

# **EXHIBIT B**

## **Water Master Plan Update Adoption Findings**

### Oregon Statewide Planning Goal 11 Public Facilities and Planning Oregon Administrative Rules Chapter 660, Division 11

Goal 11 states: 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. A timely, orderly, and efficient arrangement refers to a system or plan that coordinates the type, locations and delivery of public facilities and services in a manner that best supports the existing and proposed land uses.

**Finding:** The Water Master Plan update identifies a timely, orderly and efficient arrangement of water system improvements for supply, storage, and distribution. Improvements are prioritized based on short-term, medium-term and long-term needs. Identified improvements are intended to support existing and proposed land uses consistent with the Forest Grove Comprehensive Plan map.

Cities or counties shall develop and adopt a public facility plan for areas within an urban growth boundary containing a population greater than 2,500 persons.

**Finding:** According to the Portland State University Center for Population Research and Census, Forest Grove has a July 1, 2021 population of 26,242. The City's population exceeds the minimum population needed for preparing public facility plans including a water system master plan. The Water System Master Plan update fulfills this requirement.

A public facility plan is a support document to a comprehensive plan. The public facility plan describes the water, sewer, and transportation facilities which are to support the land uses designated in the appropriate acknowledged comprehensive plan.

**Finding:** The Water Master System Plan update will be incorporated into the Forest Grove Comprehensive Plan. The Planning Commission will make a recommendation to City Council to adopt an ordinance amending the text of the Forest Grove Comprehensive Plan to add the Water Master Plan as a technical appendix.

Goal 11 states that plans providing for public facilities and services should be coordinated with plans for designation of urban boundaries, urbanizable land, and for the transition or rural land to urban uses.

**Finding:** Preparation of the Water Master Plan update was coordinated with Forest Grove Comprehensive Plan including the Forest Grove Comprehensive Plan map and Westside Refinement Plan. Identified facility needs consider potential population and employment growth based on the land use designations identified on the Forest Grove Comprehensive Plan map.

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 urbanizable areas should be based upon: (1) the time required to provide the service; (2) reliability of service; (3) financial cost; and (4) levels of service needed and desired.

**Finding:** The Water Master Plan update identifies specific improvement projects needed to serve existing and future development within the urban growth boundary. The Water Master Plan update also identifies anticipated timeframes and estimated project costs. In addition, the Water Master Plan update identifies system performance standards for system pressure, fire flow, and storage capacity.

Public facilities and services should be appropriate to support sufficient amounts of land to maintain an adequate housing market in areas undergoing development or redevelopment.

**Finding:** The Water Master Plan addresses system needs in the developing area within the urban growth boundary. This includes the area north of David Hill Road between Thatcher Road and Highway 47 added to the urban growth boundary in 2014.

The level of key facilities that can be provided should be considered as a principal factor in planning for various densities and types of urban and rural land uses.

**Finding:** The facilities identified in the Water System Master Plan update are planned to support the land uses and development densities identified on the Forest Grove Comprehensive Plan map.

Capital improvement programming and budgeting should be utilized to achieve desired types and levels of public facilities and services in urban, urbanizable, and rural areas.

**Finding:** The Water Master Plan update includes a list of capital improvement projects to achieve the desired type and level of service for the water system in the urban and urbanizable areas of the City's planning area. The Capital improvements are described in detail in Chapter 7 of the Water System Master Plan update.

The public facility plan shall contain the following items:

- (1) An inventory and general assessment of the condition of all the significant public facility systems which support the land uses designated in the acknowledged comprehensive Plan;
- (2) A list of the significant public facility projects which are to support the land uses designated in the acknowledged comprehensive plan
- (3) Rough cost estimates for each public facility project;
- (4) A map or written description of each public facility project's general location or service area;
- (5) A policy statement or growth management agreement identifying the provider of each public facility system.
- (6) An estimate of when each facility project will be needed; and
- (7) A discussion of the provider's existing funding mechanisms and the ability of these and possible new mechanisms to fund the development of each public facility project or system.

