



Public Facilities and Services

*“The community’s vision is for a future
where essential public facilities and
services are readily available to serve
the needs of the community.”*





ADOPTED AMENDMENTS

EFFECTIVE DATE	CPA#	CHANGES
01-03-08	2007-00004	Entire chapter updated by Ordinance 07-21.

SECTION COVER PHOTO: CITY STAFF
Tigard City Hall in autumn.



Public Facilities and Services addresses their appropriate coordination, location, and delivery in a manner that best supports the existing and proposed land uses. For the purposes of the Comprehensive Plan, Public Facilities and Services refers to Stormwater Management, Water Supply and Distribution, Wastewater Management, Community Facilities, and Private Utilities. The provision of these facilities and services is essential to a high quality of life and the health, safety, and welfare of the community. Their availability is also vital to promoting and sustaining a strong local and regional economy. For these reasons, the City and its partner agencies and districts must efficiently plan for the impacts of future growth and development on the facilities and services provided. Statewide Planning Goal 11 requires Oregon jurisdictions to adopt Comprehensive Plans that provide goals and policies as the basis to manage, maintain, and expand the public facilities and services of the community.

GOAL 11: Public Facilities and Services

“To plan and develop a timely, orderly, and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.”

The community’s vision is for a future where essential public facilities and services are readily available to serve the needs of the community. They understand the importance of not only planning for and funding the facilities, but ensuring their continued maintenance. They also recognize the impact that new development places upon all services and want them to pay their fair share. The public library, senior center, public safety, and public schools especially are considered vital components of a high quality, livable community. Furthermore, it is recognized that expected population growth in the region will place increased pressure on existing public facilities and services.

The City of Tigard has adopted the City of Tigard *Public Facility Plan* (1991) as required by Oregon Administrative Rule 660-11. The City will make appropriate updates to the *Public Facility Plan* on a regular basis as part of the Periodic Review process as required by Oregon Administrative Rule 660-25.

Section 1: Stormwater Management

The City stormwater infrastructure is a mix of natural and piped systems. As with most urban areas, the reliance on piped stormwater has been important to transport the water from impervious surfaces to the natural systems and move it out of the community. To ensure the system operates effectively, the natural



components must remain in good condition to meet the primary objectives of protecting water quality and flood control. To accomplish these objectives, the City collaborates with Clean Water Services (CWS) in the planning and management of the system. The plans currently used for City efforts are the CWS *Stormwater Management Plan* (2006), which addresses water quality protection, and *Fanno Creek Watershed Management Plan* (1997), which addresses flood control in the City.

The 2006 *Stormwater Management Plan* (SWMP) is a requirement of the combined National Pollutant Discharge Elimination System (NPDES) and Municipal



PHOTO: CITY STAFF

Public Works building.

Separate Storm Sewer System (MS4) permits held by CWS. The SWMP is revised on a five-year cycle and was last updated in spring 2006. To implement the plan, the City has an inter-governmental agreement (IGA) with CWS as a “self-service provider.” This designation means the City has operation and maintenance authority over storm drain systems, water quality systems,

and roadside ditches under City jurisdiction. The IGA outlines the CWS work program standards that must be followed by the City.

The 1997 *Fanno Creek Watershed Management Plan* (Fanno Plan), prepared by CWS for all jurisdictions within the basin, is the principal plan for drainage in the City. The Fanno Plan covers 85% of Tigard (the remaining 15% of the jurisdiction drains directly to the Tualatin River) and has been adopted by the City. Included in the plan is an inventory of drainage structures, an evaluation of their adequacy of capacity, and recommended City infrastructure improvements to reduce flooding. Funding for these projects is available through the Storm Sewer Fund that results from the collection of system development charges.



