

ORDINANCE NO. 4915

AN ORDINANCE AMENDING ORDINANCE NO. 4447 BY AMENDING THE ALBANY COMPREHENSIVE PLAN RELATIVE TO THE NORTH ALBANY AREA.

WHEREAS, these amendments have been developed in cooperation with City of Albany staff, Benton County staff, and the North Albany Citizens' Advisory Committee (CAC); and

WHEREAS, the Albany Planning Commission held a public hearing on amendments to the Comprehensive Plan and has recommended adoption of said amendments to the City Council; and

WHEREAS, the City Council held a public hearing on said amendments to the Comprehensive Plan; and

WHEREAS, the testimony from these duly advertised public hearings has been fully considered; and

WHEREAS, the amendments will provide part of the legislative framework to allow implementation of the "Alternative Plan to Forced Health Hazard Annexation," which has been jointly adopted by the City of Albany and Benton County; and

WHEREAS, the City Council determines that adoption of said amendments to the Comprehensive Plan is in the public interest and substantially complies with the Statewide Goals and Guidelines.

NOW, THEREFORE, THE PEOPLE OF THE CITY OF ALBANY DO ORDAIN AS FOLLOWS:

Section 1. FINDINGS

"Findings" attached as Exhibit A are hereby adopted as the Albany City Council's findings in support of this decision.

Section 2. COMPREHENSIVE PLAN AMENDMENT CASE NO. CP-01-90

Amendments to the existing policies in the Albany Comprehensive Plan Sewer and Water sections and creation of a new "Area of Special Interest" section for the North Albany area comprise this amendment which shall be known as Comprehensive Plan Amendment No. CP-01-90.

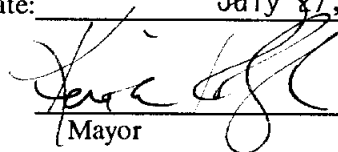
Section 3. COPY FILED

A copy of this Comprehensive Plan amendment shall be filed in the Office of the City Recorder of the City of Albany.

Passed by the Council: June 27, 1990


Approved by the Mayor: June 28, 1990

Effective Date: July 27, 1990



Mayor

ATTEST:



Debbie Andrews
Deputy City Recorder

EXHIBIT "A"
CITY OF ALBANY
COMPREHENSIVE PLAN AMENDMENT
STAFF REPORT

FILE NO.: CP-01-90

HEARING BODIES: Planning Commission **HEARING DATES:** May 22, 1990 **TIME:** 7:15 p.m.
City Council June 27, 1990 7:15 p.m.

HEARING LOCATION: 250 Broadalbin SW, City Hall II Council Chambers

GENERAL INFORMATION

Applicant: City of Albany

Type of Request: A Comprehensive Plan Amendment to consider amendments to the Albany Comprehensive Plan by adding a new policy section in the "Sites of Special Interest" to address the needs of the North Albany area and to amend the existing sewer and water policies to allow implementation of the Alternative Plan to Health Hazard Annexation.

Property Location: North Albany portion of the Urban Growth Boundary beyond the existing city limits.

Total Land Area: Approximately 2,481 acres

Neighborhood: North Albany

Existing Comp. Plan Designation: Urban Residential Reserve

Current Zoning Designation: Urban Residential - 5 acre minimum (Benton County Zoning)

Surrounding Zoning: Exclusive Farm Use (EFU) zoning to the north, east, and west. To the south, in the city portion of the area, there is C-2 (Community Commercial) and R-1 (Single Family Residential) zoning.

Existing Land Use: Residential, rural residential, and agricultural uses.

Surrounding Use: Residential, rural residential, and agricultural uses.

NOTICE INFORMATION: Notices of the two public hearings were published in the Albany Democrat-Herald on May 2 and May 11, 1990. Additional notice for the City Council public hearing was published in the Albany Democrat-Herald on June 20, 1990.

INTRODUCTION: The attached proposed Comprehensive Plan amendments are a synthesis of the efforts of many individuals and groups who have been working towards developing an acceptable solution to the sewage disposal problem in North Albany. Traditionally, when health hazard situations are declared by the State, the nearest jurisdiction that could most economically alleviate the condition has been required to annex the area and provide the necessary services. However, in North Albany there has been resistance to this type of forced annexation. An Alternative Plan was proposed that would provide sewers, thereby alleviating the health hazard, while not requiring immediate annexation. This Alternative Plan was adopted by Benton County and the City of Albany and approved by the Environmental Quality Commission. It is the first time in the history of the state that an alternative plan to forced annexation has been employed to alleviate a declared health hazard.

