

## **SECTION 9.600 PUBLIC FACILITIES & SERVICES**

**Statewide Planning Goal 11** addresses public facilities and service needs and reads: "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".

Adair Village is the only community in North Benton County that has a full range of public facilities and services including water and wastewater facilities, storm drains, fire protection, parks and recreation facilities and library services.

Adair Village's public facilities, services and utilities must be expanded or improved if the City is to maintain an adequate level of service. Since the public facilities are often costly and relatively permanent, it is especially important that they be planned to economically fulfill the long-range needs of the community.

This element of the Plan contains an inventory, policies and recommendations concerning schools, parks, water and sewerage facilities, storm drainage, solid waste disposal, fire protection, energy and communications systems, public buildings and other public services.

It is important that the extension of urban services for developing areas be undertaken in a coordinated manner to achieve balanced community growth while also taking into consideration the opportunities and constraints of the environmental and economic resources.

### **SECTION 9.610 GOVERNMENTAL SERVICES**

#### **Adair Village**

The Adair Village Community Building is located on William R. Carr Avenue. The City is staffed by a City Administrator, a Utility Clerk, a Finance Clerk, a Recreation Coordinator, a Public Works Supervisor, and a Utility Worker. In addition, the City contracts for a City Attorney, a City Planner, a City Engineer, and a Community Service Officer, who oversees City Code enforcement. The City also contracts with Benton County Sheriff's Office (BCSO) for additional patrol services.

Adair Village has an elected Mayor-Council form of government. The Mayor and Council members all serve without pay. The City also has an appointed Planning Commission and Budget Commission.

Adair Village levies a Property Tax and receives revenues from State revenue sharing, water and sewer charges, utility franchises, and miscellaneous fines and charges, and property leases. Expenditures include general administration and operations, contract services, materials, park maintenance and development, street maintenance and improvements, and water, sewer and storm drainage operation and improvements.

A five-year Capital Improvement Program is in place in support of long-range financial planning as part of the yearly budget the yearly budget. The City is completing, in 2015, an updated Wastewater Facilities Plan. The existing Water System Facilities Plan (2008) will be updated at the point the City is within two years of upgrading the existing plant.

### **Benton County**

#### **Benton County Sheriff's Office (BCSO)**

The City of Adair Village no longer has an established a police department. In 2009, in expectation of significant residential growth in the southern UGB expansion area, a local police department was established. The City maintained the Police Department into the 2014 budget year, but the national recession prevented the expected residential growth and the Police Department was suspended until the City's growth can support it.

Since that time, the City has contracted with the BCSO Police for additional patrols to provide protection in addition to its normal level of service. This contract will continue until growth allows the City to re-establish its own police Department

### **County Library**

A Bookmobile library is located in the City on Arnold Avenue once a week.

### **County Building Inspection**

Building Permits were previously were issued at the Adair Village City Hall. T with the Benton County Building Department provides to the City. Beginning in 2015, Benton County Building Department began providing construction inspection and administrative services and now runs the whole program.

## **SECTION 9.611 HEALTH AND SOCIAL SERVICES**

The City of Adair Village has no local health facilities. No doctors or dentists maintain offices in Adair Village, and residents must use the facilities in Corvallis, Albany and Salem for medical treatment. Fire department personnel are available for emergency aid.

Health and social service programs originating in a small community are rare. Consequently they must be sought from larger jurisdictions. Corvallis organizations provide some assistance and social services to local residents but the majority of these services are obtained from Benton County or the State of Oregon.

## **SECTION 9.612 FIRE PROTECTION & EMERGENCY SERVICES**

Adair Village is within the Adair Rural Fire Protection District (ARFPD). It extends from one mile south of Adair Village to the northern county line. On the east, the District is bounded by the Willamette Pacific Railroad tracks. On the west, it takes in the Tampico Road and Soap Creek Road areas. The District has a total area of 18 square miles.

The main fire station is located in Adair Village at 6021 NE Marcus Harris Avenue, midway between Arnold Avenue and Vandenberg Avenue. There are presently five bays in the station. A second station is located at 37096 Soap Creek Road. The District responds to all types of emergencies including fire, medical and rescue.

