

SECTION 9.600 PUBLIC FACILITIES & SERVICES

Statewide Planning Goal 11, Public Facilities and Services, reads: "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".

SECTION 9.610 CITY PROVIDED FACILITIES & SERVICES

It is the intent of the City of Turner to provide urban level services throughout the City and to extend services to the urban growth area as annexation occurs during the Planning Period. The City of Turner has initiated the following civic improvements in compliance with that intent:

1. Street Lighting.
2. Street Improvements.
3. Park Acquisition and Development.
4. Sanitary Sewer Master Plan.
5. Completion of a Sanitary Sewerage Collection System in conformance with the City's Master Sanitary Sewer Plan.
6. Water System Master Plan.
7. Completion of a City Water System in conformance with the City's Water System Master Plan.
8. Storm Drainage Master Plan intended for completion in 2001.
9. Downtown Redevelopment Plan intended for completion in 2001.

The following facility plans are hereby adopted by reference and included in the Turner Comprehensive Plan:

- **The City of Turner Water System Master Plan, April 1999 prepared by the Stettler Company, Salem Oregon.**
- **Downtown Development Plan** (When Completed.)
- **The City of Turner Wastewater Facilities Master Plan, March 1996 prepared by JMS Engineering, Salem, Oregon.**
- **Storm Drainage Master Plan** (When Completed.)

SECTION 9.611 CITY GOVERNMENT

Turner has a Council/Manager form of government. The City Council consists of six elected Councilors and an elected Mayor. The Mayor chairs all meetings and has an equal vote on all matters before the Council. The Council appoints the City Administrator, who serves as the Chief Administrative Officer for the City, all committee/commission member, and the Municipal Judge. The City has an appointed seven member Planning Commission, a standing Budget Committee consisting of seven appointed members and all City Council members, an Ordinance Review Committee and a Water/Waste Water Advisory Committee. The City Administrator appoints all department heads including the Finance Director, Public Works

Superintendent and Chief of Police. The City contracts for a City Attorney, City Engineer and City Planner who work at the direction of the City Administrator.

Marion County, through an intergovernmental agreement with the City, issues building permits through the City and insures compliance with state building code standards and requirements.

The Turner City Hall complex is located in the vicinity of the intersection of Val View Drive and Third Street at the north end of Turner's commercial corridor. The City Hall complex consists of a public works building and the City Hall building which houses the Police Department and all other non public works functions. The existing City Hall building has significant space limitations and does not currently meet the needs of the City. A efficiently designed City Hall to support both the Police Department and general functions and activities of city government needs to be considered as soon as possible, preferably during the first five years of this planning cycle.

Government programs and services that are not provided directly by the City are available through Marion County and State of Oregon programs. Because of Turner's close proximity to Salem, the seat of both County and State government, such programs and services are readily available and accessible.

SECTION 9.612 POLICE PROTECTION

Turner has a small police force commensurate with its size which consists of two full time police officers and 3 to 7 reserve police officers. The reserve officer program expands the capabilities of the police department by providing a minimum of 24 hours a month additional police presence. Because of its small size, the Turner Police Department is not able to provide 24 hour a day, seven days a week protection. The Marion County Sheriff's Department provides limited police protection when a Turner officer is not on duty, however they normally can only be expected to respond when a crime is in progress and life or property are immediately threatened. Because the Turner Police Department normally only has one officer on duty at a time, the Police Department has entered mutual assistance agreements with other local police departments.

While the Police Department serves the City well given its size, better protection could be provided with additional officers. As growth occurs and additional funding becomes available, the City may need to consider adding additional police officers with a goal of providing 24 hour a day, seven day a week coverage. It is estimated that the City would have to hire at least three additional full time officers to meet this goal.

Police Department facilities, located in City Hall, are substandard and do not provide adequate space for the work areas, training, storage areas, and interview, interrogation and booking needed by the existing police force. This problem will increase as new officers are hired. New police department facilities are badly needed and design and construction of such facilities should be made a part of the capital improvement plan, in conjunction with a City Hall project.