While the primary issue has been the provision of an environmentally sound sewage disposal system, many other issues need to be addressed in order to implement the alternative plan. The players include Benton County, the North Albany County Service District, the Department of Environmental Quality, the Environmental Quality Commission, the Environmental Protection Agency, the Oregon Economic Development Department, the City of Albany, the residents of the North Albany area, and the North Albany Citizens' Advisory Committee. These issues include: amendments to legal and planning documents to develop a legislative framework for addressing these concerns; possible annexation of the area; land use administration responsibilities; service district responsibilities; engineering work; and financial arrangements such as loans, grants, and local improvement districts.

The amendments and revisions that are proposed within this package include the necessary modifications to both bring Albany's Comprehensive Plan into conformance with the approved Alternative Plan and to address related land use issues that were identified by the North Albany Citizens Advisory Committee as being of importance to the North Albany area. Since both of these needs focused on land use, they have been combined to create a package of amendments that will create the legislative framework for implementing the alternative plan and provide the policy direction to guide development within the Benton County portion of the Urban Growth Boundary prior to transfer of land use administration to the City and/or annexation. At the time that the City assumes land use administration responsibility for the area, these policies will continue to provide the groundwork for directing growth and the needed associated land use regulations.

BACKGROUND: For more than 20 years there have been inadequate provisions for sewage disposal in the North Albany area. Inadequately treated sewage can contribute to a proliferation of diseases such as dysentery and gastro-enteritis as well as pollution of the groundwater. The lack of an adequate sewer system in North Albany has been currently identified by the State Department of Environmental Quality as the top sewer priority in the state. Previous efforts to resolve this hazardous situation have failed due to political and financial constraints. However, in 1989 the City of Albany and Benton County jointly approved an Alternative Plan to Health Hazard Annexation for alleviating a certified Health Hazard.

The Alternative Plan approved by the Environmental Quality Commission provides a solution to the current sewer problem. This plan has been jointly approved by the Albany City Council and the Benton County Board of Commissioners acting as the governing body of the North Albany County Service District (NACSD). This plan includes the following provisions:

1. The City of Albany will provide sewer service from the Albany Sewage Treatment Plant to the health hazard area without requiring annexation.
2. The NACSD will transfer its water and sewer service facilities and operation to the City of Albany. The continued existence of the NACSD as a taxing/contracting authority will be determined later. Jurisdictional responsibility for implementation of the facilities construction aspect of the Alternative Plan will depend on the determination regarding the continued existence of the NACSD.
3. The NACSD will not oppose sewer and water rate differentials imposed by the City of Albany upon areas which are not annexed to the city but which receive sewer and water service.
4. Benton County will transfer land use administration in the Urban Growth Boundary to the City of Albany. Benton County will provide planning services to the Planning Department to help implement the Alternative Plan's land use components.
5. After details of the Alternative Plan have been agreed to by Albany and Benton County and sewer costs and assessments have been estimated, an annexation election will be held. If the election fails, the Alternative Plan will be implemented.
6. The facilities design component of the Alternative Plan shows a network of interceptor sewers and attendant pump stations that would provide sewer service to the health hazard area. The Riverview Heights Subdivision collection system would be connected to the new interceptors. The Riverview Treatment Plant would be abandoned. Collector sewers would be constructed to access properties presently using on-site disposal systems. All flows would be conveyed to the Albany Sewage Treatment Plant.

7. The system improvements would be financed by Bancroft bonds, general obligation bonds, or by other special assessment mechanisms, reduced by any CDBG grant, EPA grant, other grants or loans.
8. The proposed project schedule calls for completion of the facilities planning/funding application phase by late spring of 1990. Project design and construction would be completed in three phases. Project completion (service connections) is projected to be achieved by March of 1992.

Two of the component parts of this Plan include that the City will provide sewer services and that planning and land use administration will be transferred at some point in the future. However, these actions require the amendment of the overall directional land use policy document known as the Albany Comprehensive Plan. With amendment of this document (and some other management documents by the City Council), the City will be provided with the legislative basis to implement the Alternative Plan and also pursue various forms of grants and loans to assist in financing the provision of sewers.

