



# Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

[www.lcd.state.or.us](http://www.lcd.state.or.us)

## AMENDED NOTICE OF ADOPTED AMENDMENT

December 27, 2007



TO: Subscribers to Notice of Adopted Plan  
or Land Use Regulation Amendments

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Tigard Plan Amendment  
DLCD File Number 006-07

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. Due to the size of amended material submitted, a complete copy has not been attached. A copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures\*

### **DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: January 3, 2008**

This amendment was submitted to DLCD for review 45 days prior to adoption. Pursuant to ORS 197.830 (2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

**\*NOTE: THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAN IT WAS MAILED TO DLCD. AS A RESULT YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.**

Cc: Gloria Gardiner, DLCD Urban Planning Specialist  
Marguerite Nabeta, DLCD Regional Representative  
Amanda Punton, DLCD Natural Resource Specialist  
Matthew Crall, DLCD Transportation Planner  
Darren Wyss, City of Tigard

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PROF 2

DLCD

In person  electronic  mailed

DEPT OF

# Notice of Adoption

DEC 14 2007

THIS FORM **MUST BE MAILED** TO DLCD  
**WITHIN 5 WORKING DAYS AFTER THE FINAL DECISION**  
PER ORS 197.610, OAR CHAPTER 660 - DIVISION 18

LAND CONSERVATION  
AND DEVELOPMENT  
For DLCD Use Only

Jurisdiction: **City of Tigard**

Local file number: **CPA2007-00001**

Date of Adoption: **12/11/2007**

Date Mailed: **12/13/2007**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? **Yes** Date: 7/3/2007

- Comprehensive Plan Text Amendment
- Comprehensive Plan Map Amendment
- Land Use Regulation Amendment
- Zoning Map Amendment
- New Land Use Regulation
- Other:

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

Amend the current Comprehensive Plan Topics 3: Natural Features and Open Space (Statewide Planning Goal 8); Topic 4: Air, Water, and Land Resources Quality (Statewide Planning Goal 6); and Topic 9: Energy (Statewide Planning Goal 13) by updating the goals, policies, and recommended action measures to reflect current community conditions and values.

Does the Adoption differ from proposal? No, no explanation is necessary

Plan Map Changed from: \_\_\_\_\_ to: \_\_\_\_\_

Zone Map Changed from: \_\_\_\_\_ to: \_\_\_\_\_

Location: \_\_\_\_\_ Acres Involved: \_\_\_\_\_

Specify Density: Previous: \_\_\_\_\_ New: \_\_\_\_\_

Applicable statewide planning goals:

- |                                     |                                     |                          |                          |                                     |                                     |                          |                                     |                          |                          |                                     |                                     |                                     |                          |                          |                          |                          |                          |                          |
|-------------------------------------|-------------------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| <b>1</b>                            | <b>2</b>                            | <b>3</b>                 | <b>4</b>                 | <b>5</b>                            | <b>6</b>                            | <b>7</b>                 | <b>8</b>                            | <b>9</b>                 | <b>10</b>                | <b>11</b>                           | <b>12</b>                           | <b>13</b>                           | <b>14</b>                | <b>15</b>                | <b>16</b>                | <b>17</b>                | <b>18</b>                | <b>19</b>                |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Was an Exception Adopted?  YES  NO

Did DLCD receive a Notice of Proposed Amendment...

45-days prior to first evidentiary hearing?  Yes  No

If no, do the statewide planning goals apply?  Yes  No

If no, did Emergency Circumstances require immediate adoption?  Yes  No

006-07(16220)

**DLCD file No.** \_\_\_\_\_

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

Metro  
Clean Water Services  
Oregon DEQ  
ODOT

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Local Contact: **Darren Wyss**

Phone: (503) 718-2442 Extension:

Address: **13125 SW Hall Blvd**

Fax Number: **503-684-7297**

City: **Tigard**

Zip: **97223-**

E-mail Address: **darren@tigard-or.gov**

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### **ADOPTION SUBMITTAL REQUIREMENTS**

This form **must be mailed** to DLCD **within 5 working days after the final decision**  
per ORS 197.610, OAR Chapter 660 - Division 18.

