

## **SECTION 9.600 PUBLIC FACILITIES AND 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 which has a full range of public facilities and services including water and sewerage 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 City maintains an office in the Adair Village Community Building on Wm. R. Carr Avenue. The City is staffed by a City Administrator / City Recorder, an Administrative Assistant, a Water Treatment Plant Operator, and a Wastewater treatment Plant Operator. In addition, the City contracts for a City Attorney, a City Planner and a City Engineer.

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.

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 Capital Improvement Program is needed. A long-range financial program should be initiated as a complement to the yearly budget.

### **Benton County**

**County Police Protection**

The City of Adair Village does not have a police department. Police protection is provided by the Benton County Sheriff's Department as part of its rural service area. There is no specialized service agreement between the City and County although space is provided in the Adair Village Community Building for a Sheriff's office.

With expanded use of the Adair County Park and with expansion of the Santiam Christian School and the Laborer's Training School programs there will be an increasing need for police protection.

**County Library**

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

**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 emergency 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 out 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 AND EMERGENCY SERVICES**

Adair Village is within the Adair Rural Fire Protection District. 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 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. The Oregon Southwest Washington Laborer's Training School owns the building and permits the District to utilize the facility. 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 District has three pumpers, one tender, a rescue squad vehicle, and two brush rigs. The major equipment is listed on **Table 9.600 A**. 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.

**TABLE 9.600 A**  
**Adair Rural Fire and Rescue District Equipment**

**Pumpers**

- 1 - 1,000 gallons per minute pumpers with 1,000 gallons holding capacity (1994 Central States and 2001 Central States)
- 1 - 750 gallons per minute pumper with 1,000 gallons holding capacity. (1968 Western States)
- 2 - Type III four-wheel-drive bush rigs (1968 Jeep and 1992 Chevrolet)

**Tender**

- 1 - 3,000 gallon tanker (1987 GMC/Starline)

**Other**

- 1 - Rescue Squad Vehicle (1995 Chevy/Braun 4x4)
- 1 - Utility 4x4 Pickup
- 1 - Staff Car

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 area occupied by the Santiam Christian School, the Labor Training Center and the Willamette Carpenter School. 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.

There are few serious fire hazards within the City, with the District being primarily a bedroom community for the surrounding cities. The area has a very light commercial fire hazard with the most significant life hazard being the schools. The District's greatest hazard being the wildland 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, SE Polk Fire District in 1900-200.

**SECTION 9.613****PARKS AND RECREATION**

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

**Playgrounds**

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

**Adair Village Park**

The City has acquired a 2.6 acre site west of Wm. R. Carr Avenue for development of a park and Community Services Building. The site includes an existing building of approximately 2,800 square feet. Both the park area and building are being improved on a continuing basis. The building is used for recreation and community functions and houses the City Hall offices of the City.

### **Benton County Park**

A County Park is located east of Wm. R. Carr Avenue on a 7.2 acre site, across the street from the Adair Village Park. The County facility includes a ballfield and a building used by the Benton County Model Railroad Club. Both the City and County lands should continue to be developed as a community recreational facility.

### **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.

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 residential 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, Santiam Christian School and the Prince of Peace Mennonite Church has a Pre-school. Schools servicing Adair are listed in **Table 9.600 C** with their enrollment and capacity.

**TABLE 9.600 C**  
**Schools Serving Adair Village**

<b>School</b>	<b>Grades</b>	<b>Enrollment</b>	<b>Capacity</b>	<b>Condition</b>
<b>Corvallis District No. 509 J</b>				
Mountain View Elementary	K - 5	248	450	Good
Cheldelin Intermediate	6 - 8	678	690	Good
Crescent Valley High	9 - 12	1,270	1,290	Excellent
<b>Santiam Christian School</b>				
	K	36	38	Good
	1 - 6	279	280	Good
	7 - 8	125	130	Good
	9 - 12	282	290	Good
<b>Mennonite Pre-school</b>				
	Pre-school	17	20	

**Mountain View Elementary School**

Elementary school children attend Mountain View Elementary School, located in Lewisburg, three miles south of Adair Village. Lewisburg Elementary School is being used at approximately 55 percent of its capacity. The 2001 enrollment included 28 kindergarten children and 220 elementary school children. Enrollment is presently 200 students below the school's capacity.