**Finding:**

- (1) The existing water system is described in detail in Section 1 of the Water Master Plan update. This includes an inventory and analysis of water supply, storage, and distribution system. Plan Appendix E provides a water system condition assessment.
- (2) Section 7 of the Plan identifies the public facility projects for the water system needed to support the land uses designated in the acknowledged comprehensive plan.
- (3) Section 7 of the Plan identifies the estimated costs for each capital improvement project needed during the 20-year planning period.
- (4) Section 7 of the Plan describes each project listed in the recommended capital improvement plan. Figure 1-1 in Section 1 and Appendix A is the water system map for the City's service area. The City's water service area includes approximately 26,000 residents and 6,800 residential, commercial, industrial, and municipal service connections. The service area includes all areas within the existing city limits and historic customers located outside the urban growth boundary along Gales Creek, Stringtown Road, Oppenlander Land and Martin Road. Figure 7-1 identifies the locations of recommended water system capital improvements.
- (5) The City's 2018 Urban Planning Area Agreement with Washington County identifies the provider of public services within the City's planning area (Resolution 2018-75). The City's planning area includes the area within the Forest Grove city limits and unincorporated area within the urban growth boundary adjacent to the city limits. The Plan identifies the owner of the water supply servicing City needs including the Joint Water Commission.
- (6) Section 7, Table 7-1 identifies the estimated timeframe for each capital improvement (5-year, 5 to 10-year, 10 to 20-year and 20-year+).

- (7) Section 7.9 describes CIP funding. Funding options identified include governmental grant and loan programs, publicly issued debt, and cash resources and revenue. The City's cash resources and revenue available for water system capital projects include water rate funding, cash reserves and system development charges.

Responsibility for Public Facility Plan Preparation (OAR 660-011-0015)

- (1) Specified within the urban growth management agreement
- (2) Jurisdiction shall coordinate with agencies as necessary
- (3) Those state agencies providing funding for making expenditures on public facility systems shall participate in the development of the public facility plan on accordance with state agency coordination agreements under ORS 197.180 and 197.712(2)(f).

**Finding:**

- (1): The City's 2018 Urban Planning Area Agreement with Washington County identifies the City as the provider of domestic water within the City's service area. Therefore, the requirement established by OAR 660-011-0015(2) is met.
- (2): The Urban Planning Area Agreement establishes roles and responsibilities for coordination with agencies as necessary. Therefore, the requirement established by OAR 660-011-0015(2) is met.
- (3): The water system is funded with City resources. The Water Master Plan update does not identify any state agency as a funder of needed water system capital improvements. Therefore, OAR 660-011-0015(3) does not apply to the Water System Master Plan update.

Public Facility Inventory (OAR 660-011-0020)

- (1) Mapped location of the facility or service area
- (2) Facility capacity or size; and
- (3) General assessment of condition of facility
- (4) Identification of projects in terms of type of facility, service area and facility capacity
- (5) Project descriptions

**Finding:**

- (1) Figure 1-1in Section 1 and Appendix A of the Water System Master Plan update identifies the mapped location of the City's water service area. Therefore, the requirement established by OAR 660-011-0020 is met.

- (2) Section 2 of the Water Master Plan update describes the existing water system including facility capacity for water supply, storage and transmission. Therefore, the requirement established by OAR 660-011-0020(2) is met.
- (3) Section 2 of the Water Master Plan update provides a general assessment of facility condition. Therefore, the requirement established by OAR 660-011-0020(3) is met.
- (4) Section 7 of the Water Master Plan update identifies recommended projects including facility type. Facility type includes water supply, water storage, and transmission. Section 2 of the Water Master Plan update identifies existing facility capacity. Therefore, the requirement established by OAR 660-011-0020(4) is met.
- (5) Section 7 of the Water Master Plan update provides descriptions of each recommended capital improvement. Therefore, the requirement established by OAR 660-011-0020(5) is met.

#### Timing of required public facilities (OAR 660-011-0025)

- (1) General estimate of timing

**Finding:** Section 7 of the Water Master Plan update provides an estimate of timing for each recommended capital improvement. Timeframes include 5-year, 5 to 10-year, 10 to 20-year and 20-year+. Therefore, the requirement established by OAR 660-011-0025 is met.

#### Location of Projects (OAR 660-011-030)

**Finding:** Figure 7-1 identifies the locations of recommended water system capital improvements. Therefore, the requirement established by OAR 660-011-0035 is met.

#### Determination of Rough Cost Estimates (OAR 660-011-0035)

**Finding:** Section 7 of the Water Master Plan update includes cost estimates for each recommended capital improvement. Therefore, the requirement established by OAR 660-011-0035 is met.

#### Facility Plan Review

Public facility plans are reviewed as comprehensive plan post acknowledgment plan amendment (OAR 660-011-0040).

**Finding:** The City is adopting the Water Master Plan update as a Forest Grove Comprehensive Plan post acknowledgment amendment. Required notice of the proposed comprehensive plan post acknowledgement plan amendment was provided to the Oregon Department of Land Conservation and Development on March 1, 2022.