SECTION 9.613 PARKS AND RECREATION

The City of Turner currently owns two parks and is developing a third park. The Fifth Street Park is the City's largest park and is located on 13.41 acres at the north end of Fifth Street. It is bounded by the railroad tracks on the east and Mill Creek on the west. This park is rich in natural amenities, but is only partially developed. In addition to development of recreational facilities, its natural features need to be accentuated through the development of trails, bikeways and pathways. The City might consider expansion of the park on the 12.53 acre parcel just north of the park. This property has no access except through the park, is located entirely within the floodplain, and contains significant riparian and wetland resources which greatly limit its development for other uses.

The Burkland Park is located on a 13,000 sq. ft. site in the downtown core on Boise Street. It is fully developed with picnic areas, playground and restroom facilities. There is limited possibility for expansion of Burkland Park, but it will play an integral part in any downtown redevelopment plan.

The developer of the Taylor Valley Estates, located in the north end of the City between Third Street and Val View Drive has recently dedicated a 1/5 acre parcel and an adjoining one acre parcel along Val View drive to the City for park and open space. The developer is required to develop the smaller park for recreational purposes primarily as a neighborhood park. The adjoining one acre parcel, located on a hillside just west of Val View Drive is intended for use as public open space. This area is rich in natural amenities and could be developed with trails and pathways for public use.

Later in this planning period, after completion of gravel extraction at the River-Bend Sand and Gravel Mineral and Aggregate site on the north end of the City, there will be opportunities for development of additional recreational facilities associated with the 90 acre lake that will be created by the gravel extraction operation. The City might consider the possibility of creating public access to the lake and the potential for developing park facilities in conjunction with the redevelopment of the aggregate resource site.

The Turner Community Center, previously owned and operated by a non-profit organization, was recently donated to the City. This facility, located on Fourth Street just south of Mill Creek, is a valuable community resource used as a meeting place for various organizations and for private functions. In accepting the donation, the City has committed to providing Community Center services in lieu of a private organization. The Community Center has been under utilized in the past and provides a great opportunity to provide expanded recreational type programs. Because of the age, condition and location of the Community Center, the City should consider major improvements or the possibility of replacing the facility sometime during this planning cycle.

The Burkland Swimming Pool, located adjacent to Turner Elementary School on School Street, is owned and operated by the Cascade School District. The swimming pool is the center of recreational activities, especially in the summer months, and is a vital

resource. The City needs to work closely with the Cascade School District to insure that funds are available to maintain and operate the facility and to provide a wide range of swimming programs. The City should assist in any way possible with School District plans to expand and improve the facilities.

While the Turner area is a part of the Chemeketa Public Library System, the City has no public library. Turner residents have access to public libraries in both Salem and Stayton, both within a short distance of the City. Because of the small population and the relative high cost to provide library services, it is unlikely that Turner will ever provide its own library services.

The City currently does not provide any organized recreational programs. There will be a growing need, as the City grows, to develop and staff such programs, especially for seniors and children. In lieu of City programs, the City should encourage development of regional programs and participate in regional recreational initiatives. The City has recently joined the Santiam Area Regional Agreement, an ORS 190 Organization which was organized to pursue regional recreational issues and programs within the Santiam Canyon area. Turner's location near Salem, Stayton and the Santiam River basin provides significant recreational opportunities of all types which are nearby and accessible to its residents.

It is important that the City develop a Parks and Recreation Master Plan in the near future, preferably within the next two to three years. This plan is badly needed in order to establish capital improvement plans for existing parks, plan for future needs relating to parks and recreational programs and to establish priorities for improvements to park infrastructure and development of recreational programs.

