



Appendix C

Cost Estimate Additional Information

Springbrook Road Improvements - Alternative 1 (E Crestview Drive directed east)

Item	Unit	Unit Price	Quantity	Cost
Parallel gravity main				
24-inch PVC gravity pipe	LF	\$ 205	4,965	\$ 1,017,825
Manhole 72-inch (>21-inch pipe)	EA	\$ 16,500	17	\$ 280,500
Highway boring	LF	\$ 600	135	\$ 81,000
Roadway restoration (full lane)	LF	\$ 60	1,600	\$ 96,000
Soil restoration	LF	\$ 5	3,365	\$ 16,825
Flow diversion structure	EA	\$ 20,000	1	\$ 20,000
Bypass pumping	LS	\$ 50,000	1	\$ 50,000
Upsize existing				
18-inch PVC gravity pipe	LF	\$ 185	2,300	\$ 425,500
Re-connect laterals	EA	\$ 500	8	\$ 4,000
Manhole 60-inch (18- to 21-inch pipe)	EA	\$ 14,000	7	\$ 98,000
Roadway restoration (full lane)	LF	\$ 60	2,300	\$ 138,000
Traffic Control (Highway)	LF	\$ 10	2,300	\$ 23,000
Control density backfill	LF	\$ 165	2,300	\$ 379,500
8-inch PVC gravity pipe	LF	\$ 135	1,100	\$ 148,500
Manhole 48-inch (<18-inch pipe)	EA	\$ 12,000	4	\$ 48,000
Bypass pumping	LS	\$ 50,000	1	\$ 50,000
<i>Subtotal (rounded)</i>				\$ 2,877,000
Fernwood PS upsize				
Upsize pump station	LS	\$202,000	1	\$ 202,000
<i>Subtotal (rounded)</i>				\$ 202,000
Mobilization	%	5	-	\$ 153,950
<i>Subtotal (rounded)</i>				\$ 3,233,000
Contingency	%	30	-	\$ 969,900
<i>Subtotal (rounded)</i>				\$ 4,203,000
Engineering and CMS	%	25	-	\$ 1,050,750
Easement	AC	\$ 30,000	2.0	\$ 60,000
Project Total Cost (rounded):				\$ 5,314,000

Springbrook Road Improvements - Alternative 2 (E Crestview Drive directed west)

Item	Unit	Unit Price	Quantity	Cost
Parallel gravity main				
24-inch PVC gravity pipe	LF	\$ 205	4,965	\$ 1,017,825
Manhole 72-inch (>21-inch pipe)	EA	\$ 16,500	17	\$ 280,500
Highway boring	LF	\$ 600	135	\$ 81,000
Roadway restoration (full lane)	LF	\$ 60	1,600	\$ 96,000
Soil restoration	LF	\$ 5	3,365	\$ 16,825
Flow diversion structure	EA	\$ 20,000	1	\$ 20,000
Upsize existing				
21-inch PVC gravity pipe	LF	\$ 195	2,300	\$ 448,500
Re-connect laterals	EA	\$ 500	8	\$ 4,000
Manhole 60-inch (18- to 21-inch pipe)	EA	\$ 14,000	7	\$ 98,000
Roadway restoration (full lane)	LF	\$ 60	2,300	\$ 138,000
Traffic Control (Highway)	LF	\$ 10	2,300	\$ 23,000
Control density backfill	LF	\$ 165	2,300	\$ 379,500
<i>Subtotal (rounded)</i>				\$ 2,604,000
Aquarius subdivision				
15-inch PVC gravity pipe	LF	\$ 170	4,400	\$ 748,000
Manhole 48-inch (<18-inch pipe)	EA	\$ 12,000	15	\$ 180,000
Re-connect laterals	EA	\$ 500	90	\$ 45,000
Roadway restoration (full lane)	LF	\$ 60	4,400	\$ 264,000
<i>Subtotal (rounded)</i>				\$ 1,237,000
Mobilization	%	5	-	\$ 192,050
<i>Subtotal (rounded)</i>				\$ 4,034,000
Contingency	%	30	-	\$ 1,210,200
<i>Subtotal (rounded)</i>				\$ 5,245,000
Engineering and CMS	%	25	-	\$ 1,311,250
Easement	AC	\$ 30,000	2.0	\$ 60,000
<i>Project Total Cost (rounded):</i>				\$ 6,617,000

Hess Creek Improvements (all phases)

	Item	Unit	Unit Price	Quantity	Cost
Phase 1					
	CIPP, 8 to 18-inch ¹	LF	\$ 145	6,800	\$ 986,000
	Flow monitoring	LS	\$ 30,000	1	\$ 30,000
	<i>Subtotal (rounded)</i>				\$ 1,016,000
	Mobilization	%	5	-	\$ 50,800
	<i>Subtotal (rounded)</i>				\$ 1,067,000
	Contingency	%	10	-	\$ 106,700
	<i>Subtotal (rounded)</i>				\$ 1,174,000
	Engineering and CMS	%	15	-	\$ 176,100
	Phase 1 Cost (rounded):				\$ 1,351,000
	¹ Additional 30% added to unit price for Hess Creek accessibility constraints				
Phase 2					
	Parallel gravity main				
	27-inch PVC gravity pipe	LF	\$ 220	4,700	\$ 1,034,000
	24-inch PVC gravity pipe	LF	\$ 205	900	\$ 184,500
	15-inch PVC gravity pipe	LF	\$ 170	1,200	\$ 204,000
	12-inch PVC gravity pipe	LF	\$ 160	1,900	\$ 304,000
	Re-grading pipe	LF	\$ 135	2,400	\$ 324,000
	Re-connect laterals	EA	\$ 500	200	\$ 100,000
	Roadway restoration	LF	\$ 30	9,800	\$ 294,000
	Install access road	LF	\$ 60	1,300	\$ 78,000
	Manhole 48-inch (<18-inch pipe)	EA	\$ 12,000	8	\$ 96,000
	Manhole 72-inch (>21-inch pipe)	EA	\$ 16,500	18	\$ 297,000
	Existing pipe rehab/replacement				
	36-inch PVC gravity pipe	LF	\$ 245	700	\$ 171,500
	18-inch PVC gravity pipe	LF	\$ 185	900	\$ 166,500
	Manhole 60-inch (18- to 21-inch pipe)	EA	\$ 14,000	3	\$ 42,000
	Manhole 72-inch (>21-inch pipe)	EA	\$ 16,500	4	\$ 66,000
	Install access road	LF	\$ 60	1,600	\$ 96,000
	Soil restoration	LF	\$ 5	1,600	\$ 8,000
	Hess Creek constructability	%	150	-	\$ 825,000
	Bypass pumping	LS	\$ 60,000	1	\$ 60,000
	<i>Subtotal (rounded)</i>				\$ 4,351,000
	Mobilization	%	5	-	\$ 217,550
	<i>Subtotal (rounded)</i>				\$ 4,569,000
	Contingency	%	30	-	\$ 1,370,700
	<i>Subtotal (rounded)</i>				\$ 5,940,000
	Engineering and CMS	%	25	-	\$ 1,485,000
	Floodplain hydraulic study	LS	\$ 20,000	1	\$ 20,000
	Permitting	LS	\$ 15,000	1	\$ 15,000
	Phase 2 Cost (rounded):				\$ 7,460,000
Phase 3					
	Pump Station, 2700-gpm	EA	\$ 1,200,000	1	\$ 1,200,000
	12-inch force main	LF	\$ 90	700	\$ 63,000
	Highway Boring	LF	\$ 600	160	\$ 96,000
	Local grinder pump	EA	\$ 9,500	1	\$ 9,500
	<i>Subtotal (rounded)</i>				\$ 1,369,000
	Mobilization	%	5	-	\$ 68,450
	<i>Subtotal (rounded)</i>				\$ 1,438,000
	Contingency	%	30	-	\$ 431,400
	<i>Subtotal (rounded)</i>				\$ 1,870,000
	Engineering and CMS	%	25	-	\$ 467,500
	Easement	AC	\$ 30,000	1.20	\$ 36,000
	Permitting & wetland mitigation	LS	\$ 165,000	1	\$ 165,000
	Phase 3 Cost (rounded):				\$ 2,539,000
	Project Total Cost (rounded):				\$ 11,350,000

S River St and E Eleventh St Improvements

Item	Unit	Unit Price	Quantity	Cost
42-inch PVC gravity pipe	LF	\$ 275	4,700	\$ 1,292,500
36-inch PVC gravity pipe	LF	\$ 245	1,900	\$ 465,500
30-inch PVC gravity pipe	LF	\$ 230	900	\$ 207,000
Re-connect laterals	EA	\$ 500	75	\$ 37,500
Manhole 72-inch (>21-inch pipe)	EA	\$ 16,500	23	\$ 379,500
Highway boring	LF	\$ 600	150	\$ 90,000
Roadway restoration (full lane)	LF	\$ 60	7,500	\$ 450,000
Bypass pumping	LS	\$ 50,000	1	\$ 50,000
<i>Subtotal (rounded)</i>				\$ 2,972,000
Mobilization	%	5	-	\$ 148,600
<i>Subtotal (rounded)</i>				\$ 3,121,000
Contingency	%	30	-	\$ 936,300
<i>Subtotal (rounded)</i>				\$ 4,058,000
Engineering and CMS	%	25	-	\$ 1,014,500
Flow monitoring	LS	\$ 30,000	1	\$ 30,000
<i>Project Total Cost (rounded):</i>				\$ 5,103,000

E Pinehurst Court

Item	Unit	Unit Price	Quantity	Cost
E Pinehurst Court				
Cap and abandon line	EA	\$ 1,500	1	\$ 1,500
8-inch PVC gravity pipe	LF	\$ 135	300	\$ 40,500
Re-grading pipe	LF	\$ 135	400	\$ 54,000
Manhole 48-inch (<18-inch pipe)	EA	\$ 12,000	2	\$ 24,000
Re-connect laterals	EA	\$ 500	9	\$ 4,500
Re-connect manholes	EA	\$ 1,500	4	\$ 6,000
Roadway restoration (full lane)	LF	\$ 60	440	\$ 26,400
Landscape restoration	LF	\$ 20	260	\$ 5,200
Bypass pumping	LS	\$ 20,000	1	\$ 20,000
<i>Subtotal (rounded)</i>				\$ 183,000
Mobilization	%	5	-	\$ 9,150
<i>Subtotal (rounded)</i>				\$ 193,000
Contingency	%	30	-	\$ 57,900
<i>Subtotal (rounded)</i>				\$ 251,000
Engineering and CMS	%	25	-	\$ 62,750
Easement	AC	\$ 30,000	0.12	\$ 3,600
Project Total Cost (rounded):				\$ 318,000

N Main Street and S Wynooksi Street

Item	Unit	Unit Price	Quantity	Cost
N Main Street Improvements				
15-inch PVC gravity pipe	LF	\$ 170	500	\$ 85,000
Re-connect laterals	EA	\$ 500	10	\$ 5,000
Manhole 60-inch (18- to 21-inch pipe)	EA	\$ 14,000	5	\$ 70,000
Roadway restoration (full lane)	LF	\$ 60	350	\$ 21,000
Landscape restoration	LF	\$ 20	150	\$ 3,000
Bypass pumping	LS	\$ 40,000	1	\$ 40,000
<i>Subtotal (rounded)</i>				\$ 224,000
Item	Unit	Unit Price	Quantity	Cost
S Wynooksi Street Improvements				
15-inch PVC gravity pipe	LF	\$ 170	350	\$ 59,500
Re-connect laterals	EA	\$ 500	2	\$ 1,000
Manhole 48-inch (<18-inch pipe)	EA	\$ 12,000	1	\$ 12,000
Re-connect manholes	EA	\$ 1,500	1	\$ 1,500
Roadway restoration (full lane)	LF	\$ 60	350	\$ 21,000
Bypass pumping	LS	\$ 40,000	1	\$ 40,000
<i>Subtotal (rounded)</i>				\$ 135,000
Mobilization	%	5	-	\$ 17,950
<i>Subtotal (rounded)</i>				\$ 377,000
Contingency	%	30	-	\$ 113,100
<i>Subtotal (rounded)</i>				\$ 491,000
Engineering and CMS	%	25	-	\$ 122,750
Project Total Cost (rounded):				\$ 614,000

E Crestview Drive, Crestview Crossing

	Item	Unit	Unit Price	Quantity	Cost
E Crestview Drive					
	8-inch PVC gravity pipe	LF	\$ 135	2,500	\$ 337,500
	Manhole 48-inch (<18-inch pipe)	EA	\$ 12,000	9	\$ 108,000
	Roadway restoration	LF	\$ 30	2,500	\$ 75,000
	<i>Subtotal (rounded)</i>				\$ 521,000
	Mobilization	%	5	-	\$ 26,050
	<i>Subtotal (rounded)</i>				\$ 548,000
	Contingency	%	30	-	\$ 164,400
	<i>Subtotal (rounded)</i>				\$ 713,000
	Engineering and CMS	%	25	-	\$ 178,250
	Easement	AC	\$ 30,000	1.20	\$ 36,000
	E Crestview Drive Cost (rounded):				\$ 928,000
Crestview Crossing					
	10-inch PVC gravity pipe	LF	\$ 150	3,200	\$ 480,000
	Manhole 48-inch (<18-inch pipe)	EA	\$ 12,000	11	\$ 132,000
	Highway boring	LF	\$ 600	160	\$ 96,000
	Roadway restoration	LF	\$ 30	3,100	\$ 93,000
	<i>Subtotal (rounded)</i>				\$ 801,000
	Mobilization	%	5	-	\$ 40,050
	<i>Subtotal (rounded)</i>				\$ 842,000
	Contingency	%	30	-	\$ 252,600
	<i>Subtotal (rounded)</i>				\$ 1,095,000
	Engineering and CMS	%	25	-	\$ 273,750
	Easement	AC	\$ 30,000	1.50	\$ 45,000
	Crestview Crossing Cost (rounded):				\$ 1,414,000

Providence PS Infrastructure

	Item	Unit	Unit Price	Quantity	Cost
Providence PS					
	8-inch PVC gravity pipe	LF	\$ 135	2,000	\$ 270,000
	Manhole 48-inch (<18-inch pipe)	EA	\$ 12,000	7	\$ 84,000
	Highway boring	LF	\$ 600	160	\$ 96,000
	Roadway restoration	LF	\$ 30	1,900	\$ 57,000
	Pump station, 150 gpm	EA	\$ 400,000	1	\$ 400,000
	6-inch force main	LF	\$ 60	1,300	\$ 78,000
	<i>Subtotal (rounded)</i>				\$ 985,000
	Mobilization	%	5	-	\$ 49,250
	<i>Subtotal (rounded)</i>				\$ 1,035,000
	Contingency	%	30	-	\$ 310,500
	<i>Subtotal (rounded)</i>				\$ 1,346,000
	Engineering and CMS	%	25	-	\$ 336,500
	Easement	AC	\$ 30,000	1.70	\$ 51,000
	Providence PS Cost (rounded):				\$ 1,734,000

NE Chehalem Drive

	Item	Unit	Unit Price	Quantity	Cost
Phase 1					
	NE Chehalem Drive Infrastructure	LS	-	1	\$ 1,683,000
				<i>Subtotal (rounded)</i>	\$ 1,683,000
	Contingency	%	10	-	\$ 169,000
				<i>Subtotal (rounded)</i>	\$ 1,852,000
	Engineering and CMS	LS	-	1	\$ 365,000
				Phase 1 Cost (rounded):	\$ 2,217,000
Phase 2					
	12-inch PVC gravity pipe	LF	\$ 160	1,400	\$ 224,000
	8-inch PVC gravity pipe	LF	\$ 135	900	\$ 121,500
	Manhole 48-inch (<18-inch pipe)	EA	\$ 12,000	8	\$ 96,000
	Roadway restoration (full lane)	LF	\$ 60	2,300	\$ 138,000
				<i>Subtotal (rounded)</i>	\$ 580,000
	Mobilization	%	5	-	\$ 29,000
				<i>Subtotal (rounded)</i>	\$ 609,000
	Contingency	%	30	-	\$ 182,700
				<i>Subtotal (rounded)</i>	\$ 792,000
	Engineering and CMS	%	25	-	\$ 198,000
				Phase 2 Cost (rounded):	\$ 990,000
Phase 3 (Chehalem and Creekside PS displacement)					
	15-inch PVC gravity pipe	LF	\$ 170	400	\$ 68,000
	12-inch PVC gravity pipe	LF	\$ 160	5,700	\$ 912,000
	8-inch PVC gravity pipe	LF	\$ 135	1,500	\$ 202,500
	Bore (creek crossing)	LF	\$ 600	100	\$ 60,000
	Manhole 48-inch (<18-inch pipe)	EA	\$ 12,000	26	\$ 312,000
	Roadway restoration (full lane)	LF	\$ 60	700	\$ 42,000
	Soil restoration	LF	\$ 5	6,900	\$ 34,500
	Rock Allowance	LS	\$ 300,000	1	\$ 300,000
	Pump station demolition/removal (including building)	LS	\$ 22,000	1	\$ 22,000
	Pump station demolition/removal (no building)	LS	\$ 11,000	1	\$ 11,000
				<i>Subtotal (rounded)</i>	\$ 1,964,000
	Mobilization	%	5	-	\$ 98,200
				<i>Subtotal (rounded)</i>	\$ 2,063,000
	Contingency	%	30	-	\$ 618,900
				<i>Subtotal (rounded)</i>	\$ 2,682,000
	Engineering and CMS	%	25	-	\$ 670,500
	Environmental Permitting and Mitigation	LS	\$ 50,000	1	\$ 50,000
	Easement	AC	\$ 30,000	3.17	\$ 95,100
				Phase 3 Cost (rounded):	\$ 3,498,000
				Project Total Cost (rounded):	\$ 6,705,000

Riverfront PS and Improvements

	Item	Unit	Unit Price	Quantity	Cost
Phase 1					
	18-inch PVC gravity pipe	LF	\$ 185	1,500	\$ 277,500
	8-inch PVC gravity pipe	LF	\$ 135	6,800	\$ 918,000
	Re-connect laterals	EA	\$ 500	15	\$ 7,500
	Manhole 60-inch (18- to 21-inch pipe)	EA	\$ 14,000	5	\$ 70,000
	Manhole 48-inch (<18-inch pipe)	EA	\$ 12,000	23	\$ 276,000
	Roadway restoration (full lane)	LF	\$ 60	8,300	\$ 498,000
	Pump station, 550 gpm	EA	\$ 600,000	1	\$ 600,000
	8-inch force main	LF	\$ 70	1,300	\$ 91,000
				<i>Subtotal (rounded)</i>	\$ 2,738,000
	Mobilization	%	5	-	\$ 136,900
				<i>Subtotal (rounded)</i>	\$ 2,875,000
	Contingency	%	30	-	\$ 862,500
				<i>Subtotal (rounded)</i>	\$ 3,738,000
	Engineering and CMS	%	25	-	\$ 934,500
	Easement	AC	\$ 30,000	3.81	\$ 114,400
				Phase 1 Cost (rounded):	\$ 4,787,000
Riverfront Industrial Line					
	10-inch PVC gravity pipe	LF	\$ 150	2,600	\$ 390,000
	Manhole 48-inch (<18-inch pipe)	EA	\$ 12,000	9	\$ 108,000
	Roadway restoration (full lane)	LF	\$ 60	2,600	\$ 156,000
				<i>Subtotal (rounded)</i>	\$ 654,000
	Mobilization	%	5	-	\$ 32,700
				<i>Subtotal (rounded)</i>	\$ 687,000
	Contingency	%	30	-	\$ 206,100
				<i>Subtotal (rounded)</i>	\$ 894,000
	Engineering and CMS	%	25	-	\$ 223,500
	Easement	AC	\$ 30,000	1.19	\$ 35,900
				Riverfront Industrial Line Cost (rounded):	\$ 1,154,000
Phase 2 (Charles and Andrew PS displacement)					
	10-inch PVC gravity pipe	LF	\$ 150	1,100	\$ 165,000
	8-inch PVC gravity pipe	LF	\$ 135	2,100	\$ 283,500
	Manhole 48-inch (<18-inch pipe)	EA	\$ 12,000	7	\$ 84,000
	Bore (creek crossing)	LF	\$ 600	100	\$ 60,000
	Bore (railroad crossing)	LF	\$ 600	100	\$ 60,000
	Roadway restoration	LF	\$ 30	600	\$ 18,000
	Soil restoration	LF	\$ 5	1,500	\$ 7,500
	Pump station demolition/removal (no building)	LS	\$ 11,000	2	\$ 22,000
				<i>Subtotal (rounded)</i>	\$ 535,000
	Mobilization	%	5	-	\$ 26,750
				<i>Subtotal (rounded)</i>	\$ 562,000
	Contingency	%	30	-	\$ 168,600
				<i>Subtotal (rounded)</i>	\$ 731,000
	Engineering and CMS	%	25	-	\$ 182,750
	Environmental Permitting and Mitigation	LS	\$ 165,000	1	\$ 165,000
	Easement	AC	\$ 30,000	1.00	\$ 30,000
				Phase 2 Cost (rounded):	\$ 1,109,000
				Project Total Cost (rounded):	\$ 5,896,000

