

**MINUTES OF THE SPECIAL MEETING  
BENTON COUNTY BOARD OF COMMISSIONERS AND THE CITY OF ALBANY  
CITY COUNCIL  
Tuesday, October 14, 2008  
Benton Plaza**

**Part I**      **4:30 p.m., Plaza Meeting Room**

**Board of Commissioners:**

Linda Modrell, Chair; Jay Dixon, Commissioner; Anabelle Jaramillo, Commissioner

**City of Albany City Council:**

Dan Bedore, Mayor; Jeff Christman, Councilor; Floyd Collins, Councilor; Sharon Konopa, Councilor; Dick Olson, Councilor; Ralph Reid, Jr., Councilor

**Excused:**      Bessie Johnson, Councilor

**Staff:**      Jeff Blaine, Mark Sheppard, Diane Taniguchi-Dennis, City of Albany Public Works; Greg Byrne, City of Albany Development Director; Wes Hare, City of Albany City Manager; Roger Irvin, Benton County Public Works; Kevin Perkins, Benton County Recorder; Marilyn Smith, City of Albany Public Information Officer, Greg Verret, Benton County Community Development

Mayor Bedore called the meeting to order at 4:29 p.m.

**I.      Introductions**

**II.     Public comment**

No comments were offered.

**III.    Property Development Outside the City of Albany UGB – Dan Bedore, Mayor, City of Albany**

Mayor Bedore reviewed the information contained in the meeting materials regarding the provision of city services to parcels outside the Albany UGB.

The City Council presented the following concerns to the Commissioners for discussion:

- Provision of services, notably water, to parcels outside the UGB
  - ◆ The City's policy prohibiting providing services outside the city limits has not been uniformly applied
  - ◆ Some developed parcels do not have adequate water supplies via wells
  - ◆ Existence of the North Albany CSD may complicate decisions on who may receive services from the City
  - ◆ Water quality is a concern during low water periods

- Consistent development standards
- Limiting urban sprawl by decreasing the allowed housing densities
  - ◆ The Board replied that it cannot bar uses that are allowed under the current zoning of a parcel and does not expect a parcel to be rezoned to a lower density
  - ◆ The City Council would like the County to require greater street connectivity to lessen the burden on existing arterial streets

Potential solutions/items for further discussion:

- Creation of a “transition zone” overlay for areas of North Albany
  - ◆ The overlay would not be zoning but would guide development by showing lot layouts, rights of way and locations of streets at urban densities
  - ◆ Boundaries would have to be clearly defined
  - ◆ May operate similar to an Urban Fringe Agreement
    - Albany is somewhat unique in that the UGB and city limits are the same
  - ◆ Soils would need testing, to meet state development goals
  - ◆ Areas within flood plains would need to be addressed
- Change in the schedule of water testing to take into account low water level periods and include testing for chemicals other than bacteria and nitrates
  - ◆ Delaying the issuance of a permit to test during low water periods may be problematic for the County
- Request a study of the Highway 20 corridor for possible improvements/expansion
- Retaining the North Albany CSD rate structure
  - ◆ May be more efficient to maintain the structure in anticipation of future expansion or repairs to infrastructure
  - ◆ The bulk of Albany’s citizens have traditionally opposed paying for improvements to the North Albany area

The City Council commented that they do not currently have proposed timeframe to address the issues. The purpose of the meeting was to present their concerns to the Board and seek a collaborative approach for the future.

#### **IV Water Supply and Rights – Dan Bedore, Mayor**

Bedore commented that there has been discussion with Adair Village about creating a joint water system to provide for Adair Village when they need to rebuild their system and to provide a backup in the event of a failure in North Albany.

City of Albany staff stated that Drew Foster, Adair Village City Manager, will send a proposal to various jurisdictions requesting information as to who may be interested in cooperating to address water issues.

The Board and Council discussed the water rights of Adair Village and Albany along with Benton County’s water policy project and the outlook for each.

Wes Hare, Albany City Manager, commented that in the Big Look Report one of the proposed pieces of legislation is for "beefed up" regional planning committees, which may include incentives to accomplish regional planning goals.

Bedore suggested letting City and County staff begin working together and when they have something to bring forward the Council and Board should meet to review their progress.

**Adjournment**

Bedore adjourned the Board meeting at 5:27 p.m.

\_\_\_\_\_(date)  
Linda Modrell, Chair

\_\_\_\_\_(date)  
Jay Dixon, Commissioner

\_\_\_\_\_(date)  
Annabelle Jaramillo, Commissioner