The Department is staffed by 13-15 volunteer firefighters. There are currently three support staff members, five officers, and eight volunteers. All fire fighters are required to be trained to NFPA FF 1 and EMS First Responder level. In addition the Department encourages those who desire to become Emergency Medical Technicians (EMT's). The Department currently has 5 Basics and a Paramedic. The rescue squad vehicle serves the emergency medical quick response unit and the Corvallis Fire Department ambulance provides full emergency ambulance service. The District equipment and stations are maintained with volunteer help.

Adair Village is supplied with water from the City's municipal water system and currently has about 50 fire hydrants. 28 fire hydrants in the residential area and 22 in the institutional base area. The Fire District tests all hydrants annually. The water system, the County 911 Center and the Fire Department are responsible for the (ISO) insurance rating of 4 in the City and 8 in the surrounding rural area. In 2014, the City initiated a hydrant upgrade program in partnership with ARFPD and has begun to replace the hydrants in the worst condition.

There are few serious fire hazards within the City or the District. The area has a very light commercial fire hazard with the most significant life hazard being the schools. The District's greatest hazard is the wild land interface properties and the landfill. The District has enjoyed Mutual Aid agreements with the neighboring fire departments since the early 1980's and has established a first alarm mutual response policy with the Corvallis Fire Department, Albany Fire Department, and SouthEast Polk Fire District.

## **SECTION 9.613 PARKS & RECREATION**

Park and recreation facilities in the Adair Village area are provided by the City and, Benton County, and Oregon State University.

### **Playgrounds**

The City owns a 2.31-acre site between Laurel Drive and Columbia Avenue that is used as a playground. Facilities include basketball, swings, slides and a seesaw. The site is accessible by a public footpath linking Laurel Drive and Columbia Avenue. Additional landscaping could enhance the site. As the City of Adair Village grows, consideration should be given to local playground facilities to serve these additional areas.

### **Adair Village Park Area**

The City has owns a 2.6-acre site west of William R. Carr Avenue for which is utilization utilized as a park and for community services. The site includes an existing building of approximately 2,800 square feet City Hall and Community Building. The City also moved two of the historic barracks onto this 2.6-acre site in 2009. The City plans to use

these as an interpretive center and a community center. Both the park area and all the buildings are being improved on a continuing basis. Some of this area may be used as part of the downtown development area. The building is used for recreation and community functions and houses the City Hall offices and Council Chamber. This area is also planned as a Civic Center for the Community.

### **Benton County Park Area**

A Benton County Park is located east of William R. Carr Avenue on owns a 7.2-acre site located east of William R. Carr Avenue, across the street from the Adair Village Park. The County facility includes a ball field and a building used by the Benton County Model Railroad Club.

### **Adair County Park**

Adair Village is fortunate in that it is located immediately adjacent to the regional Adair County Park, owned and developed by Benton County. The Adair County Park is the largest, most developed park in the Benton County Park System. The park site, located north of Arnold Avenue, was obtained by the County in 1971 from the Federal Surplus Lands Program and includes 114 acres of park and recreation lands.

Formerly, this area served as a recreational area for the Adair Air Force Station. The only remaining military facilities are the tennis courts. The courts have been improved and additional facilities have been added. Facilities include two group picnic areas with kitchen shelters and barbecue pits seat a total of approximately 300 picnickers. Extensive sports facilities including baseball and softball fields, sand volleyball courts, horseshoe pits, open turf areas, walking paths, and a small children's play area. Hiking trails are available. The Park also contains a world class disk golf course, which is available to all and has been the site of large tournaments.

A Master Plan for the Adair County Park was prepared and improvements are continually being made to this important regional facility. Planned improvements include expanded covered picnic facilities, children's play area, interpretive trails and restrooms. The Park also has wooded areas for camping as additional funding assistance becomes available. All proposed developments are subject to review by the City of Adair Village in accordance with City/County Urban Growth Management Agreement.

The park serves residents regionally including north Benton County and the Corvallis and Albany areas. The Adair County Park is a needed public facility. The State Outdoor Recreation Plan indicates a need for regional parks in Benton County. In addition to serving regional recreation needs, the Adair County Park provides the residents of Adair Village immediate access to quality recreation facilities.

The park represents a major asset to the community but it can have a number of impacts on Adair Village as usage increases. Potential impacts include increased traffic through the community and the surrounding area; a potential need for improved police, fire, and emergency services; an increased demand for water and sewer facilities, and increased noise and auto-generated air pollution in the area. The park activity areas,

however, are well buffered from the Adair Village residential areas helping to minimize potential problems.

