

CITY OF CODY
PLANNING, ZONING AND ADJUSTMENT BOARD
TUESDAY, November 8, 2022
REGULAR MEETING
CITY HALL COUNCIL CHAMBERS @ 12:00 P.M.

1. Call meeting to order
2. Roll Call, excused members
3. Pledge of Allegiance
4. Approval of Agenda for the November 8, 2022 Regular Meeting.
5. Approval of Minutes from the October 25, 2022 Special meeting.
6. New Business:
 - A. Site Plan Review: CertainTeed Gypsum Crushing and Shipping Facility, located at 88 Road 2AB.
7. P & Z Board Matters:
8. Council Update
9. Staff Items
10. Adjourn

The public is invited to attend all Planning, Zoning and Adjustment Board meetings. If you need special accommodations to participate in the meeting, please call the City office at (307) 527-7511 at least 24 hours in advance of the meeting.

City of Cody
Planning, Zoning, and Adjustment
Board Special Meeting
October 25, 2022

A Special meeting of the City of Cody Planning, Zoning and Adjustment Board was held in the Council Chambers of City Hall in Cody, Wyoming on Wednesday, October 25, 2022 at 7:00 pm.

Carson Rowley called the meeting to order at 7:10 pm, followed by the pledge of allegiance.

Present: Carson Rowley; Matt Moss; Scott Richard; Ian Morrison; City Attorney Sandee Kitchen; Council Liaison Andy Quick; City Planner Todd Stowell; GIS Analyst Utana Dye

Absent: Karinthia Herweyer; Andrew Murry; Cayde O'Brien

Ian Morrison moved to approve the agenda for the October 25, 2022, seconded by Scott Richard. Vote on the motion was unanimous, motion passed.

Scott Richard moved to approve the minutes from the October 12, 2022 special meeting, seconded by Matt Moss. Vote on the motion was unanimous, motion passed.

Public Hearing was opened at 7:12 pm.
No public were present at the public meeting.
Public Meeting was closed at 7:12 p.m.

City Planner Todd Stowell reviewed the staff report on the proposed amendments to the Zoning Ordinance. The board and Mr. Stowell had a discussion on the comments he received via email.

Ian Morrison made a motion, second by Scott Richard to move modify the proposed amendments to the short-term rental and bed and breakfast supplemental development standards in Chapter 8 reflect a consistent renewal date of May 1. Vote on the motion was unanimous, motion passed.

Scott Richard made a motion, second by Ian Morrison to move to recommend that City council adopt the set of proposed zoning ordinance amendments as modified. Vote on the motion was unanimous, motion passed.

P & Z Board Matters: Board Member renewals and new members application are now due. Please get application from City Hall.

Council Updates: None

Staff Items: None

Ian Morrison made a motion, seconded by Matt Moss to adjourn the meeting. Vote on the motion was unanimous. The meeting was adjourned at 7:24 p.m.

Utana Dye

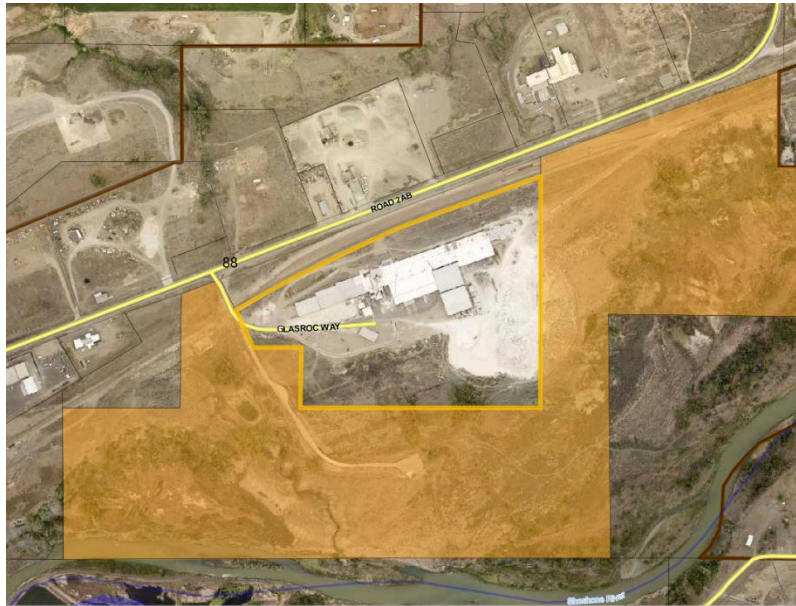
GIS Analyst

**CITY OF CODY
PLANNING, ZONING AND ADJUSTMENT BOARD
STAFF REPORT**

MEETING DATE:	NOVEMBER 8, 2022	TYPE OF ACTION NEEDED	
AGENDA ITEM:		P&Z BOARD APPROVAL:	X
SUBJECT:	SITE PLAN REVIEW: CERTAINTEED GYPSUM CRUSHING & SHIPPING FACILITY, 88 ROAD 2AB SPR 2022-24	RECOMMENDATION TO COUNCIL:	
PREPARED BY:	TODD STOWELL, CITY PLANNER	DISCUSSION ONLY:	

PROJECT DESCRIPTION:

CertainTeed Gypsum & Ceilings, a subsidiary of Saint Gobain, has submitted a site plan application to authorize gypsum crushing and shipping operations at 88 Road 2AB. The zoning ordinance classifies rock processing and shipping terminals as separate uses from the wallboard manufacturing use that historically occurred on the property.



The property contains the buildings previously used for wallboard manufacturing and storage, as well as areas containing stockpile locations, a truck scale, and rail spur. The proposed gypsum crushing and shipping operations will initially be conducted entirely outside of the buildings and utilize the stockpile locations, truck scale, and rail spur. Commencing in 2023, they plan to also utilize the mill located within the main building to produce finer gypsum products, such as gypsum powder.

