



Environmental Quality

*“Managing the effects of human impacts on air,
water and land resources, including energy.”*

Air Resource Quality

Water Resource Quality

Land Resource Quality





Environmental Quality addresses the quality of air we breathe, water in aquifers, wetlands, streams and lakes and the responsible management and disposal of waste. Environmental quality is essential for a high quality of life including a strong and sustainable economy. Therefore, Portland metropolitan area governments and agencies, in cooperation with state and federal governments, have developed systems to address urban development's impacts on air, water, and land resource quality. This includes measures to prevent environmental degradation and the need for conservation. Statewide Planning Goal 6 requires Oregon jurisdictions to adopt Comprehensive Plans that provide goals and policies as the basis to manage the impact of developments on air, water and land resources

GOAL 6: Air, Water and Land Resources Quality

“To maintain and improve the quality of the air, water and land resources of the state.”

The community's vision is for a future where the character and livability of Tigard is enhanced by the quality of the surrounding environment. The citizens know the importance of participating in regional partnerships, of ensuring the natural resource systems function to provide clean air and water, and of developing land use patterns and a multi-modal transportation system that reduces the dependency on the automobile. Furthermore, it is recognized that expected population growth in the region will require further effort and innovation to protect environmental quality.

At the local level, Tigard can protect environmental quality by ensuring its land use policies, codes, and standards are up-to-date with contemporary best management practices; that it is compliant with state and federal environmental laws and administrative rules; and that it leads by example in employing environmentally sound and sustainable practices in its municipal operations. The City also has an opportunity to educate its citizens on how changes in daily life can improve environmental quality.

Section 1: Air Resources Quality

Clean air is essential for human well-being. Furthermore, if a region violates federal and state clean air rules, there can be significant negative impacts on the economy as a result of mandated actions to improve air quality. To ensure access to clean air, the federal Clean Air Act was created as the primary regulatory



framework for national, state, and local efforts to protect air quality. Under the Clean Air Act, the Environmental Protection Agency (EPA) is responsible for setting standards, known as National Ambient Air Quality Standards (NAAQS), for pollutants considered harmful to people and the environment. Air quality planning is focused on meeting the NAAQS and setting deadlines for meeting these standards.

The Oregon Department of Environmental Quality (DEQ) is responsible for protecting Oregon’s air quality by issuing permits, developing programs, and monitoring air pollution to ensure communities meet the NAAQS and to protect Oregon’s pristine views. Air pollutants identified in the 2005 DEQ *Air Quality Report* as the greatest concern in Oregon are:

- Ground-level ozone, commonly known as smog;
- Fine particulate matter (mostly from wood smoke, other combustion sources, cars and dust);
- Hazardous air pollutants (also called Air Toxics); and
- Carbon monoxide (mostly from motor vehicles).

Environmental quality is essential for a high quality of life including a strong and sustainable economy.

As air quality does not know political boundaries, regional efforts were established to monitor and plan for pollutants. The City of Tigard is part of the Portland Area Airshed (PAA), which is defined by the Metro service boundary. The DEQ is responsible for ensuring the PAA meets the national standards and developing the necessary plans to continue compliance. Currently, the PAA meets all NAAQS standards (three-year averages are used to determine attainment/non-attainment of the standards: eight-hour ozone, particulate matter, and carbon monoxide). However, DEQ is required to develop maintenance plans for carbon monoxide and ozone to ensure continued compliance.

At the local level, the City can have a positive impact on air quality. Land use, transportation, and public facility planning can promote land development patterns and transportation systems that reduce dependence on the automobile. The city can coordinate with the Oregon



Department of Environmental Quality to ensure that industries requiring DEQ permits comply with state and federal regulations. Also, the city can protect existing natural areas and mature trees and promote and participate in tree planting efforts. Vegetation has the natural ability to convert and sequester carbon dioxide and produce oxygen. Trees and shrubs can also serve to screen and buffer dissimilar land uses and lessen noise pollution. The City can also ensure its codes and regulations prevent and mitigate other negative air quality impacts associated with urban development such as visible emissions, odors, glare and heat.

