

# City of Lafayette

486 Third Street, P.O. Box 55

Lafayette, Oregon 97127

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## **LAFAYETTE JOINT PLANNING COMMISSION & CITY COUNCIL MEETING**

### **NOTICE OF PUBLIC MEETING**

THE PLANNING COMMISSION OF THE CITY OF LAFAYETTE WILL MEET IN REGULAR SESSION THURSDAY, FEBRUARY 18, 2016 AT 7 PM IN THE CITY HALL MEETING ROOM AT 486 THIRD STREET (99W), LAFAYETTE, OREGON.

#### **AGENDA IS AS FOLLOWS:**

1. CALL MEETING TO ORDER
2. ROLL CALL
3. APPROVAL OF MEETING MINUTES; JANUARY 21, 2016.
4. **PUBLIC HEARING:** Amendment to the Lafayette Comprehensive Plan to update the capital improvement project list in the 2007 Water System Master Plan.
6. NEW BUSINESS:
7. OLD BUSINESS:
8. NEXT MEETING: MARCH 17, 2016
9. ADJOURNMENT

The location of this meeting is accessible to the disabled. If you will need any special accommodations to attend or participate in the meeting, please notify City Hall, at (503) 864-2451, at least 24 hours before the meeting.

CITY OF LAFAYETTE  
PLANNING COMMISSION MEETING MINUTES  
JANUARY 21, 2016

**Call to Order:** Marian Chasse called the meeting to order at 7:01 p.m.

**Roll Call:** Lori Martino, Community Development Clerk, called the roll.

*Present:* Lee Gilgan, Brienne Carpenter, Ron Kerr, Mike Karl, Marian Chasse, Sean Chase.

*Absent:* Doreen Vantyne (excused)

*Staff Present:* Preston Polasek, City Administrator; Lori Martino, Community Development Clerk; Jim Anderson, Public Works Foreman

*Others:* None

**Approval of Minutes:** Ron Kerr made a motion to approve the meeting minutes from October 17, 2015. Brienne Carpenter seconded the motion. Motion passed unanimously.

Lee Gilgan introduced himself and the Commissioners and staff introduced themselves to Lee.

**Work Session:** Amendment to the Lafayette Comprehensive Plan to update the capital improvement project list in the 2007 Water System Master Plan.

Preston Polasek went over the staff report. He also explained the process for a Comprehensive Plan amendment.

Marian Chasse asked if anything on the list that mentions street extensions means only paving. Preston Polasek noted that was not necessarily the case. It would usually mean full street improvements. What is listed on the updated CIP list to be included in the Water Master Plan only pertains to water. The Transportation System Plan would cover the Street improvements, the Sewer Master Plan would cover sewer improvements and the Parks Master Plan would cover parks.

Preston continued going over the staff report.

There was discussion regarding number 5 and 6 on the updated CIP list. This pertained to the Regional System through Yamhill Regional Water Association and the Regional System Intertie. Preston noted that number 5 is a city buy-in to a regional system that McMinnville Water and Light would actually construct. Sean Chase questioned how long the YRWA has been in effect. Preston noted that it had been about 3 years and was formed to acquire water rights for the cities within the association and to develop the regional water treatment facility. Sean questioned what the advantage was by going with a regional facility. Preston explained to the Commission the water sources that the City currently has. Brienne asked if one of the cities systems was used during one part of the year and the other system used during the other part of the year. Preston noted that during the winter, there is a ton of water coming from the springs; so much that

we are storing that water in an aquifer. We are storing that water for when we need it in the summer. We still use a lot of water out of the secondary system in the summer but we are pushing it to its limits. Discussion ensued. Sean Chase questioned if the regional system would include our water resources. Preston noted that the regional system, right now, would be built to serve McMinnville, Lafayette and Carlton. If a city wants to jump in later on, they can. Discussion ensued. Brienne questioned if the city would retain their systems or just depend solely on the regional system. Preston noted that he does not, in the long term future, see the city giving up the watershed. The joint well system, if it makes financial sense, then yes it may go. The wells are not producing effectively and that is one of the reasons to go with the regional system. He noted that the cost shown on the CIP list is the cost of a buy-in. These costs are still under negotiation. Ron Kerr noted that the 2.3 million shown was for Lafayette's cost of the system and McMinnville and Carlton would have their own costs and if a City wanted to buy in at a later day, they would have a buy-in cost as well. Preston noted that the figure is calculated by how much water Lafayette would pull from the system and how much McMinnville wants to charge us for that water. This figure is based on 10 million gallons of water a month. Discussion ensued.