Pump Station Improvements (Short-term)

Site	Recommended Improvement	Recommended Completion Time	Cost
Charles Pump Station	Add manhole cover lock	1-5 Years	\$1,700
	Install removable bollards in front for traffic protection	1-5 Years	\$2,000
	<i>Subtotal</i>		<i>\$3,700</i>
Chehalem Pump Station	Upgrade generator maintenance records	1-2 Years	\$900
	<i>Subtotal</i>		<i>\$900</i>
Creekside Pump Station	Install bollards for traffic protection	1-5 Years	\$2,000
	Replace heater with heat tape in the valve enclosure for freeze protection	1-5 Years	\$1,400
	Remount wash water backflow preventer at least 12-inches aboveground	1-5 Years	\$3,500
	Relocate the portable generator connection point so it is 34 inches aboveground	1-5 Years	\$1,500
	Add fencing around the station	1-5 years	\$8,200
<i>Subtotal</i>		<i>\$16,600</i>	
Fernwood Pump Station	Verify pump operating point and adjust operation (if needed) to improve capacity	Year 1	\$1,400
	Check and correct (if needed) hazardous area seal-offs	1-2 Years	\$2,000
	Install steel safety grating at the valve vault	1-5 Years	\$1,600
	Install flow directing inlet at the influent pipe to the wet well	1-5 Years	\$8,500
	Remove unused equipment from the building	1-5 Years	\$1,500
	Repaint building doors	1-5 Years	\$900
<i>Subtotal</i>		<i>\$15,900</i>	
Highway 240 Pump Station	Install steel safety grating at the valve vault	1-5 Years	\$1,600
	Repaint building doors	1-5 Years	\$900
	Install flow directing inlet at the influent pipe to the wet well	1-5 Years	\$8,500
	Install steel safety grating at the flow meter vault	1-5 Years	\$1,600
<i>Subtotal</i>		<i>\$12,600</i>	
Sheridian Pump Station	Add strip heater unit in electrical enclosure	1-2 Years	\$400
	Replace burnt-out LED lights for depth display in control panel	1-5 Years	\$2,400
	Remount wash water backflow preventer at least 12-inches aboveground	1-5 Years	\$3,500
	Add fencing around the station	1-5 years	\$8,200
	Replace heat tape with electrical heater	1-5 Years	\$1,000
<i>Subtotal</i>		<i>\$15,500</i>	
<i>Lift Station Improvements Subtotal</i>		<i>\$66,000</i>	
<i>Contingency (30%)</i>		<i>\$19,800</i>	
<i>Engineering (35%)</i>		<i>\$30,100</i>	
<i>Administration (2%)</i>		<i>\$1,800</i>	
Lift Station Total Costs (rounded)		\$118,000	

Pump Station Improvements (Long-term)

Site	Recommended Improvement	Recommended Completion Time	Cost
Fernwood Lift Station	Add video monitoring	11-20 Years	\$41,400
	Add flow meter on the discharge pipe	1-10 years	\$25,100
	Install backflow control on overflow	1-10 Years	\$6,100
	<i>Subtotal</i>		<i>\$72,600</i>
Highway 240 Lift Station	Add video monitoring	11-20 Years	\$41,400
	Replace pump guide rails	5-10 Years	\$5,500
	<i>Subtotal</i>		<i>\$46,900</i>
Sheridian Lift Station	Replace conductive level sensor with pressure transducer level sensor	11-20 Years	\$7,100
	Add video monitoring	11-20 Years	\$41,400
	Install backflow control on overflow	1-10 Years	\$6,100
	Remove mixing valve	1-10 Years	\$1,200
	Install pressure gauges on discharge pipes	5-10 Years	\$2,000
	Add flow meter on the discharge pipe	5-10 years	\$25,100
	Install a permanent ladder in the valve vault	5-10 Years	\$6,100
	Install a dedicated standby generator	5-10 Year	\$49,100
<i>Subtotal</i>		<i>\$138,100</i>	
<i>Subtotal</i>		<i>\$257,600</i>	
<i>Contingency (30%)</i>		<i>\$77,300</i>	
<i>Engineering (35%)</i>		<i>\$117,300</i>	
<i>Administration (2%)</i>		<i>\$6,700</i>	
Lift Station Total Costs (rounded)			\$459,000



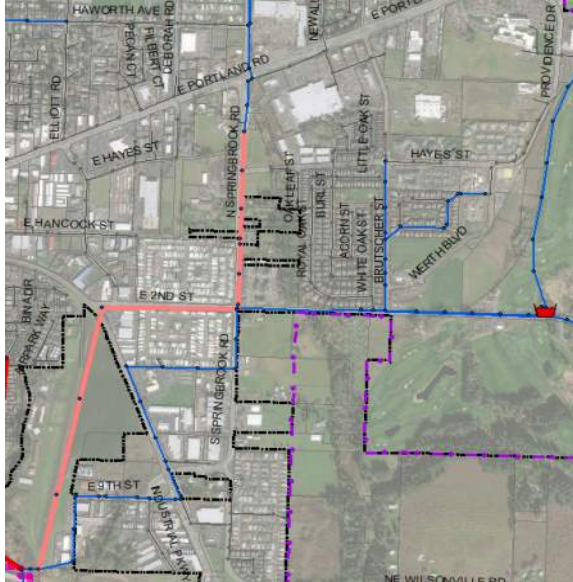
Appendix D

Priority 1 Project Sheets

Collection System Project: Springbrook Road

Project Identifier: 1.c

Objective: Increase capacity of the Springbrook Road trunk line and firm capacity of Fernwood Pump Station to accommodate development in the basin. Improvements include upsizing the firm capacity of Fernwood Pump Station, upsizing a portion of the existing Springbrook line north of E Fernwood Road, and a new parallel gravity line added west on E Second St from the E Fernwood Road intersection.



Key Issues: Pipeline will need to be bored under HWY 219. Easement negotiation with Sportsman Airpark.

Item	Cost (2021)
Parallel gravity main	
24-inch PVC gravity pipe	\$ 1,017,825
Manhole 72-inch (>21-inch pipe)	\$ 280,500
Highway boring	\$ 81,000
Roadway restoration (full lane)	\$ 96,000
Soil restoration	\$ 16,825
Flow diversion structure	\$ 20,000
Bypass pumping	\$ 50,000
Upsize existing	
18-inch PVC gravity pipe	\$ 425,500
Re-connect laterals	\$ 4,000
Manhole 60-inch (18- to 21-inch pipe)	\$ 98,000
Roadway restoration (full lane)	\$ 138,000
Traffic Control (Highway)	\$ 23,000
Control density backfill	\$ 379,500
8-inch PVC gravity pipe	\$ 148,500
Manhole 48-inch (<18-inch pipe)	\$ 48,000
Bypass pumping	\$ 50,000
Fernwood PS upsize	
Upsize pump station	\$ 202,000
Construction Subtotal (rounded)	\$ 3,079,000
Mobilization	\$ 154,000
Contingency	\$ 970,000
Engineering and CMS	\$ 1,051,000
Easement	\$ 60,000
Total Project Cost (rounded)	\$ 5,314,000

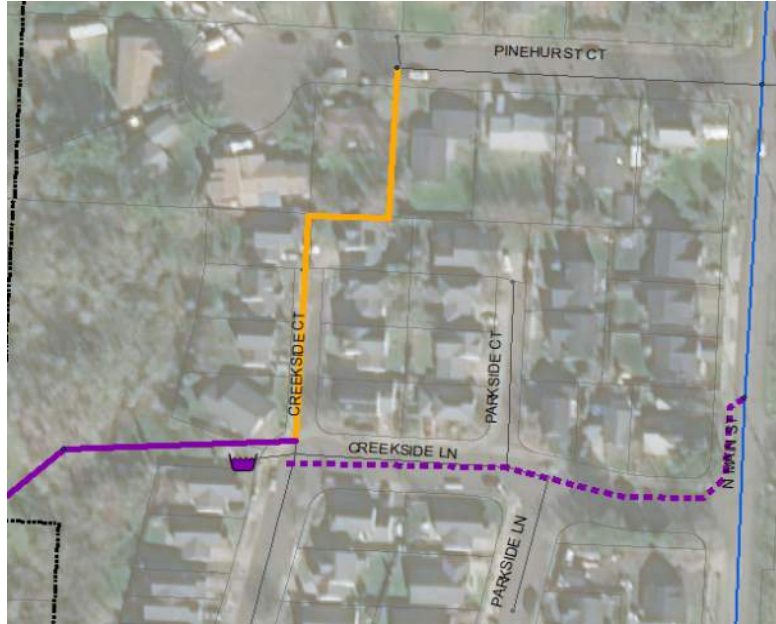
The cost estimate herein is based on our perception of current conditions at the project location. This estimate reflects our professional opinion of accurate costs at this time and is subject to change as the project design matures. Keller Associates has no control over variances in the cost of labor, materials, equipment, services provided by others, contractor's methods of determining prices, competitive bidding or market conditions, practices or bidding strategies. Keller Associates cannot and does not warrant or guarantee that proposals, bids or actual construction costs will not vary from the costs presented herein.

Collection System Project: E Pinehurst Court

Project Identifier: 1.d

Objective: Eliminate overflows at E Pinehurst Court. The grade of E Pinehurst Court and shallow gravity main produce a potential overflow site when the trunk line on N Main Street flow close to full. This project will re-direct flow from E Pinehurst Court south to existing lines on Creekside Court and to the Creekside Pump Station basin.

Key Issues: Easements will be needed to connect to Creekside court. There are local grinder pumps on E Pinehurst that could potentially be removed if the vertical alignment allows; this should be evaluated during design.



Item	Cost (2021)
Cap and abandon line	\$ 1,500
8-inch PVC gravity pipe	\$ 40,500
Re-grading pipe	\$ 54,000
Manhole 48-inch (<18-inch pipe)	\$ 24,000
Re-connect laterals	\$ 4,500
Re-connect manholes	\$ 6,000
Roadway restoration (full lane)	\$ 26,400
Landscape restoration	\$ 5,200
Bypass pumping	\$ 20,000
Construction Subtotal (rounded)	\$ 183,000
Mobilization	\$ 10,000
Contingency	\$ 58,000
Engineering and CMS	\$ 63,000
Easement	\$ 3,600
Total Project Cost (rounded)	\$ 318,000

The cost estimate herein is based on our perception of current conditions at the project location. This estimate reflects our professional opinion of accurate costs at this time and is subject to change as the project design matures. Keller Associates has no control over variances in the cost of labor, materials, equipment, services provided by others, contractor's methods of determining prices, competitive bidding or market conditions, practices or bidding strategies. Keller Associates cannot and does not warrant or guarantee that proposals, bids or actual construction costs will not vary from the costs presented herein.

Collection System Project: Pump Station Improvements (Short-term)**Project Identifier: 1.e**

Objective: This project includes a variety of short-term improvements to existing pump stations. The Dayton PS was replaced recently and has no short-term improvement recommendations. Andrew PS also does not have any short-term improvement recommendations.

Item	Cost (2021)
Charles Pump Station	\$ 3,700
Chehalem Pump Station	\$ 900
Creekside Pump Station	\$ 16,600
Fernwood Pump Station	\$ 15,900
HWY 240 Pump Station	\$ 12,600
Sheridan Pump Station	\$ 15,500
Construction Subtotal (rounded)	\$ 66,000
Contingency	\$ 19,800
Engineering and CMS	\$ 30,100
Administration	\$ 1,800
Total Project Cost (rounded)	\$ 118,000

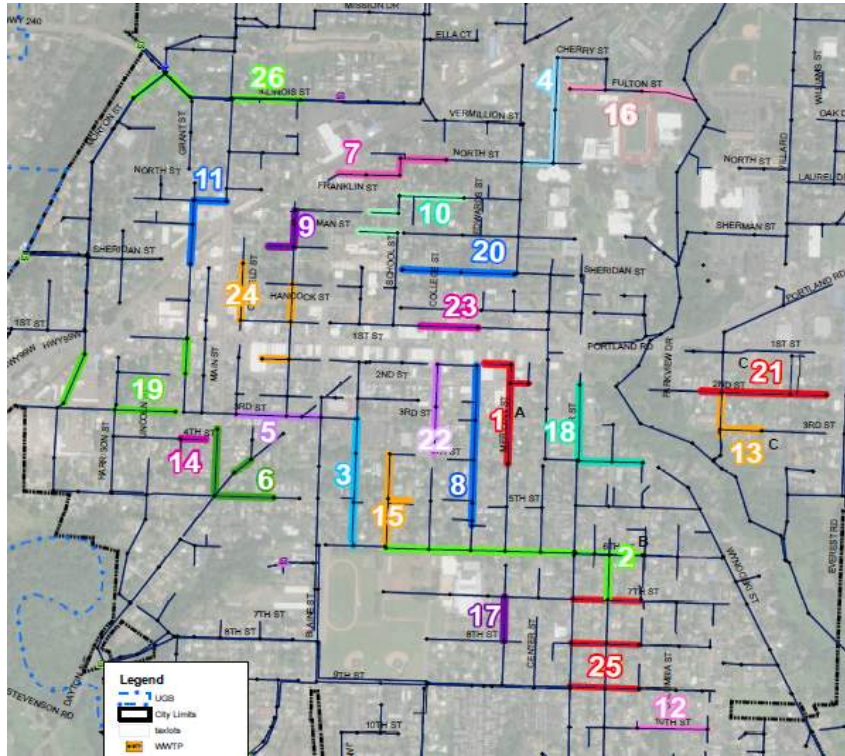
The cost estimate herein is based on our perception of current conditions at the project location. This estimate reflects our professional opinion of accurate costs at this time and is subject to change as the project design matures. Keller Associates has no control over variances in the cost of labor, materials, equipment, services provided by others, contractor's methods of determining prices, competitive bidding or market conditions, practices or bidding strategies. Keller Associates cannot and does not warrant or guarantee that proposals, bids or actual construction costs will not vary from the costs presented herein.

Collection System Project: I/I Projects

Project Identifier: 1.f

Objective: Reduce I/I in the system. Focus annual pipeline replacement in areas of high I/I as identified in the 2018 WWMP. Potentially postpone larger capital improvements on trunk lines and at WWTP by reducing I/I influence and peak flows in the system.

Key Issues: I/I data should be updated periodically to provide current recommendations for reducing I/I in the system. Coordination with other utilities could provide cost-savings for the City.



Item	Cost (2021)
I/I Projects	\$ 2,700,000
Total Project Cost (rounded)	\$ 2,700,000

The cost estimate herein is based on our perception of current conditions at the project location. This estimate reflects our professional opinion of accurate costs at this time and is subject to change as the project design matures. Keller Associates has no control over variances in the cost of labor, materials, equipment, services provided by others, contractor's methods of determining prices, competitive bidding or market conditions, practices or bidding strategies. Keller Associates cannot and does not warrant or guarantee that proposals, bids or actual construction costs will not vary from the costs presented herein.

Collection System Project: E Crestview Drive Infrastructure
Project Identifier: 1.g

Objective: Development driven infrastructure along E crestview Drive. Proposed infrastructure based on City provided drawings.



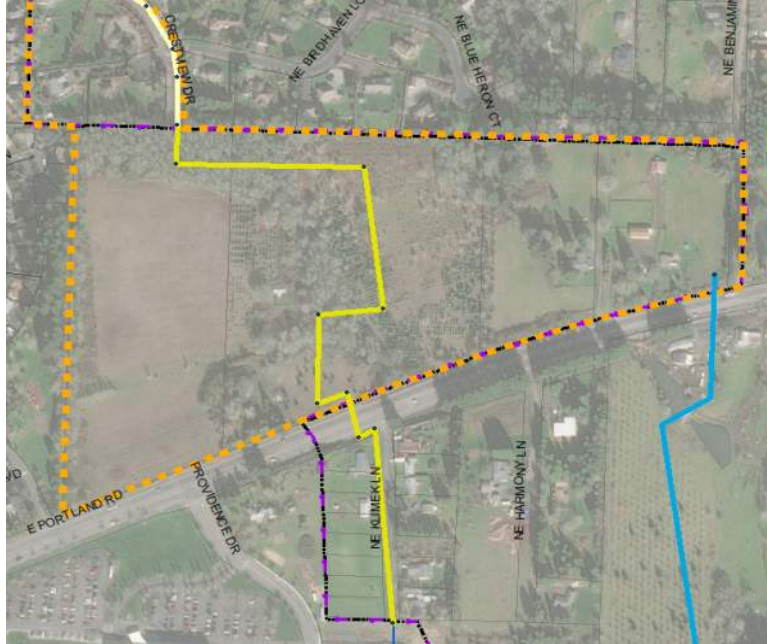
Item	Cost (2021)
8-inch PVC gravity pipe	\$ 337,500
Manhole 48-inch (<18-inch pipe)	\$ 108,000
Roadway restoration	\$ 75,000
Construction Subtotal (rounded)	\$ 521,000
Mobilization	\$ 27,000
Contingency	\$ 165,000
Engineering and CMS	\$ 179,000
Easement	\$ 36,000
Total Project Cost (rounded)	\$ 928,000

The cost estimate herein is based on our perception of current conditions at the project location. This estimate reflects our professional opinion of accurate costs at this time and is subject to change as the project design matures. Keller Associates has no control over variances in the cost of labor, materials, equipment, services provided by others, contractor's methods of determining prices, competitive bidding or market conditions, practices or bidding strategies. Keller Associates cannot and does not warrant or guarantee that proposals, bids or actual construction costs will not vary from the costs presented herein.

Collection System Project: Crestview Crossing Infrastructure

Project Identifier: 1.h

Objective: Development driven infrastructure for the Crestview Crossing area. Proposed infrastructure is based on the Crestview Crossing PUD (March 2019) Report from the City.



Item	Cost (2021)
10-inch PVC gravity pipe	\$ 480,000
Manhole 48-inch (<18-inch pipe)	\$ 132,000
Highway boring	\$ 96,000
Roadway restoration	\$ 93,000
Construction Subtotal (rounded)	\$ 801,000
Mobilization	\$ 41,000
Contingency	\$ 253,000
Engineering and CMS	\$ 274,000
Easement	\$ 45,000
Total Project Cost (rounded)	\$ 1,414,000

The cost estimate herein is based on our perception of current conditions at the project location. This estimate reflects our professional opinion of accurate costs at this time and is subject to change as the project design matures. Keller Associates has no control over variances in the cost of labor, materials, equipment, services provided by others, contractor's methods of determining prices, competitive bidding or market conditions, practices or bidding strategies. Keller Associates cannot and does not warrant or guarantee that proposals, bids or actual construction costs will not vary from the costs presented herein.