AMENDMENT OF THE EXISTING COMPREHENSIVE PLAN: Within the Comprehensive Plan, there are numerous policies regarding the provision of public services. These policies provide the overall direction the City should pursue. However, when the Albany Comprehensive Plan was developed, the Alternative Plan and the concept of providing some urban public services without annexation was not envisioned. While there are policy statements indicating that alleviation of declared health hazard is a priority, there are also two contradictory policies. One policy statement is within the Wastewater Treatment Section of the Plan, while the other statement is within the Water Service Section. Additionally, within the Water Service Section there is a need for some clarification language in the form of a new policy. The proposed revisions can be found following this staff report.

ADDITION OF A NEW "AREA OF SPECIAL INTEREST" SECTION FOR NORTH ALBANY: Within the Albany Comprehensive Plan, there are policies that are specific to a particular site or area. These policies are included within the Sites of Special Interest section of the Plan. It is proposed that a new "Area of Special Interest" section be created for the North Albany area. This need has become apparent due to the work of a committed group of North Albany citizens, known as the Citizen's Advisory Committee, and staff from Benton County and the City of Albany who held numerous public meetings in early 1990. The purpose of these meetings was to solicit input from the residents of the North Albany area regarding preferred land use alternatives and future development choices for the area. The result of these sessions is the set of policies and implementation methods intended to be used by Benton County and the City of Albany in conjunction with all other applicable Plan policies to guide development within the Benton County portion of the Urban Growth Boundary prior to transfer of land use administration to the City and/or annexation. At the time that the City assumes land use administration responsibility for the area, these policies will continue to provide the groundwork for directing growth and the needed associated land use regulations.

CRITERIA FOR COMPREHENSIVE PLAN AMENDMENTS: In determining compliance with the adopted Comprehensive Plan Goals and Policies, the following criteria has been developed by staff. Adequate findings will demonstrate compliance with applicable goals and policies of the City of Albany Comprehensive Plan and applicable statewide goals.

FINDINGS

1. **APPLICABLE STATE GOALS (Statewide goals 1 - 15):** Show compliance with applicable state goals and administrative rules.

The proposed amendments are consistent with the statewide planning goals, particularly Goal 11: Public Facilities since these amendments will allow the timely, efficient and logical arrangement of public facilities and Goal 14: Urbanization since these policies provide the legislative framework for an orderly transition to urban uses.

2. RELEVANT CITIZEN AND AGENCY COMMENTS:

- a. The policies included within the "Sites of Special Interest" have been developed with the active involvement of the North Albany Citizen's Advisory Committee, Benton County staff, and City of Albany staff who met more than six times between January and April 1990 to develop these policies.
- b. All public meetings and work sessions were advertised in accordance with the provisions established in the Albany Development Code.
- c. Amendment of the existing Comprehensive Plan and development of policies particular to North Albany are necessary to implement the Alternative Plan to Health Hazard annexation which was certified by the Environmental Quality Commission and approved by both Benton County and the City of Albany.
- d. On-going meetings and strategy sessions have been occurring between staff of the City of Albany, Benton County, and the North Albany County Service District to ensure coordination and responsiveness to identified concerns.
- e. Meetings and coordination sessions have been on-going with other relevant agencies including the Benton County Board of Commissioners, North Albany County Service District, Department of Environmental Quality, the Environmental Protection Agency, Oregon Economic Development Department, and the Department of Land Conservation and Development.
- f. Public hearings have been held before the Albany Planning Commission and the Benton County Planning Commission. Public hearings have also been scheduled before the Albany City Council and Benton County Board of Commissioners.

3. CHANGE IN CIRCUMSTANCE: Identification of specific changed circumstances which have made the amendment desirable.

- a. Declaration of a health hazard condition changed the timetable and the policy for the City's provision of sewers (an urban service) to this portion of the Urban Growth Boundary.
- b. Alleviation of this health hazard in the proposed manner requires that the City provide the necessary service and in accordance with the accepted Alternative Plan. This plan stipulates a timetable and participation schedule different than that envisioned when the Comprehensive Plan was adopted.
- c. Amendment of the Comprehensive Plan provides an expeditious and equitable means to allow implementation of the Alternative Plan and alleviation of the health hazard situation.

