ACKNOWLEDGEMENTS

I would like to acknowledge the assistance of my major professor, Dr. Keith W. Muckleston, in the preparation of this research paper. I would also like to thank my friends and family for being supportive throughout my graduate work.
I dedicate this paper to my father.
ABSTRACT

The objectives of this research paper are (1) to establish if a relationship exists between those water-related services - domestic water and waste disposal - already present in the North Albany area prior to 1966 and housing growth that occurred during the period 1966-1975, (2) to assess the impact certain land use policies have had on housing growth in the area, and (3) to assess growth potentials based on past trends.

A combination of research sources and techniques were used to examine the relationship between housing growth and the availability of water-related services. These techniques are: air photo maps at a scale of 1:600', soil suitability maps at a scale of 1:2000' and housing data from county records.

The data suggests that a relationship does exist between housing growth and the availability of water-related services in the North Albany area. Further examination of the impact water-related services have on residential development is recommended.
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INTRODUCTION

Historically, subdivisions and other housing activity on the urban fringe has responded to local population pressures, increasing accessibility to work and urban services, increasing income levels and leisure time as well as other causes. Among these "other causes" are the availability of water-related services such as domestic water and the sanitary disposal of wastes. Water-related services include other types of services besides domestic water and waste disposal. These two types of water-related services though are influential in the location of new residential development.

As the population of cities and towns grows, there is a greater need for more land for residential use. The suburban fringe continues to be the location of the greatest changes in population and settlement patterns. Since 1970 there has been a new spurt of growth in these non-metropolitan areas of the United States. This growth has also occurred in Oregon. In the 1960's and 1970's Oregon's non-metropolitan counties grew rapidly. Benton County was one of these fast-growing non-metropolitan counties.

The purpose of this research is to determine to what extent the availability of water-related services, such as domestic water and the sanitary disposal of wastes, has contributed to residential growth in North Albany, Oregon during the period 1966-1975.
Research Objectives

The objectives of this research paper are:

1) To establish if a relationship exists between those water-related services - domestic water and sewage disposal - already present prior to 1966 and housing growth that occurred during the period 1966-1975.

2) To assess the impact certain land use policies have had on housing growth in the North Albany area, 1966-1975.

3) To assess growth potentials in the North Albany study area based on past trends as shown by photographic evidence and corresponding data.

Research Design

A research area was selected to facilitate the examination of housing growth in relation to the availability of domestic water and sewage disposal. The research area is comprised of a study area and a control area. These areas are located in northeastern Benton County in the community of North Albany, Oregon (Figure 1).

A combination of sources and research techniques were used to assess land use change in relation to the availability of domestic water and sewage disposal in the study area for the years 1966-1975. These sources include: air photo maps, soil suitability maps,
FIGURE 1
LOCATION OF RESEARCH AREA

NORTH ALBANY

STUDY

CONTROL ONE

CONTROL TWO

HIGHWAY 20

WILLAMETTE RIVER

ALBANY
subdivision data and water supply system data. Using air photo maps at a scale of 1:600', obtained from the Oregon State Highway Department for 1966 and 1975, land use changes were interpreted. The resulting map of land use changes for 1966-1975 was prepared by using the United States Geological Survey land use classification scheme. This system gives an overview of land uses on a basis that provides generalization at first and second levels. For example, urban land is delineated on the photo maps as level one and is then further divided into subcategories such as residential, commercial, industrial and mixed at level two. Overlays of the photo maps were made in order to record land uses. The amount of acreage for each land use type for the study period 1966-1975 was computed using a digitizer.

A soil suitability and housing map was also prepared from Benton County Planning Department maps and housing data independently gathered from the Public Works Building Division and County Recorder's Office (Figure 2). This map was designed to show the relationship between soil suitability for septic tanks and housing development. Subdivision data were gathered from County subdivision records. Total growth during 1966-1975 was computed.

