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Staff News at Stuntzner

After over 45 years of great service and dedication to this company, **Joyce Stuntzner** retired from Stuntzner Engineering & Forestry's Financial Manager position. We thank her for this service and dedication in the past and hope this will allow her more time to enjoy the success of her hard work.

Corey Woodruff, Senior Surveyor in Stuntzner's Coos Bay office has been transferred to the Forest Grove office where he will manage the survey department. The Forest Grove office feels very fortunate to have Corey join them. The Coos Bay office will be searching for the right individual with credentials as good as Corey's to fill the position there.

Rachel Boynton, is the new office manager in the Coos Bay office. She graduated from Douglas High School at the top of her class. Rachel moved to the Oregon coast when she was 21 and has loved every second of it. She has worked in many different fields - from a convenience store clerk to a G.I.S. Tech for Roseburg Forest Products. While working as a caregiver, she was promoted to an accounting position, fell in love with accounting and office management and was eager to expand her knowledge. Rachel came to Stuntzner Engineering after working as the business office manager of a large assisted living community, is very grateful to be a part of the Stuntzner team and is eager to see what her future here holds. Stuntzner Engineering is glad to have her on board.

After updating his training, **Mike Keefer** is the new Radiation Safety Officer in charge of the Nuke Gauge and any training for others. Mike is working in Stuntzner's Coos Bay office.

Mike Walberg, a new surveyor in our Coos Bay office, was born and raised in Coos Bay. He graduated from Western Oregon University with a BS in Geography and worked as a survey technician during college in Corvallis. After college Mike moved to the Puget Sound area and worked for a few years for a couple different surveying and engineering firms. He returned last April from The Gambia, in West Africa where he was volunteering for three and a half years with the Peace Corps. In The Gambia Mike was helping villagers with forestry and agriculture. More recently he spent the summer in Alaska surveying and then moved back to the Coos Bay area to be closer to family and pursue a career opportunity with Stuntzner Engineering.

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Revival of Reservoir Projects

The past year has shown a resurgence of reservoir projects after a big "slow-down" caused by the 2008 recession. The agriculture industry understands the value of water to their survival and success and is now in a position to pursue various means of procuring it. Stuntzner Engineering & Forestry, LLC is a major player in the area for designing rural, earthen dams. We help implement the project from the very start -- applying for the water rights from the State, meeting various government agency requirements, designing the dam, surveying for construction, and construction observation.

The dam was originally designed in 2008. Then in January of 2014, planning for and construction of the 131.1 acre-ft reservoir near Yamhill, Oregon was started. It is located next to Grande Moraine Winery on NE Woodland Loop Road. Stuntzner staff members Bill Flatz, Dylan Hitner, John Hoshall and Nick Blundon worked diligently on the various phases of this project. After 1 year and 1 day from commencement of the reservoir planning, approval to close the gate valve on the dam was given by Oregon Dam Safety on January 8, 2015.



The height of the dam is 27 feet and it has been given a Hazard Rating of "Significant" by Dam Safety. The reservoir, constructed by Eyman Equipment Inc, inundates an area of approximately 12.9 acres and is now approximately 1.7' from being full. Inspections for the initial fill of the reservoir are still on-going. Minor improvements to the dam as well as wetland improvements are proposed for the summer of 2015.



Nick Blundon, EIT and Carol Taylor, Office Assistant - Stuntzner Forest Grove office

When Purchasing a Manufactured Home

Manufactured homes now make up more than 10% of new home sales in the US and a wide variety of styles and designs are available. Financing options exist which are comparable to traditional stick built home financing. Current rates with FHA qualification may be as low as 3.5% when sited on property you own or are purchasing. Typically both permitting and siting of a manufactured home are simpler than conventional home construction. There are some disadvantages however, as manufactured homes usually do not appreciate like a conventional stick framed dwelling and are more difficult to customize (limited options) in style and finish. You can legally site a manufactured home nearly anywhere a single story residential dwelling is allowed as Oregon land use rules allow for that. However, homeowner's association rules and land division restrictions may make this essentially impossible. The major advantage is you can, with an understanding of the requirements, site and move into a manufactured home in approximately 3 months in most cases. You also are buying a constructed dwelling with less potential for hidden costs to creep in on your purchase.