For a more complete description, please refer to the applicant's narrative, site plans, and additional attached materials.

REVIEW CRITERIA:

The property is located within the Heavy Industrial zoning district, which permits "rock processing" and "railroad and freight terminals", subject to compliance with applicable

standards. Both uses are within the general category of "intensive industrial uses". The Heavy Industrial zoning district specifies the following:

10-10F-9: SITE PLAN REVIEW:

As required by this Code, all new or expanded development in the Heavy Industrial Zoning District shall be subject to site plan review by the Planning, Zoning, and Adjustment Board prior to issuance of any building permit or establishment of such use. The board shall review the site plan for the following:

- A. Compliance with the specific provisions of this title.*
- B. General site plan conditions and layout, including access and traffic flow (as related to public safety), commercial signage, parking, landscaping, lighting, site grading, stormwater facilities, and utilities. Consideration of adjacent uses shall be made in respect to the location of specific activities within the site, so as to reduce any potential conflicts from odors, dust, noise, vibration, glare, visual impacts, and stormwater runoff.*
- C. Assurance of compliance with applicable State and Federal safety and environmental standards pertaining to hazardous materials.*

The board may specify conditions as necessary to ensure compliance with applicable standards. The issuance of a development permit shall be contingent upon the applicant receiving an affirmative vote from the majority of the board that the applicant has satisfied the above requirements.

REGULATIONS:

Building Height: The heavy industrial zone allows buildings up to 100 feet tall. No new buildings are proposed. The portable rock crusher is well within the height limit.

Yards and Buffers: No buffer or visual screen is required, as there is no adjacent residential zoning.

Development Standards:

Uses conducted within this district shall comply with the following standards:

- A. Compliance With State, Federal and Local Requirements: Evidence of compliance with applicable State, Federal, and Local permitting requirements shall be provided with all applications for new or expanded intensive industrial uses in the following manner. An outline of necessary State, Federal, and Local permits for the proposed use and the status of those applications shall be provided by the applicant for the Planning and Zoning Board site plan review outlined in section 10-10F-9 of this article. Potential permits will typically relate to air quality, stormwater, and hazardous waste storage and handling. All such required permits shall be obtained prior to issuance of a certificate of occupancy, or as otherwise directed by the Planning and Zoning Board.*

STAFF COMMENT: The applicant first contacted the City about their plans in response to a request from the WY DEQ Air Quality Division for local zoning verification related to an air quality discharge permit. This zoning review constitutes the local review and authorization WY DEQ requires as part of their air quality discharge permit application.

As gypsum crushing and handling results in dust impacts, mitigation is appropriate. The applicant indicates in his narrative that mitigation measures include maintaining the stockpile heights to within one foot of discharge belts of conveyors, installing wind shields on the ends of the discharge belts, dampening materials with water (summertime only due to freezing issues in winter); and stopping operations on high wind days. They also plan to purchase a water truck in 2023 to wet down their internal haul roads.

Presently, they have a 3rd party business that does the trucking from the mine site to this property. Beginning at the first of 2023, they will have their own trucks and drivers. The new trucks will be fitted with tarp systems, whereas the current haul trucks do not have tarp systems. The applicant has verbally indicated that they agree to typically use the tarp systems during transportation to minimize dust. There may be a few instances where they are not used in very high wind situations, as the very high winds can destroy the tarp systems.

The above mitigation measures reflect best practices to minimize dust in the crushing, transport, and loading processes.

It is noted that rock crushing operations do not occur at the mine site because the mine site is on federal land and presently the applicant does not have the federal permits that would be necessary to conduct crushing operations at that location.

Dust minimization from the future mill operations would be addressed by best practices and ensured through the WY DEQ Air Quality Permit. WY DEQ Air Quality requires all of their permitted activities to use "best available control technology" (BACT).

The applicant has also filed a Stormwater Pollution Prevention Plan (SWPPP) with WY DEQ Water Quality Division. The plan notes that the on-site fuel tanks have the required secondary containment system, and that stormwater from this portion of the site is directed to the reclaimed open area (where the waste product pile used to be located). It is further prevented from uncontrolled discharge by a berm system along the south portion of the property. The berm system continues around the east end of the property, onto the adjacent Bureau of Reclamation property.

Other than the air quality and stormwater permits, no other federal, state, or local permits (other than this site plan review) have been identified as necessary. Other

existing features, such as the fuel tanks, have been permitted with previous projects on the site.

- B. Emergency Response Plans: All intensive industrial uses shall submit emergency response plans to the Park County Fire Marshal for review and approval prior to receiving a certificate of occupancy and conducting such operations.*

Comment: An emergency evacuation and response plan has been submitted and forwarded to the fire marshal. No special considerations unique to the facility appear necessary (no hazardous materials other than fuel).

- C. The day-night average sound level (L_{dn}), measured at the property line, shall not exceed fifty-five decibels (dB) where the adjacent property is zoned residential (AA, A, B, C, F-1, F-2, RR, and County R-H) or sixty-five decibels (dB) where the adjacent property is zoned commercial, industrial, or agricultural; provided, the Board may authorize a louder threshold when a sound easement is granted by the owner(s) of the property where the sound threshold would be exceeded. The Board may require sound testing to verify compliance at the time a new or expanded use is established.*

Comment: The current proposal has limited hours of operation, from approximately 7:00 am to 4:00 pm. As such, the 24-hour day-night average sound level is expected to be within the 65 dB limit. If additional shifts are added, further analysis can occur.

- D. Landscaping and Screening. New uses, and existing uses which expand in building size or outdoor use area by more than fifty percent, shall be provided with landscaping near the entrance to the property and/or building and along any collector or arterial street frontage, in the following manner...*

Comment: The current project does not trigger the landscaping requirement.

