

ORDINANCE NO. 506

AN ORDINANCE EXTENDING A MORATORIUM ON DEVELOPMENT THROUGHOUT THE CITY OF WILSONVILLE DUE TO A LACK OF WATER SYSTEM CAPACITY, AND CONTINUING THE MORATORIUM TO JANUARY 5, 2000; AND DECLARING AN EMERGENCY.

WHEREAS, the City of Wilsonville is a home rule city under the laws of the State of Oregon and has a duly acknowledged Comprehensive Plan; and

WHEREAS, the City's acknowledged Comprehensive Plan policies also commit the City to provide water service that keeps pace with development; and

WHEREAS, the City found that there is a demonstrated need to prevent a shortage of water for domestic and fire flow usage which would otherwise have occurred during the period of the proposed moratorium commencing January 5, 1998, and did declare a moratorium on land development approvals on that date (Ordinance No. 493); and

WHEREAS, the City found that the circumstances necessitating the moratorium had not appreciably changed during the early stages of the moratorium. Because of that, the City Council extended the moratorium for two additional six month periods, effective July 5, 1998 (Ordinance No. 497) and January 5, 1999 (Ordinance No. 504); and

WHEREAS, the circumstances leading to the findings of demonstrated need included in Ordinance No. 493, Ordinance No. 497, and Ordinance No. 504 continue and those findings convey the severity of the water shortage situation faced by the City; and

WHEREAS, the City finds that the Findings and Determinations of Ordinance No. 504 are still relevant and material, are hereby adopted, and that Ordinance No. 504 should be extended in its entirety; and

WHEREAS, on March 2, 1998, the Wilsonville City Council approved the original program to correct the moratorium (Resolution No. 1441), as required by ORS 197.530; and

WHEREAS, on August 17, 1998, the Wilsonville City Council amended the original program to correct the moratorium (Resolution No. 1495) and on February 1, 1999 amended that program again (Resolution No. 1538), as required by ORS 197.530; and

WHEREAS, the Wilsonville City Council will again amend the program to correct the moratorium within sixty days of the enactment of Ordinance No. 506, and

WHEREAS, the City Council makes the following additional findings, as required by ORS 197.530(2):

- (a) The problem giving rise to the moratorium still exists. The City continues to experience falling water levels and declining water quality in the wells that supply all of

the City's water. Exhibit "A," incorporated by reference herein, describes the declining status of the City's water system.

(b) Reasonable progress is being made to alleviate the problem. An initial study of local groundwater caused the City to conclude that the Troutdale Aquifer is not a viable source of water that can be made productive in a timely manner, sufficient to meet the community's needs (Resolution No. 1530). While the City's study of two other potential sources of water (i.e., the City of Portland system and the Willamette River in Wilsonville) is not yet complete, it is nearing completion. Reports have been received from consultants studying the Willamette River, and from the City of Portland regarding its water sources. The City Council has committed to complete its study of the reports on the Willamette River and the City of Portland's water supply and select the preferred option for consideration by the Wilsonville voters. Given that the current moratorium ordinance will expire during the first week of July 1999, and given that the City has not yet reached a final determination on which alternative will be referred to the voters for consideration, and that the earliest election date where the matter could be considered will be September 1999, the City cannot postpone the extension of the moratorium. The City also continues to obtain information concerning methodologies and risks of the potential for aquifer storage and recovery (ASR). Implementation of water conservation efforts continues, and the City has prepared and submitted to the Oregon Department of Water Resources a Water Management and Conservation Plan for the community. The City continues to conduct regular public meetings to inform interested parties of the progress that is being made on the alternative water sources and on other actions taken by the City relative to the moratorium and water supplies. Exhibit "B," incorporated by reference herein, describes the status of the City's on-going efforts to secure a new water source.

(c) Exhibit "C," the memorandum dated May 4, 1999, from Community Development Director Eldon Johansen, regarding the water moratorium, is a list of activities and timelines necessary to address the water moratorium. That information will need to be up-dated when the City Council has completed its consideration of the reports on the Willamette River and the City of Portland's water supplies.

(d) A specific date has been set for the duration of the moratorium. It will expire on January 5, 2000, in conformance with State law.

