

ORDINANCE NO. 5579

AN ORDINANCE AMENDING ORDINANCE NO. 4447, WHICH ADOPTED THE CITY OF ALBANY COMPREHENSIVE PLAN, TO ADOPT THE 2004 WATER FACILITY PLAN AND AMEND WATER SERVICES TEXT IN THE COMPREHENSIVE PLAN; ADOPTING FINDINGS; AND DECLARING AN EMERGENCY.

WHEREAS, the Water Facility Plan is a guide for providing water service to all land uses anticipated by the Comprehensive Plan in a timely, orderly and efficient manner; and

WHEREAS, the City has relied on the 1988 Albany and Millersburg Water System Facility Plan as supplemented by the 1996 North Albany Water Facility Plan;

WHEREAS, the 2004 Water Facility Plan was developed to address changing circumstances and requirements and is intended to supercede earlier Plans; and

WHEREAS, the Hearings Board recommended that the City Council adopt the 2004 Water Facility Plan by reference as a supporting document to the Comprehensive Plan and also adopt text amendments to the Comprehensive Plan to be consistent with the 2004 Water Facility Plan, based on evidence presented in the staff report and testimony presented at the July 19, 2004, public hearing for File No. CP-04-04; and

WHEREAS, the Albany City Council held a public hearing on this same application on August 11, 2004.

NOW THEREFORE, THE PEOPLE OF THE CITY OF ALBANY DO ORDAIN AS FOLLOWS:

Section 1: The 2004 Water Facility Plan is hereby adopted by reference as a supporting document to the Comprehensive Plan.

Section 2: The Albany Comprehensive Plan text is hereby amended as shown on Exhibits A and B.

Section 3: The Findings of Fact and Conclusions included in the staff report attached as Exhibit C are hereby adopted in support of this decision.

IT IS HEREBY adjudged and declared that this Ordinance is necessary for the immediate preservation of the public peace, health, and safety of the City of Albany, and an emergency is hereby declared to exist, and this Ordinance shall take effect and be in full force and effect when passed by the City Council and approved by the Mayor.

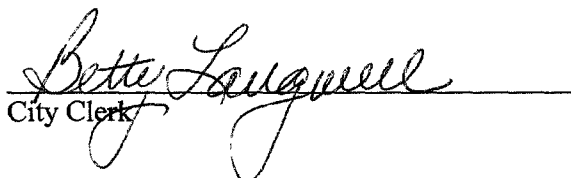
Passed by Council: August 11, 2004

Approved by Mayor: August 11, 2004

Effective Date: August 11, 2004


Mayor

ATTEST:


City Clerk

GOAL 11: PUBLIC FACILITIES AND SERVICES BACKGROUND SUMMARY

This element of the Plan considers the present and future needs of facilities and services such as water, sewer, fire and police protection, health, and education. The City of Albany, like many other local governments, has been faced with severe financial constraints while the number of people requiring services and the land area of the city have continued to increase. ~~Some of the growth and service demand has been brought about by unforeseeable problems such as health hazards in areas within the Urban Growth Boundary area.~~ As the ~~area~~**City** continues to develop, the demand for services will increase, requiring careful and coordinated management to provide services in an orderly fashion while attempting to minimize the public cost.

The fundamental goal of the Public Facilities element is to establish and maintain a general ~~but~~ **and** timely view of where, when, and how public services will be provided to support planned growth in the Albany urbanizable area. Within the Comprehensive Plan, the policies and criteria underlying these decisions are established and integrated in the overall land use planning process. However, the actual public facilities plans remain a separate but interlocking network of technical information documents. Within each of the technical public facility plans, there is a complete inventory and condition assessment, listing of anticipated short-range and long-range projects, project descriptions, project timing, cost estimates, funding mechanisms, and identification of the service providers. Within Appendix VI of the **Comprehensive Plan** is a composite list of projects and their timing for each of the required public facilities planning elements (water, sanitary sewer, storm sewer and transportation).

The siting and sizing of public facilities has a significant impact on land use patterns and future growth in an area. Inadequate provision of services and facilities tends to discourage development and may have a long-range impact on the economic stability of the area. On the other hand, ~~the provision of~~ **providing** ~~unnecessary~~ **unnecessary or untimely services** may have a similar impact through ~~the provision of~~ **result in** higher taxes, **user fees** and inflated development costs. The location of facilities such as schools, fire stations, sewer lines, water mains, streets, and recreational areas determines the type and location of other urban development.

