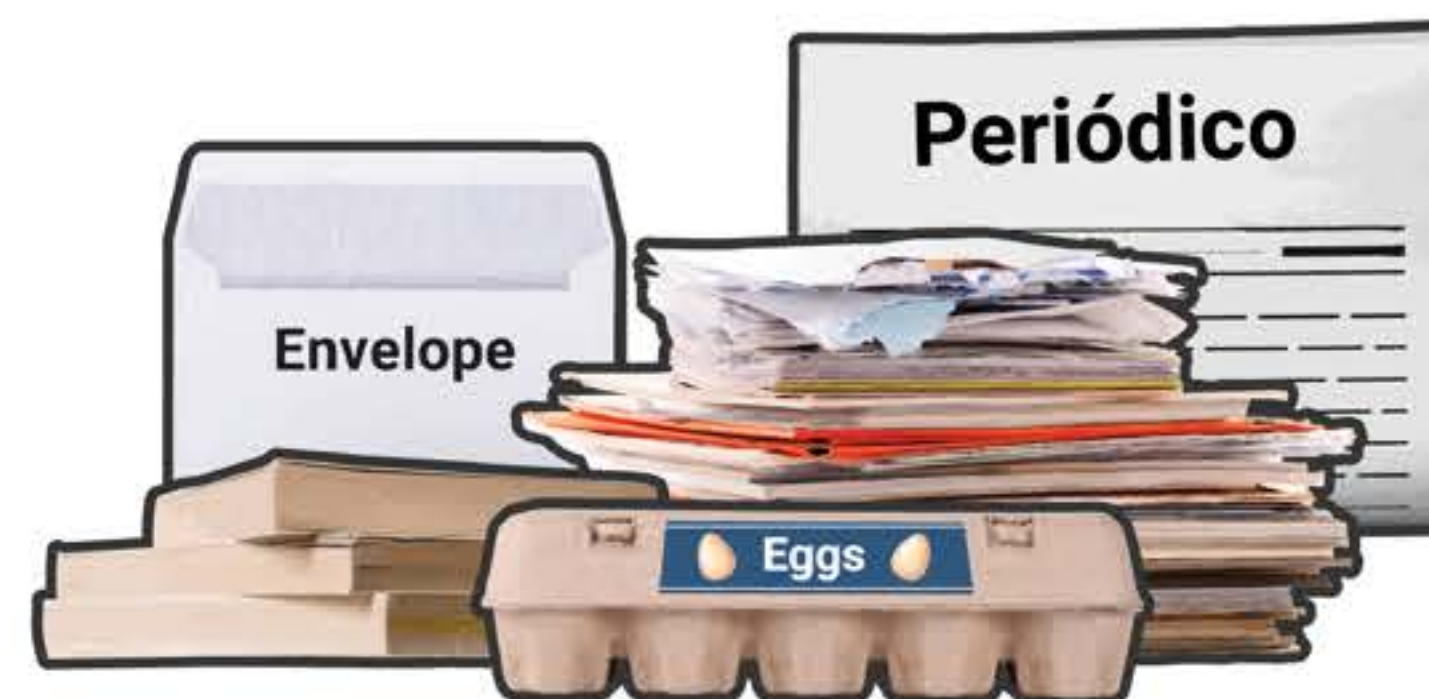
Cartón corrugado y cajas de cartón



Flattened cardboard, boxes, and cartons
Cartón corrugado aplanado y cajas de cartón

Paper

Papel



Paper, newspaper, magazines, egg cartons, mail, paperback books, and paper bags
Papel, periódicos, revistas, cartones de huevo, correo, libros de carátula suave y bolsas de papel

No! Don't recycle these items.



No bagged recyclables
No se acepta el reciclaje en bolsas de plástico



No plastic bags or stretchy plastics
No se aceptan bolsas de plástico ni plásticos flexibles





Proposed Code Enforcement Procedure

Meeting Date: 11/05/2022

Reported by: Colleen Coleman

Agenda Item: Proposed Enforcement Procedure and Attached Forms

Fiscal Impact: Staff Time

Recommended/Motion: "I move to adopt the City attorney's code enforcement policy as written"

Or conversely: "I move to research code enforcement protocol further and bring back to Council at another date."

Background:

In fall of 2021, Laura Westmeyer, the City Attorney developed official protocols for enforcement of city code, based on a complaint driven system.

The following pages include her memo of steps to be taken in addressing the City's code enforcement policy, should it be adopted by Council.

Outline of Enforcement Steps:

- 1) City staff receives a complaint either by email or phone from a community member or public agency and fills out the attached Complaint Form.
- 2) Complaint form is shared with City Manager
- 3) City Manager appoints appropriate staff to address the complaint—depending on code violation, i.e., city engineer, city planner, public works officer, County Sheriff, etc.
- 4) Staff member assesses the situation and conducts on site investigation
- 5) Staff discusses with property owner/responsible party
- 6) Draft staff report is developed
- 7) City manager reviews draft staff report
- 8) Compliance action is taken (notice of violation, citation, penalty, cease and desist, other).
- 9) Action to address code violation follows city code requirements.



MEMORANDUM

PRIVILEGED & CONFIDENTIAL
ATTORNEY WORK PRODUCT

TO: Colleen Coleman, City Manager

FROM: Laura Westmeyer, City Attorney

DATE: October 1, 2021

SUBJECT: Proposed Code Enforcement Procedure for City of Mosier

BACKGROUND

The City of Mosier has recently received various complaints regarding potential violations of the Mosier Municipal Code. I was asked to prepare a proposed approach to handling code enforcement actions. Below is a summary of that approach. This document is intended to be used internally among city staff and enforcement officers, to help guide the administration of code enforcement complaints.

CITY OF MOSIER PROPOSED CODE ENFORCEMENT PROCEDURE

Summary of Steps

- (1) Receive a complaint
- (2) Assign primary enforcement officer
- (3) Assess the situation/Gather information
- (4) Conduct on-site investigation
- (5) Discuss with property owner/responsible party
- (6) Draft staff report
- (7) Review of staff report
- (8) Take compliance action (notice of violation, citation, penalty, cease and desist, other)

Procedure

1. Receive a complaint

Complaints may be received by any of the below channels. Complaints should be made in writing, or else reduced to a writing, no matter how they were initially received by the City.

- i. Complaint by a community member.** Written complaint (by complainant or taken orally by staff and put into writing by the staff member on the complainant's behalf).
- ii. Recommendation by staff.** Could consider concurrence of additional staff member or the City Manager to take action on the complaint.

2. Assign primary enforcement officer

The City Manager should assign a primary enforcement officer for the complaint. The person assigned should be the person most familiar with that area of the Code. E.g. Zoning violations would go to the City Planner. Unpermitted developments would go to the City Engineer. The purpose of having an assigned primary enforcement officer is to maintain one contact person for all communications with the alleged violator (and anyone else) about the case. Any other City staff or official who is asked about the case should refer the query to the primary enforcement officer.

The enforcement officer will need to prioritize complaints and determine whether immediate action is needed, in his or her discretion. The first step for the enforcement officer would be to set up an anticipated schedule for taking action on the complaint (if action will be taken).

3. Assess the situation/Gather information

The enforcement officer should first conduct basic paper research. Find out essential data and information on the complaint. E.g. Does the City have jurisdiction in this area? What is the relevant City Code at issue? Are there multiple Code provisions at issue? If so, all of them should be identified. Who is the property owner? Who are the other potentially responsible persons? What is the zoning of the property? What is the permit status? Have there been prior complaints? How were those resolved? Has the property owner/responsible person been approached by City staff? Has the property owner/responsible person been approached by the complainant or another community member? Get property information from Wasco County webmaps. Take screenshots of aerial photos as may be helpful.

A summary of this assessment should be written into the Staff Report. This can be later revised as more information and facts are gathered. Consult with the City Attorney as needed during this step.

4. Conduct on-site investigation

The enforcement officer should go to the site and document any violations that the officer witnesses. If the documentation is by photograph or video, include a timestamp on the photos and videos. The enforcement officer should stay entirely on public property when documenting the violation. The officer may enter private property with consent of the property owner. (For example, if the complainant was a neighbor and the City was given permission to enter their property.) The enforcement officer should gather all relevant evidence and documentation of the violation at this time. If it is possible to better view a violation from a neighboring property, the officer should ask for consent from the neighbor to enter the neighboring property and take pictures/make observations from there.

If the property owner/responsible person is present, the officer should try to discuss the issues with them. Let the property owner know the officer is there to investigate a potential violation. The discussion should include the nature of the alleged violation and possible ways to resolve it.

The officer should write down their observations immediately after the investigation/site visit. Include the date and time of the written observations. Include where any photos and observations were made (e.g., from the public right of way). Include any consent to enter private properties and how that consent was received, if the officer entered private property. Include whether the property owner/responsible person was present and how the interaction went, if applicable.

5. Discuss with property owner/responsible person

If this step was not accomplished during the site visit, the enforcement officer should make an effort to call the property owner/responsible person for an informal discussion of the complaint. The officer should use his or her discretion with this step. For example, a conversation would be needed where it is not clear the property owner is aware of the violation or if the owner is aware and the City believes they are planning to come into conformance with the code. On the other hand, if the officer knows the property owner is aware of the violation and has no reason to believe they will be coming into conformance or that an informal discussion would be helpful, then this step could be skipped.

The officer should write notes from the conversation immediately afterward. Include the date and time. Include whether the property owner/responsible party admitted to the violation.

6. Draft staff report

The enforcement officer should now complete the staff report. Use the template for code enforcement staff reports. The sections of this report will include all applicable code provisions, observations and reports from on-site investigations and discussion with property owner/responsible person, other information regarding the complaint, and a recommended method for resolution.

The staff report should be reviewed by the City Attorney for concurrence with moving forward with the proposed enforcement action and ensuring there is no missing documentation for the compliance action. Confer with the City Attorney for available options for compliance actions, as needed. The City Code may obligate certain compliance actions, depending on the violation, so the City Code should also be reviewed for proper enforcement action. The final staff report would go to the City Manager for concurrence to move forward with the proposed enforcement action.

7. Compliance Action

There are many ways to get to compliance. Compliance is the goal of any enforcement action. In consultation with the City Attorney, the enforcement officer should propose the appropriate compliance action to pursue. The list below is generally written from most informal to most formal action. The City should aim to begin with the informal methods and move to formal methods for compliance. This is because, typically, the action is more expensive the more formal it is; e.g., a phone call from the City Manager will probably be cheaper than a cease and desist letter from the City Attorney. And a cease and desist letter from the City Attorney will be cheaper than filing a complaint with the circuit court. Whenever letters are sent, they must be copied to the property owner. The property owner is always a responsible party under the Code. MMC 2.10.030.