WHEREAS, pursuant to ORS 197.530(4), the City has provided written notice to the Department of Land Conservation and Development more than 14 days prior to the final public hearing on this ordinance; and

WHEREAS, pursuant to ORS 197.530(2), the City has made written findings justifying the need to extend the moratorium; and

WHEREAS, a duly noticed public hearing was conducted before the City's Planning Commission on May 12, 1999, after which the Planning Commission adopted Resolution 99PC02, recommending that the City Council extend the moratorium as provided in this ordinance; and

WHEREAS, pursuant to ORS 197.530(2), on June 7, 1999, the City Council held a duly-noticed public hearing on extending the moratorium based on the lack of water capacity to serve new development and the findings which support the moratorium.

NOW, THEREFORE, THE CITY OF WILSONVILLE ORDAINS AS FOLLOWS:

Section I: FINDINGS AND DETERMINATIONS

A. The City Council adopts the above recitals as findings and incorporates them by reference in support of this ordinance.

B. The Wilsonville City Council hereby determines that:

1. Ordinance No. 504 is hereby extended. The moratorium based upon lack of water capacity for new development is extended through January 5, 2000. The provisions of Ordinance No. 493 indicating which developments have received an allocation of water, and which are in queue awaiting an allocation, shall continue to apply. Those developments include Phase 3 of Teufel Village (Village at Main Street) to the extent that it was included as having Stage II approval in Exhibit C-2 of Ordinance No. 493, and an allocation of up to 93,000 gallons per day to allow for the build-out of Capital Realty's Town Center commercial area. Additional school development by the West Linn - Wilsonville School District shall be permitted, subject to the standards established in Ordinance No. 493. Except as otherwise set forth in this ordinance, approval of land use applications including, but not limited to, conditional use permits, partitions, subdivisions, variances, zone changes, and Stage II planned development approvals shall only be granted upon the condition that the applicant acknowledge, as part of the application, that connection to the City's water system, and building permits requiring water service, will only be finally approved upon a determination by the City's Community Development Director that a long-term water source for the City has been planned and funded and an adequate interim water supply is available.
2. In the event an approved development forfeits its rights to water capacity, the first priority to such rights shall be given to the properties involved in LID #12, and to those other properties listed in Exhibit C-2 of Ordinance No. 493

as "Projects with planning approval subject to availability of water," by order of the date of their completed development application on file with the City, in order to accommodate to the greatest extent possible needed housing and economic development.

3. The review of land use applications may continue to proceed based on the acknowledgment of the condition and being conditioned on the Community Development Director's determination as set forth in Paragraph B1, above, and the approval of tentative maps or plats for land partitions or subdivisions shall also be conditioned such that final plats shall only be approved for recordation upon a determination by the City's Community Development Director that a long-term water source for the City has been planned and funded and an adequate interim water supply is available.
4. Grading permits and public works permits shall only be issued upon a determination by the Community Development Director that adequate water will be available for dust control and other construction purposes. This may include water transported to the site from a source other than the City.
5. Applications for land use approvals may continue to be allowed to go forward to construction only where it is found by the City decision-makers, who are empowered by local ordinance to take action on development applications, that the development will not cause an increased demand for water service. Allowing developments which will not cause an increased demand for water to proceed is an additional accommodation to housing and economic needs.
6. Allocations of water capacity based upon development approval shall not be transferred from one site to another, except in cases where a public agency has acquired a developed site and reduced the need for water to serve that site. In such cases, the previous allocation can be transferred to another site as part of the development review process. The capacity allocated to existing developments may be allocated to replacement uses on the same site, provided that no increase in water demand results.
7. The Community Development Director is authorized to continue to determine the appropriate allocations of water to both existing and proposed developments.
8. The Community Development Director and Public Works Director shall regularly report to the City Council on the effectiveness of water conservation efforts. In the event that the City's program to encourage water conservation proves to be more successful than anticipated, and the Community

Development Director determines that such success warrants modification of the table shown as Exhibit A of Ordinance No. 493, the Community Development Director shall make the necessary changes and advise the City Council and the public accordingly.

