

CITY OF NEWPORT

ORDINANCE NO. 2167

**AN ORDINANCE AMENDING THE WASTEWATER SECTION
OF THE CAPITAL FACILITIES ELEMENT OF THE
CITY OF NEWPORT COMPREHENSIVE PLAN**

(Newport File No. 3-CP-18)

Summary of Findings:

1. On January 27, 2020 the Newport Planning Commission initiated amendments to the Wastewater Facilities section of the Public Facilities element of the Newport Comprehensive Plan to update the City's inventory of wastewater facility assets, revise existing wastewater service policies, establish new wastewater service policies; and identify future wastewater capital project needs. The amendments build upon, and draw from, recommendations contained in a "Final Sanitary Sewer Master Plan," by Brown and Caldwell, dated February 9, 2018.
2. Statewide Planning Goal 11 addresses public facilities planning, and that goal is implemented in OAR Chapter 660, Division 11. The administrative rule calls for certain elements of public facilities plans to be adopted into a Comprehensive Plan, namely a list of the identified capital projects (OAR 660-011-0045). System Development Charge eligible capital projects should also be identified in the project list.
3. The 2018 Brown and Caldwell plan focuses solely on the condition of the City's wastewater distribution system. A companion document is being prepared for the wastewater treatment plant to identify upgrades needed to satisfy regulatory requirements, and meet the future needs of the community. A separate package of Comprehensive Plan amendments will need to be initiated when that plan is complete.
4. Proposed amendments identify wastewater distribution system capital needs to meet current demand and anticipated growth over the next 20-years. Future development assumptions are outlined in the amendment. Capital projects are organized by type, including gravity mains that will need to be replaced, pump station and force main improvements, gravity mains required to serve new development, repair and rehabilitation program requirements, and pump station maintenance needs.
5. Further, amendments provide a framework for providing sewer service to the Surfland subdivision and other residential development south of Newport that is within the City's Urban Growth Boundary. This infrastructure, when built, would also extend to the Newport Municipal Airport, consistent with Policy 1, Goal 9, of the Airport section, Capital Facilities element, of the Newport Comprehensive Plan, which calls for the extension of sewer service to that facility.

6. Policy changes included with the amendments clarify that annexation is required when property contiguous to the city limits seeks sanitary sewer service, and that new public wastewater improvements must be designed to ensure there is adequate capacity to meet current and future needs. Older wastewater planning documents still used by the City are adopted by reference, and a policy referring to on-site sewer systems has been clarified to include both septic systems and holding tanks.
7. Two new policies are being added, the first being a new Policy 3 that supports the City's existing municipal code requirement that structures within the city limits that contain sanitary facilities must connect to sewer service when such service is extended to within 250 feet of the property (ref: NMC 5.15.020). The second new policy, Policy 6, establishes that the City will prioritize projects that will repair, replace, or upsize wastewater infrastructure with known condition or capacity issues to minimize impacts to public health and safety, damage to property, or harm to the environment.
8. The inventory of wastewater assets, capital project recommendations, and updated wastewater service policies are derived from detailed analysis contained in the 2018 Brown and Caldwell plan, and collectively serve as the basis for finding that (a) conditions have significantly changed since the Wastewater section of the Comprehensive Plan was last updated and (b) that there is a public need for these amendments, both of which are a valid basis for amending the Comprehensive Plan, as outlined in the chapter of the document titled "Administration of the Plan."
9. These amendments to the "Public Facilities" element of the Newport Comprehensive Plan are consistent with applicable Statewide Planning Goals in that the changes:
 - a. Have been developed and vetted with the Planning Commission consistent with Statewide Planning Goal 1, Public Involvement; and
 - b. Update the Newport Comprehensive Plan's technical inventory with respect to the condition of wastewater capital assets, infrastructure investment priorities, and funding strategies that will facilitate fact-based land use decision making processes consistent with Statewide Planning Goal 2, Land Use Planning; and
 - c. Recognize that wastewater infrastructure is susceptible to bluff erosion, landslides, flooding and related natural hazards and provide recommendations for improving system redundancy and resiliency, consistent with Statewide Planning Goal 7, which calls for local governments to plan for and mitigate against such hazards where possible; and
 - d. Complement economic development strategies contained in the Comprehensive Plan that recognize the wastewater system as a strategic component of the City's infrastructure that must have capacity to meet current and future needs of area businesses, consistent with Statewide Planning Goal 9; and

- e. Identify capital priorities and strategies for enhancing the public wastewater distribution system so that it has the capacity to meet the demand of existing residential users, and accommodate new needed housing, consistent with Statewide Planning Goal 10; and
- f. Provide for the timely, orderly, and efficient arrangement of public facilities and services by ensuring the wastewater infrastructure priorities are identified in conjunction with the City's other capital project needs, as encouraged by Statewide Planning Goal 11.

10. No other Statewide Planning Goals are applicable to the proposed changes to the "Public Facilities" Chapter of the Newport Comprehensive Plan.

11. The Newport Planning Commission reviewed the proposed amendments at work sessions on November 12, 2019 and January 27, 2020. The Planning Commission held a public hearing on March 9, 2020 and voted to recommend adoption of the amendments.