- i. Send a letter from enforcement officer or city manager to the property owner.**
Compliance is our goal. If it might be helpful to send this letter then it should be sent. This informal letter would be to notify the property owner that the City believes it may be in violation of the following code provision: **[copy and paste code provision.]**. Ask that if the property owner believes this notice is in error and that there is no violation, please provide documentation of no violation (e.g. photos or a statement from the property owner) and submit to the Enforcement Officer/City Manager. If the property owner believes there is a violation, to contact the Enforcement Officer/City Manager to discuss how to rectify the violation. State that if there is a violation and the property owner does nothing, the City will conduct a code enforcement action against your property.
- ii. Send a notice of violation**
- iii. Issue a citation.** If there's probable cause to believe a violation occurred/exists. Served by personal service, certified first class mail, return receipt requested, or other means per ORCP Rule 7. MMC 2.10.040(B). Use uniform citation form. Ask Laura W for this.
- iv. Issue civil penalties. See applicable Code provision.**
- v. Other actions (as appropriate): Cease and desist letter from City Attorney; suspension of permit or license; nonrenewal of permit or license; civil penalties; abatement action in the circuit court.**

Attachments:

- A. Proposed Complaint Form
- B. Proposed Staff Report Template for Code Enforcement Actions

CITY OF MOSIER

small enough to make a difference

PO Box 456 | 208 Washington Street, Mosier, OR 97040
Phone: 541.478.3505 | www.CityofMosier.com

COMPLAINT FORM

Code enforcement for the City of Mosier is primarily a complaint-driven process. To submit a complaint, fill out this form completely and submit it to the attention of the City Manager at 208 Washington Street, P.O. Box 456, Mosier OR 97040 or by e-mail to MosierCityHall@CityofMosier.com. The City does not accept anonymous complaints. Please note that it is not possible for the City to give immediate attention to every complaint that it receives, and that action will only be taken if there is sufficient evidence of a violation.

COMPLAINANT INFORMATION

Date: _____

Name: _____

Address: _____

Phone: _____ E-mail: _____

Are you willing to be a witness in this proceeding (e.g. testify in court?) Yes No

If you are a neighbor, do you give permission to the City to enter onto your property to investigate the violation? Yes No

Keep my name and personal information in confidence. If this box is checked, the content of this box will not be disclosed in response to a public records request. The remainder of this form will be provided. Note that your information will not be kept confidential if you are willing to be a witness, or if the City is compelled by law or court order to disclose.

VIOLATION INFORMATION

Location of Violation (include address or cross streets): _____

Owner/Occupant (if known): _____

What date did this violation occur? Is the violation ongoing? _____

Staff Report for Code Enforcement Actions

Staff:

Title:

Date:

- I. **Summary of Complaint**
- II. **Personal Observations (from on-site investigations and paper research)**
- III. **Communications with Property Owner and Contact Information**
- IV. **Communications with Responsible Person and Contact Information**
- V. **Applicable Code Provisions (list all)**
- VI. **Proposed Compliance Action**
- VII. **Concurrence**

Attachments:

Complaint form, photos, notes and observations

Stormwater Management Plan

Mosier, Oregon

October 2025

Prepared For: City of Mosier

By: YSM Solutions

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1 Introduction

A grant from the Oregon Department of Environmental Quality (DEQ) Clean Water State Revolving Fund Program to the City of Mosier made the creation of this Stormwater Management Plan (SWMP) possible. The purpose of the grant is to establish management practices for use within the city limits and urban growth boundary intended to protect the local waterways and the Columbia River and ultimately establish long-term reliability and viability of local and regional water resources. This will be accomplished through improved management of non-point source pollutants¹ using vegetated landscape practices that clean and re-cycle the rainwater via the natural water cycle. See Figure 1.

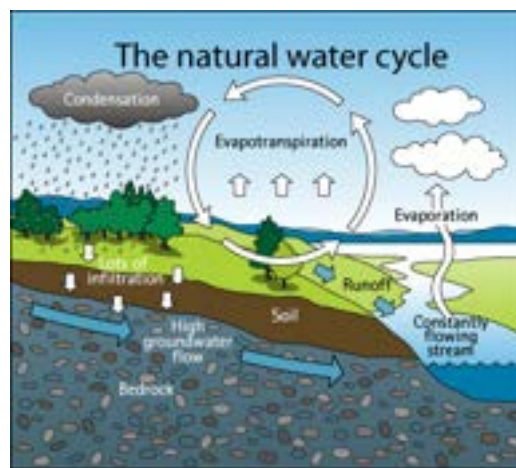


Figure 1: Natural Water Cycle

The grant's focus is the public right-of-way and commercial and industrial land within the city, although all future development within the city is required to comply with this SWMP. The SWMP provides guidance for the existing and future developed land² and expands upon the existing City Code Chapter 13.01 Grading, Excavation and Fill Regulations with specific stormwater design criteria and solutions to meet the goals.

The City of Mosier is the Designated Management Agency (DMA) for the Miles Creek Subbasin which includes both Rock Creek and Mosier Creek, both of which flow through the city limits and urban growth boundary on their route to the Columbia River. As DMA, the city is responsible for managing the Total Maximum Daily Load (TMDL) temperature-related water quality issues.

¹ Non-point source pollutants are pollutants from diffuse sources transported by stormwater from urban areas, agricultural lands, and construction sites into groundwater, lakes, and rivers. Pollutants typically include sediment, excess nutrients, oil, grease, bacteria, and chemicals. This pollution doesn't have a specific discharge point, making it more difficult to control than point source pollution.

² Developed land includes all land surfaces that have been modified for human habitat which change the original land coverage including but not limited to the addition of impervious surfaces and removal of the original native plants.

The SWMP summarizes the need to address the systemic pollution in our air and waterways, provides a synopsis of the city's drainage patterns, establishes regulatory requirements, and provides guidelines for meeting the city's water quality goals through nature-based stormwater management (NBSM).

2 Purpose

Create NBSM guidelines and solutions for managing the rain that falls and runs off all land within the City of Mosier. Conventional man-made development practices bypass the natural ecosystem's cleaning and absorption systems and have significantly reduced the water quality humans, and the entire ecosystem, require to function. The SWMP intends to reverse this negative impact and through its implementation regenerate the local ecosystem and its ability to function. Although the focus is within the city limits, the benefits will extend upstream and downstream through the natural water cycle's processes.

The SWMP will cover NBSM solutions within the city limits emphasizing impervious surfaces (roofs, streets, and parking lots). See Figure 2: Existing Impervious Surfaces (in process). The consistent implementation of this SWMP will result in treatment of all rain that falls by conveying it to soils and plants on the surface for the small storm events, infiltrating most storm events, and conveying the extremely large and rare events without causing unreasonable property damage.

All future developments will be required to comply with the criteria and methods in this SWMP, and all developed land is encouraged to meet these standards for the benefit of the city's existing and future inhabitants.

The entity proposing development will be responsible to meet the criteria within this SWMP and may need to perform detailed stormwater management calculations by a professional engineer to verify conformance.

3 Nature-Based Solutions

NBSM solutions address site-specific issues while considering restoration of the larger ecosystem that the site lies within. Nature-based solutions³ account for upstream and downstream impacts of the site-specific choices and keep the broader context in mind. Identical to Low Impact Development⁴ (LID), nature-based solutions feed and sustain the natural water cycle by treating the

³ Nature-based solutions address critical issues like climate change, water scarcity, food security, biodiversity loss and disaster risk utilizing natural processes and functions of ecosystems, rather than relying on traditional engineered solutions, for the benefit of humans and nature. Solutions typically involve protection, sustainable management, and restoration of natural and modified ecosystems and include reforestation, wetland restoration, and green infrastructure.

⁴ Low Impact Development (LID) manages stormwater by mimicking natural hydrologic processes to minimize the effects of human development using site-specific natural features and small-scale distributed practices to filter, infiltrate, store, and use stormwater close to its source. LID's main goals are to preserve pre-development runoff rates and volumes and protect water quality.

rain that falls (also known as stormwater) as a resource instead of a waste product. NBSM solutions use soils, plants, and surface conveyance systems to capture and convey the rainwater. When viewed from the nature-based perspective of the broader impacts, conventional stormwater solutions (including but not limited to underground piping, manholes, vaults and large detention/infiltration facilities) carry high costs and high environmental impacts.

Nature-based solutions:

- Treat the polluted water that falls and runs off with soils and native plants.
- Manage the rain where it falls.
- Evapotranspire and infiltrate as much water as possible.
- Use regenerative natural materials.
- Prohibit the use of pesticides and herbicides.

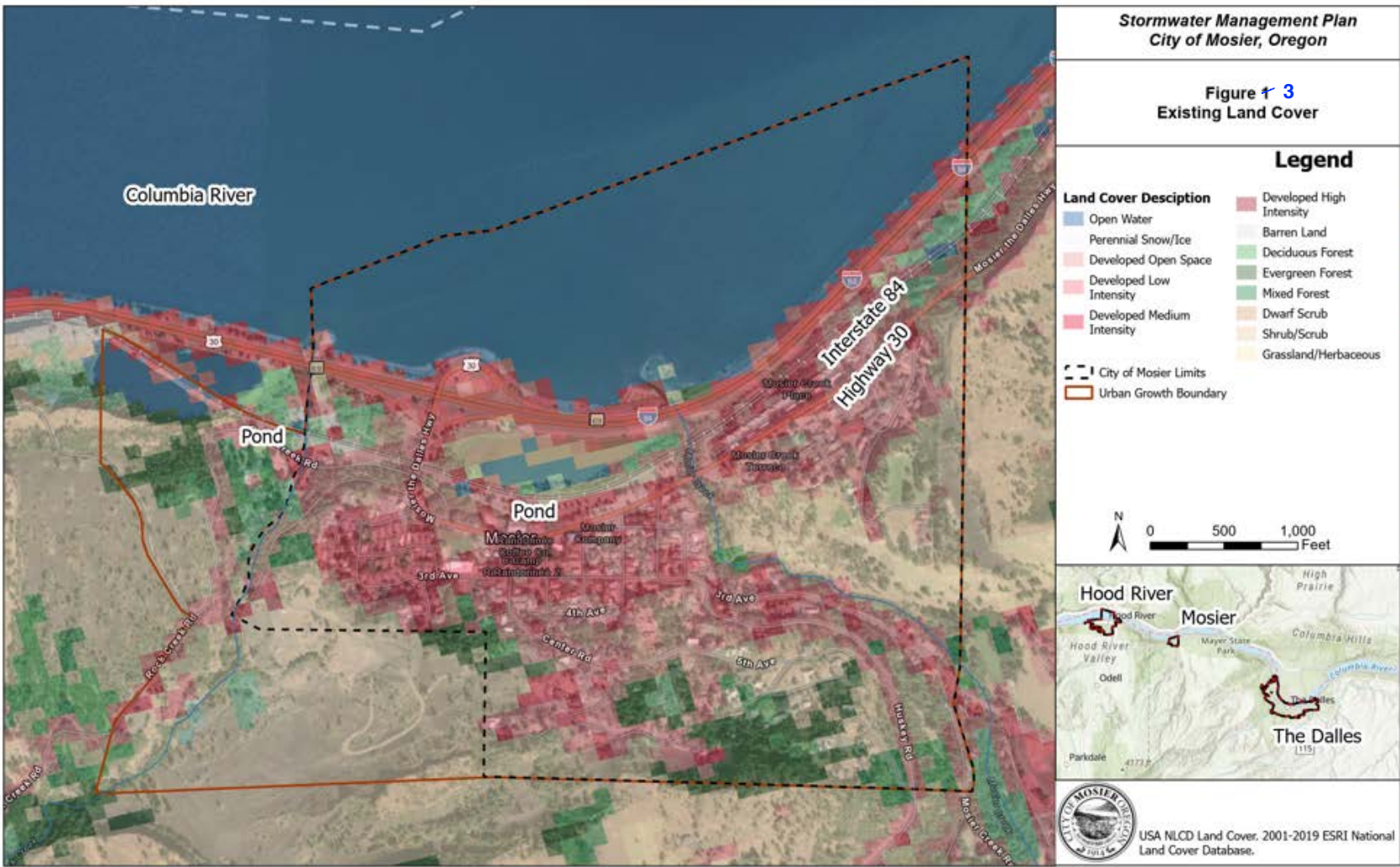
Most LID solutions are included in the pallet of nature-based solutions. Each developer is encouraged and will be supported to select the most appropriate solutions for the site and the larger ecosystem that the site lies within. All solutions must address long term maintenance such that the intentions and benefits are met.