KEY FINDINGS

- Within urban areas, air quality is often much worse along major roadways.
- DEQ has issued six active Air Contaminant Discharge Permits (ACDP) within the City to regulate minor sources of contaminant emissions.
- Motor vehicles are now the primary source of air pollution in Oregon and, due to population increases, the number of miles driven daily by Tigard residents has increased 67% since 1990.
- The primary sources of household pollutants in Tigard include wood burning fireplaces, and lawn and garden equipment.
- The Oregon Legislature adopted a number of specific measures to address air quality in the region.
- The citizens of Tigard value trees and natural resources and feel that protecting these resources will benefit the community.

GOAL

6.1 Reduce air pollution and improve air quality in the community and region.

POLICIES

1. The City shall ensure that all development complies with or exceeds regional, state, and federal standards for air quality.
2. The City shall support regional and state plans and programs to attain regional, state, and federal standards for air quality.
3. The City shall promote land use patterns which reduce dependency on the automobile, are compatible with existing neighborhoods, and increase opportunities for walking, biking, and/or public transit.



4. The City shall continue to investigate and implement practices that reduce air pollution associated with municipal operations.
5. The City shall cooperate with other public agencies to minimize localized transportation impacts to air quality through intersection improvements, access management, intelligent transportation systems, etc.
6. The City shall encourage the maintenance and improvement of open spaces, natural resources, and the City's tree canopy to sustain their positive contribution to air quality.
7. The City shall improve the Environmental Performance Standards to minimize impacts from noise and light pollution.
8. The City shall encourage citizens to modify their household actions, through education and incentives, to reduce emissions. This may include alternatives for heating, lawn and garden equipment, and transportation.

RECOMMENDED ACTION MEASURES

- i. Perform a land use analysis to identify residential zones that could potentially accommodate mixed use or neighborhood commercial development.
- ii. Adopt and implement development regulations that include provisions or incentives for alternative transportation use, particularly in Metro designated corridors and centers.
- iii. Perform a sidewalk inventory that results in a citywide GIS layer to be used for gap analysis and the creation of a sidewalk improvement plan.
- iv. Work with TriMet to identify underserved neighborhoods and find the funding to add service in these areas.
- v. Pursue funding for transportation related projects that would reduce congestion by improving flow, but not by increasing capacity.
- vi. Expand the Free Street Tree Program by actively engaging neighborhoods and creating a pool of community volunteers to help with the plantings.
- vii. Place educational materials in the schools, Tigard Public Library, and City Hall that demonstrate actions individuals can implement to help improve air quality in the community.
- viii. Research "dark skies" regulations from other municipalities and develop standards for Tigard.
- ix. Research the feasibility of a buyback program for older wood burning stoves.
- x. Research the feasibility of banning gas-powered leaf blowers and a buyback program for petroleum powered lawn equipment.
- xi. Develop an ongoing committee to evaluate a Tigard public



transportation system that would connect underserved neighborhoods with TriMet routes.

Section 2: Water Resources Quality

The quality of the water in our aquifers, streams, rivers, lakes, and wetlands is important to the health and welfare of the community, as well as the fish and wildlife that rely on clean water for habitat. To limit harmful impacts from human activities on water quality, the Clean Water Act (CWA) was enacted. It regulates the discharge of pollutants into waterways through National Pollutant Discharge Elimination System (NPDES) permits. In the State of Oregon, the Department of Environmental Quality (DEQ) has been charged with establishing standards, regulating, and monitoring Oregon's waters for compliance with the CWA and NPDES.

Large municipalities typically have NPDES permits for their wastewater treatment facilities and for stormwater runoff, called a Municipal Separate Storm Sewer System (MS4) permit. In urban Washington County, which includes the City of Tigard, the permits have been combined and are held by Clean Water Services (CWS). The combined permit was issued for the entire Tualatin River watershed to guide a basin-wide effort to improve water quality. It requires CWS to submit a Stormwater Management Plan and a Wastewater Management Plan to DEQ. These two plans outline the best management practices that CWS, its member cities, and Washington County commit to employ to reduce pollutant discharges, regulate temperature, and comply with any Total Maximum Daily Load (TMDL) levels that have been established.

The City of Tigard is a co-implementer of the permits and associated plans

Land use regulations can also help reduce water pollution by reducing impervious surfaces, and requiring storm water retention and treatment on-site.



through an Intergovernmental Agreement (IGA) with CWS. The IGA outlines the functions the City must perform that are critical to the operation, maintenance, and management of stormwater and wastewater facilities and to ensure compliance with the CWA.