SECTION 9.614 WATER SYSTEM

One of City's early objectives was construction of a water system for the community. The City's first water system consisted of a spring fed supply placed into service in 1914. Turner presently receives water from the City of Salem. The City has purchased water from the City of Salem since 1941 through an agreement that was updated in 1987 and then amended in 1988. The Salem water supply is fully treated, filtered, and disinfected at Salem's Geren Island Water Treatment Plant. Water is currently obtained from the Salem Water System through 3 independent master meters located at and served from Salem's 54 inch transmission pipeline. These meters provide water to Turner's residents through various types of pipe materials including PVC, cast-iron, and asbestos-cement in sizes ranging from 1 inch to 10 inches. The City has a single 100,000 gallon redwood storage reservoir that supplies water to the Val View area. Water storage is also potentially provided to Turner from Salem's 100 million gallon Franzen Reservoir, located in Turner.

The City's distribution system consists of three service zones. Approximately 77% of the City's population is located in the Low Service Zone, 9% is located in the Intermediate Service zone and 14% is located in the High Service Zone. The City operates two booster pump stations. The Intermediate and High Service Zones utilize the Val View booster pump, a 10 hp submersible pump. The High Service Zone is

supplied from a duplex booster pump station utilizing 10 and 20 hp pumps located at the Val View Storage Reservoir. The Low Service Zone is served entirely by gravity supply from the Salem System.

Turner purchases approximately 197,000 gallons per average day from the City of Salem of which 122,000 gallons is sold to Turner water customers. The average usage of 148 gallons per day per capita compares favorably to other nearby communities. System losses however range from 31.4% in the High Service zone to 39% in the Intermediate and Low Service Zones. Maximum day usage in 1999 was 528,000 gallon per day, or 2.68 times the average day demands.

Fire protection supply is currently inadequate in several areas of the City due to undersized or inadequate distribution mains, defective or non-existent fire hydrants, and incomplete system looping. Recommended improvements in the Water System Master Plan will increase available fire flow capacity significantly.

Turner is responsible for its own water transmission and distribution system which is comprised of a mixture of PVC, galvanized steel, and copper piping. . Most of the older main lines have been replaced although many of the steel lines are currently experiencing leakage. Overall the transmission system is sound. To optimize the transmission system, looping of transmission lines should occur as new development is permitted. Looping of water transmission lines equalizes water pressure and permits repairs to the system limiting loss of water availability to the system. The City will also need to provide for future growth by increasing transmission line sizes to serve adjacent developable areas.

Water demands are projected to increase to 569,000 gallons per average day demand and to 1,453,000 gallons per maximum day demand by the year 2020.

Water storage for the Intermediate and High Service Zones is presently inadequate by 60,000 gallons and additional storage will be needed for future growth and fire protection. A 300,000 gallon storage reservoir should serve the existing and future needs in the Val View area. The Low Service Zone appears adequately served by the Salem System.

A new Water System Master Plan was completed in April 1999 and replaces all previous plans. The Turner Water System Master Plan coincides with the 2020 timeframe for the Comp Plan and is hereby incorporated into the Turner Comprehensive and is made a part thereof by reference. A phased Capital Improvement Program is proposed in the Water System Master Plan to address needed water improvements for the Planning Period to year 2020.

SECTION 9.615 SANITARY SEWER SYSTEM

Turner completed construction of its first ever sanitary sewer collection system in June, 2000. Because of limited growth potential and groundwater contamination concerns created by on-site septic systems that were generally inadequate due to soil limitations and high water table conditions, the City had considered a municipal sewer system at

least three times in the past but had been unable to get funding and/or voter approval for completing a sewer project. In 1995, the City hired a consultant to complete a feasibility study for a sewer system. The result of the study was a March, 1996, Sewer Master Plan, which identified the best alternative as a sewer collection system and transmission line to Salem. An affirmative vote of Turner citizens in May, 1996 authorized the City to move forward with the pre-design of a sewer collection system. Following completion of the pre-design, a second vote of Turner citizens in March, 1997 approved moving forward with construction of a sewer collection system and a transmission line to Salem. A forty year intergovernmental agreement with the City of Salem for sewage treatment and operations and maintenance of Turners sewer collection system was negotiated and signed in April, 1997. Funding was acquired through USDA Rural Development and the City approved a revenue bond resolution for construction of the project in April, 1997. Design was completed and bids were received in October, 1998. Construction began on the project in December, 1998 and was completed in June 2000.

