

RESOLUTION NO. 1912

TITLE: Adoption of Preliminary Urban Growth Boundary and Interim Policy Statements

WHEREAS, the Planning Commissions of Linn and Benton Counties and the Cities of Albany, Millersburg, and Tangent have been meeting on a regular basis since June, 1976, to gather and study information and formulate preliminary policies and boundaries in compliance with LCDC Goal No. 14; and

WHEREAS, the joint Planning Commissions adopted criteria for development of a Preliminary Urban Growth Boundary on March 17, 1977, (see Exhibit A); and

WHEREAS, on May 5, 1977, the joint commissions adopted a list of assumptions for the Albany Urbanizing area (see Exhibit B); and

WHEREAS, on June 24, 1977, a full-page ad was placed in the Albany Democrat-Herald showing the proposed preliminary boundary, listing the proposed preliminary boundary, listing the proposed policy statements and a schedule of neighborhood meetings; and

WHEREAS, a series of neighborhood meetings were held within each area of the proposed boundary to receive citizen input on the boundary location and proposed interim policies; and

WHEREAS, the joint Planning Commissions met on August 18, 1977, to reach a consensus on the location of the Preliminary Urban Growth Boundary and Interim Policy Statements;

NOW, THEREFORE, BE IT RESOLVED by the Albany City Council that the Preliminary Urban Growth Boundary as shown on Exhibit C and the Interim Policy Statements as stated in Exhibit D are hereby adopted and recommend their adoption by the Planning Commissions of Linn and Benton Counties; and

BE IT FURTHER RESOLVED that the Preliminary Urban Growth Boundary be reviewed every twenty-four (24) months by the City; and

BE IT FURTHER RESOLVED that whenever the Preliminary Urban Growth Boundary is in the middle of a street or road, urban services will be extended two hundred (200) feet beyond that boundary; and

BE IT FURTHER RESOLVED that Exhibits A and B are hereby adopted.

DATED THIS 14TH DAY OF SEPTEMBER, 1977.


MAYOR

ATTEST:


CITY RECORDER

SUGGESTED CRITERIA FOR DEVELOPMENT OF A PRELIMINARY URBAN GROWTH BOUNDARY FOR THE ALBANY URBANIZING AREA

1. Limitations to urban development caused by physical characteristics.
 - a. Flooding - Willamette and Calapooia Rivers, Oak Creek.
 - b. Drainage patterns.
 - c. Significant topographical and geological features.
2. Preservation of agricultural lands and minimization of urban-agricultural conflicts.
 - a. Preservation of Class I-IV farmlands when feasible in view of needs for urban development (with greater emphasis given toward preservation of Class I and II lands).
 - b. Consideration of actual agricultural land use and preservation of more intensive agricultural operations.
 - c. Relation of farm land to present urban development. (to minimize conflicts).
 - d. Consideration of prevailing agricultural parcel sizes.
3. Logical extension of urban services and consideration of jurisdictional responsibilities.
 - a. Domestic water supply system (areas capable of being served by a coordinated domestic water supply system).
 - b. Sanitary sewerage system.
 - c. Storm drainage system.
 - d. Road improvements.
 - e. Other urban service needs such as fire protection, police protection, and recreation.
4. Urban Development Needs.
 - a. Identification of potential health hazard areas.
 - b. Major urban developments not now receiving full service.
 - c. Imminent development projects requiring services.
 - d. Expected urban growth areas including housing, business, or industry.
5. Other Considerations.
 - a. Boundaries and functions of cities, service districts, and agencies providing utility services.
 - b. Existing comprehensive plans and zoning regulations.

