NEWBERG PLANNING COMMISSION MINUTES
April 27, 2017, 7:00 PM
PUBLIC SAFETY BUILDING (401 E. THIRD STREET)

Chair Jason Dale called the meeting to order at 7:00 p.m.

ROLL CALL

Members Present:	Jason Dale, Chair Allyn Edwards Cathy Stuhr Philip Smith Patricia Watson
Members Absent:	Gary Bliss, excused Ron Wolfe, excused Miranda Piros, Student
Staff Present:	Doug Rux, Community Development Director Bobbie Morgan, Office Assistant II Kaaren Hofmann, City Engineer
Also Present:	Mayor Bob Andrews, Ex-officio

PUBLIC COMMENTS: None

LEGISLATIVE PUBLIC HEARING (complete registration form to give testimony - 5 minute maximum per person, unless otherwise set by majority motion of the Planning Commission)

1. **Water Master Plan:** Consider a resolution recommending that the City Council adopt the 2017 Water Master Plan. Resolution 2017-326. File No. CPTA-17-001

Chair Dale re-opened the public hearing at 7:01 p.m. and called for any abstentions and objections to jurisdiction. There were none.

Staff Report: Community Development Director Doug Rux introduced the hearing on the 2017 Water Master Plan. This hearing was continued from the last Commission meeting. This was an update to the 2005 Water Distribution System Plan and 2002 Water Treatment Facilities Plan. There was a citizen advisory committee that provided guidance in this process. He listed the members of the committee. He then discussed what was included in the Water Master Plan, which was the sources of water, treatment system, storage system, pumping system, and primary distribution system. The Comprehensive Plan policies had to be evaluated and Administrative Rules had to be complied with. This plan would be integrated into the Comprehensive Plan to meet all of the statewide law provisions.

Heidi Springer and Brian Ginter with Murray Smith and Associates gave a PowerPoint presentation. They explained the City needed a Water Master Plan to identify the short and long term needs for the City's water supply. They gave an overview of the water system including the well fields, transmission lines, Water Treatment Plant, distribution/storage reservoirs, and pump station. They described the service pressure and pressure zones, existing service area, 20 year planning window, additional infrastructure needed for the north hills urban reserve area, and water demand growth based on the population projections from the County and an average water demand of 100 gallons per person per day. In the future water demand summary, currently the average demand was a little less than 2.5 million gallons per day. On a peak day, it was 4.75 million gallons per day. In 20 years they were projecting that it would be close to 4 million gallons per day on an average day and double that on a peak day. The north hills urban reserve area was beyond the 20 year planning window because it was outside of the UGB, but there would be new facilities needed to serve the higher elevation

customers. The demand projections for the area were based on 11 people per acre which was a demand of almost 1 million gallons per day for a peak day which would be served by a future reservoir.

After looking at future demand, the water system was reviewed in three pieces, the water supply system, distribution system, and non-potable water system. The water supply system had three different components, the source which was the existing well field, the two transmission mains, and the Water Treatment Plant. There was adequate capacity to meet the 20 year demand in all of the supply facilities. The source was in good condition but the transmission main suspended from the former Highway 219 bridge was vulnerable due to the landslides in the area. The plastic transmission main under the river had adequate capacity to meet the demand by itself. There were some minor condition and capacity bottlenecks in the treatment plant, but they did not impact the 20 year demand. They recommended that the City look at developing a redundant supply on the north side of the river so it was on the same side as the City's customers with a winter season average demand of 2 million gallons per day. This would be an emergency water source. Regarding the distribution system, they had looked at the storage volume including operational storage, fire and emergency storage, available fire flow, and service pressure. The City had adequate storage volume for the 20 year projected demand. The City would likely need future higher zone storage when growth occurred in the north hills area. Regarding the pumping capacity, higher zone pump stations would be needed for future growth. For the water distribution mains, they recommended some fire flow improvements such as upsizing some of the mains and putting in main extensions. They also recommended a routine pipe replacement program. Regarding the non-potable water system, there were two supply sources. They were Otis Springs that had a half million gallon per day capacity and the recycled water system that came from the Wastewater Treatment Plant that had a one million gallon per day capacity and could be expanded up to two million gallons per day. There were some non-potable distribution mains called purple pipe and there was only one customer, Chehalem Glenn Golf Course, with a peak demand of .6 million gallons per day. Staff asked them to look at potential customers if this system was expanded, if it was necessary to expand the recycled water treatment capacity at the Wastewater Treatment Plant to serve those customers, and how the purple pipe distribution network should be routed to be the most cost effective. They looked for potential customers that had irrigation usage greater than 450,000 gallons of seasonal use. These customers would add .6 million gallons per day. The City had the capacity for 1.5 million gallons per day and the total demand with the golf course and any future customers would be 1.2 million gallons per day. There was not a compelling need to expand the recycled water treatment system. For the distribution system for non-potable water, if it was expanded to create a City-wide looping system it would cost $9 million for pipe. They considered a single segment of the pipe that could serve a group of customers. The ultimate recommendation was branching a line off of the Otis Springs system to supply the Springbrook development. The recycled water system from the Wastewater Treatment Plant would be geared towards serving the golf course and Riverfront Master Plan area.

