EXHIBIT: 5 AGENDA ITEM: 2
LAND CONSERVATION & DEVELOPMENT COMMISSION
DATE: 5-12-10
PAGES: 13
SUBMITTED BY: Terry Anderson

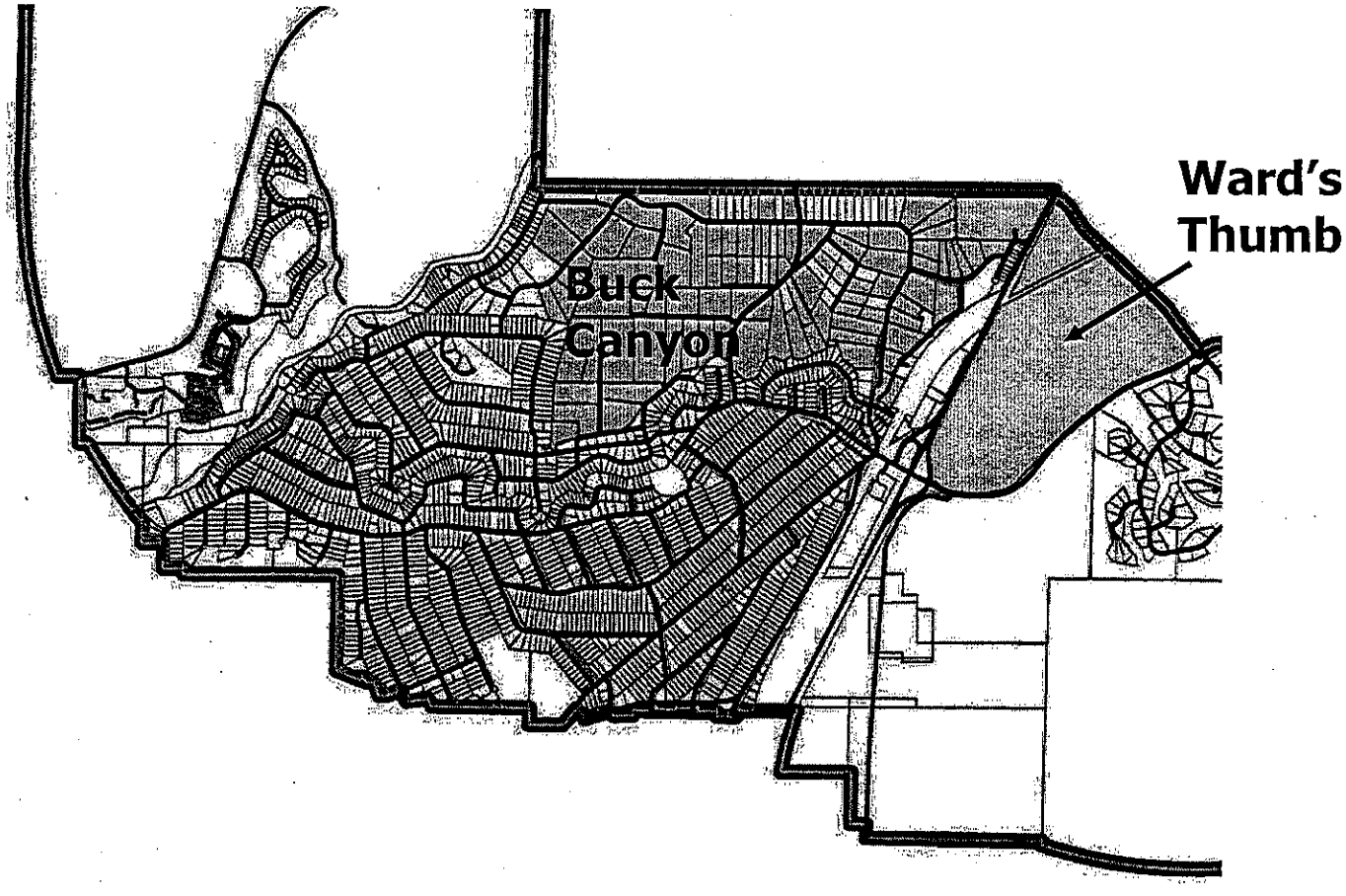
# Sub-Issue 10:

# Should Buck Canyon exception lands have been excluded under ORS 197.298 priorities for adding land to the UGB?

# Why Include Buck Canyon?

- **Priority 2 land zoned Rural Residential 10**, making it first priority for Bend's UGB expansion (ORS 197.298)
- **City itself included Buck Canyon in UGB expansion** Alternatives 1, 2 and 3 and only excluded it late 2008
- City evaluated Buck Canyon in Goal 14 water and sewer analysis, finding that the cost / acre to serve for **sewer was 8th lowest & water cost was 5th lowest of 18**
- Terry Angle, P.E. hired to evaluate feasibility of sewering area **stated that it was entirely possible to gravity feed** (via SE Interceptor)
- **Buck Canyon scored well on transportation location analysis** (low cost; no new interchanges or arterials)

# Buck Canyon excluded; Ward's Thumb Included. Why?



# City: Buck Canyon can be sewered and is 7th lowest of 18 with respect to sewer cost

## Table 1. Proposed Sewer Basins, Areas and Costs

| Basin Name | Available Acres | Cost to Serve Site | Downstream Improvements | Total Cost to Serve Site | Cost/Acre |
|---|---|---|---|---|---|
| NE Bend | 1,903 | $1,266,530 | $2,922,607 | $4,189,137 | $2,201 |
| Juniper Ridge & Surrounding Area | 2,089 | $13,183,566 | $3,675,828 | $16,859,394 | $8,070 |
| Juniper Ridge | 560 | $2,947,329 | $3,675,828 | $6,623,157 | $11,837 |
| North Juniper Ridge | 540 | $2,428,287 | $3,675,828 | $6,104,115 | $11,311 |
| Deschutes Market | 684 | $2,732,053 | $3,675,828 | $6,407,881 | $9,362 |
| JR-RR to Hwy 97 | 107 | $1,880,379 | $3,675,828 | $5,556,207 | $52,117 |
| JR-West of Hwy 97 | 199 | $3,195,519 | $3,675,828 | $6,871,347 | $34,561 |
| Hwy 97 to Hwy 20 | 219 | $3,838,907 | $6,759,523 | $10,598,429 | $48,397 |
| Hwy 20 to Deschutes River | 1,030 | $5,735,076 | $10,598,429 | $16,333,505 | $15,850 |
| Deschutes River to Shevlin Park | 694 | $9,684,281 | $14,255,968 | $23,940,249 | $34,500 |
| Skyliners Rd North | 863 | $1,825,196 | $20,823,943 | $22,649,139 | $26,238 |
| Skyliners Rd South | 826 | $2,372,755 | $22,649,139 | $25,021,894 | $30,280 |
| Buck Canyon South | 699 | $1,094,899 | $9,898,974 | $10,993,872 | $15,729 |
| Parrell Rd Tract | 351 | $2,605,311 | $8,297,102 | $10,902,414 | $31,061 |
| Knott Rd North (Ward's Thumb) | 319 | $1,052,350 | $5,406,431 | $6,458,781 | $20,269 |
| Section 11 & South | 870 | $1,467,164 | $3,826,584 | $5,293,748 | $6,082 |
| Hamby North | 893 | $8,137,209 | $3,544,911 | $11,682,120 | $13,081 |
| Hamby South | 610 | $5,760,736 | $10,182,120 | $15,942,856 | $26,150 |

Per V. Wodrich, Bend Public Works (8/18/08 sewer basin cost analysis)

**Rec. at 6,318**

# Buck Canyon at distinct advantage re: sewer

June 20, 2008

Mr. Terry Anderson
19341 Soda Springs Drive
Bend, OR 97702

RE: PRIORITY SCENARIOS FOR EXPANDED UGB
SEWER COLLECTION SYSTEM ISSUES

Dear Terry,

The purpose of this letter is to comment on the City of Bend Long Range Planning Staff memorandum dated June 13, 2008. The memorandum presents three maps identified as Priority Scenarios A, B and C and discusses the advantages and disadvantages of the scenarios for inclusion in the Urban Growth Boundary.