4 Land and Water – City of Mosier

The City of Mosier is located along the Columbia River approximately 30 miles east of the Cascade Mountains on the northern boundary of the state of Oregon in the federally designated Columbia River Gorge National Scenic Area. The city is approximately 0.64 square miles and has 675 inhabitants⁵. United States Highway 30 (U.S. 30), Oregon State Route 100, runs along the northern edge of the downtown area beginning at the Interstate Highway 84 (I-84) interchange at the west end of town and continues east towards Rowena Crest 6 miles east of the city. See Figure 3: Existing Land Cover.

Within the downtown core, the topography is generally steep (7% and greater) north-south with flatter terrain (2-6%) east-west. There is significant recent residential development within the city limits on the cliffs south of downtown and the benched hillsides east of downtown. There is approximately xx acres of commercial land within the downtown core along Highway 30 and approximately 70 acres of industrial land west of downtown currently owned by the Oregon Department of Transportation (ODOT) previously utilized for gravel mining.

⁵ Per 2023 population per Data USA, a 7.14% increase from 2022. The 2020 US Census reported a population of 468 residents.



Spatial Reference
 Name: OCRS Columbia River East NAD 1983 2011 LCC Feet Int
 Datum: NAD 1983 2011

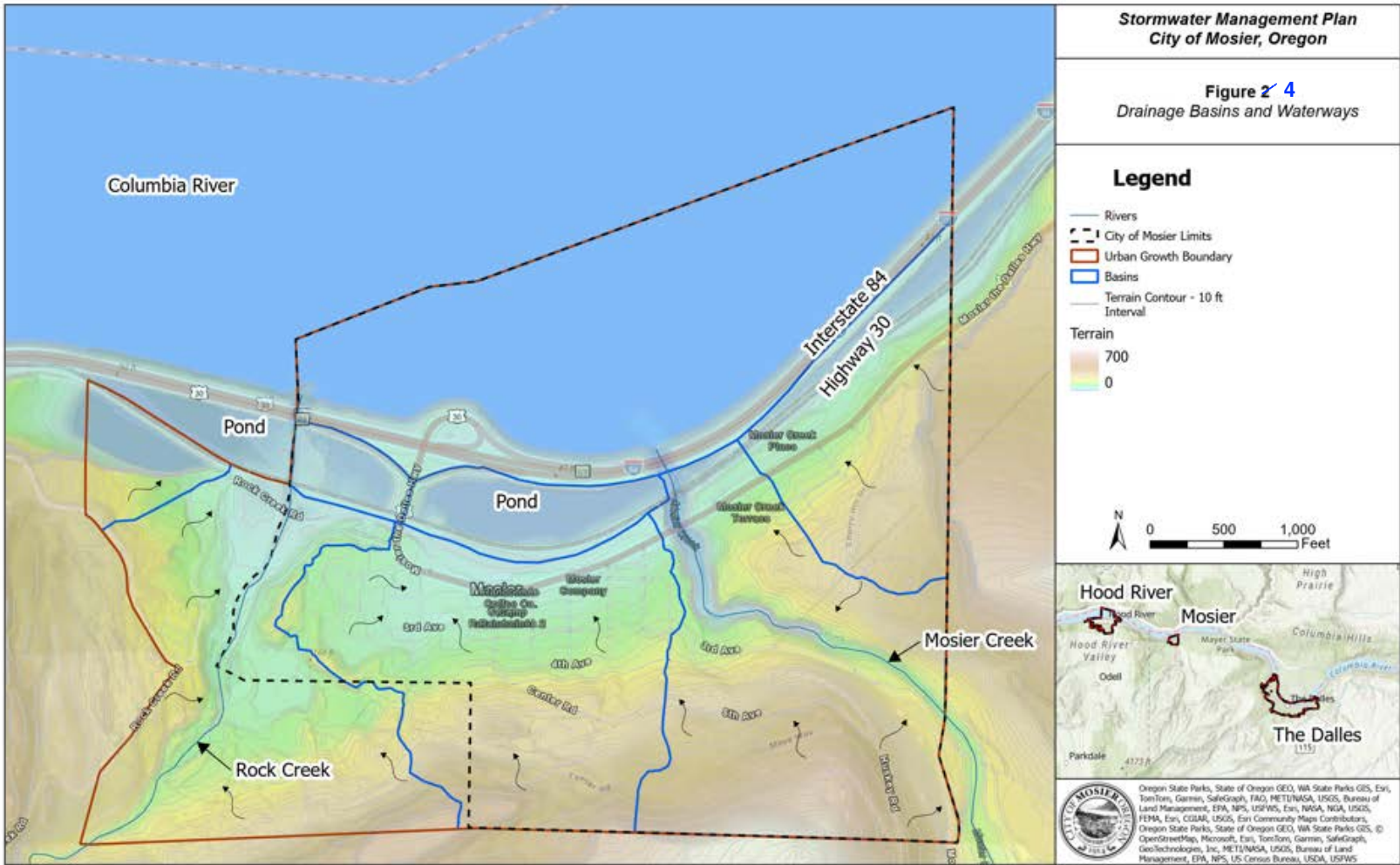
There are two significant waterways within the city limits. Rock Creek is along the western border and Mosier Creek runs along the eastern border. Both streams are home to endangered fish species and are being managed for temperature-related water quality issues through the DEQ's TMDL Plan required by the federal Clean Water Act. All rainfall in the city eventually flows into these two creeks or the large wetland area between U.S. 30 and the Columbia River. See Figure 4: Drainage Basins and Waterways.

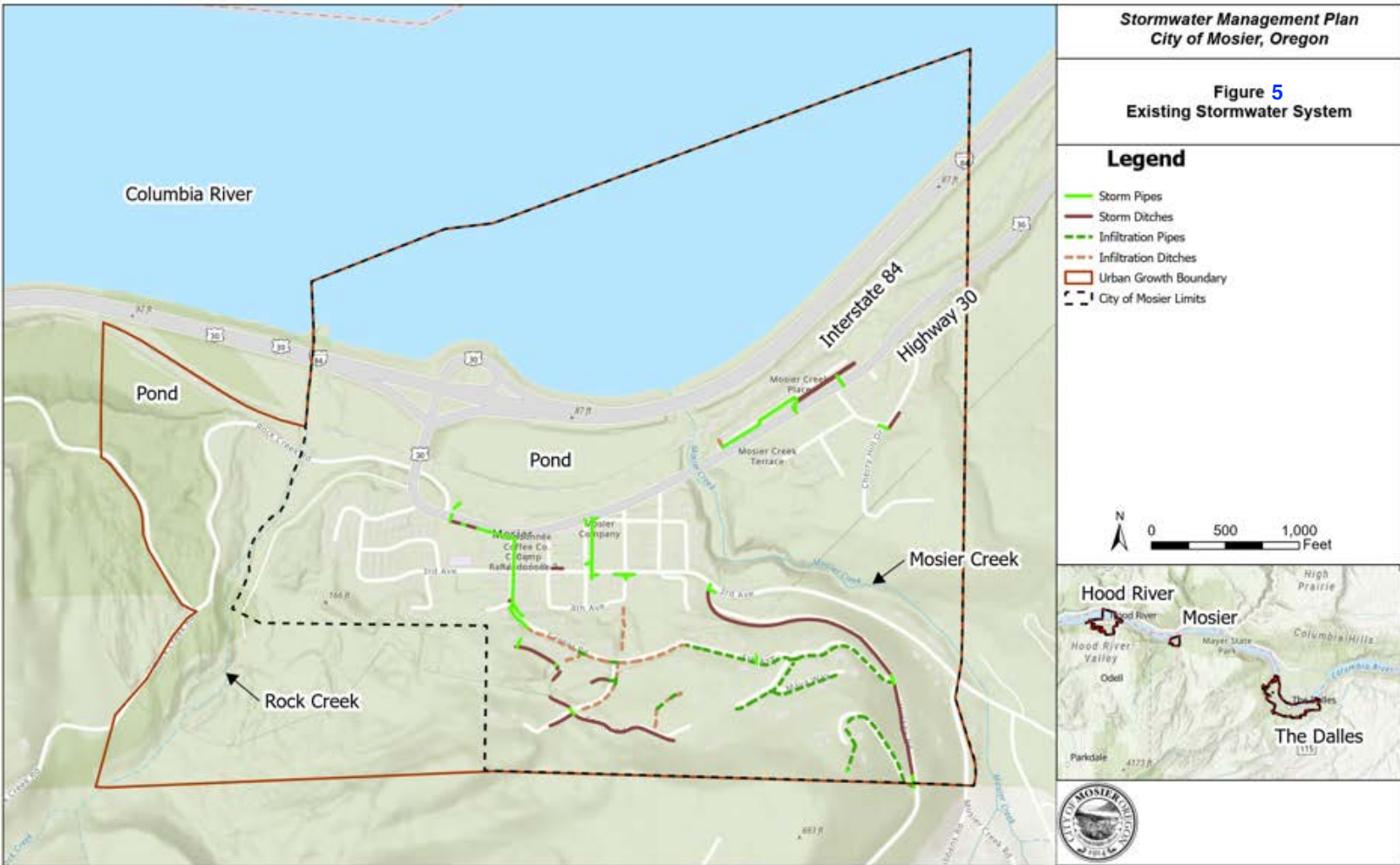
Several unique characteristics of the city which impact the SWMP include:

1. All stormwater surface runoff flowing to U.S. 30 must meet ODOT hydraulic design criteria.
2. Many of the city's streets are steep (> 5% longitudinal grades).
3. Most of the city's street rights-of-way are relatively narrow (50 feet wide or less).
4. There is high infiltrating fractured bedrock beneath the soil surface in the southern areas and generally high infiltrating soils throughout.
5. The long dry summer season is a defining characteristic of the local native plants.
6. There are minimal stormwater pipe systems within the city and no curb and gutter roadways concentrating stormwater flows.