Preston noted that one cost that Lafayette will have that Carlton will not is number 6. Carlton is already tied into McMinnville so Lafayette has that additional cost for the intertie. Discussion ensued.

Marian asked if there would be finding provided prior to the next meeting. Preston noted that the next meeting would be a hearing and that findings would be provided.

There was discussion on what McMinnville could charge for the water and where the money for the project would come from.

Preston informed the Commission that there would be a Public Hearing on the Comprehensive Plan Amendment next month.

**New Business:**

None

**Old Business:**

Preston noted that the council reappointed 4 positions on the Planning Commission. He also gave updates on the UGB process and the Downtown Design Standards. He noted that there would be a committee created that will be going over any submitted façade improvement applications. These meetings will most likely take place during the day and he asked if any of the Commission members would be interested in sitting as a member of the Committee. Brienne Carpenter noted that Doreen Vantyne may be interested and Marian Chasse and Ron Kerr both expressed interest.

**Adjourn:** Marian Chasse adjourned at meeting 8:42 pm.

CERTIFIED:

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Chairperson, Marian Chasse

ATTESTED:

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Community Development Clerk, Lori Martino

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**TO:** LAFAYETTE PLANNING COMMISSION

**FROM:** JIM JACKS, CITY PLANNER, MID-WILLAMETTE VALLEY COUNCIL OF GOVERNMENTS

**SUBJ:** COMPREHENSIVE PLAN - UPDATE 2007 WATER MASTER PLAN PROJECTS LEGISLATIVE AMENDMENT CASE # LA 2016-01

**DATE:** FEBRUARY 18, 2016

## PURPOSE

The purpose of LA 2016-01 is to update the Public Facilities portion of the Lafayette Comprehensive Plan by updating Policy 12-5 by updating the capital improvement project (CIP) list set forth in the 2007 Lafayette Water Master Plan. The CIP list is proposed to be included in Policy 12-5 consistent with Oregon Administrative Rule 660-011-0045.

The 2007 Lafayette Water Master Plan was adopted by the City Council per Resolution 2007-03 on February 8, 2007. Legislative Amendment 2016-01 to the Lafayette Comprehensive Plan will adopt the 2007 Lafayette Water Master Plan by ordinance when the amendments are adopted.

## BACKGROUND

On February 8, 2007 the City of Lafayette adopted the 2007 Lafayette Water System Master Plan prepared by Westech Engineering, Inc., Salem, OR, and by this reference it is entered into the record of the February 18, 2016 Planning Commission public hearing.

Since 2007 several projects in the Master Plan's capital improvement project (CIP) list have been completed and the city has prepared an updated project list.

## REGULATORY FRAMEWORK

The regulatory framework includes the Statewide Planning Goals, Oregon Revised Statutes 197 and Oregon Administrative Rule 660-011.

### Statewide Planning Goals

The regulatory framework within which the 2007 Water System Master Plan is incorporated into the city's comprehensive plan is guided by the Statewide Planning Goals, especially Goal 11, Public Facilities and Services. The goal statement for Goal 11 follows (OAR 660-015-0000(11)):

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

For LA 2016-01 the public facility addressed is the city's municipal water system.

Goal 11 defines a public facility plan as follows (OAR 660-015-0000(11)):

Public Facilities Plan – A public facility plan is a support document or documents to a comprehensive plan. The facility plan describes the water, sewer and transportation facilities which are to support the land uses designated in the appropriate acknowledged comprehensive plan or plans within an urban growth boundary containing a population greater than 2,500.

For LA 2016-01 the public facilities plan addressed is the 2007 Water System Master Plan with the 2016 list of updated capital improvement projects.

#### Oregon Revised Statute 197, Comprehensive Land Use Planning

The regulatory framework includes Oregon Revised Statute (ORS) 197, especially 197.712 which follows-up Goal 11 with statutory language requiring cities to develop and adopt public facility plans. ORS 197.712 states in part:

**197.712 Commission duties; comprehensive plan provisions; public facility plans; state agency coordination plans; compliance deadline; rules.**

(2)(e) A city or county shall develop and adopt a public facility plan for areas within an urban growth boundary containing a population greater than 2,500 persons. The public facility plan shall include rough cost estimates for public projects needed to provide sewer, water and transportation for the land uses contemplated in the comprehensive plan and land use regulations. Project timing and financing provisions of public facility plans shall not be considered land use decisions.

For LA 2016-01 the city has developed and will adopt as a support document the 2007 Water System Master Plan, and it will adopt the 2016 list of updated capital improvement projects into the Public Facilities portion of the Lafayette Comprehensive Plan.