The memorandum raises concerns that the City's sewer system capacity is inadequate to serve areas shown in the southwest portion of Scenario A. The southwest area is further defined as the Buck Canyon/Calico Road area which is south of Homestead Subdivision and west of Highway 97. The memorandum does acknowledge that the southwest area can be served by gravity sewer service.

My review of the City sewer system in light of the recent City proposal to construct the SE Interceptor indicates the capacity is available, or can readily be made available, to serve the Scenario A southwest area. Furthermore, since gravity sewer service for the southwest area of Scenario A can be provided, inclusion of this area in the UGB is a distinct advantage over other areas in all the scenarios proposed to be included in the UGB that require pump stations for sewer service.

The June 13, 2008 memorandum suggestion to exclude the Scenario A southwest area from consideration for inclusion in the UGB on the basis of sewer service should be reevaluated.

Best regards,

Terry L. Angle, P.E.

c Victoria Wodrich

"My review of the City sewer system in light of the recent City proposal to construct the SE interceptor indicates… capacity is available, or can readily be made available, to serve the Scenario A southwest area. Furthermore, since gravity sewer service for the southwest area of Scenario A can be provided, inclusion of this area in the UGB is a distinct advantage over other areas in all the scenarios proposed to be included in the Bend UGB that require pump stations for sewer service."

**Rec. at 7,090**

# Former city planner: CSMP not for Goal 14

Deborah McMahon <dlu55@yahoo.com>
04/28/2008 02:15 PM

To Damian Syrnyk <DSyrnyk@ci.bend.or.us>, andyh@cobe.org, ASpreadborough@cole.org, bobdellie <bobdellie@bendbroadband.com>, brian@roslaregon.com,
cc Brian Shetterly <bshetterly@ci.bend.or.us>, Wendy Robinson <wrobinson@ci.bend.or.us>, Brian Rankin <brankin@ci.bend.or.us>, kjkellor@edgewireless.com,
bcc
Subject Re: UGB ranking criteria comments

**Hello Planning Commissioners and UGB World :**

Great progress is being made on all UGB fronts and I commend you for your diligence to keep on schedule.

Of note tonight is the review of the Suitability Criteria Map*. This map uses a 2 mile study perimeter which is then screened for lands that are part of the Sewer Master Plan, as revised by the Hamby/Ward data, etc.

**Potential Problem:**
As you are aware, the Sewer Master Plan was not created as an UGB Planning tool, but rather a broad look at the sewer deficiencies in the City and key areas outside of the UGB. The goal being to identify the ways and means of fixing existing City problems with an eye to certain areas outside of the City.

The problem is that many areas that can be served by gravity sewer will not be recognized by the Sewer Master Plan because it is such a Macro look and not a complete planning tool. The record shows Heidi Landsdowne and other City Engineering staff recognize this fact. (see minutes in the record for last year's last TAC presentation on sewer)

For example, the Baney and Kutansky properties south of the current UGB can be served by gravity and have been surveyed to prove this. The data is the record. These properties, while small, are exception areas and ready to be urbanized as the area was the site of the former Sunriver Prep School, now vacant and flat. The property and its owners are ready to build medium to high density residential and extend sewer. The extension of this sewer will kick start sewer connections for an existing City neighborhood that has failed to pass an LID. This kind of strategy is good planning, saves existing taxpayers money, and gets them connected to sewer and off failing septic fields.

**Solution:**
The City must understand and recognize the City sewer master plan is a great tool for a Macro look at the sewer needs.

Per Deborah McMahon, former City of Bend planning director, 4/28/2008 " (CSMP) was not created as an UGB planning tool, but rather a broad look at the sewer deficiencies in the City ...." Problem is that many areas that can be served by gravity sewer will not be recognized ... because it is... a macro look and not a complete planning tool. The record shows that ... City Engineering staff recognize this fact (see minutes in the record for last year's last TAC presentation on sewer).