Water supply service areas and other political features of the research area have been delineated on both the land use changes map and the soil suitability and housing map.
FIGURE 2

SOIL SUITABILITY & HOUSING 1966-1975
SEPTIC SUITABILITY RATING
1 Generally Suitable
2 Marginally Suitable
3 Generally Unsuitable
4 Always Unsuitable

1966 Housing:

1975 Housing:

CONTROL ONE

CONTROL TWO

WD 1

WD 2

POWER LANE

WD 3

WD 4

GROVE DRIVE

OAK

SCENIC DRIVE

STUDY

GIbson

HILL DRIVE

NORTH

ALBANY

WILLAMETTE RIVER

GIBSON HILL DRIVE

CONTROL TWO

WILLAMETTE RIVER

NORTH

ALBANY
BASE CONDITIONS

Location

The selected study area of North Albany lies north of Gibson Hill Drive, south of Valley View Drive, east of Scenic Drive and west of Broadway Street (Figure 2). The control area is divided into two pieces. Control one is located to the north at the intersection of Springhill Road and Scenic Drive. Control area two is located to the south by Highway 20 where it intersects the railroad to the west and Springhill Road to the east.

Both the study and control areas are approximately equal in size - 824 acres.

Physical Characteristics

The study and control areas have similar physical features such as underlying geology, slope and soil types. The underlying geology is comprised of alluvial deposits over a gravelly layer. The resulting soil types are mainly deep, moderate to well drained soils, which are generally suitable for septic tank systems and buildings. Slopes in both areas range from zero to twelve percent. There are some isolated slopes of fifteen to twenty percent in the Springhill area.

Soils of the study and control areas differ in specific classification but are actually quite similar in suitability for septic tank systems. Soil suitability is based on a rating scheme assigning ratings
of one through four for each soil type. A rating of one means the soil is generally suitable for septic tank systems. Ratings two and three mean the soil is marginal and unsuitable, respectively. A rating of four means the soil is always unsuitable. This system was designed by the Benton County Sanitarian's Office for evaluating soil suitabilities in the county. Other counties may assign the same soil type a different rating.

The study area consists primarily of Willamette, Woodburn and Veneta soils. The Willamette and Woodburn soils are deep, moderate to well drained soils that formed in silty alluvium on broad terraces in the Willamette Valley. These cover forty-two percent of the study area and are rated one or generally suitable by the Benton County Sanitarian's Office. The Veneta soils found in the study area are of the loamy subsoil variant. They are moderately deep, well drained soils that formed in alluvium weathered from sedimentary bedrock. These soils cover twenty-three percent of the area and are rated two or marginally suitable for septic tank systems. The remaining thirty-five percent is comprised of Amity, Dupee, Conser and Waldo soils. These are moderate to somewhat poorly drained soils and are rated generally to always unsuitable for septic tank systems (Figure 2).

In control areas one and two there are similar soil series to those found in the study area. Control area one is comprised primarily of Chehalis, Malabon, Camas and Newberg soils. These soils
are deep, well drained soils that formed in recent alluvium along Willamette Valley terraces. They cover fifty-eight percent of the area and are rated generally suitable for septic tank systems by the Sanitarian's Office. Twenty-six percent of the area is comprised of Coberg, Amity, Dayton and Waldo soils. These soils are moderate to somewhat poorly drained soils. The Dayton series is particularly thin and very poorly drained. These four soil series are rated generally unsuitable to always unsuitable for septic tank systems. The remaining sixteen percent is comprised of McBee, Hazelair, Veneta, Waldo and Woodburn soils. They are rated marginally suitable for septic tank systems (Figure 2).

In summary, sixty-five percent of the study area is rated marginal to generally suitable for septic tank systems. Thirty-five percent is rated generally unsuitable to always unsuitable. Sixty-three percent of the control areas one and two is rated marginal to generally suitable while thirty-seven percent is rated generally unsuitable to always unsuitable for septic tank systems (Table 1).