Collection System Project: Maintenance Yard Improvements

Project Identifier: 1.i

Objective: A Master Plan was completed for the City maintenance yard. This project was in the City's draft CIP 2017-2022 at the time of the 2018 WWMP. The project will include major site work, new fleet building, and eventually new administration building. The maintenance yard is utilized by a number of City divisions.

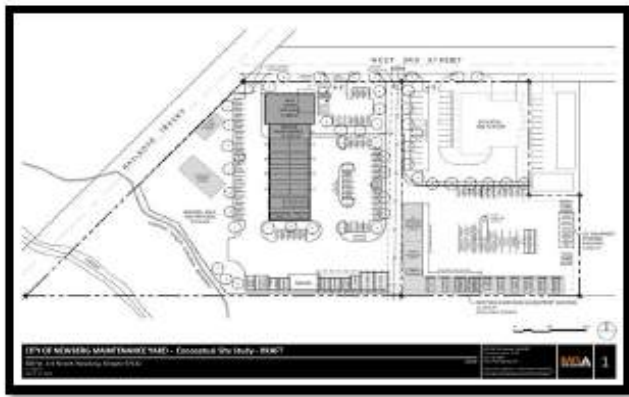


FIGURE 1 CONCEPTUAL PUBIC WORKS MAINTENANCE YARD PLAN

Item	Cost (2021)
Project Total Cost (rounded)	\$ 804,000
Cost from 2018 WWMP - includes mob., eningeering, and admin. From sewer utility portion (increased by ENR)	
<p>The cost estimate herein is based on our perception of current conditions at the project location. This estimate reflects our professional opinion of accurate costs at this time and is subject to change as the project design matures. Keller Associates has no control over variances in the cost of labor, materials, equipment, services provided by others, contractor's methods of determining prices, competitive bidding or market conditions, practices or bidding strategies. Keller Associates cannot and does not warrant or guarantee that proposals, bids or actual construction costs will not vary from the costs presented herein.</p>	

**Exhibit “B” to Planning Commission Resolution 2021-366
Findings – File CPTA20-0004**

APPROVAL CRITERIA

A. Statewide Planning Goals (the “Goals”)

GOAL 1: CITIZEN INVOLVEMENT

To develop a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the planning process.

Finding: The City meets this requirement by having various citizen committees with opportunities for the public to testify on general or specific matters. For the Wastewater Master Plan – Addendum Riverfront Master Plan 2021 it included a Citizen Advisory Committee that met three times, went before the Newberg Planning Commission on April 8, 2021 and Newberg City Council on May 3, 2021, which provided the opportunity for public comment. Finally, notice was published in the Newberg Graphic newspaper and posted in four public places.

The amendment is subject to the Type IV Legislative process, which requires public notification and public hearings before the Planning Commission and the City Council. This process has been established by the City and determined to be consistent with Goal I of the Oregon Statewide Planning Goals. The public hearing notice of the action and decision, and the hearings on this case before the Planning Commission and the City Council are all recognized as opportunities for citizen participation.

The Goal is met.

GOAL 2: LAND USE PLANNING

To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.

Finding: This Goal requires that actions related to land use be consistent with acknowledged comprehensive plans of cities and counties. The City of Newberg last updated its Wastewater Master Plan in 2018. The Addendum Riverfront Master Plan 2021 updates the 2018 Wastewater Master Plan to implement the 2019 Riverfront Master Plan and will be incorporated by reference into the Newberg Comprehensive Plan as noted in Exhibit “C”.

Development of the 2018 Wastewater Master Plan – Addendum Riverfront Master Plan 2021, Exhibit “A” and Exhibit “C” was based on an adequate factual base as documented in 2018 Wastewater Master Plan – Addendum Riverfront Master Plan 2021. The 2019 Riverfront Master

Plan evaluated alternative land use arrangements that were considered, and a Preferred Alternative was selected. Implementation measures in the proposed 2018 Wastewater Master Plan – Addendum Riverfront Master Plan 2021 are consistent with and adequate to carry out relevant Comprehensive Plan policies and intended types of development for land use designations as noted in these findings, including the protection of natural and cultural resources.

This Goal is met.

GOAL 3: AGRICULTURAL LANDS

To preserve and maintain agricultural lands.

Finding: Not applicable because the proposal does not propose any land use regulation changes to agricultural lands outside of the Newberg Urban Growth Boundary.

GOAL 4: FOREST LANDS

To conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture.

Finding: Not applicable because the proposal does not propose any land use regulation changes to forest lands outside of the Newberg Urban Growth Boundary.

GOAL 5: NATURAL RESOURCES, SCENIC AND HISTORIC AREAS, AND OPEN SPACES

To protect natural resources and conserve scenic and historic areas and open spaces.

Finding: The proposed amendments will not negatively impact inventoried Goal 5 resources because the amendments do not change protections that already exist in the Newberg Municipal Code to protect these resources. Newberg has an acknowledged Stream Corridor designation, inventoried historic resources, and identified open spaces in compliance with Goal 5.

This Goal is met.

GOAL 6: AIR, WATER AND LAND RESOURCES QUALITY

To maintain and improve the quality of the air, water and land resources of the state.

Finding: Goal 6 addresses the quality of air, water, and land resources. In the context of a comprehensive plan amendment, a local government complies with Goal 6 by explaining why it is reasonable to expect that the proposed uses authorized by the plan amendment will be able to satisfy applicable federal and state environmental standards, including air and water quality standards. The 2018 Wastewater Master Plan – Addendum Riverfront Master Plan 2021 address the land use pattern and density consistent with the acknowledged Newberg Comprehensive Plan

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to ensure that air, water and land resource quality through efficient use of the land supply through the provision of wastewater facilities.

Newberg has an acknowledged Comprehensive Plan that complies with this goal. Protections are already in place for air, water, and land resource quality. This proposal does not modify the existing goals and policies.

This Goal is met.

GOAL 7: AREAS SUBJECT TO NATURAL HAZARDS

To protect people and property from natural hazards.

Finding: Newberg has an acknowledged Comprehensive Plan that complies with this goal. This proposal does not modify the City's natural hazards requirements such as flood plain areas. This proposal does not modify the existing goals and policies.

This Goal is met.

GOAL 8: RECREATIONAL NEEDS

To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.

Finding: Newberg has an acknowledged Comprehensive Plan that complies with this goal. This proposal does not modify the City's recreational needs goals and policies.

This Goal is met.

GOAL 9: ECONOMIC DEVELOPMENT

To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

Finding: The 2018 Wastewater Master Plan – Addendum Riverfront Master Plan 2021 provides for adequate wastewater system for all residential, commercial, and industrial uses that are anticipated in the acknowledged Newberg Comprehensive Plan through the identification of necessary wastewater system improvements based on projected population growth which will ensure a diverse and stable economic base of the community over the 20-year planning horizon.

2019 Riverfront Master Plan proposal envisions the riverfront as an economically thriving area with a mix of residential, commercial, industrial, and employment uses and enhanced transportation connections between the Riverfront and Newberg's downtown. The adopted changes to the Comprehensive Plan and Map included a new mixed use area on the Riverfront Mill Site that is intended to provide a flexible mix of light industrial and employment uses that will support the

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City's diverse employment opportunities. The 2018 Wastewater Master Plan – Addendum Riverfront Master Plan 2021 ensures an adequate wastewater system to support economic activities.

This Goal is met.

GOAL 10: HOUSING

To provide for the housing needs of citizens of the state.

Finding: The 2019 Riverfront Master Plan proposal envisions the riverfront as an economically thriving area with a mix of residential, commercial, industrial, and employment uses and enhanced transportation connections between the Riverfront and Newberg's downtown. The adopted changes to the Comprehensive Plan and Map included as part of CPTA20-0001/CPMA20-0002/DCA20-0001/ZMA20-0002 increased medium- and high-density residential areas to provide more opportunities for affordable and work-force housing. The Comprehensive Plan changes in CPTA20-0001/CPMA20-0002/DCA20-0001/ZMA20-0002 recognized the following residential analysis.

In the CPTA Housing Land Needs and Buildable Land Supply Analysis:

Newberg's Comprehensive Plan shows a need for additional MDR (Medium Density Residential) and COM (Commercial) land. In 2005, the City Council adopted amendments to the Comprehensive Plan, including updated residential land need and supply numbers for LDR (Low Density Residential), MDR (Medium Density Residential) and HDR (High Density Residential) land designations. The updates were based on data from the Housing and Residential Land Needs Report compiled by Johnson-Gardner in 2004. The amendments were adopted and acknowledged through the post-acknowledgment plan amendment process in 2005. The 2005 Comprehensive Plan has residential land data for the 20-year period from 2005-2025, and the future planning period out to 2040. This data shows that the City had a demonstrated need for 173 buildable acres of MDR (Medium Density Residential) through 2025, and an additional 191 acres of HDR land through 2040 (see table below). Buildable land includes vacant and redevelopable land in the existing Urban Growth Boundary (UGB).

Newberg Comprehensive Plan, Table V-7 Buildable Residential Land Needs vs. Supply				
Plan Designation	Buildable Acres Needed 2005-2025	Buildable Acres in UGB (2004)	Surplus (Deficit) for 2005-2025	Buildable Acres Needed 2026-2040
LDR	612	359	(253)	735
MDR	173	142	(31)	191
HDR	89	13	(76)	83
Total	874	514	(380)	1009

In 2009 the City proposed an update to the Housing Element of the Comprehensive Plan. This item was appealed to LUBA and remanded; it has not yet been revised and readopted, so the 2005 amendments are the latest acknowledged estimates. A preliminary Buildable Lands Inventory (BLI) was completed for the City in 2016 utilizing the Simplified Method for Urban Growth Boundary (UGB) expansion; however, the BLI has not been finalized because several issues with the methodology were identified by the consultant and City staff.

Since 2015 there have been six Comprehensive Plan Map amendments including:

- CPA-15-001/ZMA3-15-001 – Martell Commons – 5.91 acres going from LDR to HDR
- CPMA18-0001/ZMA18-0002 – 1109 S River Street – 1.33 acres going from LDR to HDR
- CPMA18-0005/ZMA18-0002 – 501 and 507 E Illinois Street – 2.87 acres going from MDR to HDR
- CPMA18-0006 – 1303 S River Street (Riverlands) – 1.56 acres going from COM to MDR
- CPMA19-0001/ZMA19-0001 – 502 S St. Paul Highway (Beaudry) – 1.11 acres going from MDR to IND
- CPMA20-0001/ZMA20-0001 - 717 N College Street - .08 acres from LDR to MDR and .49 acres from COM to MDR

The above changes to HDR, MDR, and IND acreage are utilized along with additional data found within the staff reports from these previous comprehensive plan updates to update the 2005 buildable lands data.

Data was drawn from the six previous comprehensive plan map and zoning map amendments. Below is the population excerpt for the next 20 years as provided by Portland State University’s Population Research Center. As illustrated below, the City of Newberg 2020 estimated population is 24,877 and is estimated to grow by 17,500 to a total of 42,377. The projected increase in population indicates a continued need for additional residential housing.

Table 1: Population Forecast 2020-2060

City	2020	2025	2030	2035	2040	2045	2050	2055	2060
Newberg	24,877	26,557	28,432	30,576	32,780	34,929	37,247	39,907	42,377
Change		+1,680	+1,857	+2,144	+2,204	+2,149	+2,318	+2,660	+2,470
% Increase		6.7%	6.9%	7.5%	7.2%	6.5%	6.6%	7.1%	6.1%

Source: Population Research Center, Portland State University, March 31, 2020. Proposed forecasts represent populations as of July 1 of each year

Table 2: Buildable Residential Needs vs. Supply after Proposed Comp Plan Change 2020-2035

Land Designation	Buildable Acres Needed	Buildable Acres Before Comp Plan Change	Building Acres After Comp Plan Change	Surplus/(Deficit) Before Comp Plan Change	Surplus/(Deficit) After Comp Plan Change
LDR	301	385	384.91	84	83.91
MDR	132	81.57	82.64	(50.43)	(49.36)
HDR	46	9	12.7	(37)	(33.33)
Total	479	475.57	480.25	(3.43)	(8.78)

Table 2 utilizes the data from the six comprehensive map amendments and the Riverfront Master Plan amendment (CPMA20-0002/ZMA20-0002), due to this data being the most up-to-date for residential buildable land. As illustrated in Table 2 there is a deficit of 49.36 acres of MDR and 33.33 acres of HDR land after the adoption of the Riverfront Master Plan amendment. This does not take into consideration the COM/RD designation which will allow mixed commercial with commercial activities on the ground floor and residential above. There is no density minimum or maximum for residential on the COM/RD designation above the ground floor which needs to be commercial. Exhibit "A" provides additional information on the uses. Overall the Riverfront area proposed residential designations increased the number of potential residential units.

The above analysis is based on the 2005 Housing Needs Analysis (HNA). In 2019 the City Council accepted the 2019 HNA (it was not officially adopted as a precursor to a potential UGB expansion).

The 2019 HNA identified an overall deficiency of 107 acres (20 acres LDR, 26 acres MDR, and 62 acres of HDR) of residential land. The City is in the process of updating the 2019 HNA for the Buildable Lands Inventory and population elements which will modify the 2019 numbers. This process will be completed in March 2021.

Efficient development of residentially zoned land located within the City can provide the opportunity for additional housing to meet the needs of the citizens of Newberg. The Comprehensive Plan and Development Code amendments to implement the Riverfront Master Plan create the opportunity for a mix of housing types within the Riverfront Master Plan area. This will provide flexibility to accommodate a variety of housing types including those that can be utilized for affordable housing and rental housing and complies with the goal.

Amending the Comprehensive Plan – 2018 Wastewater Master Plan – Addendum Riverfront Master Plan 2021 reflects the intent of the Riverfront Master Plan that includes the following land use elements:

- Riverfront Industrial
- Riverfront Commercial
- Mixed Employment
- Community Facilities
- Residential (R-2 & R-3)

In addition to this analysis the Riverfront Master Plan included the following data on residential development.

Appendix B: Estimates of Residential Capacity within Land Use Alternatives
 UPDATED 8/12/2019 to include Updates to Alternative E

<i>Alternative E</i>				
Land Use	Acres	Existing Residential Units	New Residential Units	Total Residential Units
<i>Medium Density Residential*</i>	92.2	459	227	686
<i>High Density Residential*</i>	25.1	221	67	288
<i>Mixed Commercial**</i>	7.6	N/A	45	45
<i>Mixed Employment</i>	21.5	N/A	N/A	N/A
<i>Industrial</i>	94.5	N/A	N/A	N/A
<i>Parks & Open Spaces</i>	164.5	N/A	N/A	N/A
TOTAL	396	680	339	1,019

**New residential units calculated based on the following current zoning regulations:*

- *MDR: R-2, averaging 9 units/gross acre*
- *HDR: R-3, averaging 16.5 units/gross acre*

***New residential Units for Mixed Commercial calculated as 1/3 of total acres based on HDR density of 16.5 units/gross acre*

Of the units estimated in MDR in the above calculation is a 132 lot detached single family residential subdivision for which 19 building permits have been issued and homes are under construction. A 45 unit apartment project in HDR is under construction that was included in the Existing Residential Units calculation. The adopted CPMA20-0002/ZMA20-0002 per Ordinance No. 2020-2868 captured the future new MDR (227-132=95) 95 units, HDR residential units of 67 and the Mixed Commercial residential units of 45.

The 2018 Wastewater Master Plan – Addendum Riverfront Master Plan 2021 ensures an adequate wastewater system to support the future housing within the Riverfront Master Plan area.

The Goal is met.

GOAL 11: PUBLIC FACILITIES AND SERVICES

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.

Finding: The 2018 Wastewater Master Plan – Addendum Riverfront Master Plan 2021 outlines the provision of the City of Newberg’s wastewater system for conveyance, treatment, and capital

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improvement program as identified in Exhibit “A”. The plan lays out the necessary improvements for the system and extension of the wastewater system to service all lands within the Newberg Urban Growth Boundary in a timely, orderly and efficient arrangement for urban development.

This Goal is met.

GOAL 12: TRANSPORTATION

To provide and encourage a safe, convenient and economic transportation system.

Finding: Not applicable because the proposal does not address a transportation system.

GOAL 13: ENERGY CONSERVATION

To conserve energy.

Finding: The 2018 Wastewater Master Plan – Addendum Riverfront Master Plan 2021 has taken into consideration the acknowledged Newberg Comprehensive Plan and the Population Forecasts for Newberg prepared by Portland State University in June 2017 to provide an energy efficient conveyance and treatment of the wastewater system within the Newberg Urban Growth Boundary.

This Goal is met.

GOAL 14: URBANIZATION

To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.

Finding: The proposed amendments do not include an expansion of the Urban Growth Boundary. There are properties within the Riverfront Master Plan area that are not annexed into the city limits but are within the Urban Growth Boundary. Annexation of these properties will be critical to providing needed wastewater infrastructure and realizing the development vision for the area. Development of the Riverfront area will maintain Newberg’s identity and enhance the quality living environment by balancing growth and providing cultural activities.

This Goal is met.

GOAL 15: WILLAMETTE RIVER GREENWAY

To protect, conserve, enhance and maintain the natural, scenic, historical, agricultural, economic and recreational qualities of lands along the Willamette River as the Willamette River Greenway.

Finding: Not applicable because the proposal does not propose any land use regulation changes to the Willamette River Greenway.

B. Newberg Comprehensive Plan

II. GOALS AND POLICIES

A. CITIZEN INVOLVEMENT

GOAL: To maintain a Citizen Involvement Program that offers citizens the opportunity for involvement in all phases of the planning process.

Finding: The City meets this requirement by having various citizen committees with opportunities for the public to testify on general or specific matters. For the Wastewater Master Plan – Addendum Riverfront Master Plan 2021 it included a Citizen Advisory Committee that met two times, went before the Newberg Planning Commission on April 8, 2021 and Newberg City Council on May 3, 2021, which provided the opportunity for public comment. Finally, notice was published in the Newberg Graphic newspaper and posted in four public places.

The amendment is subject to the Type IV Legislative process, which requires public notification and public hearings before the Planning Commission and the City Council. This process has been established by the City and determined to be consistent with Goal I of the Oregon Statewide Planning Goals. The public hearing notice of the action and decision, and the hearings on this case before the Planning Commission and the City Council are all recognized as opportunities for citizen participation.

The Goal is met.

B. LAND USE PLANNING

GOAL: To maintain an on-going land use planning program to implement statewide and local goals. The program shall be consistent with natural and cultural resources and needs.

POLICY: 2. The Comprehensive Plan and implementing ordinances shall be reviewed continually and revised as needed. Major reviews shall be conducted during the State periodic review process.

Finding: This Goal requires that actions related to land use be consistent with acknowledged comprehensive plans of cities and counties. The City of Newberg last updated its Wastewater Master Plan in 2018. The Addendum Riverfront Master Plan 2021 updates the 2018 Wastewater Master Plan to implement the 2019 Riverfront Master Plan and will be incorporated by reference into the Newberg Comprehensive Plan as noted in Exhibit “C”.