**Rec. at 7,136**

# McMahon: CSMP not for locational analysis

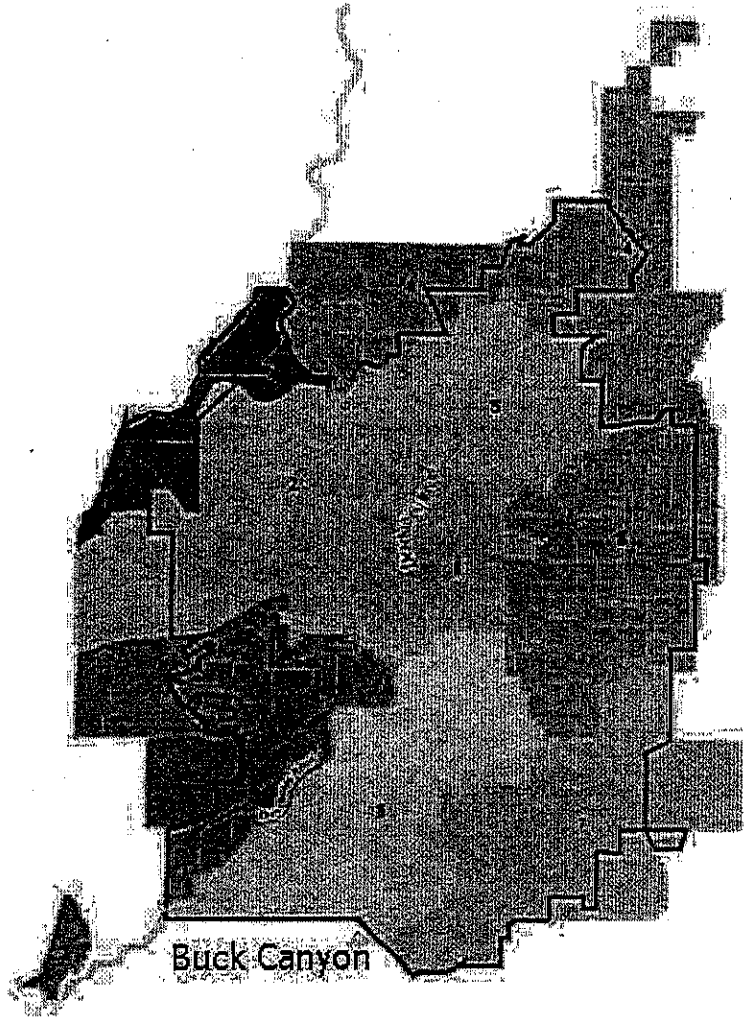
Deborah McMahon, former City of Bend planning director …

"The City must understand and recognize the City (CSMP) is a great tool for a Macro look at the sewer needs. However, it is too general to be used alone in making decisions on how and where to grow the community …