12. The City Council held a public hearing on April 20, 2020 regarding the question of the proposed revisions, and voted in favor of their adoption after considering the recommendation of the Planning Commission and evidence and argument in the record.

13. Information in the record, including affidavits of mailing and publication, demonstrate that appropriate public notification was provided for both the Planning Commission and City Council public hearings.

THE CITY OF NEWPORT ORDAINS AS FOLLOWS:

Section 1. Findings. The findings set forth above are hereby adopted in support of the amendments to the Newport Comprehensive Plan adopted by Sections 2 and 3 of this Ordinance.


Section 2. Amendment. The Wastewater section of the Public Facilities element of the City of Newport Comprehensive Plan is hereby repealed and replaced with the text set forth in the attached Exhibit "A".

Section 3. The Goals and Policies section of the Public Facilities element of the City of Newport Comprehensive Plan is hereby amended as set forth in Exhibit "B".

Section 4. Effective Date. This ordinance shall take effect 30 days after passage.

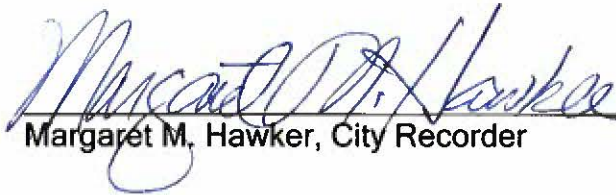
Date adopted and read by title only: April 20, 2020.

Signed by the Mayor on April 22, 2020.



Dean H. Sawyer, Mayor

ATTEST:



Margaret M. Hawker, City Recorder

WASTEWATER FACILITIES

The City of Newport (City) provides wastewater collection system services for more than 10,000 people and businesses spread across an area of approximately 11.2 square miles. The City owns over 62.5 miles of gravity pipelines ranging in size from approximately 3 to 36 inches in diameter, 1,400 manholes, 9 major pump stations, 16 minor pump stations, and 12 miles of sanitary force mains. A majority of the sewer system was built after 1950 and is concrete, while much of the newer pipe is polyvinyl chloride (PVC).

Detailed information on the historical, functional, and environmental factors relevant to the City’s wastewater system can be found in the document entitled, "Final Sanitary Sewer Master Plan, by Brown and Caldwell, dated February 9, 2018" (hereinafter, the "Sanitary Sewer Master Plan").

Existing Wastewater System:

The primary components of the wastewater system are the Wastewater Treatment Plant (WWTP), gravity sewer mains, force mains, and pump stations. The WWTP was built by the City of Newport in 2002 at an initial cost of \$42 million dollars. The plant is located in South Beach, and has the hydraulic capacity to bypass 15 million gallons of wastewater per day (untreated). The WWTP is permitted to treat up to 5 million gallons per day, and typically receives flows of 2 million gallons per day. The plant uses a biological process to treat wastes known as activated sludge. This process creates two products from wastewater. The main product is clean water, which is treated and pumped into the ocean off Nye Beach. The other product produced at the plant is Class A Biosolids. The Sanitary Sewer Master Plan evaluated the condition and future needs of the wastewater distribution system (i.e. gravity lines, force mains and pump stations). A separate facility master plan is being prepared for the WWTP.

The topography of Newport has required that pump stations be used to serve a number of areas throughout the city. Major pump stations are those that are critical to the operation of the entire collection system. Minor pump stations and individual septic tank effluent pump (STEP) systems serve targeted populations. Should minor facilities fail, the immediate population they serve would be impacted; however, the balance of the collection system would be operational. Table 1 below summarizes the design data for the City’s major pump stations.