- E. Height of open storage. Storage of materials outside of buildings or containers shall be no higher than eight feet plus one foot in height for every additional two feet of setback from a property line.*

Comment: The applicant has indicated the intent to comply with the height limit, and if current stockpiles are an accurate indicator of future conditions, the stockpiles appear to comply.

- F. When the use of the property is a wrecking yard or similar use that stockpiles scrap or junk materials, site-screening fences up to eight feet tall and/or additional landscaping sufficient to form a view-obscuring barrier shall be provided to screen those activities from major roads and residential areas.*

Comment: Not applicable. The project does not involve the stockpile of scrap or junk materials.

Storm Water/Grading:

As noted in section "A", stormwater is directed to reclaimed open areas for infiltration, where much if not all of the water is typically infiltrated. The berm system provides additional retention capacity.

Access/Traffic Flow:

Access to the site will remain from GlasRock Way—a paved 24-foot-wide road. Internal traffic flow is also already established and functioning well—see site plan.

Parking:

The existing parking area has plenty of capacity and a suitable gravel surface. There are currently 10 employees on a single shift. Capacity of the parking lot is somewhere around 60 spaces, so parking capacity is not an issue.

Lighting:

No modifications to the exterior lighting are proposed as part of the immediate project. Staff has mentioned to the applicant that many of the exterior lighting fixtures are of a style and/or orientation that create glare impacts. Many, but less than half, are old sodium-pressure lights that are oriented at 90 degrees. The others are LED fixtures, but "old style" in that they do not have directional diodes and are not cut-off style. Those LED fixtures are oriented at about 45 degrees.

Staff does not interpret that the current application triggers immediate replacement or modifications of the light fixtures, as the existing fixtures appear to predate current lighting regulations, and no new light fixtures are being added. However, as the fixtures are replaced over time, they should be replaced with shielded or cut-off-style fixtures, so that glare impacts are minimized. In the meantime, if those light fixtures that can be oriented more downward without affecting safety are modified to do so, it would be appreciated, but not currently required.

Utility Services

No modifications to existing utility services are identified as necessary for the current project.

Signage

No additional signs are proposed at this time.

Snow Storage

Appropriate snow storage areas are identified on the site plan.

Other potential conflicts from odors, dust, noise, vibration, glare, visual impacts, and stormwater runoff.

None have been identified beyond those already mentioned and discussed above.

ATTACHMENTS:

Narrative, site plan and photos.

ALTERNATIVES:

Approve, deny, or approve the site plan with conditions.

RECOMMENDATION:

Approve the site plan for the gypsum rock processing, storage, and shipping facility, including the proposed outdoor components and the use of the indoor mill, subject to the following:

1. All future outdoor lighting fixtures, whether new or replacement fixtures, are to be full-cut-off style, unless otherwise authorized at that time by the Planning and Zoning Board.
2. Implement dust mitigation measures according to best practices, as proposed, including tarping loads coming from the mine as a standard practice. Tarping would not be required during high wind events that would result in damage to the tarp systems.
3. The mill shall utilize best available control technology as specified by WY DEQ. Provide a copy of the WY DEQ air quality discharge permit(s) to the City.
4. Otherwise maintain compliance with the Heavy Industrial standards outlined in the Cody zoning ordinance (e.g. noise levels, height of stockpiles related to setbacks).

CertainTeed Gypsum Inc.

Hours of operation:

Monday – Friday 7:00am to 4:00pm year round

Schedules could change if more business is expected.

C.T.G. Cody plant/property history:

CertainTeed Gypsum acquired the Cody wallboard manufacturing business from BPB in 2012 where we produced 3 million board feet or more of drywall products per year. In 2020, C.T.G decided to close the plant for various business reasons and disassembled all equipment inside the building except for the stationery crusher and portions of the milling equipment. Western Mining and Minerals, a division of CertainTeed Gypsum was able to find other uses for the gypsum reserves located just south of Cody and starting December 2021, WMMI officially began processing/shipping the raw gypsum for cement manufacturing and agriculture companies. The business does continue to grow year over year and locally employs 10 people that work 5 days a week, day shift.

General daily operational expectations:

C.T.G (CertainTeed Gypsum) has approx. 30 years of natural gypsum mineral reserves just South of Cody. This rock is stripped of topsoil and blasted at least once a year to the equivalent of 60,000 + metric tons at a time. The rock is then loaded onto (2) company owned dump trucks and transported to the old CertainTeed Wallboard Plant. The rock is processed down to customer requested sizing using portable crushing and screening equipment. The raw processed rock is then stockpiled on site and continuously loaded onto truck and rail cars daily. CTG (CertainTeed Gypsum) is currently making plans to restart the mill which will increase our customer demographic and generate higher annual sales. This will happen by the second quarter of 2023.

Building Height restrictions:

CertainTeed Gypsum is not aware of any outbuildings including the mill that exceed the 100' maximum height limitation noted in the **Heavy Industrial Districts** code of the city ordinance guide.

Daily truck and rail traffic:

Truck traffic consists of 4 customer haul trucks arriving at the plant every morning 5 days a week. We also periodically load other non-contractual customer trucks that buy ag. gypsum throughout the spring and fall farming seasons.

Rail traffic consists of loading up to 30 rail cars per month which arrive in small groups. They are spotted on our company owned rail spur by BNSF. BNSF rail service is Tuesday's and Thursdays in the mornings and or early afternoons.

Stockpile heights:

Stockpile heights are continually changing as we rotate the materials for sales and processing. There are 2 product stockpiles located near the eastern property line fence. The mine fines stockpile set back is 32 feet from the property line. The 4" rail rock stockpile is 10 feet from the property line. All other product stockpiles are located within the center of the property with no height restricted noted.

Operational Sound levels:

All rock is processed using portable crushing and screening equipment and is completed on the back pad. The equipment does not exceed 90 dBA at any given time during operation and ear plugs are required when working around the equipment. The equipment shuts down for a 30-minute lunch every day when we are processing. The processing area is located on the middle East side of the property and is surrounded by CTG owned warehouses on 2 sides. The distance from this equipment to the nearest eastern property line with one stockpile obstruction is 250 feet.