The 2007 Water System Master Plan and the 2016 list of updated capital improvement projects includes rough cost estimates for public projects needed to provide sewer, water and transportation for the land uses contemplated in the comprehensive plan and land use regulations.

ORS 197.712(2)(e) makes it clear that "Project timing and financing provisions of public facility plans shall not be considered land use decisions." The city's future decisions as to when to construct a project, how to fund it and its funding level are not subject to land use control. For example, even though the 2007 Water System Master Plan includes timeframes and rough cost estimates, the Plan does not commit the Budget Committee to recommend, nor the City Council to fund, a particular project for a specific fiscal year.

#### Oregon Administrative Rule, Public Facilities Planning

The regulatory framework includes Oregon Administrative Rule (OAR) 660-011, Public Facilities Planning which follows-up Goal 11 and ORS 197 with language requiring cities to develop and adopt public facility plans.

OAR 660-011-0000, Purpose, states in part:

The purpose of this division is to aid in achieving the requirements of Goal 11, Public Facilities and Services, OAR 660-015-0000(11), interpret Goal 11 requirements regarding public facilities and services on rural lands, and implement ORS 197-712(2)(e), which requires that a city or county shall develop and adopt a public facility plan for areas within an urban growth boundary containing a population greater than 2,500 persons. The purpose of the plan is to help assure that urban development in such urban growth boundaries is guided and supported by types and levels of urban facilities and services appropriate for the needs and requirements of the urban areas to be services, and that those facilities and services are provided in a timely, orderly and efficient arrangement, as required by Goal 11.

OAR 660-011-0005, Definitions, defines certain terms and defines Public Facility Plan as follows:

(1) "Public Facilities Plan": A public facility plan is a support document or documents to a comprehensive plan. The facility plan describes the water, sewer and transportation facilities which are to support the land uses designated in the appropriate acknowledged comprehensive plans within an urban growth boundary containing a population greater than 2,500. Certain elements of the public facility plan also shall be adopted as part of the comprehensive plan, as specified in OAR 660-11-045. [Adoption and Amendment Procedures for Public Facility Plans – see findings section below]

OAR 660-011-0005(8) also defines Land Use Decisions consistent with Goal 11 and ORS 197.712(2)(e) as follows:

(8) "Land Use Decisions": In accordance with ORS 197.712(2)(e), project timing and financing provisions of public facility plans shall not be considered land use decisions as specified under ORS.015(10).

As indicated above, the city's future decisions as to when to construct a project, how to fund it and its funding level are not subject to land use appeals.

## SUMMARY OF PROPOSED CHANGES

The proposed changes are to Policy 12-5 of the Lafayette Comprehensive Plan (#1 below) and to update the list of capital improvement projects in Chapter 7 of the 2007 Lafayette Water System Master Plan (#s 2 and 3 below).

1. The Public Facilities portion of the Lafayette Comprehensive Plan, Policy 12-5, is proposed to be updated to include the 2016 capital improvement project list.

Proposed deletions are shown in ~~strikeout~~ and additions are shown in **bold underlining**.

### **Policies**

12-5. The City shall consider the **2016 updated** capital improvement plan **project list** in the 2007 Water System Master Plan, ~~Section 7.1.2, p. 7-3.~~ **as follows:**