5 Existing Stormwater Conveyance Systems

There are several existing stormwater conveyance systems in the city. There is a pipe system along Main Street from 3rd Avenue to U.S. 30 with two culverts under U.S. 30. Oregon Street has multiple inlets at 3rd Avenue with an undocumented pipe system running north to U.S. 30. The residential neighborhoods south of downtown have roadside rock bed infiltration systems. Fifth Avenue has a mixture of infiltration systems consisting of rock beds and infiltration pipes which pick up at least one spring just before merging with Center Street. Center Street has pipes extending north to U.S. 30 and then a mixture of pipes and ditches extending west to cross U.S. 30 just west of the Mosier Community School grounds. There is also an infiltration pipe system beginning along Ponderosa Place and the south residential developments, continuing in a ditch along Huskey Road to inlets and pipes at State Road. This system discharges to Mosier Creek at an unknown location. There is a privately-owned stormwater pipe system that discharges through an infiltration bed in Mosier Creek Place on the north side of U.S. 30 immediately east of Mosier Creek. See Figure 5: Existing Stormwater System.





**Stormwater Management Plan
City of Mosier, Oregon**

**Figure 5
Existing Stormwater System**

Legend

- Storm Pipes
- Storm Ditches
- - - Infiltration Pipes
- - - Infiltration Ditches
- Urban Growth Boundary
- City of Mosier Limits



Spatial Reference
Name: OCRS Columbia River East NAD 1983 2011 LCC Feet Intl
Datum: NAD 1983 2011

6 Pollution

There has been a population explosion of the human species over the last 200 years from approximately 1 billion in the early 1800s to over 8 billion in 2025. The excessive pollution in the atmosphere and waterways stems primarily from human activities including the use of fossil fuels in transportation and power generation, industrial processes, chemical and manure runoff from agricultural practices, and inadequate management of human sewage and waste. These activities release pollutants such as nitrogen, phosphorus, and heavy metals, which overwhelm the environment's ability to dilute and absorb them, leading to damaging effects like nutrient pollution and acid rain.

Stormwater runoff, the focus of this SWMP, picks up and transports non-point source pollutants. These are the pollutants that do not come from a single, identifiable source but from an array of sources including vehicles, conventional lawn care and agricultural practices. These pollutants are much more difficult to track and control than pollution from a specific point source (e.g. factory discharge pipe).

Non-point source pollutants from roadways include carbon monoxide, nitrogen oxides, volatile organic compounds, particulate matter, sulfur dioxide, microplastics, heavy metals, 6PPD-quinone, and toxic organic compounds. Non-point source pollutants from conventional lawn care include volatile organic compounds, carbon monoxide, nitrogen oxide, carbon dioxide, methane, particulate matter, benzene and formaldehyde, nitrogen and phosphorous, nitrate, pesticides, and hydrocarbons.

Once the pollutants are created, they spread naturally through the air and water cycles. Airborne pollutants travel short or long distances before falling back to earth through precipitation. Rain and snowmelt carry pollutants from the roadways, lawns, construction sites, and agricultural land downstream into the soils and waterways.

Excess nitrogen and phosphorus, from conventional lawn maintenance and agricultural practices, in waterways lead to algal blooms, which deplete oxygen and create "dead zones" where aquatic life cannot survive. Airborne pollutants, like sulfur dioxide and nitrogen oxides, react with water in the atmosphere to form acid rain damaging ecosystems and man-made infrastructure.

The overall influx of pollutants overwhelms the natural systems, diminishing their ability to filter and absorb waste. Pollution of the air and waterways has become so effusive that dilution, which worked before the industrial revolution, is no longer a viable solution.

7 Conventional Stormwater Management

Conventional stormwater management bypasses the natural cleaning and adsorption systems and focuses on the site that is being developed only. It does not account for the accumulated development and runoff to the receiving waterbodies. This approach exacerbates the pollution problem in the following direct ways:

1. Failure to treat the pollution before it enters the conveyance system.

2. Additional pollution of downstream waterways from increased volumes and velocities of water (resulting in bank erosion).
3. Expedited conveyance of the polluted water once it reaches the waterways (from increased velocities) removing the opportunity for the natural stream cleansing processes such as settling and oxygenation.
4. Additional pollution from manufacturing and construction of the high carbon footprint solutions.
5. Excessive costs of design, construction, and long-term maintenance of the conventional systems cripple the financial capacity of our cities, both small and large, and continues the endless cycle of damage control in lieu of investing in restoration of our natural systems.

8 Transition from Conventional to Nature-Based Solutions

Humans have the resources and the ingenuity to shift the pollution disaster and yet overwhelm and inaction is prevalent. Choices we make every day in transportation, chemical use, and the food we eat can empower us individually to address the broader issues collaboratively.

The following general approach is recommended.

1. Get informed.
2. Shift individual practices.
3. Stay informed. Be skeptical of any solution that tells you it will fix everything. The issues are complex and all inter-related. See Figure 6.
4. Work within our communities to shift to regenerative practices.
5. Take responsibility for the individual and collective damage.
6. Remember that every choice has impact.
7. Stay informed, patient, and open to learning and trying new solutions.



Figure 6: Interdependent Societal Systems⁶

The civil engineering profession has been working to change stormwater management practices since the early 2000's. Cities like Seattle and Portland have led the way in this field and are excellent leadership examples for smaller cities. As the climate warms, weather patterns shift, and catastrophic natural events become more frequent, the increasing uncertainty brings stress and pressure on the political leadership and individuals. These stressors create the desire for a singular solution to the complex systems we depend on for survival. Solutions that will ease the way forward will take time, require resources, and need the support of the whole community.

Small cities like Mosier who do not have significant conventional stormwater facilities in place have a unique opportunity to implement the shift to NBSM systems. Risk is inherent in the trial-and-error process of innovation and will be a part of the city's learning curve to implement NBSM. It will be crucial to work together through the design, construction and maintenance aspects to fine-tune the most appropriate solutions for each site and the overall city.

There is a lot to learn from other small cities who have designed and built stormwater systems labeled as green solutions that do not meet either LID or NBSM criteria. Most of these systems failed from lack of maintenance and have become refuse traps where pollutants are discharging directly into the native soils. Greenwashing⁷ and fear of change are obstacles that must be navigated in an effective transition to NBSM.

⁶ Sarah Wilson graphic for inter-related, interdependent human societal systems.

⁷ Greenwashing is a deceptive marketing tactic where an organization presents their products, services or overall operations as environmentally responsible when they are not. This practice capitalizes on increasing consumer concern for sustainability while masking a less favorable environmental reality.

9 Development Planning

When using NBSM, one of the first steps of any land development process is to evaluate the natural resources, topography, and existing drainage patterns. This information drives decisions for managing the rainfall within the proposed development. This evaluation will impact what can be built including:

- Size and orientation of the building(s)
- Roofing materials, slopes and orientation
- Parking needs and pavement choices for parking spaces
- Transportation and access to and from the new development

Adding nature-based stormwater solutions after building concepts are fixed does not work because NBSM drives decisions for what is viable to build.

See the table in Section 10 for three Best Management Practices (BMPs) that must be implemented at every site (Conserve Existing Resources, Minimize Disturbance, and Minimize Impervious Surfaces). See the Clean Water Services (CWS) Low Impact Development Approach (LIDA) Handbook Section 2.1 for a general description of the site planning approach required.

Long-term maintenance of the proposed BMPs must be planned and financed before construction since inadequate maintenance is the most common mechanism of failure for NBSM systems. See Section 14: Maintenance for specific requirements.

10 Nature-Based Best Management Practices

The NBSM approach uses surface treatment and conveyance systems which mimic natural systems within our human-built environment. Healthy soils and native plants are the essential elements of all nature-based systems. The conveyance systems must encourage infiltration, adsorption, and slow conveyance of the rainwater that isn't absorbed by the plants and soils to the receiving waterways. These systems support and work within the natural water cycle instead of bypassing it. NBSM uses natural materials and a diverse plant pallet that encourage beneficial fauna such as pollinators and insects that support the system's natural health and biodiversity. NBSM solutions mimic nature's systems and treat rainwater as the precious life-giving commodity it is.

Most LID solutions, referred to as best management practices (BMPs) in this SWMP, are included in the pallet of nature-based solutions. The following table summarizes the likely BMP choices, appropriate applications, detail references, and design and maintenance requirements.

Best Management Practice	Application	References	Design Requirements
Conserve Existing Resources	Planning Step 1	CWS LIDA Handbook Section 2.2	All projects

Best Management Practice	Application	References	Design Requirements
Minimize Disturbance	Planning Step 2 and Construction Step 1	CWS LIDA Handbook Section 2.2	All projects
Minimize Impervious Surfaces	Planning Step 3	CWS LIDA Handbook Section 2.2	All projects
Roadside Swale	Roadsides, parking lots	Appendix B Example ⁸	Benching and check dams required.
Rain Garden	Concentrated runoff from roofs, roadways, and other impervious surfaces.	CWS LIDA Ch.4: Non-Structural Infiltration Planter/Rain Garden	
Vegetated Filter Strip	Unconcentrated flows along driveways, parking lots and other impervious surfaces.	CWS LIDA Ch.4: Landscape Filter Strip	Dense vegetation required
Green Roof	Building roofs	CWS LIDA Ch.4: Green Roof	
Porous Pavement	Parking areas and impervious surfaces with appropriate maintenance.	CWS LIDA Ch.4: Porous Pavement	
Structural Planter	Concentrated flows from roof downspouts or other impervious surfaces	CWS LIDA Ch.4: Porous Pavement	Rain Garden preferred. Natural or non-polluting materials required
Constructed Water Quality Wetland		CWS LIDA Ch.4: Constructed Water Quality Wetland	Continuous water source during dry season
Extended Dry Basin	Temporary regional solution until NBSM is implemented city-wide	CWS LIDA Ch.4: Extended Dry Basin	

Each developer is encouraged and will be supported to select the most appropriate solutions for the site and the larger ecosystem that the site lies within. All solutions must address long term maintenance and have financial support in perpetuity. See Section 14. Manufactured solutions and plastic liners are not allowed.

Recommended reference materials for BMP details and LID practices include:

⁸ See also CWS LIDA Chapter 4: Vegetated Swale for general guidance.

- Clean Water Services Low Impact Development Approaches (LIDA) Handbook
- City of Portland – Stormwater Management Manual
- City of Gresham – Stormwater Management Manual
- Western Washington Stormwater Manual

11 Design Criteria

Stormwater calculations will be based on a hydrograph analysis using the Soil Conservation Service Unit Hydrograph (SCS) method for volume and/or time-dependent analysis for infiltration and water quality flows and volumes. The following 24-hour rainfall totals from the Oregon Department of Transportation (ODOT) TransGIS maps for the SCS Type 1A rainfall distribution shall be used.