Turners sanitary sewer system consists of seven gravity trunks, four pump stations and a 4 mile force main that transmits sewage northward to the Salem system. The pump stations were sized to support a population equivalent of 3,500. The collection lines and force main were sized for a population equivalent of 5,000 for 20 years and 40 years respectively. The City has purchased 3.0 million gallons a day peak flow capacity in sewer transmission lines in south Salem and is limited to that amount of flow into the Salem system. Based on the flow capacities that were designed into the system, adequate capacity exists in the system for expected growth during this planning cycle. The collection system was constructed to serve existing development at time of construction only. Sewer collection lines must be extended into undeveloped areas of the City as development in areas not currently served occurs. It is the policy of the City that costs for such improvements must be borne by those developing such areas.

Following completion of the sewer construction project a new Sewer System Master Plan was completed in March, 2001 which replaces the Plan completed in 1996 as a part of the sewer feasibility study. This plan coincides with the 2020 timeframe of this Comprehensive Plan and is hereby incorporated into and made a part of the Turner Comprehensive Plan by this reference. Capital improvements to the sewer system, while minimal because of the recent construction of the system, are proposed in the master plan to address needed improvements during this planning period.

SECTION 9.616 STORM WATER DRAINAGE

Turner has an inadequate stormwater drainage system. The current system consists of small localized underground tiled systems that discharge to Mill Creek at various points and open ditches along streets and across private property that also discharge to Mill Creek at various points. Storm water in areas of town south of Delaney Road and west of the Railroad tracks drain in the most direct route provided by gravity into Mill Creek. Storm water in areas north of Delaney Road and east of the railroad tracks must flow northward, primarily along Third Street through a combination of open ditches and tiles and exit the town through pre-existing open drainage ditches with final discharge into Mill Creek at the south end of the Mill Creek Correctional Facility. Stormwater flows off of the Val View hillside into this drainageway. There are significant problems with

standing water in all the low lying areas of town. This problem is exacerbated at the base of the Val View hillside with the additional stormwater runoff from the hillside. While the City has adopted standards for stormwater detention and protective measures for drainageways, as growth occurs, stormwater drainage problems can be expected to increase.

The City has received grant funding to complete a stormwater drainage master plan. It is expected that the plan will be complete in late 2001 or early 2002. In addition to evaluating existing drainage capabilities and identifying needs for system improvement, the plan is intended to address requirements of various state and federal rules for improvement of water quality and protection of endangered species, particularly salmon. The stormwater plan is also integral to implementation of the Transportation System Plan contained in Section 9.700 because of the need to include storm drainage capabilities with any street improvement project. Upon completion and adoption by the City, the Stormwater Drainage Master Plan will be incorporated by this reference into this Comprehensive Plan and those projects identified as needed in the plan will be prioritized in the Consolidated Capital Improvement Plan.

SECTION 9.617 CONSOLIDATED CAPITAL IMPROVEMENT PROGRAM

There will be an increasing demand for public facilities and services as the City grows. A Consolidated Capital Improvement Program is urgently needed to financially plan for the provision of these facilities and services. The plan should consolidate all identified capital improvement needs contained in the various separate plans that have been completed or are being completed that are identified elsewhere in the Comprehensive Plan. It should prioritize all projects, propose timelines for completion and identify possible funding sources. Once established, the Consolidated Capital Improvement Plan will provide a working document for phased provision of public facilities and services. The plan must be reviewed annually, before the annual budget cycles, so that capital improvement projects can be added, removed or reprioritized based changes to needs, policy and/or financial capabilities.