*See next page.*

<u>No.</u>	<u>Project</u>	<u>2007</u>	<u>2015</u>	<u>2015</u>	
		<u>CIP</u>	<u>5 Yr</u>	<u>Original</u>	
		<u>Priority</u>	<u>CIP</u>	<u>Budget</u>	
				<u>Adjusted</u>	
				<u>Budget</u>	
<u>1</u>	<u>Bluebird Spring Waterline</u>	<u>1</u>	<u>X</u>	<u>\$ 240,000</u>	<u>\$ 150,000</u>
<u>2</u>	<u>Existing Watershed Reservoir Improvements</u>	<u>1</u>	<u>X</u>	<u>\$ 271,000</u>	<u>\$ 350,000</u>
<u>3</u>	<u>Pringle Spring Line Replacement (4")</u>	<u>--</u>	<u>X</u>	<u>--</u>	<u>\$ 90,000</u>
<u>4</u>	<u>Park Well air stripping &amp; well rehabilitation</u>	<u>--</u>	<u>X</u>	<u>--</u>	<u>\$ 100,000</u>
<u>5</u>	<u>Regional System through YRWA</u>	<u>--</u>	<u>X**</u>	<u>--</u>	<u>\$ 2,340,000</u>
<u>6</u>	<u>Regional System Intertie</u>	<u>--</u>	<u>X**</u>	<u>--</u>	<u>\$ 700,000</u>
<u>7</u>	<u>New 1.0 MG reservoir</u>	<u>1</u>	<u>--</u>	<u>--</u>	<u>\$ 2,000,000</u>
<u>8</u>	<u>Reservoir to Duniway, Duniway to 11th</u>	<u>1</u>	<u>--</u>	<u>\$ 1,209,000</u>	<u>\$ 1,560,000</u>
<u>9</u>	<u>Duniway Road (11th Street to Stoller Road)</u>	<u>1</u>	<u>--</u>	<u>\$ 139,000</u>	<u>\$ 180,000</u>
<u>10</u>	<u>7th Street Extension (Grant to Monroe)</u>	<u>1</u>	<u>--</u>	<u>\$ 310,000</u>	<u>\$ 270,000</u>
<u>11</u>	<u>7th Street (Monroe to Madison)</u>	<u>1</u>	<u>--</u>	<u>\$ 54,000</u>	<u>\$ 70,000</u>
<u>12</u>	<u>Madison Street (7th to 3rd)</u>	<u>1</u>	<u>--</u>	<u>\$ 168,000</u>	<u>\$</u> <u>220,000</u>
<u>13</u>	<u>Market Street (Hwy 99W crossing)</u>	<u>1</u>	<u>--</u>	<u>\$ 73,000</u>	<u>\$ 60,000</u>
<u>14</u>	<u>Pioneer Drive (Hwy 99W to Pioneer Loop)</u>	<u>1</u>	<u>--</u>	<u>\$ 30,000</u>	<u>\$ 40,000</u>
<u>15</u>	<u>Water Master Plan Update (2020)</u>	<u>2</u>	<u>--</u>	<u>\$ 40,000</u>	<u>\$ 50,000</u>
<u>16</u>	<u>Pioneer Drive to industrial area (99W &amp; RR crossing)</u>	<u>3</u>	<u>--</u>	<u>\$ 212,000</u>	<u>\$ 270,000</u>
<u>17</u>	<u>Convert meters to radio read</u>	<u>--</u>	<u>--</u>	<u>--</u>	<u>\$ 350,000</u>

**Total: 20-Year Plan**

**\$ 8,800,000**

**\*\*Partial funding commitment for projects 5 & 6 is expected during the first 5 years.**

**Based on the 2007 Water Master Plan, a 20-year CIP and Budget.**

**The 2015 Adjusted Budget column contains estimates, adjusted for inflation.**

**The 2007 plan costs are based on 2006 dollars with an ENR 20 Cities Index of 7763.**

**ENR 20 Cities Index for July 2015 is 10037; and the 2015 Inflation Index is 1.29293.**

**After the first 5 years, the projects are listed in non-priority order.**

**Project Number notes:**

**1 - MODIFIED: Remaining section to replace the line from Well 10 to Reservoir with an 8" main. The estimate is for a bid project, but the City Public Works crew may be involved in the installation.**

**2 - MODIFIED: Additional external improvements have been identified.**

**3 - New project replaces 1,880' of undersized & old pipe. The estimate is for a bid project, but the City**



**Public Works crew may install.**

**4 - New project identified in 2014 as best value investment for increasing existing sources production.**

**5 - Provides access to 10M gallons per month (\$7/gallon x 333,334 gals/day) from YRWA system.**

**6 - Placeholder for future intertie with the YRWA system.**

**7 - MODIFIED: Water Master Plan & Tech. Memo, G. Munro, City Engr., show need for more reservoir capacity. Size reduced from 2.2 mg to 1.0 mg.**

**10 - MODIFIED: Approximately one-third of the project has been completed.**

**13 - MODIFIED: Only the Highway 99 crossing remains for this project.**

**17 - This new project is upgrading existing meters with autoread and system software.**

2. Attachment 1 to this staff report is the old capital improvement project list from page 7-3 of the 2007 Water System Master Plan which will be replaced with the above. It shows Table 7-1 which is the recommended project priorities with estimated costs in two categories, i.e., Priority 1 and Priority 2.
3. Attachment 2 to this staff report is the December 24, 2015 Water System Capital Improvement Project list which is the basis for the above proposed project list.