The CTG wheel loaders and dump trucks are muffled with no loud dBA concerns.

Dust mitigation:

Dust mitigation comprises of several techniques.

1. Maintaining heights of product stockpiles to within 1 foot of discharge belts on the screen plant.
2. Installing wind shields on the ends of discharge belts.
3. Dampening the materials with water. (Only in the summer due to freezing concerns)
4. Shutting down the rock processing on windy days.

There is a capex project for 2023 to purchase a water truck to be able to wet down haul roads and stockpiles more efficiently as well.

Outdoor lighting:

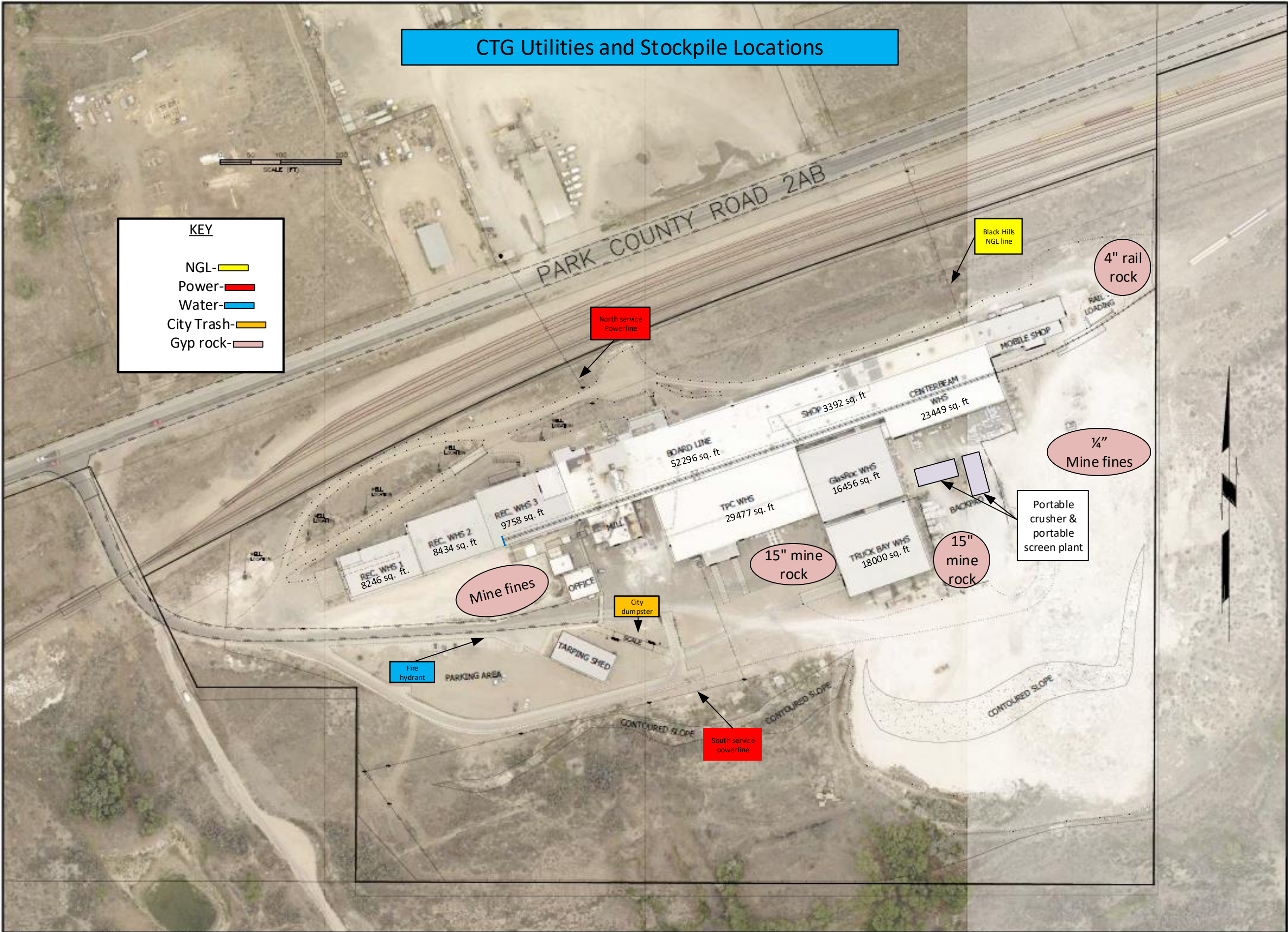
All rock processing is completed during the daylight hours but there are light poles installed on the portable equipment to use if needed. These lights can be directed to shine in all directions but will be pointed towards the ground to keep glare to a minimum.

The buildings also have exterior lighting installed on all sides of the property. The cost to keep all exterior lights operational on the property is expensive but it is a practice to keep some of these lights on at night for safety and security purposes. All building lights are attached to the exterior walls and are pointed at the ground to keep the glare to a minimum.

Visual Impacts:

CertainTeed Gypsum takes pride in keeping their property as aesthetically pleasing as possible by maintaining the grounds. All DEQ closure plans were followed once the wallboard plant closed. There was a wet waste stockpile (reject board) located on the Southeast corner of the lot with a calculated volume of 115,000 metric tons of material. As part of the DEQ closure plan, CTG was able to remove and discard the entire volume of wet waste and successfully reclaim the area as per the closure plan recommendations. The DEQ completed a site inspection and released the bond noting that the reclaimed area is showing plant growth and presence of wildlife.

CTG Utilities and Stockpile Locations



CTG Truck and Rail Traffic/ Loading Areas

KEY

- Truck Traffic- —
- Rail Traffic- —
- Ped. Cross Walk- —

0 50 100 200
SCALE (FT.)

