

## **APPENDIX I**

### **AGENCY INVOLVEMENT PROGRAM**

The City of Albany recognizes its responsibility to implement an agency involvement and coordination program to assure an effective working relationship with those local, state, and federal agencies which may have an interest in Albany and its surrounding area. The City's implementation program provides:

1. Agencies with status reports of current planning efforts, work schedules, and regular meeting dates of the City Planning Commission and the City Council.
2. On request, copies of studies, plans, and ordinances related to the City's planning program.
3. Notice of other public hearings and/or meetings when applicable.

The City coordinates all land-use activities with governmental agencies and private utilities, often utilizing plans or studies prepared by other agencies or direct assistance in the development of a plan or study. The following agencies received and had the opportunity to review background material, and/or goals and policies of the Comprehensive Plan.

#### **LOCAL AGENCIES**

Albany Area Chamber of Commerce  
Albany Downtown Association  
Albany-Lebanon Sanitation Company  
Albany-Millersburg Economic Development Corporation  
Albany Parks and Recreation Commission  
Albany Planning Commission  
Benton County Board of Commissioners  
Benton County Planning Commission  
City of Corvallis  
City of Millersburg  
Community Services Consortium  
Friends of Historic Albany  
Greater Albany Public School District 8J  
Landmarks Advisory Commission  
Linn-Benton Community College  
Linn-Benton Housing Authority  
Linn County Board of Commissioners  
Linn County Planning Commission  
Northwest Natural Gas  
Oregon District 4 Council of Governments  
Pacific Power and Light  
Senior and Disabled Services  
Southern Willamette Research Corridor  
U.S. West Communications

## **STATE AGENCIES AND BUSINESS ORGANIZATIONS**

American Planning Association - Oregon Chapter  
1000 Friends of Oregon  
Oregon Business Planning Council  
Oregon Manufactured Housing Dealers  
Public Utility Commissioner  
State Board of Higher Education  
State of Oregon - Department of Agriculture  
    Department of Energy  
    Department of Environmental Quality  
    Department of Fish and Wildlife  
    Department of Geology and Mineral Industries  
    Department of Human Resources - Employment Division  
    Department of Land Conservation and Development  
    Department of Transportation  
    Department of Transportation - State Historic Preservation Office  
    Department of Water Resources  
    Division of State Lands  
    Economic Development Department  
    Health Division  
    Housing Division  
    Intergovernmental Relations Division

## **FEDERAL AGENCIES**

Bonneville Power Administration  
Bureau of Land Management  
Army Corps of Engineers  
Department of Housing and Urban Development  
Environmental Protection Agency  
Farmers Home Administration  
Fisheries and Wildlife  
Northwest Power Planning Council  
Soil Conservation Service  
Soil and Water Conservation District  
Upper Willamette R. C. & D.  
U.S. Forest Service  
U.S. Geological Survey

## **APPENDIX IIA**

### **CITIZEN COMMITTEES**

The following citizen advisory committees were responsible for reviewing background reports, for providing input into development of Comprehensive Plan goals and policies, and for assisting the Comprehensive Plan Review Committee with developing the Comprehensive Plan:

Albany City Council  
Albany Chamber of Commerce  
Albany Citizen Involvement Sub-Committee  
Albany Comprehensive Plan Review Committee  
Albany Downtown Association  
Albany Hearings Board  
Albany Landmarks Advisory Commission  
Albany Parks and Recreation Commission  
Albany Planning Commission  
Albany Public Works Committee  
Benton County Board of Commissioners  
Benton County Planning Commission  
Linn County Board of Commissioners  
Linn County Planning Commission

## APPENDIX IIB

### RESOLUTION NO. 2551

**AMENDING RESOLUTIONS 1750 AND 1759, WHICH ESTABLISHED THE NEIGHBORHOOD PLANNING PROGRAM AND THE ALBANY COMMITTEE FOR CITIZENS' INVOLVEMENT AND RESOLUTION 2042 WHICH AMENDED RESOLUTION 1750 TO ALLOW FOR THE ADDITION OF NEIGHBORHOOD REPRESENTATIVES FROM NORTH ALBANY, SOUTH ALBANY, EAST ALBANY, AND MILLERSBURG TO THE COMMITTEE FOR CITIZENS' INVOLVEMENT.**

**WHEREAS**, the City of Albany has formally adopted a Neighborhood Planning Program (Resolution No. 1750) in 1975 as the basis for creating a Committee for Citizen Involvement for a communitywide Citizen's Involvement Program; and

**WHEREAS**, the City of Albany formally adopted a Committee for Citizen Involvement (Resolution No. 1759) in 1976 to meet the Citizen Participation statewide planning Goal 1 requirements of the Land Conservation and Development Commission; and

**WHEREAS**, the City of Albany adopted Resolution 2042 in 1979 which amended Resolution 1750 to include representatives from those area of Albany's Preliminary Urban Growth Boundary outside the city limits as part of the Citizen Involvement Program for purposes of developing the Albany Comprehensive Plan; and

**WHEREAS**, the Albany Comprehensive Plan was adopted by the City on December 17, 1980, and subsequently acknowledged by the Land Conservation and Development Commission in November 1982 as being in compliance with statewide planning goals; and

**WHEREAS**, following acknowledgement of the Comprehensive Plan, the Committee for Citizen Involvement ceased to function due to completion of the Plan and the lack of other business; and

**WHEREAS**, it is necessary to provide for a review and update of the Albany Comprehensive Plan Periodic Review mandated by the 1983 Oregon Legislature, subsequent rules adopted by the Land Conservation and Development Commission, and the internal update and review of goals and policies of the Albany Comprehensive Plan; and

**WHEREAS**, the updated Albany Comprehensive Plan is scheduled for review by the Land Conservation and Development Commission during the last half of 1987; and

**WHEREAS**, it is necessary to adopt a revised Citizen Involvement Program because: 1) the nature and scope of the Periodic Review and Update process is significantly different than the initial comprehensive planning effort, 2) since acknowledgement of the Comprehensive Plan in 1982, the previous citizens' involvement process no longer operates, and 3) the neighborhoods that formed the basis of the Committee for Citizen Involvement have not been active or organized regarding comprehensive planning issues.

**WHEREAS**, it is the intent of the City of Albany to adopt a new Citizen Involvement Program to meet the requirements of the Albany Comprehensive Plan for the specific task of Comprehensive Plan Review and Update, and involve as broad a cross section of the community as possible.

**NOW, THEREFORE, BE IT RESOLVED** by the Albany City Council that a revised Citizen Involvement Program is hereby established as outlined in attached Exhibit A.

Dated this 24th day of July, 1985.

*The original Resolution was signed by Gary Holliday, City Recorder, and Tom Holman, Mayor.*

**APPENDIX IIC**  
**CITY OF ALBANY**  
**COMPREHENSIVE PLAN REVIEW AND UPDATE**  
**CITIZEN INVOLVEMENT PROGRAM**  
**(EXHIBIT A)**  
**PERIODIC REVIEW**

As per the requirements of OAR 660-19-060, Division 19, Periodic Review; the City of Albany Citizen Involvement Program shall be used to provide adequate participation opportunities for citizens, other interested persons, and affected jurisdictions and agencies in all phases of the Albany Comprehensive Plan Periodic Review and Update.

The City shall issue a specific, written notice informing citizens in the community and other persons requesting such notice about the initiation of Comprehensive Periodic Review. The requirements of OAR 660, Division 19, Periodic Review shall be followed to provide for subsequent procedural coordination with the Department of Land Conservation and Development and other affected local, state, and federal agencies.

**PUBLIC INFORMATION AND NOTIFICATION**

The following opportunities shall be provided to ensure that Albany's citizens and other affected groups and agencies are involved in every phase of the planning process:

1. Published notice of the Comprehensive Plan Review Committee meeting dates, times, and agendas shall appear in at least one local publication a minimum of five days prior to each meeting. The general public shall be invited to attend the CPRC meetings to provide input and comment.
2. When appropriate, other media shall be utilized to inform citizens including newsletters, posters, radio, and television. Also questionnaires, neighborhood meetings, and workshops shall be utilized, when appropriate, to provide citizen feedback to the CPRC and other appointed and elected officials.
3. Review and input shall be solicited from the Albany area special committees, boards, commissions, and interest groups in their specific areas of expertise that are subject to Comprehensive Plan review and update.
4. Copies of all reports, technical information, or minutes of proceedings shall be made available to the public upon written request. In addition, copies of all technical information and reports shall be made available for review by the general public at the Planning Department offices and at the two City Libraries.
5. Prior to the formal public hearing process to consider changes to the Comprehensive Plan, the public shall be notified by a combination of the above means to provide input and feedback on proposed changes to goals, policies, and implementation methods.

These opportunities for public input prior to formal adoption shall occur at the following times:

1. At public workshops to review final recommendations of the CPRC to the Albany City Council for changes to Comprehensive Plan goals, policies, and implementation methods.
2. During City Council deliberations of CPRC recommendations prior to setting date(s) for final public hearing(s) to consider formal adoption of changes to the Comprehensive Plan.

3. Public hearings will be the formal point of input.

### **PUBLIC HEARINGS**

After review of all CPRC recommendations and receipt of public input, the City Council shall move to set the date(s) for public hearing(s) to consider formal legislative adoption of changes or revisions to the Albany Comprehensive Plan.

All procedural requirements of OAR 660, Division 19, Periodic Review shall be followed to provide for coordination with the Department of Land Conservation and Development and other affected local, state, and federal agencies.

Following formal adoption, the revised Albany Comprehensive Plan and all associated background information and implementation methods shall be forwarded to the Land Conservation and Development Commission and the Department of Land Conservation and Development for review and approval.

### **CITIZEN INVOLVEMENT OPPORTUNITIES OUTSIDE PERIODIC REVIEW PROCESS**

The City of Albany shall continue to utilize the public notice and hearing requirements outlined in Articles 2, 3, and 4 of the Albany Development Code to provide for public participation in land use planning issues.

The Albany Development Code provides for public participation through the following means.

1. **TYPE II PROCEDURES:** Major Partitionings, Type II Variances, Conditional Use Permits, Modifications to Non-Conforming Uses, Final Planned Development Plans, Greenway District Use Permits, Floodplain Excavation and/or Fill Permits are included.

Notice of the proposal to all abutting property owners and those separated from the development site by a public utility, street, or railroad right-of-way except for Conditional Use Permits which shall require notices to be sent to all property owners within 300 feet.

The notice summarizes the relevant facts related to the proposed action and invites the recipient to submit additional information and comments based on the criteria of the Albany Development Code. The notice also advises the recipient of his/her right to request a public hearing on the matter.

The Director may also require the applicant to post notice on the property within three (3) days of filing and remain posted for seven (7) days or until the date of the public hearing, whichever is longer. The Director may also, at his/her discretion, choose to initiate a public hearing and provide notice as outlined above.

2. **TYPE III PROCEDURES:** Interim Planned Developments, Preliminary Subdivision Plats, and Future Street Plans are included.

Under the Type III procedures, an application is automatically scheduled before the Planning Commission. All property owners within 300 feet of the development site receive notification. In addition, notices are also posted on the property at least seven (7) days prior to the Planning Commission hearing and remain until a decision is rendered.

3. **TYPE IV PROCEDURES:** Zone Changes, Comprehensive Plan Amendments, Annexations, and Street Vacations are included.

Notice and posting procedures as outlined above are required for these development actions prior to the public hearing and City Council review.

4. **LEGISLATIVE ACTIONS:** The Director may prepare a notice to reach persons believed to have particular interest and to provide the public with reasonable opportunity to be aware of the hearings on legislative proposals.
5. **PUBLIC HEARINGS:** In addition, to persons receiving notice as required by the matter under consideration, the Director may provide notice to others s/he has reason to believe are affected or otherwise represent an interest that may be affected by the proposed development. Required notice shall also be published in a newspaper of general circulation at least once during the week preceding the hearing and additional notices as may be required by Oregon State laws for a particular proceeding.

### **CONTINUING CITIZEN INVOLVEMENT**

It is the intent of the City to assure the continued involvement of Albany's citizens in land use matters and to measure the effectiveness of the Citizen Involvement Program after the task of Comprehensive Plan review and update is completed. This Citizen Involvement Committee (CIC) shall be formed from the Comprehensive Plan Review Committee. The CIC shall report periodically to the Planning Commission regarding the following:

1. The effectiveness of the Citizen Involvement Program in providing opportunities for citizen participation.
2. Methods to improve the City's Citizen Involvement Program.
3. Specific and procedural problems regarding the Citizen Involvement Program.

### **AGENCY INVOLVEMENT PROGRAM**

The City of Albany has a responsibility to implement an Agency Involvement and Coordination Program to assure an effective working relationship with those local, state, and federal agencies which may have an interest in Albany and its surrounding area. As with the initial development of the current Albany Comprehensive Plan and its implementation ordinances, agency involvement will continue to be of importance.

The Albany Comprehensive Plan periodic review and update process shall consider and incorporate the plans of all units and levels of government within the Albany area. This is determined to be necessary in order to provide a common focus for decisions by the various agencies and jurisdictions regarding development or conservation issues of mutual concern.

Therefore, any goal, policy, or implementation method changes proposed by the Plan update process and subsequent implementation methods shall be reviewed and agreed to by:

1. Each special district having any land-related responsibilities within the Albany planning area such as water, sewer, solid waste, schools, roads, irrigation, fire and crime protection, soil conservation, etc.
2. Each state and federal agency having responsibility for regulations, standards, services, property, or the operation and maintenance of facilities in the area.
3. Optimally, semi-public agencies such as electric power and telephone companies, solid waste disposal, natural gas distribution, and certain special service providers because of the direct impact of public decisions.

Throughout the Comprehensive Plan review and update process and the ensuing implementation of the Plan, the City shall:

1. When applicable, provide agencies with status reports of all planning efforts, work schedules, and regular meeting dates of the Comprehensive Plan Review Committee, Hearings Board, Planning Commission, and the City Council.
2. Upon written request, provide copies of studies, plans, and implementing ordinances related to the City's planning program.
3. Provide notice of public hearings and special meetings when it is determined that it is in the best interest of the City, the general public, and the specific agency(s) to have notice and the opportunity to participate.
4. Request that all coordinating agencies designate a contact person who will be responsible for coordination with the City.
5. Request that each coordinating agency continue to provide the information which is needed by the City to maintain the elements of its required planning program. This shall include, but not be limited to the following:
  - A. Provision of plans or studies prepared by the agency or jurisdiction that may assist the City.
  - B. Participation by the affected agency(s) or jurisdiction(s) in public hearings or other meetings.
  - C. Direct assistance by the agency in the development of a plan or study or assistance with specific planning-related problems.
6. Utilize the A-95 Clearinghouse Review and other functions of the Oregon District 4 Council of Governments and the State Intergovernmental Relations Division to encourage and enhance intergovernmental coordination.
7. Utilize the services of the Department of Land Conservation and Development Division's field representative to facilitate intergovernmental coordination and to assist in identifying and resolving conflicts.

Agency coordination shall include, but not necessarily be limited to, the following agencies:

**LOCAL AGENCIES**

- |  |  |
|--|--|
| Albany Area Chamber of Commerce          | Linn-Benton Education Service District   |
| Benton County Board of Commissioners     | Linn County Board of Commissioners       |
| Benton County Planning Commission        | Linn County Planning Commission          |
| City of Corvallis                        | Northwest Natural Gas Company            |
| City of Millersburg                      | Oregon District 4 Council of Governments |
| City of Tangent                          | Pacific Power and Light Company          |
| Consumers Power                          | U.S. West Communications                 |
| Greater Albany Public School District 8J |  |
| Linn-Benton Community College            |  |
| Linn-Benton Housing Authority            |  |

**STATE AGENCIES**

- American Planning Association - Oregon Chapter
- 1000 Friends of Oregon
- Oregon Business Planning Council
- Oregon Manufactured Housing Dealers
- Public Utility Commissioner



State Board of Higher Education

State of Oregon -

Department of Agriculture,

Department of Energy

Department of Environmental Quality

Department of Fish and Wildlife

Department of Geology and Mineral Industries

Department of Human Resources - Employment Division

Department of Land Conservation and Development

Department of Transportation

Department of Transportation - State Historic Preservation Office

Department of Water Resources

Division of State Lands

Economic Development Department

Health Division

Housing Division

Intergovernmental Relations Division

### **FEDERAL AGENCIES**

Bonneville Power Administration

Bureau of Land Management

Army Corps of Engineers

Department of Housing and Urban Development

Environmental Protection Agency

Farmers Home Administration

Fisheries and Wildlife

Northwest Power Planning Council

Soil Conservation Service

Soil and Water Conservation District

Upper Willamette R. C. & D.