GOAL 11: PUBLIC FACILITIES AND SERVICES

WATER
BACKGROUND SUMMARY

The City of Albany purchased the municipal water system from Pacific Power and Light Company (PP&L) in December 1984. ~~This system provides water to~~ **At the area within the Albany city limits and to a limited number** ~~time of users within the city of purchase, PP&L provided water service for the City of Albany, the City of Millersburg. The system also provides water on a wholesale basis to, and the North Albany County Service District. In the long term, the City of Albany may provide wholesale water service to Millersburg. (NACSD). Since purchasing the system, the City has accepted maintenance responsibilities and eventual ownership of the NACSD assets (July 1991) and is currently working with the City of Millersburg to develop a Joint Water Project (JWP) that will help meet both communities water needs through build-out of their urban growth boundaries. When this project is completed Millersburg will no longer rely on the City of Albany for its water supply and will be responsible for operating its own water system.~~

~~The Albany water system includes a dam and intake on the South Santiam River near the city of Lebanon, an eighteen mile supply canal from the intake to the city of Albany, a water treatment plant, and a network of pipelines with associated reservoirs and pumping stations. The City also owns a hydro electric power plant associated with the water treatment plant which is located at the treatment plant site at Fourth Avenue and Vine Street.~~

Albany pursued the JWP with Millersburg to provide greater reliability and redundancy in water supply and to meet future needs for additional capacity. With the completion of the JWP, both cities will have a state-of-the-art treatment facility that is well positioned to meet future regulatory and capacity requirements.

~~The canal which transports water from the Santiam River to the city of Albany is an open canal which receives runoff from adjacent residential, commercial, industrial, and agricultural lands. To minimize the potential for contamination, the City should actively participate in the review of all proposed land uses adjacent to the canal. This requires coordination with the City of Lebanon and Linn County. The potential for degradation or contamination of canal water and the future need for extensive capital improvements along the canal will likely result in a future shift to the Willamette River as a source of supply for Albany.~~

The Albany water system includes a dam and intake on the South Santiam River near the City of Lebanon, an eighteen-mile supply canal from the intake to the City of Albany, a water treatment plant, and a network of pipelines with associated reservoirs and pumping stations. The City also owns a hydro-electric power plant associated with the Vine Street water treatment plant.

~~The existing canal, which transports water from the South Santiam River to the Vine Street water treatment plant was built in 1911-12. Capacity Albany, receives runoff from adjacent residential, commercial, industrial, and quality improvements were made in the late 1940's, the mid 1960's, and the late 1970's. The plant capacity approximates the current 14 million gallon per day (mgd) peak summertime demand. Demand occasionally exceeds the capacity. Although the plant is old, treated water quality is maintained well above that required by state and federal requirements. However, many elements of the plant have exceeded their expected life, and major improvements to the treatment plant and increased reservoir storage are necessary to ensure reliability and to provide for the capacity to meet projected demands. Meeting these needs will require additional financial resources. agricultural lands. To protect the Canal as Albany's drinking water source, the City has participated in the review of proposed land uses adjacent to the canal and has coordinated with the City of Lebanon and Linn County.~~

~~The condition of the system's distribution pipeline network varies from poor to generally good condition. Many portions of the older areas of town are served by old steel and iron pipes. These older lines are in need of replacement due to corrosion which reduces capacity and results in an increased frequency of leakage. Resources need to be allocated to replace aging pipelines and to assure that emergency repairs are held to an acceptable level. Additionally, several areas of uncompleted links in the major pipe network contribute to reduced pressure and fire flow capability. Pipeline extensions are needed to correct these deficiencies. The areas developed from the mid 1970's generally have good distribution networks.~~

The Vine Street water treatment plant was constructed in 1912. Capacity and water quality improvements were made in the late 1940s, mid 1960s, the late 1970s, and early 1990s. The plant's current maximum capacity is approximately 16 million gallons per day (mgd). Demand occasionally exceeds the plant's capacity and reservoir storage must be used to meet the water demands. Historically, treated water quality is maintained well above that required by state and federal requirements.