Development of the 2018 Wastewater Master Plan – Addendum Riverfront Master Plan 2021, Exhibit “A” was based on an adequate factual base as documented in 2018 Wastewater Master Plan – Addendum Riverfront Master Plan 2021. The 2019 Riverfront Master Plan evaluated alternative land use arrangements that were considered, and a Preferred Alternative was selected. Implementation measures in the proposed 2018 Wastewater Master Plan – Addendum Riverfront

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Master Plan 2021 are consistent with and adequate to carry out relevant Comprehensive Plan policies and intended types of development for land use designations as noted in these findings, including the protection of natural and cultural resources.

The proposed amendment to the Comprehensive Plan and Development Code comply with this Goal.

This Goal is met.

C. AGRICULTURAL LANDS

GOAL: To provide for the orderly and efficient transition from rural to urban land uses.

Finding: Not applicable because the proposal does not propose any land use regulation changes to agricultural lands outside of the Newberg Urban Growth Boundary.

D. WOODED AREAS

GOAL: To retain and protect wooded areas.

Finding: Not applicable because the proposal does not propose any land use regulation changes to the Stream Corridor that protects wooded areas within the Newberg Urban Growth Boundary.

E. AIR, WATER, AND LAND RESOURCE QUALITY

GOAL: To maintain and, where feasible, enhance the air, water and land resource qualities within the community.

POLICY: 1. Development shall not exceed the carrying capacity of the air, water or land resource base.

Finding: Newberg has an acknowledged Comprehensive Plan that complies with this goal. Protections are already in place for air, water, and land resource quality. The population forecast information will be used to assist in evaluating future land use planning efforts on the carrying capacity of the air, water or land resource base. This proposal does not modify the existing goals and policies.

This Goal is met.

F. AREAS SUBJECT TO NATURAL HAZARDS

GOAL: To protect life and property from flooding and other natural hazards.

Finding: Newberg has an acknowledged Comprehensive Plan that complies with this goal. This proposal does not modify the City's natural hazards requirements such as flood plain areas. This proposal does not modify the existing goals and policies.

This Goal is met.

G. OPEN SPACE, SCENIC, NATURAL, HISTORIC AND RECREATIONAL RESOURCES

GOALS:

1. To ensure that adequate land shall be retained in permanent open space use and that natural, scenic and historic resources are protected.
2. To provide adequate recreational resources and opportunities for the citizens of the community and visitors.
3. To protect, conserve, enhance and maintain the Willamette River Greenway.

Finding: Newberg has an acknowledged Comprehensive Plan that complies with this goal. This proposal does not modify the City's recreational needs goals and policies. The population forecast information will be used to assist in evaluating future land use planning efforts related to open space, scenic historic and recreational resources.

These Goals are met.

H. THE ECONOMY

GOAL: To develop a diverse and stable economic base.

POLICY: 1. General Policies. b. The City shall encourage economic expansion consistent with local needs.

Finding: The 2018 Wastewater Master Plan – Addendum Riverfront Master Plan 2021 provides for adequate wastewater service provision for all residential, commercial, industrial and institutional uses that are anticipated in the acknowledged Newberg Comprehensive Plan through the identification of necessary wastewater system improvements based on projected population growth which will ensure a diverse and stable economic base of the community over the 20-year planning horizon.

The 2019 Riverfront Master Plan proposal envisions the riverfront as an economically thriving area with a mix of residential, commercial, industrial, and employment uses and enhanced transportation connections between the Riverfront and Newberg's downtown. The adopted changes to the Comprehensive Plan and Map included a new mixed use area on the Riverfront Mill Site that is intended to provide a flexible mix of light industrial and employment uses that will support the City's diverse employment opportunities. The 2018 Wastewater Master Plan – Addendum Riverfront Master Plan 2021 amendment ensures an adequate wastewater system to support economic activities.

This Goal is met.

I. HOUSING

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GOAL: To provide for diversity in the type, density and location of housing within the City to ensure there is an adequate supply of affordable housing units to meet the needs of City residents of various income levels. (Ordinance 2006-2634)

Finding: The 2019 Riverfront Master Plan proposal envisions the riverfront as an economically thriving area with a mix of residential, commercial, industrial, and employment uses and enhanced wastewater system. The adopted changes to the Comprehensive Plan and Map included as part of CPTA20-0001/CPMA20-0002/DCA20-0001/ZMA20-0002 increased medium- and high-density residential areas to provide more opportunities for affordable and workforce housing. The analysis above under A. Statewide Planning Goals (the “Goals”), GOAL 10: HOUSING, To provide for the housing needs of citizens of the state, details how the proposed 2018 Wastewater Master Plan – Addendum Riverfront Master Plan 2021 amendment ensures an adequate wastewater system to support housing.

This Goal is met.

J. URBAN DESIGN

GOAL 1: To maintain and improve the natural beauty and visual character of the City.

GOAL 2: To develop and maintain the physical context needed to support the livability and unique character of Newberg.

Finding: Not applicable because the proposal does not propose any land use regulation changes to urban design policies or regulations.

K. TRANSPORTATION

GOAL 1: Establish cooperative agreements to address transportation based planning, development, operation and maintenance.

GOAL 2: Establish consistent policies which require concurrent consideration of transportation/land use system impacts.

GOAL 3: Promote reliance on multiple modes of transportation and reduce reliance on the automobile.

GOAL 4: Minimize the impact of regional traffic on the local transportation system.

GOAL 5: Maximize pedestrian, bicycle and other non-motorized travel throughout the City.

GOAL 6: Provide effective levels of non-auto oriented support facilities (e.g. bus shelters, bicycle racks, etc.).

GOAL 7: Minimize the capital improvement and community costs to implement the transportation plan.

GOAL 8: Maintain and enhance the City's image, character and quality of life.

GOAL 9: Create effective circulation and access for the local transportation system.

GOAL 10: Maintain the viability of existing rail, water and air transportation systems.

GOAL 11: Establish fair and equitable distribution of transportation improvement costs.

GOAL 12: Minimize the negative impact of a Highway 99 bypass on the Newberg community.

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GOAL 13: Utilize the Yamhill County Transit Authority (YCTA) Transit Development Plan (TDP) as a Guidance Document.

GOAL 14: Coordinate with Yamhill County Transit Area.

GOAL 15: Implement Transit-Supportive Improvements.

Finding: No applicable because the proposal does not address a transportation system.

L. PUBLIC FACILITIES AND SERVICES

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

Finding: The 2018 Wastewater Master Plan – Addendum Riverfront Master Plan 2021 outlines the provision of the City of Newberg’s wastewater system for conveyance, treatment, and capital improvement program as identified in Exhibit “A”. The plan lays out the necessary improvements for the system and extension of the wastewater system to service all lands within the Newberg Urban Growth Boundary in a timely, orderly and efficient arrangement for urban development.

This Goal is met.

M. ENERGY

GOAL: To conserve energy through efficient land use patterns and energy- related policies and ordinances.

Finding: The 2018 Wastewater Master Plan – Addendum Riverfront Master Plan 2021 has taken into consideration the acknowledged Newberg Comprehensive Plan and the Population Forecasts for Newberg prepared by Portland State University in June 2017 to provide an energy efficient conveyance and treatment of the wastewater system within the Newberg Urban Growth Boundary.

This Goal is met.

N. URBANIZATION

GOALS:

1. To provide for the orderly and efficient transition from rural to urban land uses.
2. To maintain Newberg's identity as a community which is separate from the Portland Metropolitan area.
3. To create a quality living environment through a balanced growth of urban and cultural activities.

Finding: The proposed amendments do not include an expansion of the Urban Growth Boundary. There are properties within the Riverfront Master Plan area that are not annexed into the city limits but are within the Urban Growth Boundary. Annexation of these properties will be critical to providing needed wastewater infrastructure and realizing the development vision for the area. Development of the Riverfront area will maintain Newberg’s identity and enhance the quality living

environment by balancing growth and providing cultural activities.

These Goals are met.

C. Oregon Revised Statutes and Oregon Administrative Rules

Applicable Oregon Revised Statute

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

(2) By the adoption of new goals or rules, or the application, interpretation or amendment of existing goals or rules, the Land Conservation and Development Commission shall implement all of the following:

(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 2018 Wastewater Master Plan – Addendum Riverfront Master Plan 2021 is an element of the City of Newberg public facility plan covering the Urban Growth Boundary of the City and updates the 2018 Wastewater Master Plan. The City of Newberg population is 24,120 which is larger than the baseline population requirement to have a public facilities plan. The 2018 Wastewater Master Plan – Addendum Riverfront Master Plan 2021 includes cost estimates for infrastructure improvements based on the land uses contemplated in the comprehensive plan and land use regulations and meets the requirement.

Applicable Oregon Administrative Rules (OARs)

OAR Chapter 660, Division 11 Public Facilities Planning

OAR 660-011-0000

Purpose

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 serviced, and that those facilities and services are provided in a timely, orderly and efficient arrangement, as required by Goal 11. The division contains definitions relating to a public facility plan, procedures and standards for developing, adopting, and amending such a plan, the date for submittal of the plan to the Commission and standards for Department review of the plan.

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Finding: The City of Newberg is a community of 24,120 individuals with an acknowledged Comprehensive Plan and Urban Growth Boundary. Because the population is greater than 2,500 Newberg is required to have an adopted public facility plan (Wastewater Master Plan). The City of Newberg currently has a 2018 Wastewater Master Plan which is proposed to be updated by the 2018 Wastewater Master Plan – Addendum Riverfront Master Plan 2021 to assure that urban development in the Urban Growth Boundary is guided and supported by types and levels of urban facilities and services appropriate for the needs and requirements of the urban area to be serviced, and that wastewater facilities are provided in a timely, orderly and efficient arrangement. The proposed 2018 Wastewater Master Plan – Addendum Riverfront Master Plan 2021 is consistent with the Purpose of OAR 660-011-0000.

OAR 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.

Finding: The City of Newberg population forecast as of July 2017, as determined by Portland State University Population Research Center, was 23,480. The 2018 Wastewater Master Plan – Addendum Riverfront Master Plan 2021 is being adopted as a support document and as part of the Newberg Comprehensive Plan. The 2018 Wastewater Master Plan – Addendum Riverfront Master Plan 2021 supports the land use designations in the acknowledged Newberg Comprehensive Plan which covers the Newberg Urban Growth Boundary. The 2018 Wastewater Master Plan – Addendum Riverfront Master Plan 2021 as part of the overall Public Facilities Plan meets the definition of OAR 660-011-0005(1).

(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.

Finding: The 2018 Wastewater Master Plan – Addendum Riverfront Master Plan 2021, Exhibit “A”, contains cost estimates as noted under OAR 660-011-0010 and meets the definition.

(3) "Short Term": The short term is the period from year one through year five of the facility plan.

Finding: The 2018 Wastewater Master Plan – Addendum Riverfront Master Plan 2021, Exhibit “A”, contains a short term horizon of Priority 1 projects covering the first 5 years consistent with the definition of OAR 660-011-0005(3).

(4) "Long Term": The long term is the period from year six through the remainder of the planning period.

Finding: The 2018 Wastewater Master Plan – Addendum Riverfront Master Plan 2021, Exhibit “A”, contains a long term horizon of six years to the end of the planning horizon of 20-years consistent with the definition of OAR 660-011-0005(3).

(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.

Finding: The 2018 Wastewater Master Plan – Addendum Riverfront Master Plan 2021, Exhibit “A”, is a public facility per the definition of OAR 660-011-0005(5).

(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.

Finding: The 2018 Wastewater Master Plan – Addendum Riverfront Master Plan 2021, Exhibit “A”, contains identified projects per the definition of OAR 660-011-0005(6).

(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.

Finding: The 2018 Wastewater Master Plan – Addendum Riverfront Master Plan 2021 is not a water master plan and does not apply.

(b) Sanitary sewer:

(A) Treatment facilities system;

(B) Primary collection system.

Finding: The 2018 Wastewater Master Plan – Addendum Riverfront Master Plan 2021, Exhibit “A”, is a part of the Public Facility System and includes the required elements of OAR 660-011-0005(7)(b)

(c) Storm sewer

(A) Major drainageways (major trunk lines, streams, ditches, pump stations and retention basins);

(B) Outfall locations.

Finding: The 2018 Wastewater Master Plan – Addendum Riverfront Master Plan 2021 is not a Storm Sewer Plan and does not apply.

(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).

Finding: The City of Newberg has a rolling Five Year Capital Improvement Program that addresses project timing and financing and is not considered a land use decision per OAR 660-011-0005(8). The Five Year Capital Improvement Program for wastewater is included as Exhibit “B”, Attachment 2.

(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).

Finding: The City of Newberg has a Newberg Urban Area Growth Management Agreement with Yamhill County that was initially adopted in 1979 (as amended) that is an agreement on the management of the unincorporated area within the Newberg Urban Growth Boundary and contains requirements on how the Urban Growth Boundary may be modified consistent with the definition in OAR 660-011-0005(9). This Agreement is included as Exhibit “B”, Attachment 1.

OAR 660-011-0010

The Public Facility Plan

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

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(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 2018 Wastewater Master Plan – Addendum Riverfront Master Plan 2021, Exhibit “A”, includes an assessment of the condition of the overall wastewater system that supports the designated uses in the acknowledged Newberg Comprehensive Plan and meets the requirement.

(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 2018 Wastewater Master Plan – Addendum Riverfront Master Plan 2021, Exhibit “A”, Section 12, Table 12-2, page 12-3 and Appendix K, Table 5-1, page 5-2 identifies the priority projects with descriptions to support the estimated population and land uses identified in the acknowledged Newberg Comprehensive Plan and meets the requirement.

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

Finding: The 2018 Wastewater Master Plan – Addendum Riverfront Master Plan 2021, Exhibit “A”, Section 12, Table 12-2, page 12-3 and Appendix K, Table 5-1, page 5-2 provides costs estimates for projects and meets the requirement.

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

Finding: The 2018 Wastewater Master Plan – Addendum Riverfront Master Plan 2021, Exhibit “A”, contains descriptions and maps of the public facility projects and meets the requirement.

(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 2018 Wastewater Master Plan – Addendum Riverfront Master Plan 2021, Exhibit “A”, identifies that the City of Newberg is the wastewater service provider within the city limits and as annexations occur to lands within the Urban Growth Boundary. This is consistent with the Newberg Urban Area Growth Management Agreement included as Exhibit “B”, Attachment 1 and meets the requirement.

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

Finding: The 2018 Wastewater Master Plan – Addendum Riverfront Master Plan 2021, Exhibit “A”, Section 12, Table 12-2, page 12-3 and Appendix K, Table 5-1, page 5-2 includes an estimate of the

time horizons of when wastewater system capital improvements are estimated to occur. This is broken out in the horizons of Priority 1 projects (1-5 years) and long term projects (Priority 2, 3 & 4; 6-20 years) which meets the requirement.

(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 2018 Wastewater Master Plan – Addendum Riverfront Master Plan 2021, Exhibit “A”, Section 12, Table 12-2, page 12-3 and Appendix K, Table 5-1, page 5-2 identifies the proposed capital improvement projects, costs and funding mechanisms and meets the requirement.

(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.

Finding: OAR 660-011-0005(5)(c) identifies wastewater and its subsets of treatment facilities system and primary collection system. The 2018 Wastewater Master Plan – Addendum Riverfront Master Plan 2021 addresses these components as noted in Exhibit “A” and meets the requirement.

(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.

Finding: The City of Newberg is proposing to update the existing wastewater system master plan and adopt the 2017 Water Master Plan – Addendum Riverfront Master Plan 2021. Other than the proposed Wastewater Capital Improvement Plan included as Exhibit “A” no other special district or regional functional plan is being referenced or is applicable.

OAR 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. In the case where an unincorporated area exists within the Portland Metropolitan Urban Growth Boundary which is not contained within the boundary of an approved urban planning area agreement with the County, the County shall be the

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responsible agency for preparation of the facility plan for that unincorporated area. The urban growth management agreement shall be submitted with the public facility plan as specified in OAR 660-011-0040.

Finding: The Newberg Urban Area Growth Management Agreement, Exhibit “B”, Attachment 1, Section V. Urban Services identifies the City of Newberg as the ultimate provider of urban services within the Urban Growth Boundary and specifically notes that service expansion plans are the responsibility of the City of Newberg, which meets the requirement of OAR 660-011-0015.

(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. The Metropolitan Service District is responsible for public facility plans coordination within the District consistent with ORS 197.190 and 268.390.

Finding: The 2018 Wastewater Master Plan – Addendum Riverfront Master Plan 2021, Exhibit “A”, has been coordinated with Yamhill County. No other service providers are responsible for wastewater service provisions within the Newberg Urban Growth Boundary, which meets the requirement of OAR 660-011-0015(2). As part of the Post Acknowledgement Plan Amendment process through the Oregon Department of Land Conservation and Development and other State agencies that have an interest in Newberg’s Wastewater Master Plan will be notified to be in compliance with OAR Chapter 333, Division 61.

(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.

Finding: Chehalem Park and Recreation District provides park and trail system development within the Riverfront Master Plan area. The Chehalem Park and Recreation District participated in the preparation of the Riverfront Master Plan and preparation of the 2018 Wastewater Master Plan – Addendum Riverfront Master Plan 2021. There is no special district agreement between the City and Chehalem Park and Recreation District.

(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).

Finding: No State agency funding sources have been identified at this time for capital expenditures to implement the 2018 Wastewater Master Plan – Addendum Riverfront Master Plan 2021. Future opportunities may be identified.

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).

Finding: The 2018 Wastewater Master Plan – Addendum Riverfront Master Plan 2021, Exhibit “A”, contains an inventory of all significant wastewater facility systems and includes a mapped location, facility capacity and size, and an assessment of the condition of the wastewater system in compliance with OAR 660-011-0020(1)(a-c) and meets the requirement.

(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.

Finding: The 2018 Wastewater Master Plan – Addendum Riverfront Master Plan 2021, Exhibit “A”, identifies wastewater system facility projects that support the projected population and land uses designated in the acknowledged Newberg Comprehensive Plan, and lists by project title and description each project within the plan in compliance with OAR 660-011-0020(2) and meets the requirement.

(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.

Finding: The 2018 Wastewater Master Plan – Addendum Riverfront Master Plan 2021, Exhibit “A”, identifies capital improvement projects over the next 20 years. As these projects are further developed through the City’s 5-Year Wastewater Capital Improvement Program (Exhibit “B”, Attachment 2) and as project designs start, the environmental impacts, facility master plans and capital improvement program adjustments may be necessary and will be addressed at that time and any necessary project description modifications in the 2018 Wastewater Master Plan – Addendum Riverfront Master Plan 2021 will be addressed, which meets the requirement.

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.

Finding: The 2018 Wastewater Master Plan – Addendum Riverfront Master Plan 2021, Exhibit “A”, includes a general estimate of the timing of the planned public improvements based on population and urban development activities within the Newberg Urban Growth Boundary. The timing is broken down into time horizons of Priority 1 projects (1-5 years) and long term projects Priority 2, 3 & 4 in the 6-20 year horizon which meets the requirement of OAR 660-011-0025(1).

(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.

Finding: The 2018 Wastewater Master Plan – Addendum Riverfront Master Plan 2021, Exhibit “A”, identifies short-term and longer term projects identified as horizons of Priority 1 projects in the 1-5 years with the balance identified in the 6-20 year horizon. The Plan does identify the estimated year within the 1-5 year horizon, but also notes the individual schedule for each project will be refined during pre-design phase for each proposed improvement. The City is utilizing its 5-Year Capital Improvement Program to identify the timing of the short term projects. A copy of the most recent 5-Year Capital Improvement Program is included as Exhibit “B”, Attachment 2. Long term projects are correlated to population growth estimates provided by Portland State University, 2017, which must be used for planning purposes. The requirement to comply with OAR 660-011-0025(2) has been met.

(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).

