



2013 Public Facility Plan

Prepared by:
Winterbrook Planning
With assistance from
The Dalles Public Works and Community Development Departments

Adopted by City Council
_____, 2013
Ordinance No. ____

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Winterbrook Planning prepared the outline, written text and GIS maps for the PFP. However, Winterbrook could not have done so without the leadership of Community Development Directors Dan Durow and Dick Gassman. Despite taking over in mid-stream, Dick had a firm grasp of the planning and technical issues involved and, despite a huge volume of work, the tenacity and spirit to get the job done.

Winterbrook also appreciates the focused assistance, knowledge of local conditions, and technical skills of Public Works Director Dave Anderson, City Engineer Dale McCabe, and City Engineer Todd Stephens. These City employees provided critical information and analysis related to the public works projects – including their location, estimating cost, timing and probable funding sources – that are necessary to serve planned growth in The Dalles and its expanded Urban Growth Boundary (UGB) over the 20-year life of this document.

Finally, Winterbrook appreciates the assistance of the Chenoweth Water People's Utility Board and its staff for participating in the development of The Dalles Public Facilities Plan. The PUD provides water to land that is now within The Dalles UGB and to land within district boundaries that is proposed for UGB expansion in 2013. District Manager Roger Prowell and District Engineer Ben Beseda useful provided information and analysis regarding existing and planned water facilities within the Chenoweth Water PUD boundaries.

APPENDICES AND MAPS

The Dalles PFP includes two appendices and 4 maps.

- **Appendix A: Public Facilities Planning** includes the text of OAR Chapter 660, Division 011.
- **Appendix B: Joint Urban Growth Management Agreement** includes the text of the Joint UGMA between The Dalles and Wasco County.
- **Map 1: Storm Drainage Collection System** shows storm drainage projects within the existing (2013) UGB.
- **Map 2: Sanitary Sewer Collection System** shows sanitary sewer projects within the existing (2013) UGB.
- **Map 3: Water Improvements** show water storage, treatment and distribution facilities within the existing (2013) UGB.
- **Map 4: Planned Public Facilities Within the Proposed UGB** shows planned storm drainage, sanitary sewer, water and preliminary transportation improvements within the

proposed UGB expansion area. Note that identified projects within the proposed UGB expansion area are preliminary. The City plans major updates to all of its facility master plans following LCDC and Gorge Commission approval of a UGB expansion proposal.

Proposed transportation improvements within the existing UGB are shown on The Dalles TSP Update (DEA, 2005), Figure 16.

REFERENCES AND ACRONYMS

In addition to information, maps and analysis provided by The Dalles Public Works Department and the Chenoweth Water PUD, Winterbrook reviewed and incorporated relevant portions of the following plans related to public facilities into the text, tables and maps of The Dalles PFP:

- *The Chenoweth Water People's Utility District Water System Master Plan* (Tennyson Engineering, January 2011)
- *The Dalles Wastewater Facility Master Plan Update* (Carollo Engineers, March 2013)
- *City of The Dalles Storm Water Master Plan*, (Kennedy/Jenks Consultants, May 2007)
- *The Dalles Transportation System Plan* (David Evans & Associates, 1998 and 2005)
- *The Dalles Water System Master Plan* (CH2M Hill, May 2006)
- *Joint Urban Growth Management Agreement* (The City of The Dalles and Wasco County, September 1997)
- *The Dalles Comprehensive Land Use Plan*, (City of The Dalles, Revised May 2013)

The following terms and their acronyms are used frequently in this document:

- | | |
|---|---------------|
| • The Chenoweth Water People's Utility District | Chenoweth PUD |
| • The Dalles Comprehensive Land Use Plan | CLUP |
| • Statewide Planning Goal 11: Public Facilities and Services | Goal 11 |
| • Statewide Planning Goal 12: Transportation | Goal 12 |
| • The Public Facilities Planning Rule (OAR Chapter 660, Division 011) | Goal 11 Rule |
| • The Dalles Land Use and Development Ordinance | LUDO |
| • The Dalles Public Facilities Plan | PFP |
| • System Development Charge | SDC |
| • Transportation Planning Rule (OAR Chapter 660, Division 012) | TPR |
| • The Dalles Transportation System Plan | TSP |
| • The Dalles Urban Growth Boundary | UGB |
| • Joint Urban Growth Management Agreement | UGMA |

STATUTORY AND ADMINISTRATIVE RULE BACKGROUND

In the early 1980s Oregon was going through a major recession. Across the state, substantial land for commercial and industrial employment had been designated within UGBs – but there was a concern that (a) land designated for employment may not meet the site requirements of potential employers, and (b) adequate planning for the provision of public facilities and services required for development may not have occurred.

ORS 197.712 addresses the first concern by requiring cities to prepare and adopt Economic Opportunities Analyses (EOA) and provide suitable sites to meet identified employment needs.¹ The Dalles EOA was adopted in 2007 and served as the basis for proposed UGB amendments in 2007. The Dalles EOA was modified in 2011 and serves as the basis for the 2013 UGB amendment proposal.

The second issue – that of planning for key public facilities – is addressed in ORS 712(e) which states:

(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.

The statutory requirement for local public facilities plan is also set forth in Goal 11 (Public Facilities and Services).

Cities or counties shall develop and adopt a public facility plan for areas within an urban growth boundary containing a population greater than 2,500 persons.

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.

The Goal 11 administrative rule (Public Facilities Planning: OAR Chapter 660, Division 011) provides further guidance on the preparation of PFPs. Please see **Appendix A** for the full text of the Goal 11 rule as it applies to the local Public Facilities Plans.

PURPOSE AND BACKGROUND

The purpose of The Dalles Public Facilities Plan (PFP) is to assure that planned urban development within The Dalles Urban Growth Boundary (UGB) has an adequate level of key public facilities guided and supported by types and levels of urban facilities and services appropriate for the needs and requirements of the City's landowners, employers and residents, and that needed facilities and services are provided in a timely, orderly and efficient arrangement, as required by Statewide Planning Goal 11 (Public Facilities and Services).

WHAT IS A PUBLIC FACILITIES PLAN AND HOW SHOULD IT BE USED?

¹ This legislation was later incorporated into the Goal 9 (Economic Development) administrative rule (OAR Chapter 660, Division 009). ORS 197.717 also commits the state to provide technical assistance to local governments in preparing required economic studies and suitable land inventories.

The Dalles PFP is a background document to the Comprehensive Land Use Plan (CLUP) and provides technical support for the Goal 11: Public Facilities and Services, the Goal 12: Transportation and the Goal 14: Urbanization Chapters in the CLUP.

As defined in OAR 660-0011-0005(1):

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.

The Dalles PFP identifies water, sanitary sewer, storm drainage and transportation facilities needed to support the land uses designated on The Dalles CLUP Map during the 20-year planning period. The PFP identifies facility projects that necessary to serve planned urban development within (a) the existing UGB and (b) the proposed UGB expansion area. The PFP is based on and supported by facility master planning documents prepared by consultant firms on and City Public Works staff.

As noted in OAR 660-011-0010(3):

(3) It is not the purpose of this division to cause duplication of or to supplant existing applicable facility plans and programs. Where all or part of an acknowledged comprehensive plan, facility master plan either of the local jurisdiction or appropriate special district, capital improvement program, regional functional plan, similar plan or any combination of such plans meets all or some of the requirements of this division, those plans, or programs may be incorporated by reference into the public facility plan required by this division. Only those referenced portions of such documents shall be considered to be a part of the public facility plan and shall be subject to the administrative procedures of this division and ORS Chapter 197.

To address this requirement, this document often cross-references applicable sections of sanitary sewer, storm drainage, water and transportation master plans rather than repeating their contents.

It is important for future users of this PFP to understand this document is based on the best information available to City staff and Winterbrook Planning at the time of the plan preparation. Professional judgment was used to identify and describes projects (including their location, rough cost estimates² and timing³) that may not be constructed for 20 years. The projects and their descriptions are *expected* to change as a result of more detailed studies in the future. As noted in OAR 660-011-0015 – 0035, project descriptions, locations, cost estimates and timing may change based on environmental impact studies, design studies, facility master plans, capital improvement programs, or site availability.

As specifically stated in OAR 660-011-0045(2) and (3):

² OAR 660-011-0005(2) makes it clear that “Rough cost estimates are approximate costs expressed in current-year (year closest to the period of public facility plan development) dollars. It is not intended that project cost estimates be as exact as is required for budgeting purposes.”

³ OAR 660-011-0025(3) makes it clear that: “Anticipated timing provisions for public facilities are not considered land use decisions as specified in [ORS 197.712\(2\)\(e\)](#), and, therefore, cannot be the basis of appeal under [ORS 197.610\(1\)](#) and (2) or [197.835\(4\)](#).”

(2) Certain public facility project descriptions, location or service area designations will necessarily change as a result of subsequent design studies, capital improvement programs, environmental impact studies, and changes in potential sources of funding. It is not the intent of this division to:

(a) Either prohibit projects not included in the public facility plans for which unanticipated funding has been obtained;

(b) Preclude project specification and location decisions made according to the National Environmental Policy Act; or

(c) Subject administrative and technical changes to the facility plan to ORS 197.610(1) and (2) or 197.835(4).

(3) The public facility plan may allow for the following modifications to projects without amendment to the public facility plan:

(a) Administrative changes are those modifications to a public facility project which are minor in nature and do not significantly impact the project's general description, location, sizing, capacity, or other general characteristic of the project;

(b) Technical and environmental changes are those modifications to a public facility project which are made pursuant to "final engineering" on a project or those that result from the findings of an Environmental Assessment or Environmental Impact Statement conducted under regulations implementing the procedural provisions of the National Environmental Policy Act of 1969 (40 CFR Parts 1500-1508) or any federal or State of Oregon agency project development regulations consistent with that Act and its regulations.

