

Comprehensive Plan Goals & Programs (Chapter 8)

Goal # 1: Coordinate intra-agency efforts and create a system of public facilities for the planning horizon.

Public Facility Values and Policies

- Local plans for providing urban levels of services to all land within the UGB must be comprehensive.

The basic idea is not to focus on one problem or aspect of a system or one area of town or even one type of plan. Each of the city's master plans should broadly focus on the entire system; obviously this will include the identification of specific issues but always in the overall context. Further, the water system should mesh with the sewer system which should coordinate with the traffic system and be complimentary to the zoning and land use system.

- Providing needed services in an economic and effective manner is good business and a good growth management tool.

Having needed services available, or at least a plan to provide them, goes a long way in attracting business. Having an efficient system keeps development fees and monthly rates as low as possible. Providing services can serve as a growth management tool by discouraging some types of leap frog developments that create a high cost to revenue scenario.

- Plans providing for public facilities and services should be coordinated with plans for designation of urban boundaries, zoning, urbanizable land, rural uses and for the transition of rural land to urban uses.

This complements the first bullet about having comprehensive plans.

- Entities other than the City of Prineville may be allowed to use the surface, subsurface and air above City right of ways provided that all applicable rules and regulations are adhered to. In no event, shall these entities create a situation whereby the City must subsidize activity or repair damage caused by other service providers.

This is the current policy of the City and reviewed on a case by case basis.

- Public facilities and services in urban areas should be provided at levels necessary and suitable for urban uses without reducing service levels of existing residents.

This again ties back into creating a comprehensive service plans that don't focus on individual areas but how it all works together. For example, new developments may need to provide new water tanks or upsize lines to prevent reducing water pressure throughout the City.

- Public facilities and services in urbanizable areas should be provided at levels necessary and suitable for existing uses. The provision for future public facilities and services in these areas should be based upon: (1) the time required to provide the service; (2) reliability of service; (3) financial cost; (4) levels of service needed and desired; and (5) economic benefit to the community.

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This bullet is referring to how the City's 5 year CIP is developed. Private development can alter this list based on their needs at the time. The City has written a draft SDC ordinance that would give incentives to developers that include projects on the 5 year CIP, such as transfer rights, but it has not been adopted.

- A public facility or service should not be provided to outlying urbanizable areas unless there is provision for the coordinated development of all the other urban facilities and services appropriate to that area.

Our sewer, water and transportation master plans should provide this coordination. The real issue is if this property can annex and is it cost effective to serve this property. Saddle Ridge comes to mind as a situation where few people are connected to a lot of infrastructure and are not annexed.

- All utility lines and facilities should be located on or adjacent to existing public or private rights-of-way to avoid dividing existing farm units. Other locations may be approved if they are part of a planned development or master plan.

The City requires all public facilities to be placed in the City's ROW; however there are situations where it can't be done such as the gully sewer or where it isn't logical based on terrain or exiting private property such as the 10th street interceptor.

- Plans providing for public facilities and services should consider as a major determinant the carrying capacity of the air, land and water resources of the planning area. The land conservation and development action provided for by such plans should not exceed the carrying capacity of such resources.

The City's master plans do consider the development potential of an area based on its zone and topography. Should a developer exceed capacity with their desired project they would be required to construct the needed upgrades and those upgrade would not be SDC reimbursable.

- Recognize that there are two aquifers serving the community. The older, Prineville/Ochoco aquifer is smaller than the Deschutes aquifer located near the airport.

It has been recognized and proven.

- Recognize that alternate water sources exist. Water from various irrigation districts may be available for urban uses.

This has been discussed; we are currently hoping to receive at least 5000 acre feet of water rights from behind Bowman Dam that we can then transfer to our wells near the airport. It is also a possibility that we may need to treat the surface water and distribute it that way.

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Programs:

The City shall:

1. Prepare and regularly update transportation, sewer, and water master plans. These master plans must examine the desired service levels, infrastructure needs of the urban area, funding, and implementation strategies. Levels of service standards shall be developed for the following areas:
 - Police Protection
 - Fire Protection
 - Emergency Medical Service
 - Transportation
 - Parks and Recreation
 - Natural Open Space
 - Public Buildings
 - Water System
 - Sewer System
 - Storm water System
 - Solid Waste Management
 - Schools
 - Utilities
 - Libraries

The City does regularly update its master plans approximately every 5 years to update needed improvements and ensure proper funding. The City currently has a master plan for sewer, water and transportation. A storm water master plan has been written but not adopted. The City does have franchise agreements with utility companies and Prineville Disposal so there is some control there. The Police Department, Emergency Medical Service, Schools, Libraries and Parks have their own plans that tie into certain aspects of the City's master plans and zoning code.

2. Coordinate efforts among the various agencies and entities that provide public services to the community. This may require the imposition of franchise agreements and special protocols and fees for using public right of ways.

The City has franchise agreements for power, phone, cable, fiber, gas and garbage. The City also coordinates with State agencies such as ODOT and DEQ.