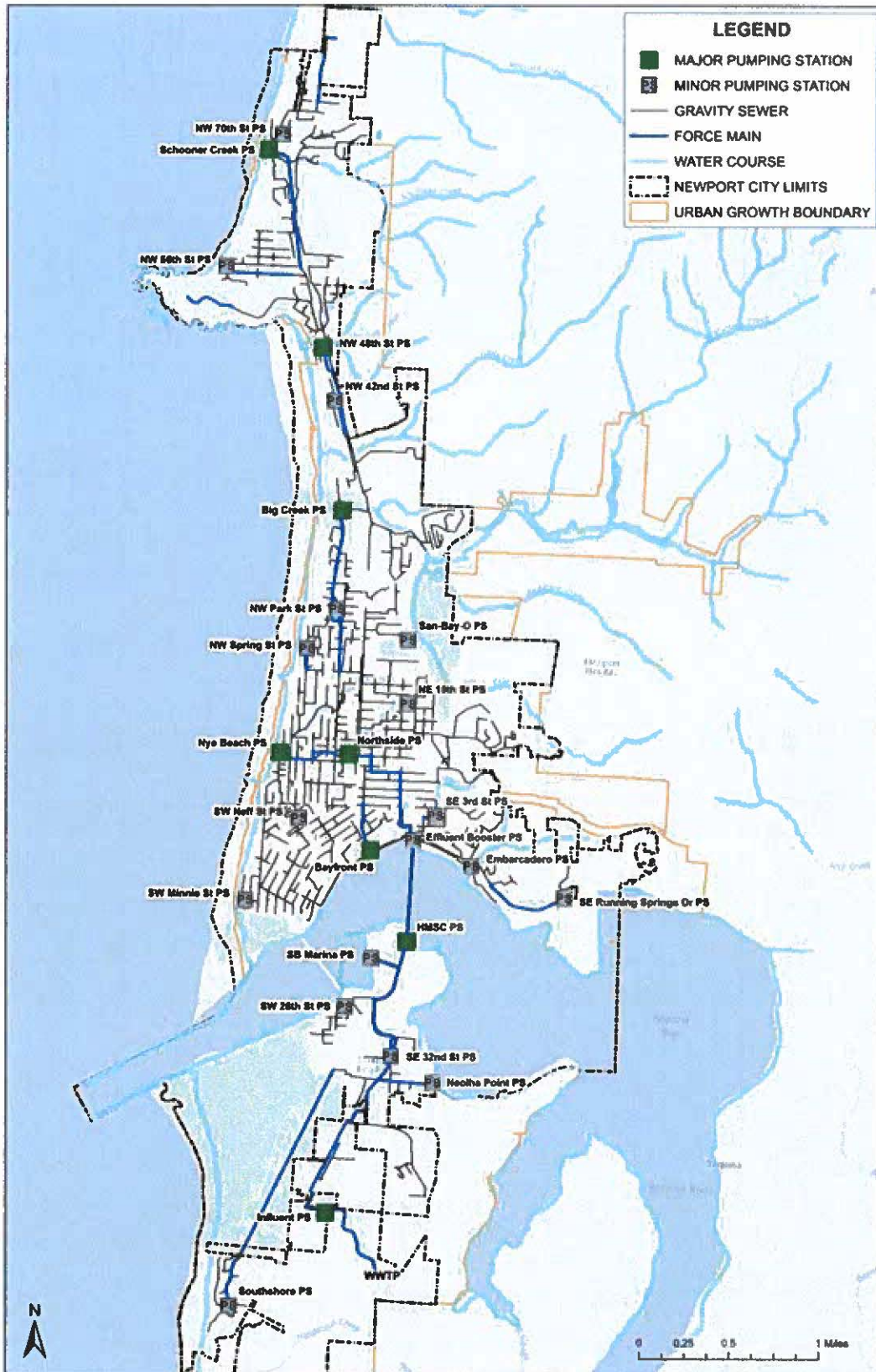
Table 1: Pump Station Summary

Pump Station	Capacity (gpm) ^a	Number of Pumps	Force Main Size (in)	Force Main Material	Force Main Length	Year Upgraded ^b
Bayfront	1,200	2	8	PVC	1,370	2001
Big Creek	2,430	3	14	HDPE	5,040	2016
HMSC	1,390	2	8		35	2001
Influent	850	2	24	HDPE	3,000	2001
	3,500	4				
Northside	3,000	3	20-24	Steel / DI / HDPE	142,000	2001
NW 48 th St ^c	1,215	2	10	PVC	1,564	2018
Nye Beach	1,400	2	12	PVC / AC	2,200	-
Schooner Creek ^c	660	2	8	PVC	3,779	2018
SE Running Springs Dr	153	2	4	PVC	2,505	-

Note: gpm = gallons per minute.

- a. Figures represent firm pumping capacity, and are based upon pump station operation without use of redundant pumps.
- b. Year upgraded is based upon record drawings where available.
- c. The NW 48th Street pump station, Schooner Creek Pump Station, and Schooner Creek force main are currently being upgraded as part of the Agate Beach Wastewater Improvement Project. Values listed represent planned improvements.

Figure 1: Existing Wastewater Distribution System



Development Assumptions:

Land use and zoning provide the basis for developing future unit wastewater flows and overall wastewater flow projections for buildout conditions. Understanding the nature and distribution of the various land use classifications is important for accurate identification of future wastewater flow rates and the phasing of required improvements. This section describes both the existing and proposed future land uses for the study area. Land use and zoning are largely governed by the local topography and by decisions made by the City, its citizens, and the Oregon Department of Land Conservation and Development (DLCD). Expansion of the Urban Growth Boundary (UGB) must be approved by the DLCD before such actions can be adopted.

Information on current land use was obtained from GIS data provided by the City. In addition, the City maintains a buildable lands inventory (BLI). The BLI was developed in two parts. A Housing Needs and Buildable Lands Study provides land capacity estimates for low, medium and high density residential development (ECONorthwest, 2011 and 2014). An Economic Opportunities Analysis includes the same information for commercial and industrial properties, estimate land capacity in terms of dwelling unit equivalencies (ECONorthwest 2012). Buildable parcels are identified as “infill development” in Figure 2, below. The City’s Community Development Department provided 20-year and buildout development conditions considering these studies. That information is listed in Table 2 below. The development identifier (ID) corresponds to the development area on Figure 2. Detailed views of the development areas are provided in Appendix B of the Sanitary Sewer Master Plan.