~~Prior to City purchase of the water system, several small pockets within the city were developed on wells without extension of water lines through them. Consequently, it is now difficult to provide water service to some areas within the city. In order to provide for the economic and efficient extension of urban services to individual properties as well as to the areas beyond, it is necessary to review development proposals to ensure adequate provisions are taken to extend urban services to the developing properties and to the lands beyond. It is also necessary that the City and the North Albany Service District coordinate the provision of water service in the North Albany area to assure compatibility with the future incorporation of North Albany facilities into the Albany water system.~~

The condition of the system's distribution pipeline network varies from poor to generally good. Many portions of the older areas of the City are served by deteriorated steel and iron pipes. These older lines are in need of replacement due to corrosion that reduces capacity and structural failure that results in increased frequency of leakage and interruption of service. Additionally, some locations within the water service area experience low pressures during periods of high demand or fire flow conditions. Improvements are required in these locations to improve the level of service and reliability.

GOAL 11: PUBLIC FACILITIES AND SERVICES
 WATER
 POLICIES AND IMPLEMENTATION METHODS

POLICIES:

1. ~~Encourage the use of techniques and devices that promote water conservation.~~ **Provide an adequate supply of water to meet projected demands based on the Comprehensive Plan land use designations and adopted population projections.**
2. ~~Provide an adequate supply and~~ **Maintain high standards of water** quality ~~of water to meet projected demands for consumption, fire flows, and response to emergency conditions based on the Comprehensive Plan land use designations and adopted population projections.~~
3. ~~Maintain high standards of quality, quantity, and service levels for the community water system. Special consideration~~ **Consideration** shall be given to:
 - a. Long-range public facility planning as well as implementation of a five-year capital improvement program.
 - b. The adequacy and reliability of the water supply.
 - c. Maintenance of water quality in conformance with state and federal requirements.
 - d. The adequacy of the distribution system.
 - e. Construction and operational standards.
 - f. Ensuring protection of and accessibility to water lines, water supply, and other facilities.
43. Prohibit the construction of structures over public water lines and easements.
54. Review and regulate development proposals, **in accordance with the Development Code**, to ensure that adequate water service improvements shall be provided for the proposed development as well as to serve future land uses as identified in the Comprehensive Plan, ~~in the following manner:~~
 - a. ~~For all uses, if the public water system is not available at the time of development, the development proponent must provide assurances, satisfactory to the City, that they will financially participate in the public system when such services are extended.~~
 - b. ~~Commercial, industrial, and multi-family developments within 150 feet of a water line that is capable of meeting the needs of the development shall be required to extend and hook up to the public system.~~
 - c. ~~New commercial, industrial, and multi-family residential developments shall be serviced by the public water system or a City-approved system that meets all domestic and fire flow requirements.~~
 - d. ~~Residential subdivisions, planned developments, and manufactured home parks shall be served by the public water system.~~
 - e. ~~Single family residences may be serviced by the public system or a privately owned well.~~
65. The availability of ~~any suitable~~ **an** alternate water supply does not relieve a property owner from the responsibility of participating in a local improvement district or other financing method for public water distribution regardless of whether the property connects to the system.
76. Develop and periodically review and adjust ~~equitable~~ funding mechanisms and rate structures to ensure adequate revenues for operation, maintenance, and expansion of the system.

87. Developments requiring the extension or expansion of water facilities will be required to pay an equitable share of the costs.
- ~~9. Recognize that the City is the ultimate provider of water service within the Urban Growth Boundary area and that service districts are only interim service providers until annexation to the city or until some identified time frame after annexation.~~
108. Rely on the **Public Water** Facility Plan and Capital Improvement Plan to assist in prioritizing extension of water service lines and correction of system deficiencies to ensure that the provision of water services ~~are~~**is** occurring in an equitable and logical fashion.
- ~~119. For those properties located outside the City limits but w~~**Within the Urban Growth Boundary, area** require annexation or consent to annex agreements prior to receiving water service ~~through the City except if the property is serviced by a County Service District.~~
10. **For those properties located outside the Urban Growth Boundary, prohibit extension of water service except as provided by Albany City Council policy or resolution, or specific contracts.**
- ~~121. Prepare and update a Water Master Plan~~**Regularly update the Water Facility Plan** as part of the Public Facilities Plan. The **Water Facility** Plan shall be used as the primary guide for setting of priorities for the expansion, improvement, or modification of the water system.
- ~~132. Coordinate with other local jurisdictions and state and federal agencies to ensure a safe water supply.~~
13. **Encourage the use of techniques and devices that promote water conservation.**
14. **Provide service to former customers of the North Albany County Service District in accordance with applicable agreements.**