Separate from the NPDES permit process, Clean Water Services has developed a Surface Water Management Program to manage non-point source pollution impacts on water quality. The *Healthy Streams Plan*, a public education program, and watershed restoration projects are among the several activities undertaken to improve the water quality of streams and wetlands within the Tualatin River basin.

The City also has an important role in improving water quality. For example, it has committed staff and resources to implement the *Healthy Streams Plan*. This involves ongoing efforts to restore stream health and associated riparian areas, educating the public about how individual actions can improve water quality, and coordinating policies and actions with other jurisdictions and agencies. These actions help maintain compliance with Metro's *Urban Growth Management Functional Plan Title 13* and implement the *Nature in Neighborhoods Program*.

Tigard also seeks to improve water quality by adopting land use policies and regulations to prevent erosion and protect floodplains and other sensitive lands including tree groves, wetlands, and stream corridors. Land use regulations can also help reduce water pollution by reducing impervious surfaces, and requiring storm water retention and treatment on-site. In addition, the City can provide education about how low-impact development and green building techniques can conserve water and protect water quality. Furthermore the city maintains a sewer extension program to connect properties to the city sewer system that rely on septic tanks and drain fields.

KEY FINDINGS

- Water quality in the Tualatin River basin has been generally improving since the 1970s, despite continued urbanization in the watershed.
- In 2006, Oregon DEQ characterized both Fanno Creek and the Tualatin River as having “poor” water quality within the City of Tigard. However, this is an improvement from the “very poor” ranking received in 1995.
- Non-point sources are the largest contributors to water pollution in both Oregon and the Tualatin River basin.
- Within Tigard, run-off from impervious surfaces, pet waste, and



erosion/sedimentation are the most problematic non-point sources of pollution.

- To enhance water quality, the City has an active program of tree planting, water quality facility construction (vegetated swales and retention basins), and stream corridor and wetland enhancements.
- The citizens of Tigard are concerned about the impact of growth on the community’s natural resources.

GOAL

6.2 Ensure land use activities protect and enhance the community’s water quality.

POLICIES

1. The City shall ensure that all development complies with or exceeds regional, state, and federal standards for water quality.
2. The City shall continue cooperation with federal, state, and regional agencies in the management of Tigard’s water resources and the implementation of plans and programs.
3. The City shall encourage the use of low impact development practices that reduce stormwater impacts from new and existing development.
4. The City shall protect, restore, and enhance, to the extent practical, the natural functions of stream corridors, trees, and water resources for their positive contribution to water quality.
5. The City shall implement measures to minimize erosion and storm run-off from development sites during and after construction.
6. The City shall continue to collaborate on educating the public of techniques and practices private individuals can employ to help correct water quality issues.
7. The City shall investigate and use, to the extent practical, green street concepts and other measures that limit the community’s effective impervious area.

The City shall lead by example and develop green concepts for stormwater management at City facilities.



8. The City shall lead by example and develop green concepts for stormwater management at City facilities.
9. The City shall encourage the Oregon Department of Transportation and Washington County to improve the quality of stormwater run-off from their facilities.
10. The City shall continue to facilitate the extension of the City's wastewater system to neighborhoods without service within the Tigard Urban Service Area, provided:
 - A. Properties benefiting from the extension pay their fair share of the cost; and
 - B. Annexation occurs prior to any property receiving service.

RECOMMENDED ACTION MEASURES

- i. Research and implement incentives that encourage development to minimize impervious surface coverage.
- ii. Continue to implement the CWS Healthy Streams Plan.
- iii. Work with the Tree Board to develop an urban tree management and preservation program that increases the canopy cover in Tigard.
- iv. Continue to inventory outfalls from non-treated stormwater systems and identify alternatives for improving the water quality released from them.
- v. Purchase properties located within the 100-year floodplain and develop a management plan that will allow for their natural function in removing pollutants from the stream system.
- vi. Develop baseline measures of effectiveness to ensure erosion control measures are working during the construction phase.
- vii. Research the feasibility of a grant program that would provide funds to organizations to develop educational programs.
- viii. Research the need and feasibility of public restrooms to provide sanitary facilities for the City's homeless population.
- ix. Install signage and doggie pooper bags to encourage the clean up of dog waste in public parks.
- x. Evaluate the City's street cleaning practices to ensure they are performing up to their intended results.
- xi. Research the feasibility of a commercial parking lot cleaning program and incentives for new development and retrofits to use green concepts during parking lot construction.
- xii. Educate the public about effects of flushing pharmaceuticals and develop a program to collect and properly dispose of them so they do not reach and contaminate our streams.