The Federal Housing Administration (FHA) typically offers the lowest financing rates, but with certain qualifications for the loan. Many people unfamiliar with the process may find these qualifications delay their purchase and move in. First, most often a minimum down payment of 5-10% and a minimum credit score of 640 are required. Financing institutions may vary slightly on this. Second, FHA has required that the manufactured dwelling be sited on a "permanent foundation" in accordance with their rules which have been in effect since 1996 with only minor changes since that time. Oregon Manufactured Dwelling Code has been less restrictive, however with the latest full version (2010) may actually exceed the requirements for foundations and/or site requirements found in the FHA "Permanent Foundation Guide". Third, FHA requires that a professional engineer or fee inspector certifies the home complies with its guide. Fee inspectors are limited to certifying that the home foundation matches exactly one of approximately 7 configurations. Engineers are allowed to certify that an equivalent system has been installed.

When siting a new home, or purchasing an existing home, it is important to know if you intend to use FHA financing because of the differences in the foundation requirements. Homes themselves are typically pre-certified if constructed within the last 30 years. Oregon Code (changed in 2010) historically has not required the same foundation requirements as the FHA. Typical variations (by either non-permitted construction, or lesser rules) are that any skirting must be of rot resistant construction (galvanized metal, masonry, concrete or pressure treated wood), all porches and appurtenances must be free standing (not supported by the manufactured home) and the home must be fastened and supported to resist wind and seismic influences (typically "tie downs"). While this sounds relatively simple, there are some variations for footing thickness requirements. FHA requires 8" minimum for parts of the footings while Oregon Code allows 3 1/2" precast pads in some instances. Also, FHA does not allow "screw anchors or soil screws" and in high wind or seismic zones (essentially the entire Oregon Coast) certain types of foundation systems. As noted above, someone is required to certify the foundation system and home siting (site drainage is also evaluated) if you plan to utilize FHA financing. The key to this if you are considering a manufactured dwelling is to work with a foundation installation company or home sales representative familiar with the FHA requirements and allow the time required in your financing period for inspections and possibly alterations to comply with the requirements.

One word to the wise for those siting manufactured homes under the Oregon Manufactured Dwelling Code – the 2010 Code requires seismic bracing for any home set over 24" above interior grade, so taller sets require additional bracing. Note that this requirement will be applied on a new home regardless of the financing method.

Ralph Dunham, Professional Engineer, Stuntzner Engineering, Coos Bay

Review of ORS 672.047 – Right of Entry

The most commonly violated survey law is ORS 672.047 pertaining to the right to enter private land by a registered professional land surveyor. A summary of which follows:

672.046 Right of entry by land surveyor; compensation for damages caused; notice; removal of survey markers.

A registered professional land surveyor may enter on foot upon any land for the purpose of surveying or performing any survey work and may establish permanent survey monuments. This person shall do so with no unnecessary damage to the land entered upon. Damages to trees, shrubs and other vegetation intentionally caused by the land surveyor shall be subject to compensation and penalties.

A registered professional land surveyor may not enter upon land for the purpose of surveying without first providing notice to the landowner by first class mail or by personal notice. If the land is occupied by a person other than the landowner, notice must also be given to the occupant by first class mail or by personal notice. Notice that is given by first class mail must be mailed at least seven days prior to the entry onto the land. Notice that is given by personal notice must be hand-delivered to the landowner or occupant or be posted in a conspicuous place where the landowner or occupant may reasonably be expected to see the notice. The notice shall give the professional land surveyor's name, address, telephone number, purpose, availability of the survey and the presence of any temporary or permanent monuments or other markers to be left on the land.

A registered professional land surveyor is owed no greater duty of care than that owed by a landowner to a trespasser. (e.g. - cannot sue)

A registered professional land surveyor may use a vehicle to enter upon land provided that the vehicle remains on existing roadways where practicable.

Nick Blundon, EIT, Stuntzner Forest Grove office

Staff News at Stuntzner *continued from back cover*

Originally from Salem, **Travis Emerling** spent half of his childhood in Las Vegas, Nevada, before moving back to Oregon. He decided on his future career in the forest industry while he was in high school after talking to a representative from the OSU College of Forestry. After high school, he attended community college before transferring to OSU where he earned his B.S. in Forest Operations Management. During the summers, he worked as a wild land firefighter. After graduating, he worked briefly in Coos Bay cruising timber before coming on with Stuntzner, where he is currently working as a Forester out of the Dallas office.