**FINDINGS**

1. Plan Amendment LA 2016-01 is a Legislative amendment to the Lafayette Comprehensive Plan.
2. The Lafayette Zoning and Development Ordinance (LZDO), Section 3.101.04, A, Type IV Actions, states a Type IV action must be initiated by City staff, the Planning Commission or the City Council. Case # LA 2016-01 was initiated by City staff. The proposed amendments comply with Section 3.101.04, A.
3. The LZDO, Section 3.207.01, Type IV Actions, states a Type IV action may be initiated by the City Administrator, the Planning Commission or the City Council. Case # LA 2016-01 was initiated by the City Administrator. The proposed amendments to the LZDO comply with Section 3.207.01.
4. Section 3.207.02, A, 1, Type IV Actions, is not applicable as it addresses amendments to the LZDO and the Zoning Map.
5. Section 3.207.02, B, calls for the Planning Commission to make a recommendation to the City Council. On February 8, 2016 the Planning Commission is scheduled to conduct a duly noticed public hearing. At the conclusion of the hearing the Commission is expected to pass a motion with a recommendation to the City Council. The Planning Commission recommendation will meet the requirement of Section 3.207.02, B.
7. Findings related to the Statewide Planning Goals.

Goal 1, Citizen Involvement: The Planning Commission held a work session on January 21, 2016 at the regularly scheduled public meeting. Public hearings on the proposed amendments will be held before the Planning Commission on February 8, 2016 and the City Council on March 10, 2016. The work session and the two public hearings will provide citizen involvement consistent with Statewide Planning Goal 1.

Goal 2, Land Use Planning: The proposal does not involve exceptions to the Statewide Goals. The adoption action is consistent with the procedures set forth in the acknowledged Lafayette Zoning and Development Ordinance for Type IV actions that amend the text of the Lafayette Comprehensive Plan. The proposed amendment is based on analysis by the City Engineer which resulted in the 2016 updated capital improvement project list. Goal 2 is met.

Goal 3, Agricultural Lands: Goal 4, Forest lands: Not applicable because the proposal does not affect farm or forest lands.

Goal 5, Open Spaces, Scenic and Historic Areas, and Natural Resources: Not applicable because the proposal does not affect Goal 5 resources.

Goal 6, Air, Water and Land Resource Quality: Not applicable because the proposal does not affect air, water, or land resource quality.

Goal 7, Natural Hazards: Not applicable because the proposal does not affect natural hazards.

Goal 8, Recreational Needs: Not applicable because the proposal does not affect recreation needs.

Goal 9, Economic Development: The proposal may have an indirect effect on economic development through ensuring the city's water system is sufficient to support economic development. Goal 9 is met.

Goal 10, Housing: The proposal may have an indirect effect on the provision of housing through ensuring the city's water system is sufficient to support housing development. Goal 10 is met.

Goal 11, Public Facilities and Services: The proposal has an effect on planning for the city's water system. The proposed amendments will update the 2007 Water System Master Plan's capital improvement project list which will help to ensure the city's water system is sufficient to support current and future uses.

A. Goal 11 is implemented by ORS 197.712(2)(e) which states in part:

**197.712 Commission duties; comprehensive plan provisions; public facility plans; state agency coordination plans; compliance deadline; rules.**

(2)(e) A city or county shall develop and adopt a public facility plan for areas within an urban growth boundary containing a population greater than 2,500 persons. The public facility plan shall include rough cost estimates for public projects needed to provide sewer, water and transportation for the land uses contemplated in the comprehensive plan and land use regulations. Project timing and financing provisions of public facility plans shall not be considered land use decisions.

Finding: The July 1, 2015 estimated population within the Lafayette city limits by the Oregon Population Research Center is 3,905, thus the 2,500 population minimum of ORS 197.712(2)(e) applies. The 2007 Lafayette Water Master Plan was adopted by the City Council per Resolution 2007-03 on February 8, 2007. Legislative Amendment 2016-01 to the Lafayette Comprehensive Plan will adopt the 2007 Lafayette Water Master Plan by ordinance as a support document to the Lafayette Comprehensive Plan. LA 2016-01 will also amend the Public Facilities portion of the Lafayette Comprehensive Plan to add the 2016 updated list of capital improvement projects. ORS 197.712(2)(e) is met.

B. Goal 11 is implemented by OAR 660-011, Public Facilities Planning.

1. 660-011-0010, The Public Facility Plan, states in part:

(1) The public facility plan shall contain the following items:

(a) An inventory and general assessment of the condition of all the significant public facility systems which support the land uses designated in the acknowledged comprehensive plan;

Finding: The 2007 Lafayette Water Master Plan (the Plan), Section 4, Existing System, and Section 6, Water System Evaluation and Recommendation, includes an inventory and general assessment of the condition of the significant water facilities which support the land uses designated in the acknowledged comprehensive plan. OAR 660-011-0010(1)(a) is met.