Finding: The 2018 Wastewater Master Plan – Addendum Riverfront Master Plan 2021, Exhibit “A”, identifies Priority 1 – 4 projects with Priority 1 in the first five year horizon.

OAR 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.

Finding: The 2018 Wastewater Master Plan – Addendum Riverfront Master Plan 2021, Exhibit “A”, Section 12 and Appendix K identifies the general location of short term and long term projects in compliance with OAR 660-011-0030(1) and meets the requirement.

(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.

Finding: The 2018 Wastewater Master Plan – Addendum Riverfront Master Plan 2021, Exhibit “A”, identifies capital improvement projects over the next 20 years. As these projects are further developed through the City’s 5-Year Capital Improvement Plan and project designs start then environmental impacts, facility master plans and capital improvement program adjustments may be necessary and will be addressed at that time and any necessary project description modifications in the 2018 Wastewater Master Plan will be addressed, which meets the requirement.

OAR 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.

Finding: The 2018 Wastewater Master Plan – Addendum Riverfront Master Plan 2021, Exhibit “A”, contains cost estimates for the wastewater system. The Newberg City Council accepted the 2020-2025 Wastewater Capital Improvement Program and the funding sources for the wastewater improvements. This overall process meets the requirement of OAR 660-011-0035(1)(a). The 2018 Wastewater Master Plan – Addendum Riverfront Master Plan 2021, Exhibit “A”, identifies the funding methodology for wastewater system improvements in compliance with OAR 660-011-0035(1)(b). The City is also evaluating an urban renewal program for possible wastewater funding. An Urban Renewal Feasibility Study was accepted on July 20, 2020 by Resolution 2020-3685 and an urban renewal agency was established on August 17, 2020 by Ordinance No. 2020-2865. The urban renewal plan and report is now under development. This overall process meets the requirement of OAR 660-011-0035(1)(a). The 2017 Wastewater Master Plan – Addendum Riverfront Master Plan 2021, Exhibit “A”, identifies the funding methodology for wastewater system improvements in compliance with OAR 660-011-0035(1)(b).

(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).

Finding: The 2018 Wastewater Master Plan – Addendum Riverfront Master Plan 2021, Exhibit “A”, has financing provisions included in Section 13 for System Development Charges and City funded responsibilities to implement the Wastewater Master Plan and meets the requirement. System Development Charge adjustments for the Riverfront area are pending per the urban renewal plan and report development and will be addressed pending the outcome of formation of the urban renewal program.

OAR 660-011-0040

Date of Submittal of Public Facility Plans

The public facility plan shall be completed, adopted, and submitted by the time of the responsible jurisdiction's periodic review. The public facility plan shall be reviewed under OAR Chapter 660, Division 25, "Periodic Review" with the jurisdiction's comprehensive plan and land use regulations. Portions of public facility plans adopted as part of comprehensive plans prior to the responsible

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jurisdiction's periodic review will be reviewed pursuant to OAR Chapter 660, Division 18, "Post Acknowledgment Procedures".

Finding: The 2018 Wastewater Master Plan – Addendum Riverfront Master Plan 2021 will be reviewed under OAR Chapter 660, Division 18, "Post Acknowledgment Procedures" as the City of Newberg is not currently in a Periodic Review process under OAR Chapter 660, Division 25 and meets the requirement.

OAR 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.

Finding: The 2018 Wastewater Master Plan – Addendum Riverfront Master Plan 2021, Exhibit “A”, is being adopted as a supporting document to the acknowledged Newberg Comprehensive Plan and is being adopted as part of the Newberg Comprehensive Plan as noted in Exhibit “C” and complies with OAR 660-011-0045(1). The 2018 Wastewater Master Plan – Addendum Riverfront Master Plan 2021 includes a listing of projects as identified in Exhibit “A” and meets the requirement of OAR 660-011-0045(1)(a). A map of the location of wastewater system improvements is included in Exhibit “A” and meets the requirement of OAR 660-011-0045(1)(b). The Newberg Urban Area Growth Management Agreement (Exhibit “B”, Attachment 1) identifies that the City of Newberg is the service provider of the wastewater system within the Urban Growth Boundary and the Newberg city limits and meets the requirement of OAR 660-011-0045(1)(c).

(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).

Finding: The 2018 Wastewater Master Plan – Addendum Riverfront Master Plan 2021, Exhibit “A”, has a list of capital projects to be implemented over the 20 year period. As new funding options may be identified in the future or environmental reviews requiring modifications to a proposed project, the plan may have to be revisited on an as needed basis in conformance with OAR 660-011-0045(2)(a-c).

(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.

Finding: No administrative or technical changes are anticipated at this time for the 2018 Wastewater Master Plan. If these situations arise the City of Newberg will comply with the provisions of OAR 660-011-0045(3)(a-b).

(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: No land use amendments are anticipated at this time that would trigger OAR 660-011-0045(4). If such amendments occur in the future the City of Newberg will comply with OAR 660-011-0045(4).

D. Newberg Municipal Code

Chapter 15.100 LAND USE PROCESSES AND PROCEDURES

15.100.060 Type IV procedure – Legislative.

A. Type IV Actions Are Legislative. The planning commission shall hold a public hearing and make a recommendation to the city council. The city council shall hold another public hearing and make a final decision.

B. Legislative actions include, but are not limited to:

1. Amendments to the Newberg comprehensive plan text;
2. Amendments to the Newberg development code;
3. The creation of any land use regulation.

C. The public hearing before the planning commission shall be held in accordance with the requirements of this code. Notice of a hearing on a legislative decision need not include a mailing to property owners or posting of property (refer to NMC 15.100.200 et seq.).

D. Interested persons may present evidence and testimony relevant to the proposal. If criteria are involved, the planning commission shall make findings for each of the applicable criteria.

E. The city council shall conduct a new hearing pursuant to this code. At the public hearing, the staff shall present the report of the planning commission and may provide other pertinent information. Interested persons shall be given the opportunity to present new testimony and information relevant to the proposal that was not heard before the planning commission.

F. To the extent that a finding of fact is required, the city council shall make a finding for each of the applicable criteria and in doing so may sustain or reverse a finding of the planning commission. In granting an approval, the city council may delete, add, or modify any of the provisions in the proposal or attach certain conditions beyond those warranted for the compliance with standards if the city council determines that the conditions are necessary to fulfill the approval criteria.

G. The city council's decision shall become final upon the effective date of the ordinance or resolution.

Finding: Public hearings with the Planning Commission and the City Council will be required to finalize a decision regarding the application for the amendment to the Comprehensive Plan

This requirement can be met.

Conclusion: The proposed Comprehensive amendment meets the applicable requirements of the Statewide Planning Goals, and the Newberg Comprehensive Plan, and should be approved.

**Newberg Urban Area
Growth Management Agreement**

Adopted by Newberg City Council on July 2, 1979 and Yamhill County Board of Commissioners on June 20, 1979; As Amended by Newberg City Council on November 2, 1998 and Yamhill County Board of Commissioners on December 3, 1998; As Further Amended by Newberg City Council on June 5, 2000 and Yamhill County Board of Commissioners on December 14, 2000.

Preface

Seen from above, the modern city edges imperceptibly out of its setting. There are no clear boundaries. Just now the white trace of the super highway passed through cultivated fields; now it is an asphalt image of streets and buildings. As one drives in from the airport or looks out from the train window, clumps of suburban houses, industrial complexes, and occasional green space flash by; it is hard to tell where city begins or county ends." (Oscar Handlin, "The Modern City as a Field of Historical Study" in The Historian and the City (Cambridge, Mass. 1963, p.1).

I. Introduction

The City of Newberg and Yamhill County recognize the need for coordination and cooperation in the management of growth in and around the Newberg Urban Area. This agreement is formulated in accordance with this principle.

This agreement establishes a process for maintaining ongoing planning efforts, designed to keep pace with growth and change. It is essential that intergovernmental coordination be maintained to assure the citizens of the City of Newberg and Yamhill County that growth occurs in an orderly and efficient manner.

To that end, this agreement sets forth the means by which a plan for management of the unincorporated area within the Urban Growth Boundary will be implemented and by which the Urban Growth Boundary may be modified.

II. Definitions

Area of Influence - An area of land designated by the City of Newberg and Yamhill County that extends one mile outside Newberg's Urban Growth Boundary wherein the County will give the City an opportunity to participate in land use actions to be taken by the County.

Urban Growth Boundary - A line jointly adopted by the City of Newberg and Yamhill County that encircles the City and separates rural and urbanizable land. Newberg's Urban Growth Boundary is shown on the attached map.

III. General

1. Plan Map Conflicts. The 1979 Comprehensive plan Land Use Map adopted by the City of Newberg on July 2, 1979 shall be the plan map for the area within the Urban Growth Boundary, and shall replace conflicting portions of the Yamhill County Comprehensive Plan Map (1974) pertinent to this area. Where said maps conflict, Yamhill County shall initiate the process necessary for consideration of a map amendment.
2. Urban Growth Boundary. In accordance with the comprehensive Plan of the City of Newberg, the jointly adopted Urban Growth Boundary shall define the geographical limits of urbanization. The City of Newberg shall prepare for the orderly extension of public facilities and services within the boundary. -Lands outside the boundary shall be maintained in accordance with the Yamhill County Comprehensive
3. Urbanization. The City of Newberg and Yamhill County shall encourage urbanization within the boundary to occur in an orderly and efficient manner, resulting in a compact, balanced urban center meeting long-term economic and social needs of the residents of the area regardless of political boundaries.
4. Implementation and Coordination. The very nature of planning requires continual refinement of various elements of the Comprehensive Plan. This includes the preparation of implementing ordinances, refinement plans and functional plans. As the Newberg Comprehensive Plan is implemented, the City and County will work together in a coordinated effort to achieve the goals of the Yamhill County and Newberg Comprehensive Plans.
5. Concurrence and Recommendation. The legitimate interests of the City and County overlap within the City's Urban Growth Boundary and Area of Influence. This agreement attempts to resolve these overlapping interests by providing for concurrence of City and County governing bodies for certain decisions and by providing for recommendations of one governing body to the other for other decisions.
 - a. Concurrence. Where concurrence is required, the City and County shall agree upon a decision. If agreement cannot be reached, procedures outlined in ORS 197.300 may be invoked.
 - b. Recommendation. Where a recommendation is required, the City and County need not agree upon a decision. The procedures are these: The right to object to any item referred to a jurisdiction for a recommendation shall be deemed to have been waived unless the referring jurisdiction is notified otherwise within thirty days; the time limit for consideration of items referred for recommendation shall begin to run from the time the item is received by the jurisdiction whose recommendation is being solicited; each jurisdiction shall have standing to appeal the decision of the other governing body.

IV. Term of this Agreement; Amendment

1. The term of this agreement runs from July 2, 1979, to July 2, 1980, and may be extended thereafter by increments of one year. During the term of the agreement or extension, the agreement may be changed by mutual consent of the parties hereto. This agreement is automatically renewed at the end of such term or extension unless either party hereto requests revision of the agreement by so notifying the other party at least ninety days before the end of the current term or extension.

V. Urban Services

1. The City of Newberg is recognized as the ultimate provider of urban services within the Urban Growth Boundary. To this end:
 - a. Special Districts. Before Yamhill County shall create any special district for the provision of utilities, transportation, or other public facilities or services, the matter shall be referred to the City of Newberg for a recommendation. The County shall not act contrary to such recommendation.
 - b. Service Capacity. Development within the Urban Growth Boundary shall not exceed the capacity of existing services.
 - c. Annexation. Annexation shall occur in accordance with the Newberg Comprehensive Plan. Before final action by the City Council on an annexation proposal, the proposal shall be forwarded to the Board of County Commissioners for its recommendation. In order to provide the board with advance notice of reasoning for a proposed annexation, the findings adopted by the City Planning Commission shall be referred to the board following the Commission action.
 - d. Service Expansion Plans. As the ultimate provider of urban services, the City shall prepare and from time to time update utility expansion plans. These plans shall provide a basis for the extension of services within the Urban Growth Boundary and as such shall be referred to Yamhill County for information and comment.
 - e. Roads. The County and City shall cooperatively develop an implementation policy regarding streets and roads within the Urban Growth Boundary which is consistent with the City Comprehensive Plan. Such policy shall include, but not be limited to, the following:
 - (1) The circumstances under which the City will assume ownership of and maintenance responsibility for County roads within the corporate limits.
 - (2) The conditions under which new public streets and roads will be developed within the urban Growth Boundary.

- (3) The conditions under which existing roads designated as future arterial in the City Comprehensive Plan will be improved.
 - (4) The conditions under which County and other roads should meet City standards within the Urban Growth Boundary. Roads should be compatible with City street alignments and extensions. Upon annexation of property, roads adjacent to (and which serve) such property should also be annexed.
- f. The County and the City through its departments shall coordinate their planning efforts and actions that affect land use with those of special districts.

VI. Establishment of the Newberg Urban Area Management Commission

The City of Newberg and Yamhill County do hereby establish the Newberg Urban Area Management Commission (NUAMC) as a hearings officer in accordance with ORS 215.406. The NUAMC shall be composed of the following members:

- Commissioner of the Yamhill County Board of Commissioners designated by the board.
- Mayor or council person of the City of Newberg designated by the Council.
- Member of Newberg Planning Commission designated by the City Council.
- Member of the Yamhill County Planning Commission Designated by the Board of County Commissioners.
- Member of the Newberg-Dundee P.A.C. designated by the Board of County Commissioners.
- Member of the Newberg Citizen Involvement Advisory Committee designated by the City Council.
- Member-at-large chosen by the above NUAMC members and ratified by the City Council and County Board.

Duties and Responsibilities. The NUAMC shall function in accordance with by-laws to be adopted by the Newberg City Council and the Yamhill County Board of Commissioners.

It shall be the responsibility of the Newberg Urban Area Management Commission to hold hearings, make findings, and present its decision to City and County governing bodies as outlined in this agreement and the by-laws.

VII. Establishment of Land Use Review Procedures

1. Urban Growth Boundary Amendment

Amendment of the Urban Growth Boundary may be initiated by the Yamhill County Board of Commissioners, the Newberg City Council, or by an individual owner(s) of property who request(s) inclusion in or exclusion from the Urban Growth Boundary.

Amendment of the Urban Growth Boundary shall be treated as a map amendment to both the City and County Comprehensive Plan maps.

The joint fee for individual amendment shall be the sum of fees established from time to time by each governing body.

Each application shall include a map and sufficient information to make a decision based on the following factors:

- a. Demonstrated need to accommodate long-range urban population growth requirements consistent with LCDC goals;
- b. Need for housing, employment opportunities, and livability;
- c. Orderly and economic provision for public facilities and services;
- d. Maximum efficiency of land uses within and on the fringe of the existing urban area;
- e. Environmental, energy, economic and social consequences;
- f. Retention of agricultural land as defined, with Class I being the highest priority for retention and Class VI the lowest priority; and,
- g. Compatibility of the proposed urban uses with nearby agricultural activities.

Applications shall be filed with the Newberg Planning Department which shall collect the joint fee and forward the Yamhill County fee along with notice to the Yamhill County Department of Planning and Development. Applications must be complete prior to consideration by the Newberg Urban Area Management Commission.

Applications shall be accumulated and referred quarterly to the Newberg Urban Area Management Commission for a Public Hearing for which at least ten days advance public notice shall be given by publication in a newspaper of general circulation in the County (or published in the territory so concerned--ORS 215.060).

Following the Public Hearing, the NUAMC shall make and forward its findings and decision directly to the governing body of each jurisdiction which shall then make a determination based

upon the facts and record presented at the NUAMC hearing and shall not be required to hold a public hearing thereon.

Nothing included in this process requires or prohibits the City or County from referring the application to its respective Planning Commissions for information.

If the governing bodies do not concur in their final decision within sixty days of referral of the matter to them by the NUAMC, a joint meeting shall be held to resolve differences. If agreement cannot be reached, procedures for resolutions of conflict provided within ORS 197.300 may be invoked.

2. Comprehensive Plan Amendment

- a. Inside U.G.B., but outside city limits. This amendment shall be filed with Yamhill County, and shall otherwise be treated as an amendment to the Urban Growth Boundary.
- b. Inside city limits. The application shall be processed by the City of Newberg and shall be referred to Yamhill County for a recommendation.
- c. Outside the Urban Growth Boundary, but within the "Area of Influence". This amendment shall be processed by Yamhill County and shall be referred to the City of Newberg for a recommendation.

3. Zone Changes

The City of Newberg and Yamhill County recognize that each jurisdiction has authority to zone within its legal boundaries. However, the Urban Growth Boundary recognizes the eventual assumption of authority by the City of Newberg. Therefore, the following procedures are established:

- a. Zone change outside city limits but within the Urban Growth Boundary. Prior to filing an application with Yamhill County, the applicant shall apply for and receive a recommendation from the City of Newberg concerning the requested land use action. Requests shall be processed following the procedures outlined in the Addendum to this agreement, Section 2, item 5 (b). No fee shall be charged for processing a recommendation from the City of Newberg. Applications submitted without this recommendation will be deemed incomplete. The application then shall be processed in accordance with Yamhill County ordinances, except that the application will be referred to the NUAMC for a hearing in lieu of the Yamhill County Planning Commission. Appeals of the NUAMC decision shall be heard by the Yamhill County Board of Commissioners.
- b. Inside city limits. The application shall be processed by the City of Newberg and shall be referred to Yamhill County for information and/or comment.

- c. Outside the Urban Growth Boundary but within the "Area of Influence". The application shall be processed by Yamhill County and shall be referred to the City of Newberg for information and/or comment.

4. Other Items Affecting Land Use

- a. Items having a substantial impact upon land use under the jurisdiction of Yamhill County within Newberg's Area of Influence shall be referred to the City of Newberg for information and comment. Items having a substantial impact upon land use under the jurisdiction of Yamhill County within Newberg's U.G.B. shall be reviewed by the City of Newberg. Prior to filing an application with Yamhill County, the applicant shall apply for and receive a recommendation from the City of Newberg concerning the requested land use action. Requests shall be processed following the procedures outlined in the Addendum to this agreement, Section 2, item 5 (b). No fee shall be charged for processing a recommendation from the City of Newberg. Applications submitted without this recommendation will be deemed incomplete. Items not having a substantial impact may be so referred. Items having a substantial impact upon land use shall include but are not limited to:

- (1) Conditional Use Permits, (Excluding Temporary Hardship Dwellings)
- (2) Planned Unit Developments
- (3) Subdivisions and Partitions
- (4) Public Improvement Projects
- (5) Health Hazards
- (6) Special Exceptions
- (7) Capital Improvement Programs
- (8) Major Transportation Improvements

- b. Within the U.G.B., when Yamhill County ordinances require a Planning Commission public hearing on any of the above items, either as a recommendation or as a final action, the application shall be referred to NUAMC who shall hear the matter in lieu of the Yamhill County Planning Commission. Appeals of the NUAMC decision shall be heard by the Yamhill County Board of Commissioners.

- c. Items having substantial impact upon land use under the jurisdiction of the City of Newberg shall be referred to Yamhill County for information and/or comment. Items not having a substantial impact may be so referred. Items having a substantial impact upon land use shall include but are not limited to:

- (1) Conditional Use Permits
 - (2) Planned Unit Developments
 - (3) Subdivisions and Partitions
 - (4) Public Improvement Projects
 - (5) Extension of the Public Sewer, Water or Storm Drainage systems
 - (6) Capital Improvement Programs
 - (7) Major Transportation Improvements
5. Any of the above applications which may affect an agency identified in the City of Newberg or Yamhill County agency coordination list shall be referred to said agency for information and/or comment.