(c) Public facility project changes made pursuant to subsection (3)(b) of this rule are subject to the administrative procedures and review and appeal provisions of the regulations controlling the study (40 CFR Parts 1500-1508 or similar regulations) and are not subject to the administrative procedures or review or appeal provisions of ORS Chapter 197, or OAR Chapter 660 Division 18.

Amendments to the PFP that “significantly impact a public facility project” are considered land use decisions that require an amendment to The Dalles CLUP and notification to the Department of Land Conservation and Development. Such amendments include:

(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.

RELATION TO THE TRANSPORTATION SYSTEM PLAN OR TSP

The current TSP for City of The Dalles was developed in 1999 with minor revisions in 2006 to incorporate requirements of the Oregon Transportation Planning Rule (TPR). Since that time, City development standards have changed, significant annexations have occurred, the Chenoweth

Interchange Area Master Plan (IAMP) has been adopted, and new capital projects have been identified in the City's Capital Improvements Program (CIP). Thus, there is a strong need to update the TSP to:

- update street design standards to be consistent with current Land Use and Development Ordinance (LUDO) and City Council direction;
- correct inconsistencies in current TSP regarding bike lanes;
- update current transportation system ownership (due to annexations) and changed conditions;
- update transportation improvement options analysis;
- update Transportation System Capital Improvement Plan with distinctions between SDC-eligible and ineligible projects;
- provide an updated Local Streets Network Plan for undeveloped, underdeveloped and areas without rights-of-way within the UGB; and
- determine an updated maximum Transportation SDC value based upon updated CIP.

The future TSP update will be prepared by a transportation consultant with support from Public Advisory Committee. The Dalles is currently seeking funding for a TSP update to address the expanded UGB that may be adopted in 2013-14. The TSP update process will be initiated after approval of the UGB expansion area. The City will also prepare detailed sanitary sewer, water, and storm drainage master plans consistent with Goal 11 and will incorporate the results into the PFP.

THE DALLES – WASCO COUNTY URBAN GROWTH MANAGEMENT AGREEMENT OR UGMA

The City of The Dalles has an Urban Growth Management Agreement (UGMA) with Wasco County that dictates the management of unincorporated area within the urban growth boundary (See Exhibits). In essence, Wasco County maintains jurisdiction over unincorporated properties within The Dalles' UGB until such time as these properties are annexed into the City. However, The Dalles maintains the CLUP map that indicates future development potential on these areas, and constructs and maintains water, storm water, and sanitary sewer public facilities within the City with the express intent of expanding these services to these areas upon annexation. The Chenoweth Public Utility District (PUD) also provides water service to areas within its jurisdiction in the northwestern portion of The Dalles' UGB.

Wasco County maintains roads and storm drainage facilities along roads in unincorporated areas of The Dalles UGB, and will maintain jurisdiction on these transportation and storm drainage facilities until the City formally transfers jurisdiction of the roads following annexation to the City. It is the City's policy to transfer jurisdiction in a timely manner following annexation. The City will accept jurisdiction of County roads when improved to City standards. Wasco County does not maintain any water or waste water facilities within The Dalles' UGB. According to adopted City policy, no identified public facility project will be constructed until such time as the property or public right-of-way is within the City's jurisdiction.

PLAN CONTENTS & ORGANIZATION

The PFP includes projects necessary to service all unincorporated areas of The Dalles' existing UGB within the plan's horizon. All public facilities within The Dalles UGB are provided by the City of The Dalles, except for water provided within Chenoweth PUD boundaries. Wasco County provides transportation facilities within unincorporated areas.

Per OAR 660-011-0010(1), this PFP must and does include the following elements:

(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 [See also 660-11-0020];

(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 [See also 660-11-0020];

(c) Rough cost estimates of each public facility project [See also 660-11-0035];

(d) A map or written description of each public facility project's general location or service area [See also 660-11-0030];

(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;

(f) An estimate of when each facility project will be needed [See also 660-11-0025]; and

(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 [See also 660-11-0035].

The City has prepared this information in tabular format for each the four main public facilities of concern: Wastewater, Drinking Water, Storm Drainage, and Transportation. Each table includes:

- a list of significant projects,
- rough cost estimates for each project,
- an estimate of when the project will be enacted (divided into four, five-year periods), and
- a number locating the project on Maps 1-4, corresponding to the tables⁴.

The PFP also includes a discussion of existing and proposed funding mechanisms for these projects. Comprehensive Land Use Plan and Statewide Planning Goal findings are included demonstrating compliance with applicable state and local law. A copy of The Dalles – Wasco County Joint Urban Growth Management Agreement (UGMA) is included as **Appendix B**.

METHODOLOGY FOR DETERMINING 2026 UGB EXPANSION AREA FACILITIES COSTS

In 2007, The Dalles City Council determined public facilities cost per linear foot of half-street improvements. More recently, the Council determined that design and construction costs have not increased materially since that time, due to the effects of the recession. These cost estimates were applied to the conceptual collector street system identified in the 2013 UGB expansion proposal – a total of 19,442 linear feet of collector streets. In addition to street improvements, City Public Works

⁴ Chenowith PUD water projects are not mapped in this document.

identified system improvement projects (e.g. pump stations) required to serve the expansion area, and identified costs for necessary projects.

Estimated costs for local streets were based on the assumption that local streets would have triple the length of identified collector streets, and would include sanitary sewer, water and storm drainage facilities within or adjacent to their public rights-of-way.

UTILITY SYSTEMS

STORM DRAINAGE SYSTEM

INVENTORY AND GENERAL ASSESSMENT (OAR 660-11-0010(1)(A))

The City of The Dalles Storm Water Master Plan provides:

- An evaluation of study area characteristics in Section 3;
- An evaluation of projections, flow, and guiding principles in Section 4; and
- An overview of The Dalles' conveyance system in Section 5.

PROJECTS, COST, AND TIMING (OAR 660-11-0010(1)(B, C, & F))

The City of The Dalles Storm Water Master Plan (Section 6) identifies and recommends capital improvement projects and programmatic actions for full development of the City's storm drainage system within the existing UGB. The Storm Drainage Master Plan includes 16 projects, with an estimated total cost of approximately \$17.3 million over the next twenty years. The Storm Drainage Improvements table and map that follows contains the actions identified in the 2007 Storm Water Master Plan, updated through the year 2033, and order by expected construction date.

Based on the assumptions outlined in the previous section, the City Engineer estimates an additional \$2.3 million will be required to fund storm drainage improvements within the Hidden Valley UGB expansion area.

These figures do not include local street development costs within the 2026 UGB expansion area (estimated at a total of \$6.9 million for storm drainage), as developers will be expected to assume these costs.

2013 UGB STORM DRAINAGE

No.	Project	Costs	0-5 Years	6-10 Years	11-15 years	16-20 years	Beyond 20 years
1	North 13 th	\$ 2,065,000	\$ 2,065,000				
2	North 13th Tributary System	\$ 707,000			\$ 707,000		
3	South 13th	\$ 737,000				\$ 737,000	
4	Old Dufur Rd. to 13th	\$ 327,000			\$ 327,000		
5	14th St., Phase 1	\$ 2,074,000	\$ 2,074,000				
6	14th St., Phase 2	\$ 834,000			\$ 834,000		
7	14th St., Tributary System	\$ 373,000				\$ 373,000	
8	Old Dufur Rd to 10th, Phase 1	\$ 1,500,000		\$ 1,500,000			
9	Old Dufur Rd to 10th, Phase 2	\$ 924,000			\$ 924,000		
10	Old Dufur Rd to 10th, Tributary System	\$ 1,073,000				\$ 1,073,000	
11	Webber St Outfall Replacement	\$ 1,063,000			\$ 1,063,000		
12	6th St	\$ 752,000				\$ 752,000	
13	2nd St	\$ 2,446,000					\$ 2,446,000
14	Hostetler to W. 7th	\$ 427,000		\$ 427,000			
15	Hostetler W. 7th to W. 13th	\$ 1,408,000			\$ 1,408,000		
16	Chenowith Loop	\$ 588,000				\$ 588,000	
	Totals	\$ 17,298,000	\$ 4,139,000	\$ 1,927,000	\$ 5,263,000	\$ 3,523,000	\$ 2,446,000

2026 UGB STORM DRAINAGE

No.	Project	Costs	0-5 Years	6-10 Years	11-15 years	16-20 years	Beyond 20 years
SW17	Hidden Valley Collector Streets	\$ 2,300,000			\$ 2,300,000		
	Totals	\$ 2,300,000	\$ -	\$ -	\$ 2,300,000	\$ -	\$ -

MAPS AND DESCRIPTION OF PROJECTS (OAR 660-11-0010(1)(D))

Map 1 indicates the location of storm drainage projects within the existing UGB (Numbers 1-16 above).

Map 4 indicates the location of storm drainage projects within the proposed 2026 UGB (Number S17 above).

WATER SYSTEM

INVENTORY AND GENERAL ASSESSMENT (OAR 660-11-0010(1)(A))

The City of The Dalles Water System Master Plan provides:

- A description of the water service area and distribution system in Section 2;
- An evaluation of water use, production and demand in Section 3;
- An evaluation of water supply by source in Section 4;
- An analysis of water treatment plant capacity and expansion in Section 5;
- A review of transmission pipelines in Section 6;
- A review of groundwater and surface water rules and regulations in Section 7;
- An analysis of the existing distribution system in Section 8; and
- An analysis of design and operating criteria in Section 9.