## **SECTION 9.620 SCHOOLS**

Adair Village school children attend Corvallis District No. 509J schools, and Santiam Christian School. and the Prince of Peace Mennonite Community Church has a Preschool.

Schools servicing Adair are:

### **Schools & Grades**

#### **Corvallis District No. 509 J Santiam Christian School**

Mountain View Elementary K - 5

Cheldelin Intermediate 6 - 8

Crescent Valley High 9 -12

#### **Mountain View Elementary School**

Adair Village children in grades K through 5 attend Mountain View Elementary School located in Lewisburg, three miles south of Adair Village. The school was built in the 1960's and is in good condition.

#### **Cheldelin Intermediate School**

Adair Village children in grades 6 through 8 attend Cheldelin Intermediate School, located within Corvallis, approximately 5 miles south of Adair Village.

#### **Crescent Valley High School**

Adair Village high school students in grades 9 through 12 attend Crescent Valley High School, located 5 miles southwest of Adair Village.

#### **Santiam Christian School**

Santiam Christian School, an interdenominational, Christian school, is located in Adair Village on south of Arnold Avenue on an 18.54 acre site in the Educational Facilities District, E-1. It includes buildings for elementary, junior high and high school in addition to support and administrative facilities. A number of people live on campus in existing housing units.

Santiam Christian School is operated by the Santiam Christian School Corporation, an Inter-denominational non-profit corporation. The school is parent sponsored and governed by a Board of twelve directors who are elected by the parent society. They set policy and direct the school as prescribed by its constitution. The School is fully accredited and meets the requirements for graduation of the Oregon State Department of Education.

**Future Needs**

School enrollments vary significantly from year to year. They appear to go through a cyclic rollercoaster pattern of ups and downs. Population growth and the distribution of that growth impacts local schools and the need for facility improvements. Urban growth in the Adair Village area will impact the local public schools although impacts to the local Christian schools is less significant since these schools draw students from six surrounding counties.

The population of within the Adair Village city limits is estimated at to grow to 2,814 people by the year 2026; this is an increase of 1,969 people in 716 households. This is a 235% increase from over the last 2010 Census in 2010 that will significantly impact local schools. No additional public elementary schools are presently planned for the area. As growth in the North Benton area reaches the point where another elementary school is needed, strong consideration should be given to locating a new school in Adair Village.

Elementary schools provide an important focus for a community. An elementary school in Adair Village would be both a convenience and a major step in reinforcing Adair Village as an urban service center for the North Benton County area. As growth in the north Benton area reaches the point where another elementary school is needed, strong consideration should be given to locating a new school in Adair Village. The location of schools should be compatible with educational needs and community land use patterns. New schools should be located in coordination with other community facilities, particularly parks, bike and pedestrian ways and streets and highways.

**SECTION 9.630 WATER SYSTEM****Background**

The original Adair water system included the existing treatment plant, major transmission lines, and storage reservoirs. It was built in 1943 to serve the old Camp Adair Army base that at times contained over 50,000 soldiers. As a result, the Adair Village Water System today has a potential capacity considerably in excess of the City's needs.

Improvements were made to the original system in 1960 when the Air Force Base was constructed and again in 1972, when the base property became surplus, ownership of the water system was transferred to the City of Albany, when the base property became surplus. Albany maintained and operated the system until 1978 when it returned the facility to the federal government. During this time, the system was limited to less than 200 users.

The City of Adair Village acquired the water system in May 1978. The City, Benton County, and the North Albany County Service District immediately hired a consultant to prepare a "Comprehensive Water System Development Program". The report was completed in June 1978 by HGE, Inc. It included recommendations for system

improvements to meet the City's needs, and also recommended improvements to meet the needs of the North Albany area.

Negotiations were held between the City of Adair Village and Benton County to consolidate the water supply system for the North Albany area. Agreement could not be reached and eventually Pacific Power and Light Company were selected to supply most of the North Albany area with water. One water district, the Dumbeck Water District, voted to utilize the Adair Water System, but that contract ended in 2008.

The City contracted with CH<sub>2</sub>M Hill/OMI from 2006 to 2012 to run the water and wastewater systems. The City brought both systems back in-house in 2012 and has made major improvements since that point. A major leak in a line serving the industrial park area (see Existing Service Area below) was located and the City was able to replace the lines serving the PRC site and the E.E. Wilson Game Management offices. The City also attacked a wide range of leaks at the Water Plant and refurbished all the valves and moving parts, including refurbishing spare valves. These two projects reduced the City's water loss from over 80% to 40%. The next major project to reduce water loss is the replacement of the Voss Hill Reservoir (see below-Storage).