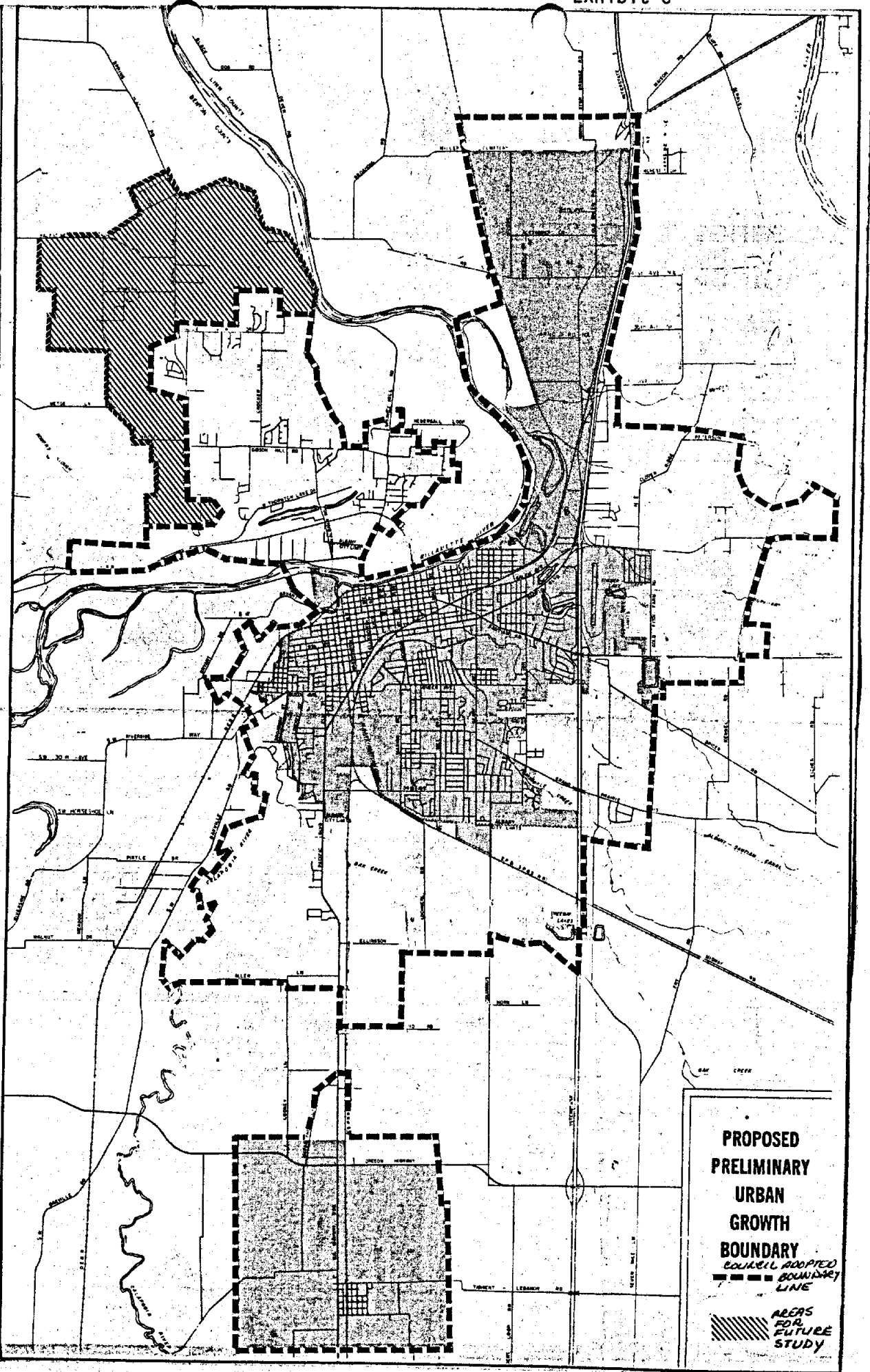
Adopted by Albany Urbanizing Area
Joint Planning Commission Committee
March 17, 1977