PROJECTS, COST, AND TIMING (OAR 660-11-0010(1)(B, C, & F))

The attached list of water system improvements identifies and recommends capital improvement projects for the development of the City's water system for expected population growth through the planning period within the City's existing UGB. The City has identified \$32.1 million in planned water capital improvement and replacement projects in the next 20 year period. Projects were extrapolated from the 2006 Water System Master Plan by the City Engineer, based on current CLUP land use designations and an extension of the current adopted coordinated population forecast through 2033. The City estimates an additional \$10.5 million for water system improvements within the 2026 UGB Hidden Valley expansion area.

These figures do not include local street development costs within the 2026 UGB expansion area (estimated at a total of \$5.9 million for water improvements), as developers will be expected to assume these costs.

2013 UGB WATER IMPROVEMENTS

Map	Project	Costs	0-5 Years	6-10 Years	11-15 years	16-20 years	Beyond 20 years
1	Thompson / 19th Street						
2	DEQ Temp Mitigation	\$ 1,311,272	\$ 1,311,272				
3	Sorosis Reservoir	\$ 733,598	\$ 733,598				
4	Columbia View Reservoir	\$ 327,818	\$ 327,818				
5	Port Pipeline Development	\$ 1,101,310	\$ 1,101,310				
6	Dog River Line Replacement	\$ 7,853,064	\$ 7,853,064				
7	3rd St Streetscape	\$ 697,040	\$ 697,040				
8	Lone Pine Well Enhancement	\$ 1,266,770		\$ 1,266,770			
9	Finished Water Pipeline	\$ 10,050,000		\$ 10,050,000			
10	WTP Expansion	\$ 7,450,000				\$ 7,450,000	
11	Jordan Well iron/mang treatment	\$ 1,260,000					\$ 1,260,000
	Totals	\$ 32,050,872	\$ 12,024,102	\$ 11,316,770	\$ -	\$ 7,450,000	\$ 1,260,000

2026 UGB WATER IMPROVEMENTS

Map	Project	Costs	0-5 Years	6-10 Years	11-15 years	16-20 years	Beyond 20 years
W12	Hidden Valley Collector Streets	\$ 1,970,000			\$ 1,970,000		
W13	Tank 3 Million Gallons	\$ 3,000,000					
W14	Pump Station	\$ 1,000,000					
W15	Dedicated Water Line	\$ 4,500,000					
	Totals	\$ 10,470,000	\$ -	\$ -	\$ 1,970,000	\$ -	\$ -

Chenoweth PUD Water Improvements

The Chenowith PUD provides water service within its district boundaries to some areas within The Dalles' existing (2013) UGB. The *Chenowith PUD Water System Master Plan (2011)* identifies the following projects within The Dalles UGB.

2013 UGB WATER IMPROVEMENTS – CHENOWITH PUD

Map	Project	Costs	0-5 Years	6-10 Years	11-15 years	16-20 years	Beyond 20 years
1	I-84 Crossing Line Replacement	\$ 549,153	\$ 549,153				
2	Meek Street Mainline and PRV Station	\$ 112,938		\$ 112,938			
3	Chinook Reservoir Exterior Recoating	\$ 85,000	\$ 85,000				
4	Chlorine Contact Chamber Baffling	\$ 5,000		\$ 5,000			
5	Kingsley Reservoir Exterior Recoating	\$ 85,000	\$ 85,000				
6	W 8th Pl. Line Replacement	\$ 80,938		\$ 80,938			
7	W 9th Pl. Line Replacement	\$ 61,204		\$ 61,204			
8	Chenowith Loop Road	\$ 123,266		\$ 123,266			
9	Walnut St Line replacement	\$ 106,106		\$ 106,106			
10	8th & Myrtle Line Replacement	\$ 38,038		\$ 38,038			
11	Chinook Street	\$ 245,102			\$ 245,102		
12	W Second, Old Columbia River Hwy	\$ 76,648			\$ 76,648		
13	Floral Court	\$ 69,784			\$ 69,784		
14	Lee Street	\$ 65,923			\$ 65,923		
15	Garden Court	\$ 106,678			\$ 106,678		
16	Home Court - 8th St - Pomona	\$ 184,327			\$ 184,327		
17	Pomona Meadows Backyard	\$ 113,113			\$ 113,113		
18	Fleck Well Connection Line Replacement	\$ 195,524			\$ 195,524		
19	Myrtle & W 7th New Mainline - Intertie	\$ 178,464				\$ 178,464	
20	Irvine St Line Replacement	\$ 74,503				\$ 74,503	
21	Well #6 Pump and System Connection	\$ 50,000				\$ 50,000	
	Totals	\$ 2,606,709	\$ 719,153	\$ 527,490	\$ 1,057,099	\$ 302,967	\$ -

MAPS AND DESCRIPTION OF PROJECTS (OAR 660-11-0010(1)(D))

Map 2 indicates the location of water system projects within the existing UGB (Numbers 1-11 above).

Map 4 indicates the location of water system projects within the proposed 2026 UGB (Numbers W12-W15 above).

WASTEWATER SYSTEM

INVENTORY AND GENERAL ASSESSMENT (OAR 660-11-0010(1)(A))

The *City of The Dalles Wastewater Facility Master Plan Update* provides:

- An assessment of existing and future service area and population, as well as existing treatment and conveyance systems, in Chapter 1;
- A statement of service area goals, policies, and design criteria in Chapter 2;
- An evaluation of the collection system in Chapter 3; and
- An evaluation of the treatment facility in Chapter 4.

PROJECTS, COST, AND TIMING (OAR 660-11-0010(1)(B, C, & F))

The *City of The Dalles Wastewater Treatment Facility Master Plan* identifies and recommends \$17.3 million in capital improvement projects and programmatic actions for the full development of the City's wastewater system. This plan was developed by Carollo Engineers in 2013, and reflects the city's ability and need to serve the existing UGB as well as Foley Lakes, Murray's Addition, and Hermit's Way. The Wastewater Improvements table and map that follows contains the actions that are prioritized by expected construction date. The City estimates an additional \$2.5 million for storm drainage improvements within the 2026 UGB Hidden Valley expansion area.

These figures do not include local street development costs within the 2026 UGB expansion area (estimated at a total of \$7.6 million for wastewater improvements), as developers will be expected to assume these costs.

2013 UGB Collection System Projects

Map	Project	Costs	0-5 Years	6-10 Years	11-15 years	16-20 years	Beyond 20 years
1	6th Street - South	\$ 290,000	\$ 290,000				
2	Laughlin Street	\$ 240,000		\$ 240,000			
3	Near 1st Street	\$ 390,000			\$ 195,000	\$ 195,000	
4	Union Street / 2nd Street	\$ 180,000			\$ 180,000		
5	6th Street - North	\$ 610,000	\$ 610,000				
6	2nd Street	\$ 650,000	\$ 650,000				
7	Snipes Street	\$ 120,000		\$ 120,000			
8	Chenoweth Loop Road / Irvine Street / 10th Street	\$ 850,000		\$ 850,000			
9	8th Sewer to serve Septic Area	\$ 250,000		\$ 250,000			
10	8th Street Lift Station Replacement	\$ 340,000	\$ 340,000				
11	Cliff Lift Station Replacement	\$ 340,000	\$ 340,000				
	Totals	\$ 4,260,000	\$ 2,230,000	\$ 1,460,000	\$ 375,000	\$ 195,000	\$ -

2013 UGB Wastewater Treatment Projects

Map	Project	Costs	0-5 Years	6-10 Years	11-15 years	16-20 years	Beyond 20 years
12	Administration Building	\$ 1,200,000		\$ 1,200,000			
13	IPS	\$ 1,660,000	\$ 1,660,000				
14	Headworks	\$ 2,320,000	\$ 2,320,000				
15	Aeration Basin	\$ 3,560,000		\$ 3,560,000			
16	Secondary Clarifier	\$ 1,791,000	\$ 1,343,000	\$ 448,000			
17	GBT Addition	\$ 670,000	\$ 670,000				
18	Digester 2 Conversion	\$ 690,000	\$ 690,000				
19	Storage Tank	\$ 920,000	\$ 690,000	\$ 230,000			
20	Aesthetic Improvements	\$ 210,000	\$ 210,000				
	Totals	\$ 13,021,000	\$ 7,583,000	\$ 5,438,000	\$ -	\$ -	\$ -

2026 UGB Wastewater Projects

Map	Project	Costs	0-5 Years	6-10 Years	11-15 years	16-20 years	Beyond 20 years
WW21	Hidden Valley Collector Streets	\$ 2,540,000			\$ 2,540,000		
	Totals	\$ 2,540,000	\$ -	\$ -	\$ 2,540,000	\$ -	\$ -

MAPS AND DESCRIPTION OF PROJECTS (OAR 660-11-0010(1)(D))

Map 3 indicates the location of wastewater projects within the existing UGB (Number 1-20 above).
 Map 4 indicates the location of wastewater projects within the proposed 2026 UGB (Number WW21 above).

TRANSPORTATION SYSTEM

As explained in the Introduction, the City of The Dalles does not have a reliable TSP project list, and is actively seeking funding to update this document. Transportation projects planned within the existing UGB will be added to the Public Facilities Plan when the new TSP becomes available. The City estimates \$6.8 million for collector street development and required signalization within the 2026 UGB Hidden Valley expansion area.

These figures do not include local street development costs within the 2026 UGB expansion area (estimated at a total of \$20.5 million), as developers will be expected to assume these costs.