Design Event⁹	24-hr Rainfall (in.)
2-yr	1.8
10-yr	2.8
25-yr	3.4
50-yr	3.7
100-yr	4.2
Water Quality ¹⁰	0.9

Hydrologic soil groups shall be determined from the USDA Natural Resource Conservation Service (NRCS) soil maps, as determined by a qualified soils scientist, or infiltration testing at the site. The soil types on the USDA NRCS soil maps within the city are shown in Figure 7 and summarized in the following table.

⁹ The design storm event is the rainfall event defined by the statistical likelihood of the event occurring in a given rainfall year.

¹⁰ The water quality (WQ) storm is the 24-hour rainfall total that captures 90% of the volume of annual rainfall and is 50% of the 2-yr storm event per Figure 14.5 of the 2014 ODOT Hydraulic Manual.



Figure 7: Soil Map from USDA Natural Resource Conservation Service

Soil Label	Soil Name	Description ¹¹	Hydrologic Soil Group	Ksat ¹² in/hr
51D	Wamic-Skyline complex	Wamic (60%), Skyline (20%), loam and cobbly loam on weathered bedrock	Wamic: C) Skyline: D	Wamic: .20 to .57 Skyline: .57 to 1.98
38	Rock outcrop – Rubble land complex	Rock outcrop (65%), Rubble land (20%), unweathered bedrock and fragmented material	Rock outcrop: D Rubble land: A	None provided
56C	Wind River fine sandy loam	Wind River and similar soils (90%), fine sandy loam on sandy loam	A	.57 to 5.95
10E	Bodell cobbly loam	Bodell and similar soils (85%), Cobbly loam on cobbly clay loam on unweathered bedrock	D	.57 to 1.98

¹¹ See the USDA NRCS for more detailed description and additional information.

¹² Ksat is the capacity of the most limiting layer to transmit water per the USDA NRCS Webmap definition

Soil Label	Soil Name	Description ¹¹	Hydrologic Soil Group	Ksat ¹² in/hr
39	Rock outcrop – Xeropsamments complex	Rock outcrop (60%), Xeropsamments (40%), unweathered bedrock and loamy sand	Rock outcrop: D Xeropsamments: A	Rock outcrop: None provided Xeropsamments: 5.95 to 19.98

The depth to water table listed in the USDA NCRS Webmap soil descriptions is “more than 80 inches” for all soil types in Exhibit G except the soil type “rock outcrop”. This is likely satisfactory for most BMPs included in this SWMP depending on the depth of the facility. A minimum of 36” from bottom of infiltration facility to the seasonal high-water table is required. The applicant is responsible to address any site-specific issues that deviate from the information available from the NRCS data.

USDA NRCS *Urban Hydrology for Small Watersheds Technical Release 55 (TR-55)* shall be used for developing Runoff Curve Numbers (CN). Areas of impervious and pervious surfaces shall be calculated separately so that the models accurately represent the proposed development runoff. CN values listed in TR-55 for various residential lot sizes shall not be used.

The time of concentration¹³ shall be calculated according to the methods in the ODOT Hydraulics Manual or TR-55 with a minimum time of five (5) minutes. Travel times for sheet flow, shallow concentrated flow, open channel flow, and pipe flow shall be included as applicable.

The design of infiltration and detention facilities shall route the inflow hydrograph through the system using a time dependent method (Inflow – Outflow = Change in Storage) resulting in the maximum amount of storage required. All facilities shall be designed to drain (empty) within 48 hours from the beginning of the storm.

The BMPs included in this SWMP are not Underground Injection Control (UIC) systems. UICs are underground infiltration systems and are regulated by DEQ so that pollution is not injected into subsurface soils and water.

Criteria for every site includes:

1. Where a site receives flow from upstream properties, the site shall be designed to provide for conveyance of these same flows through the site in a manner consistent with this SWMP. Existing streams and channels shall be preserved in their existing condition unless improvements are required to be consistent with this SWMP.
2. The design shall minimize disturbance of natural features, maintain areas of existing sheet flow discharge, and minimize the creation of new impervious surfaces.

¹³ Time of concentration, T_c, is the time it takes for runoff to travel from the most hydraulically distant point in the watershed to the point of reference downstream.

3. The site layout shall mimic natural pre-development conditions to the maximum extent feasible, minimize the concentration and collection of stormwater flows, and preserve the best infiltrating soils for BMPs.
4. All stormwater runoff from impervious surfaces shall be treated for the water quality (WQ) storm. Runoff from green roofs and pervious pavement do not require water quality treatment.
5. Each BMP will be sized to treat all impervious surface stormwater it receives. For this calculation, any unvegetated areas (i.e., bare land) shall be considered impervious surface.
6. All the rain that falls on a site shall be managed on the site with NBSM BMPs. The BMPs shall be designed to infiltrate the 10-yr design storm at a minimum. Locations with documented contaminated soil, high groundwater or bedrock, and areas with existing landslide hazards areas are not acceptable sites for infiltration.
7. The applicant must document that adequate downstream conveyance exists to safely transport all runoff exceeding the infiltrated storm event without causing erosion, sedimentation, flooding, or other harm to downstream properties or the public right-of-way.
8. The applicant must show that a downstream overflow route exists for the 100-year storm event with a minimum one-foot (1') freeboard below building finished floors.
9. Existing sheet flow shall not be concentrated and discharged onto adjacent property. If flows are concentrated, they must be redistributed over the downstream area to emulate the existing down gradient runoff hydrograph.
10. Runoff from a site or public right-of-way that flows to U.S. 30 is required to meet the requirements of this SWMP and any additional ODOT criteria.

12 Proposed Project Report

The applicant must provide a project report to demonstrate their proposed project meets the SWMP. The level of detail required will vary depending on the size and complexity of the project. The information shall be presented in a clear and concise format sufficient to convey to the reviewer that the project elements comply with the SWMP and that sufficient details are provided to construct the improvements. At a minimum the following information must be provided:

1. Brief description of the project with a vicinity map showing the location of the project site.
2. Existing Conditions: Topographic map showing existing drainage patterns of the site, natural resources, surrounding areas, and upstream contributory areas. The map shall cover all areas presently draining to the site as well as adjoining and downstream areas that may be impacted by the development. The map shall indicate total site acreage, existing land use, drainage courses, flow direction, drainage basins, any existing development and/or drainage facilities, and information regarding areas such as wetlands that may require additional permits.
3. Proposed Improvements: Map showing proposed improvements and all information relevant to stormwater management. Include drawings as needed to show proposed topography (drainage arrows may be sufficient), structures, impervious areas, and existing and proposed BMPs.
4. Calculations showing compliance with the design criteria and appropriate use of BMPs.
5. Operation and Maintenance (O&M) Plan: Shall describe all operation and maintenance requirements with the responsible parties defined for each task. BMP, building, pervious and impervious surface maintenance shall be included. Long-term maintenance agreements may be required.

13 Plants and Soils

Locally adapted native plants are required. Appendix A summarizes local natives and their appropriate location within the BMPs. Depending on the size of the facility, upland natives not listed on this chart may be used when located appropriately. A local native plant expert must select the appropriate plants for use in the BMPs. A professional engineer may be, but is not necessarily, qualified.

Diversity of plant selection is required. Every BMP, even small ones, require a diversity of plants to attract appropriate beneficial animals to support the mini ecosystem of the BMP. Diversity in flower timing throughout the seasons as well as plant colors, textures and pollinator habitat should all be considered. There are local experts who grow and sell native plants for the eastern Columbia River Gorge. Consultation with these experts is recommended. The following references are useful:

1. The Pacific Northwest Native Plant Primer 2023, K. Currin and A. Merritt 2023
2. Landscaping With Natives Columbia River Gorge Revised 2019, J. Hess

Several examples for plant selection are included in Appendices B and C.

Native plants grow best in native soils, although most plants cannot establish in compacted soils. All vegetated BMP footprints shall be protected from all activities that could compact the soils during construction. See example notes in Appendix B. The planting medium shall be composed preferably of non-compacted native soils and may be amended with organic compost, gravelly sand and topsoil. The compost shall be weed-free, decomposed, non-woody plant material; animal waste is not allowed. No fertilizers or other chemicals shall be used. If amendments are used, they shall be incorporated throughout the entire planting medium and not just in planting holes.¹⁴ The planting medium in the vegetated BMPs shall be a minimum depth as shown in the following table. In some cases, the minimum depth will need to be increased for the plants selected (i.e. trees instead of shrubs and groundcovers).

Best Management Practice	Minimum Depth inches
Roadside Swale	12 ¹⁵
Rain Garden	18
Vegetated Filter Strip	18
Structural Planter	24
Constructed Water Quality Wetland	18
Extended Dry Basin	18

Mulch after planting as noted in Appendix A to assist with weed suppression and moisture retention during establishment. The mulch shall be weed-free, roughly 2-3” thick, and composed of well composted fine woody or leafy material for most native plants. Rock mulches (pea gravel and larger sizes) are appropriate for some plant species and where high flow or volumes of water are expected. Facilities shall be designed with diversified plants of varying sizes and growth patterns. These facilities will fill in with plants creating their own leaf and woody mulch requiring minimal care after establishment.

14 Maintenance

Long-term maintenance requirements and responsibilities must be established. A written Operations and Maintenance (O&M) plan must be submitted to the city for review and acceptance prior to the city issuing permits or the start of construction (when permits are not required). The city will likely require a legal agreement for the O&M plan for BMPs such as green roofs and porous pavement or any stormwater facilities constructed by a private developer in the public right-of-way.

¹⁴ See Creating a Native Plant Garden in The Pacific Northwest Native Plant Primer, 2023, K. Currin and A. Merritt

¹⁵ This is minimum depth at the “bottom” of the benched section along steep roadways, most of the depth will be greater.

See the CWS LIDA Handbook Appendix for a sample private stormwater facilities agreement that could be modified for use by the city.

See Appendix D for two sample O&M plans: vegetated BMPs only, and vegetated BMPs with some conventional facilities. See recommended maintenance requirements in the reference manuals in Section 10 for BMPs not covered in these two samples such as green roofs and pervious pavement.

Long-term maintenance of the plants by native plant experts familiar with the local plants is required. As included in the O&M examples, it is imperative that the plants are watered only as necessary during establishment and in the long-term following the specifics in the examples.

15 City of Mosier Sample Solutions

See Appendix B for an NBSM solution for a half street improvement for Washington Street from 3rd Avenue to U.S. 30. The roadside swale BMP was used with a design infiltration rate of 4"/hr to be confirmed by field testing during construction. Specification language included in the bid documents for the field infiltration testing is included in the Appendix. The applicant carries the risk for assumed design infiltration rates. Alternate solutions must be available. In this scenario, the lane spread calculations required by ODOT conservatively assumed no infiltration in the roadside swale. Additional calculations and possibly new solutions will be required if the construction testing is less than the design value.