9. Community Development Staff shall continue to issue permits for water system connections only where authorized by the Community Development Director as being subject to a prior allocation of available water.
10. The Development Review Board and City Planning staff are directed to continue to ensure that landscaping plans include drought-tolerant plant species or otherwise minimize the demand for irrigation water.
11. Notwithstanding any other City requirements to the contrary, those developments that receive planning and zoning approvals and for which water is not yet available to be allocated, shall have the effective time of their development and zoning approvals tolled (i.e., continued) beyond their two-year expiration for a time equal to the time period between the approval of the application and the end of the moratorium, including any extensions that may legally be granted.
12. In the event that the State of Oregon formally demands that the City provide water to a correctional facility, the City Attorney is authorized to file an action in Circuit Court, naming the State's Department of Corrections, and any parties whose property development rights to connect to City water would be jeopardized by the State's actions. Such action shall seek to have the Court determine who shall receive City water pending a resolution to the lack of capacity.
13. This moratorium shall expire immediately upon a long-term water source being planned and funded and an adequate interim water supply being available, or on January 5, 2000, unless otherwise extended in accordance with state law.

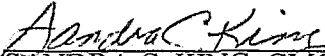
Section II. VALIDITY and SEVERABILITY

The validity of any section, clause, sentence or provision of this ordinance shall not affect the validity of any other provision of this ordinance which can be given effect without reference to the invalid part or parts.

Section III. EMERGENCY DECLARED

The matters contained herein concern the public health, welfare and safety. An emergency is hereby declared to exist, and this ordinance shall become effective on July 5, 1999.

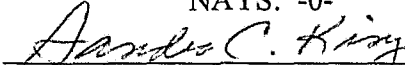
SUBMITTED to the Wilsonville City Council and read for the first and second time at a regular meeting thereof on the 7th day of June, 1999, commencing at the hour of 7 p.m. at the Wilsonville Community Center.


SANDRA C. KING, CMC, City Recorder

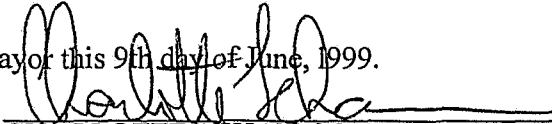
ENACTED by the Wilsonville City Council at a regular meeting thereof this 7th day of June, 1999, by the following votes:

YEAS: -5-

NAYS: -0-


SANDRA C. KING, CMC, City Recorder

DATED and signed by the Mayor this 9th day of June, 1999.


CHARLOTTE LEHAN, Mayor

SUMMARY OF VOTES:

Mayor Lehan	Yes
Councilor Helser	Yes
Councilor Barton	Yes
Councilor Kirk	Yes
Councilor Holt	Yes

COMMUNITY DEVELOPMENT
MEMORANDUM



30000 SW Town Center Loop E
Wilsonville, Oregon 97070
(503) 682-1011
(503) 682-1015 Fax
(503) 682-0843 TDD

Date: May 4, 1999
To: Stephan Lashbrook, Planning Director
From: Eldon R. Johansen, Community Development Director
Subject: Status of Water System


Exhibit A

The moratorium on planning approvals due to the water shortage was adopted by City Council in January 1998, (Ordinance No. 493) and subsequently extended in July 1998, (Ordinance No. 497) and on December 21, 1998, (Ordinance No. 504). Included as an Exhibit to Ordinances No. 493, 497 and 504 was a chart titled "Water Assurance Check". An update to the water assurance check with water production information updated through May 1999, is attached at Enclosure 1. Since the last update on November 19, 1998, we have seen a decline in production from the Boeckman Well from 0.74 to 0.60 million gallons per day. This is a new well which was activated during the summer pumping season in 1998 and this decline was not anticipated to occur this quickly.

Complaints about brown water have continued and increased as compared to previous years. The City is implementing a procedure to introduce a sequestering agent to hold the iron and manganese in suspension, thereby reducing the brown water. It is anticipated that the full implementation of this program will be completed prior to the summer pumping season in 2000.

One feature of our water program that has been extremely successful has been the water conservation program managed by public works. To allow development to proceed as long as possible before undertaking a substantial investment in water production from a new source, it was decided to rely heavily on water conservation. This reliance projected an overall water conservation at 16% in 2002. The water consumption on the maximum day has continued to decline from 5.2 MGD in 1994 to 4.9 MGD in 1995, 4.9 MGD in 1996, and 4.7 MGD in 1997 to 4.6 MGD in 1998. The 1998 water conservation calculates to be 23%. This water conservation rate provides adequate capacity to allow for continued reductions in well productions pending completion of an alternate long-term water source.

Given the situation noted above, we must assume that Wilsonville's water situation is bad and has deteriorated slightly since November 19, 1998.