**Cultural Characteristics**

The research area of North Albany is primarily a rural residential community. This is a term used to describe unincorporated areas that have residential land uses mixed with rural land uses such as agriculture. The home sites are larger in size than those
<table>
<thead>
<tr>
<th>Soil Type</th>
<th>Study</th>
<th>Control One</th>
<th>Control Two</th>
<th>Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>Amity (Am)</td>
<td>8.2%</td>
<td>8.3%</td>
<td></td>
<td>3</td>
</tr>
<tr>
<td>Camas (Ca)</td>
<td>--</td>
<td>3.2%</td>
<td></td>
<td>1</td>
</tr>
<tr>
<td>Coberg (Cn)</td>
<td>--</td>
<td>9.7%</td>
<td></td>
<td>3</td>
</tr>
<tr>
<td>Conser (Co)</td>
<td>10.6%</td>
<td>--</td>
<td></td>
<td>3</td>
</tr>
<tr>
<td>Chehalis (Ch)</td>
<td>--</td>
<td>18.7%</td>
<td></td>
<td>1</td>
</tr>
<tr>
<td>Dayton (Da)</td>
<td>--</td>
<td>5.6%</td>
<td></td>
<td>4</td>
</tr>
<tr>
<td>Dupee (DuC)</td>
<td>9.6%</td>
<td>--</td>
<td></td>
<td>4</td>
</tr>
<tr>
<td>Hazelair (HeD)</td>
<td>--</td>
<td>1.8%</td>
<td></td>
<td>2</td>
</tr>
<tr>
<td>Malabon (Ma)</td>
<td>--</td>
<td>26.2%</td>
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<td>1</td>
</tr>
<tr>
<td>McBee (Ms)</td>
<td>--</td>
<td>1.1%</td>
<td></td>
<td>2</td>
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<tr>
<td>Newberg (Ng, Nm)</td>
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<td>9.6%</td>
<td></td>
<td>1</td>
</tr>
<tr>
<td>Pilchuck (Pk)</td>
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<td>3.5%</td>
<td></td>
<td>3</td>
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<tr>
<td>Veneta (VnD, VnB)</td>
<td>23.3%</td>
<td>1.2%</td>
<td></td>
<td>2</td>
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<td>Waldo (Wa)</td>
<td>6.5%</td>
<td>2.9%</td>
<td></td>
<td>4</td>
</tr>
<tr>
<td>Wapato (Wc)</td>
<td>--</td>
<td>6.7%</td>
<td></td>
<td>4</td>
</tr>
<tr>
<td>Willamette (WeC)</td>
<td>17.6%</td>
<td>--</td>
<td></td>
<td>1</td>
</tr>
<tr>
<td>Woodburn (WoA, WoC)</td>
<td>24.2%</td>
<td>1.3%</td>
<td></td>
<td>1</td>
</tr>
</tbody>
</table>

Source: Benton County Sanitarian's Office -- Septic Suitability Ratings.
found in more urban areas. Both the study and control areas selected are entirely within SCS Class I through IV agricultural lands. The major agricultural products of the area consist of grain, grass seed and Christmas trees. The main form of agriculture in the study area is crops-pasture with some orchard-grove agriculture. Crops-pasture is the only agricultural activity in control area one whereas control area two has both crops-pasture and orchard-groves. Woodland covers a good portion of both study and control areas.

The study and control area two are zoned entirely rural residential with half-acre minimum lot sizes. Control one is zoned rural residential with a two-acre minimum lot size. Agricultural zoning did not exist in this area until 1973.