See Appendix C for the plant selection and enhancement details for the City's Joint Use Facility (JUF) on U.S. 30. This design is an enhancement of a conventional stormwater design that was already completed. The conventional design was a flat bottom ditch water quality swale and infiltration pond in series. This is a good example for modification of an existing conventional facility to mimic a natural system (see log berm details that mimic an oxbow river system) but this should not be confused as a facility-wide NBSM approach.

16 Public Outreach

In early 2024, the city manager initiated an informal outreach via email to long-term residents, former operators of city infrastructure systems, representatives from the newer residential communities (Mosier Bluffs, Mosier Creek Place, and Tanawashee) and other residents who had contacted the city with stormwater-related concerns. YSM Solutions met with several individuals onsite to listen to suggestions and review concerns and corresponded with a handful more through email. The south cliffs residential communities did not have any concerns with surface stormwater management issues suggesting that the infiltration systems in the roads and individual lots were not overflowing or ponding water. There were several maintenance-related concerns including debris-filled privately-owned flat pipes in Mosier Creek Place, winter icing issues at Center Street and 4th Avenue from a spring-fed seep, and winter clogging of grate inlets at 3rd Avenue at both Main and Oregon Streets.

17 Recommendations

The following are recommended for implementation with this SWMP:

1. Water quality testing is recommended downstream of infiltration facilities that do not have vegetated water quality treatment. There are several locations where the subsurface rainwater daylight out of the cliffs on the south side of downtown. These tests will inform the urgency to incorporate vegetated water quality BMPs into the existing infiltration systems in the southern residential neighborhoods. Currently the stormwater from the roads and roofs infiltrates directly into the soils and fractured bedrock via the roadside ditches and single-family home infiltration beds. If contaminants are found through testing, the specific pollutants and level of intensity may inform the worst offenders for the pollution (streets or roofs). There may be additional opportunities for testing along the banks of either Mosier or Rock Creeks where subsurface water daylight.
2. Addition of water quality treatment for any untreated stormwater discharging to infiltration systems. This includes small rain garden BMPs for roofs at downspout locations and vegetated filter strip or rain garden BMPs for driveways, parking lots or other impervious surfaces that are currently discharging directly to infiltration systems.
3. As DMA for the Miles Creek Subbasin, the city is responsible for managing the high temperatures in both Rock Creek and Mosier Creek. Both ODOT and Wasco County have a stormwater pipes system which discharges directly into Rock Creek and Mosier Creek, respectively. In the 2025 City of Mosier TMDL 5-Year Plan Update¹⁶ the city commits to evaluating methods to eliminate these direct discharge as part of their TMDL management. This SWMP provides guidelines for transitioning the stormwater management for this subbasin from conventional methods to NBSM. Additional information on the existing pipe systems and contributory drainage areas is being gathered to develop specific recommendations to address these issues.
4. Educational outreach for the public and developers on the reasons for NBSM and how to creatively apply these solutions on their properties.
5. Educational outreach for private system maintenance, including the rock-filled pipes at Mosier Creek Place. This could include citizen work parties on public spaces like what's been accomplished at the Rock Creek park.
6. Maintenance solutions and educational outreach for city crews, assistance with maintenance vehicle loans from sister cities, etc.

18 Exceptions

Exceptions to using NBSM on a site. In process

¹⁶ City of Mosier, Mosier Creek and Rock Creek in Miles Creek Subbasin, Total Maximum Daily Load (TMDL) 2025 Implementation Plan Update.

Appendices

DRAFT

A PLANT SELECTION GUIDE 2

B WASHINGTON STREET VEGETATED SWALE BMP..... 3

C ENHANCEMENT DESIGN AND PLANT SELECTION – JOINT USE
FACILITY 4

D OPERATION AND MAINTENANCE PLAN EXAMPLES..... 5

A Plant Selection Guide

Common Name	Latin Name	Type	Oregon Native	Columbia Gorge/East of Cascades	Needs Water (spring-fed)	Notes	Mulch	Height Potential	Spacing	Locations
Slough Sedge	Carex Obnupta	Grasses	Y	Mainly west of Cascades	Y	Sun to part shade and consistently wet soil. Spreads vigorously by rhizomes in ideal conditions. Can grow in shallow standing water.	N	2-4'	18"	Riparian areas, pond edges, bioswales and wetland restoration.
Tufted Hair Grass	Deschampsia Cespitosa	Grasses	Y	Y		Sun to part shade moist but well-drained, humus-rich soil. Tolerates seasonally dry if properly sited. Locally sourced seed best adaptability.	Y	2-4'	18"	Slopes and upland edges of swales or ponds
Taper Tipped Rush	Juncus Acuminatus	Grasses	Y			Full sun, moist and well-drained wet soil.	Y	1-3'	18"	Wet portions of bioswales and raingardens.
Pacific Rush	Juncus effusus subsp. Pacificus	Grasses	Y	Mainly west of Cascades	Y	Evergreen, deer resistant. Sun to part shade, moist to wet.	Y	2-4'	18"	Wet portions of bioswales and raingardens.
Softstem Bulrush	Schoenoplectus tabernaemontani	Grasses	Y	Y	Y	Full sun, shallow standing water (up to 3'), 3-9' tall, robust, buffers wave action. Similar to Hardstem variety	N	3-9'	3'	Shallow standing water or wet soil in any waterway.
Broadleaf Cattail	Typha Latifolia	Grasses	Y	Y	Y	Sun to part shade & shallow standing water/saturated soil. Spreads readily.	N	3-10'	4-6'	Bottom of ponds and swales where free to spread.
Western Maidenhair Fern	Adiantum Aleuticum	Fern	Y	Y		Full to part shade, moist to wet, humus-rich soil, likes organic matter. Good winter foliage and cover/habitat for small animals.	Y	1-2'	30"	Shaded edges of riparian areas and wet rocky sites with sufficient shade and moisture.
Oregon Grape Tall	Berberis aquifolium	Shrub	Y	Y		Evergreen, mainly deer resistant, attracts pollinators, cover and nesting habitat. 2-10' tall	Y	2-10'	5'	1--2' Up-slope of swale and waterway bottoms
Oregon Grape Dull	Berberis nervosa	Shrub	Y	Y		Similar to berberis aquifolium, lower height.	Y	2'	3'	1--2' Up-slope of swale and waterway bottoms
Oregon Grape Creeping	Berberis repens	Shrub	Y	Y		Similar to berberis aquifolium, low height shrub. Drought-tolerant.	Y	1'	3'	1--2' Up-slope of swale and waterway bottoms
Red Osier Dogwood	Cornus Sericea	Shrub	Y	Y	Y	With adequate moisture, establishes quickly and does well in sun to shade, moist to wet humus-rich soil. Tolerates flooding and some seasonal drought.	Y	6-18'	8'	Bottom edges of swales and seasonally wet waterways.

Common Name	Latin Name	Type	Oregon Native	Columbia Gorge/East of Cascades	Needs Water (spring-fed)	Notes	Mulch	Height Potential	Spacing	Locations
Beaked Hazelnut	Corylus Cornuta	Shrub	Y	Mostly west of cascades		Sun to shade and moist to seasonally dry. Drought tolerant once established.	Y	5-25'	6'	1--2' Up-slope of swale and waterway bottoms.
Shrubby Cinquefoil	Dasiphora Fruticosa	Shrub	Y	Y		Sun to light shade and moist to seasonally dry. Drought tolerant once established. Adaptable. Careful not to get cultivar look-alikes.	Lightly	3'	3'	Sunny rock gardens, parking strips, and upslope of waterways.
Oceanspray	Holodiscus Discolor	Shrub	Y	Y		Sun to part shade and moist to seasonally dry soils, adaptable. Drought tolerant once established.	Y	3-15'	8'	Mid to upper slopes of riparian areas.
Pacific Ninebark	Physocarpus Capitatus	Shrub	Y	Y, more comment west cascades	Y	Shades waterways and stabilizes soil.	N	5-13'	6'	Moist sites, edges and slopes of waterways.
Bitterbrush	Purshia Tridentata	Shrub	Y	Y		Full sun and well-drained dry soils. Drought tolerant once established (do not water after established). Useful for erosion control and land reclamation.	N	2-6'	4'	Dry uplands
Douglas's Spiraea	Spiraea Douglasii	Shrub	Y	Y		Sun to part shade and moist to wet soils, all soil types, excellent for riparian bank and wetland restoration.	Y	6'	5'	Bottom edges of swales and waterways.
Shinyleaf Spirea	Spiraea Lucida	Shrub	Y	Y		Part shade to sun and moist to seasonally dry, well-drained soil. Drought tolerant once established, prefers some shade and water in the hot dry season.	Y	2'	3'	Sideslopes of swales, raingardens and waterways.
White Alder	Alnus Rhombifolia	Tree	Y	Y		Prefers moist, gravelly and rocky soils. Tolerant of wet conditions and seasonal flooding. Adaptable.	Y	50-75'	30'	Seasonal ponds and stream banks.
Red Alder	Alnus Rubra	Tree	Y	mainly west of cascades		Sun to part shade and moist, humus rich soils. Tolerates seasonally dry, flooding and poor soils. Creates habitat. Careful siting critical east of the cascades.	Y	40-80'	30'	Moist slopes, floodplains, disturbed sites and riparian areas.

Common Name	Latin Name	Type	Oregon Native	Columbia Gorge/East of Cascades	Needs Water (spring-fed)	Notes	Mulch	Height Potential	Spacing	Locations
Black Hawthorn	Crataegus Douglasii	Tree	Y	Y		Sun to part shade and moist to seasonally dry. Vigorous and suckering, thicket forming. Wilder landscape areas where it can spread. Good for erosion control.	Y	10-30'	20'	Riparian
Oregon Ash	Fraxinus Latifolia	Tree	Y	Mainly in and west of cascades		Sun to part shade and moist humus-rich soil. Tolerates seasonally dry conditions and seasonal flooding, prefers moist conditions.	Y	30-80'	30'	Riparian areas and pond margins.
Black Cottonwood	Populus Trichocarpa	Tree	Y	Y		Sun to light shade, moist soil. Large space required. Tolerates seasonal dry conditions and flooding. Riparian area stabilizer.	Y	150'	25'	Large riparian areas.
Choke Cherry	Prunus Virginiana	Tree	Y	Y		Sun to part shade and moist to seasonally dry. Drought tolerant once established. Heat tolerant.	Y	30'	15'	Thickets and riparian areas.
Willow	Salix spp.	Tree	Y	Y	Y	Sun to part shade and wet to seasonally moist. Streamside stabilization. Salix Lansianandra tolerates flooding. Salix Exigua east of cascades.	Y	10-45' (spp. Dependent)	spp. Dependent	Riparian areas and waterway edges.
Western Red Cedar	Thuja Plicata	Tree	Y	Y	Y	Sun to part shade and moist to seasonally moist, humus-rich soil. Needs afternoon shade and supplemental water in dry hot areas. Riparian restoration.	Y	75 - 150'	35'	Riparian areas, particularly streambanks.
Yarrow	Achillea Millefolium	Wildflower	Y	Y		Sun to part shade. Thrives in most soil types, prefers not to be consistently saturated.		3'	1'	Roadsides, ditches and upslope of consistently saturated edge.
Goatsbeard	Aruncus Dioicus var. acuminatus	Wildflower	Y	Mainly west of cascades crest	Preferred	Full to part shade, humus-rich soil.	Y	3-6'	4'	Rain gardens and riparian areas.
Showy Milkweed	Asclepias Speciosa	Wildflower	Y	Y		Sun and moist to seasonally moist soil. Prefers loamy to sandy soils. Tolerates seasonally dry soils but prefers moderate soil moisture. Spreads aggressively.	Y	4'	2-4'	Roadsides, riparian areas and ditches.