A number of Plans and Studies have been completed over the years. Most have recommended capital improvements to the system and a maintenance program that the City has systematically undertaken within its funding availability.

The following studies have been completed:

- Comprehensive Water System Development Program, November 1978.
- Water System Evaluation and Master Plan, September 1993.
- Water System Evaluation and Master Plan, January 1994 by Westech Engineering, Inc.
- City of Adair Village Water System Master Plan, December 2001 by HBH Consulting Engineers.
- City of Adair Village Water System Master Plan Update, November 2006 by HBH Consulting Engineers.

These Plans and Studies are hereby included by reference in the Adair Village Comprehensive Plan as part of this Section.\

### **Existing Service Area**

Today the Adair Village water system serves the City and adjacent properties and a number of sites on Camp Adair Road. The site known as the Adair Village Industrial Site (AVIS) was formerly a plywood mill of Wells Property Inc. The site passed both Boise-Cascade and Georgia Pacific ownerships. The updated north transmission lines serves the PRC site and the E.E. Wilson offices and maintenance buildings

### **Water Source**

Adair Village obtains its water from the Willamette River. The intake structure and nearby water treatment plant are located three and a half miles southeast of Adair Village. The City has a 3.0 cfs Water Right and an 82 cfs Water Permit.

**Treatment Plant**

The Adair water treatment plant provides full treatment with coagulation, flocculated, sedimentation, filtration and disinfection. Production has averaged 432,475 gallons per day gpd. Water sold averages 143,541 gpd. Adair Village residential customers account for 53.1%; The Dumbeck Water Association utilized 23.5% and other users within the city and adjacent to the city accounted for 23.4%. Water sold averaged 52.4 million gallons per year while 52.3 million gallons was unaccounted for or 46.7% of the water pumped from the Water Treatment Plant.

The largest improvement needed, both in scope and cost, is replacement of the water treatment facilities. Refer to the 2006 Report cited above for more details. The refurbish at the water treatment plant has extended the life of the plant until residential growth will provide the funding necessary to replace the plant.

**Storage**

Storage facilities include two storage reservoirs. The Voss Hill reservoir has a storage capacity of 1 million gallons. Improvements have been made at the Voss Hill Reservoir and a second reservoir is planned in this area. The existing Hospital Hill Reservoir will be vacated when the second Voss Hill reservoir is completed a capacity of 500,000 gallons. Both reservoirs have significant leaks and storage is 70% at Voss Hill and no more than 50% at Hospital Hill. An additional 250,000 gallons can be stored at the treatment plant.

Plans are moving forward to begin the replacement of the Voss Hill in-ground reservoir with two one million gallon above ground reservoirs. Moving the reservoirs above ground will allow gravity feed to provide sufficient pressure throughout the system. It will allow the removal of the booster pumping station on the east end of town and the Hospital Hill reservoir will no longer be needed.

**Transmission and Distribution System**

A ten-inch line conveys the treated water from the treatment plant to the Voss Hill Reservoir. Two ten inch lines lead out of the Voss Hill reservoir. One serves Adair Village; the other line extends to the Camp Adair Road sites. A six-inch line connected from the Camp Adair Road line to supply the Dumbeck Lane Water District, but it is no longer in use.

The ten-inch transmission line from the Voss Hill reservoir to Adair Village feeds into a booster pumping station just inside the City's eastern boundary. A system of eight and six inch distribution lines serves the residential area, which includes everything within the city limits and additional residential areas west of OR Highway 99W and the institutional base area. The work involved finding the north line leak allowed a close look at that portion of the transmission system and it was found that the lines were still in good shape, the leaks were found at all the metal valves and connections and the City has established a program to replace those valves and connections. The transmission



and distribution system is in need of improvements. Substantial water losses in the system have occurred but system improvements are continuing.

### **Existing Capacity and Future Demand**

It is currently estimated that the existing water system has sufficient capacity to serve the City's current and short term needs although significant improvements are needed and to initially serve the substantially larger population that is projected in the R-3 residential zone to the year 2026.

Projected Water demands are summarized on page ES-4 of the 2006 Report cited above. These 2026 demands will be approximately 3 times the current usage. Reduction in water loss has made the demand portion of the 2006 study outdated.

