

UTILITY STANDARDS FOR DEVELOPMENT

4.700 Purpose and Scope.

Sections 4.700 through 4.710 provide utility standards for the City. Section 4.710 establishes: 1) the definition of adequate water system; 2) criteria by which development applications will be evaluated; and 3) criteria under which approvals may be granted. Compliance with ORS Chapter 197, Goal 11, and other applicable state and federal statutes is also required. Proper notice must be provided to the Oregon Department of Land Conservation and Development and Metro prior to changing the criteria contained in these sections. City utilities must be capable of being maintained within the acceptable limits described in Section 4.710 in order for any proposed development/land-use application to be approved by the City Engineer.

[Section 4.700 added by Ordinance No. 1448, approved May 22, 2000.]

4.710 Municipal Water

(1) The water system is adequate if it:

(a) meets minimum fire flow and domestic flow requirements for each zone;

(b) maintains a system pressure of at least 45 psi;

(c) maintains equalization storage within each pressure zone of at least 25% of projected peak day demand; and

(d) maintains emergency storage within each pressure zone of one average day's demand.

The system is deficient if it does not meet these criteria.

(2) For all land use applications that will result in additional water use, a registered civil engineer shall prepare a plan for the provision of water. The land use application may be approved only if the City Engineer finds the following criteria are met:

(a) The development has no impact on the water system; or

(b) The water system and all its components are adequate and will remain adequate after the development's impacts are added to the system; or

(c) The applicant will construct, fund, or provide proportional funding for water utility infrastructure to compensate for the impact of the development on the water system that creates or exacerbates a deficiency. In determining funding for water infrastructure, the City Engineer shall consider SDC payments.

(3) If the development would create or exacerbate a deficiency in the system, the development may be approved under subsection (2)(c) but the approval shall be made conditional upon achieving the following:

(a) Maintaining fire flow and domestic flow for the zone adequate to meet the highest approved land use demand in the zone and any adjacent zone that is affected by the project;

(b) If storage is already deficient, maintaining equalization and emergency storage that meets the minimum criteria for storage established in the 1982 Water System Master Plan;

(c) If storage is made deficient by the development, maintaining the minimum criteria for storage established by the 1999 Water System Master Plan.

[Section 4.710 added by Ordinance No. 1448, approved May 22, 2000.]