Housing quality in both study and control areas is rated high. This indicates a high level of property upkeep and concern for community atmosphere. The Benton County Assessor's Office rates homes in the county using a set of quality indicators. These indicators are: foundation, exterior walls, roof, floor, electrical/plumbing, heating/cooling, and exterior components. A rating of one is the lowest possible and eight is the highest. A Class One home is a minimum shelter without amenities. A Class Four home is a simple, non-customized home that meets current codes and has adequate services. A Class Eight home is a custom-built home with a large number of extra features. Approximately
ninetynine percent of the homes in the North Albany area rated a four or above. 13

Political Characteristics

Governments have long acted to guide and plan development in Oregon as well as throughout the United States. 14 Historically, laws have placed the responsibility of regulating the division of land on the cities and counties. 15 In Oregon, for example, 1919 and 1947 Enabling Legislation authorized the cities and counties to plan and zone land use and to adopt subdivision ordinances. 16 The 1973 land use legislation package updated previous 1919 and 1947 legislation. Bills such as Senate Bill 487 required cities and counties to adopt land division standards. Land divisions were to be consistent with local plans and zoning ordinances. Subdivision plats were required to meet standards relating to the availability of domestic water and waste disposal. 17 Intergovernmental coordination was to be established in the reviewal process of proposed subdivisions. In other words, the promulgation of subdivision development standards was to be left up to the cities and counties of Oregon.

Politically there exists a somewhat fragmented situation in regards to those institutions that control and guide growth in North Albany. Between 1966 and 1975 Oregon did not have statewide planning guidelines. Lack of coordination between governmental
organization units was often the case. The geographic separate-
ness of the decision-making units involved in land use planning in
the research area was another problem. Cities and counties each
make decisions based on functional matters yet some problems are
interrelated for a whole area. Decisions made in one area affect
decisions made elsewhere. County-wide zoning or rural zoning did
not exist in the North Albany area between 1966 and 1975. Urban
zoning ordinances did not take into account non-urban activities such
as agriculture. The research area is primarily a rural community
and applying urban zoning is not an acceptable growth management
technique. Urban zoning merely separates urban land from non-
urban land. Urban zoning takes the form of minimum/maximum lot
size regulations, maximum density allowances, and setback require-
ments. Yet urban zoning does not allow for long-reaching land use
impacts. Overall land use patterns can be changed significantly by
smaller, more localized changes in land use such as residential
development. Benton County's responsibility lies in the surveying,
platting, approving and reviewing of divisions of land. During the
period 1966-1975 many subdivisions were approved as long as they
met current codes and zoning requirements. The community
atmosphere was not of major concern. Activities having long-reaching
ramifications were not coordinated with existing development. For
example, in the North Albany research area there are seven water
supply systems. They were all established prior to the research period 1966-1975. These systems are private corporations that provide piped water to residents within their service boundaries. The establishment of these systems was not coordinated with governmental decisions or existing development in the area. Although a functional matter, water supply, like other services, is interrelated to other activities such as residential development. The type and location of such a facility often influences urban expansion.

The disposal of wastes, like water supply, is also a functional matter. Coordination is desirable between agencies responsible for regulating waste disposal and those agencies that plan and guide residential growth. Prior to 1974 standards regulating septic tank systems were inconsistent throughout Oregon counties. Many residential subdivisions in rural areas were approved for the septic tanks systems without regards for the physical nature of the sites. During the 1960's the use of the septic tank system enabled builders to inexpensively subdivide North Albany without the need for sewer connections. Since 1974, and the establishment of the Department of Environmental Quality, regulations require reviewal and approval of the developer's proposed method of waste disposal prior to sale of the subdivided land.

Senate Bill 100 (1973), along with other land use legislation of the same year, updated previous legislation and gave consistency to
land use planning methods throughout the state. Senate Bill 100 created the Department of Land Conservation and Development composed of the Land Conservation and Development Commission and a professional staff. Statewide planning goals and guidelines were developed. County-wide zoning also came into effect. Statewide environmental regulations concerning subsurface sewage disposal methods were also developed. The full impact of statewide planning and standardization of waste disposal methods will not be known until the counties have completed their local plans and ordinances to comply with land use goals and guidelines. Statewide land use planning was in effect for only the last two years of the research time period. Statewide environmental regulations were in effect for only one year. The political character of the study area changed but not significantly during this short time yet growth potentials were influenced. This will become evident when land use distributions and housing data are analyzed.