ERJ:bgs

Cc: File

Enclosures

Somerville Memos 1999 May
050499sl status of water system



Water Assurance Check

Supply

5/3/99	Jan 1997 Report	October 1997 Status	Jan 1998 Status	Nov 1998 Status	May 1999 Status
Production with new well	5.55 MGD	5.38 MGD	5.49 MGD	5.44 MGD	5.31MGD
Use of reservoir to meet maximum day requirement	0.20 MGD	0.20 MGD	0.20 MGD	0.20 MGD	0.20 MGD
Continued voluntary reduction of max day demand by the top 10 irrigation users	0.41 MGD	0.41 MGD	0.41 MGD	0.41 MGD	0.41 MGD
Mandatory curtailment of irrigation to 2/3 of normal use	0.78 MGD	0.78 MGD	0.78 MGD	0.78 MGD	0.78 MGD
Reduction in "unaccounted for" water that has previously been identified	0.13 MGD	0.13 MGD	0.13 MGD	0.13 MGD	0.13 MGD
20% of new reservoir capacity Source to be identified	0 MGD	0.40 MGD	0.40 MGD	0.40 MGD	0.40 MGD
Total	7.07 MGD	7.30 MGD	7.50 MGD	7.50 MGD	7.50 MGD

Demand

	Jan 1997 Report	October 1997 Status	Jan 1998 Status	Nov 1998 Status	May 1999 Status
Unconstrained maximum day consumption - Summer 1996	5.66 MGD	5.66 MGD	5.66 MGD	5.66 MGD	5.66 MGD
Approvals not included in summer 1996 consumption	1.36 MGD	1.61 MGD	1.84 MGD	1.84 MGD	1.84 MGD
Total	6.99 MGD	7.27 MGD	7.50 MGD	7.50 MGD	7.50 MGD
Available for future projects	0.08 MGD	0.03 MGD	0.0 MGD	0.0 MGD	0.0 MGD



MEMORANDUM

DATE: MAY 4, 1999

TO: STEPHAN LASHBROOK,
PLANNING DIRECTOR

FROM: JEFF BAUMAN,
PUBLIC WORKS DIRECTOR

RE: WATER SUPPLY PLANNING (UPDATE)

Exhibit B

This memo summarizes the progress that has occurred since my previous update of November 17, 1998.

Three noteworthy things occurred in December, 1998, relative to Wilsonville's future water supply options:

1. The City of Portland issued its report describing how it could expand capacity in the supply and transmission systems to provide water service to the southwest portion of the metropolitan region. The report included cost estimates and cost allocations for Wilsonville and other jurisdictions that would be served by such an expanded system.
2. The consulting team headed by Murray Smith Associates and Montgomery Watson issued its report describing a Willamette water treatment plant and associated transmission lines to serve the southwest portion of the metropolitan region. This report included cost estimates and cost allocations for Wilsonville and other jurisdictions that would be served by such a system.
3. Staff was unable to secure the voluntary participation of property owners (and was unable to obtain the necessary permits from Clackamas County) to drill test wells for the Troutdale Aquifer alternative. The City Council determined that condemnation of property for this purpose was not reasonable due to the number of sites that would be necessary. It became evident that the Troutdale Aquifer was unlikely to meet the long-term needs of the City, and that the Portland and/or Willamette options are preferable alternatives. Therefore the City Council adopted Resolution No. 1530 directing staff to discontinue further work on the Troutdale Aquifer alternative and focus attention instead on evaluation of the two reports noted above.



May 4, 1999

Page 2

In January of this year, representatives of the Portland Water Bureau and the Murray Smith/Montgomery Watson consulting team participated in a panel discussion to describe their respective reports regarding future water service to the southwest metropolitan area. This public meeting was held during a City Council work session, affording citizens and Councilors an opportunity to ask questions about the two options. During the ensuing months, further evaluation of these options has occurred. Detailed cost analyses have been conducted in an attempt to make "apples-to-apples" comparisons between the alternatives. This work has been closely coordinated with the City of Tigard, because the cost to Wilsonville (of either option) is significantly influenced by Tigard's decision on future water supply. On April 27th, the Tigard City Council unanimously selected the Willamette River option for its future water supply.

Over the past several months, further evaluation has occurred regarding water quality and public health aspects of the alternative supplies. On May 3rd, a panel of experts in environmental toxicology, aquatic biology, civil engineering, and laboratory practices presented their findings and conclusions to the Wilsonville City Council. The panel also responded to questions from the public and from the Councilors. The panelists believe that staff and consultants have asked the right kinds of questions, collected the right kinds of information, conducted valid testing, proposed appropriate treatment methods, and provided adequate margins of safety. In short, both the Portland and the Willamette options are viable alternatives.