Section 3: Land Resources Quality

Modern life inevitably leads to the production of waste. From the point in time when cities are first developed, and continuing throughout their occupancy, by-products of human activity must be collected and properly disposed of to protect the health of both people and the natural environment. To accomplish this, the state of Oregon and Metro has partnered to create laws, rules, and programs to direct reduction and efficient removal of waste. The Oregon Department of Environmental Quality (DEQ) is responsible for ensuring compliance with state rules and statutes. DEQ is also responsible for preparing the *Oregon State Integrated Resource and Solid Waste Management Plan*.

Within the Portland Metropolitan Region, Metro has the responsibility for oversight and management of solid waste collection and disposal. This includes the responsibility to prepare and update the *Regional Solid Waste Management Plan*. The regional plan establishes the framework for coordinating most solid waste collection and disposal programs, directing waste reduction and recovery efforts, identifying roles and responsibilities, and fulfilling DEQ's requirement that the region have an overall waste reduction plan. The Regional Plan is also responsible for recommending ways to address the solid waste management impacts of future population and employment growth.

Tigard participates in Metro's plan update process and implements the plan through the Washington County Cooperative, which includes a number of cities in Washington County. This regional collaboration is important to reducing the amount of waste generated and entering landfills.

At the local level, the City is responsible for regulating and managing solid waste and recycling collection services within the city limits, and reviewing collection rates and service standards. Garbage and recycling collection services are provided by private haulers who operate within established franchise boundaries. The City enters into franchise agreements with the private haulers for the removal of solid waste generated from residential, commercial, and industrial customers.



KEY FINDINGS

- Per capita generation of solid waste has increased annually by 3.2% over the last ten years in the Portland metropolitan region.
- The region had a 59% waste reduction rate in 2005 and has set a target of 64% by 2009.
- Tigard’s residential recycling rate was 53.5% in 2005, while the commercial recycling rate was 22.7%.
- Regionwide, there are significant opportunities for waste reduction improvements in the construction and business sectors.
- Oregon DEQ regulates hazardous waste collection, disposal, and cleanup programs. DEQ also provides education and technical programs to reduce risks associated with hazardous wastes.
- Metro maintains its own household hazardous waste recovery program in cooperation with DEQ.
- The citizens of Tigard are concerned about population increases and the impact upon the community.

GOAL

- 6.3 Reduce the amount of solid waste entering landfills.

POLICIES

1. The City shall continue collaborating with federal, state, and regional agencies in the development and implementation of solid waste management plans and programs.
2. The City shall regulate and manage solid waste and recycling collection services through franchise agreements that:
 - A. Ensure recycling opportunities are accessible to all households, businesses, and institutions;
 - B. Implement waste reduction measures through prevention and recovery efforts;
 - C. Remain cost effective and environmentally sensitive; and
 - D. Comply with applicable plans, policies, and laws.
3. The City shall collaborate with the appropriate agencies to ensure proper permitting, collection, disposal, and cleanup of hazardous wastes.



4. The City shall use public education to promote:
 - A. Opportunities for recycling, composting, and reuse;
 - B. Reduction of household hazardous waste and its proper disposal; and
 - C. Reduction of solid waste generated from construction and business activities.
5. The City shall reduce the amount of solid waste associated with municipal operations.