ADDENDUM TO NEWBERG URBAN AREA GROWTH MANAGEMENT AGREEMENT

This Addendum to Newberg Urban Area Growth Management Agreement pursuant to Newberg City Ordinance #1967 dated July 2, 1979 (hereinafter “Addendum”) is made by agreement between Yamhill County (“County”) and the City of Newberg (“City”).

RECITALS

- A. The City and the County have previously entered into an intergovernmental agreement known as the Newberg Urban Area Growth Management Agreement (“NUAGMA”) pursuant to Newberg City Ordinance #1967 dated July 2, 1979 and Yamhill County Ordinance 214 dated June 20, 1979, setting forth their respective rights and responsibilities with respect to the Urban Growth Boundary (UGB) and Area of Influence.
- B. The County and the City have previously adopted an Urban Reserve Area for the City of Newberg as required by OAR Chapter 660, Division 21, as shown on their comprehensive plan and zoning maps, plan policies and land use regulations, to guide the management of these areas in accordance with the requirements of OAR Chapter 660 Division 21. Newberg City Ordinance 95-2397, Yamhill County Ordinance 596 (copies attached).
- C. The Urban Reserve Area is intended over time to be incorporated into an urban growth boundary. Because full urban services are not yet available in the area, urban level development is not permitted. Very limited rural development of property can occur in the area, but only when such usage is consistent with and does not impede the future urbanization of property.
- D. The purpose of this Addendum is to clarify planning and zoning intents and add provisions to the existing intergovernmental agreement for the purpose of satisfying the requirements of OAR Chapter 660, Division 21 relating to Urban Reserve Areas.

AGREEMENT

NOW, THEREFORE, the City and County agree as follows:

Section 1 Definitions:

- (1) “Urban Reserve Area” has the same meaning as set forth in OAR 660-021-0010 (1), and means lands outside of an urban growth boundary identified as highest priority for inclusion in the urban growth boundary when additional urbanizable land is needed in accordance with the requirements of Goal 14.

Section 2. Compliance with OAR Chapter 660, Division 21. In accordance with the applicable requirements of Chapter 660, Division 21, City and County agree as follows:

- (1) As required by OAR 660-021-0040(3):

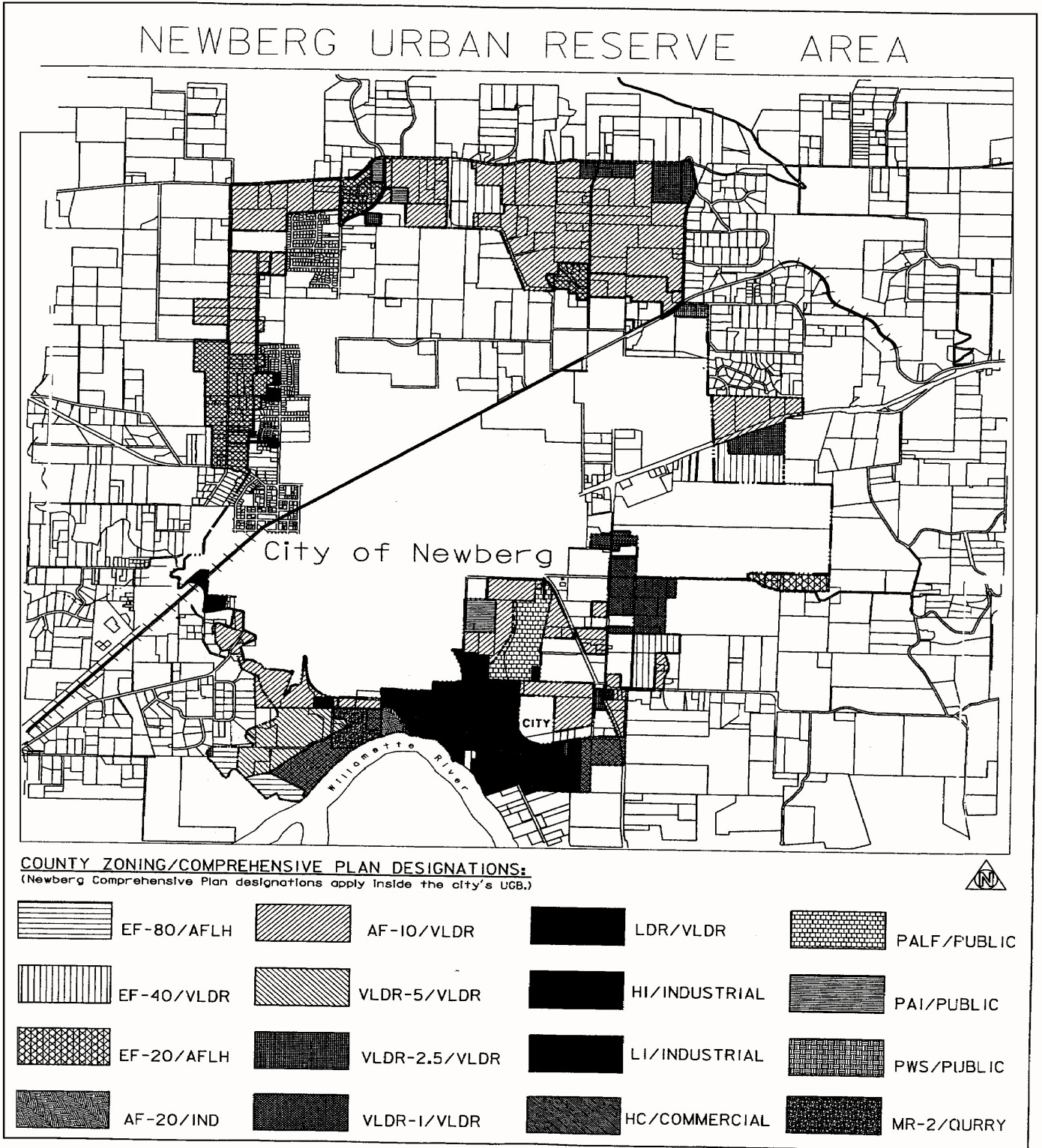
- (a) The County shall prohibit zone amendments allowing more intensive uses, including higher residential density, than permitted at the date of this agreement.
- (2) As required by OAR 660-021-0050(1), unless otherwise agreed to, designation of the local government responsible for building code administration and land use regulation in the URA shall be:
 - (a) Prior to inclusion within the UGB: County
 - (b) After inclusion within the UGB : County
 - (c) After annexation into the city: City
- (3) Designation of service responsibility, as required by OAR 660-021-0050(2):
 - (a) The local government or special district responsible for services (including sewer, water, fire protection, parks, transportation, storm water) for areas within the URA are designated and shown on map(s) attached hereto and incorporated herein as Exhibit "1A."
 - (b) The areas projected for future urban service responsibility after inclusion in the urban growth boundary are shown on map(s) attached hereto and incorporated herein as Exhibit "1A."
- (4) As required by OAR 660-021-0050(3), the terms and conditions under which service responsibility will be transferred or expanded, for areas where the provider of service is expected to change over time, is described in Exhibit "1B," attached hereto and incorporated herein.
- (5) As required by OAR 660-021-0050(4), procedures for notification and review of land use actions to ensure involvement by all affected local governments and special districts:
 - (a) Within the Urban Reserve Area, Comprehensive Plan Amendments, zone changes, and other applications affecting land use, including conditional use, PUDs, subdivisions and partitions, public improvement projects, health hazards, capital improvement programs and major transportation improvements, shall be processed by Yamhill County. Prior to filing an application with Yamhill County, the applicant shall apply for and receive a recommendation from the City of Newberg concerning the requested land use decision. Applications submitted without this recommendation will be deemed incomplete.
 - (b) Upon request or application for a recommendation on a requested land use decision in the URA, the City shall use the following procedures in developing a recommendation (see Exhibit 1C for criteria to be used by the City in the recommendation process):

- (1) Applicant shall file with the City a substantially complete Yamhill County application and include a future development plan as provided in this agreement.
- (2) The City staff or City Council may refer the application to the City Planning Commission for a recommendation to the City Council.
- (3) The recommendation to Yamhill County shall be from the City Council.
- (4) Notice of any hearings shall be to the general public and any hearings shall be legislative in nature. Additional notice may be provided as the City deems necessary. This shall not be a quasi-judicial hearing since the City of Newberg is making a recommendation.
- (5) The City of Newberg shall furnish to the applicant its recommendation to Yamhill County within 60 days of the date that the request for recommendation is filed with the City of Newberg. City staff may request additional information from the applicant concerning the application prior to making a recommendation. Unless otherwise agreed between City and applicant, failure to furnish the recommendation within 60 days will waive the requirement to have a recommendation accompany the application.
- (6) The City reserves the right to make additional recommendations and comments concerning the application to Yamhill County during the Yamhill County process.
- (7) Nothing in this agreement limits the rights of either party in participating in the land use process before either jurisdiction.
- (8) Nothing in this agreement shall be construed as mandatory county approval criteria.

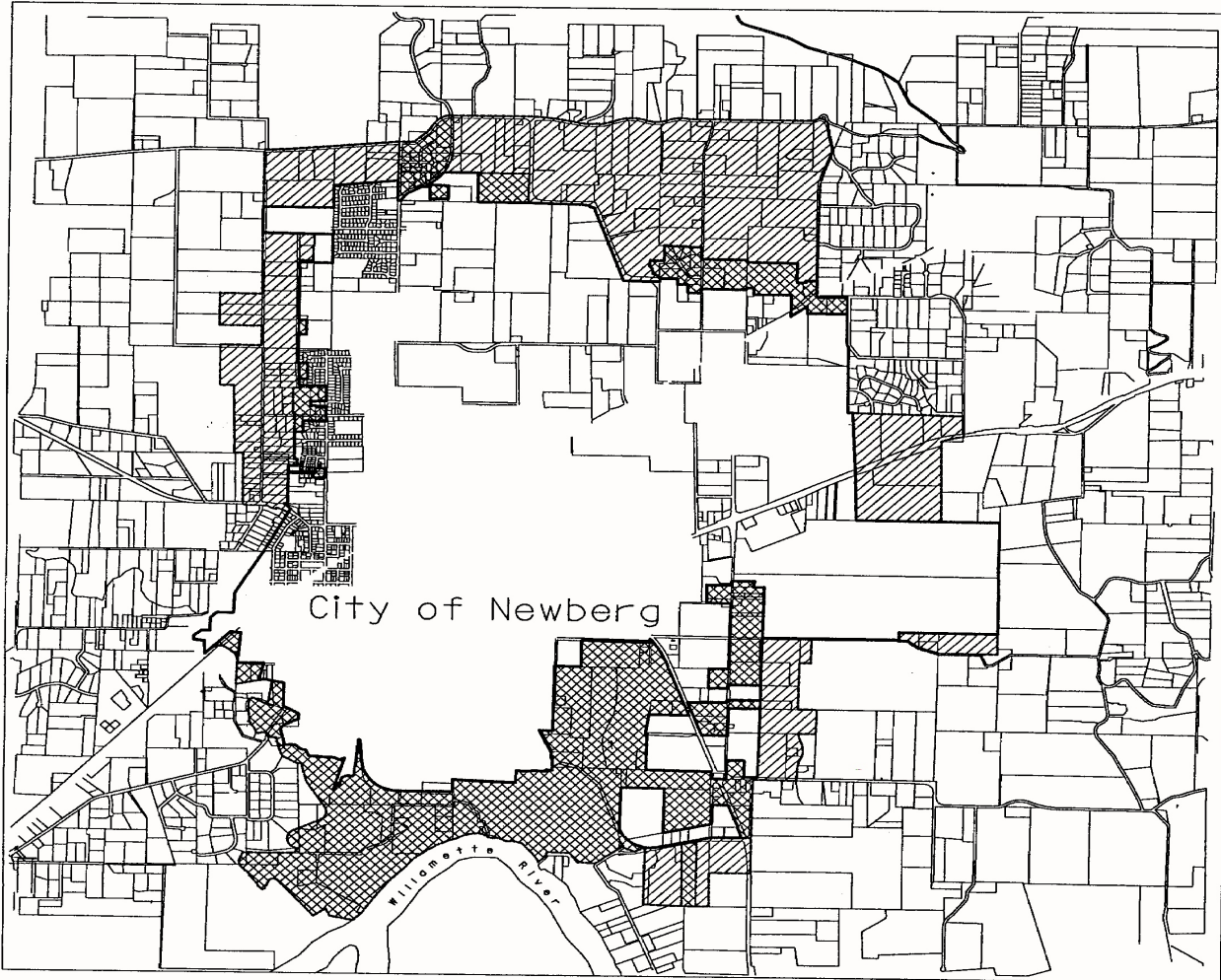
Section 3. In all other respects, the Newberg Urban Area Growth Management Agreement shall remain in full force and effect.

Section 4. Effective Date. This Addendum becomes effective on November 2, 1998.

**EXHIBIT 1A
URBAN RESERVE AREA MAPS**



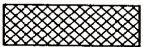
NEWBERG URBAN RESERVE AREA



LEGEND:



Urban Reserve Area



Urban Growth Boundary

————— City Boundary Line

————— Urban Reserve Area

————— Urban Growth Boundary



Special Districts: Yamhill County Extension Service
 Yamhill County Soil and Water Conservation Service
 School District 29J, Newberg
 Yamhill Educational Service District
 Newberg Fire Protection District
 Chehalem Park and Recreation District
 Portland Community College

EXHIBIT 1B
URBAN SERVICE TRANSITION POLICIES

Service Responsibility in General The following “Existing Service Provider” shall be responsible for providing public services within the Urban Reserve Areas. The “Future Urban Service Provider” is the provider projected to have responsibility after inclusion in the UGB or in the City depending on the terms and conditions identified below. The timing for changing the responsible service provider will be flexible, depending on citizen needs and location of properties.

<u>Service</u>	<u>Existing Service Provider</u>	<u>Future Urban Service Provider</u>
Sanitary Disposal	No Public Provider	City of Newberg
Water	Service Districts	City of Newberg
Fire Protection	Newberg Rural Fire District	City of Newberg
Parks & Recreation	Chehalem Park and Recreation District/Yamhill County	Chehalem Park and Recreation District/Yamhill County
Transportation	Yamhill County/ODOT	City of Newberg/ODOT
Storm Water	Yamhill County	City of Newberg

Terms and Conditions under which Service Responsibility will be transferred or expanded.

- D. Special Districts. The City shall agree to the formation of any special district within the Urban Reserve Area prior to the approval of the formation of the district by Yamhill County. This provision shall not apply to County-wide service districts formed under ORS Chapter 451.

- B. Annexation. Annexation of property from the URA may be permitted if contiguous to City limits and shall occur in accordance with the Newberg Comprehensive Plan. Before final action by the City Council on an annexation proposal, the proposal shall be forwarded to the Board of County Commissioners for a recommendation. In order to provide the Board with advance notice of a proposed annexation, the findings adopted by the City Planning Commission shall be referred to the Board following the Planning Commission action.

- C. Service Expansion Plans. Service expansion plans shall be consistent with the Newberg Urban Area Growth Management Agreement. As the future provider of sanitary disposal, storm water and water services, the City shall prepare and from time to time update utility expansion plans. These plans shall provide a basis for the extension of services within the Urban Growth Boundary, and as such shall be referred to Yamhill County for information and comment.

- D. Transition Policies Relating to Service Responsibility
 - 1. Sanitary Sewer Service There will be no public provider of these services until City services are available, except in the case of a state mandate due to a health hazard. At the time of annexation, the City will require hook-up to City sanitary sewer services. Nothing in this provision shall limit the ability of individuals to provide services on their own private property within the Urban Reserve Area.

2. Potable Water Service The City of Newberg shall be the sole and only public provider of water in this area, except for existing water districts, unless new districts are expanded or created through mutual agreement by the City and the County. Nothing in this provision shall limit the ability of individuals to provide services on their own private property within the Urban Reserve Area.
3. Fire Protection The Newberg Rural Fire District provides fire protection services to property within the Urban Reserve Area and the Urban Growth Boundary. The City will provide fire protection services to property within the city limits.
4. Parks and Recreation Chehalem Park and Recreation District and Yamhill County provide park and recreation services within the Urban Reserve Area and the Urban Growth Boundary. Chehalem Park and Recreation District and Yamhill County will remain providers of these services within the city limits unless agreed otherwise.
5. Transportation and Street Improvements Yamhill County provides Transportation services on county roads within the Urban Reserve Area. Yamhill County policies for transfer of jurisdiction are outlined in the Yamhill County Transportation System Plan Section 5.1, Policy 1.5, and Section 5.2.2, Goals and Policies 4, 5, 6 (See attachment Exhibit 1. B.). In summary, the policy is to transfer jurisdiction and maintenance responsibilities to the city upon annexation and improvement to City standards.

Roads in the Urban Reserve Area ultimately are to be developed to City standards. Development in the Urban Reserve Area shall provide adequate transportation facilities to serve the development as provided in Yamhill County ordinances.

The Oregon Department of Transportation provides transportation services on state highways within the Urban Reserve area. The department retains jurisdiction and maintenance responsibilities on all state highways after incorporation into the UGB and annexation except in special cases where jurisdiction is transferred to the City or County by a specific agreement.

6. Storm Water Management Yamhill County provides public storm water management services to property where required within the Urban Reserve Area. The City will provide storm water management services to property within the city limits. Transition of public storm water management services will follow transition of road maintenance responsibilities.

ATTACHMENT TO EXHIBIT 1B

County Transportation Plan (Page 73): The Transportation System Plan (TSP) of Yamhill County provides in Section 5.1, Policy 1.5, Section 5.2.2, Goals and Policies 4, 5, and 6 as follows:

Yamhill County TSP Policy 1.5. *The lead agency for transportation project review shall be:*

- a: Yamhill County for facilities outside the UGBs*
- b. The affected city for facilities within the UGBs*
- c. The State of Oregon. Yamhill County and affected cities on projects involving state-owned facilities.*

Yamhill County TSP Policy 4. *It is the policy of Yamhill County to coordinate the County Transportation System Plan with the transportation plans of the ten incorporated cities within Yamhill County. The County will emphasize continuity in the classification of roads and appropriate design standards for roadways which link urban areas with rural areas outside Urban Growth Boundaries. At the time of UGB amendment Yamhill County and the City involved shall agree on classification and design standards of all County Roads within the proposed UGB area prior to finalization of the amendment.*

Yamhill County TSP Policy 5 *County policy will encourage the expeditious transfer of jurisdiction of roadways to incorporated cities in conjunction with annexation. It is the policy of Yamhill County that developers of property who propose annexation and who have frontage on a road that does not meet City road standards shall have the primary responsibility for upgrading the road to City standards. Roads shall be upgraded at the time of annexation, or the developer shall sign an agreement with the City to upgrade the road, at the time of development. Transfer of jurisdiction shall require the approval of both the County and the City, in accordance with provisions in Oregon Revised Statutes 373.270.*

Yamhill County TSP Policy 6. *It is the policy of Yamhill County to require the transfer, or an agreement to transfer with specific time lines and milestones as part of the agreement, jurisdiction of County roadways within urban growth boundaries to their respective cities at the time of annexation.*

EXHIBIT 1C
CRITERIA AND SUBMITTALS FOR CITY RECOMMENDATION
REGARDING DEVELOPMENT IN THE URA

- A. Criteria: Generally, the following criteria will be used by the City of Newberg in developing City recommendations regarding land use development in the Urban Reserve Area. It is the City's intent to recommend that the County only allow development in the Urban Reserve Area that is limited in scope and that is consistent with the future urban development of the property.
1. Future Development Plan: The City Council shall recommend approval, recommend approval with conditions, or recommend against the future development plan in accordance with the following criteria:
 - (a) The current development shall not cause more than 10 percent of the property to be used for site improvements including buildings, parking areas, improved recreation areas, and storage areas, unless the City agrees the development intensity will not prohibit future urban development.
 - (b) The future development plan shall allow for the efficient future urban development of the remainder of the property. It shall allow for construction of future urban streets and utilities, and shall allow for required setbacks to current and future property lines.
 - (c) The plan is consistent with adopted plans and policies for the area, such as street or utility plans and policies in this agreement.
 2. The City may recommend that the application be approved with conditions, which may include, but are not limited to: an agreement to annex, a deferred improvement agreement for future public facilities; construction of necessary street improvements, storm drains, or other public facilities; dedication of right-of-way, easements for utilities; special setbacks from planned right-of-ways.
- B. Submittal Requirements
1. A future development plan shall be required for any development in the Urban Reserve Area requiring a Yamhill County Type B or Type C review, excluding any development that involves a change in use to existing buildings only. The future development plan shall be used solely to evaluate the current proposal's compatibility with potential future urban development. It does not bind or commit the applicants, property owners, review bodies, or governing bodies to approve or carry out the proposed future development.
 2. The future development plan shall show how the property could be fully developed when incorporated into the city. The plan shall be drawn to scale and shall include the following:
 - (a) The location of potential future streets within and surrounding the site.