In addition, the City is responsible for adopting policies and regulations that implement statewide land use goals to protect water quality and wildlife habitat. These policies and regulations must ensure that the impacts of new development on the stormwater infrastructure are minimized. One of the greatest impacts on stormwater infrastructure is the amount of impervious surface in a watershed. Impervious surfaces increase run-off into the stormwater system and increase the peak flow of storm events. Reducing the impervious surface coverage will encourage natural filtration and help to reduce the stormwater infrastructure needs, as well as reduce problems associated with scouring and erosion of stream channels from storm events.

Although CWS does not have land use authority, they have been involved in reducing the impacts of stormwater by developing the CWS *Design and Construction Standards* (2007) that have been adopted by, and are implemented by, the City. A city engineer performs the task of evaluating the stormwater infrastructure design during the development review process to make sure the standards are met.

In addition to the CWS *Design and Construction Standards* (2007), the City has adopted voluntary habitat friendly development provisions that may be utilized during new development. The provisions seek to protect wildlife habitat that has been identified within the community and includes low impact development practices that are meant to reduce stormwater flow.

Funding for the stormwater system is generated from two sources. The first is from System Development Charges (SDCs) that are assessed on new developments that cannot provide their own water quantity and quality facilities. The money is placed in the Storm Sewer Fund and used for capital projects. The second, the Surface Water Management Fee, is a monthly charge that is collected on utility bills. The City keeps a portion of this fee for operations and maintenance of the stormwater infrastructure.

“...the City has adopted voluntary habitat friendly development provisions that may be utilized during new development.”



KEY FINDINGS:

- The expansion and maintenance of stormwater infrastructure is an important factor affecting growth and development.
- Objectives of the stormwater system are the protection of water quality and flood control and are addressed through the CWS *Stormwater Management Plan* (2006) and the *Fanno Creek Watershed Management Plan* (1997).
- The City maintains stormwater pipes, catch basins, outfalls, and water quality facilities; which includes ponds, swales, filter systems, detention pipes and tanks.
- Impervious surfaces, undersized bridges and culverts, and inadequate infrastructure contribute to localized flooding.
- The citizens of Tigard are concerned about population increases and the impact upon the community.
- The citizens of Tigard are concerned about the impact of growth on the community's natural resources.
- The citizens of Tigard are concerned about the future of public services, which includes safety, schools and infrastructure.

GOAL:

- 11.1 Develop and maintain a stormwater system that protects development, water resources, and wildlife habitat.

POLICIES:

1. The City shall require that all new development:
 - A. construct the appropriate stormwater facilities or ensure construction by paying their fair share of the cost;
 - B. comply with adopted plans and standards for stormwater management; and
 - C. meet or exceed regional, state, and federal standards for water quality and flood protection.
2. The City shall continue to collaborate with Clean Water Services in the planning, operation, and maintenance of a comprehensive stormwater management system.



3. The City shall require the stormwater management system to comply with all applicable federal, state, and regional regulations and programs.
4. The City shall require a property to be located within the City limits prior to receiving City stormwater services.
5. The City shall require maintenance access to all stormwater infrastructure and easements.
6. The City shall maintain streams and wetlands in their natural state, to the extent necessary, to protect their stormwater conveyance and treatment functions.
7. The City shall encourage low impact development practices and other measures that reduce the amount of, and/or treat, stormwater runoff at the source.
8. The City shall develop sustainable funding mechanisms:
 - A. for stormwater system maintenance;
 - B. to improve deficiencies within the existing system; and
 - C. to implement stormwater system improvements identified in the Capital Improvement Plan.

“The City shall encourage low impact development practices and other measures that reduce the amount of, and/or treat, stormwater runoff at the source.”

RECOMMENDED ACTION MEASURES:

- i. Adopt natural resource and habitat friendly development standards that utilize incentives for developers to incorporate green concepts into their design.
- ii. Review and modify the Community Development Code, as needed, to include effective regulations to implement the stormwater management goals and policies.



- iii. Identify and map problematic stormwater drainage areas in the community.
- iv. Research alternative funding strategies for use in improving identified problem stormwater drainage areas in the community.
- v. Develop partnerships to produce and distribute informational materials that outline the benefits of low impact development practices and green street concepts.
- vi. Develop and implement a Capital Replacement Program for the stormwater system.