RECOMMENDED ACTION MEASURES

- i. Find long-term partners and plan a yearly E-Waste Collection Event similar to the one in September 2006.
- ii. Start a composting program (including education) for City employees including the purchasing of compostable plates, utensils, and cups.
- iii. Research commercial and construction recycling programs that could be implemented in Tigard.
- iv. Develop and maintain a GIS database of DEQ hazardous waste permit sites and hazardous cleanup sites.
- v. Work with franchise haulers to adjust yard debris pick-up schedules to correspond with the demand during different seasons.
- vi. Research the possibility of expanding the number of items that can be recycled curbside.
- vii. Work with local businesses to act as collection points for household hazardous waste. For example, home centers would collect fluorescent light bulbs while paint stores would collect old, unused paint.
- viii. Support the creation of an Office of Sustainability in Washington County.

~~4. AIR, WATER AND LAND RESOURCES QUALITY~~

~~This chapter addresses the concerns expressed by Statewide Planning Goal #6 which is:~~

~~———"to maintain and improve the quality of the air, land and water resources of the state."~~

~~Environmental issues, throughout our nation and region, have produced an impressive list of agencies dealing with some aspect of our environment. Nationally, there is a confusing array of agencies, groups and departments, some working specifically in the realm of environment and many others who deal with environmental aspects only inasmuch as their main concern impinges on environmental areas of concern.~~

~~The National Environmental Protection Agency (EPA) and the State Environmental Quality Commission (EQC) are two agencies devoted to measurement, control and understanding of our environments. In addition, there are others that devote only a portion of their efforts to environmental qualities, provide technical assistance, grants and guidelines to local or regional agencies.~~

~~State and regional authority bring to bear more specific concerns and regulations regarding their jurisdictions, again with an impressive array of agencies and regulatory statements. Specifically impacting Tigard is Metro, which has responsibility for: air quality, water and solid waste treatment, regional land use coordination, transportation strategies and other areas of concern appropriate to an urban region.~~

~~(Rev. Ord. 02-15)~~

~~4.1 AIR QUALITY~~

~~Findings~~

- ~~• Within the Tigard Planning Area there are no major point source air polluters.~~
- ~~• The major source of air pollution in Tigard is automobile emissions.~~
- ~~• The City of Tigard lies within the Portland Vancouver Interstate Air Quality Maintenance Area (AQMA). This area is described in the draft State Implementation Plan (SIP) for air quality, published jointly by the Department of Environmental Quality and the Metropolitan Service District in April, 1979. The draft State Implementation Plan (SIP) shows that the entire AQMA is in nonattainment for meeting the recently revised federal ambient air quality standards for ozone and is predicted to remain in nonattainment to at least 1987 unless~~

~~additional control measures are undertaken. The final ozone control strategy for the Portland Vancouver AQMA was adopted in July, 1982, and is predicted to bring the area into attainment with the standard by 1987.~~

- ~~• In the Portland Vancouver AQMA, air pollution is monitored by and planning efforts coordinated through the Metropolitan Service District (MSD) and the Department of Environmental Quality (DEQ).~~
- ~~• The draft SIP also projects nonattainment in 1982 for CO (near Highway 99W). The final carbon monoxide control strategy of the Portland Vancouver AQMA was adopted in July 1982. While the area in Tigard near Highway 99W is still a problem, modeling predicted that the area will be in attainment. (Rev. Ord. 84-24)~~

~~POLICY~~

~~4.1.1 THE CITY SHALL:~~

- ~~a. MAINTAIN AND IMPROVE THE QUALITY OF TIGARD'S AIR QUALITY AND COORDINATE WITH OTHER JURISDICTIONS AND AGENCIES TO REDUCE AIR POLLUTIONS WITHIN THE PORTLAND-VANCOUVER AIR QUALITY MAINTENANCE AREA. (AQMA).~~
- ~~b. WHERE APPLICABLE, REQUIRE A STATEMENT FROM THE APPROPRIATE AGENCY, THAT ALL APPLICABLE STANDARDS CAN BE MET, PRIOR TO THE APPROVAL OF A LAND USE PROPOSAL.~~
- ~~c. APPLY THE MEASURES DESCRIBED IN THE DEQ HANDBOOK FOR "ENVIRONMENTAL QUALITY ELEMENTS OF OREGON LOCAL COMPREHENSIVE LAND USE PLANS" TO LAND USE DECISIONS HAVING THE POTENTIAL TO AFFECT AIR QUALITY.~~