3. Identify specific capital facilities projects for the City and for other agencies that may benefit from coordinating with the City. Prioritize capital improvement projects based on a series of criteria; identify project costs and likely funding sources; relate projected improvements to forecast demand on services; identify current and proposed levels of service for each public service; and, establish a siting process for the location of essential public facilities, including property acquisition needs.

This is all part of the master plan process and yearly update of the City's 5 year CIP.

4. Develop a concurrency requirement that new development demonstrate the adequate provision of public services or provide for impact mitigation.

The City's land use code requires a development demonstrate that it will not exceed the carrying capacity for the City's public infrastructure. If it does exceed capacity the developer can construct the improvements deemed necessary to create the needed capacity and may receive reimbursement of SDC for qualifying improvements beyond the need of the development.

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5. Encourage communication and cooperation between the school district, developers, and the public. The local development codes and regulations shall require housing in close proximity to school locations.

Communication is always encouraged and all of our existing and future school sites are adjacent to residential zones and housing.

6. Revise the local development regulations to require new development to provide appropriate infrastructure and public services as a condition of development.

153.014 General Criteria; prevents a development from being approved that exceeds carrying capacity. 153.020 Design Review; 153.157 subdivisions; 153.160 partitions and 153.194 streets & other public facilities; also requires public infrastructure and other utilities as necessary such as phone cable, gas etc. 153.136 specific conditions; gives the Planning Commission authority to require additional infrastructure if deemed necessary.

Goal # 2: Create a system of conservation practices for public resources, services, and related facilities.

Public Facility Conservation Values and Policies

- Conservation practices and other techniques for sustaining limited resources and facilities are good for the community.

This bullet is referring primarily to water conservation and wastewater treatment but also to the City's natural resources such as river corridors, wetlands, rimrocks and Barnes Butte. The City does have a water conservation plan and we are going to re-develop our wastewater facility into a 300 acres wetland, drastically improving water quality and significantly reducing costs. Conservation of our natural resources is also good for the community. Conservation does limit development near these resources, but increases the value of the community as a whole. No one paints a picture of a muddy river devoid of vegetation, or a rimrock scene with a triplex.

- Natural resources, such as clean air and water, energy sources, timber sources, aggregate sources are limited in quality and supply.

Our air is compromised by the wood smoke in the winters due to the frequent inversion we experience and in the summer the wild fires get us. Water, energy and timber are limited resources but a little conservation can go a long way as well as technology and innovation. I have not heard of a shortage of aggregate resources though it can be hard to start a mine as nobody wants one in their back yard.

- Public services such as public sewer, storm water collection, solid waste disposal, public facilities, other point of contact public services, and services related to emergency response are limited in supply and duration.

This is more of a statement of fact than a goal. The City is constantly working to find ways to better serve the public. The City has re-designed its treatment plant to a wetland system providing significant savings and future public open space. The City has also put forward legislation to acquire water rights from Bowman dam, written a stormwater master plan and are looking at ways to consolidate 911 services.

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- In order to sustain local services and resources over the life of the Plan, and beyond, certain measures must be put into place to improve efficiency and limit wasteful practices.

Efficiency with city and community resources is one of City Council's goals and the city makes an effort to incorporate efficiency considerations into every plan and policy.

- Land use regulations and long range land use planning have a direct connection to preserving and enhancing livability and the efficient delivery of emergency services.

Long range planning and current regulations are two of the most important tools for a community in enhancing livability and preserving its character. Proper planning can balance out the demands of growth to ensure that needed development does not mean reduced quality of life. Long range planning is also a key to efficiently delivering services. Not planning for growth creates wasted public infrastructure and mixes incompatible uses. This, in turn, wastes money, increases neighbor disputes and can cause bottle necks in transportation.

- The Prineville community understands that making growth pay its own way is one of many techniques that can sustain limited resources without resulting in unnecessary subsidy.

"Pay its own way" means that the people or businesses building the homes and commercial and industrial buildings also pay for the additional infrastructure that serves those buildings. Those payments are called system development charges or SDC. Not only do developers pay for road and line extensions to their projects, but they also pay an SDC that provides money for future expansion of our street, sewer and water systems.

- Local government and other agencies should set examples for the community by adopting and utilizing sustainability practices.

The City makes an effort to include sustainability considerations in all planning documents as well as any infrastructure and other financial decisions.

- The Prineville community expects the local school district and City Planning officials will coordinate the location of new school site and implement strategies for multiple use spaces. The opportunity for reduced vehicle usage at school campuses should be evaluated and implemented.

The City has been involved in the location of new school sites and schools do operate as multiple use spaces. Traffic at schools is a minor issue but primarily because many parents drop their children off rather than ride the bus or walk to school. Over the past few years the City has been working with the School District, County Health Department and other partners to identify gaps in the walking/biking routes to schools and look for funding to address these issues. Two recent examples are the Safe Routes to School Sidewalk Project (which will extend sidewalk from Hudspeth to Juniper to Third) and the Ochoco Creek Trail Rehabilitation Project (which will rebuild the entire Ochoco Creek Trail).