Jennifer Howard is our new Accounting Clerk. She has her Associate of Science in Social Science and has taken some courses in Natural Resources. Originally from California, Jennifer is currently living along the Oregon coast. She has been an advocate for the American Cancer Society since 2004, as well as being an avid Relay for Life participant. Jennifer has also been on the Relay for Life Committee for the Event Activities and plans to participate in the Relay for Life of Bandon and Coos Bay. She is a co-founder for a non-profit organization in Redding, CA called Body Revolution Inc., which empowers communities providing and creating a healthy body image, support and education regarding body images and/or Eating Disorders.

During PEO's 2015 Awards Banquet in May, **Ron Stuntzner**, founder of Stuntzner Engineering & Forestry, LLC, was honored as "Engineer of the Year". Criteria for the award are outstanding professional achievement over a period of years. Many factors are considered including contributions by research, design and design methods, education, and technical literature as well as success in handling unusual construction problems and acceptance as outstanding by his associates. Also considered are service to community on advisory boards and service to technical societies. Congratulations to Ron!!

Garrett Kleiner, our new forester in Coos Bay, holds a B.S. in Forest Engineering from OSU and has been a Registered Professional Forester (RFP) in California since 2011. His past work experience includes: Redding District Forester – Sierra Pacific Industries, Forest Technician – Western Timber Services, Field Instructor – Oregon State University and Engineering Technician – LEI Engineering. He has been a part of the supervising team of the annual Oregon Logging Conference since 2007. Garrett was the Shasta Farm Bureau board's 2nd Vice President before moving to Oregon. Garrett keeps busy with his work but he loves to spend time hunting, fishing, backpacking, golfing and enjoying the outdoors. Go Beavs!!

Stuntzner Designed Bridge Provides Fish Passage

Since its inception in 1971, the Oregon Forest Practices Act (FPA) administered by the Oregon Department of Forestry (ODF) has helped forest landowners provide sustainable, healthy forests and habitat. To further this mission specifically for fish species, Oregon developed the Oregon Plan for Salmon and Watersheds (The Oregon Plan) in 1997, with the mission to restore native fish populations and their aquatic ecosystems to productive and sustainable levels.

The Oregon Fish Passage Law requires that native migratory fish be allowed to move freely up and down streams. In addition, there are provisions in the Oregon Forest Practices Act regarding chemical application and providing protections for streamside vegetation, slopes and roads that in turn influence habitat for fish. It is the responsibility of the owner or operator of an artificial obstruction, such as a culvert or other stream-crossing barrier, to know if fish passage is required. You can find out if your waterway is fish-bearing (native migratory fish) by contacting either your local ODF stewardship forester or an ODFW district fish biologist.



Often culverts are installed for fish passage, but bridges such as this one designed by **Stuntzner Engineering & Forestry** provides fish passage and can sometimes be the right solution for a road crossing.

Triggers for fish passage requirements involving culverts and roads include:

- Creating a new, or abandoning an existing, road or stream-crossing structure that crosses a stream channel
- Widening a road footprint within a stream channel
- Filling or removing 50 percent of the material directly above a culvert, such as road material, unless this volume is exclusively composed of the top one foot of material (i.e., there is only one foot of material above the culvert)
- Construction of a new culvert or overflow pipe within a stream channel
- Widening or extending a culvert
- Cumulatively, through time, making repairs or patches to more than 50 percent of the culvert's linear length
- Replacing to its original configuration any part of a culvert except for culvert ends that have become misaligned or eroded
- Making any replacements, modifications, patches or repairs to the existing culvert that are different from the original configuration and that reduce fish passage

ODFW occasionally grants an exemption from providing fish passage, for one of three reasons:

- A lack of fish passage has already been mitigated.
- A legal waiver has already been granted.
- There is no appreciable benefit to native migratory fish.

Fish passage waivers allow an artificial obstruction to not provide fish passage if an "alternative to fish passage" is provided. Waivers are typically sought if providing fish passage "on location" is impractical due to design or cost restraints. However, mitigation must be provided in the case of a waiver and must provide a net benefit to native migratory fish. Passage waivers must go through ODFW for review and approval. In some cases, waiver approval may be granted through the Oregon Fish and Wildlife Commission. Contact ODFW in advance if you choose to seek a passage waiver or exemption.

Excerpt from July 2014 OFRI e-news article "Wildlife in Managed Forests :Fish Habitat and Passage" Reprinted with permission.