PARK COUNTY ROAD 2AB

100 ton rail cars are loaded here

40 ton trucks are loaded in this area

Pedestrian crosswalk

PARKING AREA

TARPING SHED

CONTOURED SLOPE

CONTOURED SLOPE

CONTOURED SLOPE

REC. WHS 1
8246 sq. ft.

REC. WHS 2
8434 sq. ft.

REC. WHS 3
9758 sq. ft.

OFFICE

BOARD LINE
52296 sq. ft.

TPC WHS
29477 sq. ft.

GLASS WHS
16456 sq. ft.

TRUCK BAY WHS
18000 sq. ft.

BACKPAD

SHOP 3392 sq. ft.

CENTERBEAM WHS
23449 sq. ft.

MOBILE SHOP

RAIL LOADING

DATE	REVISIONS	BY	CHECKED	APPROVED
08/17/21	01 INITIAL DRAWING	UTW	LIC	LIC



ENGINEERING ASSOCIATES — CODY, WYOMING
CONSULTING ENGINEERS & SURVEYORS

CertainTeed Gypsum

SITE PLAN

SHEET
1 of 1

STORM WATER POLLUTION PREVENTION PLAN

Please note that the numbering in this template corresponds to the Part number for that particular requirement in the MMGP.



Site Name: CertainTeed Gypsum

Township 53N, Range 101W, Section 29., Park County

Address: 88 County Road 2AB, Cody, WY 82414

Latitude: 44.54474 (at approximate center of site)

Longitude: -109.05033 (at approximate center of site)

Applicant (Owner/Operator) Information:

Operator Name: Bryan Hendricks

Mailing Address: 88 County Road 2AB

City, State, Zip Code: Cody, WY 82414

Phone or Cell Number: 307-587-2236

Permit Number: WYR320946

Effective Date: 03/02/2022

Expiration Date: 03/31/2023

Part 7.2.1 SWPPP - Administrator:

Company or Organization: CertainTeed Gypsum

Name: Bryan Hendricks

Title: Plant Manager

Phone #: 307-587-2236

Cell #: 307-899-0352

Fax #:

E-mail: Bryan.e.hendricks@saint-gobain.com

Part 7.2.2 -Site Maps.

One (or more) map(s) should be prepared that provide, at a minimum, the following information. The map(s) should be prepared so that all of the required information is clearly displayed. The scale of the map(s) must be sufficient to identify the location of all the items listed below:

Mine site boundaries. Access and haul roads. Each storm water outfall that is within the facility boundaries. Existing storm water control measures. Areas used for disposal or storage of overburden, materials, soils, or wastes. Areas used for mineral milling or processing. Areas used for asphalt or concrete batch plants. Areas of impervious surfaces. Locations where the following activities are exposed to precipitation: fueling stations, vehicle and equipment maintenance and/or cleaning areas, loading/unloading areas, locations used for the treatment, storage or disposal of wastes, liquid storage tanks, processing areas, and storage areas. Storm water drainage patterns at the facility or topography. Locations of all receiving waters in the immediate vicinity of your facility. Locations of all access routes to permitted facility as described in Part 11.22. A map scale or approximate scale where maps are not drawn to scale and a North arrow. A map legend clearly describing any symbols used on the map. Date map was prepared.



Part 7.2.3 – Exposed Materials Inventory:

7.2.3.1

The equipment on site and powered by diesel is: two (2) front end loaders, one (1) track hoe, one (1) portable screen plant, one (1) portable impact crusher, one (1) dump truck, one (1) skid steer, and a TrackMobile. The site also has one (1) electric radial stacker. The site will store, unload and load three grades of gypsum onsite; 15"-, 2"- and ¼"- . Each stock pile is approximately 5,000 tons. The site has two above ground diesel tanks; the primary tank has a capacity of 1,000 gallons and the secondary tank has a capacity of 500 gallons. The site also has one above ground gasoline tank with a capacity of 500 gallons. The 500-gallon gasoline is equipped with emergency shut-off that stops the pump and is installed on concrete with secondary containment. The secondary 500-gallon diesel tank is gravity feed tank without a pump and does have an emergency shut-off. The secondary containment dimensions for both 500-gallon tanks are L10' x W6' x H3'. The 1000-gallon primary diesel tank has an emergency shut-off which stops pump from working when engaged, this tank is also installed on concrete; the dimensions of the secondary containment are L12' x W12' x H2'.

7.2.3.2

For each material identified, describe the method and location for storage, outdoor processing, and disposal: The gypsum storage is located outside in the area labeled quarry operations. Three sizes of gypsum are stored; 15" minus, 2" minus and ¼" minus. Each pile is approximately 5,000 cubic yards. Truck delivery of the 15" minus gypsum received through the week. The material is then crushed and screened to achieve the 2" minus and the ¼" minus size. No waste is generated in this process as all of the fines produced are part of both ¼" minus and 2" minus products. If for some reason contamination occurs to the gypsum and the rock is unsellable, the site would coordinate the material to be disposed of accordingly. The site has two above ground diesel tanks; the primary tank has a capacity of 1,000 gallons and the secondary tank has a capacity of 500 gallons. The site also has one above ground gasoline tank with a capacity of 500 gallons. The 500-gallon gasoline is equipped with emergency shut-off that stops the pump and is installed on concrete with secondary containment. The secondary 500-gallon diesel tank is gravity feed tank without a pump and does have an emergency shut-off. The secondary containment dimensions for both 500-gallon tanks are L10' x W6' x H3'. The 1000-gallon primary diesel tank has an emergency shut-off which stops pump from working when engaged, this tank is also installed on concrete; the dimensions of the secondary containment are L12' x W12' x H2'.