U.S. Forest Service

U.S. Geological Survey

## APPENDIX III

### GLOSSARY

**ACTIVE, PASSIVE SOLAR SYSTEMS** - Active or indirect solar heating utilizes heat collection, which is separate from the area being heated, with a mechanical method of transferring heat between the two areas. A passive solar system is any method which requires no external energy input to collect and disperse solar heat. In new building design this means utilizing site design, building orientation, window placement, insulation, vegetation, etc. to heat and cool a building. Passive solar systems may also include the addition of such solar collectors as greenhouses or water traps or improved insulation or weatherization techniques.

**AIRSHED** - An area where certain air conditions prevail. Depending on what conditions are specified, the airshed could be large (the Willamette Valley) or quite localized, such as the Albany-Millersburg area.

**ALBANY AREA** - For the purpose of tabulating economic statistics, the Albany area consists of the area within the 97321-zip code which includes Albany, North Albany, Millersburg, and some rural areas in Linn County surrounding the Albany urban area but is not limited to the Urban Growth Boundary. It does not include Tangent or the Highway 34 area between Corvallis and Interstate 5.

**ALBANY PRIMARY ABATEMENT AREA** - The area designated by the Department of Environmental Quality (DEQ) for special monitoring and study of air quality. It encompasses approximately 24 square miles extending north of Millersburg, east to nearly Lebanon, south between Albany and Tangent, and west to the Willamette River.

**AQUIFER** - Any geologic formation containing water, especially one that supplies water for wells, springs, etc., groundwater.

**ARTERIAL** - A major street which functions primarily to move large amounts of traffic.

**BERM** - A manmade mound or small hill of earth used to deflect sound or used as a buffer in landscaping to separate incompatible areas or to provide aesthetic enhancement in site design.

**BIKE PATH, LANE, WAY** - A bike path is completely separated from vehicular traffic and within an independent right-of-way or the right-of-way of another facility. A bike lane is part of the roadway or shoulder or delineated by pavement markings and signs. A bikeway is any trail, path, part of a highway or shoulder, sidewalk, or any other travel way specifically signed and/or marked for bicycle travel.

**BUFFER, BUFFERING** - An area which provides a separation between potentially conflicting land uses.

**BUILDABLE LANDS** - Lands in urban and urbanizable areas that are suitable, available, and necessary for urban uses.

**CAPITAL IMPROVEMENT PROGRAM** - A government schedule showing how permanent facility improvements, such as streets, sewers, etc. will be scheduled and financed. Capital Improvement Programs (CIP's) show funding from both City and outside sources and are usually projected 4 to 6 years in advance and updated annually.

**COLLECTOR** - A major street which transports traffic from local streets to the arterial street system. It supplies abutting properties with the same degree of service as a local street.

**COMPREHENSIVE PLAN** - A set of public policy decisions dealing with how the land, air, and water resources of the jurisdiction are to be used.

Compensatory Cut and Fill removed. [Ord. 5042, 4/14/1993]

**COST-EFFECTIVE** - For the purpose of energy conservation planning, cost-effective means any weatherization measure which would have a reasonable payback period for the consumer, usually identified as 15 to 20 years in which the measure would pay for itself.

**CRITERIA AND NON-CRITERIA POLLUTANTS** - Criteria pollutants are those air pollutants monitored by the DEQ, including suspended particulate, sulphur dioxide, carbon monoxide, ozone, nitrogen dioxide, and hydrocarbons. Theoretically, reliance on state and federal standards and monitoring of these pollutants could result in Albany meeting minimum air quality levels in the area. Non-criteria pollutants are those air pollutants for which no standards exist. In the Albany area these may include such industrial emissions as hydrogen chloride, methyl isobutyl ketone (MISK), chlorine, and phosgene. Some of these non-criteria pollutants are monitored by local industries but there is little available information on their long-term effects.

**CUTBANK** - Steep bank on the eroding, outside bend of a river. Albany's downtown is located on a south cutbank of the Willamette River.

**DENSITY** - The number of living units per acre of land. Density ranges in the Plan are:

1. Low Density - permits residential uses up to 10 units per net acre.
2. Medium Density - permits residential uses of 10-20 units per net acre.
3. High Density - permits 20-40 units per acre.

**DEVELOPMENT** - Any manmade change to improved or unimproved real estate, including but not limited to construction, installation, or change of a building or other structure, land division, establishment, or termination of a right of access, storage on the land, drilling, and site alteration such as that due to surface mining, dredging, paving, excavation, or clearing.

**DRAINAGEWAY** - Any natural or manmade watercourse, trench, ditch, swale, or similar depression into which surface water flows.

**ENSURE** - Guarantee; make sure or certain something will happen.

**FINDINGS** - Written statements of fact, conclusions and determinations based on the evidence presented in relation to the approval criteria and used in the determination of discretionary acts by the approval authority.

**FLOOD** - A general and temporary condition of partial or complete inundation of normally dry land areas from:

- (a) the overflow of inland or tidal waters; and/or
- (b) the unusual and rapid accumulation of runoff of surface waters from any source.

[Ord. 5042, 4/14/1993]

**FLOOD FRINGE** - Those areas outside the floodway but within the 100-year floodplain. Zone designations on Flood Insurance Rate Maps include A, AE, AO, and shaded X. [Ord. 5042, 4/14/1993]

**FLOODPLAIN** - The combined area of the floodway and flood fringe as defined herein.

**FLOODWAY** - The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without increasing the water surface elevation more than one foot. These areas are identified on the Floodway maps issued by FEMA. [Ord. 5042, 4/14/1993]

**GOAL** - A general statement indicating a desired end, or the direction the City wishes to follow to achieve that end (see Plan Introduction for complete definition and relationship to other Plan statements and the City's obligation to take action).

**GROSS ACREAGE** - A total area exclusive of deductions such as for streets and roads or public and semi-public uses.

**HABITAT** - The specific kind of environment occupied by the individuals of a species.

**HISTORIC DISTRICTS** - Three historic districts have been identified within the city: Monteith, Downtown Commercial, and the Hackleman Districts. Monteith and Hackleman are residential districts. All three are listed on the National Registry of Historic Places and the State Inventory of Historic Resources. Property owners of historic rated properties within these districts are eligible for certain tax relief benefits while in exchange, are required to maintain the structure in an historically appropriate manner.

**HYDRAULIC** - Operated by the pressure created by forcing water or another liquid through a comparatively narrow pipe or orifice such as in a hydraulic pump.

**IMPACT** - The consequences of a course of action; effect of a goal, guideline, plan, or decision.

**IMPLEMENTATION METHOD** - A statement which outlines a specific project or standard to implement a goal or policy (see Plan Introduction for complete definition and relationship to other Plan statements and the City's obligation to take action).

**INTERMEDIATE REGIONAL FLOOD** - see Flood.

**LDN CONTOUR** - A line showing average noise level (or anticipated average noise level) for an area. The Ldn sound level represents a mathematical formula which tends to average noise events and gives additional importance to sound generated at night.

**LIFE CYCLE COSTING** - An evaluation method through which all costs attributable to a project decision are considered, including the initial investment, recurring costs and revenues, and proceeds from ultimate sale or other means of disposal.

**MAINTAIN** - Support, keep, and continue in an existing state or condition without decline.

**MICRO-CLIMATE** - Local climate conditions, especially the lowest stratum of the atmosphere, including average yearly precipitation, wind patterns, sun angles, etc.

**MITIGATION** - The lessening of the negative effect of any proposed action on the conditions within the area affected by the activity including land, air, water, minerals, flora, fauna, ambient noise, economic climate, and historic or aesthetic resources.

**NATURAL AREAS** - Includes land and water that has substantially retained its natural character, which is an important habitat for plant, animal, or marine life. Such areas are not necessarily completely natural or undisturbed, but can be significant for the study of natural, historic, scientific, or paleontological features, or for the appreciation of natural features.

**NATURAL RESOURCES** - Air, land, and water and the elements thereof which are valued for their existing and potential usefulness to man.

**NET ACRES** - The amount of acreage remaining after all necessary deductions have been made for required dedications such as streets, open space, or other necessary dedications.

**NON-POINT SOURCE** - See point source.

**OPEN SPACE** - Within a city this refers to any open lands and waters free of intensive urban development. This includes parks, golf courses, and cemeteries, as well as vacant lands, agricultural or forest land or any land which, when preserved as open space, conserves natural, scenic, or historic resources, protects air, water and soil quality, preserves unique and fragile fish and wildlife habitats, or provides recreational enjoyment.

**PAYBACK PERIOD** - A period of time that it takes for a saving in energy costs to pay for the initial cost of a weatherization measure.

**PLANNING AREA** - The air, land, and water resources within the jurisdiction of a governmental agency.

**PLANNING PERIOD** - To the year 2005.

**POINT SOURCES, NON-POINT SOURCES** - Point sources are specifically identified sources of air or water pollution as opposed to non-point sources which may include car exhaust, etc.

**PONDING** - The accumulation of water on the ground, particularly occurring during the winter months, as a result of poor drainage due to soil conditions, a high-water table, and the flat character of the land.

**PRELIMINARY URBAN GROWTH BOUNDARY** - The Urban Growth Boundary, as adopted in 1977, and which was revised in 1980 to exclude some previously included area.

**PRESERVE** - To save from change or loss and reserve for a special purpose.

**PRIMARY HISTORIC STRUCTURES** - Includes any structure built prior to 1900 and/or a building of outstanding architectural or historic significance.

**PROGRAM** - Proposed or desired plan or course of proceedings and action.

**PROTECT** - Save or shield from loss, destruction, or injury or for future intended use.

**PROVIDE** - Prepare, plan for, and supply what is needed.

**PUBLIC FACILITIES AND SERVICES** - Projects, activities and facilities which the planning agency determines to be necessary for the public health, safety and welfare.

**PUBLIC GAIN** - The net gain from combined economic, social, and environmental effects which accrue to the public because of a use or activity and its subsequent resulting effects.

**RECOMMENDATION** - A statement which identifies a recommended course of action, position, or implementation method for a non-City organization.

**REVISED URBAN GROWTH BOUNDARY** - The Urban Growth Boundary as adopted by the Planning Commission and the City Council as of 1980 and shown on Plate 1 and Plate 14. The UGB has been established to identify and separate urbanizable land from rural land and is based upon consideration of the need to accommodate projected population growth for the planning period.

**RIGHTS-OF-WAY** - Public land reserved or used for the location of streets, utilities, sidewalks, bike paths, and alleyways.

**RIPARIAN VEGETATION** - Vegetation of, pertaining to, or situated on the banks of a river, creek, drainage way, or other body of water. Most of Albany's natural vegetation occurs in riparian areas.

**RIP-RAP, REVETMENT** - A foundation of stones or other material along an embankment used to prevent erosion.

**RURAL LANDS** - Those lands outside of the urban area.

**SECONDARY HISTORIC STRUCTURES** - Secondary historic structures include those buildings built after 1900 but before 1915 and/or a building of lesser architectural or historical importance.

**SETBACK** - A minimum distance between the property line and the building line usually defined by feet and required by zoning regulations.

**SLOPES** - The rise and fall of elevation of the land, usually expressed as a percentage derived from dividing the rise of the land by the horizontal distance over which the rise occurs. Slopes are divided into classifications based on percentages. Most of Albany is in Class I with 0-10% slope.

**SOCIAL CONSEQUENCES** - The tangible and intangible effects upon people and their relationships with the community in which they live resulting from a particular action or decision.

**TOPOGRAPHY** - The physical relief features or surface configurations of an area.

**UNBUILDABLE** - Land which because of its natural character or location is unsuitable for urban development.

**UNDEVELOPED LAND** - Lands which are not physically developed for urban purposes, regardless of whether they are developable for interim purposes. This includes all vacant land as well as lands in use for agricultural purposes.

**URBAN GROWTH BOUNDARY (UGB)** - The Urban Growth Boundary is a site-specific line, delineated on a map or by written description which separates the projected urban service area from rural land.

**URBAN LANDS** - Those places which are developed to such a degree that urban services are needed. This includes lands which are developed within city limits as well as adjacent to city limits.

**URBANIZABLE LANDS** - Urbanizing lands are those lands within the Urban Growth Boundary which:

1. Are determined to be necessary and suitable for future urban uses.
2. Can be served by urban services and facilities.
3. Are needed for the expansion of an urban area.

**VACANT LAND** - Lands not occupied or put to an urban type of use. On parcels greater than 1/2 acre but containing a dwelling unit, all but 1/2 acre is assumed to be vacant.

**WATER DEPENDENT** - A use or activity which can be carried out only on, in, or adjacent to water areas because the use requires access to the water body for water-borne transportation, recreation, energy production, or source of water.

**WATER ORIENTED** - A use whose attraction to the public is enhanced by a view of or access to the water body.

**WATER RELATED** - Uses which are not directly dependent upon access to a water body, but which provide goods or services that are directly associated with water-dependent land or waterway use, and which, if not located adjacent to water, would result in a public loss of quality in the goods or services offered. Except as necessary for water dependent or water related uses or facilities, residences, parking lots, spoil and dump sites, roads and highways, restaurants, businesses, factories, and trailer parks are not generally considered dependent on or related to water location needs.

**WATER TABLE** - The upper surface of the free groundwater in a zone of saturation.

**WEATHERIZATION** - For the purposes of energy conservation, those methods identified by the City used to conserve heat loss in existing structures such as weatherstripping, increased insulation, etc.

**WETLAND** - Areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

## APPENDIX IV

### ACRONYMS

- AC of E:** Army Corps of Engineers
- ACDP:** Air Contaminant Discharge Permit
- ACVC:** Albany Convention and Visitors Commission
- ADA:** Albany Downtown Association
- AMEDC:** Albany-Millersburg Economic Development Corporation. Serves as Albany's and Millersburg's central point of contact for businesses interested in locating/expanding in the area and/or needing business development assistance.
- ARA:** Albany Redevelopment Agency. This agency was formed by the City of Albany to provide public works improvements (water, sewer, sidewalk, traffic control, lighting, drainage) in the Albany Economic Development District.
- ATS:** Albany Transportation System
- BTU:** British Thermal Unit. A unit of heat, the quantity needed to raise the temperature of 1 pound of water 1 degree Fahrenheit.
- C-1:** Neighborhood Commercial Zoning District
- C-2:** Community Commercial Zoning District
- C-3:** Central Business Zoning District
- CBD:** Central Business District
- CH:** Heavy Commercial Zoning District
- CIC:** Citizen Involvement Committee. During the Comprehensive Plan update process this was a three-member subcommittee of the CPRC which developed and reviewed the citizen involvement portions of the Plan. After the periodic review process, the CIC will become a five-member committee composed of City Council appointees chosen as follows: one member from each of the Albany's three wards, one member at-large, and one from the North Albany portion of the UGB.
- CIP:** Capital Improvement Program
- CPRC:** Comprehensive Plan Review Committee. This committee was created to review and provide input regarding the Comprehensive Plan update. It is composed of 27 members, including the Albany Planning Commission, eight citizens appointed by the Planning Commission, seven citizens appointed by the City Council, two members from the North Albany Citizen's Advisory Committee and one City Council liaison member.
- DEQ:** Department of Environmental Quality, State of Oregon
- DOE:** Department of Energy, State of Oregon
- DLCD:** Department of Land Conservation and Development, State of Oregon
- DSL:** Division of State Lands, State of Oregon



**EDD:** Economic Development Department, State of Oregon

**EPA:** Environmental Protection Agency

**FEMA:** Federal Emergency Management Agency

**GAPS:** Greater Albany Public Schools, District 8J

**HAMC:** Historic Advisory and Museum Commission. Now known as the Landmarks Advisory Commission (LAC).

**HUD:** U.S. Department of Housing and Urban Development

**I-5:** Interstate Highway 5

**I/I:** Infiltration/inflow

**ISCP:** Indirect Source Construction Permit

**LAC:** Landmarks Advisory Commission. This commission was appointed by the Albany City Council for the purpose of protecting, enhancing, and perpetuating Albany's historic resources.