## **SECTION 9.640 WASTEWATER (SANITARY SEWER) SYSTEM**

The provision of public sewers is a powerful tool by which urban growth can be guided, especially when coordinated with the provision of water and other public services. Benton County has adopted a policy whereby sewerage wastewater service shall be restricted to Urban Growth Areas unless a severe health hazard exists in the adjacent County area.

Many of the soils in the Adair area are marginal to poorly suited for septic tanks. There is already a potential hazard from septic tank use in the area immediately north of the City. Future development within the Adair area will depend on the availability of City sewer service more than on any other single factor. The Adair Village wastewater system was originally built in 1958 to serve the Air Force Base. The Adair Village water and wastewater systems became the property of the City of Albany in 1972 but later reverted to the federal government until they were acquired by the City of Adair Village in May of 1978.

All of the base housing and buildings are connected to the sewerage system. The system is presently primarily limited to the area within the incorporated limits of Adair Village although a few structures are located outside of the City Limits including the Benton County Club House and properties of the Oregon Game Commission.

The City has completed several studies for improvements to the sanitary sewer system over the years including:

- Sanitary Sewerage System Plan Facilities Plan, July 1988 by Westech Engineering, Inc.
- The Wastewater Facilities Plan Supplement, January 1990, by HE, Inc.
- City of Adair Village Wastewater Facilities Plan, February 2007 by Tetra Tech/KCM, Inc.
- In process-2015 Wastewater Facilities Plan by CivilWest Engineering.

These studies recommend capital improvements to the system and a maintenance program that the City has systematically undertaken within its funding availability.

These Plans are hereby included by reference in the Adair Village Comprehensive Plan as part of this Section.

### **Treatment Plant**

The treatment plant is located in on the eastern edge of Adair County Park. Treatment consists of an Imhoff tank for primary settling, trickling filters, secondary clarification and chlorination. Although the treatment plant is 42 years old, the major structures and equipment are in excellent condition and performance is presently within the range expected and is operating better than average.

Treatment Plant improvements and a new waste discharge system was implemented in the 1990's that now discharges treatment plant effluent into a 5 acre holding pond for summer irrigation on a 25 acre site acquired by the City on the east side of the railroad. Treated and stored wastewater is discharge by Force Mains to the Willamette River at river mile 122 during winter high stream flows. This new system was selected because of its low monetary costs, its beneficial use of wastewater, reliability and flexibility for expansion.

### **Receiving Stream**

Formerly, wastes from the Adair Treatment Plant were discharged into Bowers Slough in winter and spray irrigated on land in summer, without discharge into public waters. Problems related to discharges into Bowers Slough necessitated a new discharge system that did not require utilization of Bowers Slough. Also, one of the other problems is that Bowers Slough is a poor receiving stream. It has limitations due to the intermittent stream flows that would limit any expanded use of the Adair Treatment Plant. The new treatment and discharge system now irrigates on City land in the summer and discharges to the Willamette River at river mile 122 during high water winter stream flows.

### **Collection System**

The Adair sewage Village wastewater collection system consists of two pump subsystems. One subsystem serves the Adair Meadows R-1 and R-2 residential areas and portions of the former military base facilities. The other pump subsystem serves the other southern portion of the former military base facilities.

Wastes from the Adair Meadows residential area flows by gravity into a trunk line of Azalea Drive and then to a pumping pump station in the Adair County Park. From there the wastes are pumped to the treatment plant. Most of the wastes from the former military installations flow into a second trunk line along Arnold Avenue that also connects to the treatment plant.

Studies of the collection system have been performed and there are indications that a significant infiltration problem exists. Flow in winter is approximately four times that in summer. Also, during the summer months some effluent may be seeping out of the system and not reaching the sewage treatment plant.

### **Future Needs**

The Adair Village wastewater treatment system has the capacity to accommodate the near term projected growth; however growth to the projected 2026 year population will require substantial improvements. Treatment flows are measured in equivalent dwelling units, EDUs. Currently the existing EDUs are 398 and the future EDUs that includes the R-3 residential zone is 1092 approximately 3 times the existing use.

Improvement needs are divided into Three Phases. Phase 1 addresses the immediate high priority improvement needs to the collection and treatment systems for current usage. Phase 2 is divided into 2A and 2B. Phase 2A improvements to the collection and treatment system prior to any significant increase in flows. Phase 2B is improvement to the treatment plant before 300 additional EDUs are added to the system. Phase 3 is improvements to the collection system that is needed prior to approaching the 2026 population of 2,814. It is apparent that Adair Village has an existing inflow and infiltration (I/I) problem with the existing collection system. The treatment plant requires replacement.