GROWTH ANALYSIS

This study seeks to gain a better understanding of the relationship between the provision of domestic water and waste disposal and subsequent residential growth in the North Albany research area during the period 1966-1975. These activities are to a major degree interrelated for the whole urbanizing area. Any form of residential
development is virtually impossible without a source of domestic water and a method of waste disposal.

**Distribution of Land Uses: 1966-1975**

The changing distribution of land uses in the North Albany study area 1966-1975 was examined by breaking down land uses into three major categories: urban, agriculture, and woodland. Within these categories are subcategories that further delineate specific land uses. Urban or built-upon lands are divided into residential, public, and commercial land uses. Agricultural lands are divided into crops/pasture and orchard/groves. The distribution of land uses for these three major groupings has changed during the period 1966-1975.

The study area and two control areas selected have a total area of 824 acres each. For 1966, in the study area, the urban land use class comprised approximately 120 acres. This was entirely in the form of residential land. No commercial land was present. In the agricultural land use class for 1966 crops/pasture comprised 542 acres and orchards/groves fifty-two acres. Woodland covered approximately 110 acres.

For 1966, in control area one, the urban land use class in the form of residential land comprised eleven acres. The agricultural land use class of crops/pasture comprised 612 acres and woodland
comprised eighty acres. In control area two, for 1966, the urban
land use class comprised twelve acres. One acre of this was a
commercial site. The rest was residential. The agricultural land
use class for crops/pasture comprised sixty-three acres and
orchards/groves comprised twenty acres. Woodland covered the
remaining twenty-five acres.

For 1975, in the study area, residential land increased from
120 acres to 165 acres. This is an increase of forty-five acres. In
the control areas, residential land use increased from twenty-four
acres to thirty-six acres. This is a twelve acre increase.

Crops/pasture in the study area decreased from 542 acres in
1966 to 469 acres in 1975. This is approximately a seventy-three
acre decrease. Crops/pastures agriculture decreased only three
acres in the control areas for the same time period. There was no
change in the control areas. Woodland increased only slightly in the
study area - from 110 acres in 1966 to 135 acres. In the control
area woodland decreased from 105 acres to ninety-seven acres
between 1966-1975 (Table 2).

In summary, between 1966 and 1975 residential land use in-
creased almost four times greater in the study area as opposed to
the control areas. The forty-five acre increase in residential land
is significant for an agricultural community. The land use distri-
bution in the control area between 1966 and 1975 did not change
# TABLE 2

## Land Use Changes: 1966-1975

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<tr>
<th>Study</th>
<th>1966</th>
<th>1975</th>
<th>Total Change</th>
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</thead>
<tbody>
<tr>
<td>Residential</td>
<td>120.2</td>
<td>164.9</td>
<td>44.9 Acre increase</td>
</tr>
<tr>
<td>Agriculture</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Crops/pasture</td>
<td>542</td>
<td>469.4</td>
<td>72.6 Acre decrease</td>
</tr>
<tr>
<td>Orchards/groves</td>
<td>52</td>
<td>55.4</td>
<td>3.4 Acre increase</td>
</tr>
<tr>
<td>Woodland</td>
<td>110.3</td>
<td>134.9</td>
<td>24.6 Acre increase</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Study</th>
<th>1966</th>
<th>1975</th>
<th>Total Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>23.7</td>
<td>35.5</td>
<td>11.8 Acre increase</td>
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<tr>
<td>Agriculture</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Crops/pasture</td>
<td>675.3</td>
<td>672.6</td>
<td>2.7 Acre decrease</td>
</tr>
<tr>
<td>Orchards/groves</td>
<td>19.8</td>
<td>19.8</td>
<td>None</td>
</tr>
<tr>
<td>Woodland</td>
<td>105.9</td>
<td>96.6</td>
<td>9.3 Acre decrease</td>
</tr>
</tbody>
</table>
significantly (Figure 3).