They then discussed the proposed Capital Improvement Program. They recommended a redundant supply source on the same side of the river as the City's customers, piping in Zone 1 for fire flow, higher elevation facilities to serve potential new customers at higher elevations, two new pump stations, one on College Street and one on Zimri Drive, construction of a reservoir on Bell Road, and expansion of the non-potable system to serve the Springbrook area. They also recommended planning studies such as a treatment plant and bridge transmission slope stability study and seismic resilience study. They gave a summary of the cost of the projects, which was $1.5 to $2 million annually over the 20 year planning period. The funding would be through SDCs and water rates. The SDC methodology was updated as part of this work and would come before Council on June 5. The water rates would be evaluated through the Rate Review Committee process.

PC Smith asked about the costs, did they include the new storage facility on the hill? Ms. Springer responded yes, it was part of the higher elevation facilities costs.

PC Edwards asked if some of these low density residential areas in the north hills area became mixed density areas by changes to the Comprehensive Plan, how would that affect this plan? Regarding the pipeline that went under the old bridge, were there cut offs on either side of the bridge where the water could be cut off during an emergency. City Engineer Kaaren Hofmann answered if the density was increased, the Engineering Department would have to work through that. The north hills area was not scheduled to be developed for at least 20 years. Increasing density could affect what was built in the future and as those Comprehensive Plan changes happened and the UGB expansion moved forward, this plan would be updated. Regarding the pipe over the river, it could be shut off if there was a leak. The pipe appeared to be in good shape, but the bridge was a concern especially in an earthquake situation.

PC Smith asked if there was a possibility that the bridge would be repaired. CE Hofmann stated the City did not have plans to do repairs especially since they knew the pipe below the river was large enough to deal with the existing capacity if something was to happen to the bridge.

Mayor Andrews thought the line on the bridge was a redundant line. CE Hofmann clarified it was the City's first line and both lines were currently being used. Technically it was a redundant line.

Mayor Andrews asked what the City's fire storage requirement was. Ms. Springer replied it was a required fire flow of 3,000 gallons per minute for industrial and commercial areas and 4,500 gallons per minute for institutional and heavy industrial areas. They used the Oregon Fire Code as their guide, and they recommended a storage capacity of that many gallons per minute available for four hours. The fire storage capacity needed was approximately one million gallons in reserve. The difference between fire storage and emergency reserve was that the emergency reserve was for a longer term emergency, about 48 hours.

Mayor Andrews asked where Zone 1 was. Ms. Springer explained it was the entire system as it was being served now except for the Oak Knoll neighborhood.

PC Stuhr asked about the population projections. The current population was a little over 22,000 and the population forecast for 2020 was 28,000. That was adding 5,000 people in two and a half years. CDD Rux responded for planning purposes they were using the Yamhill County number and what was happening year over year might not match this projection. The City had to use that number to do this analysis. There would be a new PSU number in June that would be used for future planning.

PC Stuhr asked about an article in the *Graphic* regarding how the water rates were lower because the City wasn't growing as quickly as they thought. CE Hofmann stated the City did not grow as quickly as the 2004 Water Plan projected. That was one of the reasons the SDCs had gone down. There were two big projects that were not in the Capital Improvement Plan which also reduced the proposed SDC. They had projected that the Water Treatment Plant would be moved and a new plant would be built at a new location. The numbers showed the existing plant would be adequate for the next 20 years. They also thought another large reservoir on Bell Road would need to be constructed, but with the current projections, only a smaller reservoir would be needed on Bell Road.