ACCEPTED BY JOINT PLANNING COMMISS
May 5, 1977

ALBANY URBANIZING AREA

ASSUMPTIONS

1. Limitations to Urban Development Caused by Physical Characteristics
 - A. No urban development should occur within the floodway for any major river or drainage basin. Urban development of flood fringe areas could take place with approved engineering plans.
 - B. Drainage ways should be identified and preserved to insure that urban development does not encroach in these areas.
 - C. Other than for flood plains, topographic features do not appear to be a significant deterrent to urbanization.
2. Preservation of Agricultural Lands and the Minimization of Urban/Agricultural Conflicts
 - A. There can be no extension of urban development into adjacent areas without utilizing Class I - IV soils.
 - B. Efforts to utilize poorer soils in the area for urbanization first would encourage urban sprawl and defeat any compact growth policies.
 - C. The development of urban areas in a compact, coordinated manner, through utilizing prime farm land, will preserve larger areas for farming by lessening the pressure for sprawl and its resultant effects.
3. Logical Extension of Urban Services and Consideration of Jurisdictional Responsibilities
 - A. Water can be served to the full study area; however, within certain areas there are economic restrictions which limit uncontrolled service extensions.
 - B. Sewage service can be provided to the full study area, but alternative systems to gravity flow will be necessary. Gravity flow systems define specific areas of service.
 - C. Coordinated and controlled utility extensions will reduce unnecessary public expenditures for utility line extensions.
 - D. Coordinated storm drainage plans are necessary for urban development.
 - E. Coordinated transportation and development plans are necessary for proper urban development.
 - F. Capital improvement budgeting of urban service needs based on a sub-area analysis will be necessary to produce a coordinated urban development plan.
4. Other Urban Development Needs
 - A. Clustered health hazard areas (sewage system failures) will require urban services if repairs are uneconomic.
 - B. Consideration must be given to future land utilization for each of the major land use categories including residential, commercial, industrial, public, and recreation/open space.



**PROPOSED
PRELIMINARY
URBAN
GROWTH
BOUNDARY**
COUNCIL ADOPTED
BOUNDARY
LINE
**AREAS
FOR
FUTURE
STUDY**

INTERIM POLICIES - ALBANY AREA PRELIMINARY URBAN GROWTH BOUNDARY

1. Urban development shall not take place within the floodway of any river, stream, or drainage way within the Albany Area Urban Growth Boundary. Minimal urban development may be allowed within the floodway fringe of the rivers, streams or drainage ways, but only on the basis of review and approval of properly developed engineering plans.
2. All major drainage ways shall be identified and preserved in order to provide for the adequate handling of drainage and to insure their retention as open space.
3. The expansion of urban development will require the use of some Class I-IV agricultural soils. However urbanization should only occur in a compact, contiguous and coordinated manner to minimize the loss of prime farm lands.
4. Urban development should be encouraged to take place in a compact, contiguous and coordinated manner in order to preserve larger tracts of farm land; to minimize the pressure and resultant effects of urban sprawl; to minimize potential urban-agricultural conflicts; and to maintain public service and utility costs at the lowest feasible level.
5. The extension of public water supply and sewage disposal facilities within the Urban Growth Boundary shall be based on a compact urban form intended to maintain cost of utility extensions at a financially feasible level, and upon a regional plan for extension of these facilities.
6. Planning and development of utilities, storm drainage systems, and transportation facilities shall be based upon a coordinated regional plan, prepared with the participation of all cities and counties within the Albany Area Urban Growth Boundary.
7. A master Capital Improvement Plan shall be developed for the Albany Area Urban Growth Boundary to implement regional public facility and utility plans.
8. Public water and sewer services within the Albany Area Urban Growth Boundary shall be provided through coordinated systems on the basis of a regional plan adopted by all cities and counties located within the Urban Growth Boundary.
9. High priority shall be given to the provision of needed public water supply and sewage disposal services to identified health hazard areas within the Albany Area Urban Growth Boundary.
10. The preliminary Albany Area Urban Growth Boundary is based upon a need to accommodate a projected 1990 population of 48,400 with a contingency of an additional 10 per cent (4,840) to accommodate the possibility of unanticipated growth.
11. High priority shall be given toward the development of consistent and coordinated development controls on the part of the various jurisdictions within the Albany Area Urban Growth Boundary in order to accommodate future urban densities.

Adopted August 18, 1977
Albany Area Joint Planning
Committee