IMPLEMENTATION METHODS:

1. Ensure protection of Albany's water resources by the following actions:
 - a. ~~Undertake periodic~~**Continue routine** inspections of activities along the Santiam-Albany Canal.
 - b. Develop regulations for ~~these areas near the city~~**Santiam-Albany Canal and within the City to restrict these** protect the water from activities along the Santiam Canal that could potentially contribute to degradation of water quality.
 - c. For those areas outside the City, ~~develop intergovernmental agreements between Albany,~~**coordinate and collaborate with** Linn County; and the City of Lebanon to review land use actions along the Santiam-Albany Canal.
2. Ensure that an adequate supply of water is available for fire protection and emergency needs **within the urban growth boundary** by planning for and providing adequate storage facilities.
3. ~~Establish a program to p~~**Periodically** review water quality and consumption data to ensure that existing and projected needs can be met by available sources.
4. ~~Determine the adequacy, reliability, and quality of alternative water supply sources and obtain water rights and other necessary agreements to utilize them in the event the current source is no~~

~~longer viable.~~ **Actively pursue additional water rights and options for alternative sources to ensure that the City's water needs continue to be met over time.**

5. Utilize the Capital Improvement Program to identify short-term water system improvements and commensurate funding sources ~~for implementation.~~

RECOMMENDATIONS:

1. Develop an intergovernmental agreement ~~which addresses the manner in which service district functions, facilities, and responsibilities will be transitioned to the City of Albany in the event of annexation or other jurisdictional realignment.~~ **with the City of Lebanon to protect water quality by reducing stormwater runoff discharged to the Santiam-Albany Canal from adjacent properties and Lebanon's stormwater system.**
2. ~~Develop an intergovernmental agreement which requires that all new water line extensions which are fed by the City's water system, are over 1" in size, and are located outside the Urban Growth Boundary be approved by the City.~~

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Deletions shown as ~~strikethrough~~
 Note: Tables 1-6 are deleted in their entirety

ALBANY AND MILLERSBURG WATER SYSTEM FACILITY PLAN

TABLE VI-1 SUMMARY OF COSTS FOR STAGE 1 IMPROVEMENTS

DESCRIPTION	TOTAL COST (THOUSANDS \$)
SOURCE	
Willamette River intake and pump station	1,345
Raw water pipeline	315
TREATMENT	
Upgrade existing Albany plant to reliable 15 mgd, Phase I	2,432
Expand existing Albany plant to 20 mgd, Phase 2	1,949
PUMPING STATIONS — MAPLE STREET	100
TRANSMISSION NETWORK	
Source to distribution pipelines	0
Rehabilitation of existing pipelines	368
Replacements and completions	1,795
New pipelines for expansion	464
DISTRIBUTION NETWORK	
Pipeline replacements	980
Fire hydrant assemblies	60
New for development	*
Initiate lead services replacement program	50
STORAGE	
North Albany 5 mg reservoir	1550
TOTAL	11,408

NOTES:

* Costs for new distribution pipelines to be installed by developers are subject to development patterns and are not predicted.
 ** Stage 1 is for an estimated population of 37,400 in 1990.

As presented in Albany/Millersburg Water System Plan by Brown & Caldwell, Consulting Engineers, February, 1988.

~~ALBANY AND MILLERSBURG
 WATER SYSTEM FACILITY PLAN~~

~~TABLE VI-2 SUMMARY OF COSTS FOR STAGE 2 IMPROVEMENTS~~

DESCRIPTION	TOTAL COST (THOUSANDS \$)
SOURCE	
Groundwater, aquifer identification and testing	400
TREATMENT	
Water treatment plant expansion, Phase 3	570
Pumping stations—Hill Street	100
TRANSMISSION NETWORK	
Source to distribution pipelines	0
Rehabilitation of existing pipelines	840
Replacements and completions	1,890
New for expansion	430
DISTRIBUTION NETWORK	
Pipeline replacements	5,075
Fire hydrant assemblies	715
New for development	*
STORAGE	
North Albany 5 mg reservoir	1,550
TOTAL	11,570