**LBCC:** Linn-Benton Community College

**LCDC:** Land Conservation and Development Commission

**MGD:** Million Gallons Per Day

**MH:** Heavy Industrial Zoning District

**ML:** Light Industrial Zoning District

**MP:** Industrial Park Zoning District

**NC:** Notice of Construction

**OAR:** Oregon Administrative Rule

**ODOT:** Department of Transportation, State of Oregon

**OD4COG:** Oregon District 4 Council of Governments

**ORS:** Oregon Revised Statutes

**OS:** Open Space Zoning District

**PD:** Planned Development

**PFP:** Public Facility Plan

**PUD:** Planned Unit Development

**R-1:** Low Density Residential Zoning District

**R-2:** Limited Multiple Dwelling Unit Residential Zoning District

**R-3:** Multiple Dwelling Unit Residential Zoning District

**RP:** Residential Professional Zoning District

**SCS:** Soil Conservation Service, U.S. Department of Agriculture

- SWCD:** Soil and Water Conservation District
- SHPO:** State Historic Preservation Office, Department of Transportation, Parks and Recreation Division
- SWRC:** Southern Willamette Research Corridor
- TSP:** Total Suspended Particulates
- UGB:** Urban Growth Boundary
- URR:** Urban Residential Reserve

## **APPENDIX VA**

### **RESOLUTION NO. 2822**

#### **A RESOLUTION ADOPTING THE 1988 URBAN GROWTH MANAGEMENT AGREEMENT AND REPEALING RESOLUTION NO. 2268.**

**NOW, THEREFORE, BE IT RESOLVED** by the Albany City Council that it does adopt the attached Exhibit “1” known as the “**Agreement between the City of Albany, Oregon and Linn County, Oregon for the Management of the Albany Comprehensive Plan as it Pertains to the Urban Growth Boundary and the Urban Growth Area.**” This agreement will be the governing procedure for continued implementation of the Albany Urban Growth Boundary and plan for the Albany Urban Fringe pursuant to ORS 197.190.

**BE IT FURTHER RESOLVED** that Resolution No. 2268 is hereby repealed.

Dated this 26th day of October, 1988.

*The original Resolution was signed by Gary Holliday, City Recorder, and Tom Holman, Mayor*

## EXHIBIT 1

### ***AGREEMENT BETWEEN THE CITY OF ALBANY, OREGON AND LINN COUNTY, OREGON FOR THE MANAGEMENT OF THE ALBANY COMPREHENSIVE PLAN AS IT PERTAINS TO THE URBAN GROWTH BOUNDARY, AND THE URBAN GROWTH AREA***

#### ***INTRODUCTION***

The City of Albany, Oregon (hereafter called the “City”) and Linn County, Oregon (hereafter called “County”) hereby agree to establish a joint management procedure pursuant to ORS 197.190 for the implementation of the Albany Urban Growth Boundary and plan for the Albany fringe, both of which form an integral part of the Albany Comprehensive Plan. The Albany Urban Growth Boundary is attached as Exhibit “A” to this agreement. The City and County further agree to utilize the provisions of this agreement, the Albany Comprehensive Land Use Plan as amended, and the Linn County Comprehensive Land Use Plan as amended as the basis for review and action on Comprehensive Plan amendments, development proposals, and implementing regulations which pertain to the urban fringe. The urban fringe is defined as the area situated inside the Albany Urban Growth Boundary and outside the Albany city limits. Other definitions are located in the Glossary of the Comprehensive Plan.

#### ***COMPREHENSIVE PLAN AMENDMENTS***

For purposes of this agreement, Comprehensive Plan amendments include amendments to the Urban Growth Boundary (UGB), Plan map amendments within the urban fringe, and amendments to the Plan text which are considered by either the City or County to have an effect within the urban fringe. Proposed Plan amendments as defined above shall be processed as follows:

1. ***Initiation of Request:*** All requests for Plan amendments shall be initiated at the City. Applications for Plan amendments will be reviewed semi-annually in April and October, unless other review dates are approved by the Albany City Council or Planning Commission as allowed by Section 3.063 of the Albany Development Code. The City will process the amendment proposal as provided for in the Development Code Section 3.064, which requires final action by the City Council.
2. ***City Notification:*** Upon receipt of a complete application, the City shall notify the County of the application request and, if possible, establish joint City-County hearings. A proposed final hearing date shall be set at least 60 days in advance but not greater than 120 days from the acceptance date of the complete application. At least 45 days from the proposed final hearing date, the City shall notify the Department of Land Conservation and Development (DLCD), the County, and any affected service district of the request and the proposed final hearing date.
3. ***County Response:*** Within 14 days of the initial City notification, the County shall establish dates for County hearings and final action by the Board of Commissioners.
4. ***Plan Text Amendment:*** For Plan text amendments, the County may provide comments or recommendations in lieu of formal action by the County Commissioners. If no response is received or extension requested within 21 days of initial notice, it will be assumed by the City that the County has no comment.
5. ***City/County Review:*** An amendment may be approved, denied, or altered by mutual approval of both the city and County. If concurrence on any amendment request is not reached within 30 days of the final hearing date, a joint meeting of the City Council and County Commissioners shall be held to attempt to resolve differences. If concurrence still cannot be reached with 30 days of the joint meeting, the request is denied.

6. **Time Extensions:** Any time period or deadline listed above can be extended by mutual consent of the applicant, County, and City.
7. **Delayed Annexations:** The City and County recognize a common interest in delayed annexations through which it may be possible for urban development to occur (as permitted in accordance with the Comprehensive Plan) without actual annexation to the city. Individual delayed annexations shall not be approved until both the City and County agree on all terms and conditions for approval. Procedures for approving delayed annexations shall be according to Article 17 of the County Zoning Ordinance as adopted or modified with City written concurrence.
8. **Urban Growth Management Overlay Zones:** In establishing UGM District zoning, the City and County further agree to attach the specific UGM overlay zoning designations as established on the attached map(s) labeled Exhibits B-1 and B-2. Future modifications to the maps may be made only upon written concurrence of both the City and County and through the zone amendment process.
9. **Planning Area of Influence:** Because there is a need to protect certain areas outside the Urban Growth Boundary and to maintain high standards for major arterials entering the City, the City and County further agree to establish a “Planning Area of Influence” as shown on Exhibit C.

Within these areas, no subdivision, plan or zone change, or conditional use permits will be allowed on any properties until after the County has notified the City and subsequently reviewed City comment. The City will have 30 days in which to review proposed major planning actions which include subdivisions, plan or zone changes or other land use actions which require a public hearing. For less significant actions, including conditional uses and others which do not require a public hearing, the City will have 15 days for review and comment.

### ***PUBLIC FACILITIES AND SERVICES***

The City has adopted a Public Facilities Plan for all lands within the Urban Growth Boundary in accordance with the Statewide Goals and administrative rule (OAR Chapter 660, Division 11). The City and County do hereby agree that this plan, known as the “Albany Public Facilities Plan” and which on the date of this agreement is incorporated and adopted by reference herein shall be the prevailing guide for the planning and improvement of all public facilities identified therein. Furthermore, the City and County agree that the Albany Public Facilities Plan, in as much as it affects portions of Linn County, may only be amended by mutual consent of both parties. In addition, the City and County may enter into a separate intergovernmental agreement to more particularly define the roles and responsibilities of each party for the planning, development, and management of public facilities within the Linn County portion of the Urban Growth Boundary.

### ***DEVELOPMENT PROPOSAL REVIEW***

1. **City Review of County Developments:** The County shall notify the City and request review and recommendation on the following proposed development and planning actions within the urban fringe:
  - a. Conditional Uses.
  - b. Variances.
  - c. Subdivisions, minor or major partitions, and multi-family developments including Planned Unit Developments.
  - d. Any development in the floodplain, any fill or excavation permits of 50 cu. yds. or larger, and any action in a designated wetland.
  - e. Expansions or alterations of non-conforming uses.

- f. Capital improvement plans and programs (including street reconstructions of arterial or collectors and public drainage improvements), which are reviewed by the Board of Commissioners, including annual capital projects approved as part of the budget.
- g. Zoning ordinance map amendments and zoning ordinance text changes affecting development in the Urban Fringe.
- h. Recommendations for the designation of health hazard areas.
- i. Requests for amendment or establishment of special districts.
- j. Commercial and industrial development in accordance with applicable delayed annexation and urban growth management zoning overlay provisions.

The review criteria used by the City in reviewing property development in the urban fringe shall be the same as if that property were inside the city limits and zoned in accordance with the City Development Code Annexation Zoning Matrix of Section 3.030, unless some other City zoning district has been applied as an overlay to the County zoning district.

Where the type of development review provides for only City review and comment, the County shall have authority to interpret City comments and City standards in a manner which the County deems consistent with the City's Comprehensive Plan, City and County development regulations and apply such in a manner which the County deems appropriate to the scale of the development proposed. Where the City has commented on County actions, the County shall inform the City of the County's final action.

2. **County Review of City Developments:** The County shall make recommendation to the City on development proposals, and implementing programs which pertain to the Urban Fringe, but which are a responsibility of the City, including the following:
  - a. Adoption and amendments of the Public Facilities Plan.
  - b. Transportation facility improvements or extensions.
  - c. Sanitary sewer or drainage system improvements or extensions.
  - d. Public facility or utility improvement or extensions.
  - e. Requests for annexation and delayed annexation.
  - f. Planning or development actions proposed adjacent to county roads.

Where the type of development review provides for only County review and comment, the City shall have authority to interpret County comments and County standards in a manner which the City deems consistent with the Comprehensive Plan, County and City development regulations and apply such in a manner which the City deems appropriate to the scale of the development proposed. Where the County has commented on City actions, the City shall inform the County of the City's final action.

3. **Review Process:** Whichever jurisdiction, City or County, has authority for making a decision with regard to items listed in 1 or 2 above, shall formally request the other jurisdiction to review and recommend action for consistency with its comprehensive plan and implementing ordinances. This request for review and recommendation shall allow the reviewing jurisdiction a minimum of 14 days within which to respond. If no response is received or extension requested, it will be assumed that the reviewing jurisdiction has no comment. If the positions of the two jurisdictions differ, the jurisdictions will consult with each other to attempt to resolve areas of disagreement. If the reviewing jurisdiction makes a comment or requests it, the jurisdiction having authority for making a decision (in regard to 1 and 2 above) shall advise the reviewing jurisdiction of its ultimate action.

### ***SPECIAL DISTRICTS***

The County Board of Commissioners shall not approve the creation; modification of district boundaries, authority, or responsibility; or engagement in new activities for any special districts pertaining to the Urban Fringe for the provision of utilities, transportation, recreation, or other public facilities or services unless such districts:

1. Recognize the City as the ultimate provider of urban service.
2. Are created with adequate safeguards to assure that the ability of the City to provide adequate services will not be impaired.

### ***AMENDMENT***

This agreement may be amended by either party provided that the following procedure is used:

1. A public hearing shall be called by the party proposing an amendment. That party shall give the other party notice of hearing at least 60 days prior to the scheduled hearing date. This 60-day period shall be used by both parties to seek concurrence.
2. Public notice of the hearing shall be in accordance with applicable state and local statutes and goals. An amendment may be approved, denied, or altered by mutual consent of both the City and County.

### ***SPECIAL CITY-COUNTY COORDINATION POLICIES***

Generally, the policies contained within the City's Comprehensive Plan are intended to guide City actions and the review of urban scale development. However, there are a number of policies upon which the City relies on the County in order to assure compliance, protect certain resources, and provide for future orderly growth. These policies are identified in Exhibit D attached to this agreement. Other policies can be added to Exhibit D by joint review of the City and County.

Dated this 26th day of October, 1988

*The original agreement is on file with the City Recorder  
and was signed by Mayor Tom Holman for the City of Albany and  
by Commissioners Stach and Johnson for Linn County*

## **EXHIBIT D**

### ***CITY OF ALBANY COMPREHENSIVE PLAN POLICIES OF JOINT CITY/LINN COUNTY APPLICABILITY***

#### ***CHAPTER 1: ENVIRONMENTAL SETTING***

- I. Natural Resources
  - A. Vegetation and Wildlife Habitat - Policies 1-4
  - B. Agriculture - Policies 1-3
  - C. Aggregate Resources - Policies 1 & 2
  - D. Open Space Resources - Policies 1-5
  - E. Water Quality - Policies 1-5
  - F. Air Quality - Policies 1, 3, & 4
  - G. Sound Quality - Policies 1-4
- II. Hazards
  - A. Flooding - Policies 1-9 & 14
  - B. Slopes - Policy 12
- III. Special Areas
  - A. Historic and Archaeological Resources - Policies 4, 6, 7, & 8
  - B. Wetlands - Policies 1, 2, 4, & 5

#### ***CHAPTER 2: COMMUNITY NEEDS***

- I. Economic Development - Policies 4, 11, 12, 14, 17, & 20
- II. Transportation - Policies 2, 3, 5-7, 9, 10, 13, & 18
- III. Public Services and Facilities
  - A. Water Service - Policies 9, 11, & 13
  - B. Storm Drainage - Policies 1-3 & 5
  - C. Wastewater Treatment - Policies 2-5 & 8
  - D. Solid Waste - Policies 1-6
  - E. Other Utilities - Policy 2
  - F. Police and Fire Protection Services - Policies 2 & 3
  - G. Education - Policies 1 & 2
- IV. Social Amenities
  - A. Parks and Recreation - Policies 1 & 5
  - B. Aesthetics - Policies 1 & 5

#### ***CHAPTER 3: GROWTH MANAGEMENT PROCESS***

- I. Directing Growth - All policies
- II. Development Review - All policies
- III. Energy Conservation - Policies 1, 2, & 4
- IV. Citizen Involvement - Policies 2, 5, & 6
- V. Updating and Amending the Plan - Policy 3



## **APPENDIX VB**

### **RESOLUTION NO. 2823**

#### **A RESOLUTION ADOPTING THE 1988 URBAN GROWTH MANAGEMENT AGREEMENT AND REPEALING RESOLUTION NO. 2279.**

**NOW, THEREFORE, BE IT RESOLVED** by the Albany City Council that it does adopt the attached Exhibit “2” known as the “**Agreement between the City of Albany, Oregon and Benton County, Oregon for the Management of the Albany Comprehensive Plan as it Pertains to the Urban Growth Boundary and the Urban Growth Area.**” This agreement will be the governing procedure for continued implementation of the Albany Urban Growth Boundary and plan for the Albany Urban Fringe pursuant to ORS 197.190.

**BE IT FURTHER RESOLVED** that Resolution No. 2279 is hereby repealed.

Dated this 26th day of October, 1988.