7.2.3.3

Assess the potential for each of the listed materials to contribute pollutants to storm water: Gypsum has no contribution to stormwater. The property does not discharge into a waterway, the stormwater from the rooftops drains out of the gutter downspouts and flows away from the structures, eventually absorbing into the earth before leaving the property. The gypsum material can add to TSS (total suspended solids), however the storm flow never leaves the property, which the solids just add to the natural surface dressing of the site. Diesel and gasoline storage tanks are installed on concrete in secondary containment. The possibility for a diesel spill does exist if a truck or diesel powered mobile equipment had a leak, in this case our site would deploy the spill containment and cleanup procedures, as we would if the front end loader had a hydraulic leak.

7.2.3.4

For each material, describe any management practices and structural controls currently employed to reduce pollutants in storm water runoff: The site does have an existing stormwater control berm that slows any flow and also contributes to retaining the soil without erosion. The site is graded so the stormwater flows away from

structures and simply absorbs in the ground prior to reaching the stormwater control berm. Diesel and gasoline storage tanks are installed on concrete in secondary containment with 2 of the 3 tanks equipped with emergency shut-off that stops the pumps. The possibility for a diesel spill does exist if a truck or diesel powered mobile equipment had a leak, in this case our site would deploy the spill containment and cleanup procedures, as we would if the front end loader had a hydraulic leak.

The site has two above ground diesel tanks; the primary tank has a capacity of 1,000 gallons and the secondary tank has a capacity of 500 gallons. The site also has one above ground gasoline tank with a capacity of 500 gallons. The 500-gallon gasoline is equipped with emergency shut-off that stops the pump and is installed on concrete with secondary containment. The secondary 500-gallon diesel tank is gravity feed tank without a pump and does have an emergency shut-off. The 1000-gallon primary diesel tank has an emergency shut-off which stops pump from working when engaged, this tank is also installed on concrete. The 500-gallon AST is elevated at 5'. The 500-gallon and the 1,000-gallon ASTs are elevated at 10".

Secondary containment calculations below ensure compliance with requirement:

MMGP Part 10.7, item 3; Secondary containment shall be able to hold the volume of the largest container, plus 10%, for a minimum of 72 hours.

The secondary containment dimensions for both (2) 500-gallon tanks are L10' x W6' x H3', with a total containment volume of 1,346 gallons.

500 Gallon AST secondary containment: L10' x W6' x H3' = 180cf, 180cf x 7.481 = 1,346 Gallons

The 1000-gallon secondary containment dimensions are L12' x W12' x H2', with a total containment volume of 2,154 gallons.

1,000 Gallon AST secondary containment: L12' x W12' x H2' = 288cf, 288cf x 7.481 = 2,154 Gallons

7.2.3.5

Compile a list of significant spills and leaks of toxic or hazardous pollutants that have occurred at areas that are exposed to precipitation or that otherwise drain to a storm water conveyance at the facility: None.

Part 7.2.4 – Sampling Data:

If available and/or required, a summary of existing discharge sampling data describing pollutants in storm water discharges from the facility, including a summary of sampling data collected during the term of this permit: TSS and iron are the pollutants known onsite. 2017 sampling survey indicates TSS was ND (mg/L) and Iron was at 0.10mg/L. This report is available if needed.

Part 7.2.5 – Measures and Controls:

7.2.5.1 – Good Housekeeping

Describe in detail the good housekeeping BMPs/procedures that will be implemented to maintain a clean and orderly facility: The quarry operation has 2 employees of which both have developed standard housekeeping practices for the outside environment. The site will maintain regular inspections for all mobile equipment, including visual inspections that will identify damage to couplings, hoses, clamps and other

devices that keep fluids from leaking inadvertently. Designated parking spots for mobile equipment exists and makes it easy to understand each morning if the equipment is leak free.

7.2.5.2 – Preventative Maintenance

Describe in detail a preventative maintenance program that involves inspection and cleaning / maintenance of storm water management devices as well as inspecting and testing facility equipment and systems: A storm water control plan is in place to inspect the property. Sweeping services are hired on an as needed basis to clean the paved roads and areas that show signs of debris and dust buildup.

7.2.5.3 – Spill Prevention & Response Procedures

Describe in detail a plan that identifies areas where potential spills can occur as well as specific handling procedures and spill clean up procedures. A facility Spill Prevention Control and Countermeasure (SPCC) plan can be cited: A SPCC plan is in place to inspect around diesel fueling station for spills and leaks which is noted signed and dated on the SPCC inspection sheet. We implement our spill cleanup kit that consist of oil absorber (kitty litter), pig pans and oil absorbent pads to clean up the spill.

7.2.5.4 – Sediment and Erosion Control

Identify measures that will be implemented to limit erosion and sedimentation from areas with a high potential for significant erosion or contribution of sediment to runoff: A stormwater control berm exists at the fence line of the property and beyond. The site recently went through land reclamation as part of a solid waste reclamation closure plan. The site graded the existing area in a way that when the seed mix germinates, we should see no soil erosion in the coming years.

7.2.5.5 – Management of Runoff

Describe in detail the structural control measures used to manage storm water runoff in a manner that eliminates or reduces pollutants in storm water discharges from the site: The roof gutter system is the only storm flow conveyance the site has. The south side of the property has a stormwater berm to assist with erosion control.

7.2.6 – Inspections

Describe in detail an inspection program and schedule that meets the requirements of Part 7.2.6 of the MMGP: The SWPPP appendixes include our inspection program forms. This includes the Maintenance Report form, Visual Inspection form, Non-Stormwater Discharge form, Corrective Action form and the annual Training Log form. All inspections and documented reports will identify abnormalities for stormwater discharge systems and for industrial equipment and systems. Inspection will take in account; odor, color, and pitting or soil erosion. Also the stormwater control berm will be inspected along with the new graded land reclamation

(sloping towards the south) for pitting, fatigue and erosion. These records will be maintained for the length of the permit or at least three years.