~~NOTES:~~

~~* Costs for new distribution pipelines to be installed by developers are subject to development patterns and are not predicted.
 **Stage 2 is for an estimated population of 41,200 in 1995.~~

~~Improvements required beyond a 20-year planning period are difficult to predict accurately. Many improvements required for ultimate development but not completed through Stage 3 would have to be constructed. Also, some existing facilities will likely have to be reconstructed. Table VI-4 shows an estimated improvement plan for ultimate development that would cost between \$27 and \$32 million. This plan to be re-evaluated during future revisions of the Albany Millersburg Water System Facility Plan.~~

~~As presented in Albany/Millersburg Water System Plan by Brown & Caldwell, Consulting Engineers, February, 1988.~~

~~ALBANY AND MILLERSBURG
 WATER SYSTEM FACILITY PLAN~~

TABLE VI-3 ~~SUMMARY OF COSTS FOR STAGE 3 IMPROVEMENTS~~

DESCRIPTION	TOTAL COST (THOUSANDS \$)	
	Option A Groundwater	Option B Surface Water
SOURCE		
Groundwater, Santiam area, 5 mgd	2,275	-
Surface water, South Santiam, 5 mgd	-	775
TREATMENT		
Groundwater disinfection and pH adjustment	75	-
Surface water treatment plant, 5 mgd	-	3,775
TRANSMISSION NETWORK		
Source to distribution pipelines	1,600	1,600
Rehabilitation of existing pipelines	0	0
Replacements and completions	1,300	1,300
New for expansion	4,800	4,800
DISTRIBUTION NETWORK		
Pipeline replacements	6,100	6,100
Fire hydrant assemblies	2,100	2,100
New for development	±	±
STORAGE		
5 mg reservoir, Knox Butte	1,550	1,550
TOTAL	19,800	22,000

NOTES:

* Costs for new distribution pipelines to be installed by developers are subject to development patterns and are not predicted.
 ** Stage 3 is for an estimated population of 48,870 in 2005.

As presented in Albany/Millersburg Water System Plan by Brown & Caldwell, Consulting Engineers, February, 1988

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 Note: Tables 1-6 are deleted in their entirety

TABLE VI-4

~~ALBANY AND MILLERSBURG
 WATER SYSTEM FACILITY PLAN~~

~~SUMMARY OF COSTS FOR ULTIMATE DEVELOPMENT IMPROVEMENTS~~

DESCRIPTION	TOTAL COST (THOUSANDS \$)	
	Option A Groundwater	Option B Surface Water
SOURCE		
Groundwater, Santiam area, add 15 mgd	2,050	-
Surface water, South Santiam, add 15 mgd	-	300
TREATMENT		
Construct new 20 mgd water treatment plant to replace existing plant	10,000	10,000
Surface water South Santiam, add 15 mgd	-	5,450
TRANSMISSION NETWORK		
Source to distribution pipelines	0	0
Rehabilitation of existing pipelines	0	0
Replacements and completions	0	0
New for expansion	8,650	8,650
DISTRIBUTION NETWORK		
Pipeline replacements	0	0
Fire hydrant assemblies	4,000	4,000
New for development	±	±
STORAGE		
5 mg reservoir, Knox Butte	1,550	1,550
5 mg reservoir, North Albany	1,550	1,550
TOTAL	27,800	31,500

~~NOTES:~~

~~* Costs for new distribution pipelines to be installed by developers are subject to development patterns and are not predicted.
 **Ultimate development is for an estimated saturation population of 82,740.
 As presented in Albany/Millersburg Water System Plan by Brown & Caldwell, Consulting Engineers, February, 1988~~

Deletions shown as ~~strikethrough~~
 Note: Tables 1-6 are deleted in their entirety