PC Stuhr wanted the wording to be consistent in the document, as in some areas it stated the City should do something and in other areas it said it was recommended to do something. Ms. Springer replied they could make it consistent. They were acting as a neutral third party, and these were recommendations. It was in the hands of the City what they did with the recommendations.

PC Stuhr said regarding where it was recommended to have new redundant sources on the north side of the Willamette River, there were two alternatives on the south side of the river. CE Hofmann responded that those were put in at the beginning of the process when they were looking at all of the options, and through the process they decided to focus on the north side.

PC Stuhr asked if the Oregon Resilience Plan was mentioned in this plan. Ms. Springer answered one recommendation was for the City to do a seismic resilience study which would be informed by the Oregon Resilience Plan. It was not mentioned specifically in the text. PC Stuhr thought it should be included. CE Hofmann added next fiscal year's budget included looking at the seismic resiliency for the Water Treatment Plant and transmission mains.

PC Stuhr referred to the source expansion options and how there was no comparison of the alternatives to each other. How did they choose the recommended option? She thought how the decision was made should be included. Ms. Springer responded they discussed the advantages and disadvantages of each option, but they could put in a summary explaining it better.

PC Edwards asked if it was feasible to utilize the non-potable water for fire hydrant use. Ms. Springer replied yes it could be, but the City would need to build a non-potable distribution main to any fire hydrant they wanted to serve. The cost for excavating and repairing the streets to put in the pipe would be costly. There would also not be access to fire storage in the non-potable system the way there was in the reservoirs.

PC Edwards referred to Well 4 and 5 being restored, what was the capacity of those wells? Ms. Springer answered the well field analysis was done by a different consultant, GSI Water Solutions, and she could refer that question to them. Mr. Ginter added when wells were rehabilitated, they either got back most of the production capacity they had before or 70% to 80% of the production. Based on the history of Well 4, the outcome had been declining returns on the investment and at some point they were putting a lot of money in and would never get all of the capacity back.

PC Smith discussed an earthquake scenario regarding fire capacity and emergency reserve, and asked how long firefighters could fight a significant fire and still have water for the City given a temporary interruption of the pumping capacity. Ms. Springer stated assuming the distribution piping was intact, there was adequate fire storage for four hours to fight the fire.

CDD Rux continued with the staff report. There was a detailed analysis for compliance with the Statewide Planning Goals and Newberg Comprehensive Plan. One of the goals dealt with citizen involvement and through this process information had been posted on the City's website and there was a hearing that night with the Planning Commission and there would be one with the City Council. Another goal dealt with land use. The Water Master Plan was part of the land use system and Comprehensive Plan to ensure there was adequate water supply to serve all of the residential and employment lands in the community. They had to look at air, water, and land resource quality and made sure the City had the carrying capacity needed for the future. They also looked at economic development to ensure there was enough water supply for the businesses in the City. They reviewed energy, public facilities and services, and the Oregon Administrative Rules. Staff concluded that all of the requirements had been met and complied with all of the provisions.

CE Hofmann added if the Council approved the document, it would go to the Oregon Health Authority for their review.

CDD Rux discussed the Comprehensive Plan language that would be modified. These were minimal changes.

Public testimony: None

Chair Dale closed the public testimony portion of the hearing at 7:56 p.m.

Final comments from staff and recommendation: CDD Rux said staff recommended adoption of the resolution.

Planning Commission Deliberation and Action:

MOTION: PC Stuhr/PC Watson moved to approve Resolution 2017-326 and to direct staff to work with the consultant to add to the plan a written recommendation for the seismic study, to review the recommendation language and make it consistent, and to provide a rationale in Section 4 for the source conclusion. The motion carried (5 Yes/ 0 No).

ITEMS FROM STAFF:
None

The next Planning Commission meeting was scheduled for May 11, 2017.

ITEMS FROM COMMISSIONERS:
PC Smith stated he would not be in attendance on May 11 and he thanked the consultants for their work.

Chair Jason Dale adjourned meeting at 8:00 p.m.

Approved by the Newberg Planning Commission this June 8, 2017.

Jason Dale, Planning Commission Chair

Bobbie Morgan, Office Assistant II