Section 2: Water Supply and Distribution

The City of Tigard provides water to the Tigard Water Service Area. This area includes most of the City's residents and also the City of Durham, King City, and the Bull Mountain area of unincorporated Washington County; which is represented by the Tigard Water District. The northeast corner of the City is supplied water by the Tualatin Valley Water District (TVWD), which operates independently from the City of Tigard.

The TVWD is governed by a five-member Board of Commissioners and operates under the TVWD *Water Master Plan/Management Plan* (2007). Tigard has no role in the operation or management of TVWD, but has collaborated with them on long-term supply studies and is also capable of sharing water in emergency situations.

The City of Tigard took over the provision of water to the Tigard Water Service Area from the Tigard Water District in 1994. During the transfer of supply responsibilities, an IGA created oversight for the water system through the Intergovernmental Water Board (IGWB), which consists of a member from Tigard, Durham, King City, Tigard Water District, and one at-large member. The IGWB advises Tigard City Council on issues relating to rate setting and water supply.

The City owns and operates the water distribution system under license from the Oregon Department of Human Services and the Oregon Water Resources



Department. The *Water Distribution Hydraulic Study* (2000) is the current master plan for the City water supply system. The study provides direction for system improvements, including storage and distribution.

Although the City owns a few wells, nearly 90% of the water supply is purchased from wholesale water providers such as the Portland Water Bureau (PWB). The City signed a 10-year agreement in summer 2006 to continue purchasing water from PWB.



PHOTO: CITY STAFF

In addition, the City purchases water from the City of Lake Oswego, which draws its water from the Clackamas River Basin. This lack of a City-owned supply has been identified as an important issue for the future and three long-term supply feasibility studies are in progress. The studies are in collaboration with neighboring jurisdictions and will evaluate various options for partnerships in securing a long-term supply.

During periods of high water demand, the City can supplement its supply with water from City-owned aquifer storage and recovery (ASR) wells and native groundwater wells. Additional supply is available for purchase from the Joint Water Commission (JWC). Water from the JWC is delivered via the City of Beaverton system, making it Tigard's only fluoridated supply. The City also has system inter-ties with Tualatin and the Lake Grove Water District that allows sharing water under emergency conditions.

In 2005, the Oregon Departments of Human Services and Environmental Quality conducted a source water assessment on Tigard's groundwater. Within the Tigard water service area, 50 sites were identified as potential sources of drinking water contamination, if managed improperly.

The City of Tigard Water System is set up as an enterprise fund. The budget needs no money from the City general fund, and operates based solely on revenue the Water System creates. System Development Charges for new



construction and connections, and rates for water consumption are the two main sources of revenue for the budget.

KEY FINDINGS:

- The expansion and maintenance of water supply and distribution infrastructure is an important factor affecting growth and development.
- Two water providers operate within the City of Tigard; this requires collaboration to define future roles.
- The City of Tigard Water Service provides potable water distributed through a network of reservoirs, pump stations, and pipes up to 36” in diameter.
- Feasibility studies will help to provide direction for the City’s long-term supply options.
- The City has experienced a decrease in total and per capita consumption from 2001 to 2005 due to repairs made in water line leaks, rising costs, and the Water Conservation Program.
- The *Water Demand Forecast Report (2006)* projects future annual water demand could range from 2,732 to 3,229 million gallons in the Tigard Water Service Area.
- The citizens of Tigard are concerned about population increases and the impact upon the community.
- The citizens of Tigard are concerned about the future of public services, which includes safety, schools and infrastructure.

GOAL:

- 11.2 Secure a reliable, high quality, water supply to meet the existing and future needs of the community.

POLICIES:

1. The City shall prioritize securing an interest in a high quality, long-term water supply, which is financially feasible and reliable, to serve the Tigard Water Service Area.
2. The City shall develop and maintain a water system master plan to coordinate the improvement and expansion of Tigard Water Service Area infrastructure to serve current and projected demand.