~~IMPLEMENTATION STRATEGIES~~

- ~~1. The City shall coordinate with Metro and DEQ to attain and maintain the air quality goal described in the State Implementation Plan (SIP).~~
- ~~2. The City shall continue to utilize expertise available at the Department of Environmental Quality, Metro, and other relevant agencies, to coordinate efforts aimed at reducing air pollution emission levels in the Tigard and entire Portland Metropolitan Area.~~
- ~~3. Until such time as control strategies are realized, the City of Tigard shall use measures described in the DEQ Handbook for "Environmental Quality Elements of Oregon Local~~

~~Comprehensive Land Use Plans" when planning any development activities having the potential to directly (by direct emissions) or indirectly (by increasing vehicular travel) affect air quality.~~

- ~~4. The City shall make every effort to design municipal streets and roadways and to establish traffic flow patterns which minimize or reduce vehicular emissions.~~
- ~~5. The City shall consult and coordinate with the Oregon Department of Environmental Quality to ensure that land uses and activities in Tigard comply with Federal and State air quality standards.~~
- ~~6. The City shall aim to reduce the quantity of vehicle emissions by pursuing an energy efficient urban form which reduces the number of vehicle miles traveled, and by encouraging the use of alternate modes of transportation, especially mass transit and pedestrian.~~

~~(Rev. Ord. 02-15)~~

~~4.2 WATER QUALITY~~

~~Findings~~

- ~~• The quality of Tigard's surface waters are fair, inasmuch as the waters are not used for drinking purposes.~~
- ~~• No major point source water polluters threaten local creeks.~~
- ~~• Some infiltration problems exist in the sewage systems.~~
- ~~• Reduction of open space, removal of vegetation cover, and development which increases the amount of impervious surface all contribute significantly to increases in the peak flows of urban storm runoff entering storm sewers, creeks and drainageways.~~
- ~~• Offsetting measures can reduce the negative effects of urban development on water quality and quantity problems. Examples include on site retention/ detention of storm water, inclusion of landscape buffer areas adjacent to new development and conservation and improvement of streamside vegetation along creeks and other water courses.~~
- ~~▪ Clean Water Services (CWS) is the lead agency for water quality management within Washington County.~~
- ~~▪ By intergovernmental agreement, all the cities within the Clean Water Services' service area, Tigard included, must follow the standards contained in the CWS's Design and Construction Manual.~~

~~(Rev. Ord. 02-15)~~

~~POLICIES~~

~~4.2.1 ALL DEVELOPMENT WITHIN THE TIGARD URBAN PLANNING AREA SHALL COMPLY WITH APPLICABLE FEDERAL, STATE AND REGIONAL WATER QUALITY STANDARDS, INCLUDING THOSE CONTAINED IN THE CLEAN WATER SERVICES' DESIGN AND CONSTRUCTION MANUAL. (Rev. Ord. 02-15)~~

~~4.2.2 THE CITY SHALL RECOGNIZE AND ASSUME ITS RESPONSIBILITY FOR OPERATING, PLANNING, AND REGULATING WASTEWATER SYSTEMS AS DESIGNATED IN METRO'S WASTE TREATMENT MANAGEMENT COMPONENT. (Rev. Ord. 02-15)~~

IMPLEMENTATION STRATEGIES

~~1. In order to improve the water quality and quantity in the Tigard Area, the City shall consider developing regulations in the Tigard Community Development Code or instituting programs to:~~

- ~~a. Increase public awareness of techniques and practices private individuals can employ to help correct water quality problems~~
- ~~b. Improve the management of industrial and commercial operations to reduce negative water quality impacts;~~
- ~~c. Regulate site planning for new development and construction through the Tigard Community Development Code to better control drainages and erosion and to manage storm runoff;~~
- ~~d. Increase storage and retention of storm runoff to lower and delay peak storm flows;~~
- ~~e. Reduce street related water quality and quantity problems; and~~
- ~~f. Increase public awareness concerning the use and disposal of toxic substances.~~

~~2. The City shall not permit industrial or other uses which violate State of Oregon water quality discharge standards.~~

~~3. The City shall cooperate with the Metro and other appropriate agencies to establish practices which minimize the introduction of pollutants into ground and surface waters.~~

~~4. The City shall require that new developments obtain a Stormwater Connection permit from Clean Water Services and be connected to the City's or the Clean Water Services sanitary sewerage systems.~~