Log Market Report

Unseasonal drier, milder weather than normal increased harvesting this winter, and, along with a steady lumber market decline since the middle of the third quarter of 2014 has resulted in a steady decline in delivered log prices since their peak in December 2014. A steady decline in panel prices started in December. Log inventories continued to build during the winter months, further exacerbating the downward price pressure. Log buyers during this time curtailed log purchase and lowered prices. Prices have improved some in the last month but are still down over the year. Other species such as red cedar and alder held fairly steady throughout 2015 at steady to slightly up pricing. Log exports from Coos Bay have been slow in 2015 due to a poor China market. There has only been a few ship visits this year. There are currently two log export companies buying in Coos Bay. Current prices for Doug fir are about \$625-\$640/mbf and about \$580-\$600/mbf whitewood. In general, it appears log prices may have bottomed a few months ago and appear to be improving. Lumber and panel prices have been moving upward the last few weeks after a steady downward trend from the price peaks of mid-third quarter (lumber) and the early fourth quarter (panels) of 2014.

The *Log Lines* May issue reports a Douglas fir 2M from Southern Oregon/Willamette Valley down \$106/mbf from January to May at \$651/mbf. They show a 2M hemlock for the same period down \$47/mbf to \$550/mbf. China log exports from Coos Bay are currently about \$625-\$650/mbf for 8"+DF and \$580-\$600 whitewood.

For Northwestern Oregon/Columbia River area, the Log Lines April issue reports an average Douglas-fir 2M price of \$627/mbf for long logs. China log exports were between \$570-580 for 8"+ DF and \$555-\$560 for whitewood species. April Japan export prices in Longview were at \$700 to \$715 for 9"+ diameter logs. May has brought with it a slight uptick in the Japan export market. Recent conversations with log buyers indicate that the Japan market should see increases of around \$30/mbf for the IS/SLC sorts. A few more boats have been scheduled and they are trying to pull in some more inventory to fill them up.

Hardwood markets in Longview, Washington are down approximately \$100/mbf across all diameter classes. Prices range from \$350/mbf for 5" scale diameter to \$700/mbf for 12"+ scale diameter logs.

Random Lengths reports from a year ago to April 17, the Framing Lumber Composite down \$30 at \$362, Green DF 2x4's down \$45 at \$290 and K-D Coast Hem-fir down \$83 to \$305. They report the Structural Panel Composite is up \$5 at \$364 and 1/2" western sheathing down \$31 at \$418 for the same period.

Housing permits for March were at a seasonally adjusted annual rate of 926,000, up 2.0% from February but down 2.5% from a year ago. *Source: US Dept. of Housing and Urban Development*

The National Association of Home Builders Association (NAHB) and Wells Fargo produces a Housing Market Index (HMI), which measures builder perceptions in current home sales, expectations for the next six months and rating of prospective buyer traffic. The April HMI is 56, up from 46 a year ago. An HMI of less than 50 means more builders feel sales conditions are poor than good.

Domestic	South \$/MBF	North \$/MBF
DF SM	\$625-\$725	
DF Camp Run	\$625-\$650	
DF 2M"	\$600-675	\$575-\$675
DF 8"-11"	\$580-630	\$575-\$625
DF 5"-7"	\$560-\$600	\$500-\$600
Conifer Pulp	\$34-\$38/ton	\$28-\$40/ton
Whitewood Camp Run	\$550-\$600	\$400-\$450
Red Cedar	\$900-\$1,000	\$1,200-\$1,500

Export-DF	Coos Bay \$/MBF	Longview \$/MBF
9-11" Japan Sort	Not Buying	\$700
12"+ Japan Sort	Not Buying	\$730-\$775
China/Korea Sorts 8"+	\$580-\$600	\$575
Export-Whitewood	Coos Bay	Longview
China/Korea 8"+	\$625-\$640	\$555

Pine 6"+ (Small)	\$400-\$425/mbf	
Incense Cedar	\$520-\$680	
Alder sawlog 6"-7"	\$375/mbf	\$400-\$450
Alder sawlog 8"-9"	\$475/mbf	\$500-\$550
Alder sawlog 10"-11"	\$560/mbf	\$650
Alder sawlog 12"+	\$610/mbf	\$700
Mixed Hwd. Pulp	\$25/ton	\$26-28/ton
Alder Pulp	\$30/ton	\$26-33/ton
Tan Oak 12"+	\$35/ton	-
Maple C/R	\$375/mbf	\$400

Ronald E. Stuntzner, PE, PLS, CWRE at Stuntzner Engineering, Coos Bay & Jake Sapp, Forester, Stuntzner Engineering, Dallas