Common Name	Latin Name	Type	Oregon Native	Columbia Gorge/East of Cascades	Needs Water (spring-fed)	Notes	Mulch	Height Potential	Spacing	Locations
Columbia Coreopsis	Coreopsis Tinctoria	Wildflower	Y	Y	Y	Full sun and moist to wet soil. Sandy or gravelly soils. Likes "wet feet". Mulch to retain moisture.	Y	3'	15"	Streambanks and riparian areas.
Hummingbird Trumpet	Epilobium Canum	Wildflower	Y	Y	Preferred	Sun to part shade and well-drained soils. Drought-tolerant once established	Gravel Mulch	4-19"	12"	Seasonal creeks and seeps, rock gardens and parking strips.
Yellow Monkeyflower	Erythranthe Guttata	Wildflower	Y	Y	Y	Sun to part shade and moist to wet soils. Dies back if soils dry out.	N	3" to 3'	18"	Vernal pools, riparian areas, seeps and ditches.
Common Sneezeweed	Helenium Autumnale	Wildflower	Y	Y	Y	Sun to light shade and moist to wet soil. Does not tolerate dry soil.	Y	2 - 4'	2'	Riparian areas, rain gardens, and bioswales.
Bigleaf Lupine	Lupinus Polyphyllus	Wildflower	Y	Y	Preferred	Sun to part shade and moist soil.	Y	3-5'	18"	Wet meadows, riparian areas, and rain gardens.
Western Coneflower	Rudbeckia Accidentalis	Wildflower	Y	Y	Y	Sun to part shade and moist to wet, humus-rich soil. Needs consistent moisture.	Y	5 - 6'	2'	Wetlands, seeps, and riparian areas.
Wapato	Sagittaria Latifolio	Wildflower	Y	Y	Y	Sun to light shade and shallow standing water or saturated soil. Prefers loam or clay, not sandy soils.	N	1-3'	12"	Edges and shallows of ponds, wetlands and ditches.
Oregon Checkermallow	Sidalcea Oregana	Wildflower	Y	Y	Preferred	Sun to part shade and well-drained hummus-rich soil. Some shade required in arid areas. Tolerates seasonally dry soil but prefers moist.	Y	2-5'	18"	Moist areas of raingardens, bioswales and waterways
Cooley's Hedgenettle	Stachys Cooleyae	Wildflower	Y	to East base of cascades	Preferred	Part shade to sun and moist to wet soils. Tolerates occasional flooding.	Y	5'	30"	Wetlands, riparian areas and roadsides.
Leafybract Aster	Symphyotrichum Foliaceum	Wildflower	Y	Y	Preferred	Sun to part shade and moist hummus-rich soil. Prefers some shade in drier sites and supplemental water after establishment.	Y	1-2'	15"	Rain gardens, bioswales and moist meadows.
Stream Violet	Viola Glabella	Wildflower	Y	Y		Full to part shade and moist to wet, humus-rich soil.	Y	1'	6"	Shady riparian areas, rain gardens, and bioswales.

B Washington Street Vegetated Swale BMP

Placeholder for Washington Street Design Example

pending completion of design

C Enhancement Design and Plant Selection – Joint Use Facility

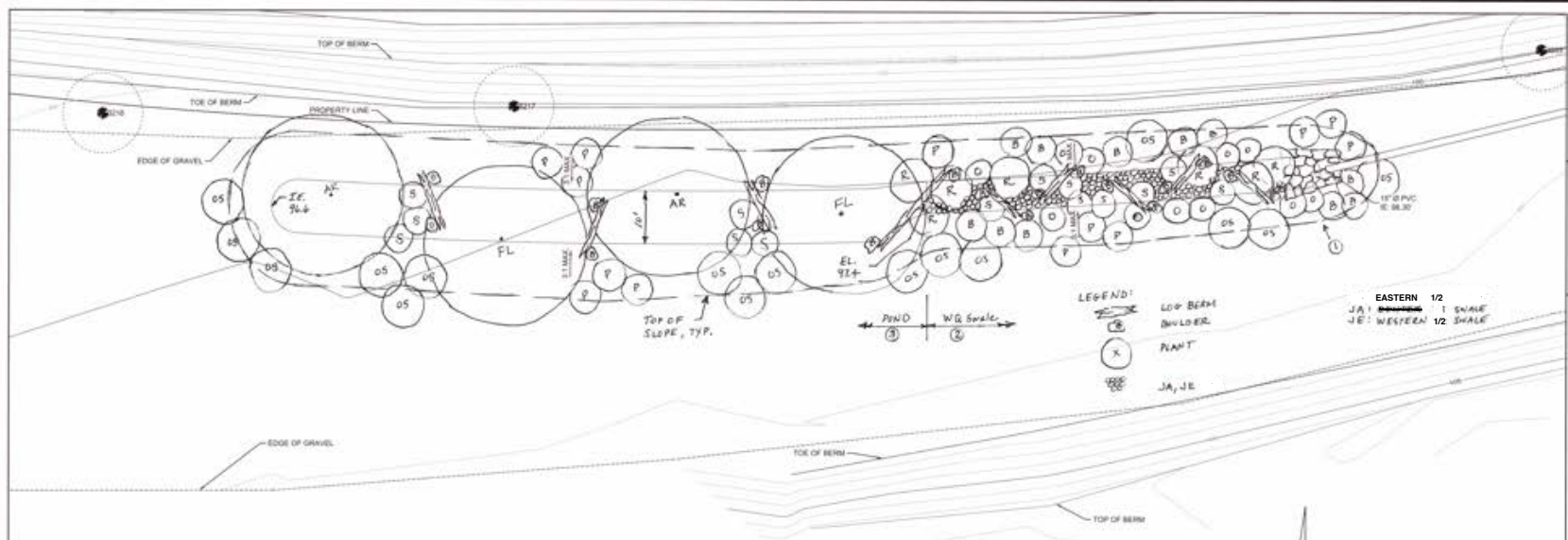


YSM SOLUTIONS
1509 TAYLOR AVE
MOOSIER, OR 97051
503-466-4733



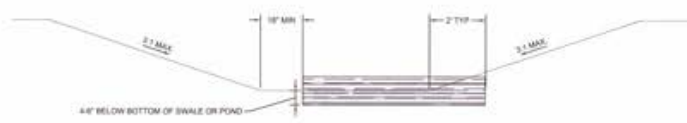
EXPIRES 12/31/2025

ALTERNATE STORMWATER BASIN FACILITIES
MOSIER CENTER
MOSIER, OREGON

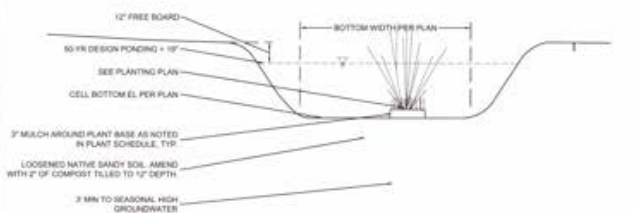


PLANT SCHEDULE							
SYMBOL	LATIN NAME	COMMON NAME	TYPE	SIZE	MULCH	QTY	
JA	JUNCOUS AGLAMATUS	TAPER TIPPED RUSH	GRASS	4" POT	Y	38	
JE	JUNCOUS EFFUSUS	PACIFIC RUSH	GRASS	4" POT	Y	37	
L	L	L	L	L	L	L	L
D	Berberis aquifolium	TALL OREGON GRAPE	SHRUB	2 GAL	Y	11	
R	Cornus sericea	RED OSIER DOGWOOD	SHRUB	2 GAL	Y	7	
B	Corylus cornuta	BEAKED HAZELNUT	SHRUB	2 GAL	Y	11	
OS	Holodiscus discolor	OCEANSPRAY	SHRUB	2 GAL	Y	16	
P	Phytocarpus captatus	PACIFIC NINEBARK	SHRUB	2 GAL	N	12	
S	Spiraea douglasii	DOUGLASS SPIRAEA	SHRUB	2 GAL	Y	14	
AR	Alnus rhombifolia	WHITE ALDER	TREE	5 GAL	Y	2	
FL	Fraxinus latifolia	OREGON ASH	TREE	5 GAL	Y	2	

Y THESE PLANTS ARE ALTERNATE TO PLANTS + HEADROW IN DWG L-401.



LOG BERM IN BOTTOM OF SWALE CROSS-SECTION - NTS



INFILTRATION POND CROSS-SECTION - NTS



WATER QUALITY SWALE CROSS-SECTION - NTS

- NOTES:**
1. MAXIMUM SIDE SLOPE ALLOWED IS 3H:1V
 2. PROTECT FROM SEDIMENT AND COMPACTION DURING CONSTRUCTION
 3. REMOVE ANY SEDIMENT AND ROUGHEN TOP 12" OF FACILITY SOIL AFTER SITE STABILIZATION

- NOTES:**
1. MAXIMUM SIDE SLOPE ALLOWED IS 3H:1V
 2. PROTECT FROM SEDIMENT AND COMPACTION DURING CONSTRUCTION
 3. REMOVE ANY SEDIMENT AND AMEND FOR WATER QUALITY SOIL BY PLACING 4" OF COMPOSTED MATERIAL AND ROTOTILLING INTO 14" OF NATIVE SANDY LOAM FOR 18" OF AMENDED SOIL

NOTES

1. THIS DRAWING IS AN ALTERNATE FOR THE MOSIER CENTER DWG C3.1 PREPARED BY KLEIN & ASSOCIATES FOR THE WATER QUALITY SWALE AND INFILTRATION POND ONLY.
2. SEE DWG C1.2 FOR GENERAL NOTES.