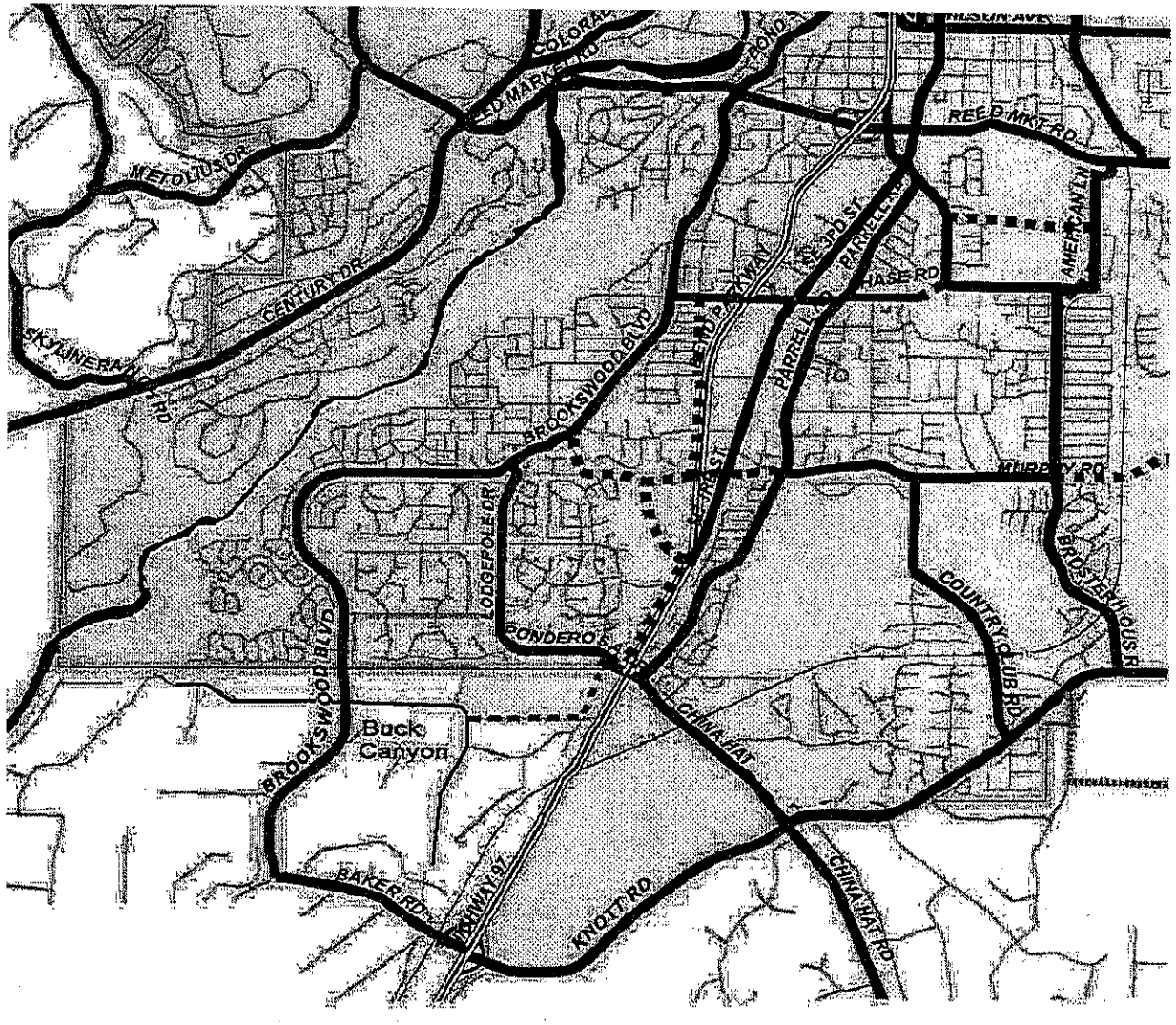
**Rec. at 7,136**

# CSMP Study Area Arbitrarily Excluded Buck Canyon

- Buck Canyon, Priority 2 Exception Land, not included in CSMP Boundary or UGB
- DSL Section 11, Priority 4 Resource land, was included in CSMP but not in UGB
- Ward "Thumb", included in Alt. 4A UGB proposal, not included in CSMP plan
- Juniper Ridge Priority 4 resource land (804 acres) included in CSMP; only 225 acres included in UGB proposal
- Tetherow Destination Resort included in CSMP but excluded in UGB proposal