2026 UGB Transportation Projects

Map	Project	Costs	0-5 Years	6-10 Years	11-15 years	16-20 years	Beyond 20 years
T1	Hidden Valley Collector Streets	\$ 6,840,000			\$ 6,840,000		
T2	Signalization (2 signals)	XX					
	Totals	\$ 6,840,000	\$ -	\$ -	\$ 6,840,000	\$ -	\$ -

MAPS AND DESCRIPTION OF PROJECTS (OAR 660-11-0010(1)(D))

The draft CLUP map for this area shows the planned collector street network. Map 4 indicates the location of transportation projects within the proposed 2026 UGB (Numbers T1-T2 above).

FUNDING FOR CAPITAL PROJECTS (OAR 660-11-0010(1)(G))

Potential sources of funding available to help the City meet capital needs through the planning horizon include grants, developer contributions, and capital reserves (including System Development Charge (SDC) revenues).

Debt will be issued to cover any costs not covered by these other funding sources. Revenue bonds will be used as the debt funding mechanism, although it is expected that the City will pursue lower cost loans, grants, and developer contributions whenever possible to reduce future costs for its ratepayers. The Dalles LUDO and Municipal Code include regulations requiring developer proportional contributions towards utility construction and over-sizing.

The following facility master plans provide additional guidance for funding capital improvement projects in the following locations:

- Storm Water Master Plan – Section 7;
- Wastewater Facility Master Plan Update – Chapter 5; and
- Water System Master Plan – Section 10.

The above chapters and sections are incorporated into this plan by reference.

COMPREHENSIVE LAND USE PLAN CONSISTENCY (OAR 660-11-0050(3))

The PFP is consistent with and furthers the goals of The Dalles CLUP. In particular, the Public Facilities and Services Element deals with the provision of water, sewer, and storm sewer facilities, as well as education, fire and police protections, health services, municipal government facilities and services. The objective of this element is “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.” The Public Facility Plan consolidates the capital improvement programs for water, sanitary, and storm sewer into one long-range capital improvement program that is coordinated with land use policies, in compliance with the CLUP.

The CLUP does not allow for the expansion of city services into unincorporated areas. This PFP is in compliance with the CLUP public facilities element as it projects needed improvements within the UGB, but only schedules those improvements upon annexation of those areas into the City.

STATEWIDE PLANNING GOAL FINDINGS

This Public Facility Plan (PFP) is consistent with the relevant statewide planning goals as shown below.

Goal 1 – Citizen Involvement. The City of The Dalles has acknowledged land use codes that are intended to serve as the principal implementing ordinances to its CLUP.

Adequate public notice of the proposed changes was provided through the Legislative Actions public notice process as specified in Section 3 of the The Dalles LUDO. Public hearings were held at both the Planning Commission and City Council to consider the PFP. The process involves various forms of notification including notification in local newspapers and notification of impacted governmental agencies and recognized neighborhood groups.

Goal 2 – Land Use Planning. The City of The Dalles has established a land use planning process and policy framework as a basis for all decision and actions related to use of and to assure an adequate factual base for such decisions and actions. Development and adoption of the PFP has followed City and State requirements for adoption of periodic review products, and has been found to be compatible with the City’s CLUP.

Goal 3 – Agricultural Lands. The Public Facility Plan does not affect the City of The Dalles Comprehensive Land Use Plan’s consistency with this goal and this goal does not apply within adopted, acknowledged urban growth boundaries. None of the proposed projects are intended to provide urban facilities to properties outside of the UGB or to properties not already annexed into the City of The Dalles. Instead, projects were recommended through the background facility plans to meet the City’s projected population and employment growth within the existing UGB.

Goal 4 – Forest Lands. The Public Facility Plan does not affect the City of The Dalles Comprehensive Land Use Plan’s consistency with this goal and this goal does not apply within adopted, acknowledged urban growth boundaries. None of the proposed projects are intended to provide urban facilities to properties outside of the UGB or to properties not already annexed into the City

of The Dalles. Instead, projects were recommended through the background facility plans to meet the City's projected population and employment growth within the existing UGB.

Goal 5 – Natural Resources, Scenic and Historic Areas, and Open Spaces. Some of the proposed stormwater, wastewater and drinking water projects are likely to be located within riparian areas. The City's Stream Corridor and Wetlands (SCW) Overlay District specifically allows for public facilities projects identified in the PFP. These proposed projects include improvements to existing outfalls and riparian enhancements to meet state and federal regulatory requirements. The City will obtain any necessary permits for each project from appropriate jurisdictions as required. The proposed projects were not designed nor intended to allow urban development to occur within a protected resource site. The projects do not adversely affect the City's natural resource inventories, so this proposal does not create an inconsistency with the goal.

Goal 6 – Air, Water and Land Resources Quality. Facilities recommended for construction in this Public Facility Plan will comply with city, state and federal standards to protect air and water quality. All waste and process discharges from future development will not violate applicable state or federal environmental quality statutes, rules and standards. Public sanitary and storm sewer infrastructure will provide adequate service to any future development within the UGB.

Goal 7 – Areas Subject to Natural Hazards. Some of the proposed projects are located within mapped floodplain areas, but their presence does not have any adverse effect on existing policies or procedures adopted by the City of The Dalles for application in floodplain areas. Facilities recommended for construction in this Public Facility Study will comply with city, state and federal standards to protect against natural hazards. Steps will be taken to protect life and property from natural disasters and hazards during any future development by following all applicable building codes and regulations. Furthermore, proposed projects located in floodplain areas are intended to provide mitigation of flood events and, correspondingly, to protect life and property from damage due to flood impacts.

Goal 8 – Recreational Needs. All of the proposed projects are intended to improve or expand current facilities, or to accommodate future growth in population or employment, including recreational needs for developing areas.

Goal 9 – Economic Development. Adequate public facilities are vital for economic development. Adoption of this public facility plan will formally adopt project lists for drinking water, sanitary sewer and storm drainage facilities that will ensure the City can serve proposed commercial and industrial development through 2033.

Goal 10 – Housing. Adequate public facilities are necessary to accomplish the objectives of this goal and applicable administrative rules. The purpose of the proposed plan is to provide capacity for future development of residential uses consistent with the Comprehensive Land Use Plan. Housing needs as identified by the City of The Dalles Comprehensive Land Use Plan map are adequately addressed through the proposed public facility plan.

Goal 11 – Public Facilities and Services. This plan is designed to assure that urban development in The Dalles is guided and supported by types and levels of urban facilities and services appropriate for the needs and requirements of the City's residents, and that those facilities and services are provided in a timely, orderly and efficient arrangement, as required by Statewide Planning Goal 11.

OAR Chapter 660, Division 11, implements Goal 11. OAR 660-011-0030(1) requires that the public facility plan list the proposed projects and identify the general location of the project on a map. The proposed plan includes tables of projects for Storm Drainage, Water, Wastewater, and Street construction, and four corresponding maps. OAR 660-011-035 requires the public facility plan to include a rough cost estimate for public facility projects identified in the plan. The included tables include rough cost estimates for all projects. These costs are derived from the work performed during the preparation of the 2007 Storm Water Master Plan, the 2013 Wastewater Facility Plan, and the 2006 Water System Master Plan, as updated for City Council by The Dalles Public Works in 2013.

OAR 660-011-0045 requires certain elements of the public facility plan to be adopted as part of the Comprehensive Land Use Plan. These elements include the list of public facility project titles and associated reference map.

Goal 12 – Transportation. The 1998 Transportation System Plan was independently adopted as a refinement plan to the City of The Dalles Comprehensive Land Use Plan in 1998, and updated in 2005. This document, which was co-adopted with Wasco County, acts as a public facility plan for transportation facilities within The Dalles’ UGB. The Dalles is actively seeking funding and will be initiating a Transportation System Plan Update once the UGB amendment is approved to address the expanded UGB area adopted in 2013/14. Goal 11 requirements for public facility planning through 2033 will be met for this facility through the update process.

Goal 13 – Energy Conservation. All of the projects are upgrades, enhancements or expansions of capacity within existing public facility systems. These projects maximize the efficiency of the existing systems and provide for infill and redevelopment opportunities that cannot go forward without these improvements. Hence adoption of this public facility plan is consistent with this goal.

Goal 14 – Urbanization. The public facility plan does not affect or change the existing UGB, although the background documents include projects/ideas for service provision to expansion areas to the south. The public facility plan details how the city will expand existing facilities to enable projected planned population and employment growth within the existing UGB.

Conclusion. Based on the above analysis the City concludes that applicable Statewide Planning Goals have been met by this proposal.