3. The City shall require maintenance access to all public water infrastructure and easements.
4. The City shall coordinate with Tualatin Valley Water District to require adequate supply and pressure to meet consumption and fire protection needs for the portion of Tigard served by the District.
5. The City shall ensure Tigard Water Service operations remain financially self-supporting.
6. The City shall require all new connections within the Tigard Water Service Area to pay a system development charge.
7. The City shall comply with all state and federal laws and regulations relating to potable water.
8. The City shall require all new development needing a water supply to :
 - A. connect to a public water system;
 - B. pay a system development charge and other costs associated with extending service;
 - C. ensure adequate pressure and volume to meet consumption and fire protection needs; and
 - D. extend adequately sized water lines with sufficient pressure to the boundaries of the property for anticipated future extension.
9. The City shall encourage water conservation through informational programs and maintenance of the system.
10. The City shall prohibit activities that have the potential for contamination of the municipal water supply.

“The City shall encourage water conservation through informational programs and maintenance of the system.”



RECOMMENDED ACTION MEASURES:

- i. Develop partnerships with neighboring jurisdictions in securing a long term water supply.
- ii. Construct water distribution facilities in areas with minimal visual impact upon the community.
- iii. Identify and map developed properties that are not connected to the municipal water supply.
- iv. Continue funding a maintenance program that ensures adequate pressure and flow, protects water quality, and minimizes water loss.
- v. Identify areas of the City with low water pressure and implement solutions to address these issues.
- vi. Regularly review and update the Community Development Code as it applies to potable water.
- vii. Continue producing and distributing informational materials related to water supply and conservation.
- viii. Update water system development charges as needed.
- ix. Research and implement a system development charge structure that doesn't penalize residential structures for installing a fire sprinkler system.
- x. Develop and implement a Capital Replacement Program for the water distribution system.
- xi. Survey the community to gauge their attitude regarding a fluoridated water supply.

Section 3: Wastewater Management

Wastewater services within Tigard are managed through an agreement between



the City and CWS. The agreement assigns the City enforcement of design and construction standards, rules and regulations, and rates and charges governing the use of, and connection to, the wastewater system. In return, CWS acts as the regional wastewater authority that provides, owns, and maintains sewer lines with a diameter of 24 inches or greater (the City owns less than 24-inch lines), as well as pump stations and treatment facilities. CWS is also responsible for the planning of wastewater collection in the Tualatin River basin.

CWS owns and operates the Durham Wastewater Treatment Facility. The facility is operating under the basin-wide NPDES permit and is in compliance with Clean Water Act regulations. The City has an IGA with Clean Water Services to perform management and maintenance tasks on City-owned wastewater infrastructure to ensure continued compliance with the regulations.

The CWS *Collection System Master Plan Update* (2000) is the current plan for wastewater collection in the Tualatin basin, including the City of Tigard. The primary focus of the plan was to analyze future capacity of the system; it was found that all existing lines within the City of Tigard have adequate capacity to accommodate anticipated growth.

The City has also developed the Sanitary Sewer Facility Plan Map to help prioritize projects and schedule improvements to the system through the Capital Improvement Plan (CIP). The facility map is continuously revised, and shows the locations of all current and proposed lines within the City. The map allows the City to plan for new construction and also identify developed neighborhoods not currently being served by the wastewater system.

The Neighborhood Sewer Extension Program was established in 1996 by the City to extend public infrastructure to unconnected neighborhoods. This program encourages property owners to retire septic systems and connect to the City sewer system. The program does require property owners, upon connection, to reimburse the City for a fair share of the total cost. To encourage

“Wastewater services within Tigard are managed through an agreement between the City and Clean Water Services (CWS).”



participation, the City also established the Neighborhood Sewer Reimbursement District Incentive Program that provides options for limiting the financial burden on the property owner.