As of this writing, public hearings are scheduled before the Wilsonville City Council on May 17th and June 7th. The first of these sessions is to hear testimony from organizations having an interest in this issue. The second session is to hear testimony from individuals with an interest in this issue. If necessary the public hearing may be extended to June 21st. Upon completion of the public hearing process, the City Council is scheduled to make decisions regarding future water supply and a funding mechanism to implement the project. It is also the Council's intent to place this program on the ballot for a vote of the people this coming September.



REVISION TO 9/1/98 MEMO

COMMUNITY DEVELOPMENT
MEMORANDUM

Date: May 4, 1999
To: Stephan Lashbrook, Planning Director
From: Eldon R. Johansen, Community Development Director
Subject: Water Moratorium

Exhibit C


On January 5, 1998, Council approved a moratorium on planning approvals for land development throughout the City of Wilsonville to a lack of water system capacity. The moratorium did not apply to projects with previous planning approval, nor did it apply to projects that would not increase the demand for water. On March 2, 1998, Council adopted a program to correct the problem creating the moratorium on planning approvals for land development throughout the City due to lack of water systems capacity. The program included a detailed evaluation of obtaining water from first, the Troutdale Aquifer; second, from the City of Portland; and third, from the water treatment plant on the Willamette River. Staff was directed to report back to Council with the recommendations no later than June 29, 1998.

On June 29, 1998, there was insufficient information concerning costs for obtaining water from the Portland Bull Run system or for the City's share of costs to construct a subregional Willamette Water Treatment plant. The Troutdale Aquifer Study indicated the City could develop wells with firm capacity of 5 million gallons per day from the Troutdale Aquifer. On June 29, 1998, Council adopted Resolution No. 1487 directing City staff to expedite the planning and development of the Troutdale Aquifer as a future water supply source for the City of Wilsonville. On August 17, 1998, Council adopted Resolution No. 1495 that included a revised program to correct the problem creating the water moratorium.

The efforts to obtain water from the Troutdale Aquifer proved to be unproductive and on December 21, 1998, Council adopted Resolution No. 1530 directing abandonment of efforts to acquire water from the Troutdale Aquifer.

On March 1, 1999, Council approved a new program to solve the problems creating the water moratorium.

The following table provides a brief list of activities and timelines necessary to correct the problem creating the water moratorium by developing a City water source from either the Portland/Bull Run blended system or from a water treatment plant on the Willamette River. The schedule will be revised, as more information is available.


ERJ:bgs

Cc: File

Enclosures

Somerville Memos 1999 may
050499sl revision to 090198 memo to AL



Earliest End to Moratorium with November Election					
Schedule to Solve Water Moratorium					
Prison Option for Temporary Water					
Long Term and Interim Water Sources to Be Determined					
Schedule Adjusted for September 21, 1999 Election					
<i>5/4/99</i>					
Activity	Action	Proposed Timeline	Revised Timeline	Actual Completion Date	Comments
<i>Council decision on extending or canceling moratorium effective January 5, 1999</i>	<i>Council</i>	<i>12/21/98</i>		<i>12/21/98</i>	
<i>Council directs abandonment of efforts to acquire water from Troutdale Aquifer (Res. 1530)</i>	<i>Council</i>	<i>12/21/98</i>		<i>12/21/98</i>	
<i>For simplicity activities prior to abandonment of Troutdale Aquifer efforts have been hidden</i>		<i>2/4/99</i>		<i>2/4/99</i>	
<i>Approve program to solve moratorium</i>	<i>Council</i>	<i>3/1/99</i>		<i>3/1/99</i>	
Obtain state or federal (peer review is a less desired option) review of Willamette River raw water testing reports and procedures for reliability of data to use as a basis for decision making	Jeff	4/30/99	earliest 5/7/99 & latest 6/5/99	5/3/99	
Verify participants, adjust cost estimates if necessary & calculate impacts on customer water bills	Eldon & Gary	6/5/99	5/17/99		
Organized groups provide input to Council concerning sources of water to solve the moratorium	Council		5/17/99		
Individuals comment on solutions to the water moratorium	Council				
Council decision on the long term source of water	Council		6/7/99 or 6/21/99		
<i>Council decision on extending or canceling moratorium effective July 5, 1999</i>	<i>Council</i>	<i>6/21/99</i>			
Council conducts public hearing, considers options, selects long term water option and refers to voters for source and funding approval	Council	8/16/99	earliest 6/21/99 & latest 7/19/1999		
At this point schedule diverges with the Portland option first and then the Willamette option	Eldon	8/16/99	7/19/99		
Continuation with Portland long term option & Interim Water from Tualatin Valley Water District via Agreement with Department of Corrections					
Review and if necessary change program to solve moratorium	Council	8/16/99			
Staff initiates action to change from moratorium to public facilities water strategy	Stephan	8/23/99			
WV citizens approve long term water supply source and revenue bonds for financing	Voters	11/2/99	9/21/99		
Council provides guidance and authorization to negotiate long term water contract with Portland and lease agreement for use of Washington County Supply Line	Council	11/22/99			
Wilsonville and possibly Tigard begin negotiations with Portland on water contract	Jeff, Mike K., Arlene & Eldon	11/23/99			