SECTION 9.620 FIRE PROTECTION

The Turner Rural Fire Protection District serves an area of 36 square miles, including the City of Turner. The City was annexed to the District on August 25, 1974. A ballot measure was passed in November 1977 that authorized expenditure of tax money for the construction of the Turner Fire Hall in the City. Another ballot measure was concurrently passed for funding to upgrade the District's present fire fighting equipment and to improve fire protection services.

The Main Station is located at 7605 Third Street in downtown Turner. The facility is staffed by a full-time, paid Fire Chief, Deputy Chief, EMS Coordinator, Training Officer and an Administrative Secretary. A volunteer staff of 30 volunteers and 20 part-time paramedic man the Station in the evenings and weekends and support operations during the week. The City has a fire insurance rating, ISO classification, of 4 within the City while the remainder of the District has a rating of 8. The District currently responds

to approximately 465 calls per year, including natural vegetative fires, structural fires, hazardous materials spills, motor vehicle accidents and medical emergencies.

The fire district's equipment is housed in the new fire facility, and consists of the following items:

- 2- Quick Response Units)
- 3- 1250 gpm Engines with 1000 gallon tanks
- 2- Water Tenders, One with a 750 gpm fire pump
- 2- Advanced Life Support Ambulance
- 1- 4WD Brush Unit
- 1- Support Van
 - gpm = gallons per minute

The fire district provides excellent service to Turner. Current levels of protection are enhanced not only by advanced training activities, but by excellent working relationships with eight neighboring districts. Through a series of structural automatic aid agreements, the TFD automatically enlists the assistance of surrounding districts when emergencies are reported to be large. This quick response significantly reduces the response time of needed personnel and equipment that reduces property damage and loss of life.

SECTION 9.630 SCHOOLS

Cascade School District serves the educational needs of Turner. Cascade School District became a unified district in 1994. It presently encompasses a 200 square mile area and operates five elementary schools including the Turner Elementary School. The District also includes the Cascade Junior High School, Cascade High School and Cascade Vocational School located about three miles southeast of Turner. The District is considered to be one of the fastest growing areas in Oregon and presently has an enrollment of approximately 2,500 students although this varies due shifting populations together with fluctuating age groups. These fluctuations reveal the primary dilemma for the District, how to adequately plan for future enrollments.

Cascade Union Junior High and High School facilities consist of the junior high school building, the high school building, a vocation development building, a gymnasium and other athletic facilities, and parking areas. The Junior High accommodates grades 6 through 8 with an approximate current enrollment of 464 students and a staff of 46. The High School accommodates grades 9 through 12 with a current enrollment of 724 and a staff of 52. In addition to the standard curriculum, the Cascade School District offers many other forms of educational opportunities for its students including focused topic areas like music, sports, mathematics, and computers in addition to specialized education like the Vocational Education and Diploma Program, Alternative Education Programs, a Teen Parent Program, Twilight School and the Sixth and Eighth Grade Recovery Programs.

The Junior High and High School serves several communities, and although centrally located, transportation for students to school and related activities is a significant issue. Many high school students drive or ride to school in private vehicles. Parking is can be

a problem at the high school since students have flexible class schedules and are able to seek employment necessitating the use of cars for transportation. The junior high students utilize the District buses along with high school students. Also, the school provides activity buses for those students who have extra-curricular activities after school hours.

The Turner Elementary School is located within the City of Turner on an 8.62 acre site and consists of the main building built in 1922, a 1952 classroom wing, a 1964 boiler room and swimming pool, and a 1974 gymnasium and playshed. Turner Grade School serves grades kindergarten through sixth grade, has a total of 12 classrooms, and employs approximately 26 people. Enrollment is currently at a near capacity of 225 students although additional students are currently being bussed to Turner from other overcrowded schools. Most of Turner's students are also bussed to the school by the District.