(b) A list of the significant public facility projects which are to support the land uses designated in the acknowledged comprehensive plan. Public facility project descriptions or specifications of these projects as necessary;

Finding: The Plan, Section 7, Recommended Capital Improvement Priorities and Implementation Plan, includes a list of the significant public facility projects which are to support the land uses designated in the acknowledged comprehensive plan. The capital improvement project list is updated by this legislative amendment. OAR 660-011-0010(1)(b) is met.

(c) Rough cost estimates of each public facility project;

Finding: The Plan, Section 7, Recommended Capital Improvement Priorities and Implementation Plan, and Appendix D include rough cost estimates of each public facility project. OAR 660-011-0010(1)(c) is met.

(d) A map or written description of each public facility project's general location or service area;

Finding: The Plan, Section 7 Recommended Capital Improvement Priorities and Implementation Plan, and Figures 6-1, 6-2, 6-3, 7-1 and 7-2 include maps or a written description of each public facility project's general location or service area. OAR 660-011-0010(1)(d) is met.

(e) Policy statement(s) or urban growth management agreement identifying the provider of each public facility system. If there is more than one provider with the authority to provide the system within the area covered by the public facility plan, then the provider of each project shall be designated;

Finding: The May 16, 1979 Urban Area Management Agreement between the City of Lafayette and Yamhill County, Section V.1, sets forth that "The City is recognized as the ultimate provider of urban services within the Urban Growth Boundary." For water services, there is not more than one provider; Lafayette is the only provider of water services. OAR 660-011-0010(1)(e) is met.

(f) An estimate of when each facility project will be needed; and

Finding: The Plan, Section 7, Recommended Capital Improvement Priorities and Implementation Plan, includes an estimate of when each facility project will be needed. OAR 660-011-0010(1)(f) is met.

(g) A discussion of the provider's existing funding mechanisms and the ability of these and possible new mechanisms to fund the development of each public facility project or system.

Finding: The Plan, Section 7, Recommended Capital Improvement Priorities and Implementation Plan, includes a discussion of the provider's existing funding mechanisms and the ability of these and possible new mechanisms to fund the development of each public facility project or system. OAR 660-011-0010(1)(g) is met.

2. 660-011-0045, Adoption and Amendment Procedures for Public Facility Plans, states:

(1) The governing body of the city or county responsible for development of the public facility plan shall adopt the plan as a supporting document to the jurisdiction's comprehensive plan and shall also adopt as part of the comprehensive plan:

(a) The list of public facility project titles, excluding (if the jurisdiction so chooses) the descriptions or specifications of those projects;

Finding: The City of Lafayette is responsible for development of the public facility plan and through LA 2016-01 proposes to adopt the Plan as a supporting document to the jurisdiction's comprehensive plan and also proposes to adopt the list of public facility project titles, excluding the descriptions or specifications of those projects. OAR 660-011-0045(1)(a) is met.

(b) A map or written description of the public facility projects' locations or service areas as specified in sections (2) and (3) of this rule; and

Finding: A map or written description of the public facility projects' locations or service areas is in the Plan, Section 7 Recommended Capital Improvement Priorities and Implementation Plan, and Figures 6-1, 6-2, 6-3, 7-1 and 7-2. OAR 660-011-0045(1)(b) is met.

(c) The policy(ies) or urban growth management agreement designating the provider of each public facility system. If there is more than one provider with the authority to provide the system within the area covered by the public facility plan, then the provider of each project shall be designated.

Finding: The May 16, 1979 Urban Area Management Agreement between the City of Lafayette and Yamhill County, Section V. 1, sets forth that "The City is recognized as the ultimate provider of urban services within the Urban Growth Boundary." For water services, there is not more than one provider; Lafayette is the only provider of water services. OAR 660-011-0045(1)(c) is met.

(2) Not applicable as it does not set forth requirements for jurisdictions to comply with.

(3) Not applicable as it does not set forth requirements for jurisdictions to comply with.

(4) Land use amendments are those modifications or amendments to the list, location or provider of, public facility projects, which significantly impact a public facility project identified in the comprehensive plan and which do not qualify under subsection (3)(a) or (b) of this rule. Amendments made pursuant to this subsection are subject to the administrative procedures and review and appeal provisions accorded "land use decisions" in ORS Chapter 197 and those set forth in OAR Chapter 660 Division 18.