**Refer to the 2007 Evaluation Report noted above for more specific information and clarifications.**

### **Sewage Works Grant Funds**

The DEQ annually develops and adopts a prioritized sewage works list to govern the distribution of EPA sewage works construction grants. This list significantly governs public sewage works construction as federal funds cover 75% of eligible facility costs. The DEQ must certify sewage works construction grant applications as being complete. Applications include land use plans and state goal conformance that meets state requirements supporting the priority need in the state. State grant and loan financial assistance may also be available to help finance sewage works construction.

### **On-Site Sewage Disposal**

There are two houses in the prior northern UGB area that are still on septic. A number of residences within the Planning Area are dependent on septic systems. There are 33 potential building sites within the Planning Area that could be built upon, provided County approval of septic suitability is can be obtained.

### **Standards and Permit Requirements**

The Environmental Quality Commission adopts and the DEQ implements rules and standards necessary to control on-site sewage disposal in order to prevent water pollution, health hazards and nuisance conditions. The DEQ has delegated the actual responsibility for approving on-site sewage disposal in Benton County to the Environmental Health Services Division of the Health Department that issues permits for septic tanks. The Benton County program is monitored by the Salem office of the DEQ. After receipt of an application for septic tank installation, county sanitarians perform an on-site evaluation of the soil and approve or deny the request.

Land use clearance is required prior to issuing an on-site sewage disposal permit. Benton County reviews applications for conformance with local land use plans. Septic

tank approval must also be obtained for buildings not reserved by public sewers prior to issuing a building permit.

### **SECTION 9.650 STORM DRAINAGE**

The storm drainage system is separate from the sanitary sewer system and there is no treatment of storm wastes. There are two residential piped storm drainage systems in Adair Village. One serves the Adair Meadows R-1 residential area and the other is the R-2 residential area. Both systems empty storm water into Bowers Slough.

There are also two systems that drain the institutional base area (south of Arnold Avenue. The western system is piped to the south where an open drainage channel flows to Calloway Creek. The eastern system is piped to the east where open drainage channels flow into Bowers Slough. The Calloway Creek system flows into Bowers Slough and Bowers Slough flows into the Willamette River.

In newly developing areas, insufficient consideration is sometimes given to storm drainage, especially if an area develops slowly, in a piece-meal way. The Planning Commission should consider the adequacy of storm drainage plans as part of its development review process.

Storm drainage projects can be disruptive of the natural environment. Plans for storm drainage improvements should include consideration of environmental as well as land use impacts. Construction of storm drainage channels along natural waterways must be executed with care in order not to reduce the environmental, recreational and open space values of these stream corridors.

### **SECTION 9.660 SOLID WASTES**

Benton County administers the area's Solid Waste Management Program. The regional landfill for the Linn-Benton and Polk County area is the Coffin Butte Site three one miles northwest of Adair Village. Solid waste in Adair Village is collected by the Corvallis Republic Services and is disposed of at Coffin Butte.

The North Benton Plan has recommended that Valley Landfill execute a resource recovery system. The establishment, construction, and operation of a solid waste disposal site, including transfer stations and demolition landfills, require a permit from the DEQ. Valley Landfills, Inc. has been issued a permit to operate Coffin Butte.

While the provision or supervision of solid waste disposal sites is not the responsibility of Adair Village, the City has a vital interest in ensuring that adequate disposal facilities are available and that the management of disposal sites is in line with sound environmental practices. There is always potential for surface and ground water pollution from solid waste landfills, but potential pollution from Coffin Butte should not affect the Adair area as the site lies in another drainage basin.

## **SECTION 9.670 ENERGY & COMMUNICATIONS SYSTEMS**

Primary energy and communications services are provided by the following companies:

- Consumers Power, Inc. (CPI) & Pacific Power
- Northwest Natural Gas Company
- Telephone Service — Comcast
- TV Cable – Comcast

### **Electric Power**

The electrical system serving Adair Village was originally constructed as part of the military installations and after the property was declared surplus, electrical service was taken over by Consumers Power, Inc. (CPI). Consumers Power obtains its power supply from the Bonneville Power Administration (BPA). A BPA substation and a CPI substation are located adjacent to one another near the Adair Industrial Park two miles northeast of Adair Village. CPI transmits the power at 7,200 volts for distribution in the Adair Area. Transformers on individual utility poles convert power for domestic use. The overhead distribution system in Adair Village exhibits a seemingly excessive number of poles, transformers, and lines, and detracts from the appearance of the community.

