

MEMORANDUM

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TO: SIAG
FROM: JON SKIDMORE *JPS*
SUBJECT: SEWER POLICY LANGUAGE FOR GENERAL PLAN
DATE: 10/03/2014



As part of the adoption of the Public Facilities Plan (PFP), which amends the City's General Plan, it may be appropriate to update or change policy language regarding sewer in a manner that is consistent with the work done, and policy direction chosen by SIAG.

Below I have listed the existing policy statements regarding sewer from Chapter 8 of the Bend Urban Area General Plan. Section II contains the policy language provided in the notice to the Department of Land Conservation and Development (DLCD) as part of the required 45-day notice (more on that below). Section III contains some additional amendments/deletions to the existing sewer policy language to make it more relevant to our Community today versus when it was written in 1998. Section IV provides proposed additional policies based on the work done, and policy direction recommended by SIAG.

I. Existing Policy Language

Sanitary Sewer Facilities and Systems

- 1. The city shall encourage development of serviced land prior to unserved land or require the extension of sewer lines as part of any development within the UGB.*
- 2. The city shall coordinate the provision of sewer service with other providers within the Urban Growth Boundary.*
- 3. All development within the Urban Growth Boundary shall be sewered or provide for sewers through a binding sewer service agreement with the city.*
- 4. No further special districts shall be formed to provide sewer service within the Urban Growth Boundary, nor shall any annexation be allowed to an existing district.*
- 5. The city shall be the primary provider of sewage collection and treatment services for the Bend urban area.*
- 6. To reduce the reliance on individual sewage disposal systems within the Urban Growth Boundary the city will assist established neighborhoods that commit to a sewage collection system by extending pressure or gravity lines to the subdivision.*

II. Policy Amendments as part of Notice to DLCD

As part of adopting the PFP (and amending our General Plan), we are required to provide a 45-day notice to DLCD. Our planning staff has submitted the following policy

language as part of that notice. As you will note, it differs slightly from the existing language. Further, Planning Staff is of the opinion that additional amendments are appropriate so this is not binding language. The statutory timeline required us to notify DLCD of the fact that we will be amending our General Plan, the specifics of how it will be amended will be refined through the public review process.

Sewer Collection System Facility

1. *The city shall encourage development of serviced land prior to unserviced land or require the extension of sewer lines as part of any development within the UGB.*
2. *All development within the Urban Growth Boundary shall be served with City sewer.*
3. *No further special districts shall be formed to provide sewer service within the Urban Growth Boundary, nor shall any annexation be allowed to an existing district.*
4. *The city is the primary provider of sewage collection and treatment services for the City's service area under Statewide Planning Goal 11.*
5. *To reduce the reliance on individual sewage disposal systems within the Urban Growth Boundary the city will work with established neighborhoods to find affordable solutions for sewer service.*

III. Additional Proposed Amendments to Existing Policy Language

Staff finds that a number of the existing policies are outdated. In some instances, it is likely appropriate to delete the entire policy. In others, it is likely appropriate to amend the language. Some suggested amendments are listed below for your review and consideration in addition to the changes that were included in the DLCD notice. We will discuss the reasoning behind the proposed deletions and modifications on Monday.

Sanitary Sewer Facilities and Systems

- ~~1. The city shall encourage development of serviced land prior to unserviced land or require the extension of sewer lines as part of any development within the UGB.~~
- ~~2. The city shall coordinate the provision of sewer service with other providers within the Urban Growth Boundary.~~
- ~~31. All **new** development within the Urban Growth Boundary shall be sewerred or provide for sewers through a binding sewer service agreement with the city **served with City Sewer, except as provided below.**~~
- ~~42. No further special districts shall be formed to provide sewer service within the Urban Growth Boundary, nor shall any annexation be allowed to an existing district. **The city is the primary provider of sewage collection and treatment services for the City's service area under Statewide Planning Goal 11.**~~
- ~~5. The city shall be the primary provider of sewage collection and treatment services for the Bend urban area.~~

~~63. To reduce the reliance on individual sewage disposal systems within the Urban Growth Boundary the city will assist established neighborhoods that commit to a sewage collection system by extending pressure or gravity lines to the subdivision~~ **work with established neighborhoods to find affordable solutions for sewer service.**

IV. Proposed New Policy Language

Based on the work of SIAG, the following policies are suggested for consideration and refinement. These are open for discussion, modification, deletion, etc. The intent of providing this information is to start the discussion about what type of policy language the SIAG recommends for inclusion in the City's General Plan.

4. The city sewer rates shall be set to collect a sufficient amount to allow the creation of capital project reserves and to replace aging infrastructure in addition to operational needs of the utility.

5. Staff shall report to Council on at least an annual basis regarding the status of the Collection System Master Plan, Capital Improvement Projects and capacity issues within the collection system.

6. The master plan shall be updated at least every 5 years with official review and adoption by Council.

7. The 20-year financial plan shall be reviewed and updated annually by Council.

8. New development shall rely upon gravity flow sewer service where practicable.

9. If lift stations are required to serve new development, regional pump stations shall be relied upon to the extent practicable versus individual or smaller lift stations.

10. The City has invested heavily in its sewer collection system and sewer treatment facility to serve the entire community. Development within the City shall rely on those systems for sewer service. If sewer capacity is not directly available to the property, then the development shall incur the cost to extend sewer facilities as identified in the City's Collection System Master Plan (CSMP) to provide service. If it is demonstrated that a development cannot feasibly be served by the City's existing systems or necessary expansions per the CSMP, then alternative treatment strategies can be proposed for evaluation. These proposals would be compared to the costs and benefits of additional expansions of the City's system.

11. Engineering Best Management Practices shall guide development of new sewer infrastructure through the City of Bend Public Improvement Construction Procedure Standard & Specifications.

12. The City should look for reasonable opportunities to decommission energy- and maintenance intensive lift stations as part of new development or other City infrastructure projects.

13. The City should develop a system of incentives to reduce overall impacts to the sewer collection and treatment system by encouraging conservation or water reuse.

V. Public Facilities Plan Review Schedule

The Planning Commission is holding a work session on the CSMP on Monday, October 13 at 5:30 pm. If the SIAG can agree to specific policy language before that work session, we will present it to the Planning Commission. If not, there is time to further refine and provide recommendations to the Planning Commission before and up until the first scheduled hearing on November 10. Further, the Planning Commission will make a recommendation to the City Council which will hold another hearing likely in November or December. We have time to address this yet, the earlier we can insert the SIAG recommendation as part of the overall PFP package, the better.

Have a good weekend and see you Monday afternoon.

Thanks!