The school facilities of the Turner Elementary School and Cascade High are used extensively by local residents, with the elementary school more conveniently located to serve Turner's residents for educational and recreational programs in the evening or on weekends. The community is very appreciative of this service provided by Cascade School District and is strongly in favor of continuing the joint use of facilities.

District issues include transportation, population growth, fluctuating populations and age groups, and facility and program improvement needs.

District programs appear to be excellent, adequate land for expansion is available and the existing facilities are accommodating growth with bussing

Although growth is occurring throughout the District, it is uneven and varies from community to community. Some of this growth is currently being accommodated by bussing students to other schools, but bussing detracts from a sense of community that is very important.

Turner is not yet experiencing bussing students to other communities but this could be an issue if growth occurs too rapidly without adequate facility planning. The City of Turner views this as an area of concern and will maintain communication with the Cascade School District to alert them to community growth trends so the needs of the Turner Elementary School can be addressed before overcrowding occurs.

The District has also express the need for walkways and crosswalks for Turner students that walk to school. This is a safety issue that should be addressed by the City.

SECTION 9.640 POST OFFICE

Turner has a new Post Office constructed in 1997 serving the City and adjacent areas as Zip Code 97392. The Post Office contains post office box facilities and employs approximately 6 people serving 3 rural delivery routes in addition to the City. There are approximately 2000 addresses served from the Post Office.

The City assigns addresses as new developments occur.

SECTION 9.650 HEALTH AND SOCIAL SERVICES

The City of Turner has no local health facilities. No doctors or dentists maintain offices in Turner, and residents must use the facilities in Stayton and Salem for emergency medical treatment. Fire department personnel are available for emergency aid.

Health and social service programs originating in a small community are rare, consequently they must be sought out from larger jurisdictions. Local organizations provide some assistance and social services to local residents but the majority of these services are obtained in nearby Salem or Stayton and from Marion County or the State of Oregon.

SECTION 9.660 ENERGY & COMMUNICATION SYSTEMS

Primary energy and communications services are provided by the following companies:

- Portland General Electric Company
- Northwest Natural Gas Company
- Verizon Telephone Company
- Uvision, LLC

Electric Power

Several aspects of electric power service have significance to the Comprehensive Plan. First, is the question of the adequacy of the electric power supply to meet the needs of future growth, especially for large industrial users. Also, future energy shortages may require us to conserve power through energy conservation programs.

Another concern is the location and design of major facilities, such as transmission lines and substations. Substations can have a blighting affect on an area unless sites are carefully selected to minimize their impact. Design and landscape screening can be utilized to carefully integrate these facilities with their surroundings.

Overhead distribution lines can also detract from the quality and use of an area. Underground service, particularly in residential areas, is a desirable and viable alternative and is encouraged to the maximum extent possible.

The City of Turner has adopted a requirement for underground electric service lines for all new developments within the City.

Electric Company

Electrical service is provided throughout the City by the Portland General Electric Company which has offices and a service center in Salem. Portland General Electric anticipates no major problems in meeting foreseeable increased demand for power.

Portland General Electric supplies Turner with power from the Turner Substation located at 5th and Cedar.

Portland General Electric, as the franchised electric service utility for the Turner area, has indicated that it is willing and able to provide for future electrical needs.

In order to help conserve energy, Portland General Electric offers a number of energy-saving programs. These include:

1. Home energy analysis.
2. Weatherization Financing. Low (6-1/2 percent) interest and zero interest financing of residential weatherization improvements.
3. Energy-wise Home Programs. Incentive programs for existing homes, recognizing compliance with minimum weatherization standards.
4. Energy-Saver Program. To promote energy efficient new residential construction.
5. Commercial/Industrial Energy Analysis.

Natural Gas

Natural gas service is provided by the Northwest Natural Gas Company. Northwest Natural Gas obtains its supply from the Northwest Pipeline Corporation which in turn obtains gas from various gas fields.

There is a primary 4 inch gas line serving Turner with smaller branch lines serving the gas service areas of the City.