*The original Resolution was signed by Gary Holliday, City Recorder, and Tom Holman, Mayor*

**BEFORE THE BOARD OF COUNTY COMMISSIONERS  
FOR THE STATE OF OREGON, FOR THE COUNTY OF BENTON**

*In the Matter of an Urban Growth )  
Management Agreement with the City )  
of Albany regarding Comprehensive )  
Planning within the Albany Urban )  
Boundary )*

**ORDER**

**WHEREAS** the City of Albany and Benton County have adopted an updated Albany Comprehensive Plan for application within the Albany Urban Growth Boundary in compliance with State Periodic Review and Statewide Land Use Planning Goal 14; and

**WHEREAS** in 1981 the City of Albany and Benton County adopted an Albany Urban Fringe Management Agreement to implement the Former Albany Comprehensive Plan; and

**WHEREAS** the City of Albany and Benton County agree to replace the Agreement with an updated agreement reflecting the amended Plan attached as “Exhibit 2”; and

**WHEREAS** the Agreement references the Albany Public Facilities Plan which contains elements addressing water, sewer, drainage, and transportation facilities for North Albany; and

**WHEREAS** the County Board of Commissioners has adopted elements of the Albany Public Facilities Plan applicable to North Albany by separate resolution.

**IT IS HEREBY ORDERED** that the 1981 Agreement is terminated and replaced with the new Agreement attached as “Exhibit 2.”

The Chairman of the Board is authorized to sign the new Agreement on behalf of Benton County.

Adopted this 19th day of October, 1988.

Signed this 19th day of October, 1988.

*Original document was signed by Commissioners Schrock, Carr, and Simerville.*

## EXHIBIT 2

### ***AGREEMENT BETWEEN THE CITY OF ALBANY, OREGON AND BENTON COUNTY, OREGON FOR THE MANAGEMENT OF THE ALBANY COMPREHENSIVE PLAN AS IT PERTAINS TO THE URBAN GROWTH BOUNDARY, AND THE URBAN GROWTH AREA***

#### ***INTRODUCTION***

The City of Albany, Oregon (hereafter called the “City”) and Benton County, Oregon (hereafter called “County”) hereby agree to establish a joint management procedure pursuant to ORS 197.190 for the implementation of the Albany Urban Growth Boundary and plan for the Albany fringe, both of which form an integral part of the Albany Comprehensive Plan. The Albany Urban Growth Boundary is attached as Exhibit “A” to this agreement. The City and County further agree to utilize the provisions of this agreement, the Albany Comprehensive Land Use Plan as amended, and the Benton County Comprehensive Land Use Plan as amended as the basis for review and action on Comprehensive Plan amendments, development proposals, and implementing regulations which pertain to the urban fringe. The urban fringe is defined as the area situated inside the Albany Urban Growth Boundary and outside the Albany city limits. Other definitions are located in the Glossary of the Comprehensive Plan.

#### ***COMPREHENSIVE PLAN AMENDMENTS***

For purposes of this agreement, Comprehensive Plan amendments include amendments to the Urban Growth Boundary (UGB), Plan map amendments within the urban fringe, and amendments to the Plan text which are considered by either the City or County to have an effect within the urban fringe. Proposed Plan amendments as defined above shall be processed as follows:

1. ***Initiation of Request:*** All requests for Plan amendments shall be initiated at the City. Applications for Plan amendments will be reviewed semi-annually in April and October, unless other review dates are approved by the Albany City Council or Planning Commission as allowed by Section 3.063 of the Albany Development Code. The City will process the amendment proposal as provided for in the Development Code Section 3.064, which requires final action by the City Council.
2. ***City Notification:*** Upon receipt of a complete application, the City shall notify the County of the application request and, if possible, establish joint City-County hearings. A proposed final hearing date shall be set at least 60 days in advance but not greater than 120 days from the acceptance date of the complete application. At least 45 days from the proposed final hearing date, the City shall notify the Department of Land Conservation and Development (DLCD), the County, and any affected service district of the request and the proposed final hearing date.
3. ***County Response:*** Within 14 days of the initial City notification, the County shall establish dates for County hearings and final action by the Board of Commissioners.
4. ***Shared Record:*** In the event that joint hearings are not conducted, the City and County agree to transmit a written copy of testimony and reports related to the proposed amendment in a timely manner so as to be available for review at subsequent hearings on the proposed amendment.
5. ***City/County Review:*** An amendment may be approved, denied, or altered by mutual approval of both the city and County. If concurrence on any amendment request is not reached within 30 days of the final hearing date, a joint meeting of the City Council and County Commissioners shall be held to attempt to resolve differences. If concurrence still cannot be reached with 30 days of the joint meeting, the request is denied.

6. ***Time Extensions:*** Any time period or deadline listed above can be extended by mutual consent of the applicant, County, and City.

### ***PUBLIC FACILITIES AND SERVICES***

The City has adopted a Public Facilities Plan for all lands within the Urban Growth Boundary in accordance with the Statewide Goals and administrative rule (OAR Chapter 660, Division 11). This plan includes facility elements prepared by both the City of Albany and Benton County. The City and County do hereby agree that this plan, known as the “Albany Public Facilities Plan” and which on the date of this agreement is incorporated and adopted by reference herein, shall be the prevailing guide for the planning and improvement of all public facilities identified therein. Furthermore, the City and County agree that the Albany Public Facilities Plan, in as much as it affects portions of Benton County, may only be amended by mutual consent of both parties. In addition, the City and County may enter into a separate intergovernmental agreement to more particularly define the roles and responsibilities of each party for the planning and management of any portion of the public facilities system in North Albany.

### ***DEVELOPMENT PROPOSAL REVIEW***

The City and County agree to the following process for review and action on development proposals, and implementing programs which pertain to the Urban Fringe:

1. ***City Review of County Developments:*** The County shall notify the City and request review and recommendation on the following proposed development and planning actions within the urban fringe:
  - a. Conditional Uses.
  - b. Variances.
  - c. Subdivisions, minor or major partitions, and multi-family developments including Planned Unit Developments.
  - d. Any development in the floodplain, any fill or excavation permits of 50 cu. yds. or larger, and any action in a designated wetland.
  - e. Expansions or alterations of non-conforming uses.
  - f. Capital improvement plans and programs (including street reconstructions of arterial or collectors and public drainage improvements), which are reviewed by the Board of Commissioners, including annual capital projects approved as part of the budget.
  - g. Zoning ordinance map amendments and zoning ordinance text changes affecting development in the Urban Fringe.
  - h. Recommendations for the designation of health hazard areas.
  - i. Requests for amendment or establishment of special districts.
  - j. Commercial and industrial development in accordance with applicable delayed annexation and urban growth management zoning overlay provisions.

The review criteria used by the City in reviewing property development in the urban fringe shall be the same as if that property were inside the city limits and zoned in accordance with the City Development Code Annexation Zoning Matrix of Section 3.030, unless some other City zoning district has been applied as an overlay to the County zoning district.

Where the type of development review provides for only City review and comment, the County shall have authority to interpret City comments and City standards in a manner which the County deems consistent with the City’s Comprehensive Plan, City and County development regulations and apply such in a manner which the County deems appropriate to the scale of the development proposed. Where the City has commented on County actions, the County shall inform the City of the County's

final action.

2. **County Review of City Developments:** The County shall make recommendation to the City on development proposals, and implementing programs which pertain to the Urban Fringe, but which are a responsibility of the City, including the following:
  - a. Adoption and amendments of the Public Facilities Plan.
  - b. Transportation facility improvements or extensions.
  - c. Sanitary sewer or drainage system improvements or extensions.
  - d. Public facility or utility improvement or extensions.
  - e. Requests for annexation and delayed annexation.
  - f. Planning or development actions proposed adjacent to county roads.

Where the type of development review provides for only County review and comment, the City shall have authority to interpret County comments and County standards in a manner which the City deems consistent with the Comprehensive Plan, County and City development regulations and apply such in a manner which the City deems appropriate to the scale of the development proposed. Where the County has commented on City actions, the City shall inform the County of the City's final action.

3. **Review Process:** Whichever jurisdiction, City or County, has authority for making a decision with regard to items listed in 1 or 2 above, shall formally request the other jurisdiction to review and recommend action for consistency with its comprehensive plan and implementing ordinances. This request for review and recommendation shall allow the reviewing jurisdiction a minimum of 14 days within which to respond. If no response is received or extension requested, it will be assumed that the reviewing jurisdiction has no comment. If the positions of the two jurisdictions differ, the jurisdictions will consult with each other to attempt to resolve areas of disagreement. If the reviewing jurisdiction makes a comment or requests it, the jurisdiction having authority for making a decision (in regard to 1 and 2 above) shall advise the reviewing jurisdiction of its ultimate action.

### ***SPECIAL DISTRICTS***

The County Board of Commissioners shall not approve the creation; modification of district boundaries, authority, or responsibility; or engagement in new activities for any special districts pertaining to the Urban Fringe for the provision of utilities, transportation, recreation, or other public facilities or services unless such districts:

1. Recognize the City as the ultimate provider of urban service.
2. Are created with adequate safeguards to assure that the ability of the City to provide adequate services will not be impaired.

### ***AMENDMENT***

This agreement may be amended by either party provided that the following procedure is used:

1. A public hearing shall be called by the party proposing an amendment. That party shall give the other party notice of hearing at least 60 days prior to the scheduled hearing date. This 60-day period shall be used by both parties to seek concurrence.
2. Public notice of the hearing shall be in accordance with applicable state and local statutes and goals. An amendment may be approved, denied, or altered by mutual consent of both the City and County.

## ***SPECIAL CITY-COUNTY COORDINATION POLICIES***

Generally, the policies contained within the City's Comprehensive Plan are intended to guide City actions and the review of urban scale development. However, there are a number of policies upon which the City relies on the County in order to assure compliance, protect certain resources, and provide for future orderly growth. These policies are identified in Exhibit B attached to this agreement. Other policies can be added to Exhibit B by joint review of the City and County.

Dated this 26th day of October, 1988

*The original agreement is on file with the City Recorder  
and was signed by Mayor Tom Holman for the City of Albany and  
by Commissioner Dale Schrock for Benton County*

## **EXHIBIT B**

### ***CITY OF ALBANY COMPREHENSIVE PLAN POLICIES OF JOINT CITY/BENTON COUNTY APPLICABILITY***

#### ***CHAPTER 1: ENVIRONMENTAL SETTING***

- I. Natural Resources
  - A. Vegetation and Wildlife Habitat - Policies 1-3
  - B. Agriculture - Policies 1-3
  - C. Aggregate Resources - Policies 1 & 2
  - D. Open Space Resources - Policies 1-5
  - E. Water Quality - Policies 1-5
  - F. Air Quality - Policies 1, 3, & 4
- II. Hazards
  - A. Flooding - Policies 1-9 & 14
  - B. Slopes - Policy 12
- III. Special Areas
  - A. Willamette Greenway - Policies 1, 4, & 5
  - B. Historic and Archaeological Resources - Policies 4, 6, 7, & 8
  - B. Wetlands - Policies 1, 2, 4, & 5

#### ***CHAPTER 2: COMMUNITY NEEDS***

- I. Economic Development - Policies 4, 14, & 20
- II. Housing - Policies 2, 7, & 10
- III. Transportation - Policies 2, 3, 5-7, 10, 13, & 18
- IV. Public Services and Facilities
  - A. Water Service - Policies 6, 9, 11, & 13
  - B. Storm Drainage - Policies 1-3
  - C. Wastewater Treatment - Policies 2-5 & 8
  - D. Solid Waste - Policies 1-3
  - E. Other Utilities - Policy 2
  - F. Police and Fire Protection Services - Policies 2 & 3
  - G. Education - Policies 1 & 2
- VI. Social Amenities
  - A. Parks and Recreation - Policies 1 & 5
  - B. Aesthetics - Policies 1 & 5

#### ***CHAPTER 3: GROWTH MANAGEMENT PROCESS***

- I. Directing Growth - Policies 1-15
- II. Development Review - All policies
- III. Energy Conservation - Policies 1, 2, & 4
- IV. Citizen Involvement - Policies 2, 5, & 6
- V. Updating and Amending the Plan - Policy 3

## **APPENDIX VI**

### **CITY OF ALBANY PUBLIC FACILITY PLAN**

**ALBANY & MILLERSBURG WATER SYSTEM FACILITY PLAN**

**Tables VI-1 to VI-10**

**DRAINAGE MASTER PLAN**

**Tables VI-7 to VI-10**

**WASTEWATER FACILITY PLAN**

**Tables VI-11 to VI-16**

**TRANSPORTATION FACILITY PLAN**

**Table VI-17**



## **ALBANY AND MILLERSBURG WATER SYSTEM FACILITY PLAN**

**TABLES VI-1 to VI-6** removed. [Ord. 5579, 8/11/04]

The 2004 Water Facility Plan is adopted by reference as a supporting document to the Comprehensive Plan. [Ord. 5579, 8/11/04]

## DRAINAGE MASTER PLAN LIST OF PROJECTS

**TABLE VI-7                      STORM DRAINAGE SYSTEM  
HIGH PRIORITY PROJECTS**

<b>TITLE</b>	<b>ESTIMATED COST</b>
14th Avenue	\$ 320,700
Shortridge Street, Center Street	239,900
Cathy Ditch	45,300
Carroll Place	58,300
Channel Improvements, Basin C	69,500
Channel Improvements, Basin D	65,800
East Fork Culverts	175,400
Bain Street, Lansing Avenue	291,900
Washington Street	<u>50,000</u>
 TOTAL	 \$1,316,800

**TABLE VI-8                      STORM DRAINAGE SYSTEM  
INTERMEDIATE PRIORITY PROJECTS**

<b>TITLE</b>	<b>ESTIMATED COST</b>
Riverside Drive	\$ 5,600
16th Avenue and 17th Avenue	16,100
Looney Lane	27,400
12th Avenue and 14th Avenue	134,500
Takena Street	84,600
Elm Street	173,700
Ramona Main	111,800
Columbus Street	351,900
Geary Main and 23rd Avenue	258,600
Airport Road	4,900
Columbus Street	<u>54,700</u>
 TOTAL	 \$1,223,800



## WASTEWATER FACILITY PLAN

**TABLES VI-11 to VI-16** removed. [Ord. 5465, 9/27/00]

The Albany Wastewater Facility Plan Summary is adopted as a supporting document to the Albany Comprehensive Plan. [Ord. 5465, 9/27/00]

## ALBANY TRANSPORTATION FACILITY PLAN

**Tables VI-17** removed. [Ord 5729; 2/24/2010]

The North Albany Local Street System Plan prepared by the city of Albany and consultants Kimley-Horn and Associates, dated June 30, 1995, was adopted in its entirety as a supporting document to the Comprehensive Plan. [Ord. 5307; 8/13/1997]