Table 2: Development Assumptions

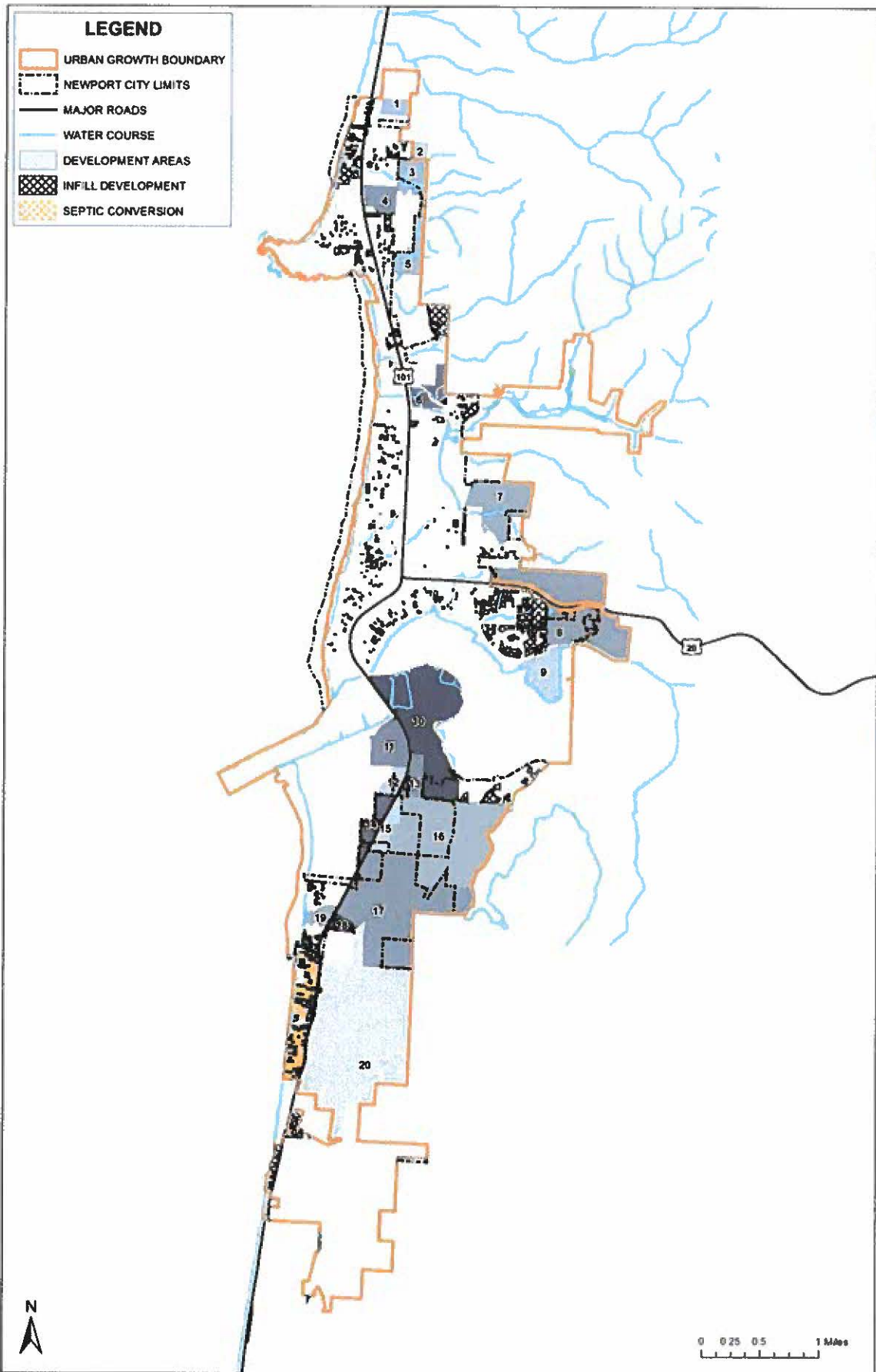
Development ID	20-year Development Conditions	Buildout Development Conditions ^c
1	30-acre light industrial development ^a	
2	6-acre annexation for 48-unit assisted living facility	
3	50 Low Density Residential (LDR) units	50 LDR units
4	170 Medium Density Residential Units 120-unit assisted living facility	
5	50 LRD units	50 LDR units
6	22.5 acres High Density Residential (HDR) development ^a	12.5 acres HDR development ^a
7	38.5 acres LDR development ^a	38.5 acres LDR development ^a
8	135 acres LDR development ^b	135-acres LDR development ^b
9	9-acre log yard, 1.1 acre light industrial, 1.2 acre water dependent industrial	12-acre water dependent industrial
10	1.4 acre industrial, 3.4 acre research/classroom, 0.2 acre commercial	
11	2.3 acre commercial, OMSI 250 occupants, 60 MDR units	
12	0.2 acres commercial, 0.2 acres light industrial	
13	4.1 acres commercial development	
14	1.1 acres light industrial, 1.1 acres commercial	
15	1.0 acre commercial	
16	9.3 acres commercial, 350 LDR units, OSU (500 students)	3 acres commercial, 650 LDR units
17	1.1 acres light industrial development	2.2 acres light industrial development
18	0.5 acres commercial, 3 LDR units	
19	18 LDR units	
20	0.5 acres light industrial, 5 acres airport commercial	
Infill Development	215 residential parcels	501 residential parcels
Septic Conversion	184 LDR units	

a. Assume 80% infill to account for roads and right-of-way.

b. Assume 40% infill to account for steep sloped terrain, roads, and right-of-way

c. 20-year development conditions not are not included in buildout conditions.