- (b) The location of potential future sewer, water, and storm drainage facilities within and surrounding the site.
- (c) The location and approximate dimensions of potential future lot lines.
- (d) Setback lines for proposed structures from current and proposed property lines.

CAPITAL IMPROVEMENT PROGRAM



March 16, 2020

Fiscal Years 2020-2025



The Capital Improvement Program (CIP) is the implementation plan for identified software, City facilities, transportation, storm drainage, water, and wastewater projects. The CIP may change based on the community's needs, available budget, regulatory impacts, etc.

Capital Improvement Program

FISCAL YEARS 2020 - 2025

INTRODUCTION

The capital infrastructure needs within the five year CIP are identified through a variety of sources, including master plans, City Council goals, operational needs, and regulatory obligations. The City has completed the updates of the utility system master plans over the last several years to address the reduced growth and demand shown in the previous master plans. These plans show a variety of projects in all locations.

The City Council committed to providing well maintained streets to our citizens. The Transportation Utility Fee was adopted and implemented in 2017 to address this need. The City improved a significant number of road segments last summer and this trend will be continuing. As a part of the pavement program, the City will also be addressing the need for adequate utilities under the pavement. The need for sidewalks and ADA facilities within our public rights-of-way continue. There will be a renewed commitment to address those locations that will provide the greatest benefit (ie. Critical Routes noted in the 2007 ADA Pedestrian Bike Plan; School Routes).

The City continues to focus its efforts towards establishing a high quality and adequate potable water supply, storage, and distribution system. With the completion of the Water Master Plan, additional projects have been added to address system deficiencies over the next several years. The City's utility systems are vulnerable to damage resulting from a Cascadia Subduction Zone earthquake. There would be catastrophic impacts to systems throughout the City. Because of this, additional requirements have been added by the State to complete a seismic risk assessment and mitigation plan as a part of five year updates to the Water System Master Plans. We started that risk assessment in the 2017 Water Master Plan which identified the need for a redundant water supply and a more detailed analysis of the Water Treatment Plant and system. This analysis will provide recommendations to make our system more resilient.

As in the past a great portion of the focus of the wastewater program is to aggressively repair and/or replace inadequate portions of the wastewater system. Several projects were completed in the last several years and there has been a noticeable reduction in Inflow and Infiltration in those basins already. The City will continue upgrades to the Wastewater Treatment Plant with roofing repairs, structural repairs to the existing oxidation ditches, remodel of the office building and studies addressing the capacity of the plant.

The Public Works Engineering Division works closely with Public Works Operations and Maintenance Divisions to complete the identified projects on an annual basis. The fiscal year 2020-2021 Capital Improvement Program implements the planning, design, and construction of the capital infrastructure needs of the City by prioritizing projects based on an analysis of the master plans and other studies in combination with the availability of funding. The scheduled projects in the years beyond FY 2020-2021 are not intended to be a spending commitment, but are included to show a proposed plan for the projects that are considered to be a priority at this particular snapshot in time.

A map of the Capital Improvement Projects for FY 2020-2021 is shown on the following page.

Capital Improvement Projects FY 2019-20



Multi – Funded Projects

The following project summary sheets were developed from a variety of sources. The projects affect all of the enterprise funds and include things like improvements to facilities and major software purchases. This section also includes infrastructure projects that have funding from multiple utilities.

Multi – Funded Project

Maintenance Facility Project

PROJECT SUMMARY SHEET

Fiscal Year	Costs	Criteria Met:
2020/2021	\$1 20,000	<input checked="" type="checkbox"/> Safety/Liability
		<input type="checkbox"/> Council Goals
2021/2025	\$2,898,542	<input checked="" type="checkbox"/> Maintenance
		<input type="checkbox"/> Required per Regulation
Future Years	N/A	<input type="checkbox"/> Coordinates with Larger Project
		<input checked="" type="checkbox"/> Existing Capacity
Project Total	\$3,088,542	<input checked="" type="checkbox"/> Cost Reduction
		<input checked="" type="checkbox"/> Future Capacity

PROJECT DESCRIPTION:

A master plan has been completed on what the newly expanded maintenance yard could look like. The proposed improvements for next fiscal year include consultant services. The rest of the improvements include major site work, fleet building and eventually a new administration building. A fully functional maintenance facility is critical to serve the existing and long term day to day needs of the City and to adequately respond to natural disasters with the needed man power and equipment.

PROPOSED FUNDING SOURCES:

The project is to be funded by utility funds, and system development charges.

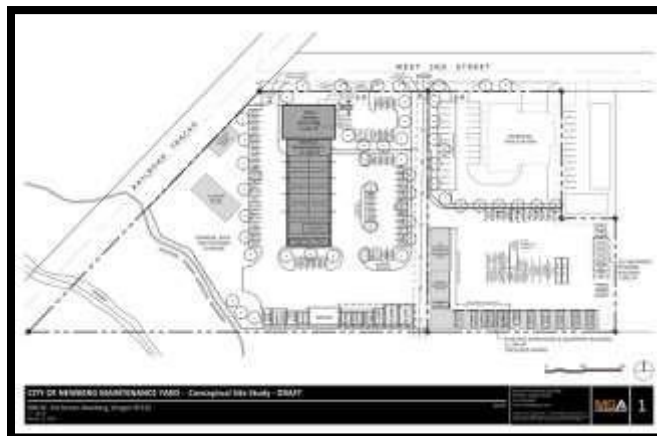


FIGURE 1 CONCEPTUAL PUBIC WORKS MAINTENANCE YARD PLAN

Multi – Funded Project

N College Street Bike Lanes and Sidewalks/Waterline Relocation/Additional Valves

PROJECT SUMMARY SHEET

Fiscal Year	Costs	Criteria Met:	
2020/2021	\$640,000	<input checked="" type="checkbox"/>	Safety/Liability
		<input checked="" type="checkbox"/>	Council Goals
2020/2024	N/A	<input type="checkbox"/>	Maintenance
		<input type="checkbox"/>	Required per Regulation
Future Years	N/A	<input checked="" type="checkbox"/>	Coordinates with Larger Project
		<input checked="" type="checkbox"/>	Existing Capacity
Project Total	\$768,000	<input type="checkbox"/>	Cost Reduction
		<input checked="" type="checkbox"/>	Future Capacity

PROJECT DESCRIPTION:

The 2007 ADA/Pedestrian/Bike Route Improvement Plan identified the project as a primary critical pedestrian and bikeway route. The incomplete sidewalk connections are unsafe as it forces pedestrians onto the roadway shoulders. This project will be a continuation of the project that was completed 4 years ago. The City has entered into an Intergovernmental Agreement with ODOT on this project. Design and right-of-way acquisition will be underway soon.

As a part of this project the City’s existing water line will need to be lowered as it is too shallow. This work is scheduled to begin soon and will be coordinated with the waterline valve project. The waterline project will utilize ODOT’s topographic survey. One of the reasons for the massive amount of flooding in 2014 when the waterline in College Street broke was the lack of valves on the existing line to shut the flow of water off. This project would add valves in strategic locations to minimize future problems.

PROPOSED FUNDING SOURCES:

The project will be funded by ODOT Surface Transportation Project Fund (STP), gas tax revenues, and water monthly rates.



FIGURE 2 LOOKING NORTH ON COLLEGE STREET

Multi – Funded Project

E Crestview Drive; 99W to Springbrook Road

PROJECT SUMMARY SHEET

Fiscal Year	Costs	Criteria Met:	
2020/2021	\$3,537,762	<input checked="" type="checkbox"/>	Safety/Liability
		<input checked="" type="checkbox"/>	Council Goals
2020/2024	N/A	<input checked="" type="checkbox"/>	Maintenance
		<input type="checkbox"/>	Required per Regulation
Future Years	N/A	<input checked="" type="checkbox"/>	Coordinates with Larger Project
		<input checked="" type="checkbox"/>	Existing Capacity
Project Total	\$4,927,679	<input type="checkbox"/>	Cost Reduction
		<input checked="" type="checkbox"/>	Future Capacity

PROJECT DESCRIPTION:

E Crestview Drive is an important transportation link to the north portion of the City. It will connect 99W at Providence Drive to N Springbrook Road. The two sections on either end of the alignment have not been constructed. The City's portion of the improvement replaces the gravel roadway & substandard pavement and will include curbs, gutters, bike lanes and sidewalks from the City Limits to N Springbrook Road.

It makes sense that the utilities will be installed at the same time. This will construct approximately 2900' of wastewater pipe in E Crestview Drive. This will construct approximately 3000' of non-potable water pipe in E Crestview Drive along with improvements at Otis Springs to advance the non-potable water plan. These improvements along with the installation of pipe by developers will allow for non-potable water to be used in the north area of the City. This will construct approximately 700' of water pipe in E Crestview Drive.

PROPOSED FUNDING SOURCES:

The transportation system development charges fund will contribute \$1,100,000.00, the state will contribute \$740,000.00, and the balance of the roadway will be funded by Springbrook Properties and JT Smith's Crestview Crossing Planned Unit Development. The water and wastewater lines will be funded by monthly utility rates and system development charges.



FIGURE 3 CRESTVIEW DRIVE LOOKING EAST

Multi-Funded Project

NE Chehalem Drive Water & Wastewater Extension Project

PROJECT SUMMARY SHEET

Fiscal Year	Costs	Criteria Met:	
2020/2021	\$1,459,976	<input type="checkbox"/>	Safety/Liability
		<input type="checkbox"/>	Council Goals
2020/2024	N/A	<input type="checkbox"/>	Maintenance
		<input type="checkbox"/>	Required per Regulation
Future Years	N/A	<input checked="" type="checkbox"/>	Coordinates with Larger Project
		<input type="checkbox"/>	Existing Capacity
Project Total	\$1,552,000	<input type="checkbox"/>	Cost Reduction
		<input checked="" type="checkbox"/>	Future Capacity

PROJECT DESCRIPTION:

This project extends the public wastewater line from the existing terminus on the east side of Chehalem Creek in Hwy 240 to NE Chehalem Drive and then north in NE Chehalem Drive to just south of the intersection with E Columbia Drive.

This master plan project (M-18) would extend the public water line from the existing terminus on the east side of Chehalem Creek in Hwy 240 to NE Chehalem Drive. The new waterline will connect with an existing waterline in NE Chehalem Drive south of Hwy 240. A future project (M-19) would extend the waterline in NE Chehalem Drive to E Columbia Drive.

There have been several development inquiries in this area and the wastewater and water line extensions would allow for orderly future development.

PROPOSED FUNDING SOURCES:

This will be paid for out of system development charges.



FIGURE 6 EXTENDING THE PUBLIC WASTEWATER LINE

Wastewater Projects

The Wastewater Program provides planning, design and construction of improvements for the City's public wastewater utility system. This program area includes the lift stations, wastewater treatment plant, and wastewater collection and conveyance system.

The following project list was developed from the 2018 Wastewater Master Plan and other associated studies, while considering the available funds from the wastewater utility rates and system development charges.

Wastewater Project

Dehydration Unit Burner Rebuild

PROJECT SUMMARY SHEET

Fiscal Year	Costs	Criteria Met:	
2022/2023	\$74,000	<input type="checkbox"/>	Safety/Liability
		<input type="checkbox"/>	Council Goals
2022/2024	N/A	<input checked="" type="checkbox"/>	Maintenance
		<input type="checkbox"/>	Required per Regulation
Future Years	N/A	<input type="checkbox"/>	Coordinates with Larger Project
		<input type="checkbox"/>	Existing Capacity
Project Total	\$74,000	<input type="checkbox"/>	Cost Reduction
		<input type="checkbox"/>	Future Capacity

PROJECT DESCRIPTION:

The dehydration unit at the Waste Water Treatment Plant is used to dry sawdust for our composting process. The burner on the dehydration unit provides the heat for drying the sawdust, and typically runs around 1,400 degrees. The burner is a steel tower structure that is lined with fire brick on the inside to protect the steel from the high heat environment. The rebuild involves removing all the existing brick, stacking new brick and installing a coating over the top of it which reduces the erosion of the brick and extends the life. The Dehydration Unit went online in December 2009, the burner had to be rebuilt in 2012 as it did not originally include protective coating. Based upon the most recent inspection in 2018, it is still in good condition.

PROPOSED FUNDING SOURCES:

This project will be paid by the wastewater rate revenues.



FIGURE 12 DEHYDRATION UNIT BURNER BEFORE AND AFTER CONDITION

Wastewater Project

Fernwood and Creekside Lift Station Coatings

PROJECT SUMMARY SHEET

Fiscal Year	Costs	Criteria Met:	
2020/2021	\$135,000	<input checked="" type="checkbox"/>	Safety/Liability
		<input type="checkbox"/>	Council Goals
2020/2024	N/A	<input checked="" type="checkbox"/>	Maintenance
		<input type="checkbox"/>	Required per Regulation
Future Years	N/A	<input type="checkbox"/>	Coordinates with Larger Project
		<input checked="" type="checkbox"/>	Existing Capacity
Project Total	\$160,000	<input type="checkbox"/>	Cost Reduction
		<input checked="" type="checkbox"/>	Future Capacity

PROJECT DESCRIPTION:

This project is to fix inflow and infiltration (I/I), concrete corrosion, and grout problems at these two lift stations. The project will involve bypass pumping around each station for a period of time for cleaning of the wetwell and applying the coating material. In addition to solving the above issues, it will also provide for much easier cleaning and maintenance as there will no longer be a porous surface for the grease and debris to attach to.

PROPOSED FUNDING SOURCES:

This project will be paid by the wastewater rate revenue funds.



FIGURE 13 INFLOW & INFILTRATION AT THE FERNWOOD & CREEKSIE LIFT STATION

Wastewater Project

Sawdust Bays at the Wastewater Treatment Plant PROJECT SUMMARY SHEET

Fiscal Year	Costs	Criteria Met:	
2020/2021	\$300,000	<input checked="" type="checkbox"/>	Safety/Liability
		<input type="checkbox"/>	Council Goals
2020/2024	N/A	<input checked="" type="checkbox"/>	Maintenance
		<input type="checkbox"/>	Required per Regulation
Future Years	N/A	<input type="checkbox"/>	Coordinates with Larger Project
		<input checked="" type="checkbox"/>	Existing Capacity
Project Total	\$372,000	<input type="checkbox"/>	Cost Reduction
		<input checked="" type="checkbox"/>	Future Capacity

PROJECT DESCRIPTION:

The current compost cure bay setup is configured to allow us to use three (3) of the covered storage bays as curing bays. They are equipped with blowers and temperature probes that enable us to use them as cure compost to meet our class A compost temperature requirements. The sawdust currently fills the two remaining bays of the five total bays available. The sawdust needs to be in 2 bays to protect it from the weather, but also to allow us to turn over our sawdust supply and reduce the risk of fires. This additional 4 bay structure will allow us to move the sawdust over closer to where we use it, will provide us an additional 2 bays that we can use for compost curing, and still leave us two additional bays to use to keep either recycled compost or sale compost dry during the winter.

PROPOSED FUNDING SOURCES:

This project will be paid by the wastewater rate revenue funds.



FIGURE 14 EXISTING CURING BAYS

Wastewater Project

Operations Remodel Project PROJECT SUMMARY SHEET

Fiscal Year	Costs	Criteria Met:
2020/2021	\$375,000	<input type="checkbox"/> Safety/Liability <input type="checkbox"/> Council Goals
2020/2024	N/A	<input checked="" type="checkbox"/> Maintenance <input type="checkbox"/> Required per Regulation
Future Years	\$500,000	<input type="checkbox"/> Coordinates with Larger Project <input type="checkbox"/> Existing Capacity
Project Total	\$925,000	<input checked="" type="checkbox"/> Cost Reduction <input type="checkbox"/> Future Capacity

PROJECT DESCRIPTION:

The existing treatment plant administration building was constructed in 1987 has a lot of underutilized space. The proposed remodel will allow for additional staff work stations and a staff lunch and meeting room other than utilizing the main conference room as well as a small conference room and additional office space.

PROPOSED FUNDING SOURCES:

This project is funded through the wastewater funds.

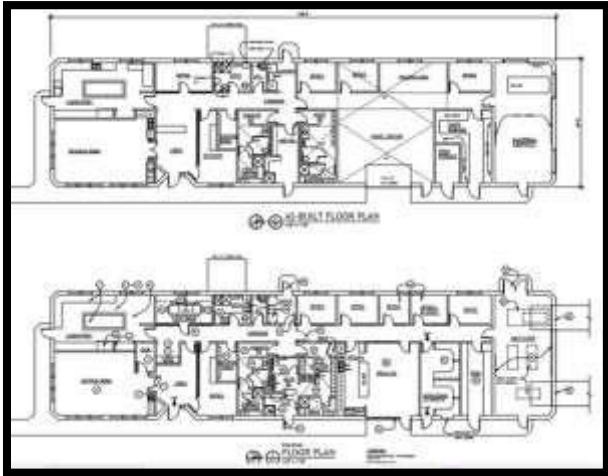


FIGURE 16 PUBLIC WORKS OPERATION REMODEL PRELIMINARY SKETCH

Wastewater Project

Existing Oxidation Ditches PROJECT SUMMARY SHEET

Fiscal Year	Costs	Criteria Met:	
2020/2021	\$681,500	<input checked="" type="checkbox"/>	Safety/Liability
		<input type="checkbox"/>	Council Goals
2020/2024	N/A	<input checked="" type="checkbox"/>	Maintenance
		<input checked="" type="checkbox"/>	Required per Regulation
Future Years	N/A	<input type="checkbox"/>	Coordinates with Larger Project
		<input checked="" type="checkbox"/>	Existing Capacity
Project Total	\$866,000	<input checked="" type="checkbox"/>	Cost Reduction
		<input checked="" type="checkbox"/>	Future Capacity

[Click here to enter text.](#)

PROJECT DESCRIPTION:

The two existing oxidation ditches were constructed in 1987 and need rehabilitation work to remain in service. Rehabilitation to oxidation ditch #2 was completed summer of 2017. Only one ditch can be offline at any one time, therefore, ditch #1 will be under construction in summer of 2021.

PROPOSED FUNDING SOURCES:

This will be paid for out of wastewater rate and system development charge funds.