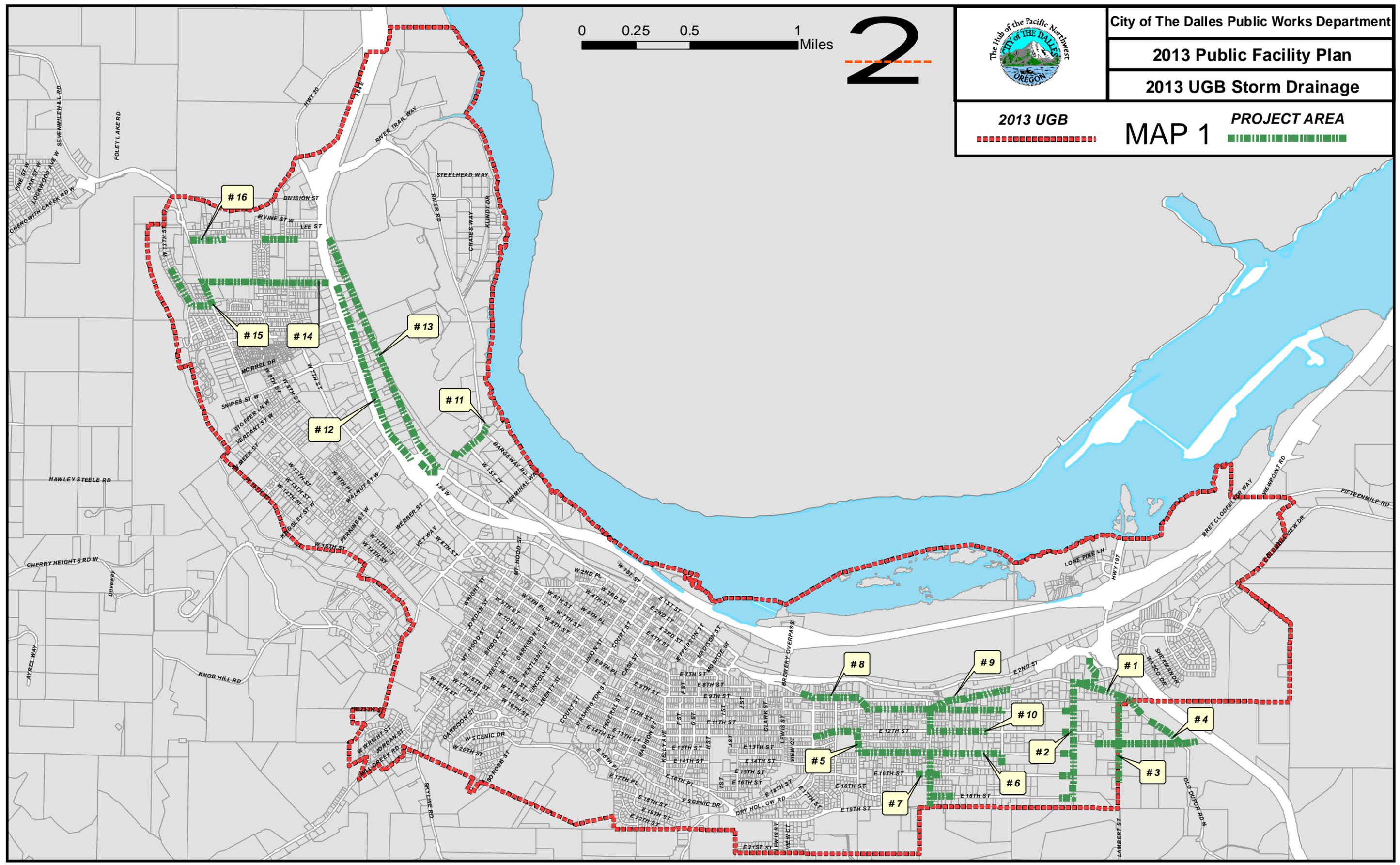


City of The Dalles Public Works Department

2013 Public Facility Plan

2013 UGB Storm Drainage

2013 UGB  MAP 1  PROJECT AREA



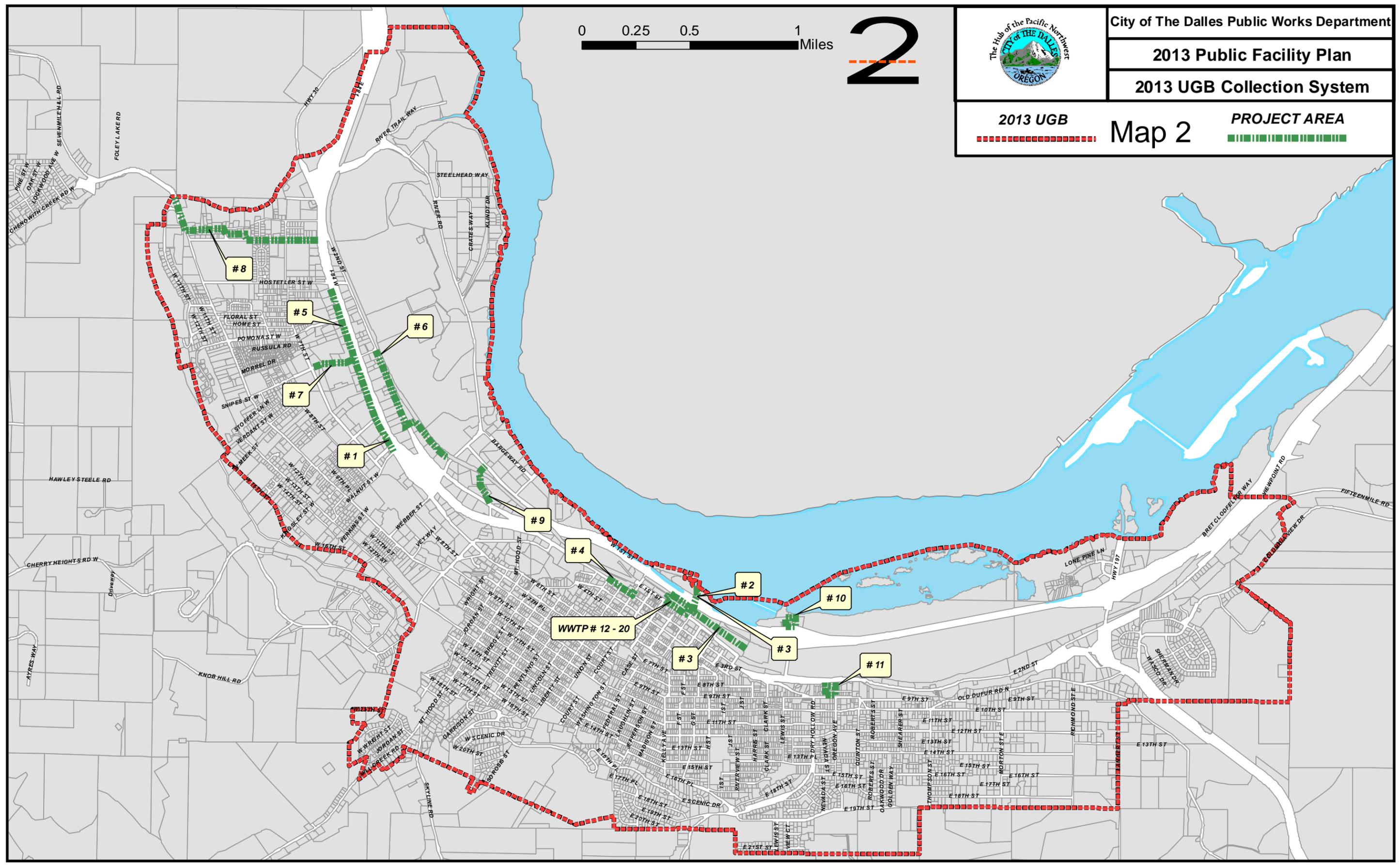


City of The Dalles Public Works Department

2013 Public Facility Plan

2013 UGB Collection System

2013 UGB **Map 2** PROJECT AREA





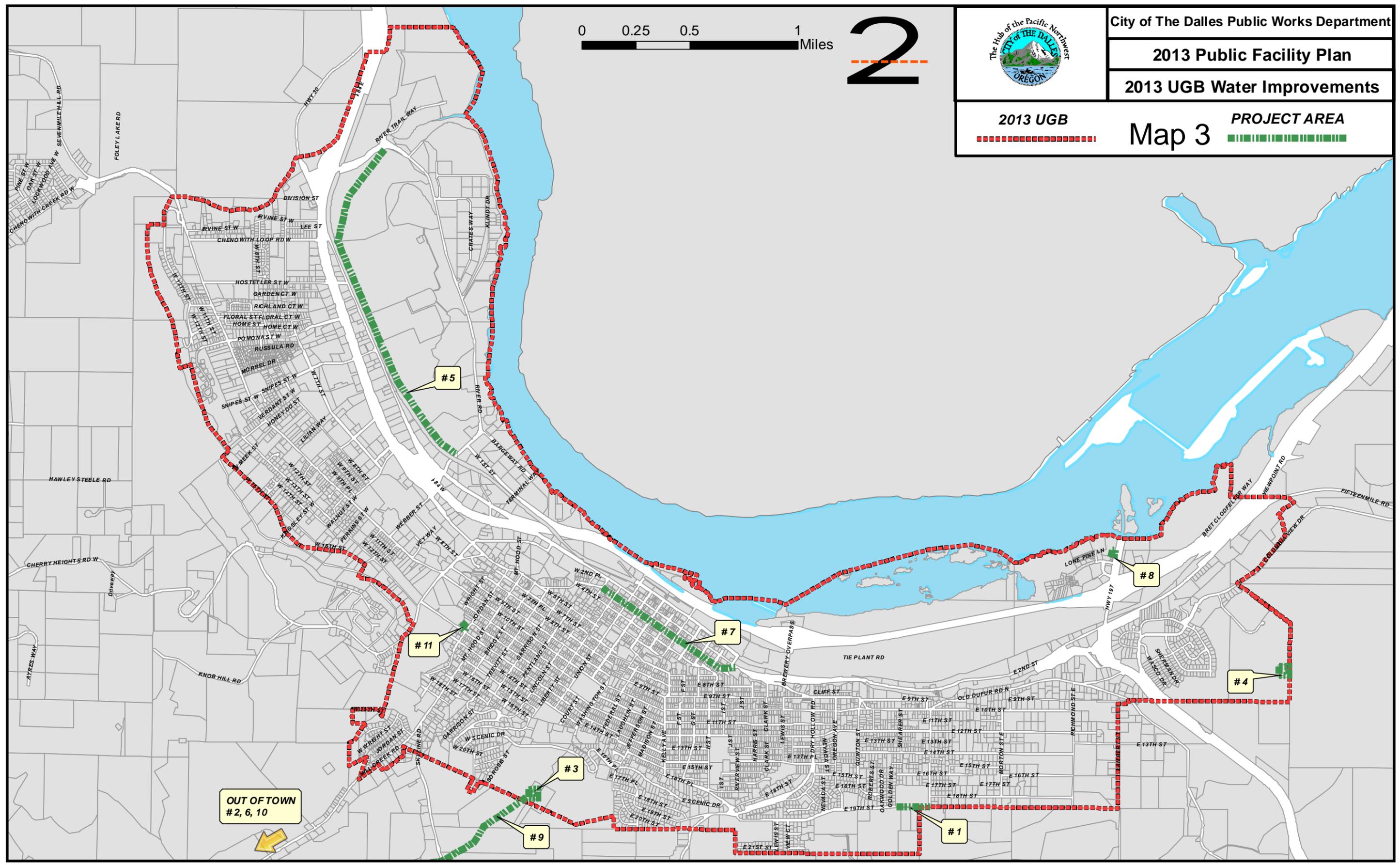
City of The Dalles Public Works Department