**Housing Growth: 1966-1975**

Although primarily a rural community, North Albany is a fast growing residential community. Housing growth was evaluated from independently gathered data on divisions of land that occurred between 1966 and 1975. Data from county records and plat maps indicates that prior to 1966-1975 five new subdivisions were approved in the study area. These were: Riverview Heights, Kingston Heights, Valley View Heights, Princeton Heights and Terra Lynda. During the period 1966-1975 five more were approved. These were: Pineview, Laurel Heights, Pamela Acres, Meadow Wood and Country Villa. It is noteworthy that all of those approved were done so prior to 1973 and Oregon's land use legislation package. There were no new subdivisions between 1973 and 1975. Prior to 1966 and during the research period 1966-1975, there were no recorded subdivisions in control area one or control area two (Table 3).

**Sources of Growth: 1966-1975**

The North Albany community is surrounded by agricultural lands and thereby maintains its "rural atmosphere" by large-lot zoning, the use of septic tank systems and the establishment of
FIGURE 3

LAND USE DISTRIBUTIONS
1966-1975

- WATER DISTRICTS
- STUDY & CONTROL
  BOUNDARIES
- RESIDENTIAL LANDS
  1966
- RESIDENTIAL LANDS
  1975
TABLE 3

Subdivision Growth in the Study Area
1966-1975

<table>
<thead>
<tr>
<th>Year</th>
<th>Number of Subdivisions</th>
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<tbody>
<tr>
<td>Prior to 1966</td>
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</tr>
<tr>
<td>1966</td>
<td>0</td>
</tr>
<tr>
<td>1967</td>
<td>1</td>
</tr>
<tr>
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<tr>
<td>1973</td>
<td>0</td>
</tr>
<tr>
<td>1974</td>
<td>0</td>
</tr>
<tr>
<td>1975</td>
<td>0</td>
</tr>
</tbody>
</table>

Source: County Recorder's Office
privately owned water supply systems. Private water supply systems were formed in the late 1950's and early 1960's to guarantee a domestic water supply to individual homes and subdivisions in the study area. Four of the seven water systems serve the study area. None serve the selected control areas. The water systems serving the study area are: Gibson Hill Water District, Riverview Heights Water Service Corporation, Parker-Oak Grove Water District and the Firview Water District. The water comes from wells located in the floodplain. From there it is piped to homes in each service area. All of the water supply systems were established prior to the research period, 1966-1975. Three systems serving the study area were formed in 1959. The Gibson Hill Water District was formed in 1940. During 1959 a large subdivision, Riverview Heights, was also developed in the study area. Between 1959 and the beginning of the research period in 1966 four more subdivisions went in. Two of these, Princeton Heights and Kingston Heights, were developed in 1961. This was only two years after the water supply systems were established.

Land use change, as recorded from air photo maps for the period 1966-1975, also indicates a greater increase in residential land use in the study area. Residential land use increased approximately four times more in the study area than in the control areas. This would in turn account for the subdivision growth in the study area. Most of the forty-five acre increase in residential land was
probably in the form of residential subdivisions. This suggests that the presence of the water systems was influential in the location of this residential development.

Without a water supply available subdivisions are usually not proposed or even approved. Apparently this was also the case in North Albany during the period 1966-1975. Privately drilled wells might have been one alternative but not all of the study area has high quality groundwater. The water tends to have a high mineral content. The establishment of water systems that pipe mineral-free water from gravelly deposits in the floodplain eliminated this problem. In addition, while bacteriological contamination of floodplain wells has not been proven conclusively by the County Sanitarian's Office, other wells to the west have had recorded problems with septic tank seepage.