Finding: The proposed update of the capital improvement project list in the 2007 Lafayette Water Master Plan is considered to be a modification or amendment "...to the list, location or provider of, public facility projects, which significantly impact a public facility project identified in the comprehensive plan. "In accordance with (4), above, the proposed amendments are subject to the administrative procedures and review and appeal provisions accorded "land use decisions" in ORS Chapter 197 and those set forth in OAR Chapter 660 Division 18. OAR 660-011-0045(4) is met.

Overall OAR 660-011 Finding: The amendments comply with OAR 660-011.

Goal 12, Transportation: Not applicable because the proposal does not affect transportation.

Goal 13, Energy Conservation: Not applicable because the proposal does not affect energy.

Goal 14, Urbanization: Not applicable because the proposal does not affect the urban growth boundary.

### CONCLUSORY FINDING

The proposed amendments to the Comprehensive Plan are consistent with criteria for a Type IV amendment to the Lafayette Comprehensive Plan and Statewide Goals 1, 2, 9, 10 and 11, and OAR 660-011.

### STAFF RECOMMENDATION

Staff recommends the Commission pass a motion recommending the City Council approve the proposed amendments.

### PLANNING COMMISSION ACTION

The Planning Commission has the following options:

1. Pass a motion directing staff to prepare an Order for the Chair's signature recommending the City Council approve the proposed amendments as recommended in this staff report; or
2. Pass a motion directing staff to prepare an Order for the Chair's signature recommending the City Council approve the proposed amendments with changes as discussed by the Planning Commission during its deliberation, including the Commission's reasons for the changes; or
3. Pass a motion directing staff to prepare an Order for the Chair's signature recommending the City Council deny the proposed amendments for the reasons discussed by the Planning Commission during its deliberation.

A sample motion for 1, above, is, "I move the Planning Commission recommend the City Council approve the proposed amendments, adopt the findings and direct staff to prepare a Planning Commission Order for the Planning Commission Chairperson's signature."

A sample motion for 2, above, is, "I move the Planning Commission recommend the City Council approve the proposed amendments as changed by the Planning Commission during deliberations, adopt the findings and direct staff to prepare a Planning Commission Order for the Planning Commission Chairperson's signature."

A sample motion for 3, above, is, "I move the Planning Commission recommend the City Council deny the proposed amendments, explain why the Commission recommends denial, and direct staff to prepare a Planning Commission Order for the Planning Commission Chairperson's signature."

Attachment 1. CIP list from the 2007 Water System Master Plan.

Attachment 2. December 24, 2015 Updated Water System CIP list.

**Table 7-1: Recommended Project Priorities**

Project	Priority	Recommended Project Budget*
Water Management and Conservation Plan	1	\$20,000
Aquifer Storage & Recover Program	1	TBD (study pending)
2.2 Million Gallon Watershed Reservoir	1	\$3,318,000
Existing Watershed Reservoir Improvements	1	\$271,000
Dayton Wellfield (Well 2 & 5) Drilling & Development	1	\$450,000
Dayton Wellfield (Well 2 & 5) Methane Stripper System	1	\$163,000
Bluebird Spring waterline	1	\$240,000
Reservoir to Duniway, Duniway to 11 <sup>th</sup> Street	1	\$1,209,000
Duniway Road (11 <sup>th</sup> Street to Stoller Road)	1	\$139,000
7th Street Extension (Duniway to Monroe)	1	\$310,000
7th Street (Monroe to Madison)	1	\$54,000
Madison Street (7 <sup>th</sup> to 3 <sup>rd</sup> )	1	\$168,000
Market Street (2 <sup>nd</sup> to 3 <sup>rd</sup> , Hwy 99W crossing)	1	\$73,000
Adams Street (2 <sup>nd</sup> to 4 <sup>th</sup> , Hwy 99W crossing)	1	\$97,000
Pioneer Drive (Hwy 99W to Pioneer Loop)	1	\$30,000
<b>Priority 1 Subtotal</b>		<b>\$6,542,000</b>
6 <sup>th</sup> Street (Pioneer Loop to existing 8 <sup>th</sup> )	2	\$33,000
Water Master Plan Update (±2017)	2	\$40,000
<b>Priority 2 Subtotal</b>		<b>\$73,000</b>
<b>PRIORITY 1 &amp; 2 SUBTOTAL</b>		<b>\$6,615,000</b>
Pioneer Drive alignment to industrial area south of railroad (Hwy crossing, railroad crossing)	3	\$212,000
Grant Street (north of 15th to UGB)	3	\$75,000
16th Street (Grant Street to east of Jackson)	3	\$97,000
17th Street (Bridge Street to Millican Creek)	3	\$294,000
<b>Priority 3 Subtotal</b>		<b>\$678,000</b>
<b>GRAND TOTAL</b>		<b>\$7,293,000</b>

\*Costs are 2006 dollars and assume dry weather construction. ENR 20 Cities Index = 7763 (September 2006)  
TBD = To Be Determined once a scope of work is defined.