FIGURE 17 OXIDATION DITCH

Wastewater Project

Roofing Replacement at the Wastewater Treatment Plant

PROJECT SUMMARY SHEET

Fiscal Year	Costs	Criteria Met:	
2020/2021	N/A	<input checked="" type="checkbox"/>	Safety/Liability
		<input type="checkbox"/>	Council Goals
2022/2024	\$159,000	<input checked="" type="checkbox"/>	Maintenance
		<input type="checkbox"/>	Required per Regulation
Future Years	N/A	<input type="checkbox"/>	Coordinates with Larger Project
		<input type="checkbox"/>	Existing Capacity
Project Total	\$318,000	<input checked="" type="checkbox"/>	Cost Reduction
		<input type="checkbox"/>	Future Capacity

PROJECT DESCRIPTION:

The maintenance of roofs and gutters on the existing buildings at the 1980's treatment plant buildings was deferred by prior administrations. The building roof and gutter replacements completed to date include: compost mixing building, operations building and the effluent building. The next in line for replacement is the roofs on the secondary building, and compost tunnels in future years.

PROPOSED FUNDING SOURCES:

This will be paid for out of wastewater rate funds.



FIGURE 18 ROOF MAINTENANCE AT WASTEWATER TREATMENT PLANT

Wastewater Project

Secondary Clarifier Re-rating Study

PROJECT SUMMARY SHEET

Fiscal Year	Costs	Criteria Met:
2020/2021	\$19,000	<input type="checkbox"/> Safety/Liability
		<input type="checkbox"/> Council Goals
2020/2024	N/A	<input checked="" type="checkbox"/> Maintenance
		<input checked="" type="checkbox"/> Required per Regulation
Future Years	N/A	<input type="checkbox"/> Coordinates with Larger Project
		<input checked="" type="checkbox"/> Existing Capacity
Project Total	\$64,000	<input checked="" type="checkbox"/> Cost Reduction
		<input checked="" type="checkbox"/> Future Capacity

PROJECT DESCRIPTION:

The recommendation for this study was made in the 2018 Wastewater Master Plan Update. Currently our clarifiers are working well, and are able to handle the peak flow events that we see a few times a year. The clarifiers are rated for 1,200 gallons per day per square foot, which is an old industry standard, and based on the loading on these clarifiers during these occasional peak flow events we would need to add additional clarifier capacity soon. This project would allow us to increase the allowable loading on the clarifiers and delay the need for additional clarifiers.

PROPOSED FUNDING SOURCES:

This project will be paid by the wastewater rate revenues and 22% SDC funds.



FIGURE 19 EXISTING CLARIFIER

Wastewater Project

Compost Sale Pile Cover PROJECT SUMMARY SHEET

Fiscal Year	Costs	Criteria Met:	
2021/2022	\$169,744	<input type="checkbox"/>	Safety/Liability
		<input type="checkbox"/>	Council Goals
2020/2024	N/A	<input checked="" type="checkbox"/>	Maintenance
		<input type="checkbox"/>	Required per Regulation
Future Years	N/A	<input type="checkbox"/>	Coordinates with Larger Project
		<input checked="" type="checkbox"/>	Existing Capacity
Project Total	\$169,744	<input checked="" type="checkbox"/>	Cost Reduction
		<input type="checkbox"/>	Future Capacity

PROJECT DESCRIPTION:

This project is to install a cover over the compost that accumulates over the winter months on our sale pile. There are several benefits to covering this compost. The first is to prevent the rain from washing solids out of the compost pile and back into the plant, which then requires us to send those solids back through the treatment process. The second is that it would provide a higher quality product for our customers that come in during the spring, which is our busiest time of year for compost sales. A third potential benefit is that some of this dry compost could be used for dry recycle during the wet months and allowing us to increase our composting efficiency in the winter months when dry recycle is hard to come by.

PROPOSED FUNDING SOURCES:

This project will be paid by the wastewater rate revenue funds.



FIGURE 20 COMPOST PILE



FIGURE 21 EXAMPLE OF COVER

Wastewater Project

Programmable Logic Controller Study and Replacement PROJECT SUMMARY SHEET

Fiscal Year	Costs	Criteria Met:	
2020/2021	\$1,545,000	<input checked="" type="checkbox"/>	Safety/Liability
		<input type="checkbox"/>	Council Goals
2021/2024	N/A	<input checked="" type="checkbox"/>	Maintenance
		<input type="checkbox"/>	Required per Regulation
Future Years	N/A	<input type="checkbox"/>	Coordinates with Larger Project
		<input checked="" type="checkbox"/>	Existing Capacity
Project Total	\$1,545,000	<input checked="" type="checkbox"/>	Cost Reduction
		<input type="checkbox"/>	Future Capacity

PROJECT DESCRIPTION:

The Programmable Logic Controller (PLC) is the system which provides the ability to run the treatment plant in an automatic mode. The Siemens PLC was installed in the late 1990's and is nearing its life expectancy. The PLC which we currently use is no longer being made by Siemens. Currently we are relying on a 3rd party to support parts for the PLC but they could stop production at any time making our system obsolete. We will first look at all of the options and then come back to purchase the new system.

PROPOSED FUNDING SOURCES:

This project will be funded using the wastewater rate funds.



FIGURE 22 PCL

Wastewater Project

Lift Station Short Term Improvements

PROJECT SUMMARY SHEET

Fiscal Year	Costs	Criteria Met:	
2022/2023	\$102,716	<input checked="" type="checkbox"/>	Safety/Liability
		<input type="checkbox"/>	Council Goals
2023/2025	\$579,637	<input checked="" type="checkbox"/>	Maintenance
		<input type="checkbox"/>	Required per Regulation
Future Years	\$1,009,034	<input type="checkbox"/>	Coordinates with Larger Project
		<input checked="" type="checkbox"/>	Existing Capacity
Project Total	\$1,691,387	<input type="checkbox"/>	Cost Reduction
		<input type="checkbox"/>	Future Capacity

PROJECT DESCRIPTION:

This project includes minor improvements to Charles, Chehalem, Creekside, Fernwood, Highway 240, and Sheridan lift stations. Examples of the improvements include; adding safety grating to valve vaults, installing bollards for traffic protection, installing additional fencing to stations that don't have it, repainting of building doors, and replacing heaters and heat taping for freeze protection, and various other improvement identified in the 2018 Wastewater Master Plan update.

PROPOSED FUNDING SOURCES:

Wastewater rate revenue funds and 1% SDC funds.



FIGURE 24 FERNWOOD VALVE VAULT



FIGURE 25 CHARLES LS WITHOUT BOLLARDS

Wastewater Project

WWTP Hydraulic Improvements PROJECT SUMMARY SHEET

Fiscal Year	Costs	Criteria Met:	
2021/2022	\$500,000	<input type="checkbox"/>	Safety/Liability
		<input type="checkbox"/>	Council Goals
2022/2024	N/A	<input checked="" type="checkbox"/>	Maintenance
		<input checked="" type="checkbox"/>	Required per Regulation
Future Years	N/A	<input type="checkbox"/>	Coordinates with Larger Project
		<input checked="" type="checkbox"/>	Existing Capacity
Project Total	\$500,000	<input type="checkbox"/>	Cost Reduction
		<input checked="" type="checkbox"/>	Future Capacity

PROJECT DESCRIPTION:

Wastewater Treatment Plant (WWTP) Hydraulic Improvements are a group of projects to improve the hydraulic flow through the WWTP that were identified in the 2018 Wastewater Master Plan update. They include modifications to the clarifier distribution box, the effluent weirs, and installation of a second (parallel) pipe from the clarifier effluent to the chlorine contact basin.

PROPOSED FUNDING SOURCES:

Wastewater rate revenue along with 14% SDC funds.



FIGURE 26 INSTALLATION OF A SECOND (PARALLEL) PIPE FROM THE CLARIFIER EFFLUENT TO THE CHLORINE CONTACT BASIN

Wastewater Project

Upper Portion of Hess Creek Trunk Line

PROJECT SUMMARY SHEET

Fiscal Year	Costs	Criteria Met:	
2020/2021	\$954,300	<input checked="" type="checkbox"/>	Safety/Liability
		<input type="checkbox"/>	Council Goals
2020/2024	N/A	<input checked="" type="checkbox"/>	Maintenance
		<input type="checkbox"/>	Required per Regulation
Future Years	N/A	<input checked="" type="checkbox"/>	Coordinates with Larger Project
		<input checked="" type="checkbox"/>	Existing Capacity
Project Total	\$1,060,000	<input type="checkbox"/>	Cost Reduction
		<input checked="" type="checkbox"/>	Future Capacity

PROJECT DESCRIPTION:

This project is C1.A in the 2018 Wastewater Master Plan update and is priority project. Currently the access to Hess Creek is limited and undersized in some locations. This project will line the upper portion of the Hess Creek trunk line to reduce I/I influence and extend the life of the pipe. Flow monitoring will also be implemented after the lining to inform the design phase of Hess Creek Phase 2 project downstream.

PROPOSED FUNDING SOURCES:

This project will be funded by the wastewater rate revenues and 2% SDC funds.



FIGURE 27 HESS CREEK TRUNK LINE

Wastewater Project

Parallel Line to Lower Portion of Hess Creek Trunk Line

PROJECT SUMMARY SHEET

Fiscal Year	Costs	Criteria Met:	
2023/2024	\$2,390,000	<input checked="" type="checkbox"/>	Safety/Liability
		<input type="checkbox"/>	Council Goals
2024/2025	\$1,738,911	<input checked="" type="checkbox"/>	Maintenance
		<input type="checkbox"/>	Required per Regulation
Future Years	\$3,801,230	<input checked="" type="checkbox"/>	Coordinates with Larger Project
		<input checked="" type="checkbox"/>	Existing Capacity
Project Total	\$7,791,158	<input type="checkbox"/>	Cost Reduction
		<input checked="" type="checkbox"/>	Future Capacity

PROJECT DESCRIPTION:

This project is C1.b in the 2018 Wastewater Master Plan Update and is a priority project. The limits of this project are from E Fulton to the Wastewater Treatment Plant. This project will construct a gravity main line parallel to Hess Creek Canyon and reduce the flow going into the trunk line. The new lift station in the Phase 3 project will discharge to this new pipe.

PROPOSED FUNDING SOURCES:

This project will be paid for by the wastewater rate revenues and 2% SDC funds.



FIGURE 28 AREA OF E FULTON TO THE WASTEWATER TREATMENT PLANT

Wastewater Project

W Pinehurst Court Wastewater PROJECT SUMMARY SHEET

Fiscal Year	Costs	Criteria Met:	
2023/2024	\$300,000	<input checked="" type="checkbox"/>	Safety/Liability
		<input type="checkbox"/>	Council Goals
2021/2024	N/A	<input checked="" type="checkbox"/>	Maintenance
		<input type="checkbox"/>	Required per Regulation
Future Years	N/A	<input type="checkbox"/>	Coordinates with Larger Project
		<input checked="" type="checkbox"/>	Existing Capacity
Project Total	\$300,000	<input type="checkbox"/>	Cost Reduction
		<input type="checkbox"/>	Future Capacity

PROJECT DESCRIPTION:

The 2018 Wastewater Master Plan identified this location as a possible overflow site due to the grade of W Pinehurst Court and the shallow wastewater line. The project (C1.d) will re-direct flow from W Pinehurst Court south to existing lines on W Creekside Court.

PROPOSED FUNDING SOURCES:

This project will be funded by the wastewater rate revenues.



FIGURE 29 AREA OF W PINEHURST CT TO W CREEKSIDE CT

Wastewater Project

Update the Wastewater Master Plan

PROJECT SUMMARY SHEET

Fiscal Year	Costs	Criteria Met:	
2020/2021	\$90,000	<input type="checkbox"/>	Safety/Liability
		<input type="checkbox"/>	Council Goals
2020/2024	N/A	<input type="checkbox"/>	Maintenance
		<input checked="" type="checkbox"/>	Required per Regulation
Future Years	N/A	<input type="checkbox"/>	Coordinates with Larger Project
		<input checked="" type="checkbox"/>	Existing Capacity
Project Total	\$100,000	<input type="checkbox"/>	Cost Reduction
		<input checked="" type="checkbox"/>	Future Capacity

PROJECT DESCRIPTION:

As the Riverfront Master Plan is developed, the recommendations from the adopted plan will need to be incorporated into the existing Wastewater Plan. Additionally, as a part of the 2018 Wastewater Master Plan adoption process the Council asked that the ‘surcharge’ definition be re-evaluated with the possible addition of necessary projects. Another special area to be re-analyzed is the Springbrook Basin, due to the I & I reductions seen in the area and the possibility of rerouting additional flow further east.

PROPOSED FUNDING SOURCES:

This project will be funded by the wastewater rate revenues.

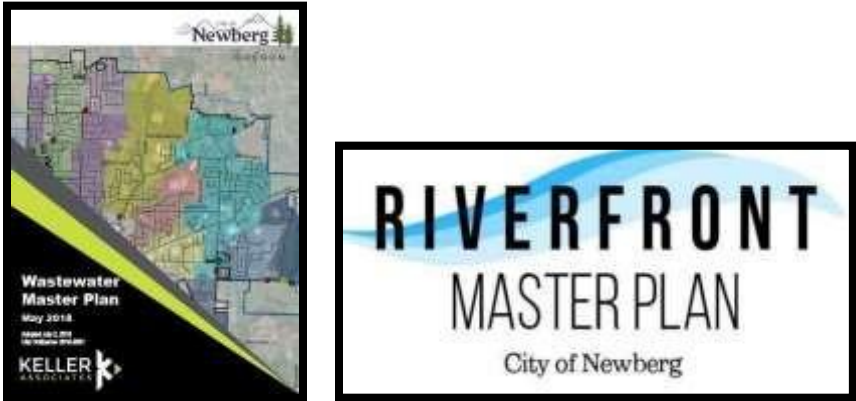


FIGURE 30 WASTEWATER MASTER PLAN

Wastewater Project

WWTP Solar Farm

PROJECT SUMMARY SHEET

Fiscal Year	Costs	Criteria Met:
2020/2021	\$950,000	<input type="checkbox"/> Safety/Liability <input type="checkbox"/> Council Goals
2020/2024	N/A	<input type="checkbox"/> Maintenance <input checked="" type="checkbox"/> Required per Regulation
Future Years	N/A	<input type="checkbox"/> Coordinates with Larger Project <input checked="" type="checkbox"/> Existing Capacity
Project Total	\$950,000	<input type="checkbox"/> Cost Reduction <input checked="" type="checkbox"/> Future Capacity

PROJECT DESCRIPTION:

The average annual electric bill for the Wastewater Treatment Plan is \$250,000. Options were evaluated to lower this cost and solar was the recommended alternative. The energy savings are approximated at 14.1% per year with a 7-10 year pay back on the capital costs. The City applied for a received two grants totaling \$400,000 to help fund this project.

PROPOSED FUNDING SOURCES:

This project will be funded by the wastewater rate revenues.



Wastewater Project

N Springbrook Trunk Line PROJECT SUMMARY SHEET

Fiscal Year	Costs	Criteria Met:	
2024/2025	\$709,000	<input checked="" type="checkbox"/>	Safety/Liability
		<input type="checkbox"/>	Council Goals
2020/2024	N/A	<input checked="" type="checkbox"/>	Maintenance
		<input type="checkbox"/>	Required per Regulation
Future Years	N/A	<input type="checkbox"/>	Coordinates with Larger Project
		<input checked="" type="checkbox"/>	Existing Capacity
Project Total	\$709,000	<input type="checkbox"/>	Cost Reduction
		<input checked="" type="checkbox"/>	Future Capacity

PROJECT DESCRIPTION:

This project will increase the capacity of the Springbrook Road line. This includes a parallel line and may be eliminated with other wastewater improvements.

PROPOSED FUNDING SOURCES:

This project will be funded by the wastewater rate revenues and system development charges.



FIGURE 31 VICINITY MAP

**Exhibit “C” to Planning Commission Resolution 2021-366
Comprehensive Plan Amendment – File CPTA20-0004**

Note: Existing text is shown in regular font.
Added text is shown in double underline
Deleted text is shown in ~~striketrough~~.

The Newberg Comprehensive Plan shall be amended as follows:

**X. 2018 WASTEWATER MASTER PLAN AND ADDDENDUM - RIVERFRONT
MASTER PLAN 2021**

Under separate cover.



RESOLUTION No. 2020-3686

**A RESOLUTION INITIATING AN AMENDMENT TO THE NEWBERG
COMPREHENSIVE PLAN TO UPDATE THE TRANSPORTATION SYSTEM
PLAN, WATER MASTER PLAN, WASTEWATER MASTER PLAN AND
STORMWATER MASTER PLAN**

RECITALS:

1. On September 16, 2019 the City Council adopted Resolution No. 2019-3596 accepting the Riverfront Master Plan.
2. The Riverfront Master Plan is a long range plan that provides guidance on future actions, which are needed to carry out the plan vision. An implementation strategy was created that outlines short and long term actions for the Plan (Appendix E). The actions include additional planning, regulatory updates, infrastructure projects, and program/funding development.
3. The request is to consider initiating an amendment to the Newberg Comprehensive Plan to update the Transportation System Plan, Water Master Plan, Wastewater Master Plan and Stormwater Master Plan.

THE CITY OF NEWBERG RESOLVES AS FOLLOWS:

1. The City Council initiates an amendment to the Newberg Comprehensive Plan - Transportation System Plan, Water Master Plan, Wastewater Master Plan and Stormwater Master Plan to implement the Riverfront Master Plan. The Wastewater Master Plan will additionally be evaluating the feasibility to redistribute flows to the Fernwood basin and to define the term "surcharge". The Stormwater Master Plan will be a citywide update for the plan. This starts the public process to study the proposed amendments.
2. By initiating this amendments, the City Council does not commit to taking any specific action on the proposal. It only wishes to give the amendments full consideration by the Planning Commission and City Council in public hearings.

///

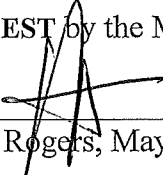
➤ **EFFECTIVE DATE** of this resolution is the day after the adoption date, which is: July 7, 2020.

ADOPTED by the City Council of the City of Newberg, Oregon, this 6th day of July, 2020.



Sue Ryan, City Recorder

ATTEST by the Mayor this 9th day of July, 2020.



Rick Rogers, Mayor



Community Development Department
P.O. Box 970 ▪ 414 E First Street ▪ Newberg, Oregon 97132
503-537-1240. Fax 503-537-1272 www.newbergoregon.gov

HEARING NOTICE

The Newberg Planning Commission will hold a legislative public hearing on April 8, 2021, 2021 at 7 p.m. via teleconference using Zoom to evaluate the following new proposal:

1. Comprehensive Plan Update – Wastewater Master Plan – Addendum Riverfront Master Plan 2021 (Legislative): Consider a City proposal to update the Comprehensive Plan, X. 2018 Wastewater Master Plan.

Applicant: City of Newberg
File: CPTA20-0004

You may examine information regarding this project by appointment only at the Newberg Community Development Department, 414 E First Street, Newberg, OR 97132, or on the city website at <https://www.newbergoregon.gov/planning>. The staff recommendation regarding this project will be available one week before the hearing on the city website. If you have any questions, please call the Newberg Planning Division at 503-537-1240. All interested persons may appear and provide oral testimony via Zoom at:

<https://zoom.us/j/92914518902?pwd=em13dUIyTks0aXltOTV6L0hTcWcwUT09>

Or Telephone: Dial (for higher quality, dial a number based on your current location):

US: +1 346 248 7799 or +1 669 900 6833 or +1 253 215 8782 or +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592 Webinar ID: 929 1451 8902 Passcode: 493170

Any written testimony must be submitted to the Community Development Department office by noon on April 5, 2021. Written testimony received after this time will be read out loud at the hearing subject to time limits for speakers, and will be included in the record if there are further proceedings. Only those persons who participate either orally or in writing in the hearing proceedings leading to the adoption of the action may appeal the decision.

Date Posted: 3/24/2021

Post Until: 4/9/2021

- Library
- Public Safety Building
- City Hall
- Post Office