In addition to the operation and maintenance of the existing wastewater system, the City is responsible for implementing the CWS *Design and Construction Standards* (2007). Land use applicants are required to obtain a Public Facility Permit when connecting to City owned wastewater infrastructure and must comply with the standards as part of the development review process. This function is outlined in the IGA between CWS and Tigard and is carried out by a City engineer.

Funding for the wastewater system is generated from three sources. First, developers finance the construction of new sewer lines needed to service their new developments. Secondly, during the building permit process, a connection fee is collected by the City. Most of the fee is transferred to CWS, but a portion of the fee is retained by the City for system improvements. Finally, the monthly sewer service fee is collected on the utility bill and a portion is retained by the City for operations and maintenance of the wastewater system.

KEY FINDINGS:

- The expansion and maintenance of wastewater infrastructure is an important factor affecting growth and development.
- The City coordinates the expansion, operation, and maintenance of wastewater infrastructure through an IGA with CWS as a “self-service provider.”
- The City owns and maintains wastewater mainlines sized 6 to 21 inches in diameter.
- A number of unserved neighborhoods have been provided the opportunity to connect through the Neighborhood Sewer Extension Program. Additional neighborhoods have been identified as potential participants in the program.
- The citizens of Tigard are concerned about population increases and the impact upon the community.
- The citizens of Tigard are concerned about the impact of growth on the community’s natural resources.



- The citizens of Tigard are concerned about the future of public services, which includes safety, schools, and infrastructure.

GOAL:

- 11.3 Develop and maintain a wastewater collection system that meets the existing and future needs of the community.

POLICIES:

1. The City shall require that all new development:
 - A. connect to the public wastewater system and pay a connection fee;
 - B. construct the appropriate wastewater infrastructure; and
 - C. comply with adopted plans and standards for wastewater management.
2. The City shall continue to collaborate with Clean Water Services in the planning, operation, and maintenance of a comprehensive wastewater management system for current and projected Tigard residents.
3. The City shall require the wastewater management system to comply with all applicable federal, state, and regional regulations and programs.
4. The City shall require maintenance access to all wastewater infrastructure and easements.
5. The City shall prohibit the repair or replacement of septic tank systems within the City, to the extent it has jurisdiction, unless it is not feasible to connect to the wastewater system.
6. The City shall require a property to be located within the City limits prior to receiving City wastewater services.
7. The City shall require wastewater fees to be adequate to fund the operations and maintenance of the system.

“The Citizens of Tigard are concerned about population increases and the impact upon the community.”



RECOMMENDED ACTION MEASURES:

- i. Collaborate with Washington County Department of Health and Human Services on developing an efficient protocol for notification of failed septic systems.
- ii. Regularly review and update fees and charges to ensure they are sufficient to meet the needed operational costs.
- iii. Identify and map properties not connected to the public wastewater system.
- iv. Continue the sewer extension program in order to encourage all properties to connect to the public wastewater system.
- v. Continue a proactive maintenance program to prolong the life of the infrastructure.
- vi. Develop and implement a Capital Replacement Program for the wastewater collection system.

Section 4: Community Facilities

The City of Tigard provides many community services, while special districts supply a portion of the facilities and services that make the community what it is today. All of these facilities and services must maintain a level of service that is adequate for the current population and, at the same time, must plan for and accommodate future growth and development within Tigard. This is why collaboration during the development process is essential to ensuring the services will be available and funding options will continue to exist with an acceptable level of service.



Tigard Senior Center.

PHOTO: CITY STAFF



City-owned facilities include the Tigard Public Library, the Senior Center, and a number of administrative and equipment storage facilities. The library is a new facility that was funded by a community bond measure and opened to the public in 2004. The library offers a wide range of services and programs and acts as a community center for Tigard residents. The library has experienced a significant increase in use since the new facility was opened.

The Senior Center is a hub of activities for the aging population in the community. Social events, classes, and meal services are a few of the offerings. Other City-owned facilities are dispersed around the community and house various City personnel and equipment. These facilities are vitally important to support the provision of public services to the community.