Several aspects of electric power service have significance to the Comprehensive Plan. First, there is the need to conserve electrical energy. The conservation programs of Consumers Power are discussed in the Energy Element of Section 9.800. Another concern is the location and design of major facilities such as transmission lines and substations. These facilities can have a blighting effect on an area unless carefully designed and located to minimize adverse impacts. Overhead distribution lines within a community, particularly in residential areas, can also have a blighting effect.

The City requires review and approval of substation facilities and utilities for subdivisions. Underground utilities are required for all residential subdivisions in the Adair Village Land Use Development Code.

### **Natural Gas**

Natural gas within the general Adair Village area is provided by the Northwest Natural Gas Company. Natural Gas lines have been extended to serve Adair Village.

### **Telephone**

Telephone service is provided by Comcast. An equipment substation is located at the intersection of Arnold Avenue and Laurel Drive on a 0.35 acre site.

### **TV Cable**

Cable Service is provided by AT&T Broadband and Comcast cable service.

## **SECTION 9.680 PLANNING IMPLICATIONS**

Public facilities and services are an essential planning component and provide the primary elements to support community growth. Adair Village's public facilities and services are capable of supporting additional community growth although there are some improvements needed. City Hall improvements and expanded police protection are identified needs that will increase as growth occurs.

Schools and fire protection are currently serving Adair Village very well, although expansion of both the level of service and support facilities will be needed as growth occurs. Both of these facilities have available land for their expansion needs. The City should maintain communication with these agencies and keep them informed of future community growth trends that could impact their level of service and facility needs. In summary, Adair Village's public facilities and services are currently serving the needs of the community and with identified improvements Adair Village is capable of providing an excellent level of service to an expanding community.

## **SECTION 9.690 PUBLIC FACILITIES & SERVICES POLICIES**

### **GOALS & OBJECTIVES**

To provide a public facilities policy plan as a guide for the location and development of future community facilities and utilities consistent with long-range community needs.

### **POLICIES & RECOMMENDATIONS**

#### **General Policies**

1. The City shall insure that public facilities contribute to an efficient framework for incremental community growth and development.
2. The City shall consider the impacts on community facilities before building, rezoning, or annexation requests are approved.
3. The City shall maintain procedures that require development projects to bear the cost for needed support facilities.
4. Growth trends shall be carefully monitored to accurately anticipate the need for future public facilities expansions.
5. The City shall develop maintain a Capital Improvements Program to guide financial implementation of needed facilities and services. The program shall include: parks and recreation facilities, water and sewerage facilities, storm drainage, streets and other transportation improvements, public buildings, and any other necessary public facilities.
6. The City shall maintain System Development Charges (SDC) for the reimbursement and improvement costs for capital improvements and shall review these charges annually to insure that they keep pace with rising costs and community needs. SDCs shall be maintained for the municipal water system, sanitary sewer system, drainage system, transportation system and park system.

7. The City shall seek financial assistance grants and loans for needed facility improvements.
8. Open space, green space, parks, pocket parks, and plazas shall be incorporated into the Village Center, Neighborhood Centers, and all new residential development. The Comprehensive Plan goal is to provide 2.5-acres of open space for every 1,000 residents of Adair Village or approximately one new park for every 300 new dwelling units. The City shall work toward establishing a citywide park master plan with the objective of setting aside sufficient lands for future parks.
9. The City shall require construction of new infrastructure that facilitates urban development and emergency response efficiency prior to or concurrent with development of new land within the Urban Growth Boundary.
10. The City shall continue to seek improvements to the municipal water and sewer facilities to increase the City's service capacity and to prevent potential health and safety hazards to community residents.

### **Schools**

1. The City shall maintain a coordination program with the Corvallis School District 509J and the Santiam Christian School as part of its ongoing planning effort.
2. The City shall keep the School Districts informed of development trends and projects with substantial population increases as part of the City's project review process.
3. Should a new elementary school be needed to serve the North Benton County Area, strong consideration shall be given to locating the school in Adair Village.