4. PUBLIC NEED: A demonstration of public need and that the amendment will best address the public need versus other available alternatives.

- a. Demonstration of public need for a sanitary sewer system was made by the State Health Division Administrator in May 1989 when the Administrator issued a finding that a public health hazard existed in the area.
- b. Development of the Alternative Plan was a compromise of the best available alternatives for alleviating the health hazard in the most expeditious manner. To implement this plan requires amendment of the existing Albany Comprehensive Plan.

5. GOAL CONFORMANCE: Demonstrate that the proposed amendment is consistent with the overall purposes of the Plan and any specific Plan provisions which relate to the proposal.

- a. The overall purpose of the Public Facilities and Services section of the Comprehensive Plan is to: "Provide and maintain facilities and services in an orderly and efficient manner."
- b. The proposed amendments to the Water Services, Wastewater Treatment, and Sites of Special Interest Policies will provide the legislative framework to ensure that this overall purpose is met. These amendments are consistent with the overall purpose of the Plan.

ALBANY PLANNING COMMISSION REVIEW: On May 7, 1990, the Albany Planning Commission held a workshop to review the land use components of the North Albany Alternative Plan. During this session, a number of issues were raised regarding the equity of having unique policies for a particular portion of the Urban Growth Boundary, as well as general format concerns. The concerns about equity initiated a review of the proposed policies and implementation methods and resulted in deletion of some statements to ensure that the general welfare of the

entire Urban Growth Boundary is considered equitably throughout the planning process. However, it is recognized that the declaration of a health hazard, the land use pattern of near-urban densities, and the existence of the Albany-Benton County Intergovernmental Advisory Committee (ABC Committee) collectively warrant the need to address this area's land use issues in a unique manner. To communicate these unique aspects of the North Albany area development more clearly, an expanded introduction section which will precede these policies in the Plan has been added.

In terms of the format concerns, staff reviewed the existing Comprehensive Plan and notes that there is no perfect way to integrate area-specific policies. It was determined that the current arrangement of having area-specific policies in a separate section was a logical and practical approach. This approach requires that the main body of the Plan be consulted prior to any decision making. The area-specific policies are an additional set of directions for a particular geographic area. These policies and implementation methods are not meant to stand alone; the exclusion of directive goals further supports the need to consult the entire Plan.

On May 22, 1990, the Albany Planning Commission held a public hearing and formally recommended to the City Council APPROVAL of the proposed revisions to the Water and Sewer sections and the creation of a new "Site of Special Interest" section for the North Albany area in the Albany Comprehensive Plan.

BENTON COUNTY PLANNING COMMISSION REVIEW: The Benton County Planning Commission held a public hearing on June 12, 1990, to consider the proposed changes for North Albany. The Benton County Planning Commission recommended APPROVAL of these policy amendments with three changes. Two of the requested changes (Water Service Policy 11, and Special Interest Policy 3) have been incorporated within the attached policies. Their third language change involved Implementation Measure 8.

The original statement read:

Develop standards to be utilized when considering the extension of water services to new development in areas outside of the UGB, but within the NACSD.

The Benton County Planning Commission proposed revision:

Develop standards to allow provision of water services to areas outside of the UGB which can be served by existing NACSD facilities consistent with the County Comprehensive Plan.

The Benton County Planning Commission revision has been reviewed by Albany Community Development Department staff. Staff believes this revision significantly alters the original intent of this statement. The original intent was to acknowledge the existing service district area and work towards developing standards to provide service to those properties outside the UGB but within the NACSD. However, the Benton County version of this policy changes the intent significantly by allowing service to any property outside the UGB if it can be served by existing facilities and is consistent with the County Comprehensive Plan. It is felt that Benton County's more permissive implementation measure might encourage the provision of an urban service (community water) to areas outside of the UGB, possibly at the expense of other non-served properties within the district or the city. As a compromise the following policy is offered:

Develop standards to allow extension of water services to areas outside of the UGB but within the NACSD that are consistent with the County Comprehensive Plan.