CONSTRUCTION NOTES

1. INSTALL 4 X 8 RIPRAP OUTLET PROTECTION PER DETAIL 2 ON DWG C6.5 WITH THE EXCEPTION TO USE WOVEN RIPRAP GEOTEXTILE TYPE 2 (NON-PERMEABLE).
2. CONSTRUCT WATER QUALITY SWALE: BOTTOM LENGTH = 75' AND 4' MINIMUM WIDTH WITH MEANDERING FLOW PATH = 100 FEET WITH A MINIMUM SLOPE OF 0.5% ALONG FLOW PATH.
3. CONSTRUCT INFILTRATION POND AS SHOWN WITH TYPICAL BOTTOM WIDTH = 10', MINIMUM BOTTOM AREA = 1000 SF AND CONDITIONAL SLOPE = 0% MINIMUM.

NOTES - WATER QUALITY SWALE LOG BERMS AND BOULDERS

1. LOG BERMS SHALL BE 18" DIAMETER AND SHALL CONSIST OF EITHER SINGLE 13-18" DIAMETER TREE TRUNKS OR SEVERAL SMALLER DIAMETER TREE TRUNKS ROLLED TOGETHER TO FORM AN APPROXIMATE 18" DIAMETER ROLLED CLUSTER.
2. TREES REMOVED AS PART OF THE MOSIER CENTER PROJECT AND NATIVE OAKS ARE PREFERRED FOR THE TRUNK MATERIAL. LARGE DIAMETER 12" OR LARGER PINNS ARE ALSO ACCEPTABLE. OTHER NATIVE HARDWOODS OF VARYING SIZES ARE ACCEPTABLE AS APPROVED BY THE ENGINEER.
3. TREE TRUNKS SHALL INCLUDE ROOT WADS, LIMBS AND LEAVES. ROLLED CLUSTERS SHALL INCLUDE ROOT WAD AND LIMBS INTERTWINED IN A LATTICE FRAMEWORK.
4. FLEXIBLE LIMBED TRUNKS AND ROLLED CLUSTERS SHALL BE LOOSELY BOUND TOGETHER WITH JUTE OR OTHER NATURAL FIBER TO ASSIST IN PLACEMENT IN SWALE AND POND BOTTOMS.
5. LOG BERMS SHALL BE BURIED A MINIMUM OF 4" BELOW THE BOTTOM OF THE SWALE OR POND AS SHOWN.
6. ROLLED CLUSTERS SHALL BE BACKFILLED WITH SITE-EXCAVATED GRAVELS TO FILL LARGE VOIDS TO AT LEAST 1/2 THE HEIGHT OF THE ROLL TO ASSIST IN STABILIZATION.
7. BOULDERS AS SHOWN SHALL BE APPROXIMATELY 7.5" TO 30" SPHERICAL IN SHAPE OR A SIZE READY MOVABLE WITH A CAT 1/2 EXCAVATOR. THE LARGEST BOULDERS SHALL BE PLACED AT THE INLET AND OUTLET ENDS OF THE WATER QUALITY SWALE.

REVISION	NO.	DESCRIPTION	DATE

DESIGNED: ALVIN & ASSOCIATES
 DESIGN: JL
 APPROVE: JB
 DATE: MAY 2024

SHEET
 ALTERNATE
 C3.1

D Operation and Maintenance Plan Examples

Operation and Maintenance Plan
Stormwater BMPs - Vegetated Facilities
EXAMPLE

(J. Behr 10-20-25, developed from City of Portland Stormwater Management Manual Dec. 2021)

Structural components must be operated and maintained in accordance with design specifications and standard industry practice.	
MAINTENANCE INDICATOR	CORRECTIVE ACTION
Clogged inlets or outlets	Remove sediment, debris, and blockages from catch basins, trench drains, curb inlets, and pipes to maintain at least 50% conveyance at all times.
Broken inlets or outlets, including grates	Repair or replace broken downspouts, curb cuts, standpipes, and screens as needed.
Cracked or exposed drain pipes	Repair or seal cracks. Replace when repair is insufficient. Cover with 6 inches of growing medium to prevent freeze/thaw and UV damage.
Vegetation must cover at least 90% of the vegetated BMP surface at maturity.	
MAINTENANCE INDICATOR	CORRECTIVE ACTION
Dead or stressed vegetation	Replant per original planting plan, mulch as needed, irrigate per this O & M guidance; prune tall, dry grasses and remove clippings.
Tall grass and vegetation	Maintain grass height at 6" -9". Trim to allow sight lines and foot traffic, also to ensure inlets and outlets freely convey stormwater into and/or out of the facility.
Weeds	Manually remove weeds.
Growing medium must sustain healthy plant cover and drain within 48 hours.	
MAINTENANCE INDICATOR	CORRECTIVE ACTION
Gullies, erosion, exposed soil, sediment accumulation	Fill in and lightly compact areas of erosion with native soil mix and replant according to planting plan. Erosion more than 2 inches deep must be addressed. Sediment more than 4 inches deep must be removed.
Scouring at the inlet(s)	Ensure splash blocks, inlet gravel/rock are placed correctly to prevent erosion.
Slope slippage	Stabilize 3:1 slopes/banks with plantings from the original planting plan.
Ponding (48 hours+ after storm cessation)	Rake, till, or amend soil surface with water quality soil mix to restore infiltration rate. Remove sediment if blocking flow.

Irrigation Requirements during and post Native Plant Establishment

1. Native plants shall be irrigated a maximum of once/week when the ground is dry to a depth of 8" (shovel deep) during the spring/summer/ fall dry periods during establishment. Establishment is typically 2 years.
2. Watering shall be applied slow enough to never pond to encourage deep rooting.
3. Post establishment, plants shall be irrigated only during hot dry periods to keep plants alive and shall never be watered more than once/week.

Annual Maintenance Schedule

Summer	Make structural repairs; clean gutters and downspouts; remove any build-up of weeds or organic debris.
Fall	Replant exposed soil and replace dead plants. Remove sediment and excessive plant debris.
Winter	Clear gutters and downspouts.
Spring	Remove sediment and plant debris. Replant exposed soil and replace dead plants in early spring.
All seasons	Weed as necessary.

Maintenance Records:

All facility operators are required to keep an inspection and maintenance log. Record date, description, and Contractor (if applicable) for all repairs, landscape maintenance, and facility cleanout activities. Keep work orders and invoices on file.

Fertilizers, Pesticides/Herbicides:

Their use is prohibited.

Pollution Prevention:

All sites must implement Best Management Practices to prevent the introduction of pollutants to stormwater and/or facility discharge points. In the event of a spill, call the City, 541-478-3505 to report it immediately and document the circumstances and the corrective action taken; include the date/time, weather and site conditions. Never wash spills into a stormwater facility.

Infiltration/Flow Control:

Facilities must drain within 48 hours. Document time/date and weather if extended ponding occurs.

Vectors (Mosquitoes and Rats):

Stormwater facilities must not harbor mosquito larvae or rodents that pose a threat to public health or that undermine facility structures. Record the time/date, weather, and site conditions when vector activity is observed and contact the City at 541-478-3505.

Access:

Maintain ingress/egress per design plans and specifications, maintaining access to the entirety of the facility for inspection and maintenance.

**Operation and Maintenance Plan
Stormwater Conveyance System, Water Quality Swale & Infiltration Pond
Mosier JUF Facility**

(J. Behr 8-7-24, developed from City of Portland Stormwater Management Manual Dec. 2021)

Structural components must be operated and maintained in accordance with design specifications and standard industry practice.	
MAINTENANCE INDICATOR	CORRECTIVE ACTION
Clogged inlets or outlets	Remove sediment, debris, and blockages from catch basins, trench drains, curb inlets, and pipes to maintain at least 50% conveyance at all times.
Water backup in pipes when catch basins are clear.	Remove sediment and/or roots in pipes with vacuum truck. Adaptors for root cutting/removal may be necessary.
Broken inlets or outlets, including grates	Repair or replace broken downspouts, curb cuts, standpipes, and screens as needed.
Cracked or exposed drain pipes	Repair or seal cracks. Replace when repair is insufficient. Cover with 6 inches of growing medium to prevent freeze/thaw and UV damage.
Vegetation must cover at least 90% of the water quality swale and other surface planted stormwater treatment systems at maturity.	
MAINTENANCE INDICATOR	CORRECTIVE ACTION
Dead or stressed vegetation	Replant per original planting plan, mulch as needed, irrigate per this O & M guidance; prune tall, dry grasses and remove clippings.
Tall grass and vegetation	Maintain grass height at 6" - 9". Trim to allow sight lines and foot traffic, also to ensure inlets and outlets freely convey stormwater into and/or out of the facility.
Weeds	Manually remove weeds.
Growing medium must sustain healthy plant cover and drain within 48 hours.	
MAINTENANCE INDICATOR	CORRECTIVE ACTION
Gullies, erosion, exposed soil, sediment accumulation	Fill in and lightly compact areas of erosion with native soil mix and replant according to planting plan. Erosion more than 2 inches deep must be addressed. Sediment more than 4 inches deep must be removed.
Scouring at the inlet(s)	Ensure splash blocks, inlet gravel/rock are placed correctly to prevent erosion.
Slope slippage	Stabilize 3:1 slopes/banks with plantings from the original planting plan.
Ponding (48 hours+ after storm cessation)	Rake, till, or amend soil surface with water quality soil mix to restore infiltration rate. Remove sediment if blocking flow.

Irrigation Requirements during and post Native Plant Establishment

1. Native plants shall be irrigated a maximum of once/week when the ground is dry to a depth of 8" (shovel deep) during the spring/summer/fall dry periods during establishment. Establishment is typically 2 years.
2. Watering shall be applied slow enough to never pond to encourage deep rooting.
3. Post establishment, plants shall be irrigated only during hot dry periods to keep plants alive and shall never be watered more than once/week.

Annual Maintenance Schedule

Summer	Make structural repairs; clean gutters and downspouts; remove any build-up of weeds or organic debris.
Fall	Replant exposed soil and replace dead plants. Remove sediment and excessive plant debris. Clear all catch basin sumps.
Winter	Clear gutters and downspouts.
Spring	Remove sediment and plant debris. Replant exposed soil and replace dead plants in early spring.
All seasons	Weed as necessary.

Maintenance Records:

All facility operators are required to keep an inspection and maintenance log. Record date, description, and Contractor (if applicable) for all repairs, landscape maintenance, and facility cleanout activities. Keep work orders and invoices on file.

Fertilizers, Pesticides/Herbicides:

Their use is prohibited.

Pollution Prevention:

All sites must implement Best Management Practices to prevent the introduction of pollutants to stormwater and/or facility discharge points. In the event of a spill, call the City, 541-478-3505 to report it immediately and document the circumstances and the corrective action taken; include the date/time, weather and site conditions. Never wash spills into a stormwater facility.

Infiltration/Flow Control:

Facilities must drain within 48 hours. Document time/date and weather if extended ponding occurs.

Vectors (Mosquitoes and Rats):

Stormwater facilities must not harbor mosquito larvae or rodents that pose a threat to public health or that undermine facility structures. Record the time/date, weather, and site conditions when vector activity is observed and contact the City at 541-478-3505.

Access:

Maintain ingress/egress per design plans and specifications, maintaining access to the entirety of the facility for inspection and maintenance.