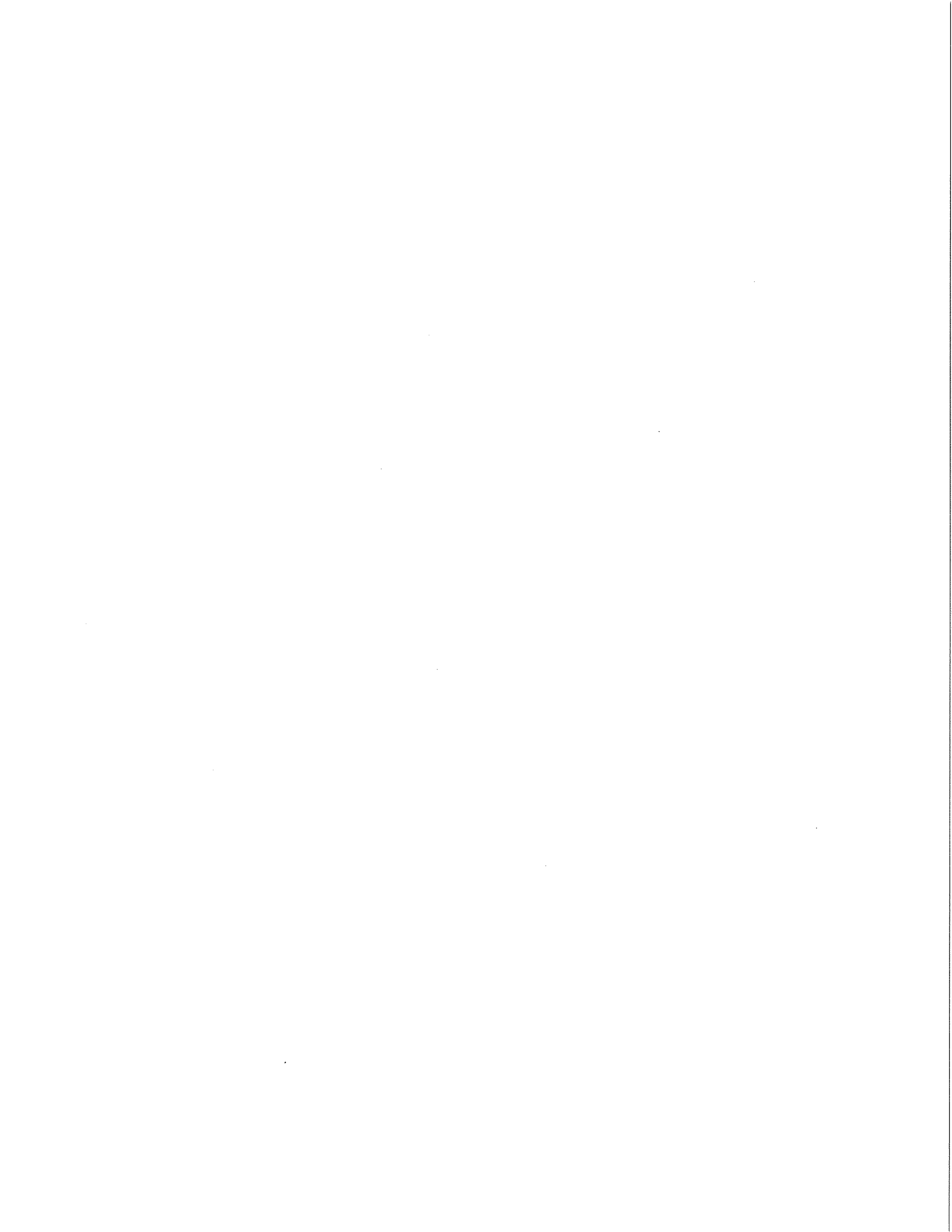
The 1997 Albany Transportation System Plan was updated by the city of Albany and consultants Kittleson & Associates, Inc. to reflect the horizon year of 2030. This new TSP dated February 2010 was adopted as a supporting document to the Albany Comprehensive Plan. [Ord. 5729; 2/24/2010]

**APPENDIX VII**

**CITY AND GREATER ALBANY PUBLIC SCHOOL DISTRICT COORDINATION**

- (A) GREATER ALBANY PUBLIC SCHOOL DISTRICT 8J (GAPS) FACILITY PLAN -2009-2018**
  
- (B) COOPERATIVE AGREEMENT BETWEEN THE CITY AND GAPS**  
(Signed by the GAPS School Board on 10/12/2009 and by the City on 11/18/2009)

The above two documents were adopted by the Board of the Great Albany Public School District 8J on 10/12/2009, and the Albany City Council adopted the same as support documents to the Comprehensive plan on 11/18/2009. [Ord. 5725, 11/18/09]

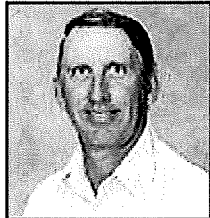


## SUPERINTENDENT

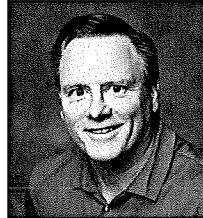


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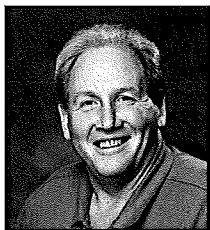
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## **SECTION 1 — INTRODUCTION**

### **A. Purpose of the Capital Facilities Plan**

School districts adopt capital facilities plans to identify capital improvements to existing facilities and additional school facilities necessary to meet the educational needs of the growing student populations anticipated in their districts. They also are used to support the imposition of school impact fees.

The Greater Albany Public School District 8J (the "District") has prepared this Capital Facilities Plan (the "CFP") to identify capital improvements over the next ten years (2009-2018).

This CFP contains the following elements:

- The District's standard of service, which is based on program year, year size by grade span, number of classrooms, types of facilities and other factors identified by the District.
- Future Enrollment forecasts for each grade span (elementary, middle, and high schools).
- An inventory of existing capital facilities owned by the District, showing the locations and capacities of the facilities, based on the District's standard of service.
- A forecast of the future needs for capital facilities and school sites based on the District's enrollment projections.
- The proposed capacities of expanded or new capital facilities over the next ten years based on the inventory of existing facilities and the standard of service.

This CFP was developed using information from recognized and reliable sources that was compiled by consultants skilled in this area of research.

### **B. Overview of the Greater Albany Public School District 8J**

Founded in 1979, the Greater Albany Public School District (GAPS) proudly educates the children of Albany and surrounding areas of Linn and Benton counties in the heart of the Willamette Valley. The district spans 154 square miles. It offers education for children of all abilities in 14 elementary schools (grades K-5), three middle schools (grades 6-8), two high schools (grades 9-12) and a variety of alternative programs.

The district covers the Cities of Albany, Tangent, and Millersburg as well as unincorporated areas of Linn and Benton counties.

The most significant issues facing the District in terms of providing classroom capacity to accommodate demands are:

- Property Inventory. Other than property adjacent to Periwinkle School, the District currently does not have any suitable property for school expansion.

**C. Long Range/2018 Build-Out Facility Needs**

In addition, this CFP addresses long-range facilities needs. As land is annexed within the urban growth boundary additional residential land becomes available for development impacting the District's facilities. As additional land is made available and developed, the District's enrollment increases which in turn prompts the need for additional school facilities to house growing student populations.

The demographic study takes into account local residential development and housing trends. Many factors that are used to forecast the enrollment in 2018 will change between now and then. Thus, the enrollment forecast and facility needs is only a projection that is based on the data that is currently available.

**SECTION 2 — DISTRICT EDUCATIONAL PROGRAM STANDARDS**

School facility and student capacity needs are dictated by the types and amounts of space required to accommodate the District's adopted educational program. The role that quality education plays in growing a strong economy is vital. In order to accomplish the community value of having a strong area economy, schools must have quality facilities. These facilities serve as the supporting space for developing the whole child within a community to prepare them for a competitive global economy. The education program standards which typically drive needs for educational space for students include grade configuration, optimum facility size, class size, educational program offerings, supplemental program offerings, specialty spaces, classroom utilization and scheduling requirements.

In addition to student population, other factors such as collective bargaining agreements, government mandates, and community expectations affect classroom space requirements. Space is necessary for regular classrooms, the fine and performing arts, physical education, special education, Title I, tutorial support, technological applications, and computer labs. Space must be provided for common areas such as media centers, cafeterias, kitchens, and auditoriums. Space is needed for groups of students/staff to work together. These programs can have a significant impact on the available capacity within school facilities. Further, the community expects all spaces to be well utilized during the school day and available after the school day for public use.

**A. District Educational Program Standards**

Core program includes the following:

- Core classroom space for all curriculum areas which includes space for group learning, directed instruction, and individual student work to meet the rigors set forth in state standards.
- Science classroom space that supports advanced coursework (including water, sinks, gas, hoods, safety equipment). Students must achieve rigorous state mandated science standards. This requires specialty space that is not met by adding portables. High school and middle school science lab space is a high priority.
- Physical education space is needed for students to meet rigorous health and fitness standards. This includes covered areas, fields, gymnasiums, and other multi-use spaces.
- Technological competency is expected for all students. Spaces must be allocated for technological equipment and applications in classrooms and specialty spaces.

- Art, music, and theatre arts spaces are critical to the core program for students. Spaces are necessary to adequately meet the rigorous standards of these state required programs.
- Library/Media services (research, technology, collaboration) and space must be provided for students to achieve the rigors in the core program. In an information-driven environment, student access to information through appropriately-sized library/media spaces is essential.
- Extra-curricular activities need adequate space in order to safely support program activities.

Special services are essential to meet the needs of special populations:

- Special Education services are delivered at each of the schools within the District. Program standards and services vary based on the handicapping conditions of the students and their individual education plan (IEP). Implementing each student's IEP often requires large and small specialty spaces, which the District must provide. Program standards change as a result of various external or internal influences. External influences include changing federal mandates, funding changes, and the introduction of new technological applications, which meet the needs of students. Internal influences include increase in numbers of high needs IEP students, modifications to the program year, class size, grade configurations, and facility changes.
- Special populations receive special support. Specialty space is essential to the delivery of this support. Federal and state programs, including Title I Reading, ELL, and Special Education receive limited funding. These resources do not however include the expense of adding facilities to support them.
- Supplementary services in core academic areas (tutoring, on-line learning) and providing multiple pathways to prepare students for a broader range of post-secondary learning opportunities require addition spaces that have not been calculated in square footage allowance formulas.
- Support services are often overlooked as core services, and are essential to a quality educational program. Food service delivery, storage, preparation, and service require spaces that are specialty designed and equipped with specific attention. As student populations increase, calculating space needs for this core service is crucial to the overall planning of the facility. Adequacy in planning for this space has significant impacts on the overall learning environment for students if not done appropriately.
- Maintenance support facilities, including adequate storage of district supplies, materials and testing documents, must also be considered and are not counted as core support services.
- Administrative support facilities must be provided but are not counted as core support services.

**B. Elementary Educational Program Standards**

The District educational program standards, which directly affect elementary school capacity, include:

- Class size for grades K-2 is targeted not to exceed 25 students per class.
- Class size for grades 3-5 is targeted not to exceed 26 students per class.
- Music will be provided in separate classrooms or performance areas.
- Physical education instruction must be provided in a full sized, enclosed area.
- Special education services are provided in a self-contained classroom for some children, while others need highly specialized services.
- Specialty programs require instructional areas similar to regular classrooms.
- All elementary schools will have a library/media resource center, which includes space for technology.
- Computer labs will be available for all students at all schools.

**C. Middle and High School Program Standards**

The district educational programs standards, which directly affect middle school and high school capacity include:

- Class sizes for grades 6-8 strive not to exceed 29 students per class, with the exception of PE, band or choir.
- Class sizes for high school grades 9-12 have various targets depending on the variety of program and safety needs. However, the District strives to meet an average of 29 students in the core classrooms with the exception of PE, band and choir.
- The middle and high school classroom utilization standard is set at a factor of 85% (based on a regular school day).
- Special education services are provided in a self-contained classroom for some children, while other need highly specialized spaces to address their specific handicapping conditions.

Students will also be provided other programs in classroom designated as follows:

- Specialty rooms (computer labs, individual and large group study rooms, practice labs, production rooms, and art areas).
- Media Center/Library.
- A specialized science lab for grades 6-12 will be available.
- Vocational education requires specialized spaces suited to the curriculum.
- Physical education instruction must be provided in a full sized, enclosed area.

**SECTION 3 — CAPITAL FACILITIES INVENTORY**

The facilities inventory establishes the baseline for determining the existing capacity in the school facilities and the need for addition capacity to serve future growth at acceptable levels of service. This section provides an inventory of capital facilities owned and operated by the Greater Albany Public School District 8J including schools, portables, undeveloped land and support facilities. School facility capacity was inventoried based on the space required to accommodate the District's educational program standards discussed in Section 2.

**A. Schools**

The District currently maintains sixteen schools containing elementary grades, four schools with middle grades, two high schools and one alternative school (serving both middle and high school students). The elementary schools typically accommodate K-5, the middle schools serve grades 6-8, and the high school houses grades 9-12. The following tables show the current capacity of existing schools.

**Table 1 – Elementary School**

Elementary Schools	Location	Building Area (Square Feet)	Oct. 2008 Enrollment	Teaching Stations*	Fall 2009 Capacity	Portables**
Central	336 9 <sup>th</sup> Ave SW Albany, OR 97321	48,453	187	10	257	
Clover Ridge (K-2)	2953 Clover Ridge Rd NE Albany, OR 97322	36,750	357	11	282	
Timber Ridge (3-5)	373 Timber Ridge St. NE Albany, OR 97322	109,000	0	14	359	
Fir Grove (K-2)	5355 Scenic Dr NW Albany, OR 97321	19,796	145	7	180	
Oak Grove (3-5)	1500 Oak Grove Dr. NW Albany, OR 97321	26,296	188	9	230	
Lafayette	3122 Madison St. SE Albany, OR 97322	44,754	407	16	410	
Liberty	2345 Liberty St. SW Albany, OR 97321	35,439	361	14	359	4
Fairmount (K-1)	1005 Springhill Dr NW Albany, OR 97321		74	4	129	
North Albany (2-5)	815 Thornton Lake Dr NW Albany, OR 97321	28,347	201	9	230	

GREATER ALBANY PUBLIC SCHOOL DISTRICT 8J  
2009-2018 FACILITY PLAN

Oak	3610 Oak St. SE Albany, OR 97322	42,240	317	11	333	4
Periwinkle	2196 21 <sup>st</sup> Ave. SE Albany, OR 97322	36,625	475	17	436	2
South Shore	910 Bain St. SE Albany, OR 97322	40,240	443	16	410	8
Sunrise	730 19 <sup>th</sup> Ave. SE Albany, OR 97322	50,648	468	19	487	4
Takena	1210 12 <sup>th</sup> Ave. SW Albany, OR 97321	31,393	159	8	205	2
Tangent	32100 Old Oak Dr. Tangent, OR 97389	24,967	189	9	246	
Waverly	425 Columbus SE Albany, OR 97322	42,480	261	10	257	

\* Rooms such as the music room, special ed rooms, ELL, library and computer lab are not counted as teaching stations in the elementary schools because they are special/pull-out programs.

\*\* Total rooms housed in portable structures.

**Table 2 – Middle School**

Middle Schools	Location	Building Area (Square Feet)	Oct. 2008 Enrollment	Teaching Stations*	Fall 2009 Capacity **	Portables***
Calapooia	830 SE 24 <sup>th</sup> Ave. Albany, OR 97322	96,315	737	27	783	2
Memorial	1050 Queen Ave. SW Albany, OR 97321	100,815	675	24	696	4
North Albany	1205 North Albany NW Albany, OR 97321	100,514	711	22	725	
Timber Ridge	373 Timber Ridge St. NE Albany, OR 97322	109,000	0	14	350	

\* Rooms such as the music room, special ed rooms, ELL room, library and computer lab are not counted as teaching stations in the elementary schools because they are special/pull-out programs.

\*\* Capacity is calculated by multiplying the number of teaching stations times the students per classroom as defined in the educational standards, times an 85% utilization factor. The utilization factor is based on the amount of time during the day a regular classroom is not occupied by students.

\*\*\* Total rooms housed in portable structures.

**Table 3 – High School**

High Schools	Location	Building Area (Square Feet)	Oct. 2008 Enrollment	Teaching Stations*	Fall 2009 Capacity**	Portables***
South Albany	3705 Columbus SE Albany, OR 97322	167,408	1306	50	1450	1
West Albany	1130 Queen Ave SW Albany, OR 97321	135,672	1461	46	1537	3

\* Rooms such as the music room, special ed rooms, ELL room, library and computer lab are not counted as teaching stations in the elementary schools because they are special/pull-out programs.

\*\* Capacity is calculated by multiplying the number of teaching stations times the students per classroom as defined in the educational standards, times an 85% utilization factor. The utilization factor is based on the amount of time during the day a regular classroom is not occupied by students.

\*\*\* Total rooms housed in portable structures.

**Table 4 – Albany Options School (capacity driven by class size requirements)**

High Schools	Location	Building Area (Square Feet)	Oct. 2008 Enrollment	Teaching Stations*	Fall 2009 Capacity**	Portables***
Albany Options School	701 19 <sup>th</sup> Avenue SE Albany, OR 97322	18,000	8 (MS) 75 (HS)	7	15 (MS) 95 (HS)	

\* Rooms such as the music room, special ed rooms, ELL room, library and computer lab are not counted as teaching stations in the elementary schools because they are special/pull-out programs.