7.2.7 – Record Keeping and Internal Reporting Procedures

Describe how the requirements in Part 7.2.7 of the MMGP will be met. This Part requires that the SWPPP include a description of incidents such as spills or other discharges, along with other information describing the quality and quantity of storm water discharges. Inspections and maintenance activities must be documented and records of these activities must be incorporated into the SWPPP. A stormwater discharge and spill log will be maintained. The site will record any spill, unauthorized discharge and storm event that proves to be outside of normal stormwater conditions. The log will include, date, time, description of event, regulatory agency notification, risk reduction plan development and tracking of completed plans. Annual stormwater training will be completed by all employees and a review of the SWPPP will also be reviewed to be sure necessary changes are established if findings through the year deem required. All inspection reports and related corrective actions will be maintained for three years in accordance with MMGP Part 7.2.7.2.

7.2.8 – Non-Storm Water Discharges

Include a signed certification that any discharges have been tested or evaluated for the presence of any waters other than storm water or “related effluents” (see permit 2.15 for definition). At this time no water is used onsite other than drinking and sanitary water. The site will assure no comingling of process water with stormwater and understands comingled water is a non-stormwater discharge requiring a report to the state.

Certification

Authorized signatories for this SWPPP are the following:

For Corporations: A principal executive officer of at least the level of vice president, or the manager of one or more manufacturing, production, or operating facilities, provided the manager is authorized to make management decisions which govern the overall operation of the facility from which the discharge originates.

For partnerships: A general partner.

For a sole proprietorship: The proprietor.

For a municipal, state, federal or other public facility: Either a principal executive officer or ranking elected official.

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


Bryan Hendricks
Printed Name of Person Signing

[Signature]
Signature

Site Manager
Title


3/3/2022
Date

307 587 2234
Telephone #

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Change History		
Change Date	Name	Change Description
12/15/2021	Bryan Hendricks	Annual Review

Approval			
	Name	Signature	Date
Reviewer	Bryan Hendricks		
Health & Safety Coordinator	Bryan Hendricks		
Sr. Office Administrator			
Production Superintendent			
Plant Programmer			
QC / Environmental Manager			
Maintenance / CI Manager			
Maintenance Supervisor			
Maintenance Planner			
Production Supervisor	William Rhodes		
Production Supervisor			
Warehouse Manager / People Develop			
Hourly Associate			
Hourly Associate			
Hourly Associate			

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Site Manager	Bryan Hendricks		
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- 1.0 References:** Saint-Gobain, MSHA, Cody Board Plant
- 2.0 Purpose:** To outline the procedures to be followed in the event of an emergency situation. Every employee must be trained on the emergency response and evacuation plan. Each year the emergency response and evacuation will be reviewed and revised where necessary. Additionally, every employee is required to review the Emergency Response procedure annually.
- 3.0 If you discover a fire:**
- 3.1** Sound the alarm – by pulling the fire alarm pull box
 - 3.2** Call 9-1-1 (Fire Department)- and provide the following information
 - 3.3** Identify yourself, the location of the fire (floor & direction)
 - 3.4** Follow the instruction given by the Fire Department
 - 3.5** Leave the building immediately – using exit stairway, or egress where necessary
 - 3.6** Notify facilities maintenance personnel of the fire location to assist the Fire Department if needed.
 - 3.7** DO NOT GO BACK INTO THE BUILDING FOR ANY REASON UNTIL THE FIRE DEPARTMENT HAS GIVEN THE ALL CLEAR
 - 3.8** Evacuation procedures in the event of a fire may be modified, depending on the situation, by Fire Department personnel. When requested, follow the directions of the Fire Department.
- 4.0 Emergency Evacuation**
- 4.1** A call for building evacuation will be signaled by the fire alarm. A floor plan is posted throughout the plant, and in each enclosure. Review the plan at quarterly intervals to familiarize everyone with its contents. When leaving the building, move quickly to the designated area in the parking lot. Keep clear of emergency vehicles, equipment, and personnel.
 - 4.2** When the fire alarm sounds, employees operating equipment will stop and turn off all equipment and machinery.
 - 4.3 Loading Containers**
 - 4.3.1** If the equipment is UNLOADED
 - 4.3.1.1** Move the forklift to a safe location (so fellow employees can exit around it)
 - 4.3.1.2** Turn off vehicle and engage emergency brake
 - 4.3.2** If the equipment is LOADED

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4.3.2.1 Determine the safest location to lower the load and leave it in place.

4.3.2.2 Turn off vehicle, and engage emergency brake.

4.4 .Report any person not accounted for to the Fire Department, Police, or facilities personnel.

5.0 Advance Preparation: Supervisor Responsibilities

- 5.1 Be familiar with the Emergency Response and Evacuation Plan
- 5.2 Attend a fire extinguisher training session provided by Cody Board Plant
- 5.3 Brief staff in your area at regular intervals (biannually) on the contents of the emergency evacuation plan, the use and location of fire extinguishers, and the manner of dealing with various types and degrees of emergencies.
- 5.4 Ensure that all staff have access to this plan
- 5.5 Provide for important documents rapidly at the onset of any emergency.
- 5.6 Be aware of any employee who may require aid such as disabled individuals, whether staff or public, within your area at all times to ensure prompt, safe evacuation.
- 5.7 Supervisor/Fire/Evacuation Safety Staff Responsibilities during an Emergency
- 5.8 Ensure that the Emergency Response and Evacuation Plan are carried out in your area.
- 5.9 Maintain an accounting of all persons in your area throughout an emergency. Accounting must continue during and after evacuation.
- 5.10 Assist other supervisors fire safety staff whenever possible, both in your area and in any other location which you may be required to evacuate.
- 5.11 Promote safe and orderly conduct of all persons.
- 5.12 Clear your area immediately when the fire alarm is activated.
- 5.13 Discourage the carrying of any objects other than handbags or briefcases.
- 5.14 Be the last to leave.
- 5.15 Assure calm and orderly exiting of any egress stairways in your area.
- 5.16 Move employees away from the building to the designated assembly area.
- 5.17 Assure that all employees and visitors/contractors are present at the designated assembly area.
- 5.18 Once everyone is accounted for, safety staff/supervisors are to report to the Supervisor in the rally area.