~~TABLE VI-5~~

~~PRIORITIZED STAGE 1 IMPROVEMENT PROJECTS~~

PRIORITY	PROJECT DESCRIPTION	PROJECT COST (THOUSANDS \$)
1	Transmission pipelines for reservoir refill	658
2	Transmission pipeline rehabilitation for reservoir refill	289
3	Initiate lead services replacement program	50
4	Upgrade Maple Street pumping station pipes	145
5	Water treatment plant upgrade, Phase 1, 15 mgd	2,432
6	Storage reservoir at North Albany, 5 mgd	1,755
7	Distribution system replacements	508
8	Water treatment plant expansion, Phase 2, 20 mgd	1,949
9	Transmission pipelines for service upgrade in northeast area	236
10	Raw water pipeline—Willamette River intake & pump station	1,660
11	Transmission pipelines for fire service	1,137
12	Transmission pipeline rehabilitation to conserve pipelines and improve service pressures	57
13	Distribution system replacements	472
14	Fire hydrants to improve fire flow availability	60
TOTAL		11,408

Deletions shown as ~~strikethrough~~
 Note: Tables 1-6 are deleted in their entirety

~~TABLE VI-6~~

~~NORTH ALBANY WATER SYSTEM IMPROVEMENTS
 (1983 COSTS)~~

PIPE SIZE	LINEAL FEET	COST/LINEAL FOOT	TOTAL COST
4"	900	\$ 13.00	\$ 11,700.00
6"	20,600	15.50	319,300.00
8"	15,950	17.50	279,125.00
10"	17,500	20.00	350,000.00
12"	24,050	23.00	553,150.00
16"	14,400	28.50	410,400.00
18"	900	31.50	28,350.00
20"	3,950	34.75	137,262.50
24"	1,750	39.00	<u>68,250.00</u>
	(100,00 LF)		\$2,157,537.50
Valves & Hydrants (36% additional)		\$ 776,713.50	\$2,934,251.00
One Pump Station			\$ 300,000.00
Two 2 MG Tanks @ \$660,000 each			1,320,000.00
One 3.75 MG Tank @ \$970,000			<u>970,000.00</u>
		SUBTOTAL	\$5,524,251.00
Engineering & Contingencies (30%)			<u>\$1,657,275.30</u>
		TOTAL COST	\$7,181,526.30

~~Water System Facility Plan Project locations are provided in the Albany/Millersburg Water System Plan by Brown & Caldwell, Consulting Engineers, February, 1988.~~

Findings of Fact and Conclusions of Law
Comprehensive Plan Amendment File CP-04-04

The Albany Development Code contains the following review criteria that must be met for this legislative Comprehensive Plan amendment to be approved. Code criteria are written in *bold italics* and are followed by findings and conclusions.

- (1) *A legislative amendment is consistent with the goals and policies of the Comprehensive Plan, the statewide planning goals, and any relevant area plans adopted by the City Council.*

FINDINGS

1.1 The proposed Comprehensive Plan amendments would:

- a. Adopt the 2004 Water Facility Plan by reference as a supporting document to the Comprehensive Plan;
- b. Amend the text of Goal 11 of the Comprehensive Plan; and
- c. Delete water system improvement project cost estimates from Appendix VI of the Comprehensive Plan.

1.2 The following Comprehensive Plan policies are relevant to the proposed amendments:

Policy 2: Provide an adequate supply and quality of water to meet projected demands for consumption, fire flows, and response to emergency conditions based on the Comprehensive Plan land use designations and adopted population projections.

Policy 3: Maintain high standards of quality, quantity, and service levels for the community water system. Special consideration shall be given to:

- a. *Long-range public facility planning as well as implementation of a five-year capital improvement program.*
- b. *The adequacy and reliability of the water supply.*
- c. *Maintenance of water quality in conformance with state and federal requirements.*
- d. *The adequacy of the distribution system.*
- e. *Construction and operational standards.*
- f. *Ensuring protection of and accessibility to water lines, water supply, and other facilities.*

Policy 7: Develop and periodically review and adjust equitable funding mechanisms and rate structures to ensure adequate revenues for operation, maintenance, and expansion of the system.

Policy 10: Rely on the Public Facility Plan and Capital Improvement Plan to assist in prioritizing extension of water service lines and correction of system deficiencies to ensure that the provision of water services are occurring in an equitable and logical fashion.

Policy 12: Prepare and update a Water Master Plan as part of the Public Facilities Plan. The Plan shall be used as the primary guide for setting of priorities for the expansion, improvement, or modification of the water system.