BENTON COUNTY BOARD OF COMMISSIONERS' REVIEW: The Benton County Board of Commissioners held a public hearing on June 20, 1990, to also consider the proposed changes for North Albany. The Benton County Board recommended APPROVAL of the proposed policy amendments with two additional changes. These changes have been incorporated within the attached policies. The amended statements involved Special Interest Area Policies - Policy 9 (a change in the word "will" to "may") and a revised Implementation Measure 24 which addresses North Albany representation on the Albany Planning Commission. The Board expressed appreciation towards all those involved in implementing the Alternative Plan and were optimistic that this spirit of cooperation would continue throughout the process of alleviating this difficult and long-standing problem.

CITY COUNCIL MOTION: The City Council recommends APPROVAL of the proposed revisions to the Water and Sewer sections and the creation of a new "Area of Special Interest" section for the North Albany area in the Albany Comprehensive Plan based on facts and findings included within this staff report and based on public testimony presented at the public hearings.

APPEALS: Should an affected party wish to Appeal the City Council decision, s/he may file a "Notice of Intent to Appeal" with the State Land Use Board of Appeals not later than 21 days after the date the Council decision becomes final.

PROPOSED COMPREHENSIVE PLAN AMENDMENTS
NORTH ALBANY ALTERNATIVE PLAN IMPLEMENTATION

AMENDMENT OF THE EXISTING COMPREHENSIVE PLAN

The following amendments need to be made to the Albany Comprehensive Plan in order to implement the Alternative Plan to Health Hazard Annexation. New language is in **bold** and deleted language has been ~~struck-out~~.

WATER SERVICE

Policy (page 74):

11. Within the Urban Growth Boundary area require **new development to annexation or require the property owner(s) and resident electors not currently receiving service to file an annexation petition consent to annex agreements** prior to receiving water service through the City. ~~except if the property is serviced by a County Service District.~~

WASTEWATER TREATMENT

Policy (page 79):

4. Require execution of annexation or consent to annex agreements to receive sewer service in unincorporated areas **except for existing development in the North Albany health hazard area.**

New Policy (page 80):

14. **The City of Albany shall be the exclusive provider of sewer service within the Urban Growth Boundary area.**

PROPOSED COMPREHENSIVE PLAN AMENDMENTS
NORTH ALBANY ALTERNATIVE PLAN IMPLEMENTATION

ADDITION OF A NEW "AREA OF SPECIAL INTEREST" - AREA 4

In January 1990, the Environmental Quality Commission declared that a public health hazard existed in the North Albany area due to inadequate provision for collection and treatment of sanitary waste. In a spirit of cooperation, Benton County and the City of Albany adopted an alternative plan to forced health hazard annexation. The development and inclusion of the following policies in the Albany Comprehensive Plan recognizes North Albany as an Area of Special Interest. This designation is warranted due to the following factors: the declared health hazard; population density; a land use pattern of near-urban development; and the long standing existence of citizens' advisory groups such as the Albany Benton County Intergovernmental Advisory Committee (ABC Committee) and the North Albany Citizen's Advisory Committee (CAC).

The following policies have been developed jointly by the North Albany Citizen's Advisory Committee and planning staff from Benton County and the City of Albany. These policies are to be used in addition to all other applicable Comprehensive Plan policies and will provide direction regarding future planning actions needed for the area. Where there is inconsistency in the North Albany area between other existing Plan policies and these policies, the North Albany Site of Special Interest policies take precedence over the application of other Comprehensive Plan Policies.

POLICIES

1. The City of Albany, Benton County, and the North Albany County Service District (NACSD) shall comply with the provisions of the jointly adopted Alternative Plan to Health Hazard Annexation accepted by the Environmental Quality Commission on January 19, 1990.
2. The City of Albany will provide sewer service to the designated North Albany health hazard area without requiring annexation of existing developed properties in order to:
 - a. Resolve the health hazard condition in a timely manner and prevent the occurrence of future health hazards.
 - b. Provide for orderly urban development opportunities within the North Albany Urban Growth Boundary (UGB).
 - c. Ensure the coordinated, timely, and cost effective provision of public services to the UGB.
3. North Albany residents outside of the designated health hazard area (but within the UGB) not currently receiving sewer or water service but who desire sewer or water service will be required to annex or file an annexation petition prior to receiving service.
4. New development will be required to annex or file an annexation petition prior to receiving water and/or sewer service in North Albany.
5. Sanitary sewer facilities necessary to serve new development in North Albany shall be:
 - a. Constructed to City of Albany standards.
 - b. Adequately sized to accommodate development densities based on ultimate build-out of either the project or the area to be served.
 - c. Located and developed in accordance with an approved North Albany Sanitary Sewer Facility Plan.
6. Sewer and water rates to properties outside the city limits will be established so that generated revenues are sufficient to compensate the City for extra costs of providing the services and to ensure funds necessary to maintain and upgrade the facilities as needed.