- Even with prudent management and careful sustainability of resources, the Prineville community understands that property taxes and current service fees may not be sufficient to provide the service levels desired by the community. In some cases, new funding strategies may be necessary.

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If service levels desired by the community cannot be met with existing funding then then alternative sources of funding must be identified, whether through a local bond measure or grant applications.

Programs:

The City shall:

1. Develop a sustainability program for all City functions, services, and products. The plan shall identify goals and levels of conservation necessary for the planning horizon. Such goals shall have measurable outcomes and be monitored on a regular basis to insure proper management and effectiveness.

The City's master plans essentially do this. Master plans are evaluated every 5 years and updated as necessary to meets demands or changing needs. The City also has a water conservation plan and a natural features overlay district to protect its natural resources through the land use code.

2. Adopt regulations that require citizens to conserve water and reduce excessive irrigation of plant materials.

The City has a water conservation plan but it is more of a passive plan than strict regulations. The strictest part requires odd and even watering and complete shutdown from watering your yard in emergency situations. The City and Parks District also try to water all park and school grounds with irrigation water rather than potable water.

3. Develop air quality standards and monitor all air emissions into the community.

This is a function of DEQ, the City does not have a program to do this. The City could adopt higher air quality standards than DEQ but so far there has not been any apparent interest in taking this step.

4. Develop an energy source and use evaluation plan. Implement measures to reduce energy consumption and unnecessary lighting.

The City does not have a plan that I am aware of. The City did take advantage of a solar power grant to put solar panels on our public buildings.

5. Promote the creation of energy efficient structures and sustainable building practices. Requirements on specific architectural styles and materials may be necessary in order to reduce heating and cooling costs; a major part of local energy output.

This is done through minimum requirements in the state building code. At this point, additional effort to provide energy efficient structures and sustainable practices are left to the market and the consumer.

6. Coordinate with Crook County on the supply and anticipated life of aggregate resources necessary to support development. Regulations to permit onsite rock crushing and extraction may be necessary to properly implement such programs.

The City does coordinate with Crook County for aggregate resources and allows on site crushing without a permit provided all waterways are protected and they do not cause a nuisance to their neighbors.

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7. Develop a study to monitor non-sewage infiltration of the community sewage system. Industrial discharge permits may be needed to adequately reduce negative effects of large volume discharges into the sewer system.

We currently monitor our waste water at the treatment facility to meet DEQ rules and for any abnormalities that may kill the bugs that treat our wastewater. What this program is referring to is monitoring wastewater at the source before it hits the treatment plant. Wastewater discharge is generally looked at before the use begins to determine if they may need to filter their discharge before it enters the City's system. In 2007 the City began a very aggressive infiltration abatement program, installing liners in the sewer pipes that had the most infiltration of groundwater. The results, in regard to recapturing capacity at the sewer plant, have been significant.

8. Storm drainage plans shall not permit drainage to enter the sewage system to the greatest extent practical.

The City's Standards and Specifications require that stormwater stay onsite. Historic downspout connections to our sewer system have been removed when discovered.

9. Institute recycling program requirements aimed at reuse and reduction of solid waste. This may require implementation of, and changes to local garbage hauler franchise or license agreements.

This has been accomplished.

10. Coordinate landfill needs and other operations with Crook County.

This is done on an ongoing basis primarily between Public Works and the County's Landfill and Road Department.

11. Examine and develop strategies for maximizing capacity of transportation systems before street widening.

This is done through the Transportation Systems Plan (TSP).

12. Examine the actual cost of service for each service provided to the public. A cost/benefit analysis shall be developed in order to ascertain proper allocation of funding resources and or reduction/expansion of City services and programs.

There has been no formal cost-benefit analysis on City services to date; however, cost-benefit considerations are a key part of each budget cycle and have implications for department funding, staffing and fees.

13. Examine emergency service needs and funding necessary to provide adequate services levels throughout the community over the planning horizon. Land use regulations that examine potential for efficient delivery of emergency services will need to be incorporated into implementation codes.

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Emergency services are an important consideration of all of the City's planning efforts from ensuring multiple routes to every neighborhood within the transportation system to ensuring adequate fire flows. The City and County are currently looking into consolidating 911 services with Jefferson County to save money and increase inter-community cooperation. This is where the cost benefit analysis comes into play, although we can probably do it ourselves.

14. Recognize that community development services are necessary to implement local land use regulations and long term planning needs. The City shall examine the potential for a fee supported current development department and General Fund support for long range planning functions.

Community Development services are required at some level from the State. Local jurisdictions then add their own regulations based on community need or want. These regulations then help shape the community over time and give it some kind of coordinated direction.

The fee issue has been explored and implemented. The Planning Department want to a full fee for service schedule in ~2008 right at the beginning of the recession. Needless to say it didn't work and we had to fall back on the general fund. Previously all planning fees went into the general fund so when we went to a full fee of service model we had no money from the previous years to buffer the downturn. Our fees are currently set at a level intended to capture only the cost of processing each specific application.