\*\* Capacity is calculated by multiplying the number of teaching stations times the students per classroom as defined in the educational standards, times an 85% utilization factor. The utilization factor is based on the amount of time during the day a regular classroom is not occupied by students.

\*\*\* Total rooms housed in portable structures.

**B. Support Facilities**

In addition to schools, the District owns and operates additional facilities which provide operational support functions to the schools. An inventory of these facilities is provided in Table 4.

**Table 4 – Support Facility**

Building	Building Area (Square Feet)	Site Location
District Office	11,560	718 SW 7 <sup>th</sup> Street Albany, OR 97321
Bus Garage	21,960	430 11 <sup>th</sup> Street Albany, OR 97321
Fairmount (Portion used for Special Ed Administration)	21,960	1005 Springhill Dr NW Albany, OR 97321
Support Services Grand Prairie	28,450	3610 Grand Prairie Albany, Oregon 97322
Albany Community Pool	20,598	2150 36thSEt Albany, OR 97322

**C. Land Inventory**

The district has the following sites in its land inventory:

Vacant land next to Periwinkle School	2.68 acres
Vacant land off of Marion Street	10.00 acres
Vacant land on Lochner Road	29.46 acres
Land being used as Deerfield Park	9.20 acres
Land being used as Burkhart Park	1.88 acres

The land adjacent to Periwinkle is suitable for expansion of that campus. The other sites are either in use as municipals parks or are unsuitable at this time for school expansions.



**SECTION 4 — STUDENT ENROLLMENT PROJECTIONS**

**A. Projected Student Enrollment 2009-2018**

The District's projected enrollment is based upon enrollment statistics developed and updated annually by the School District. The demographic study does take into account cohort survival, birth rates, local population and changing demographics, and local residential development and housing trends.

**Table 5 – Projected Enrollment 2009 - 2018**

<b>Grades</b>	<b>Oct. 2008 Enrollment</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>
K – 5	4232	4232	4222	4292	4417	4483	4586	4680	4781	4785	4790
6 – 8	2130	2197	2270	2273	2249	2256	2226	2257	2233	2343	2446
9 – 12	2835	2803	2849	2924	3004	3101	3170	3123	3153	3126	3106
<b>Total</b>	<b>9197</b>	<b>9232</b>	<b>9341</b>	<b>9489</b>	<b>9670</b>	<b>9840</b>	<b>9982</b>	<b>10060</b>	<b>10167</b>	<b>10254</b>	<b>10342</b>

\* Forecasts may vary from actual conditions; based upon 2 year cohort survival and moderate growth.

**SECTION 5 — CAPITAL FACILITIES NEEDS**

**A. Ten Year Facility Needs**

Facility needs are the facility improvements that must be built to accommodate forecast growth. Existing capacity for growth is derived by subtracting the existing student enrollment from the existing school capacity. The improvements that must be built to serve growth are derived by subtracting the existing capacity from 2018 enrollment and then determining the number of classrooms or schools that must be built to serve the 2018 enrollment. The following tables shows existing enrollment, existing capacity, 2018 forecasted enrollment and the 2018 capacity needs.

The District's current capacity, its educational programs, standard of service and enrollment forecast is used to determine its facility needs. The District finds that within the 10-year time period covered by this Facility Plan, no new schools or school sites are needed. Going forward the District will be closely monitoring school capacity based upon population projections and land use designations, analyzing alternatives to new school construction and major renovation, and ways to increase the efficient use of existing school sites. The District also plans to work with the jurisdictions within the District's boundary to identify desirable sites for possible future schools. At that time the District will then address site acquisition schedules and programs, and land dedication requirements needed to provide for public facilities to support the site(s).

It is likely, however, that the Transportation Facility will outgrow the current site by 2012. Land will need to be identified, acquired and improvements made to create either a new larger site or a satellite facility.

**Table 6a – Existing Enrollment, Capacity and Facility Needs (excluding AOS)**

Facility	Fall 2009 Projected	Existing Capacity	Existing Facility Needs
Elementary (K – 5)	4239	4810	None
Middle (6 – 8)	2196	2554	None
High (9 – 12)	2736	2987	None
<b>Total</b>	<b>9171</b>	<b>10295</b>	

**Table 6b – 2018 Enrollment, Capacity and Facility Needs (excluding AOS)**

Facility	2018 Enrollment	Capacity	2018 Facility Needs*	Planned Facility Improvements
Elementary (K – 5)	4790	4810	+20	TBD
Middle (6 – 8)	2426	2554	+128	TBD
High (9 – 12)	3012	2987	-25	TBD
<b>Total</b>	<b>10228</b>	<b>10385</b>	<b>+123</b>	

**B. Building Needs Assessment**

Facility needs can also be described as those improvements needed to make upgrades and improvements for the buildings to remain operational. These improvements are replacements of existing systems and surfaces that are beyond their useful life. Funding for these improvements can come from Impact Fees. Appendix A details the Building Needs Assessment.

**C. Necessary Acreage For Locating New School Facilities**

Many factors need to be considered when determining the amount of land needed for new school construction. These include, but are not limited to, the number of students; the grades to be housed; the educational programs and services that are planned; the site requirements including physical education programs, parking, forestation or reforestation, zoning and set-backs, storm water management, and community sports, leisure, and recreational events. The following is used by many states for planning purposes (Oregon has no acreage standards for schools):

- Elementary: 5 acres plus 1 acre for each 100 students
- Middle: 20 acres plus 1 acre for each 100 students over 500 students
- High: 30 acres plus 1 acre for each 100 students over 800 students

*Note: Acreage needs can be reduced by approximately 10% if school buildings are two-story.*

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**SECTION 6 — CAPITAL FACILITIES FINANCING PLAN**

**A. Improvements**

There are no improvements needed to address unhoused students through 2019. There are, however, numerous improvements needed to address existing deficiencies within the existing infrastructure. Some can be accomplished through annual general fund allocations while others will require an outside funding source such as voter approved General Obligation Bonds or the use of Construction Excise Tax proceeds.

**B. Financing for Planned Improvements**

**1. General Obligation Bonds/Capital Projects Levies**

Bonds are typically used to fund construction of new schools and other capital improvement projects. Bonds are then retired through collection of property taxes. The District passed a \$55 million bond in November 2006 that funded a new 3-8 school, addition of a new 3 classroom wing to North Albany Middle School, modernizations to all Elementary Schools and Middle Schools, a new technology center at South Albany High School and a major renovation of West Albany High School.

**2. Impact Fees**

Impact fees are a means of supplementing traditional funding sources for construction of public facilities needed to accommodate new development. School impact fees are generally collected by the permitting agency at the time building permits are issued.

**SECTION 7 — SCHOOL IMPACT FEES**

ORS 320.170 authorizes School Districts to impose impact fees to supplement funding of public facilities that are available or needed to accommodate new development and other current facility needs.

**A. School Impact Fees**

To collect school impact fees the District must prepare and adopt a CFP, enter into an Intergovernmental Agreement with a government entity who will collect the tax, and adopt a tax resolution stating the amount of tax to be collected. The district has entered into agreements with the Cities of Albany and Millersburg.

**B. Methodology and Variables Used to Calculate School Impact Fees**

The District's impact fees have been set at the statutory limits.

**C. Greater Albany Public School District 8J Construction Excise Tax Schedule**

The District requests collection of school impact fees in the following amounts:

Residential Construction	\$1.00 per Square Foot
Commercial and Industrial Construction	\$ .50 per Square Foot

*Certain construction is exempt from the tax.*

ELEMENTARY SCHOOLS      \$ 16,567,000.00    \$ 3,723,000.00    \$ 8,876,500.00    \$ 3,960,500.00

	Total	A	B	C	Funding?
<b>Central Elementary</b>	\$ 1,511,000	\$ 564,000	\$ 788,500	\$ 160,500	
# 8 Stage Curtains	\$ 10,000	\$ 10,000			BOND
Upstairs Restroom VAT Abatement	\$ 40,000	\$ 40,000			
Interior Renovations/Plaster & Lath	\$ 250,000	\$ 150,000	\$ 100,000		
Repair/Replace Flooring	\$ 87,000	\$ 87,000			
Replace Carpet	\$ 60,000	\$ 40,000	\$ 20,000		
Replace Roof/Recoat	\$ 150,000	\$ 150,000			
Restroom Renovations	\$ 40,000	\$ 40,000			
Upgrade Communications System	\$ 47,000	\$ 47,000			
Additional Parking	\$ 79,000		\$ 79,000		
Ceiling Tile Replacement	\$ 83,000		\$ 41,500	\$ 41,500	
Classroom Casework Upgrade	\$ 100,000		\$ 100,000		
Light Blocking Curtains	\$ 14,000		\$ 14,000		
Lighting Upgrades	\$ 100,000		\$ 50,000	\$ 50,000	
Replace Classroom Sinks & Fittings	\$ 20,000		\$ 20,000		
Replace Door Hardware	\$ 25,000		\$ 25,000		
Replace Exterior Doors	\$ 119,000		\$ 119,000		
Replace Windows	\$ 144,000		\$ 144,000		
Re-point Brck	\$ 55,000		\$ 55,000		
Resurface Parking Lot	\$ 19,000		\$ 19,000		
Irrigation System	\$ 69,000			\$ 69,000	
	<b>Total</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>Funding?</b>
<b>Clover Ridge Elementary</b>	\$ 1,181,000	\$ 92,000	\$ 729,000	\$ 360,000	
# 8 Stage Curtains	\$ 10,000	\$ 10,000			BOND
Bell Tower Repair	\$ 5,000	\$ 5,000			
Stage/Hall VAT Abatement	\$ 25,000	\$ 25,000			
Replace Carpet	\$ 12,000	\$ 12,000			
Restroom Renovations	\$ 40,000	\$ 40,000			
Bus Loop	\$ 109,000		\$ 109,000		
Chalk Board Replacement	\$ 12,000		\$ 12,000		
Communications System Upgrades	\$ 50,000		\$ 50,000		
Irrigation	\$ 50,000		\$ 50,000		
Kitchen Prep	\$ 22,000		\$ 11,000	\$ 11,000	
Light Blocking Curtains	\$ 13,000		\$ 13,000		
Lighting Upgrades	\$ 190,000		\$ 95,000	\$ 95,000	
Parking Lot Improvement	\$ 79,000		\$ 79,000		
Repair Siding	\$ 5,000		\$ 5,000		
Replace Classroom Shks & Fittings	\$ 15,000		\$ 15,000		
Replace Door Hardware	\$ 50,000		\$ 50,000		
Replace Exterior Doors	\$ 68,000		\$ 68,000		
Replace Flooring	\$ 63,000		\$ 63,000		
Replace Windows	\$ 109,000		\$ 109,000		
Classroom Casework Upgrades	\$ 100,000			\$ 100,000	
Playfield/Irrigation	\$ 154,000			\$ 154,000	
	<b>Total</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>Funding?</b>
<b>Fir Grove Elementary</b>	\$ 986,000	\$ 214,000	\$ 518,500	\$ 243,500	
# 1 Clocks, Bells & Intercom System	\$ 30,000	\$ 30,000			BOND
Replace Ceiling Tile in Rooms 3,4 & 5	\$ 50,000	\$ 15,000	\$ 35,000		
Room 6 & 7 VAT Abatement	\$ 14,000	\$ 14,000			
Carpet	\$ 10,000	\$ 10,000			
Communications System Upgrades	\$ 29,000	\$ 29,000			
Renovate Restrooms	\$ 80,000	\$ 80,000			
Replace Carpet	\$ 36,000	\$ 36,000			
Classroom Casework Upgrade	\$ 60,000		\$ 60,000		
Fence Perimeter	\$ 20,000		\$ 20,000		
Heating Retrofit	\$ 69,000		\$ 69,000		
Interior Repairs	\$ 30,000		\$ 30,000		
Irrigation System	\$ 20,000		\$ 20,000		
Light Blocking Curtains	\$ 8,000		\$ 8,000		
Lighting Upgrades	\$ 95,000		\$ 47,500	\$ 47,500	
Lunch Area	\$ 49,000		\$ 49,000		
Re-Pipe Building Water Supply	\$ 69,000		\$ 69,000		
Replace Exterior Doors/Hardware	\$ 25,000		\$ 25,000		
Replace Flooring	\$ 34,000		\$ 17,000	\$ 17,000	
Replace Sinks and Fittings	\$ 10,000		\$ 10,000		
Window Replacement	\$ 59,000		\$ 59,000		
Exterior Repairs	\$ 25,000			\$ 25,000	
Playfield/Irrigation	\$ 154,000			\$ 154,000	
Stage Curtains	\$ 10,000				

	Total	A	B	C	Funding?
<b>Lafayette Elementary</b>	\$ 1,401,000	\$ 236,500	\$ 744,500	\$ 420,000	
# B Stage Curtains	\$ 10,000	\$ 10,000			
Room 7 & Hall VAT Abatement	\$ 88,000	\$ 88,000			BOND
Additional Parking	\$ 39,000	\$ 19,500	\$ 19,500		
Bus Loop (Student Drop Off Safety)	\$ 109,000	\$ 109,000			
Carpet Replacement	\$ 60,000	\$ 10,000	\$ 50,000		
Chalkboard Replacement	\$ 18,000		\$ 18,000		
Exterior Door Replacement	\$ 115,000		\$ 115,000		
Exterior Repairs	\$ 50,000		\$ 50,000		
Heating Upgrade	\$ 192,000		\$ 192,000		BOND
Interior Repairs	\$ 55,000		\$ 55,000		
Irrigation	\$ 20,000		\$ 20,000		
Light Blocking Curtains	\$ 17,000		\$ 17,000		
Replace Door Hardware	\$ 38,000		\$ 38,000		
Restroom Renovations	\$ 80,000		\$ 80,000		
Sidewalk Replacement	\$ 15,000		\$ 15,000		
Water Piping Replacement	\$ 75,000		\$ 75,000		
Classroom Casework Upgrade	\$ 120,000			\$ 120,000	
Lighting Replacement	\$ 165,000			\$ 165,000	
Replace Sinks and Fittings	\$ 10,000			\$ 10,000	
Window Replacement	\$ 40,000			\$ 40,000	
Playground Improvement	\$ 85,000			\$ 85,000	
	<b>Total</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>Funding?</b>
<b>Liberty Elementary</b>	\$ 1,348,000	\$ 573,000	\$ 501,000	\$ 274,000	
# 2 Asphalt Resurfacing	\$ 112,000	\$ 56,000	\$ 56,000		
# 2 Concrete Entry and Sidewalk	\$ 10,000	\$ 10,000			
# B Stage Curtains	\$ 10,000	\$ 10,000			
# 20 Window/Siding Replacement	\$ 200,000	\$ 200,000			
Hall VAT Abatement	\$ 64,000	\$ 64,000			BOND
Carpet Replacement	\$ 42,000	\$ 42,000			
Complete Building Repipe	\$ 50,000	\$ 50,000			
Modular Maintenance	\$ 20,000	\$ 20,000			
Restroom Renovations	\$ 121,000	\$ 121,000			
30 Additional Parking Stall	\$ 100,000		\$ 100,000		
Ceiling Tile Replacement	\$ 75,000		\$ 75,000		
Chalkboard Replacement	\$ 13,000		\$ 13,000		
Communications System Upgrade	\$ 60,000		\$ 60,000		
Electrical Upgrade	\$ 55,000		\$ 55,000		
Light Blocking Curtains	\$ 13,000		\$ 13,000		
Replace Building Sewer	\$ 10,000		\$ 10,000		
Replace Door Hardware	\$ 40,000		\$ 20,000	\$ 20,000	
Roof Replacement	\$ 99,000		\$ 99,000		
Classroom Casework Upgrade	\$ 120,000			\$ 120,000	
Exterior Renovations	\$ 84,000			\$ 84,000	
Replace Sinks and Fittings	\$ 20,000			\$ 20,000	
Irrigation Installation	\$ 30,000			\$ 30,000	
	<b>Total</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>Funding?</b>
<b>North Albany Elementary</b>	\$ 857,000	\$ 112,000	\$ 496,000	\$ 249,000	
# 7 Window Replacement	\$ 42,000	\$ 42,000			
# 8 Stage Curtains	\$ 10,000	\$ 10,000			
Room 2 VAT Abatement	\$ 50,000	\$ 10,000	\$ 40,000		BOND
Carpet Replacement	\$ 10,000	\$ 10,000			
Restroom Renovations	\$ 40,000	\$ 40,000			
Additional Parking	\$ 47,000		\$ 47,000		
Asphalt Resurface	\$ 61,000		\$ 61,000		
Exterior Door Replacement	\$ 55,000		\$ 55,000		
HVAC Upgrade	\$ 150,000		\$ 150,000		
Light Blocking Curtains	\$ 12,000		\$ 12,000		
Lighting Replacement	\$ 80,000		\$ 40,000	\$ 40,000	
Repipe Building	\$ 50,000		\$ 50,000		
Replace Door Hardware	\$ 30,000		\$ 30,000		
Replace Sinks and Fittings	\$ 11,000		\$ 11,000		
Classroom Counter Upgrades	\$ 68,000			\$ 68,000	
Gym Floor Replacement	\$ 30,000			\$ 30,000	
Playground Replacement	\$ 26,000			\$ 26,000	
Field Improvements	\$ 85,000			\$ 85,000	