### **Parks**

1. The City shall maintain a long-range park and recreation program.
2. The long-range park program should include consideration of greenway buffers and bicycle and pedestrian trails.
3. The City shall cooperate with Benton County and Oregon State University in developing the City and County park lands within the Adair Village area.
4. The City shall support programs of public and private urban landscaping.
5. The City should cooperate with the Benton County Parks Department in the planning and development of the Adair County Park.
6. Development proposals for the Adair County Park shall be submitted to the City for review and approval as specified in the Urban Growth Boundary Management Agreement.
7. The City shall seek financial assistance for the planning and development of the City's park and recreation programs.

### **Water System**

1. Municipal water facility improvements shall be maintained as part of the City's ongoing Capital Improvement Program and shall be updated and maintained as an integral part of the City's ongoing planning process.
2. The City shall seek Facility Planning Grants for improvements to the Adair Village water system.
3. Municipal water service shall be provided to meet the needs of existing and future users and shall provide adequate fire flow capabilities to protect the public.

4. The provision of water services shall be coordinated with the provision of other public services, particularly municipal sewerage service.
5. The City shall seek to maximize the existing investment in the water system through the encouragement of additional connections to assist in reducing individual service fees.
6. The City may provide municipal water service to requesting areas at cost within the service capability of the facilities and the City's financial limitations. "At cost" shall include the costs of Capital Improvements, operational and maintenance costs and future system expansion needs.

### **Wastewater Facilities**

1. Municipal sewer facility improvements shall be maintained as part of the City's ongoing Capital Improvement Program and shall be updated and maintained as an integral part of the City's ongoing planning process.
2. The City shall seek Facility Planning Grants for improvements to the Adair Village wastewater system.
3. The City shall continue to correct infiltration problems in the sewage collection system.
4. Municipal sewer service shall be provided to meet the needs of existing and future users.
5. The provision of sewerage services shall be coordinated with the provision of other public services, particularly municipal water service.
6. The City may provide municipal sewerage service to requesting areas at cost within the service capability of the system and the City's financial limitations. "At cost" shall include the cost of Capital Improvements, operation and maintenance costs and future system expansion needs.

### **On-Site Sewage Disposal**

1. No on-site sewage disposal systems shall be allowed in the City unless the municipal system is unavailable.
2. The County should only approve on-site sewage disposal systems for low-density developments that will not result in health hazards, water pollution or the untimely extension of public services.
3. Areas with existing on-site sewage disposal systems that pose potential health and pollution hazards shall receive a high priority for Municipal Sewer Service.
4. On-site sewage disposal systems shall be discouraged in areas immediately adjacent to the City, where City sewers can easily be extended.

### **Storm Drainage**

1. As part of the City's project review process, private developments shall be required to submit detailed drainage plans in conformance with area plans.
2. The City and the County shall review plans for developments within the Urban Growth Boundary to insure that storm drainage plans for developments are adequately related to the needs of the entire area.
3. Open drainage courses that can function as linear greenways shall be preserved as open space wherever possible in lieu of creating covered storm drains.



4. Area storm drainage projects should be maintained as part of the City's ongoing Capital Improvement Program.

**Solid Wastes**

1. Adair Village supports Benton County's continued Solid Waste Management Program.
2. Benton County should continue to monitor any adverse effects of the nearby Coffin Butte disposal site.
3. The City supports the County in investigating and encouraging recycling efforts.

**Fire Protection & Emergency Services**

1. The City supports the continued improvement of the Adair Rural Fire Protection District, for fire protection and emergency services.
2. The City supports the need for expanded fire protection and emergency services to meet the needs of additional urban development and the Adair County Park.
3. Newly urbanized areas shall be equipped with a fire hydrant system.
4. Subdivisions and Partitions shall be submitted to the Adair Rural Fire District for review and recommendation.

**Energy & Communications Systems**

1. Electric power distribution systems and telephone and cable television lines shall be located underground in all future developments.
2. Pole locations needed by serving utilities shall be coordinated with the City.
3. The City shall keep all private utility companies informed of community planning policies and development trends and shall submit subdivision and development plans to local utilities as part of the City's project review process.

**Other Public Facilities & Services**

1. The City supports the need for improved police protection resulting from continued growth and development of the City and the Adair County Park.
2. The City shall continue to improve the developing Village Center as the City's primary governmental and commercial center.
3. The City shall continue to provide administrative and public works services within its financial capabilities while seeking outside assistance and programs for needed services.