Two public school districts serve the City of Tigard's school-age children: Tigard-Tualatin and Beaverton. Only Tigard-Tualatin owns property and

operates schools within the Tigard City limits. Both districts have seen steady growth over the years and are an important component of reviewing development applications to ensure school capacity is not exceeded. Additionally, this working relationship is important to finding appropriate sites for new school facilities that will limit the impacts to the neighborhood and traffic flow.

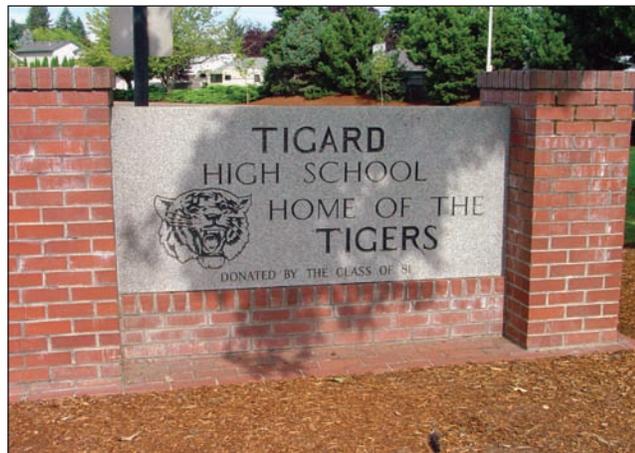


PHOTO: CITY STAFF

Tigard High School.

Public safety is a critical component of a livable community. There must be adequate and effective services, as well as the necessary infrastructure, to respond to emergencies in a timely and efficient manner. This not only applies to the current population and built environment within the City, but also to new growth and development.

The Tigard Police Department provides police services, while Tualatin Valley Fire & Rescue (TVFR) provides fire protection and emergency services for the



community. Both have an intergovernmental agreement with the Washington County Consolidated Communications Agency (WCCCA) for 911 service and public safety communications. TVFR is a fire district that covers 210 square miles, has a five-member board of directors and is funded through a permanent tax rate on properties within the district.

One way for Tigard Police and TVFR to gauge their level of service is by tracking their incident response time. Both pride themselves on quick response time to calls for service, but as development occurs, added traffic volumes and the associated congestion can cause a delay in response time. This has



Tigard police dog "Baxter."

PHOTO: TIGARD POLICE STAFF

led to, and will continue to lead to, the need for emergency services to expand their services and facilities in order to continue providing adequate service.

Since growth and development will impact both fire and police services, Tigard Police and TVFR have the opportunity for review and comment during the land use application process. They evaluate proposed projects to ensure an adequate level of service exists for the development, and no impediments will occur to hamper the ability to perform their functions. For TVFR, street design and placement is very important for access and egress of its equipment. A well connected street network is also essential to improving response times, for both fire and police services. During the land use application process, TVFR reviews hydrant locations, adequacy of firefighting water supplies, and viability of apparatus access to ensure meeting fire code requirements.

In addition to providing a built environment that is accessible for safety equipment, the City has adopted the Oregon statewide minimum fire code, and performs inspections on new construction. The fire code outlines the required equipment for various development types and sizes. Homeowners can voluntarily take steps to reduce risk of fire by installing equipment and providing a defensible space around structures that are located in an area at risk of wildfire.



KEY FINDINGS:

- Growth and development will place increasing demands on the Police Department, which has an average response time that has increased by 16% over the 5 year period from 2002 to 2006.
- Areas of high population density and commercial areas, particularly Washington Square Mall, place high demands on the Tigard Police Department.
- TVFR provides fire protection services for the City through an IGA.

- The dependability of fire protection is based in part on the distribution and capacity of the City water supply.
- The City owns all fire hydrants within its boundaries.
- The community has an ISO fire insurance rating of 2, one of 15 in Oregon.



PHOTO: TVF&R

Tualatin Valley Fire & Rescue (TVF&R) Fire Station #51.