1. Send this Form and **TWO Complete Copies** (documents and maps) of the Adopted Amendment to:

**ATTENTION: PLAN AMENDMENT SPECIALIST  
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT  
635 CAPITOL STREET NE, SUITE 150  
SALEM, OREGON 97301-2540**

2. Electronic Submittals: At least **one** hard copy must be sent by mail or in person, but you may also submit an electronic copy, by either email or FTP. You may connect to this address to FTP proposals and adoptions: **webserver.lcd.state.or.us**. To obtain our Username and password for FTP, call Mara Ulloa at 503-373-0050 extension 238, or by emailing **mara.ulloa@state.or.us**.
3. Please Note: Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.
4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will not be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date, the Notice of Adoption is sent to DLCD.
6. In addition to sending the Notice of Adoption to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.
7. **Need More Copies?** You can now access these forms online at **http://www.lcd.state.or.us/**. Please print on **8-1/2x11 green paper only**. You may also call the DLCD Office at (503) 373-0050; or Fax your request to: (503) 378-5518; or Email your request to **mara.ulloa@state.or.us** - ATTENTION: PLAN AMENDMENT SPECIALIST.

120 DAYS = N/A

DATE MAILED: 12/13/2007



## CITY OF TIGARD

Washington County, Oregon

### NOTICE OF FINAL ORDER BY THE CITY COUNCIL

Case Number:	<b>COMPREHENSIVE PLAN AMENDMENT (CPA) 2007-00001</b>
Case Name:	<b>TIGARD COMPREHENSIVE PLAN AMENDMENT TO UPDATE GOALS, POLICIES, AND RECOMMENDED ACTION MEASURES PERTAINING TO STATEWIDE PLANNING GOALS 6: AIR, WATER, AND LAND RESOURCE QUALITY; 8: RECREATIONAL NEEDS; AND 13: ENERGY CONSERVATION</b>
Applicant's Name/Address:	City of Tigard 13125 SW Hall Boulevard Tigard, OR 97223
Owner's Names/Addresses:	N/A
Address of Property:	Citywide
Tax Map/Lot Nos.:	N/A

A FINAL ORDER INCORPORATING THE FACTS, FINDINGS AND CONCLUSIONS **APPROVING** A REQUEST FOR A **COMPREHENSIVE PLAN AMENDMENT (ORDINANCE NO. 07-22)**.

THE CITY OF TIGARD **PLANNING COMMISSION AND CITY COUNCIL** HAVE REVIEWED THE APPLICANT'S PLANS, NARRATIVE, MATERIALS, COMMENTS OF REVIEWING AGENCIES, THE PLANNING DIVISION'S STAFF REPORT AND RECOMMENDATIONS FOR THE APPLICATION DESCRIBED IN FURTHER DETAIL IN THE STAFF REPORT. THE **PLANNING COMMISSION** HELD A PUBLIC HEARING TO RECEIVE TESTIMONY ON **August 20, 2007** FOR THE PURPOSE OF MAKING A RECOMMENDATION TO THE CITY COUNCIL ON THE REQUEST. THE **CITY COUNCIL** ALSO HELD A PUBLIC HEARING TO RECEIVE TESTIMONY ON **October 23, 2007, continued until November 27, 2007 continued until December 11, 2007** PRIOR TO MAKING A DECISION ON THE REQUEST. THIS DECISION HAS BEEN BASED ON THE FACTS, FINDINGS AND CONCLUSIONS CONTAINED WITHIN THIS FINAL ORDER.

**Subject:** ➤ Amend the current Comprehensive Plan Topic 3: Natural Features and Open Space (Statewide Planning Goal 8); Topic 4: Air, Water, and Land Resources Quality (Statewide Planning Goal 6); and Topic 9: Energy Conservation (Statewide Planning Goal 13) by updating the goals, policies, and recommended action measures to reflect current conditions and values. **AT THE 12/11/07 CITY COUNCIL PUBLIC HEARING, THE COUNCIL UNANIMOUSLY APPROVED THIS REQUEST (Ordinance No. 2007-22).**

**ZONES:** All Zones **APPLICABLE REVIEW CRITERIA:** Community Development Code Chapters 18.380, 18.390; Comprehensive Plan Topics 1, 2, 3, 4, 8, & 9; Metro Functional Plan Title 3 and 13; and Statewide Planning Goals 1, 2, 5, 6, 8, 11, 12, & 13.