Mountain View has 10 classrooms. The school was built in the 1960's and is in good condition. There are no plans for any major expansions or improvements.

**Cheldelin Intermediate School**

Adair children in grades 6 through 8 attend Cheldelin Intermediate School, located within Corvallis, approximately 5 miles south of Adair Village. Cheldelin Intermediate School is being used at near capacity. In 1980, enrollment was 582 students and is now 687 students. There was no data on the number of students attending from Adair Village.

Cheldelin has a staff of 60. The school was built in the 1960's and is in good condition. There are no plans for expansion.

**Crescent Valley High School**

Adair Village high school students attend Crescent Valley High School, located 5 miles southwest of Adair Village. Crescent Valley is currently operating at near capacity.

The high school was built in 1971 and is in good condition. The 1980 enrollment was 1,134 students and is now 1,270 students. Crescent Valley has 71 certified teachers and a total staff of 120. There was no data on the number of students attending from Adair Village.

### **Santiam Christian School**

Santiam Christian School is located in Adair Village on 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. Fifteen people live on campus in 7 housing units.

Santiam Christian School is operated by the Santiam Christian School Corporation, an interdenominational non-profit corporation. The school is parent sponsored and governed by a Board of twelve members 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.

### **The Prince of Peace Mennonite Church**

The Mennonite Church has a Pre-school that currently has 17 students and 3 employees.

### **Future Needs**

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.

Generalized projections indicate a decline in the school-age population. The population holding capacity of the Adair Village Urban Growth area is estimated at 1,030 people. At that level, there could be an estimated 300 elementary school children in Adair Village as opposed to the estimated 180 or so today.

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.

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 which 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 in 1972 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 was 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.

In November 1978, A Comprehensive Water System Development Program was prepared that recommended an improvement program for the Water System. In September 1993 a Water System Evaluation and Master Plan was completed for the City. Both of these studies recommended capital improvements to the system and a maintenance program that the City has systematically undertaken within its funding availability.

The **Water System Evaluation and Master Plan**, January 1994 by Westech Engineering, Inc. is 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, The Adair Industrial Park and the Dumbeck Water District.

The system known as the Adair Industrial Site, formally the Wells Property Inc., served the Boise-Cascade plant and other buildings in the old North Cantonment area of the Camp Adair Army Base.

The Dumbeck Lane Water District serves a rural-suburban area 2 miles east of Adair Village. The Dumbeck district currently has 88 active water users. At current zoning standards, the Dumbeck district could accommodate a potential of 150 homes.

**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 an 82 cfs Water Permit.

**Treatment Plant**

The Adair water treatment plant provides full treatment with coagulation, flocculated, sedimentation, filtration and disinfection. The 1994 Adair Village Master Plan indicated that the maximum daily output for 2002 would be 1.128 million gallons a day (mgd) and current Plant capacity is limited to 2.3 mgd with a potential to upgrade to the original capacity of approximately 10 mgd with major reconstruction of the facilities.

The plant operator has indicated that the current capacity of the plant is 70,000 gallons per hour. On a 24-hour basis this amounts to 1.6 mgd. The plant capacity is limited by the pumping capacity of 70,000 gallons per hour.

**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, including a new roof. The Hospital Hill reservoir has a storage capacity of .5 million gallons. In addition to the 1.5 million gallon storage provided by the reservoirs, an additional 250,000 gallons can be stored at the treatment plant.

**Transmission and Distribution System**

A ten inch line conveys the treated water from the treatment plant to the Voss Hill storage reservoir. Two ten inch lines lead out of the Voss Hill reservoir. One serves Adair Village, the other line extends to the Adair Industrial Park. A six inch line connects to the Industrial Park line to supply the Dumbeck Lane Water District.

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 and the Laborer's Training School.

The transmission and distribution system is in need of substantial improvements. The 1994 Master Plan indicated substantial water losses in the system resulting in only 48% of the water production being consumed by metered users.

**Existing Capacity and Future Demand**

The Adair water system is potentially an under-utilized public facility. The system has treatment and storage capability in excess of the City's existing or projected needs.