1.3 The proposed amendments would adopt the 2004 Water Facility Plan by reference as a supporting document to the Comprehensive Plan. The Water Facility Plan describes how water services will be provided within Albany's Urban Growth Boundary through build-out (2074). This is based on population and water demand forecasts described in Chapter 2. The recommended system improvements are based on current needs, population projections, and land use designations included in the Comprehensive Plan, updated and supplemented by more recent population projections.

- 1.4 Chapter 4 reviews state and federal regulations to ensure a safe, healthy water supply. Chapters 5 through 7 evaluate the condition of existing source, treatment, and distribution facilities, including recommended improvements and associated costs. Chapter 8 describes the new intake and treatment facilities undertaken with the City of Millersburg.
- 1.5 Chapter 9 sets forth the recommended plan including summaries of improvement projects required to correct existing deficiencies, meet regulatory requirements, and respond to projected population growth. Improvement projects are scheduled in four planning stages: Year 2005-2009, Year 2010-2014, Year 2015-2024, and Year 2025 to build-out (2074). This chapter also identifies cost allocation options for the recommended projects to assist in development of the City's water financial plan.
- 1.6 The following statewide planning goal is relevant to the proposed amendments:

Goal 11: To plan and develop a timely, orderly, efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

The implementing rules for Goal 11 are set forth in Oregon Administrative Rules Chapter 660, Division 11, Public Facilities Planning. Those rules explain the contents of a public facility plan. The proposed Water Facility Plan meets those requirements. It contains an inventory and assessment of the condition of all significant components of the municipal water system. The Plan is based on land uses set forth in the Comprehensive Plan. There are cost estimates of improvement projects and estimates of when the projects will be needed. A map shows the location of those projects. A discussion of funding is included.

CONCLUSION

- 1.1 This criterion is met because the proposed amendments are consistent with relevant goals and policies of the Comprehensive Plan and Statewide Planning Goal 11.
- (2) *A legislative amendment is needed to meet changing conditions or new laws.*

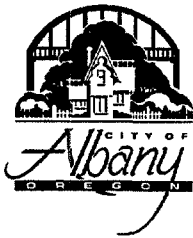
FINDINGS

- 2.1 The proposed Water Facility Plan was prepared in response to existing system needs, growth within the community, new environmental regulations, and changes in land use planning and development.

CONCLUSION

- 2.1 This criterion is met because the proposed amendments are needed to meet changing conditions and new laws.

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COMMUNITY DEVELOPMENT DEPARTMENT

333 Broadalbin Street SW, P.O. Box 490
Albany OR 97321

Ph: (541) 917-7550 Fax: (541) 917-7598
www.cityofalbany.net

NOTICE OF DECISION

DATE OF NOTICE: August 11, 2004

FILE: CP-04-04

TYPE OF REQUEST:

1. Adopt the 2004 Water Facility Plan by reference as a supporting document to the Comprehensive Plan;
2. Amend the text of Goal 11 (Public Facilities) of the Comprehensive Plan; and
3. Delete water system improvement project cost estimates from Appendix VI of the Comprehensive Plan.

PROPERTY OWNER: N/A

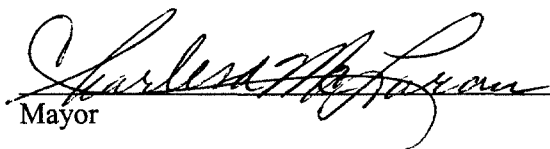
APPLICANT: City of Albany Public Works Department, Engineering Division
City of Albany Community Development Department, Planning Division

APPLICANT REPS: Mark Yeager, P.E., Principal Utilities Engineer
Chip Ullstad, P.E., Utility Engineer
Jeff Blaine, Engineer Associate I

On August 11, 2004, the City of Albany City Council granted APPROVAL of an application to amend the text of the Comprehensive Plan. The City based its decision on the project's conformance with the review criteria listed in the Albany Development Code.

The supporting documentation relied upon by the City in making this decision is available for review at City Hall, 333 Broadalbin Street SW. For more information, please contact Rich Catlin, project planner, at (541) 917-7564.

The City's decision may be appealed to the State Land Use Board of Appeals (LUBA) if a person with standing files a notice to appeal not later than September 2, 2004 - 21 days hence.



Mayor

Routing: (For Department Use Only)

Applicant Rep	_____
Participating Parties **	_____
File CP-04-04	_____

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