OAR 660-011-0045(1): The governing body of the city responsible for development of the public facility plan shall adopt the plan as a supporting document to the city's comprehensive plan.

**Finding:** The Forest Grove City Council is expected to adopt an ordinance on May 23, 2022, amending the text of the Forest Grove Comprehensive Plan to add the Water Master Plan update as a technical appendix.

## Forest Grove Comprehensive Plan Chapter 7: Public Facilities and Community Services

### Water Service Goals

1. Water facilities shall be designed and sized to serve the needs of future land uses as designated in the Forest Grove Comprehensive Plan map.

**Finding:** The Water Master Plan update identifies specific water supply, storage, distribution improvements needed to serve current and future land use as designated on the adopted Forest Grove Comprehensive Plan map. System needs consider future population and employment growth based on the land use designation shown on the Comprehensive Plan map and population and employment trends.

2. The Water Master Plan shall be incorporated as part of the Forest Grove Comprehensive Plan.

**Finding:** The Water Master Plan update will be referred to the City Council after review by the Planning Commission. The City Council will consider an ordinance amending the text of the Forest Grove Comprehensive Plan to add the Water Master Plan update as a technical appendix. This will fulfill Comprehensive Plan Water Service Goal 2.

### Water Service Local Policies

A master plan including prioritized lists of capital improvement needs shall be adopted for provision of water service. The plan shall be based on future land use policies and needs.

**Finding:** The Water Master Plan update includes a prioritized list of capital improvement needs for the provision of water service. The list is prioritized according to short-term and long-term needs (5-year timeframe, 6-to-10-year timeframe, 11-to-20-year timeframe, and 20+ year timeframe).



The plan is based on the adopted Comprehensive Plan land use map and population projections prepared by the Portland State University Center for Population Research and Census for the Regional Water Providers Consortium.

Water Master Plan Section 7 provides detail about the recommended capital improvement program including project cost estimates and anticipated timeframes. The capital improvement program addresses water supply, storage, distribution and seismic improvements.

1. All future development shall be required to comply with the adopted water master plan, Municipal Code including Development Code and the City of Forest Grove Engineering Specifications.

**Finding:** The Water Master Plan update identifies water supply, storage, distribution and seismic improvements. Once adopted by the City the Plan update provides the policy basis for conditions of development approval to ensure adequate service is provided for development. Such conditions ensure development applications comply with the adopted Water Master Plan update.

2. The sizing of municipal water facilities shall follow land use plan designations and concentrate development in the city center.

**Finding:** The Water Master Plan update considered the land uses designated on the adopted Forest Grove Comprehensive Plan map. Water facilities identified in the Water Master Plan update support the land use designations and anticipated future growth over the 20-year planning period.

3. The master plan element for water shall include design for the adequate provision of these facilities for those areas designated in the land use plan for industrial use. These design requirements shall serve as the City standards for services to industrial areas.

**Finding:** The Water Master Plan update considers the needs of future industrial development and anticipated industrial development as documented in the City's 2019 Economic Opportunities Analysis (EOA). The EOA shows a modest need of 40 to 50 acres of land necessary for anticipated industrial land absorption during the upcoming 20-year planning period. The Master Plan update indicates the municipal water system is sufficient and will accommodate this need.

4. The Master Plan for water shall be designed for service to at least the Year 2030 and be adopted as part of the Comprehensive Plan.

**Finding:** The planning period for the Water Master Plan is 20 years, through the year 2041, consistent with Oregon Administrative Rule requirements for Water System Master Plans (OAR 333-061 and OAR 660-011). Water demand projections included in the Plan also include a 50-year projected water demand for long -range water supply planning.

9. Develop, adopt and achieve, local water conservation and demand management goals.

**Finding:** The Water Master Plan update includes information pertaining to historical water demand (Table 2-1), water consumption by customer type (Table 2-4), historical water demand per capita (Table 2-5), non-residential average daily demand per acre (Table 2-6), and a list of top water users in 2020 from billing records (Table 2-7). The Plan also includes projected water demand (Table 2-16) and water demand by pressure zone (Table 2-17).

Section 2.6 of the Water Master Plan update indicates existing water loss in the system is estimated to be 14%. The plan calls for a reduction to 10% within 5 years, and then maintained at 10% through buildout in the urban growth boundary.

The capital improvement program in the Water Master Plan update identifies as a project updating the Water Management and Conservation Plan (Table 7-1), Project PL-1). The Water Master Plan update recommends updating the Water Management and Conservation Plan every ten years.