7. Water service will continue to be provided, consistent with the capacity of the current system, to existing NACSD customers outside the UGB.
8. New residential development may be required to connect to the water and/or sewer system if services are within 500 feet of the development and it is feasible to connect.
9. When sewer and water service is provided to a developable parcel(s), the property may be developed at an overall density of approximately 10,000 square feet per unit.
10. For areas of North Albany where sewer service is not available, property shall not be divided into parcels that create an average density more intense than one dwelling unit per five acres.
11. New storm drainage facilities in North Albany shall be:
 - a. Constructed to City of Albany standards.
 - b. Adequately sized to accommodate development densities based on ultimate build-out of either the project or the area to be served.
 - c. Located and developed in accordance with an approved North Albany Storm drainage Master Plan.
12. Urban services, provided by Benton County or the City of Albany other than sewer and water, shall only be provided at levels that existed as of June 1990 until annexation occurs.

IMPLEMENTATION MEASURES:

1. Develop planning policies and appropriate map designations to promote desirable housing opportunities in North Albany.
2. Within North Albany, evaluate the need for neighborhood shopping facilities as part of the on-going evaluation of the Albany Comprehensive Plan. In the interim, allow commercial development to occur within the city limits portion of the UGB as designated for such as of January 1, 1990.
3. Provide the opportunity to cluster development within areas subject to environmental constraints to achieve allowed densities and protect public safety and environmental values.
4. Develop standards that, where possible, provide for setbacks, buffering, and screening between new residential development that would border farmland outside the UGB to mitigate the potential for conflict.
5. Consider development of standards in regard to the keeping of animals in North Albany that maintain neighborhood compatibility, but also provide for greater flexibility than what is possible in the urbanized portion of the UGB.
6. Develop standards that would consider the protection of views in North Albany as part of the land development review process.
7. When possible, phase public improvement projects in North Albany to minimize the impact of multiple assessments.
8. Develop standards to allow extension of water services to areas outside of the UGB but within the NACSD that are consistent with the County Comprehensive Plan.
9. Develop site planning review procedures for forest management practices that would assist in maintaining the special character of the North Albany area.

10. Within North Albany, maintain open space in areas that are unsuitable for development including steep slopes, floodway, wetlands, and drainageways.
11. Where possible in North Albany, develop linkages between steep slopes, drainageways, wetlands, and publicly owned lands to develop a linear network of open spaces and/or parks.
12. In conjunction with Benton County, develop and periodically update a North Albany Storm Drainage Master Plan.
13. Work with Benton County to adopt provisions which would provide for the protection of identified North Albany wetlands consistent with state and federal law.
14. In conjunction with Benton County, maintain survey information for the North Albany UGB which accurately reflects the historic characteristics and quality of the area's historic resources.
15. Utilize historic review procedures to protect North Albany's historic resources.
16. Address the need to develop transportation planning in North Albany that emphasizes a balanced transportation system that includes the following:
 - a. Balancing, where possible, the distribution of automobile traffic to avoid overuse of one or two main corridors.
 - b. The need for pedestrian and/or bicycle ways to provide alternative transportation.
 - c. The provision of mass transit opportunities.
 - d. The location of future local, collector, and arterial streets, and pedestrian and bicycle ways.
17. Consider the transfer of Benton County Roads and streets to the City of Albany as the area is annexed.
18. Work with Benton County and North Albany residents to implement the North Albany minor street plan.
19. In conjunction with the North Albany Rural Fire Protection District, plan for future fire protection services in North Albany including methods to levy equitable assessments and fees to be used for facility construction and equipment.
20. Encourage the Greater Albany Public School District (GAPS) to recognize the importance of North Albany neighborhood schools and to examine all alternatives before proposing closure.
21. Provide for the continued provision of library service for North Albany residents.
22. Investigate a park dedication/fee system to be collected and utilized within North Albany.
23. Continue to utilize the North Albany Citizens' Advisory Committee (CAC) to review major development actions in North Albany.
24. Consider North Albany representation on the Albany Planning Commission for at least those land use actions affecting the North Albany UGB, concurrent with transfer of land use planning and building permit authority in the North Albany UGB to the City.