Figure 2: 20-year and Buildout Conditions



Recommended Sanitary Sewer Projects:

Chapters 4 and 5 of the Sanitary Sewer Master Plan include flow projections, system modeling and hydraulic analysis to forecast anticipated demand based upon the 20-year and buildout scenarios. The results of that future condition assessment informed the development of a list of recommended capital improvements listed in the tables and figures below. Where capital projects are recommended from other facility plans, the source documents are noted.

Gravity Main Replacement

Sections of the existing gravity sewer mains along NE Avery Street and NW Nye Street lack capacity for 20-year buildout, and must be upsized to prevent excessive surcharging that could lead to basement backups and/or flooding. Individual sewer replacements are broken out into distinct sub-projects so that they can be designed bid and constructed incrementally or collectively based upon available funding, as outlined in Table 3 and graphically depicted in Figure 3.

Table 3: Recommended Gravity Main Replacements

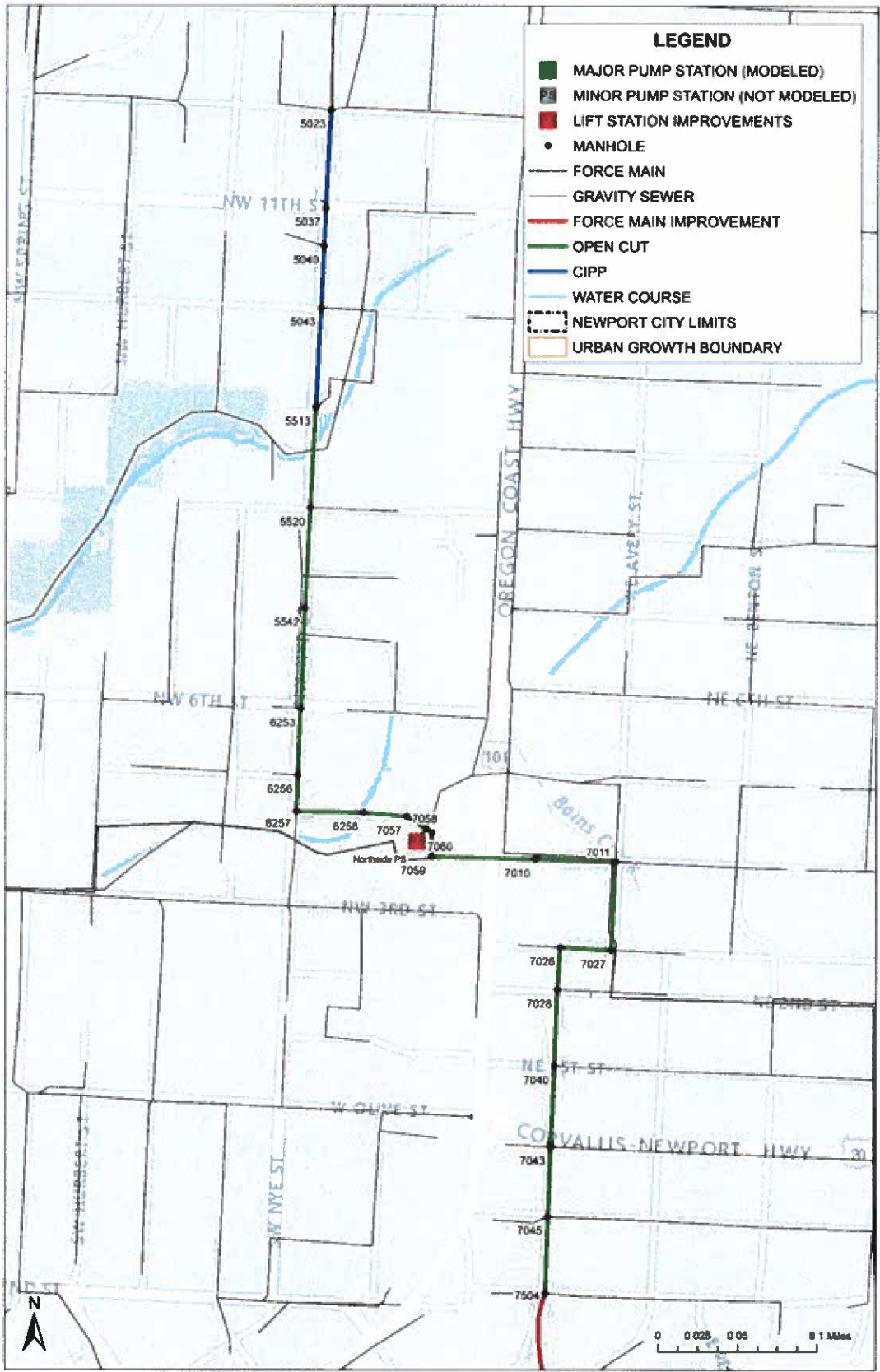
Gravity Sewer Mains (2016 dollars)						
Pipe ID	Length,(lf)	Existing Diameter (in)	Recommended Diameter (in) ^a	Solution	Estimated Cost ^b	Total Project Cost
NE Avery Street (Upsize gravity sewer from the Bayfront force main to the Northside pump station)						
7504 – 7045	258	14	18	Open cut	\$137,000	\$1,230,000
7045 – 7043	234	14	18	Open cut	\$124,000	
7043 – 7040	264	14	18	Open cut	\$140,000	
7040 – 7028	251	12	18	Open cut	\$133,000	
7028 – 7026	140	12	18	Open cut	\$74,000	
7026 – 7027	170	12	18	Open cut	\$90,000	
7027 – 7011	293	10	18	Open cut	\$155,000	
7011 – 7010	268	12	18	Open cut	\$142,000	
7010 – 7059	345	12	18	Open cut	\$183,000	
7059 – 7060	80	12	18	Open cut	\$42,000	
7060 – 7058	23	12	18	Open cut	\$12,000	
NW Nye Street (Upsize and rehabilitate gravity sewer from the Big Creek force main to the Northside pump station)						
5023 – 5037	330	15	13.5	CIPP	\$109,000	\$1,140,000
5037 – 5040	122	15	13.5	CIPP	\$40,000	
5040 – 5043	204	15	13.5	CIPP	\$67,000	
5043 – 5513	329	15	13.5	CIPP	\$109,000	
5513 – 5520	340	15	18	Pipe burst	\$163,000	
5520 – 5542	328	15	18	Pipe burst	\$157,000	
5542 – 6253	333	15	18	Pipe burst	\$159,000	
6253 – 6256	225	15	18	Pipe burst	\$108,000	
6256 – 6257	109	15	18	Pipe burst	\$52,000	
6257 – 6258	80	16	18	Pipe burst	\$38,000	
6258 – 7057	145	16	18	Pipe burst	\$69,000	
7057 – 7058	76	16	18	Pipe burst	\$36,000	
7058 – Northside	53	20	21	Open cut	\$31,000	