The Northwest Natural Gas Company also has a number of energy-saving and weatherization programs. Weatherization consultants will provide free energy analysis of residences and businesses. Financing is available for recommended energy saving measures.

Communication Services

Telephone service is provided by the Verizon Telephone Company throughout the community. There is no high speed access, only basic service is provided.

Cable television service is available throughout Turner from Uvision, LLC with offices and repair service located in Stayton. Service is limited to Basic cable only.

Franchise Agreements

The City maintains Franchise Agreements with the energy and communication companies and the solid waste company serving Turner. Franchise Agreements are an important source of revenue that provide fees to the City for permitting access over the City's public ways.

SECTION 9.670 SOLID WASTE

Turner is currently served by the Pacific Sanitation Company utilizing waste disposal sites approved by the County and State of Oregon. The City of Turner will work closely with the region when future site locations are considered.

Some future industrial developments may require temporary on-site solid waste disposal. This would only be permitted if approved as part of a development plan approved by the City. Hazardous waste storage or disposal is not permitted in the City.

SECTION 9.680 PLANNING IMPLICATIONS

Public facilities and services are an essential planning component and provide the primary elements to support community growth.

Turner's public facilities and services are capable of supporting additional community growth although there are some improvements needed. A new City Hall and expanded police protection are identified needs that will increase as growth occurs.

Schools and fire protection are currently serving Turner very well, although expansion of both the level of service and support facilities will be needed as growth occurs. Both of these facilities have available land for their expansion needs. The City should maintain communication with these agencies and keep them informed of future community growth trends that could impact their level of service and facility needs.

The new municipal sewer system and water system are capable of accommodating the projected community growth although water system improvements are needed and have been included in a Water System Capital Improvement Program.

In summary, Turner's public facilities and services are currently serving the needs of the community and with identified improvements Turner is capable of providing an excellent level of service to an expanding community.

SECTION 9.690 PUBLIC FACILITIES & SERVICES GOALS & POLICIES

GOAL & OBJECTIVES

1. To provide a public facilities policy plan as a guide for the efficient development of future community facilities, utilities, and services consistent with long range community needs.
2. To provide for the timely, orderly, and efficient provision of public facilities and services to serve as a framework for future community growth and development.

POLICIES & RECOMMENDATIONS

City Government

1. The City shall insure that public facilities, utilities, and services contribute to an orderly and efficient framework for incremental community growth and development, in coordination with the planned development of the community.
2. The City shall consider impacts on community facilities before building, rezoning, or annexation requests are approved.

3. The City shall maintain procedures that require development projects to bear the cost for needed support facilities.
4. The City shall prepare capital improvement programs to guide financial implementation of needed facilities and services. The program shall include: parks and recreation facilities, sewer and water facilities, storm drainage, streets and other transportation improvements, public buildings, and other necessary public facilities.
5. The City shall continue to support regional efforts to provide recreational, cultural and other services.

Police Protection

1. The City shall strive, through available funding sources, to support police service and support facilities for the Turner Police Department to better serve the needs of the community.
2. To reduce the demand for public safety protection, public education on crime prevention programs should be encouraged.

Parks and Recreation

1. The City shall work towards preparation and adoption a long range park and recreation master plan that includes consideration of greenway buffers and bicycle and pedestrian trails.
2. The long range park program shall include consideration of greenway buffers and bicycle and pedestrian trails.
3. The City shall develop programs for landscaping and beautification that encourages landscaping of community streets, pedestrian ways and bike paths.
4. In acquiring future park sites, the City give consideration to wooded areas, hillsides, rolling lands, and water courses in order to preserve these natural features and to minimize the need to undertake extensive planting for new parks.

Water System

1. Water service shall be provided to meet the needs of existing and future users and shall provide adequate fire flow capabilities to protect the public.
2. Future developments shall install a water distribution system that will provide approved water pressure and flows for the proposed use and provide for future extensions to unserved areas beyond the proposed development.
3. The City shall continually strive for piping systems and standardized pipe sizing to maintain adequate water flow and pressure.