The septic tank system is used throughout the study and control areas. Viewed by many as a means of ensuring the "rural environment," its use has actually helped open up rural areas to residential development. It has not been a growth limiting factor in the research area because both study and control areas have sufficient areas with suitable soils for septic tank systems (Figure 2). The availability of a domestic water supply was more influential in the residential development pattern of the research area.

The fragmented political situation in the research area during
1966-1975 was also effective in determining residential development patterns. County-wide zoning or non-urban zoning did not exist in Oregon until 1974. Modern urban governments practice a certain degree of functional specialization. Land use controls such as zoning are an example of this specialization. They are a key housing issue. Urban zoning was applied to the non-urban area of North Albany during 1966-1973. The zoning regulations reacted to categories of land use change and not to the overall situation such changes created in the community atmosphere. Those areas zoned rural residential were virtually committed to a land use pattern of acreage homesites. Activities of significance such as the establishment of domestic water supply systems went unnoticed. Yet their presence facilitated residential development. Areas served by a water system became priority for conversion to residential use. Agricultural lands adjacent to or in between subdivided parcels were pressured to develop -- note the changes in the study area on Figure 3. The control areas lie adjacent to urbanizing lands but are not served by a water system. Growth is subsequently directed to other often less desirable locations such as agricultural lands.

AREAS OF POTENTIAL GROWTH

Because of the identified political problems, along with citizen preference for the preservation of the rural environment, additional
residential development in the North Albany area may take different directions. Many parts of North Albany that are already urbanized are also served by seven existing water supply systems. This is logical since according to L. C. D. C. goals and guidelines for 1973, residential development and the provision of services such as domestic water should be coordinated activities. The control areas one and two are adjacent to urbanizing areas. Control area one in northeastern North Albany lies just outside several subdivisions served by two water systems. Control area two lies adjacent to the City of Albany. These two areas are therefore logical choices for priority conversion. Priority conversion means these areas should be developed first before other areas. The L. C. D. C. agricultural goal (Goal 3) designates agricultural lands to be maintained and preserved for agricultural activity. The conversion of rural agricultural lands to residential lands is to be based upon consideration of other L. C. D. C. goals and existing development. By designating certain areas priority conversion an orderly and efficient transition from rural to urban land uses is facilitated. L. C. D. C. Goal 14 requires that urbanization proceed in an orderly and efficient manner. Existing water service boundaries do not include the two control areas therefore effectively precluding development of residential areas. The establishment of public water supply systems and existing development must be coordinated activities. If not growth will
be channelled to those lands that are not considered priority for conversion. Those agricultural lands that lie within water service boundaries will be pressured to convert to residential land. The L. C. D. C. agricultural and urbanization goals (Goals 3 and 14, respectively) thereby become ineffectual. There are two areas in the North Albany research where this problem might occur. These lands lie outside developing residential lands yet are served by a water system. These two areas are the lands southwest of Oak Grove Drive and west of Oak Grove Drive by Powers Lane (Figure 3). These parcels are large thereby making it economically feasible for developers to subdivide the land into many smaller, more expensive parcels.

CONCLUSIONS

North Albany is a rural community and is characterized by an attitude of independence and a concern to maintain a rural environment. Retention of the present "rural atmosphere" is of major concern to the residents. But unfortunately, for the residents, as population pressures increase urbanization will take place. Local land use controls and ordinances should integrate the type and location of public facilities and services to accommodate existing development in order to minimize sprawl and land use conflicts. It would appear
from this research that the presence of several domestic water supply systems was determinative in the location of residential development in North Albany during the period 1966-1975.
FOOTNOTES


9) North Albany Comprehensive Plan, 1974. Prepared by the Benton County Planning Department, p. 4


12) Housing Quality Indicators. Benton County Assessor's Office, no date.


16) Planning Bulletin #8, p. 16.