- Street widths must be adequate for fire equipment access and egress, which may conflict with development that is promoting a pedestrian-friendly environment through narrower streets.
- Appropriate fire detection and suppression equipment installed at the time of development is cost-effective and invaluable in reducing the community's risk to fire.
- Two public school districts serve the City of Tigard's school-age children: Tigard-Tualatin and Beaverton. The school district boundary dates back to 1910, prior to Tigard's incorporation.
- In both 1993 and 2006 City surveys, Tigard residents named schools, education or school funding as top issues for the community (ranking 6th and 4th, respectively).
- TTSD owns a number of properties in Tigard. The Beaverton School District does not own any property within Tigard.



- TTSD estimates slow steady growth: 4.6% rate by 2010, with no additional schools planned for City limits.
- Beaverton School District is experiencing rapid growth and is looking for land for a future school in the southwestern quadrant of their district, which includes schools attended by Tigard residents.
- The new library has experienced increased usage (80% increase in visits from 1996 to 2006) since its completion, and as growth and development occur in the community, additional pressure will be put on the services offered.
- The library is valued as a community center for public meetings and other events.
- Although not all City departments are directly involved in land use planning, their provision of services is affected by growth and development. These impacts on government services must be considered during the land use application process, as well as additional facilities that would be needed to house them.
- City sustainability programs will be evaluated for inclusion in the Capital Improvement Plan and may have an impact on future building renovations as it relates to the *Tigard Community Development Code*.
- The citizens of Tigard are concerned about population increases and the impact upon the community.
- The citizens of Tigard are concerned about the future of public services, which includes safety, schools and infrastructure.



PHOTO: SALLY SCHOOLMASTER

Tigard Public Library at dusk.

GOAL:

- 11.4 Maintain adequate public facilities and services to meet the health, safety, education, and leisure needs of all Tigard residents.



POLICIES:

1. The City shall support the provision of accessible public facilities and services through ensuring adequate administrative and general governance services.
2. The City shall continue to develop and maintain a Capital Improvement Plan to help provide for the orderly provision of public facilities and services.
3. The City shall coordinate the expansion and equitable, long-term funding of public facilities and services with the overall growth of the community.
4. The City shall require that all new development:
 - A. can be provided fire and police protection;
 - B. provide Tigard Police, Tualatin Valley Fire and Rescue, and the school districts the opportunity to comment on the proposal;
 - C. have sufficient fire hydrants and fire flow;
 - D. have a street layout and design that is accessible by emergency vehicles; and
 - E. have buildings that meet fire and building code requirements.
5. The City shall work in conjunction with partner agencies and districts in the planning and locating of their new facilities.
6. The City shall provide library services that are accessible to the community and are sufficient to meet user demands.
7. The City shall coordinate with the school districts to address capacity needs associated with population growth.
8. The City shall locate appropriate municipal administration offices and services in downtown Tigard.
9. The City shall ensure the Senior Center is accessible and available to serve the needs of the aging population in the community.



10. The City shall:

- A. plan for and provide sufficient resources to respond to emergencies;
- B. coordinate and collaborate with the appropriate jurisdictions, agencies, and districts for emergency response;
- C. participate in emergency preparedness exercises on a periodic basis; and
- D. maintain an Emergency Operations Plan that is updated on a regular basis.

RECOMMENDED ACTION MEASURES:

- i. Continue using the 5-year planning period as the foundation of the Capital Improvement Plan and continue implementing the Council approved projects each fiscal year.
- ii. Work with public safety agencies and districts to protect their ability for continued service provision.
- iii. Review the Community Development Code to identify locational barriers to constructing new schools and fire stations.
- iv. Research and identify funding sources to maintain and expand City services.
- v. Use current and future technologies to educate, alert, warn, and direct citizens to action in the event of major emergencies and disasters.
- vi. Work with Tualatin Valley Fire and Rescue to inform the community about the risks of urban interface wildfire.
- vii. Plan and locate emergency evacuation routes outside of flood prone areas.
- viii. Implement and update the 20-year Facility Plan for the continued stewardship of public buildings.