2013 Public Facility Plan

2013 UGB Water Improvements

2013 UGB PROJECT AREA

Map 3



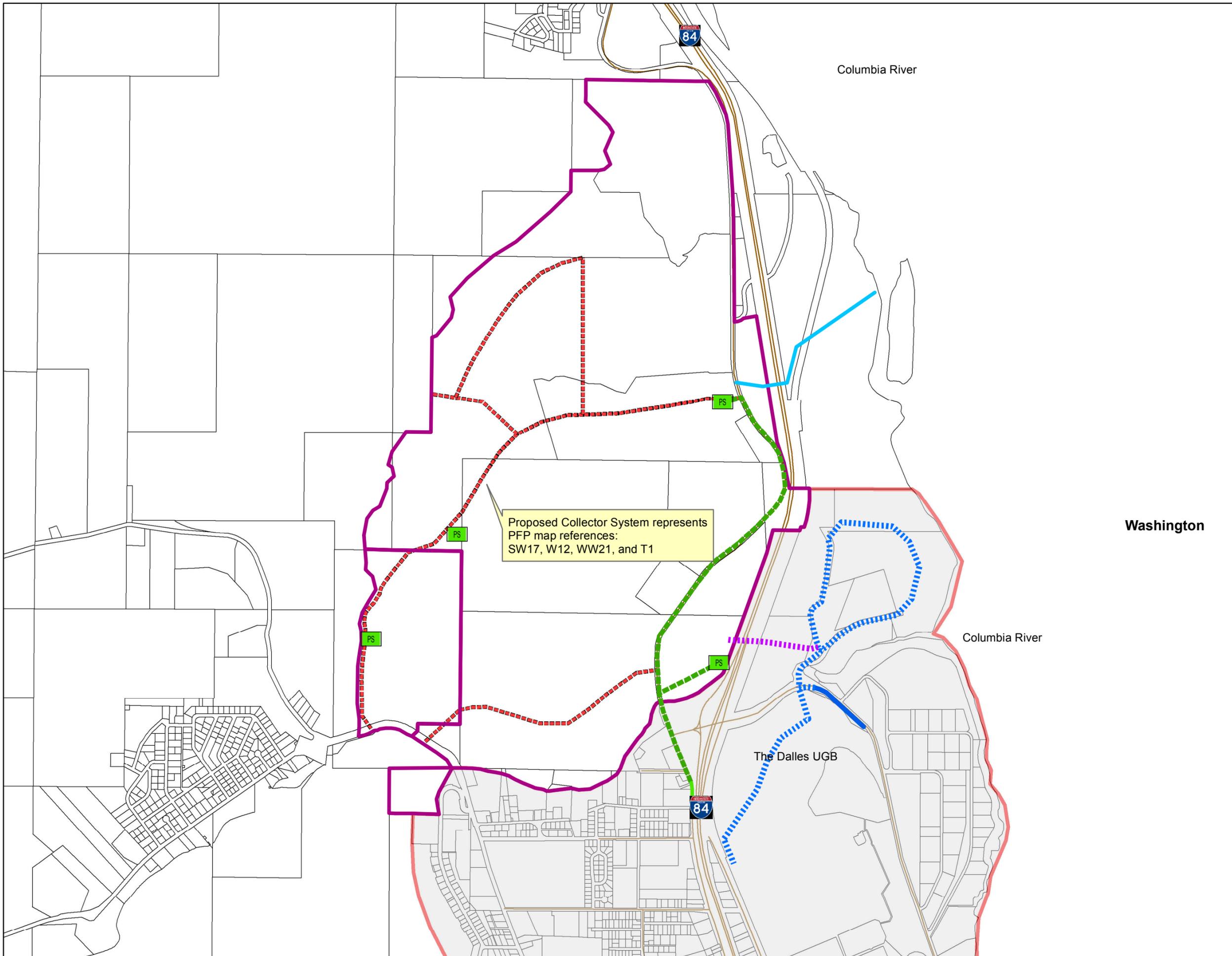


CITY OF THE DALLES
Public Facilities Plan
Map 4

Planned Public Facilities
Within the Proposed UGB

Legend

- 1983 UGB
 - Revised UGB Proposal
 - Parcels
 - Major Roads
 - Proposed Collector System
 - Proposed Sewer Lift Stations
- Utility Line Connections**
- Existing Water
 - Existing Sanitary
 - 8" Sanitary Forcemain
 - Future Extension
 - Proposed Water Connection
 - Storm Outfall



Washington

Columbia River

The Dalles UGB



0 0.1 0.2 0.4
 Miles
 1 inch = 0.24 miles

PREPARED BY: WINTERBROOK PLANNING
 DATE PREPARED: May 23, 2013
 ABSOLUTE SCALE: 1:15,000
 PROJECTION: OR LAMB. CONF. CONIC
 DATUM: NAD 83; UNITS: INTL. FEET

Appendix A

Goal 11 Administrative Rule Requirements

The following text is quoted directly from OAR 660-011-0010 through 0050. Relevant definitions are provided at the end of this appendix.

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Public Facilities Plan Requirements

660-011-0010 The Public Facility Plan

(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;

(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;

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

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

(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;

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

(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.

(2) Those public facilities to be addressed in the plan shall include, but need not be limited to those specified in OAR 660-011-0005(5). Facilities included in the public facility plan other than those included in OAR 660-011-0005(5) will not be reviewed for compliance with this rule.

(3) It is not the purpose of this division to cause duplication of or to supplant existing applicable facility plans and programs. Where all or part of an acknowledged comprehensive plan, facility master plan either of the local jurisdiction or appropriate special district, capital improvement program, regional functional plan, similar plan or any combination of such plans meets all or some of the requirements of this division, those plans, or programs may be incorporated by reference into the public facility plan required by this division. Only those referenced portions of such documents shall be considered to be a part of the public facility plan and shall be subject to the administrative procedures of this division and ORS Chapter 197.

660-011-0015 Responsibility for Public Facility Plan Preparation

*(1) Responsibility for the preparation, adoption and amendment of the public facility plan shall be specified within the urban growth management agreement. If the urban growth management agreement does not make provision for this responsibility, the agreement shall be amended to do so prior to the preparation of the public facility plan. * * * The urban growth management agreement shall be submitted with the public facility plan as specified in OAR 660-011-0040.*

*(2) The jurisdiction responsible for the preparation of the public facility plan shall provide for the coordination of such preparation with the city, county, special districts and, as necessary, state and federal agencies and private providers of public facilities. * * **

(3) Special districts, including port districts, shall assist in the development of the public facility plan for those facilities they provide. Special districts may object to that portion of the facilities plan adopted as part of the comprehensive plan during review by the Commission only if they have completed a special district agreement as specified under ORS 197.185 and 197.254(3) and (4) and participated in the development of such portion of the public facility plan.

(4) Those state agencies providing funding for or making expenditures on public facility systems shall participate in the development of the public facility plan in accordance with their state agency coordination agreement under ORS 197.180 and 197.712(2)(f).

660-011-0020 Public Facility Inventory and Determination of Future Facility Projects

(1) The public facility plan shall include an inventory of significant public facility systems. Where the acknowledged comprehensive plan, background document or one or more of the plans or programs listed in OAR 660-011-0010(3) contains such an inventory, that inventory may be incorporated by reference. The inventory shall include:

(a) Mapped location of the facility or service area;

(b) Facility capacity or size; and

(c) General assessment of condition of the facility (e.g., very good, good, fair, poor, very poor).

(2) The public facility plan shall identify significant public facility projects which are to support the land uses designated in the acknowledged comprehensive plan. The public facility plan shall list the title of the project and describe each public facility project in terms of the type of facility, service area, and facility capacity.

(3) Project descriptions within the facility plan may require modifications based on subsequent environmental impact studies, design studies, facility master plans, capital improvement programs, or site availability. The public facility plan should anticipate these changes as specified in OAR 660-011-0045.

660-011-0025 Timing of Required Public Facilities

(1) The public facilities plan shall include a general estimate of the timing for the planned public facility projects. This timing component of the public facilities plan can be met in several ways depending on whether the project is anticipated in the short term or long term. The timing of projects may be related directly to population growth, e.g., the expansion or new construction of water treatment facilities. Other facility projects can be related to a measure of the facility's service level being met or exceeded, e.g., a major arterial or intersection reaching a maximum vehicle-per-day standard. Development of other projects may be more long term and tied neither to specific population levels nor measures of service levels, e.g., sewer projects to correct infiltration and inflow problems. These projects can take place over a long period of

time and may be tied to the availability of long-term funding. The timing of projects may also be tied to specific years.

(2) Given the different methods used to estimate the timing of public facilities, the public facility plan shall identify projects as occurring in either the short term or long term, based on those factors which are related to project development. For those projects designated for development in the short term, the public facility plan shall identify an approximate year for development. For those projects designated for development over the long term, the public facility plan shall provide a general estimate as to when the need for project development would exist, e.g., population level, service level standards, etc. Timing provisions for public facility projects shall be consistent with the acknowledged comprehensive plan's projected growth estimates. The public facility plan shall consider the relationships between facilities in providing for development.