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- 5.19 Assist any disabled personnel to a safe location and designate staff to stay with them while someone else notifies the Fire Department of their location.

6.0 Supervisors/Fire/Evacuation Safety Staff Duties - The Supervisors/Safety Staff must:

- 6.1 Work in the area of responsibility;
- 6.2 Familiarize all staff with the fire exit plan and location of assigned assembly area;
- 6.3 Be familiar with location and use of fire alarm pull boxes, stairway egresses, and communication equipment;
- 6.4 Assign personnel to be responsible for assisting any handicapped staff, visitors, or guests during an emergency evacuation;
- 6.5 Assign safety staff to search and ensure complete evacuation of the area;
- 6.6 Know the location of the designated emergency assembly area;
- 6.7 Provide new employee orientation relating to emergency fire procedures and building evacuation plan.
- 6.8 Assign an alternate and provide for training. The alternate shall assume responsibilities in his/her absence.
- 6.9 Be familiar with specialized issues related to our facility (i.e. specific shutdown procedures to secure equipment and provide a safer area for emergency personnel)


7.0 "R.A.C.E" (Emergency Situation Checklist)

- 7.1 Rescue - If appropriate to do so, rescue all persons from the floor, which is involved or threatened.
Control your own actions. Act promptly, remain calm and prevent panic.
- 7.2 Alarm - Identify the situation and floor number (if applicable) to the Fire Department (9-1-1)
- 7.3 Contain - Close doors involved (if appropriate) and threatened areas to confine fire and heat.
- 7.4 Extinguish - Using available extinguishers, attempt to extinguish fire ONLY if you have been trained AND it is safe to do so.

8.0 Precautions

- 8.1 Know the locations and how to use fire extinguishers.
- 8.2 Be accurate in giving information.
- 8.3 Comply with instructions of emergency personnel.
- 8.4 Be attentive to emergency messages.

9.0 Other Emergencies

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9.1 Building Lockdown/intruder—Stay in work area, close blinds (where applicable), use telephone for emergencies only.

9.2 Severe weather—Close all open dock doors, and stay away from large windows.

9.3 Utilities/Communication Failure—Notify Maintenance Personnel

9.4 Hazardous Materials Incident—Consult Spill Response Plan

9.5 Bomb Threat—by phone, do not hang up, notify PD, stay calm, and obtain information.

9.6 Nuclear Incident—Palo Verde will contact and coordinate with the City of Goodyear

10.0 Ideas for Handling Other Emergencies:

10.1 Follow the basics of the Emergency Response and Evacuation Plan is applicable to the emergency.

10.2 Assign employees to await notification (i.e. DPS alert, Police Department, Palo Verde Nuclear Station Contact, etc)

10.3 Think it through. For instance, use communications equipment cautiously or for emergencies only as in the case of a lockdown or intruder in the facility. If applicable, have staff notify family such as in severe weather if employees/occupants will be delayed.

11.0 Tips for Conducting a Successful Fire Drill

11.1 Notify the fire department and Alarm Monitoring Companies prior to conducting the drill.

11.2 Sound the Alarm

11.3 Activate the fire alarm system.

11.4 Begin Evacuation


11.5 As soon as the alarm sounds begin evacuation.

11.6 Provide Assistance to Disabled

11.7 Each disabled person should be assigned 2 partners during a fire drill. The disabled person should be accompanied to the inside of the stairwell, unless the area is threatened by smoke or fire. One partner stays with the disabled person, and the other notifies the fire department of the location of these people.

11.8 Conduct a Head Count

11.9 After occupants are assembled at the designated meeting place, count occupants and visitors to ensure that all individuals have safely left the building.


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11.10 All Clear

11.11 In a real fire emergency, occupants shall not be allowed to re-enter the building until the 'all clear' signal is given. Practice receiving the 'all clear' signal during drills and release staff to return to the building.

11.12 Critique

11.13 A building fire drill report form should be filled out to document the drill. A drill critique to evaluate the effectiveness of the drill should be conducted.

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	Prepared By	Reviewed By	Approved By
Signature			
Name	Dave Dibblee		Bryan Hendircks
Designation	EHS Coordinator	People Development Manager	Site Manager
Date	12/15/2021	12/15/2021	12/15/2021

CTG Emergency Evac. Areas/Snow Storage/ Fencing

KEY

- Muster Area- █
- Snow Storage- █
- Chain Link Fence- █

0 50 100 200
SCALE (FT.)

PARK COUNTY ROAD 2AB

Snow
Storage

8'- Chainlink
fence wrapped
around entire
plant property

Office staff
evac. route

Parking lot is the
muster area in case of
an emergency

BOARD LINE
52296 sq. ft.

TPC WHS
29477 sq. ft.

GLASS WHS
16456 sq. ft.

TRUCK BAY WHS
18000 sq. ft.

SHOP 3392 sq. ft.

CENTERBEAM
WHS
23449 sq. ft.

MOBILE SHOP

Rail bading
staff evac.
route

Snow
Storage

Crushing staff
evac. route

CONTOURED SLOPE

CONTOURED SLOPE

CONTOURED SLOPE

PARKING AREA

TARPING SHED

OFFICE

REC. WHS 1
8246 sq. ft.

REC. WHS 2
8434 sq. ft.

REC. WHS 3
9758 sq. ft.

DATE	REVISIONS	BY	CHECKED	APPROVED
08/17/21	01 INITIAL DRAWING	UTW	LIC	LIC



ENGINEERING ASSOCIATES — CODY, WYOMING
CONSULTING ENGINEERS & SURVEYORS

CertainTeed Gypsum

SITE PLAN

SHEET
1 of 1