**Table 9.600 D** outlines the City's 1993 and 2020 water requirements according to the Master Plan report adjusted from the target year of 2012 to 2020 since the population projection use in the report for 2012 are now the same as those projected to the year 2020. Using estimated population figures of 554 people in 1990 and 913 people in



2020, the report estimated maximum daily flow demand as 887,000 gallons in 1993 and 1,472,000 gallons in 2020. The treatment plant capacity was estimated at 2.30 mgd in 1994.

**TABLE 9.600 D**  
**Water Requirements For 2020**

<u>Year</u>	<u>1993</u>	<u>2020</u>
Total Population	554	913
Average Daily Demand by User		
Residential 314.5 gpd/meter	0.126	0.193
Commercial 483.0 gpd/meter	0.032	0.049
Dumbeck 452.0 gpd/meter	0.066	0.102
Flow Demand		
Average Daily, mgd	0.224	0.343
Maximum Daily, mgd	0.961	1.472
Maximum Hourly, mgd	2.883	4.415
Fire Flow, gpm	1,000	1,000
Storage Requirements:		
Equalizing Storage, mg	0.073	0.111
Fire Reserve, mg	0.630	0.630
Emergency Reserve, mg	<u>0.316</u>	<u>0.484</u>
Total Required Storage, mg	1.019	1.225
Existing Storage, mg	1.50	1.50

Source: "Adair Village Water System Evaluation & MasterPlan", WE, Inc., 1994.

The estimated storage need was 1,019,000 gallons in 1993 and 1,225,00 gallons for 2020. The existing storage available is 1,500,000 gallons.

It is currently estimated that the system has sufficient capacity to serve the City's need through the year 2020 and with improvements the system could serve a substantially larger population. One of the potential benefits of the Adair Village potential water capacity is Adair's capability of meeting emergency needs of the North Albany area.

## **SECTION 9.640                      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 other public services. Benton County has adopted a policy whereby sewerage service shall be restricted to Urban Growth Areas unless a severe health hazard exists.

Many of the soils in the Adair area are moderately or 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 sewage system was originally built in 1958 to serve the Air Force Base. The Adair water and sewage 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. A few of these structures, including the Benton County Club House and properties of the Oregon Game Commission, lie outside the present City limits, but the sewage system is otherwise presently limited to the area within the incorporated limits of Adair Village.

The City has completed several studies for improvements to the sanitary sewer system over the years. The **Sanitary Sewerage System Facilities Plan** and the **Wastewater Facilities Plan Supplement** are the most recent. Both of these studies recommended capital improvements to the system and a maintenance program that the City has systematically undertaken within its funding availability.

The **Sanitary Sewerage System Plan Facilities Plan**, July 1988 by Westech Engineering, Inc. and the **Wastewater Facilities Plan Supplement**, January 1990, by HE, Inc. are hereby included by reference in the Adair Village Comprehensive Plan as part of this Section.

### **Treatment Plant**

The treatment plant is located in the 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 due to the limited stream flow 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 collection system consists of two subsystems. One subsystem serves the Adair Meadows residential area, the other serves most of the former military base facilities.

Wastes from the Adair Meadows area flows by gravity into a trunk line of Azalea Drive and then to a pumping 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 which 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 sewerage treatment system has the capacity to accommodate the projected growth to the year 2020. Treatment and flows can accommodate a population of 952 people during dry weather and 970 people during wet weather.

It is apparent that Adair Village has a serious inflow and infiltration (I/I) problem with the existing collection system. The collection system needs additional analysis and correction and the recommendations of the 1988 Facilities Plan should be implemented

### **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 (including land use plans and state goal conformance), as meeting state requirements and as being a 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 UGB area that are still on septic tanks within the City of Adair Village although the housing within the Planning Area is 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 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 which 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**

There are three piped storm drainage systems in Adair Village. One serves the Adair Meadows Residential area and empties storm waters into Bowers Slough.

The other two systems drain the former military base area. 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 storm drainage system is separate from the sanitary sewer system and there is no treatment of storm wastes.

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 miles northwest of Adair Village.