(3) Anticipated timing provisions for public facilities are not considered land use decisions as specified in ORS 197.712(2)(e), and, therefore, cannot be the basis of appeal under ORS 197.610(1) and (2) or 197.835(4).

660-011-0030 Location of Public Facility Projects

(1) The public facility plan shall identify the general location of the public facility project in specificity appropriate for the facility. Locations of projects anticipated to be carried out in the short term can be specified more precisely than the locations of projects anticipated for development in the long term.

(2) Anticipated locations for public facilities may require modifications based on subsequent environmental impact studies, design studies, facility master plans, capital improvement programs, or land availability. The public facility plan should anticipate those changes as specified in OAR 660-011-0045.

660-011-0035 Determination of Rough Cost Estimates for Public Facility Projects and Local Review of Funding Mechanisms for Public Facility Systems

(1) The public facility plan shall include rough cost estimates for those sewer, water, and transportation public facility projects identified in the facility plan. The intent of these rough cost estimates is to:

(a) Provide an estimate of the fiscal requirements to support the land use designations in the acknowledged comprehensive plan; and

(b) For use by the facility provider in reviewing the provider's existing funding mechanisms (e.g., general funds, general obligation and revenue bonds, local improvement district, system development charges, etc.) and possible alternative funding mechanisms. In addition to including rough cost estimates for each project, the facility plan shall include 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. These funding mechanisms may also be described in terms of general guidelines or local policies.

(2) Anticipated financing provisions are not considered land use decisions as specified in ORS 197.712(2)(e) and, therefore, cannot be the basis of appeal under ORS 197.610(1) and (2) or 197.835(4).

660-011-0045 Adoption and Amendment Procedures for Public Facility Plans

(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;

(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

(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.

(2) Certain public facility project descriptions, location or service area designations will necessarily change as a result of subsequent design studies, capital improvement programs, environmental impact studies, and changes in potential sources of funding. It is not the intent of this division to:

(a) Either prohibit projects not included in the public facility plans for which unanticipated funding has been obtained;

(b) Preclude project specification and location decisions made according to the National Environmental Policy Act; or

(c) Subject administrative and technical changes to the facility plan to ORS 197.610(1) and (2) or 197.835(4).

(3) The public facility plan may allow for the following modifications to projects without amendment to the public facility plan:

(a) Administrative changes are those modifications to a public facility project which are minor in nature and do not significantly impact the project's general description, location, sizing, capacity, or other general characteristic of the project;

(b) Technical and environmental changes are those modifications to a public facility project which are made pursuant to "final engineering" on a project or those that result from the findings of an Environmental Assessment or Environmental Impact Statement conducted under regulations implementing the procedural provisions of the National Environmental Policy Act of 1969 (40 CFR Parts 1500-1508) or any federal or State of Oregon agency project development regulations consistent with that Act and its regulations.

(c) Public facility project changes made pursuant to subsection (3)(b) of this rule are subject to the administrative procedures and review and appeal provisions of the regulations controlling the study (40 CFR Parts 1500-1508 or similar regulations) and are not subject to the administrative procedures or review or appeal provisions of ORS Chapter 197, or OAR Chapter 660 Division 18.

(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.

660-011-0050 Standards for Review by the Department

The Department of Land Conservation and Development shall evaluate the following, as further defined in this division, when reviewing public facility plans submitted under this division:

- (1) Those items as specified in OAR 660-011-0010(1);*
- (2) Whether the plan contains a copy of all agreements required under OAR 660-011-0010 and 660-011-0015; and*
- (3) Whether the public facility plan is consistent with the acknowledged comprehensive plan.*

Definitions

660-011-0005 Definitions

- (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.*
- (2) "Rough Cost Estimates": Rough cost estimates are approximate costs expressed in current-year (year closest to the period of public facility plan development) dollars. It is not intended that project cost estimates be as exact as is required for budgeting purposes.*
- (3) "Short Term": The short term is the period from year one through year five of the facility plan.*
- (4) "Long Term": The long term is the period from year six through the remainder of the planning period.*
- (5) "Public Facility": A public facility includes water, sewer, and transportation facilities, but does not include buildings, structures or equipment incidental to the direct operation of those facilities.*
- (6) "Public Facility Project": A public facility project is the construction or reconstruction of a water, sewer, or transportation facility within a public facility system that is funded or utilized by members of the general public.*
- (7) "Public Facility Systems": Public facility systems are those facilities of a particular type that combine to provide water, sewer or transportation services.
For purposes of this division, public facility systems are limited to the following:
 - (a) Water: (A) Sources of water; (B) Treatment system; (C) Storage system; (D) Pumping system; (E) Primary distribution system.*
 - (b) Sanitary sewer: (A) Treatment facilities system; (B) Primary collection system.**

(c) Storm sewer: (A) Major drainageways (major trunk lines, streams, ditches, pump stations and retention basins); (B) Outfall locations.

(d) Transportation: (A) Freeway system, if planned for in the acknowledged comprehensive plan; (B) Arterial system; (C) Significant collector system; (D) Bridge system (those on the Federal Bridge Inventory); (E) Mass transit facilities if planned for in the acknowledged comprehensive plan, including purchase of new buses if total fleet is less than 200 buses, rail lines or transit stations associated with providing transit service to major transportation corridors and park and ride station; (F) Airport facilities as identified in the current airport master plans; (G) Bicycle paths if planned for in the acknowledged comprehensive plan.

(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 197.015(10).

(9) "Urban Growth Management Agreement": In accordance with OAR 660-003-0010(2)(c), and urban growth management agreement is a written statement, agreement or set of agreements setting forth the means by which a plan for management of the unincorporated area within the urban growth boundary will be completed and by which the urban growth boundary may be modified (unless the same information is incorporated in other acknowledged documents).

(10) Other Definitions: For the purposes of this division, the definitions in ORS 197.015 shall apply except as provided for in section (8) of this rule regarding the definition in ORS 197.015(10).

November 1991

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Appendix B

AN AGREEMENT BETWEEN THE CITY OF THE DALLES, OREGON, AND WASCO COUNTY, OREGON, FOR THE JOINT MANAGEMENT OF THE URBAN GROWTH AREA AND BOUNDARY, THE NATIONAL SCENIC AREA-URBAN AREA AND BOUNDARY, THE PLANS WITHIN BOTH BOUNDARIES, AND AREAS OF MUTUAL INTEREST

WHEREAS, The City of The Dalles, Oregon, and Wasco County, Oregon, are authorized under the provisions of Oregon Revised Statutes (ORS) 190.003 to 190.110 to enter into intergovernmental agreements for the performance of any or all functions that a party to the agreement has authority to perform; and

WHEREAS, ORS Chapters 195, 196, and 197 and Oregon Administrative Rule (OAR) 660 Division 3, requires counties and cities to prepare and adopt comprehensive plans consistent with statewide planning goals, and to enact ordinances or regulations to implement the comprehensive plans; and

WHEREAS, the City and County have adopted plans and implementing ordinances according to ORS Chapter 195, 196, and 197 and OAR 660 Division 3; and

WHEREAS, Wasco County has adopted the Columbia River Gorge National Scenic Area Management Plan and implementing ordinances pursuant to P.L. 99-663; and

WHEREAS, the City of The Dalles and Wasco County have adopted coordinated and consistent comprehensive plans which establish an Oregon Urban Growth Boundary (UGB), a National Scenic Area-Urban Area Boundary (UAB), plans for the urban growth areas, and policies related to urban development and the provision of urban services within the urban growth areas; and

WHEREAS, Statewide Planning Goal Number 14 requires that establishment and change of the Urban Growth Boundary shall be a cooperative process between the city and the county that surrounds it; and

WHEREAS, P.L. 99-663, Section 4-F and ORS 196.109 provide a process for revisions to the National Scenic Area-Urban Area Boundary; and

WHEREAS, the City of The Dalles and Wasco County recognize a common concern and responsibility regarding the accommodation of population growth and utilization of lands adjacent to the city in the areas of mutual interest; and

WHEREAS, the City of The Dalles and Wasco County recognize that as their comprehensive plans and implementing ordinances are amended from time to time, that they shall remain consistent and coordinated with each other; and

WHEREAS, the City and County have a common interest in, or share jurisdiction over, lands within the Urban Growth Boundary, Urban Area Boundary, and areas of mutual interest; and

WHEREAS, the City and County acknowledge the value of administering ordinances and providing public assistance at a single central location for all lands within the Urban Growth Boundary; and

WHEREAS, the City of The Dalles and Wasco County recognize that it is necessary to cooperate with each other to implement the urbanization policies of their comprehensive plans;

NOW, THEREFORE, THE PARTIES DO MUTUALLY AGREE AS FOLLOWS:

1. Definitions

A. Urban Growth Boundary (UGB) - The limits of urban and urbanizable lands as depicted by a line on The Dalles Comprehensive Plan map, established through the Oregon Land Use Planning Goals, Statutes, and Rules and acknowledged by the Land Conservation and Development Commission.

B. Urban Growth Area (UGA) - The land area within the UGB and outside the city limits of The City of The Dalles.

C. Urban Area Boundary (UAB) - The limits of urban land exempted from the land use requirements of P.L. 99-663 and the management plan for the Columbia River Gorge National Scenic Area, as depicted by a line on the map of the National Scenic Area and the planning maps of the City and County.