4. The City shall maintain the "Water System Master Plan" to address local service extensions and system improvements including priorities, costs, and financing mechanisms compatible with the City's Comprehensive Plan.
5. The City shall seek to insure that water system improvements are undertaken in a manner that will be least disruptive to the environment and the community.
6. The City shall work to provide adequate water supply to unserved industrial lands and upgrade services to commercial properties.
7. The City shall monitor its long term arrangements for the public water system under the contractual agreement with the City of Salem in regards to maintenance and capital improvements.

Sanitary Sewer System

1. The City shall consider the availability of sewer facilities relative to the constraints of the service area when reviewing any proposed development or construction activities, including the placement of facilities and the provision and location of easements.
2. No new on-site sewage disposal systems shall be permitted in the City of Turner unless it is determined to be necessary by the City and it is approved by the Department of Environmental Quality.
3. Existing areas utilizing on-site disposal systems that pose potential health and pollution hazards shall be required to connect to the municipal sewer system.
4. The City shall maintain the "Sewer System Master Plan" to address local service extensions and system improvements including priorities, costs, and financing mechanisms compatible with the City's Comprehensive Plan.
5. Sewer facility improvements shall be maintained as part of the city's ongoing Capital Improvement Program. The sewer element of the capital improvement program shall be updated and maintained as an integral part of the City's ongoing planning process.

Storm Water Management Facilities

1. The City shall maintain and update a storm water management plan with planning activities included in the City's Capital Improvement Plan (CIP).
2. The City shall work with the Oregon Department of Environmental Quality (DEQ) to implement Best Management Practices (BMP) contained in the City's current NPDES MS4 Storm Water Permit and its TMDL Management Plan.
3. The City shall provide storm water infrastructure and associated policies that support the principals of Local Impact Development through designs incorporated into new development.

4. The City shall provide storm water system improvements in existing areas as financing permits.
5. The City shall work in partnership with Marion County to insure appropriate compliance with storm water rules on County streets within City limits.
6. The City shall support storm water financing needs through fees, System Development Charges (SDCs) and other available funding sources.

Fire Protection

1. The City shall support the continuing efforts of the Turner Rural Fire Protection District for improved City fire protection.
2. As municipal water service is extended, fire hydrants shall be provided with the extended system.
3. Lands divisions and commercial and industrial development proposals shall be submitted to the fire district for review and recommendation.
4. The City shall maintain communication with the fire department and keep them informed of growth developments and fire protection problems.

Schools

1. The City shall maintain a coordination program with the Cascade School District as part of its ongoing planning effort.
2. The City shall keep the District informed of development trends and submit projects with substantial population increases to the School District as part of the project review process.
3. The City shall notify the Cascade School District of all subdivision and annexation proposals and offer an opportunity for review and comment prior to decision-making.

Post Office

1. The City shall notify the Post Office of new developments within the City.
2. The City shall coordinate addressing for new subdivisions and new developments with the Post Office.

Health and Social Services

1. The City shall cooperate with federal, state and county agencies providing health and social services to residents of Turner.

Energy & Communication Systems

1. Electric power distribution systems, telephone and cable television lines shall be located underground in all future developments.

2. Development of a conversion schedule should be encouraged to convert existing overhead utilities to underground service in the future.
3. Multiple uses of single utility easement corridors shall be encouraged wherever possible.
4. Energy conservation shall be encouraged in the development and use of public facilities.
5. The City shall encourage up-grading of the City's communication services.

Solid Waste

1. The City shall encourage recycling efforts within the community.
2. All development within the City shall adhere to applicable Federal and State solid waste and hazardous waste regulations
3. Wastes generated within Turner shall be disposed of in accordance with federal, state and City regulations governing the disposal of such wastes.
4. Hazardous wastes generated in Turner shall not be stored or disposed of within the community but shall be transported to an approved site elsewhere.