Earliest End to Moratorium with November Election			
Schedule to Solve Water Moratorium			
Prison Option for Temporary Water			
Long Term and Interim Water Sources to Be Determined			
Schedule Adjusted for September 21, 1999 Election			
5/4/99			
Wilsonville and possibly Tigard begin negotiation of lease for use of Washington County Supply until parallel line is completed	Jeff, Mike K., Arlene & Eldon	11/23/99	
<i>City oversizes and completes lines to Wilsonville reservoir adjacent to Tualatin reservoir for future interconnect to receive 2 MGD of Bull Run water for prison & Wilsonville</i>	Mike	12/1/99	
Public facilities water strategy adopted to replace moratorium effective Jan 5, 2000	Council	12/20/99	
<i>Negotiations with owners of available capacity in Washington County Supply Line successfully completed and approved by all boards</i>	Council	11/22/00	
Negotiations with Portland completed and Council approves water supply contract	Council	11/22/00	
Portland begins design & construction of line from WV to tie to Washington County Supply Line	Portland	12/1/00	
Council approves end to public facilities water strategy assuming Tualatin connection was completed to provide temporary water service to prison and improvements to Tualatin system by Tualatin Valley Water District are in progress	Council	12/4/00	
<i>TVWD completes oversizing Tualatin lines to deliver 2MGD of water to Wilsonville for prison and City use</i>	TVWD	4/1/01	
<i>Bull run water starts flowing to Wilsonville through temporary Tualatin connection in April 2001</i>	Mike S	4/1/01	
Completion of construction of line from Wilsonville to Washington County Supply Line	Portland	8/31/03	
Blended Portland water starts to flow to WV through long term connection and Tualatin connection reverts to emergency use only	Portland	9/1/03	
Continuation with Willamette Water Treatment Plant Option & Interim Water from Tualatin Valley Water District via Agreement with Department of Corrections			
Review and if necessary change program to solve moratorium	Council	8/16/99	
Conduct/attend public meetings to explain water situation and long term water alternatives if needed	Council & staff	10/26/99	
WV citizens approve long term water supply source and revenue bonds for financing	Voters	11/2/99	9/21/99
<i>City oversizes and completes lines to Wilsonville reservoir adjacent to Tualatin reservoir for future interconnect to receive 2 MGD of Bull Run water for prison & Wilsonville</i>	Mike	12/1/99	
Council cancels moratorium effective Jan 5, 2000 if TVWD is installing lines in Tualatin for connection to provide 2 MGD for prison & WV	Council	12/20/99	

Earliest End to Moratorium with November Election		
Schedule to Solve Water Moratorium		
Prison Option for Temporary Water		
Long Term and Interim Water Sources to Be Determined		
Schedule Adjusted for September 21, 1999 Election		
5/4/99:		
<i>Notice to MSA & Montgomery Watson by subregional participants to begin plant design and Construction</i>	WWSA & WV	2/1/00:
<i>TVWD completes oversizing Tualatin lines to deliver 2MGD of water to Wilsonville for prison and City use</i>	TVWD	4/1/01:
<i>Completion of plant & pipeline construction</i>	WWSA & Mike S	11/30/03:
<i>Plant begins to serve water to WV and temporary Tualatin connection reverts to standby</i>	Mike S.	12/1/03