Note: CIPP = cured in place pipe.

a. Pipe diameter reduction of 10% assumed for CIPP rehabilitation

b. Estimated costs include a 30% allowance for construction contingencies and a 20% allowance for engineering design and administration. Appendix E to the Sanitary Sewer Master Plan includes unit costs tables. Assumes a depth of 10-feet per cost condition and 2-feet for gravity sewers.

Figure 3: NE Avery and NW Nye Street Gravity Sewer Replacement



Pump Station and Force Main Improvements

Four of the nine major pump stations were found to lack firm capacity for conveying the future buildout conditions peak flows: Nye Beach, Bayfront, Northside, and SE Running Springs. One pump station was identified to be at risk from unstable soil conditions.

The force main along the Bayfront will require upsizing, and replacing the force main and pump station at the same time would be beneficial from economy of scale pricing. Alternatively, the City may want to postpone installation of the new force main until later in the planning period once the buildout condition is met. Currently, the Bayfront force main is appropriately sized but nearing the upper limit of acceptable peak velocities. The HMSC force main appears to be undersized; however, flow is expected to be reduced in this area, which may mitigate concerns related to elevated force main velocities. A summary of the costs required to provide the necessary improvements is listed below.

Table 4: Recommended Pump Station and Force Main Improvements

Pump Station	Description of Improvements	Source	Estimated Cost (2016 dollars)
Nye Beach	Upgrade pump station firm capacity to 2.74 mgd	2018 Sanitary Sewer Master Plan	\$2,828,000
Bayfront	Upgrade pump station firm capacity to 3.24 mgd	2018 Sanitary Sewer Master Plan	\$3,224,000
Bayfront	Upgrade force main capacity to 14-inches	2018 Sanitary Sewer Master Plan	\$490,000
Northside	Upgrade pump station firm capacity to 9.2 mgd	2018 Sanitary Sewer Master Plan	\$2,780,000
SE Running Springs Dr	Upgrade pump station firm capacity to 9.2 mgd	2018 Sanitary Sewer Master Plan	\$1,178,000
SE Running Springs Dr	Realign 4-inch force main	2018 Sanitary Sewer Master Plan	\$330,000
NW 56 th Street	Study pump station and upgrade	2018 Sanitary Sewer Master Plan	\$1,347,000
SE 62 nd Street	Construct new pump station	2006 South Beach Nbhd Plan	\$1,000,000

Note: MGD = millions of gallons per day.

New Gravity Mains (i.e. Sewer Extensions)

Sewer extensions are required to provide service to those areas that do not have City sewer service. Areas without sewer service include homes on septic systems, areas within the current UGB to be developed, and miscellaneous properties inside the city boundary that are not located near existing sewers. Generally, sewer extensions are not funded by rates. Instead, most sewer extensions are funded by developers with potentially some of the costs being SDC-reimbursable. In partially developed areas of the city not currently connected to the sewer, Local Improvement Districts (LIDs) and special assessment districts may need to be formed to fund the projects. New gravity mains needed to serve new development areas include:

Table 5: Gravity Mains Needed to Serve New Development

New Gravity Sewer Mains (2016 dollars)				
Project	Length,(lf)	Recommended Diameter (in)	Source Document	Total Project Cost
NE Hamey Street	1,400	8	1990 Public Facilities Plan	\$740,000
NE 52 nd Street	4,000	8	1990 Public Facilities Plan	\$259,000
NE 70 th Place	1,400	8	1990 Public Facilities Plan	\$371,000
Yaquina Heights Dr	5,800	8	1990 Public Facilities Plan	\$1,426,000
Benson Road	4,400	8	1990 Public Facilities Plan	\$1,722,800
Harborton to SE 50 th	3,400	12	2006 South Beach Neighborhood Plan	\$754,800
SE 50 th to SE 62 nd	3,000 / 2,900	12 / 6	2006 South Beach Neighborhood Plan	\$1,979,500
Wilder Phase 5	2,800	8	2006 South Beach Neighborhood Plan	\$1,206,000

Septic Conversion and Airport Sewer

In the southern portion of the city, the Newport Municipal Airport and the Surfland neighborhood are currently served by septic sewer systems. The City plans on extending its sewer service out to the Surfland neighborhood and the Newport Municipal Airport. The scope and extent of the improvements are listed in the table below.

Table 6: Surfland Septic Conversion – Airport Sewer Extension

Description of Improvements	Source	Estimated Cost (2016 dollars) ^a
Gravity sewer distribution system	2018 Sanitary Sewer Master Plan	\$4,620,000
Sewer force main	2018 Sanitary Sewer Master Plan	\$612,000
Sewer pump station	2018 Sanitary Sewer Master Plan	\$1,000,000

a. Estimated costs include a 30% allowance for contingency and a 20% allowance for engineering design and administration.

Rehabilitation and Replacement Program:

As a collection system ages, the structural and operational condition of the sewer system will decline as the number and type of defects in the piped system increase. If unattended, the severity and number of defects will increase along with an increased potential of sewer failure. Sewer failure is defined as an inability of the sewer to convey the design flow. It is manifested by hydraulic and/or structural failure modes. Hydraulic failures can result from inadequate hydraulic capacity in the sewer. Loss of hydraulic capacity can result from a reduction of pipe area because of accumulations of sediment, gravel, debris, roots, fats, oil, and grease, and structural failure. Also, a major loss of hydraulic capacity can be the result of excessive infiltration/inflow (I/I) or inappropriate planning for future growth that results in flows in excess of pipe capacity. Structural defects left unattended can lead to catastrophic failures that can have a significant negative impact on the community and the environment.

The City should implement a repair and rehabilitation (R&R) program to address its aging collection system. While the focus of many R&R programs is to restore the structural integrity of existing sewers, such activities will also help reduce the amount of infiltration that finds its way into the collection system. Elements of the collection system should be repaired or replaced based upon their structural condition with Grade 1 lines being in the best condition and Grade 5 being in the poorest condition. Factors used to determine the condition grade of the collection system are shown in the table below.

Table 7: Structural and Operational Condition Grades of Sewers

Condition Grade	Grade Description	Defect Description	Structural Condition Grade Implication	Operational Condition Grade Implication
5	Immediate Attention	Defects have led to failure	Collapsed or collapse imminent	Unacceptable infiltration or blockages; surcharging of pipe during high flow with possible overflows
4	Poor	Severe defects that will continue to degrade with likely failure in 5-10 years	Collapse likely in 5-10 years	Pipe at or near surcharge condition during high flow; overflows still possible at high flows
3	Fair	Moderate defects that will continue to deteriorate	Collapse unlikely in near future; further deterioration likely	Surcharge or overflows unlikely but increased maintenance required
2	Good	Minor and few moderate defects	Minimal near-term risk of collapse, potential for further deterioration	Routine maintenance only
1	Excellent	No defects, condition is like new	Good structural condition	Good operational condition

The City should budget approximately \$1M per year in 2016 dollars to the R&R program, assuming that 2 percent of its system per year will be rehabilitated. The table below presents a more detailed break-down of the recommended R&R implementation strategy. The assumption that 2 percent will be re-habilitated is an approximate estimate based on information gathered from existing condition assessment information.

Table 8: Recommended R&R Schedule

Work Item	R&R Pipe (LF)	2016 – 2031 R&R Activities (2016 dollars)			
		2016 - 2019	2020 - 2023	2024 - 2027	2028 - 2031
Grade 5 (known)	4,990	\$1,248,000	-	-	-
Grade 4 (known)	2,395	\$359,000	-	-	-
Grade 5 (assumed)	22,954	\$1,081,000	\$2,329,000	\$2,329,000	-
Grade 4 (assumed)	11,017	\$311,000	\$671,000	\$671,000	-
Grade 1, 2 or 3 ^a	288,644	-	-	-	\$3,464,000
Force Mains ^b	46,500	\$930,000	\$930,000	\$930,000	\$930,000
Total Cost		\$3,929,000	\$3,930,000	\$3,930,000	\$4,394,000
Annual Cost		\$982,000	\$983,000	\$983,000	\$1,099,000

a. Over time, pipes that are currently grade 1, 2, or 3 will escalate to being a Grade 4 pipe. It is estimated that the City will need to rehabilitate 2% of current Grade 1-3 pipes to maintain a sustainable inspection program. This is an estimated value; it is recommended that the City continues to evaluate the results of their inspection program to determine a refined R&R rate.

b. The force main R&R scope does not include the cost of replacing the Big Creek FM, NW 48th St FM, or Schooner Creek FM. These force mains were recently evaluated as part of the Agate Beach Improvement Project. In addition, the Northside, SE Running Springs Dr, and Bayfront force mains were excluded, as they are included as individual CIPs.