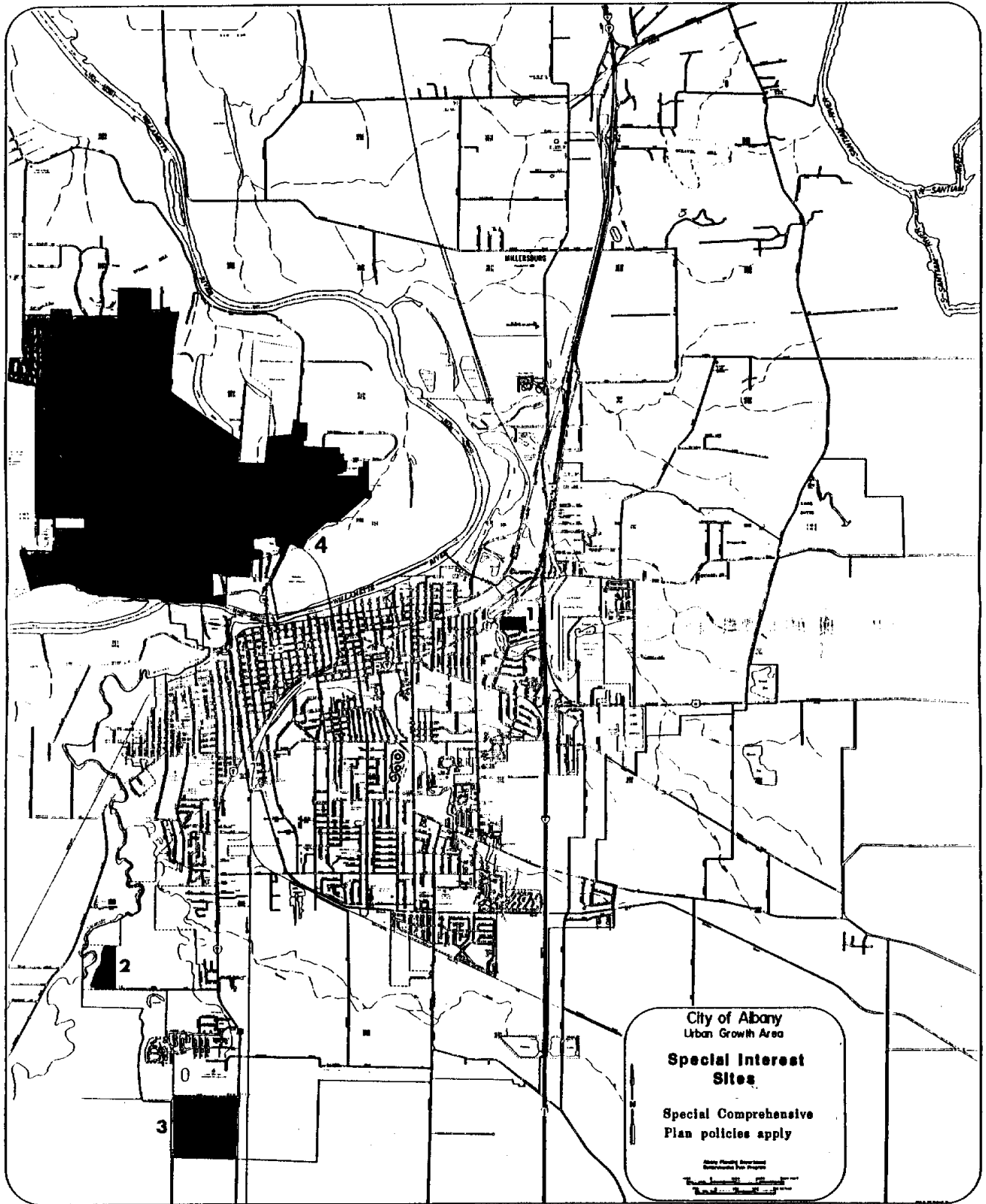


PLATE 15: Special Interest Sites