D. Urban Area (UA) - The land area outside the UAB and inside the UGB.

E. Areas of Mutual Interest (AMI) (See Map Attachment 1)

1. The land area outside the UGB and inside the UAB.
2. Future growth areas as follows:
 - a. The area of, and generally surrounding, Murray's Addition.
 - b. Cherry Heights area.
3. Discovery Center/Wasco County Museum property and Taylor Lakes area.
4. The area directly south of and adjacent to the Columbia Gorge Community College.
5. The Columbia River to the state boundary adjacent to the UGB.
6. Foley Lakes and Hidden Valley.

F. Planning Services - Quasi-judicial processing of land use actions and all other current planning activities; and legislative activities involving long range land use planning.

G. Urban Development Standards - The level to which facilities and services are required to be provided to insure efficient use of urban and urbanizable land.

2. Intent and Purpose of Agreement

- A. Establish procedures for the review of land use actions and activities in the UGB, UAB, and AMI.
- B. Improve coordination and communication between City and County staffs.
- C. Improve planning, building, and urban development services to customers and citizens within The Dalles UGB, UAB, and AMI.
- D. Develop consistent policies and procedures for managing urban growth and development within the UGB.
- E. Provide for the transition of planning services in the UGA from the County to the City and minimize the financial impacts of this transition to both parties.

3. Areas of Mutual Interest

- A. The City and County agree to establish Areas of Mutual Interest (AMI) outside of The Dalles UGB as described in the Definitions, Section 1. A map of The Dalles AMI is attached to this agreement and marked "Attachment 1".
- B. The City and County recognize the AMI as lands characterized by urban densities or important for urban uses. These lands are served by or could benefit from an urban level of services or directly affect lands dedicated to urban uses.

4. Comprehensive Plan and Implementing Ordinance Amendments

A. City Amendments

1. An amendment to the following City Comprehensive Plan and implementing ordinance provisions shall be enacted only after agreement by both parties in accordance with plan and ordinance amendment procedures as established by this section.

- a) An amendment to the City of The Dalles Comprehensive Plan text or map as it pertains to the Urban Growth Area and Boundary, or Areas of Mutual Interest.
 - b) An amendment to the text or map of any of the City of The Dalles implementing ordinances which are applicable to the Urban Growth Area or Boundary and have been adopted by the County.
2. All amendment requests shall be initially processed by the City. The City will refer to the County, upon receipt thereof, all requests for amendment in order to allow for a concurrent review. The City shall give the County Planning Office (15) days to complete its review and recommendation. Additional time for review may be provided upon request by the County, and with concurrence of the City. A recommendation should be submitted to the City at least ten(10) days prior to the date of the City Planning Commission hearing. The City, in making its decision, shall consider the recommendation of the County regarding the amendment request.
 3. The decision of the City Planning Commission and City Council shall be forwarded to the County Court.
 4. If the positions of the two jurisdictions differ, a joint meeting of the City Council and County Court, or their designees, may be held to attempt to resolve the differences.
 5. Appeals of an amendment request shall be made pursuant to the ORS and the OAR.

B. County Amendments

1. An amendment to the following County plan and implementing ordinance provisions shall be enacted only after the City has been given an opportunity to provide information and comment in accordance with plan and ordinance amendment procedures as established by this section.
 - a) An amendment to the County Comprehensive Plan text or map as it pertains to the Urban Area or Boundary, or Areas of Mutual Interest.
 - b) An amendment to the text or map of any of the County implementing ordinances which are applicable to the Urban Area or Boundary or Areas of Mutual Interest.
2. All Urban Area or Boundary changes initiated by the City shall be processed

through the County in accordance to the provisions of the P.L. 99-663, ORS 196 and the Scenic Area Management Plan. The City shall be responsible for all costs, documents, paper work and hearing procedures necessary to accomplish the amendments.

3. All other amendment requests shall be processed by the County. The County will refer to the City, upon receipt thereof, all requests for amendment in order to allow for a concurrent review. The County shall give the City Planning Office (15) days to complete its review and recommendation. Additional time for review may be provided upon request by the City, and with concurrence of the County. A recommendation should be submitted to the County at least ten(10) days prior to the date of the County Planning Commission hearing. The County, in making its decision, shall consider the recommendation of the City regarding the amendment request.
4. The decision of the County Planning Commission and County Court shall be forwarded to the City.
5. If the positions of the two jurisdictions differ, a joint meeting of the City Council and County Court, or their designees, may be held to attempt to resolve the differences.
6. Appeals of an amendment request shall be made pursuant to the ORS and the OAR.

C. Third Party Initiated Amendments

1. Third party initiated amendments shall be processed appropriately as legislative or quasi-judicial hearings by the City or County according to the defined area of responsibility as outlined in Section 5 below.
2. The City and County shall afford notice to each other according to Sections 4.A.2. and 4.B.3 above as appropriate.
3. Appeals of third party amendment requests shall be made pursuant to state statutes and administrative rules.

5. Administrative Responsibilities, Compensation For Service, and Process For Land Use Actions Within and Including the UGB, UAB, and AMI.

A. Intent -

1. The City and County agree to divide administrative responsibilities for land

use actions within the UGB, UAB and AMI and provide compensation for services. The agreement to divide administration responsibilities for compensation for service shall be renewed on an annual basis beginning at the start of each new fiscal year.

B. City Limits -

1. The City shall accept all administration land use responsibilities and associated costs within the City limits as they now exist or may be expanded in the future.

C. Areas of Mutual interest and Urban Areas (excepting city limits) -

1. The County shall accept all administrative land use responsibilities and associated costs within the AMI and UA as they now exist or may be modified in the future.

D. Urban Growth Area (excluding the UA) -

- 
1. The County shall transfer all land use administrative responsibilities to the City and the City shall accept these responsibilities for all lands within the UGA (excepting the UA) on an annual basis as provided in 3.A. below.
 2. The City shall provide adequate staffing to administer all identified planning service within the UGA.
 3. The County shall compensate the City for planning services within the UGA according to the following provisions:
 - a. Annual Amount - \$20,000.00 the first fiscal year payable quarterly in advance. This amount shall be prorated during the first year. Each January the City shall submit a budget request to the County for an adjusted amount of compensation. Annual adjustments may include cost of living increases, step increases, or salary range adjustments to ensure the amount remains roughly equivalent to a half-time planning position.
 - b. The annual amount will also be prorated based upon the total number of acres within the UGA. As land is annexed, or the UGA expanded, the annual amount will be adjusted. The base acreage figure for all future calculations is 1,254 acres (1,460.3 in UGA minus 206.3 in UA). This is equivalent to \$15.95 per acre in the first year.
 - c. The City retains all land use fees and assumes all costs associated with providing the planning services. All fees shall be established by the City.

4. This agreement for planning services within the UGA is subject to the appropriation of sufficient funds by the County in its budget, and to the City maintaining sufficient staffing capabilities to allow the City to provide necessary services.
5. This agreement may be terminated prior to the end of a fiscal year, by either party providing sixty (60) days written notice to the other party, in the event the County does not appropriate funds in its budget to be able to continue this agreement, or if the City determines that reductions in staffing levels will not allow the City to continue this agreement.
6. The City Planning Commission and City Council shall act as the hearings bodies for all land use actions within the UGA under the provisions of this section.
7. The City will coordinate with appropriate County departments on all land use actions within the UGA under the provisions of this section.

6. City Services

- A. Extension of City services within the UGA shall be solely at the discretion of the City.
- B. For the purposes of this Agreement, City services shall be limited to water, sanitary sewer, storm sewer, streets, and police.
- C. Service rates, SDC's, and service connection fees as well as urban development standards shall be established by Ordinance adopted by the City Council.

7. County Services

- A. All building permits or subdivisions which require access to or from a local access road (under county jurisdiction) by curb cuts or approach roads shall be required to gain approval from the County Public Works Department.
- B. All building permits or subdivisions which require access to or from a County road by curb cuts or approach roads shall be required to obtain a County Road approach permit from the County Public Works Department.
- C. All building permits or subdivisions requiring storm water systems shall be required to have the system reviewed and approved by the County Public Works Department prior to receiving final land use approval.

8. Annexation

- A. Annexation of areas within the Urban Growth Boundary shall be in accordance with relevant annexation procedures contained in the Oregon Revised Statutes, City Ordinances, or approved annexation plan.
- B. Annexation by the City will occur only after development is completed.

9. Comprehensive Plan and Implementation Measure Review and Amendment

- A. The City Comprehensive Plan, including this Joint Management Agreement, and other implementing ordinances shall be reviewed periodically pursuant to the policies and procedures of the City of The Dalles Comprehensive Plan and Wasco County Comprehensive Plan.

10. Agreement Review and Amendment

- A. This agreement may be reviewed and amended at any time by mutual consent of both parties, after public hearing by the City Council and the County Court.
- B. This agreement shall be reviewed, and may be amended, at the time established for review of the City or County Comprehensive Plan.
- C. Any modifications in this agreement shall be consistent with the City and County Comprehensive Plans.

11. Severability

- A. The provisions of this Joint Management Agreement are severable. If an article, sentence, clause, or phrase shall be adjudged by a court of competent jurisdiction to be invalid, the decision shall not affect the validity of the remaining portions of this Agreement.

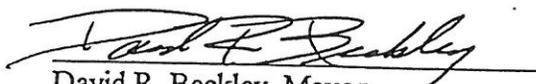
IN WITNESS WHEREOF, this Joint Management Agreement is adopted this 8th day of September, 1997, by the following vote:

Voting "Yes", Councilors: McFadden, Gosiak, Barrett

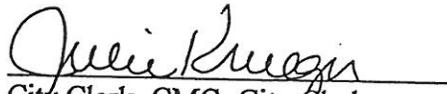
Voting "No", Councilors: Davis

Absent, Councilors: Van Cleave

Abstain, Councilors: _____


David R. Beckley, Mayor

ATTEST:


City Clerk, CMC, City Clerk