	Total	A	B	C	Funding?
Oak Elementary	\$ 1,266,000	\$ 111,000	\$ 753,500	\$ 401,500	
Stage Curtains	\$ 10,000	\$ 10,000			
Carpet Replacement	\$ 108,000	\$ 36,000	\$ 36,000	\$ 36,000	
Restroom Renovations	\$ 120,000	\$ 60,000	\$ 60,000		
Soffit Repairs	\$ 10,000	\$ 5,000	\$ 5,000		
50 Add'l Parking Stalls	\$ 79,000		\$ 39,500	\$ 39,500	
Asphalt Resurface	\$ 56,000		\$ 28,000	\$ 28,000	
Brick Re-Pointing	\$ 20,000		\$ 20,000		
Chalkboard Replacement	\$ 19,000		\$ 19,000		
Communication System Upgrade	\$ 50,000		\$ 33,000	\$ 17,000	
Fence Perimeter	\$ 35,000		\$ 35,000		
Graffiti Sealer	\$ 15,000		\$ 15,000		
HVAC Upgrade	\$ 160,000		\$ 160,000		
Interior Repairs	\$ 40,000		\$ 20,000	\$ 20,000	
Irrigation	\$ 20,000		\$ 20,000		
Light Blocking Curtains	\$ 15,000		\$ 15,000		
Lighting Replacement	\$ 234,000		\$ 117,000	\$ 117,000	
Replace Door Hardware	\$ 28,000		\$ 28,000		
Replace Sinks and Fittings	\$ 13,000		\$ 13,000		
VAT Abatement	\$ 90,000		\$ 90,000		
Classroom Casework Upgrade	\$ 78,000			\$ 78,000	
Playfield Repair	\$ 21,000			\$ 21,000	
Replace Exterior Doors	\$ 45,000			\$ 45,000	
	Total	A	B	C	Funding?
Oak Grove Elementary	\$ 838,500	\$ 291,500	\$ 455,000	\$ 192,000	
Stage Curtains	\$ 10,000	\$ 10,000			
Exterior Repairs/Gym Siding	\$ 60,000	\$ 60,000			BOND
Music Hall VAT Abatement	\$ 64,000	\$ 64,000			
Air Compressor	\$ 1,500	\$ 1,500			
Asphalt Resurface	\$ 56,000	\$ 56,000			
Carpet Replacement	\$ 30,000	\$ 30,000			
Controls for Circ. Pump	\$ 10,000	\$ 10,000			
Cooling in Computer Lab	\$ 10,000	\$ 10,000			
Restroom Renovations	\$ 80,000	\$ 40,000	\$ 40,000		
Room Partition Upgrade	\$ 10,000	\$ 10,000			
Chalkboard Replacement	\$ 12,000		\$ 12,000		
Classroom Casework Upgrade	\$ 70,000		\$ 70,000		
Expand Library	\$ 20,000		\$ 20,000		
Exterior Door Replacement	\$ 65,000		\$ 65,000		
Interior Repairs	\$ 40,000		\$ 40,000		
Light Blocking Curtains	\$ 11,000		\$ 11,000		
Lighting Replacement	\$ 136,000		\$ 68,000	\$ 68,000	
Repipe Building	\$ 50,000		\$ 50,000		
Replace Door Hardware	\$ 25,000		\$ 25,000		
Replace sinks and fittings	\$ 15,000		\$ 15,000		
Window Replacement	\$ 78,000		\$ 39,000	\$ 39,000	
Playfield Improvements	\$ 85,000			\$ 85,000	
	Total	A	B	C	Funding?
Periwinkle Elementary	\$ 992,000	\$ 155,000	\$ 538,500	\$ 298,500	
Replace Incoming Electrical	\$ 30,000	\$ 30,000			
Carpet Replacement	\$ 30,000	\$ 30,000			
Lighting Replacement	\$ 190,000	\$ 10,000	\$ 90,000	\$ 90,000	
Modular Repair	\$ 5,000	\$ 5,000			
Restroom Renovation	\$ 80,000	\$ 80,000			
Additional Parking	\$ 32,000		\$ 32,000		
Asphalt Resurfacing	\$ 50,000		\$ 10,000	\$ 40,000	
Ceiling Tile Replacement	\$ 95,000		\$ 95,000		
Chalkboard Replacement	\$ 15,000		\$ 15,000		
Communication System Upgrade	\$ 60,000		\$ 60,000		
Exterior Door Replacement	\$ 54,000		\$ 54,000		
Fence Perimeter	\$ 25,000		\$ 25,000		
Field Improvements	\$ 20,000		\$ 20,000		
Interior Repairs	\$ 40,000		\$ 40,000		
Irrigation	\$ 18,000		\$ 18,000		
Light Blocking Curtains	\$ 17,000		\$ 17,000		
Replace Door Hardware	\$ 30,000		\$ 30,000		
Replace Sinks and Fitting	\$ 18,000		\$ 18,000		
VAT Replacement	\$ 29,000		\$ 14,500	\$ 14,500	
Classroom Casework Upgrade	\$ 110,000			\$ 110,000	
Exterior Repairs	\$ 44,000			\$ 44,000	

	Total	A	B	C	Funding?
<b>South Shore Elementary</b>	\$ 997,000	\$ 158,000	\$ 718,000	\$ 121,000	
# B Stage Curtains	\$ 10,000	\$ 10,000			
# 13 Playground Asphalt Rehab	\$ 28,000	\$ 28,000			
Carpet Replacement	\$ 76,000	\$ 10,000	\$ 30,000	\$ 36,000	
Exterior Rehab	\$ 50,000	\$ 25,000	\$ 25,000		
Modular Rehab	\$ 40,000	\$ 40,000			
Restroom Renovations	\$ 80,000	\$ 40,000	\$ 40,000		
Soffits	\$ 10,000	\$ 5,000	\$ 5,000		
Brick Re-Pointing	\$ 20,000		\$ 20,000		
Ceiling Tile Replacement	\$ 33,000		\$ 33,000		
Chalkboard Replacement	\$ 16,000		\$ 16,000		
Classroom Casework	\$ 78,000		\$ 78,000		
Communications System Upgrade	\$ 37,000		\$ 37,000		
Exterior Doors	\$ 45,000		\$ 45,000		
HVAC Upgrade	\$ 160,000		\$ 160,000		
Interior Repair	\$ 40,000		\$ 40,000		
Irrigation	\$ 20,000		\$ 20,000		
Light Blocking Curtains	\$ 21,000		\$ 21,000		
Lighting Control	\$ 5,000		\$ 5,000		
Replace Door Hardware	\$ 28,000		\$ 28,000		
Replace Sinks and Fittings	\$ 13,000		\$ 13,000		
Sidewalk extension	\$ 10,000		\$ 10,000		
VAT Abatement	\$ 92,000		\$ 92,000		
Playfield Improvements	\$ 85,000			\$ 85,000	
	<b>Total</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>Funding?</b>
<b>Sunrise Elementary</b>	\$ 1,713,000	\$ 410,000	\$ 750,500	\$ 552,500	
# 6 Window Replacement	\$ 250,000	\$ 150,000	\$ 100,000		
# 6 Exterior Rehab	\$ 75,000	\$ 75,000			
# B Stage Curtains	\$ 10,000	\$ 10,000			
Carpet Replacement	\$ 80,000	\$ 40,000	\$ 20,000	\$ 20,000	
Repipe Building	\$ 60,000	\$ 60,000			
Restroom Renovations	\$ 150,000	\$ 75,000	\$ 75,000		
VAT Replacement	\$ 38,000		\$ 38,000		
Asphalt Resurfacing	\$ 58,000		\$ 58,000		
Ceiling Tile Replacement	\$ 130,000		\$ 60,000	\$ 70,000	
Chalkboard Replacement	\$ 16,000		\$ 16,000		
Exterior Door Replacement	\$ 60,000		\$ 60,000		
HVAC Upgrades	\$ 134,000		\$ 134,000		
Interior Renovation	\$ 80,000		\$ 40,000	\$ 40,000	
Light Blocking Curtains	\$ 23,000		\$ 23,000		
Lighting Replacement	\$ 187,000		\$ 93,500	\$ 93,500	
Replace Door Hardware	\$ 35,000		\$ 35,000		
Classroom Casework Upgrade	\$ 150,000			\$ 150,000	
Replace Sinks and Fittings	\$ 25,000			\$ 25,000	
Irrigation Installation	\$ 69,000			\$ 69,000	
Playfield Repair	\$ 85,000			\$ 85,000	
	<b>Total</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>Funding?</b>
<b>Tangent Elementary</b>	\$ 952,500	\$ 29,000	\$ 655,000	\$ 268,500	
# B Stage Curtains	\$ 10,000	\$ 10,000			
Gym VAT Replacement	\$ 19,000	\$ 19,000			BOND
Asphalt Repair	\$ 28,000		\$ 28,000		
Boiler Replacement	\$ 62,000		\$ 62,000		
Brick Re-pointing	\$ 57,000		\$ 57,000		
Carpet Replacement	\$ 12,000		\$ 12,000		
Chalkboard Replacement	\$ 8,000		\$ 8,000		
Communications System Upgrade	\$ 40,000		\$ 40,000		
Exterior Door Replacement	\$ 37,500		\$ 37,500		
Field Drainage Upgrade	\$ 69,000		\$ 69,000		
HVAC Upgrades	\$ 120,000		\$ 120,000		
Interior Repairs	\$ 25,000		\$ 25,000		
Light Blocking Curtains	\$ 12,000		\$ 12,000		
Lighting Replacement	\$ 139,000		\$ 69,500	\$ 69,500	
Replace Door Hardware	\$ 25,000		\$ 25,000		
Replace Sinks and Fittings	\$ 15,000		\$ 15,000		
Window Replacement	\$ 75,000		\$ 75,000		
Classroom Casework Upgrade	\$ 90,000			\$ 90,000	
Exterior Repairs	\$ 40,000			\$ 40,000	
Irrigation Installation	\$ 69,000			\$ 69,000	

	Total	A	B	C	Funding?
<b>Takena Elementary</b>	\$ 833,000	\$ 301,000	\$ 349,000	\$ 205,000	
#12 Parking/Playground Asphalt Rehab	\$ 40,000	\$ 40,000			
# B Stage Curtains	\$ 10,000	\$ 10,000			
Hall VAT Replacement	\$ 36,000	\$ 36,000			BOND
Boiler Replacement	\$ 117,000	\$ 117,000			
Replace Carpet	\$ 18,000	\$ 18,000			
Restroom Renovations	\$ 80,000	\$ 80,000			
Ceiling Tile Replacement	\$ 36,000		\$ 36,000		
Communications System Upgrade	\$ 40,000		\$ 40,000		
Exterior Door Replacement/Hardware	\$ 30,000		\$ 53,000		
Exterior Renovations	\$ 25,000		\$ 25,000		
HVAC Upgrade	\$ 120,000		\$ 120,000		
Interior Repairs	\$ 40,000		\$ 20,000	\$ 20,000	
Playfield Upgrades	\$ 85,000		\$ 30,000	\$ 55,000	
Replace Lights	\$ 25,000		\$ 25,000		
Brick Re-pointing	\$ 71,000			\$ 71,000	
Classroom Casework Upgrade	\$ 45,000			\$ 45,000	
Replace Sinks and Fittings	\$ 15,000			\$ 15,000	
	<b>Total</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>Funding?</b>
<b>Waverly Elementary</b>	\$ 1,591,000	\$ 478,000	\$ 881,500	\$ 213,500	
#14 Gym Siding and Metal Rehab	\$ 75,000	\$ 75,000			
# B Stage Curtains	\$ 10,000	\$ 10,000			
Hall VAT Replacement	\$ 90,000	\$ 90,000			BOND
Carpet Replacement	\$ 36,000	\$ 36,000			
Ceiling Tile Replacement	\$ 105,000	\$ 25,000	\$ 80,000		
Interior Concrete	\$ 50,000	\$ 50,000			
Interior Renovation	\$ 70,000	\$ 35,000	\$ 35,000		
Restroom Renovations	\$ 120,000	\$ 60,000	\$ 60,000		
Window Replacement	\$ 95,000	\$ 95,000			
Asphalt Repair	\$ 30,000		\$ 10,000	\$ 20,000	
Classroom Casework Upgrade	\$ 120,000		\$ 120,000		
Communications System Upgrade	\$ 50,000		\$ 50,000		
Exterior Door Replacement	\$ 48,000		\$ 48,000		
Exterior Repairs	\$ 150,000		\$ 150,000		
HVAC Upgrades	\$ 55,000		\$ 55,000		
Irrigation	\$ 35,000		\$ 35,000		
Lighting Upgrade	\$ 157,000		\$ 78,500	\$ 78,500	
Playground Improvements	\$ 80,000		\$ 40,000	\$ 40,000	
Repipe Building	\$ 90,000		\$ 90,000		
Replace Door Hardware	\$ 30,000		\$ 30,000		
Parking	\$ 75,000			\$ 75,000	
	\$ 20,000				
	<b>Total</b>	<b>A</b>	<b>B</b>	<b>C</b>	<b>Funding?</b>
<b>Fairmount Elementary</b>	\$ 90,000	\$ 35,000	\$ 55,000	\$ -	
Heating in Gym	\$ 15,000	\$ 15,000			
Roof Rehab	\$ 35,000	\$ 20,000	\$ 15,000		
Caulk and Paint Siding	\$ 5,000		\$ 5,000		
Metal Wrap on Gym	\$ 30,000		\$ 30,000		
Paint Doors and Handrails	\$ 5,000		\$ 5,000		