Section 5: Private Utilities

Telecommunications, electricity, video, and natural gas service are provided to residents and business owners within the City of Tigard by private utilities. These private utilities pay an annual right-of-way usage fee to the City as outlined in the *Tigard Municipal Code*. This protects the public's past and ongoing investments in rights-of-way and other public lands. The fee also adheres to an equity principle that private companies should pay for the privilege of using public property to conduct business, just as they pay for the privilege of using private property to conduct business.

The services provided by these private companies and the associated infrastructure are essential to the community. As growth and development occurs within the community, the City must require that these services are available and coordinate their extension during the development process, while at the same time protecting the primary intended use of public rights-of-way and other public properties. This coordination and cooperation between the various entities helps to avoid conflict with current and planned infrastructure in the right-of-way and provides fair opportunity to access the right-of-way. Additionally, uncoordinated utility installations in the public right-of-way may result in multiple street cuts and increased public costs to maintain curbs, gutters, streets, and sidewalks.

The placement of utilities in the public right-of-way is regulated by the *Tigard Community Development Code*. During the development review process, a city engineer approves plans showing the location of utilities. New development is typically required to place utilities underground unless they are already in existence above ground, or where the action would not be



PHOTO: CITY STAFF

New development with underground utilities.

feasible. In certain cases, where undergrounding is not feasible and the utility crosses or is adjacent to a public right-of-way, an in-lieu of fee may be assessed



and placed into a fund that is used to move existing utilities underground elsewhere in the City.

The City has also recognized the demand for wireless communication services and adopted regulations for the facilities necessary to provide them. The infrastructure needed to support the services has a visual impact upon the community and collocation efforts are encouraged by the City to minimize that impact. Collocation is the practice of placing the communication equipment of two or more companies on one structure (wireless tower).

KEY FINDINGS:

- Telecommunications, electricity, video, and natural gas service are provided to residents and business owners within the City of Tigard by private utilities. These private utilities pay an annual right-of-way usage fee to the City as outlined in the *Tigard Municipal Code*.
- As growth and development occurs within the community, the City must ensure that private utility services are available and coordinate their extension during the development process.
- Collocation of wireless communication equipment and the location of the towers upon which the equipment resides have a direct visual impact upon the community.
- As an equity principle, private companies should pay for the privilege of using public property to conduct business.
- A key task of the City is to protect the public's investments and the primary intended use of these assets.

GOAL:

- 11.5 Private utilities provide the needed energy and communication services for the community.

POLICIES:

1. The City shall require that all new development:
 - A. secure the required energy and communication utilities;



- B. place new utilities underground, when feasible, or pay an in-lieu-of fee when crossing or adjacent to a public right-of-way; and
 - C. provide necessary easements for energy and communication services.
- 2. The City shall require the placement of existing services underground, when feasible, or pay an in-lieu-of fee during redevelopment or street construction.
 - 3. The City shall coordinate with private utilities during installation to minimize public costs to maintain curbs, gutters, streets, and sidewalks.
 - 4. The City shall require the collocation of wireless communication services on existing towers whenever possible.
 - 5. The City shall manage the siting of wireless communication towers to minimize visual impacts on the community.
 - 6. The City shall manage private utility use of the public rights-of-way and other public lands to:
 - A. protect the primary intended use of these assets;
 - B. provide fair opportunity to access these assets, including those involved in emerging technologies;
 - C. protect the public's past and ongoing investments by assessing sufficient charges for the privilege of using these public assets; and
 - D. ensure the community has equitable access to essential private utilities.

RECOMMENDED ACTION MEASURES:

- i. Identify and map areas that are conducive to using in-lieu-of fees for placing utility lines under ground during City projects.
- ii. Continue implementing no-pavement-cut policies on identified streets.
- iii. Review and improve the protocol for collocating wireless communication services.
- iv. Research the feasibility of and survey the community support for a City-owned wireless internet cloud.