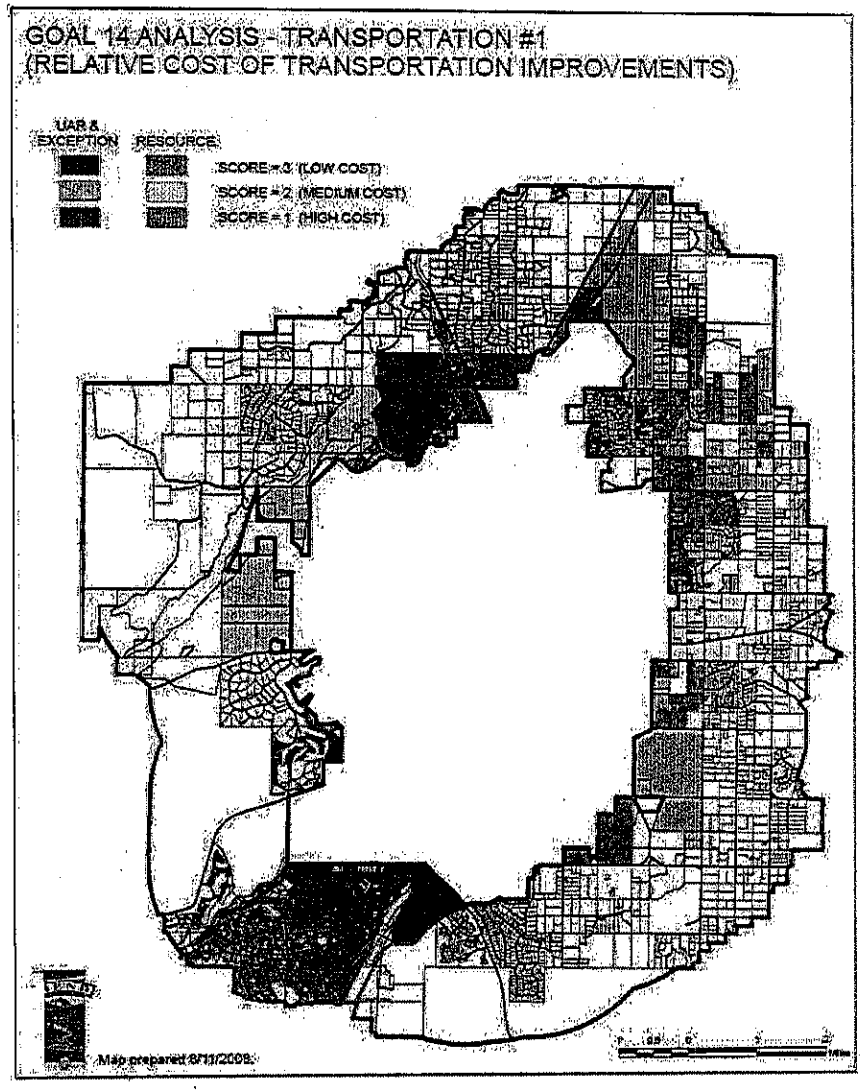


# Buck Canyon ties into existing transportation ring



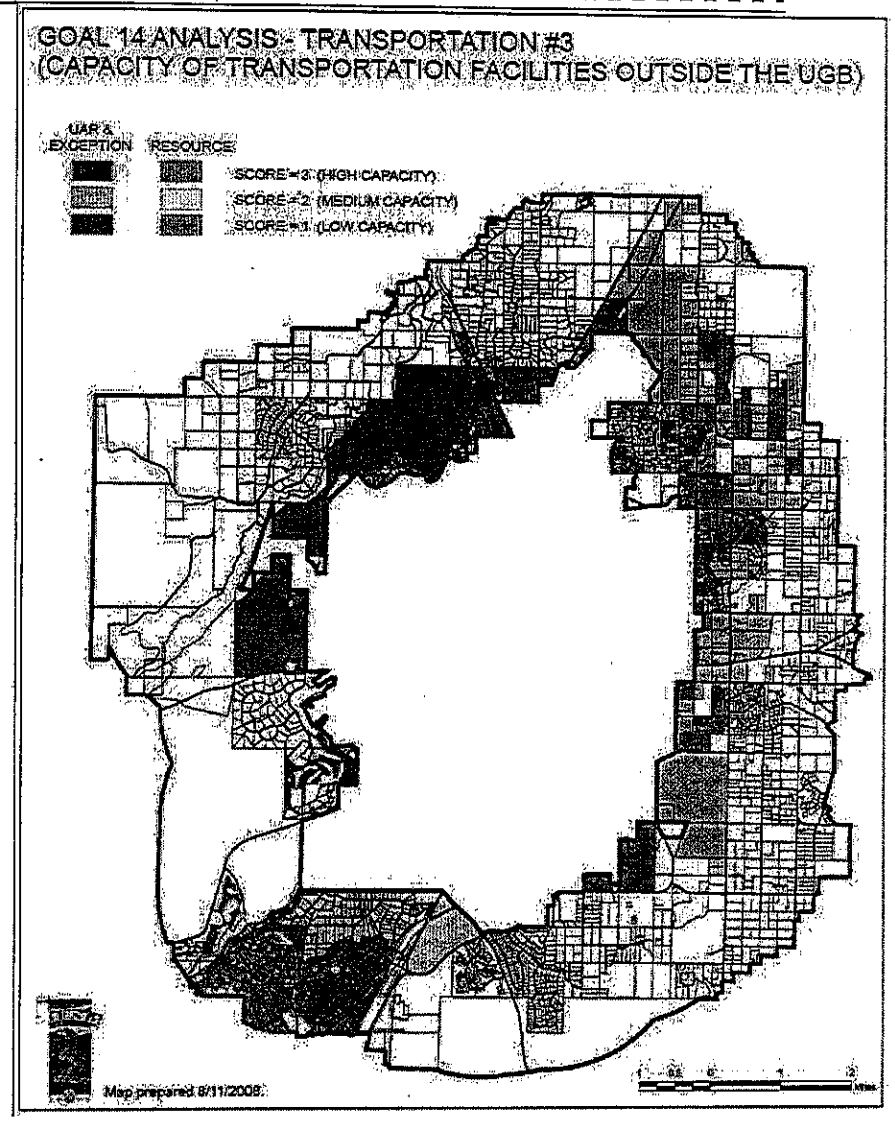
# Buck Canyon: Lowest Transp. Cost to Serve