MIDDLE SCHOOLS \$ 7,927,000 \$ 786,000 \$ 5,109,600 \$ 2,031,400

	Total	A	B	C	Funding?
Calappola Middle School	\$ 2,989,000	\$ 275,000	\$ 1,697,000	\$ 1,017,000	
# 3 Replace Storm Water Pumps	\$ 10,000	\$ 10,000			
# 5 Irrigation/Well	\$ 70,000	\$ 70,000			
# 8 Stage Curtains	\$ 10,000	\$ 10,000			
# 10 Locker Room Replacement	\$ 185,000	\$ 185,000			
Additional Parking	\$ 80,000		\$ 80,000		
Asphalt Repairs	\$ 100,000		\$ 50,000	\$ 50,000	
Ceiling Tile Replacement	\$ 150,000		\$ 150,000		
Chalkboard Replacement	\$ 32,000		\$ 32,000		
Classroom Casework Upgrade	\$ 240,000		\$ 240,000		
Communications System Upgrade	\$ 75,000		\$ 75,000		
Extend Canopy to Include Bus Loop	\$ 159,000		\$ 159,000		
Exterior Door Replace/Hardware	\$ 125,000		\$ 125,000		
Exterior Repairs	\$ 50,000		\$ 50,000		
HVAC Upgrades	\$ 280,000		\$ 140,000	\$ 140,000	
Interior Renovation	\$ 140,000		\$ 140,000		
Library Carpet Replacement	\$ 25,000		\$ 25,000		
Light Blocking Curtains	\$ 37,000		\$ 37,000		
Lighting Upgrade	\$ 140,000		\$ 70,000	\$ 70,000	
Modular Removal/Storage Replacement	\$ 50,000		\$ 50,000		
Playground Replacement	\$ 26,000		\$ 26,000		
Rekey building	\$ 30,000		\$ 30,000		
Remove/Replace Chimney	\$ 23,000		\$ 23,000		
Replace Lockers	\$ 120,000		\$ 120,000		
Sidewalk Repair	\$ 10,000		\$ 10,000		
Sinks and Fittings	\$ 40,000		\$ 40,000		
Ventilation Upgrade	\$ 25,000		\$ 25,000		
Cafeteria Acoustical Trim & AV	\$ 127,000			\$ 127,000	
Covered Walkway	\$ 32,000			\$ 32,000	
Field Improvements	\$ 85,000			\$ 85,000	
Halfway Upgrades/Concrete Repair	\$ 150,000			\$ 150,000	
Track Replacement	\$ 363,000			\$ 363,000	

	Total	A	B	C	Funding?
Memorial Middle School	\$ 2,394,000	\$ 226,000	\$ 1,765,600	\$ 402,400	
# 3 Replace Storm Water Pump	\$ 10,000	\$ 10,000			
# 8 Stage Curtains	\$ 10,000	\$ 10,000			
# 9 Locker Room Replacement	\$ 156,000	\$ 156,000			
Back Hall VAT Abatement	\$ 100,000	\$ 50,000	\$ 50,000		BOND
Asphalt Resurfacing	\$ 176,000		\$ 105,600	\$ 70,400	
Build Storage Building	\$ 50,000		\$ 50,000		
Carpet Replacement	\$ 50,000		\$ 50,000		
Ceiling Tile Replacement	\$ 150,000		\$ 150,000		
Chalkboard Replacement	\$ 33,000		\$ 33,000		
Classroom Casework Upgrade	\$ 240,000		\$ 240,000		
Communications System Upgrade	\$ 75,000		\$ 75,000		
Exterior Door Replacement	\$ 75,000		\$ 75,000		
Exterior Renovations	\$ 50,000		\$ 50,000		
Halfway Upgrades	\$ 246,000		\$ 246,000		
HVAC Replacement	\$ 335,000		\$ 335,000		
Interior Repairs	\$ 110,000		\$ 50,000	\$ 60,000	
Light Blocking Curtains	\$ 33,000		\$ 33,000		
Locker Replacement	\$ 120,000		\$ 60,000	\$ 60,000	
Modular Removal	\$ 25,000		\$ 25,000		
Remove Brick Chimney	\$ 23,000		\$ 23,000		
Replace Door Hardware	\$ 50,000		\$ 50,000		
Sinks and Fittings	\$ 40,000		\$ 40,000		
Ventilation Upgrades	\$ 25,000		\$ 25,000		
Athletic Field Improvement	\$ 85,000			\$ 85,000	
Cafeteria Acoustical Trim & AV	\$ 127,000			\$ 127,000	

	Total	A	B	C	Funding?
North Albany Middle School	\$ 2,544,000	\$ 285,000	\$ 1,647,000	\$ 612,000	
Locker Room Renovation	\$ 175,000	\$ 175,000			
Stage Curtains	\$ 10,000	\$ 10,000			
Between Rooms 23 & 24, Home Ec. & Cafe/VAT Abatement	\$ 100,000	\$ 100,000			BOND
Asbestos Ceiling Tile Abatement	\$ 300,000		\$ 300,000		
Asphalt Replacement	\$ 67,000		\$ 20,000	\$ 47,000	
Chalkboard Replacement	\$ 40,000		\$ 40,000		
Classroom Casework Upgrade	\$ 180,000		\$ 180,000		
Communications Syst. Upgrade	\$ 75,000		\$ 75,000		
Counseling Office HVAC Upgrade	\$ 21,000		\$ 21,000		
Exterior Door Replacement	\$ 75,000		\$ 75,000		
Exterior Renovations	\$ 50,000		\$ 50,000		
Interior Repair	\$ 120,000		\$ 120,000		
Irrigation	\$ 50,000		\$ 50,000		
Light Blocking Curtains	\$ 26,000		\$ 26,000		
Lighting Upgrade	\$ 148,000		\$ 74,000	\$ 74,000	
Playground Replacement	\$ 26,000		\$ 26,000		
Replace Door Hardware	\$ 40,000		\$ 40,000		
Replace Lockers	\$ 120,000		\$ 120,000		
Repoint Brick	\$ 30,000		\$ 30,000		
Restroom Renovation	\$ 100,000		\$ 100,000		
Room Divider Replacement	\$ 50,000		\$ 50,000		
Sinks and Fixtures	\$ 25,000		\$ 25,000		
Track Replacement	\$ 383,000		\$ 20,000	\$ 363,000	
Ventilation Upgrade	\$ 5,000		\$ 5,000		
Window Replacement	\$ 200,000		\$ 200,000		
Athletic Field Improvement	\$ 85,000			\$ 85,000	
(2) Tennis Court Resurface	\$ 43,000			\$ 43,000	

HIGH SCHOOLS \$ 9,990,000 \$ 1,679,000 \$ 6,501,200 \$ 1,809,800

	Total	A	B	C	
West Albany High School	\$ 4,714,000	\$ 1,203,000	\$ 2,504,500	\$ 1,006,500	Funding?
# 5 Drill Well	\$ 65,000	\$ 65,000			
#18 Air Compressor/Dryer	\$ 5,000	\$ 5,000			
#19 Restroom Renovation	\$ 250,000	\$ 250,000			
Stadium & Kitchen Roof	\$ 100,000	\$ 100,000			
E Hall, Lower F Hall, Career Center, Foods & CSA Rooms Floor	\$ 440,000	\$ 150,000	\$ 290,000		BOND
Kitchen Ventilation Upgrade	\$ 25,000	\$ 25,000			
HVAC Upgrades (Gym)	\$ 493,000	\$ 493,000			
Reactivate 2 Mottballed Restrooms	\$ 115,000	\$ 115,000			
Blackboard Replacement	\$ 60,000		\$ 60,000		
Ceiling Replacement	\$ 231,000		\$ 231,000		
Concrete Repair	\$ 51,000		\$ 51,000		
Exterior Door Replacement	\$ 534,500		\$ 334,000	\$ 200,500	
Exterior Lighting	\$ 20,000		\$ 20,000		
Foods Room Vent	\$ 11,000		\$ 11,000		
Hall Lockers	\$ 221,000		\$ 221,000		
Interior Repairs	\$ 75,000		\$ 75,000		
Irrigation To All Fields	\$ 69,000		\$ 69,000		
Kitchen Appliance Upgrade	\$ 150,000		\$ 150,000		
Light Blocking Curtains	\$ 67,000		\$ 67,000		
Lighting Upgrade	\$ 200,500		\$ 200,500		
Portable Bleachers	\$ 50,000		\$ 50,000		
Replace Door Hardware	\$ 50,000		\$ 50,000		
Replace Sinks and Fittings	\$ 25,000		\$ 25,000		
Window Replacement	\$ 600,000		\$ 600,000		
Athletic Field Upgrades	\$ 256,000			\$ 256,000	
Casework Upgrade	\$ 400,000			\$ 400,000	
Pave Elm Street Parking	\$ 150,000			\$ 150,000	

	Total	A	B	C	
South Albany High School	\$ 5,276,000	\$ 476,000	\$ 3,995,700	\$ 803,300	
# 4 Drill Well	\$ 35,000	\$ 35,000			
#21 Communication System Upgrade	\$ 131,000	\$ 131,000			
Ceiling Tile Replacement	\$ 180,000	\$ 90,000	\$ 90,000		
Fire Detector System Upgrade	\$ 150,000	\$ 150,000			
Modular Rehab	\$ 20,000	\$ 20,000			
Asphalt Resurfacing	\$ 200,000	\$ 50,000	\$ 150,000		
Lighting Upgrade	\$ 200,000		\$ 100,000	\$ 100,000	
Door Hardware Replacement	\$ 150,000		\$ 150,000		
Exterior Door/Frame Replacement	\$ 412,000		\$ 206,000	\$ 206,000	
Art Rooms Casework Replacement	\$ 41,000			\$ 41,000	
HVAC Upgrade	\$ 500,000		\$ 500,000		
Classroom Casework Upgrade	\$ 420,000		\$ 420,000		
Sinks and Fittings	\$ 50,000		\$ 50,000		
Restroom Upgrades	\$ 400,000		\$ 400,000		
Sidewalk Replacement	\$ 100,000		\$ 100,000		
Window Replacement	\$ 500,000		\$ 500,000		
Exterior Renovations	\$ 150,000		\$ 150,000		
Interior Renovations	\$ 400,000		\$ 400,000		
Ceiling Tile Replacement	\$ 240,000		\$ 120,000	\$ 120,000	
Floor Tile Replacement	\$ 127,000		\$ 12,700	\$ 114,300	
Irrigation at Athletic Flds.	\$ 206,000		\$ 70,000	\$ 136,000	
Light Blocking Curtains	\$ 69,000		\$ 69,000		
Chalkboard Replacement	\$ 55,000		\$ 55,000		
Stormwater System Modification	\$ 86,000			\$ 86,000	
Kitchen Equipment Rep.	\$ 169,000		\$ 169,000		
Ventilation Upgrade	\$ 35,000		\$ 35,000		
Student Lockers	\$ 200,000		\$ 200,000		
Portable Bleachers	\$ 50,000		\$ 50,000		

## **APPENDIX VII (B)**

### **COOPERATIVE AGREEMENT BETWEEN THE CITY OF ALBANY AND THE GREATER ALBANY PUBLIC SCHOOL DISTRICT 8J**

#### **INTRODUCTION**

The city of Albany, Oregon (hereafter called the “City”) and the Greater Albany School District 8J (hereafter called the “District”), and collectively referred to as the “parties,” hereby agree to establish a cooperative agreement related to planning responsibilities pursuant to ORS 195.020 and ORS 195.110.

#### **COMPREHENSIVE PLANNING**

The District is identified in the City’s Comprehensive Plan as a “special district.” As such, the City recognizes the District as a local agency that may have an interest in Albany and its surrounding area.

The City shall provide written notice to the District’s designated contact person of proposed comprehensive plan and land use regulation amendments, including those proposed as part of periodic review, which may significantly impact school capacity. If requested by the District, the City will provide it with status reports, copies of background studies, plans and ordinances related to planning projects, work schedules and regular meeting dates of the Hearings Board, Planning Commission, the City Council, and any special review committees formed related to planning projects. If the District does not respond or request an extension during the comment period, the City will assume that it has no comment.

The District shall designate a contact person who will be responsible for coordination with the City related to comprehensive planning activities. If requested by the City, the District shall provide it with information needed to maintain the elements of its required planning programs. This shall include, but not be limited to, the following: (a) Copies of requested plans or studies prepared by the District agency that may assist the City in its planning efforts; (b) Participate in public hearings or other meetings. This participation could range from, but is not limited to, submitting written comments to providing a representative to sit as a member of a study committee; and (c) Provide assistance with the development of a plan, or study, or assistance with specific planning related problems.

#### **NEW DEVELOPMENT**

The City will provide the District with notice of all proposed land use applications for new development that may significantly impact school capacity. The District will provide the City with written comments or concerns in response to the notice within the comment period. If the District does not respond or request an extension during the stated comment period, the City will assume that it has no comment.

The capacity of a school facility is not the basis for a development moratorium under ORS 197.505 to 197.540, nor does ORS 195.110 confer any power to a school district to declare a building moratorium.

#### **WATER SOURCES, CAPITAL FACILITIES, REAL PROPERTY INCLUDING RIGHTS OF WAY AND EASEMENTS;**

The City is the ultimate provider of urban services within its Urban Growth Boundary (UGB). The City is also responsible for determining the appropriate zoning of land within its UGB. How and where land is

zoned for various uses is a strong indicator for planning the size and location of facilities such as schools. The City's Comprehensive Plan and implementing ordinances recognize that schools typically are located in residential areas, but that they also may want to locate in certain commercial and industrial zones. The City's Comprehensive Plan and Zoning maps currently do not show locations of any future school sites.

The City has a five-year Capital Improvement Plan (CIP) that identifies and prioritizes public infrastructure needs, such as new and maintenance of existing public streets, water, sanitary sewer and storm facilities, libraries, and parks and recreation sites. The CIP is updated annually.

The District is not funded by the City and therefore it has its own capital facilities and implementation plans. At the District's request, the City will participate in its planning for future school sites. The City's participation may include, but not be limited to, providing City staff to sit on a school-siting committee and providing information on current land use and capital improvement plans.

### **URBAN SERVICES – SPECIAL DISTRICTS**

Since 1988 the City has had intergovernmental agreements (IGAs) with Benton County and Linn County. The IGAs state that the counties will not approve the creation, modification of district boundaries, authority, or responsibility, or engagement of new activities for any special districts pertaining to the urban fringe for the provision of utilities, transportation, recreation, or other public facilities or services unless such districts: (a) recognize the City as the ultimate provider of urban services within its Urban Growth Boundary; and (b) are created with adequate safeguards to assure that the ability of the City to provide adequate services will not be impaired.

The District is a special district that is located within the City and portions of both Linn County and Benton County. As a special district, the District recognizes the City as the ultimate provider for urban services within its Urban Growth Boundary and will not approve any activities, including but not limited to boundary changes and school siting that would impair the City's ability to provide urban services.

### **SCHOOL FACILITIES**

In consultation with the City, the District prepared, and the school board adopted, a Facility Plan for the ten-year period of 2009-2018. This Facility Plan does not identify any school capacity limitations, but indicates that the District does not have an adequate supply of suitable land to accommodate any future school facility needs.

The City shall adopt the District's Facility Plan as a supporting document to the Comprehensive Plan. At the District's request, the City will work with it to identify land for potential future school sites and take necessary actions, including, but not limited to, adopting appropriate zoning and designating site(s) for future schools pursuant to applicable law.

The District shall update its school Facility Plan during the City's periodic review, or more frequently by mutual agreement between the parties.

### **AMENDMENTS**

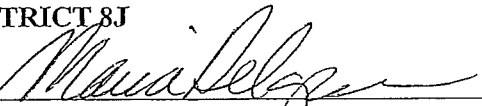
This cooperative agreement may be amended by mutual written agreement of the parties. The party that wants to amend the agreement shall give notice of its intended amendment in writing to the other party and provide suggested times and places to meet and discuss the proposal. Public notice of all necessary

hearings to amend this agreement shall be in accordance with applicable state and local statutes. An amendment may be approved, denied, or altered by mutual consent of the parties.

**EFFECTIVE DATE**

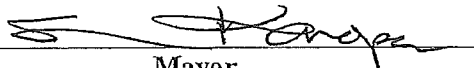
It is understood that this agreement must be approved by both an order of the District's school board, and by an ordinance of the City. The agreement shall become effective on the date of the last party to sign it.

**GREATER ALBANY PUBLIC SCHOOL  
DISTRICT 8J**

By:   
Title: School District Superintendent

Date Signed: OCTOBER 12, 2009

**CITY OF ALBANY**

By:   
Title: Mayor

Date Signed: November 18, 2009