Years 1 through 16 should focus on the most severely deteriorated sewers, the Grade 5 sewers identified by the closed-circuit television (CCTV) inspections. The less deteriorated Grade 4 sewers should be addressed during years 5 through 16. As future inspections are conducted, additional Grade 4 and Grade 5 sewers will be identified. The LF listed in Table 6-8 for the unknown (i.e., yet to be inspected) Grade 4 and 5 sewers are estimated based on the distribution of grades for sewers inspected to date. These sewers are identified for R&R during years 1 through 16. The future inspections may find that the actual LF for each grade may vary from these projections. Also, the City should anticipate that additional R&R will be required in the future as the collection system ages. A recommended annual inspection and minor pump station repair program is outlined in the table below.

Table 9: Recommended Annual Inspection Pump Station Repair Program

Work Item	Quantity	Assumptions	Annual Estimated Cost (2016 dollars)
CCTV Inspections	47,000 LF per year	7-year inspection cycle. Assumes an average of \$2.50/LF	\$117,000
Pump Station Inspections	25 total	Inspect pump stations (excluding SE 3 rd Street PS), with smaller stations costing \$10,000 and large stations costing \$20,000. Assume an average of \$15,000 per station.	\$15,000
Force Main Inspections	9,300 LF per year	7-year inspection cycle. Assume an average of \$20/LF	\$186,000
Minor Pump Station Repair and Rehabilitation Program	20 years	A schedule should be established to conduct these improvements on an annual basis. Priority pump stations include, but are not limited to Embarcadero, SW Minnie, Bayfront, and NE 10 th Street.	\$200,000
Total			\$518,000

(Note: Recommended changes to existing comprehensive plan policies are shown in red, with new language being depicted in underline and deleted language in ~~strikethrough~~.

GOALS AND POLICIES PUBLIC FACILITIES ELEMENT

GENERAL

Goal: To assure adequate planning for public facilities to meet the changing needs of the City of Newport urbanizable area.

Policy 4: Essential public services should be available to a site or can be provided to a site with sufficient capacity to serve the property before it can receive development approval from the city. For purposes of this policy, essential services shall mean water, sanitary sewer (i.e. wastewater), storm drainage and streets.

~~> Sanitary Sewers~~

~~> Water~~

~~> Storm Drainage~~

~~> Streets~~

Development may be permitted for parcels without the essential services if:

>a. The proposed development is consistent with the Comprehensive Plan; and

>b. The property owner enters into an agreement, that runs with the land and is therefore binding upon future owners, that the property will connect to the essential service when it is reasonably available; and

>c. The property owner signs an irrevocable consent to annex if outside the city limits and/or agrees to participate in a local improvement district for the essential service, except that annexation shall be required before property that is contiguous to the city limits can receive sanitary sewer service.

WASTEWATER

Goal 1: To provide a wastewater collection and treatment system with sufficient capacity to meet the present and future needs of the Newport urbanizable area in compliance with State and Federal regulations.

Policy 1: Improve and maintain the wastewater collection system as identified in the 1990 Public Facilities Plan for the City of Newport, by CH2MHILL, as amended by the following updates:

- A. Wastewater Facilities Plan, by Fuller & Morris Engineering & CH2MHILL, dated May 1996
- B. 2006 South Beach Neighborhood Plan (Ord. No. 1899)
- C. Sanitary Sewer Master Plan, by Brown and Caldwell, dated February 9, 2018

Policy 12: On-site sewer systems or holding tanks shall not be allowed unless the city's sanitary sewer system is greater than 250 feet away. In any case, a subsurface permit from the Lincoln County Sanitarian must be obtained prior to any development that will rely on an on-site sewer system or holding tank.

Policy 3: Existing structures within the city limits that contain sanitary facilities shall connect to the city's sanitary sewer system at such time as a gravity main or equivalent wastewater collection system is extended to within 250 feet of the property.

Policy 24: City wastewater services may be extended to any property within the urban growth boundary. Except for the very limited circumstances allowed by state law and regulations, the city will not generally provide wastewater services outside the urban growth boundary. The city may require a consent to annexation as a condition of providing wastewater service outside the city limits and shall require a property to annex before providing wastewater service if it is contiguous to the city limits. Nothing in this policy obligates the City to provide wastewater services outside of the city limits. For property outside the city limits but within the urban growth boundary, wastewater services may be provided at the City's discretion only for:

- a)A. residentially zoned lands as allowed by county zoning without full-urban services, and
- b)B. commercial and industrial zoned lands to existing lawful uses as of the date (9/4/07) of this amendment as allowed by county zoning at the scale of development in existence on September 4, 2007.

Policy 35: ~~When designing~~The city will design and develop the wastewater collection and treatment system to ensure there is sufficient capacity to meet current and future needs of the community, the City shall consider in a way that addresses the demands of ~~the~~ various users under normal and predictable daily and seasonal patterns of use.

Policy 6: When undertaking capital improvement planning, priority shall be given to projects that will repair, replace or upsize wastewater infrastructure with known condition or capacity limitations in order to minimize discharges that could compromise public health and safety, damage real property, or harm the environment.