- Per-acre cost with needed transportation to urbanize Buck Canyon lowest in Study Area
- Ward Thumb shares low-cost rating but was not included in Collection System Master Plan
  - Is it feasible to provide sewer to this Medical District Overlay Zone area?
  - City provides no evidence but included Ward's thumb in UGB expansion nevertheless
- Study omits bridge in UAR lands cost-to-serve analysis



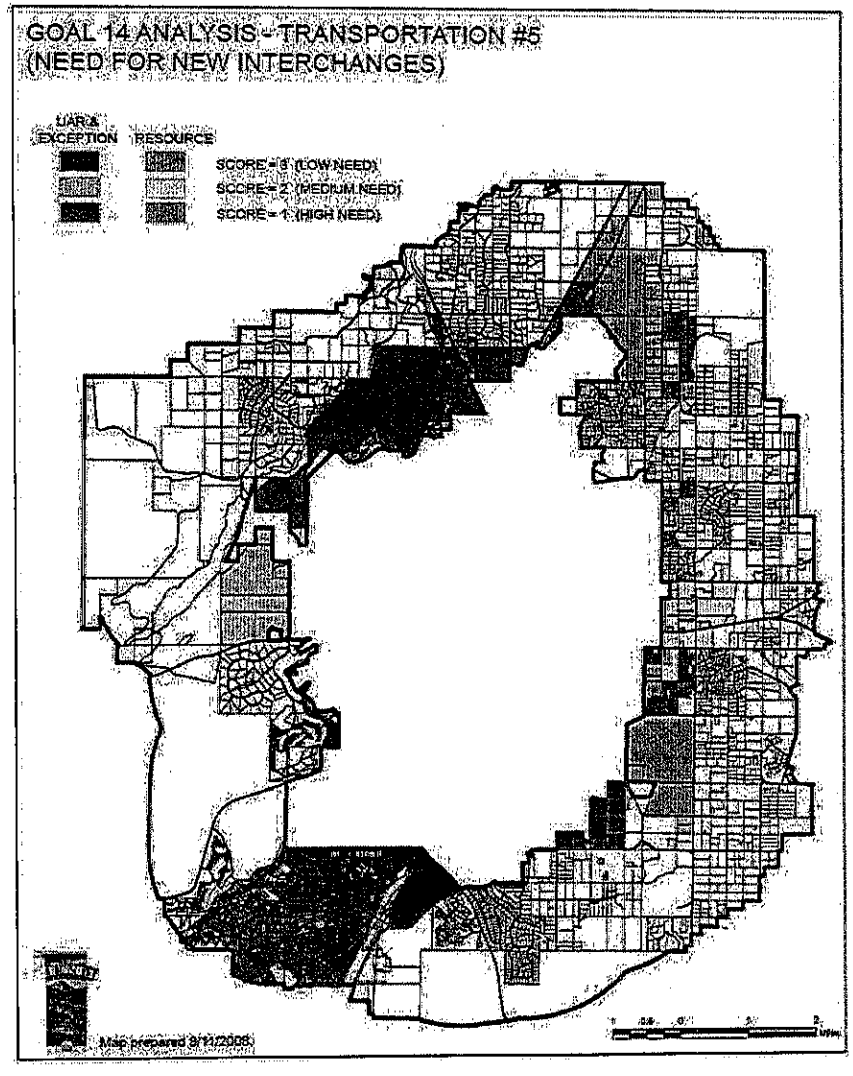
# Buck Canyon: Highest Transp. Capacity

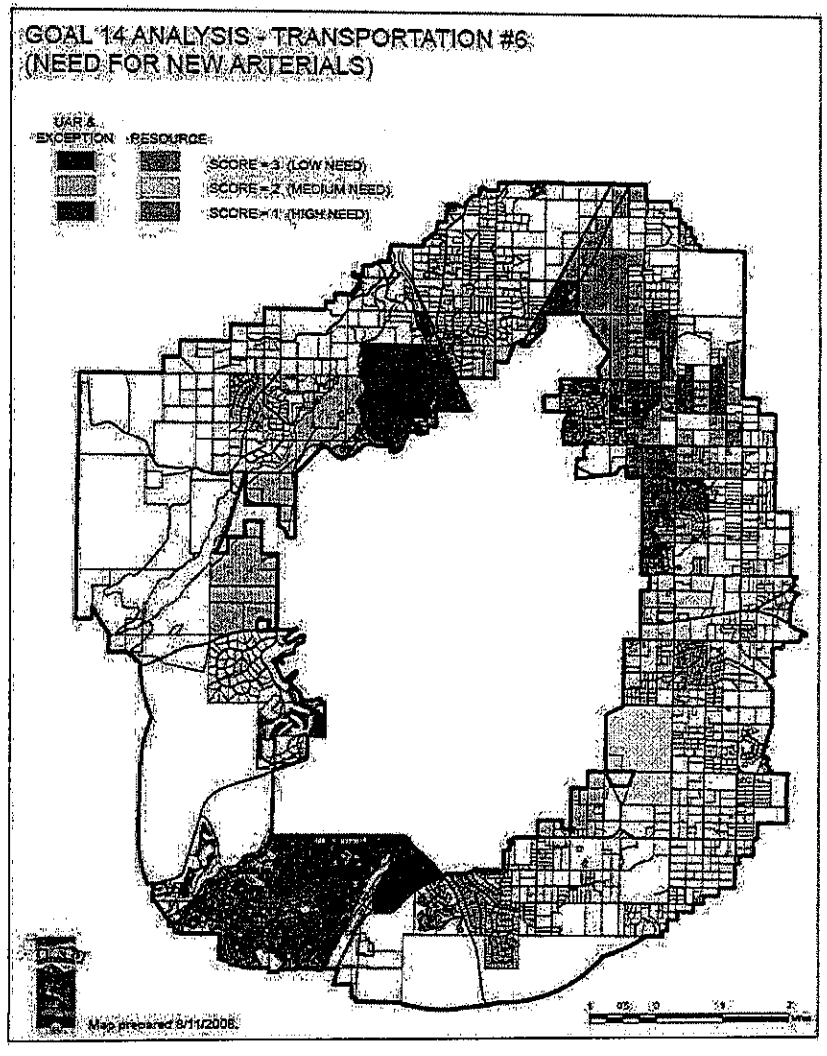
- Goal 14 Analysis showed Buck Canyon and Ward Thumb had best (comparatively) capacity of any lands in Study Area
- Yet Buck Canyon was omitted.
- Westside lands, Juniper Ridge, and even eastside Resource Lands along Hamby Rd. scored lower
- Yet these lands were included in UGB expansion proposal



# Lowest need for new interchanges

- Goal 14 Location Analysis shows Priority 2 Buck Canyon (and Ward's Thumb) exception lands having lowest need for new interchanges of any lands in the Study Area
- Yet Priority 2 Buck Canyon was omitted from the UGB expansion proposal while Juniper Ridge (Priority 4) and NW lands were included – despite fact that NW lands require a very costly bridge over the Deschutes



# Buck Canyon: Lowest need for new arterials

- Priority 2 Buck Canyon (and Ward's Thumb) exception lands shown in Goal 14 Location Analysis, to have the lowest need for new arterials of any lands in the Study Area
- Yet Priority 2 Buck Canyon was omitted from the UGB expansion proposal while Priority 4 lands (Newland Communities, others) were included – even though Priority 4 lands scored lowest