**Action:** ➤  Approval as Requested  Approval with Conditions  Denial

**Notice:** Notice was published in the newspaper, posted at City Hall and mailed to:  
 Affected Government Agencies  Interested Parties

**Final Decision:**

**THIS IS THE FINAL DECISION BY THE CITY AND IS EFFECTIVE ON JANUARY 10, 2008.**

The adopted findings of fact, decision and statement of conditions can be obtained from the City of Tigard Planning Division, Tigard City Hall, 13125 SW Hall Boulevard, Tigard, Oregon.

**Appeal:** A review of this decision may be obtained by filing a notice of intent with the Oregon Land Use Board of Appeals (LUBA) within 21 days according to their procedures.

**Questions:** Call the City of Tigard Planning Division or the City Recorder at (503) 639-4171.

CITY OF TIGARD, OREGON  
TIGARD CITY COUNCIL  
ORDINANCE NO. 07- 22

AN ORDINANCE ADOPTING COMPREHENSIVE PLAN AMENDMENT CPA 2007-00001 TO UPDATE THE GOALS, POLICIES, AND RECOMMENDED ACTION MEASURES PERTAINING TO STATEWIDE PLANNING GOALS 6: AIR, WATER, AND LAND RESOURCE QUALITY, 8: RECREATIONAL NEEDS, AND 13: ENERGY CONSERVATION

WHEREAS, the Tigard City Council directed staff to complete a full update of the Tigard Comprehensive Plan, including a process for garnering citizen input; and

WHEREAS, the Tigard visioning reports, community surveys, and policy interest team meetings were utilized to develop draft language for the update of the Tigard Comprehensive Plan; and

WHEREAS, the City has proposed an amendment to the Tigard Comprehensive Plan Chapters 3, 4, and 9 by updating Goals, Policies, and Recommended Action Measures corresponding to Statewide Planning Goals 6, 8, and 13; and

WHEREAS, the Tigard Planning Commission held a public meeting, which was noticed in accordance with City standards, on August 20, 2007, and recommended approval of the proposed CPA 2007-00001 by motion and with unanimous vote; and

WHEREAS, on October 23, 2007, the Tigard City Council held a public hearing, which was noticed in accordance with City standards, to consider the Commission's recommendation on CPA 2007-00001, and at this meeting Council closed the hearing and continued its deliberations to November 27, 2007; and

WHEREAS, on November 27, 2007, the Tigard City Council held a public meeting to deliberate on CPA2007-00001; and

WHEREAS, on December 11, 2007 the Tigard City Council adopted CPA 2007-00001 by motion, as amended pursuant to the public hearing and its deliberations; and

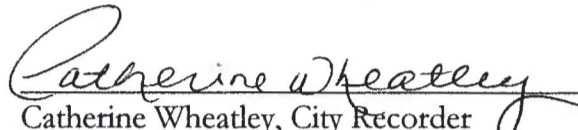
WHEREAS, Council's decision to adopt CPA 2007-00001 is based on the findings and conclusions found in the City of Tigard staff report dated August 13, 2007 and the associated record which are incorporated herein by reference and are contained in land-use file CPA 2007-00001.

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

SECTION 1: Tigard Comprehensive Plan is amended to include new text and to rescind existing text as shown in "**EXHIBIT A**"; and

SECTION 2: This ordinance shall be effective 30 days after its passage by the Council, signature by the Mayor, and posting by the City Recorder.

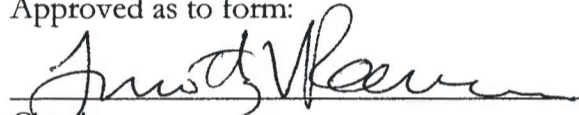
PASSED: By Unanimous vote of all Council members present after being read by number and title only, this 11<sup>th</sup> day of December, 2007.