**7.2. Recommended Capital Improvement Plan**

All priority 1 and priority 2 projects should be included in the Water System Capital Improvements Plan. The City should plan on undertaking all of these projects at some point during the planning period. The City should aggressively work toward implementing the priority 1 improvements early in the planning period. The remaining priority 2 improvements may be implemented as funding becomes available. However, the City should plan to complete the projects before the end of the planning period. From **Table 7-1**, the total budget for the priority 1 and priority 2 improvements is \$6,615,000.

The priority 3 improvements are largely driven by growth in the community. As such, a significant portion of the costs for these improvements is likely to be borne by private developers.

CITY OF LAFAYETTE

Water System Capital Improvement Plan Update

December 24, 2015

Based on the 2007 Water Master Plan, a 20-year CIP and Budget.

The 2015 Adjusted Budget column contains estimates, adjusted for inflation.

The 2007 plan costs are based on 2006 dollars with an ENR 20 Cities Index of 7763.

ENR 20 Cities Index for July 2015 is 10037; and the 2015 Inflation Index is 1.29293.

After the first 5 years, the projects are listed in non-priority order.

No.	Project	2007	2015	Original	2015
		CIP	5 Yr		
		Priority	CIP	Budget	Budget
1	Bluebird Spring Waterline	1	X	\$ 240,000	\$ 150,000
2	Existing Watershed Reservoir Improvements	1	X	\$ 271,000	\$ 350,000
3	Pringle Spring Line Replacement (4")	--	X	--	\$ 90,000
4	Park Well air stripping & well rehabilitation	--	X	--	\$ 100,000
5	Regional System through YRWA	--	X**	--	\$ 2,340,000
6	Regional System Intertic	--	X**	--	\$ 700,000
7	New 1.0 MG reservoir	1	--	--	\$ 2,000,000
8	Reservoir to Duniway, Duniway to 11th	1	--	\$ 1,209,000	\$ 1,560,000
9	Duniway Road (11th Street to Stoller Road)	1	--	\$ 139,000	\$ 180,000
10	7th Street Extension (Grant to Monroe)	1	--	\$ 310,000	\$ 270,000
11	7th Street (Monroe to Madison)	1	--	\$ 54,000	\$ 70,000
12	Madison Street (7th to 3rd)	1	--	\$ 168,000	\$ 220,000
13	Market Street (Hwy 99W crossing)	1	--	\$ 73,000	\$ 60,000
14	Pioneer Drive (Hwy 99W to Pioneer Loop)	1	--	\$ 30,000	\$ 40,000
15	Water Master Plan Update (2020)	2	--	\$ 40,000	\$ 50,000
16	Pioneer Drive to industrial area (99W & RR crossing)	3	--	\$ 212,000	\$ 270,000
17	Convert meters to radio read	--	--	--	\$ 350,000
<b>Total: 20-Year Plan</b>					<b>\$ 8,800,000</b>

\*\*A partial amount of funding for project nos. 5 and 6 is expected to be committed during the first 5 years of the CIP.

**Project Number notes:**

- 1 - MODIFIED: The remaining section of this project is to replace the line from Well 10 to Reservoir with an 8" main. The estimate is for a bid project, but the City Public Works crew may be involved in the installation.
- 2 - MODIFIED: Additional external improvements have been identified.
- 3 - This new project replaces 1,880 feet of undersized and old pipe. The estimate is for a bid project, but the City Public Works crew may install.
- 4 - This new project was identified in 2014 as the best value investment for increasing production from existing sources.
- 5 - This item provides access to 10 million gallons per month (\$7/gallon x 333,334 gals/day) from the YRWA system.
- 6 - Placeholder for future intertic with the YRWA system.
- 7 - MODIFIED: The Water Master Plan and the Technical Memo (attached) from Gordon Munro, City Engineer, both identify a need for additional reservoir capacity. The size has been reduced from 2.2 mg to 1.0 mg.
- 10 - MODIFIED: Approximately one-third of the project has been completed.
- 13 - MODIFIED: Only the Highway 99 crossing remains for this project.
- 17 - This new project is upgrading existing meters with autoread and system software.

ATTACHMENT 2