Solid wastes in Adair Village is collected by the Corvallis Disposal & Recycling Company and is disposed of at Coffin Butte.

Coffin Butte is operated by Valley Landfill, Inc. 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, requires 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 AND COMMUNICATIONS SYSTEMS**

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

- Consumers Power, Inc. (CPI)
- Northwest Natural Gas Company
- Qwest Telephone Company
- TV Cable – AT&T Broadband

### **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 has 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 Cod.

**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 Qwest. 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 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. The municipal sewer system and water system are capable of accommodating the projected community growth although improvements to both systems will be needed and should be included in a Capital Improvement Program.

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 AND SERVICES POLICIES****Goals and 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 and Recommendations**

**General Policies**

1. The City shall insure that public facilities contribute to an efficient frame work 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 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 SDC fees 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. SDC charges 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 for needed facility improvements.

**New Public Facilities and Services Policies****ORD 06 - #2 - 2/28/06**

**New policy 1:** Open space, green space, parks, pocket parks, and plazas shall be incorporated into the Village Center, Neighborhood Center, 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.

**New policy 2:** The City shall require construction of new infrastructure that facilitate urban development and emergency response prior to – or concurrent with – development of new land within the Urban Growth Boundary.

**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. Mountain View Elementary School, Cheldelin Middle School and Crescent Valley High School could be impacted by growth in the City of Adair Village.

2. The City shall keep the School District 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 should be given to locating the school in Adair Village.

### **Parks**

1. The City should 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 should cooperate with Benton County in developing the City and County park lands within the Adair Village area.
4. The City shall seek to maintain a minimum standard of park and playgrounds of 10 acres per 1,000 population.
5. The City shall support programs of public and private urban landscaping.
6. The City should cooperate with the Benton County Parks Department in the planning and development of the Adair County Park.
7. 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.
8. The City shall seek financial assistance for the planning and development of the Adair Village City Park.
9. Funds should be sought for the planning and development of the City's park and recreation program.

### **Water System**

1. 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.
2. The provision of water services shall be coordinated with the provision of other public services, particularly sewerage service.
3. The City shall seek to insure that water system improvements are undertaken in a manner that will be least disruptive to the environment and the community.
4. 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.



5. The City shall supply water service on to areas within the UGB at an urban level of service and to areas outside the UGB at a rural level of service.
6. The City shall provide 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.

### **Sewerage Facilities**

1. The city shall seek additional grants and loans to implement system improvements recommended in the City's Wastewater Facility Plan.
2. The City shall provide sewerage service to the Adair County Park if requested, within the limits of the system's capability.
3. The City should seek Facilities Planning Grants for the Adair sewerage system.
4. The City should provide sewerage service at cost upon request to areas within the City's UGB at an urban level of service.
5. The City should provide 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.
6. The City shall seek funds to correct infiltration problems in the sewage collection system.
7. Sewer facility improvements shall be maintained as part of the City's ongoing Capital Improvement Program shall be updated and maintained as an integral part of the City's ongoing planning process.

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

1. No on-site sewage disposal systems shall be allowed in the City unless the municipal system is unavailable. On-site sewage disposal systems may be approved by the City and County for the UGB area subject to approval by the county sanitarian after an on-site analysis of site capability.
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 City 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. Storm drainage plans shall be reviewed to determine the impact of projects on existing and future land use and on the natural environment.
4. Open drainage courses that can function as linear greenways shall be preserved as open space wherever possible in lieu of creating covered storm drains.
5. 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 and Emergency Services**

1. The City supports the continued development 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.
5. Development proposals for areas of rough terrain, notably on Poison Oak Hill, shall be reviewed with special consideration given to ease of providing adequate fire protection.

**Energy and Communications Systems**

1. Electric power distribution systems, telephone and cable television lines shall be located underground in all future developments.
2. Development of a conversion schedule should be encouraged to convert existing overhead utilities to underground service in the future.

3. Wherever possible, future utility substations shall be located outside residential districts. When this is impossible, means shall be sought to visually integrate these facilities with nearby developments by fast-growing landscaping or attractive fencing.
4. The City shall keep all private utilities 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 and 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 to the Community Building as a needed center for the community.
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.