4.3 NOISE POLLUTION

Findings

- ~~• Noise is a recognized cause of physical and psychological stress which has been directly related to various health problems.~~
 - ~~• Motor vehicle traffic noise is the major contributor to the ambient noise level in Tigard.~~
 - ~~• Noise levels for almost all residential districts in Tigard appear to be within acceptable levels.~~
 - ~~• The highest noise levels appear to be found along Pacific Highway (99W), Main Street, I-5, Hwy. 217 and Hall Boulevard.~~
 - ~~• Effective control of the undesirable effects of highway generated noise levels requires a three part approach: 1) source emission reduction; 2) improved highway design and street design; and 3) land use controls. The first two components are currently being addressed by private industry and by federal, state and regional agencies. The third area is essentially a local government responsibility.~~
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POLICY

4.3.1 THE CITY SHALL:

- ~~a. REQUIRE DEVELOPMENT PROPOSALS LOCATED IN A NOISE CONGESTED AREA OR A USE WHICH CREATES NOISE IN EXCESS OF THE APPLICABLE STANDARDS TO INCORPORATE THE FOLLOWING INTO THE SITE PLAN:
 - ~~1. BUILDING PLACEMENT ON THE SITE IN AN AREA WHERE THE NOISE LEVELS WILL HAVE A MINIMAL IMPACT; OR~~
 - ~~2. LANDSCAPING AND OTHER TECHNIQUES TO LESSEN NOISE IMPACTS TO LEVELS COMPATIBLE WITH THE SURROUNDING LAND USES.~~~~
 - ~~b. COORDINATE WITH DEQ IN ITS NOISE REGULATION PROGRAM AND APPLY THE DEQ LAND USE COMPATIBILITY PROGRAM.~~
 - ~~c. WHERE APPLICABLE REQUIRE A STATEMENT FROM THE APPROPRIATE AGENCY (PRIOR TO THE APPROVAL OF A LAND USE PROPOSAL) THAT ALL APPLICABLE STANDARDS CAN BE MET.~~
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IMPLEMENTATION STRATEGIES

- ~~1. The Tigard Community Development Code shall ensure that future "noise sensitive" developments are designed and located so as to minimize the intrusion of noise from motor vehicle traffic and/or neighboring noisy uses.~~
- ~~2. The Tigard Community Development Code shall ensure that new commercial, industrial and~~

~~public developments are landscaped and designed such that Department of Environmental Quality (DEQ) noise standards are met and neighboring "noise sensitive" properties are not negatively impacted by the new land use or associated activities. This shall be accomplished through building setbacks, buffering standards and use compatibility.~~

- ~~3. The City shall seek a response and/or assistance from the Department of Environmental Quality (DEQ) when reviewing commercial or industrial uses in or near residential areas to prevent degradation of previously quiet environments.~~

4.4 LAND RESOURCES

Findings

- ~~• Solid waste disposal is a regional concern requiring regional solutions.~~
- ~~• Land quality in Tigard is not currently threatened by a large scale waste disposal site.~~
- ~~• Normal human activity and economic processes in Tigard contribute to the quantity of regional waste disposal.~~
- ~~• The Metropolitan Service District (MSD) has the authority to provide solid and liquid waste disposal in the metropolitan area.~~
- ~~• Although MSD has the authority over solid waste site location, local governments will be involved in the selection process.~~

POLICIES

~~4.4.1 THE CITY SHALL MAINTAIN AND IMPROVE, IF POSSIBLE, THE CURRENT QUALITY OF TIGARD'S LAND RESOURCES.~~

~~4.4.2 THE CITY SHALL RECOGNIZE MSD'S RESPONSIBILITY AND AUTHORITY TO PREPARE AND IMPLEMENT A SOLID WASTE MANAGEMENT PLAN.~~

IMPLEMENTATION STRATEGIES

- ~~1. The City shall actively participate with the Metropolitan Service District (MSD) and the Department of Environmental Quality (DEQ), in the solid waste site selection process.~~
- ~~2. The City shall discourage solid waste sites which would adversely affect neighboring land uses or which are unsuitable because of natural conditions at the site, including but not limited to:
 - ~~a. Depth to water table;~~
 - ~~b. Soil conditions;~~~~