  
Catherine Wheatley, City Recorder

APPROVED: By Tigard City Council this 11<sup>th</sup> day of December, 2007.

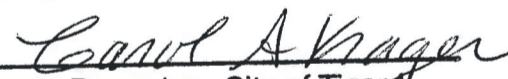
  
Craig Dirksen, Mayor

Approved as to form:

  
City Attorney

12-11-07

Certified to be a True Copy of  
Original on File

By:   
Deputy Recorder - City of Tigard

Date: Dec. 12, 2007



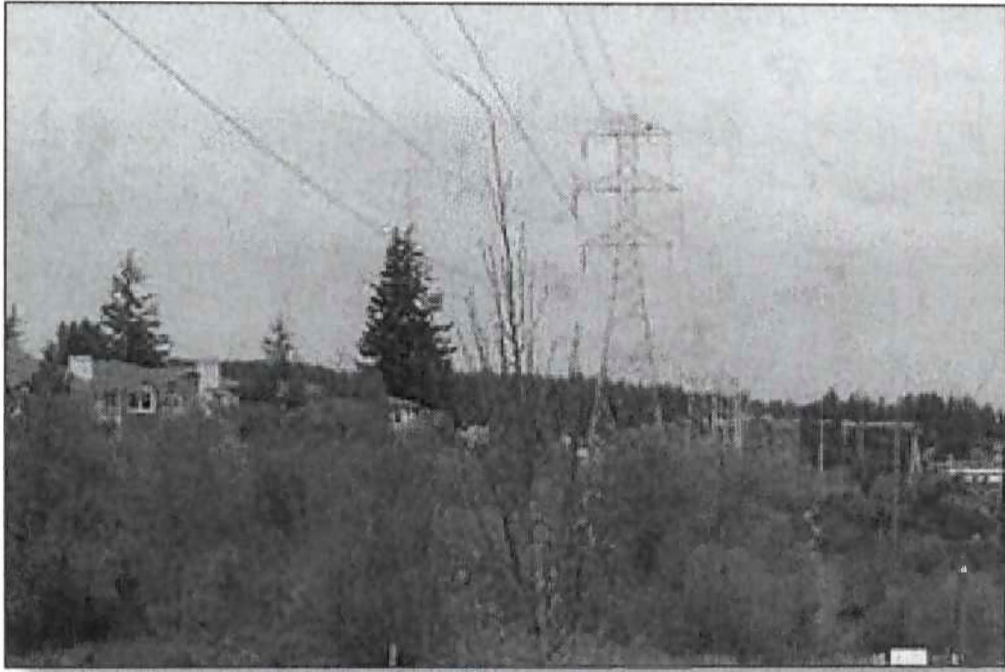
7005 3110 0004 5777 5101



**CITY OF TIGARD  
LONG RANGE PLANNING  
13125 SW HALL BLVD.  
TIGARD, OR 97223**

ATTENTION: PLAN AMENDMENT SPECIALIST  
DEPARTMENT OF LAND CONSERVATION AND DEV.  
635 CAPITOL STREET NE., SUITE 150  
SALEM, OREGON 97301-2540

**RETURN RECEIPT  
REQUESTED**



## Energy Conservation

*“Land and uses developed on the land shall be managed and controlled so as to maximize the conservation of all forms of energy, based upon sound economic principles.”*







Our way of life is powered by energy. From the construction process to home heating to getting around the community, affordable and reliable energy sources are counted upon to sustain our needs. Energy also drives the economy and has a significant impact on the environment. These roles are important to consider when planning for future sources, distribution, conservation efforts, land use, transportation, and development patterns. The City's commitment to manage land use to conserve energy is based on Oregon Statewide Planning Goal 13.

**GOAL 13: Energy Conservation**

*“Land and uses developed on the land shall be managed and controlled so as to maximize the conservation of all forms of energy, based on sound economic principles.”*

Tigard residents envision a future where access to reliable energy supplies and their use do not degrade the environmental quality of the community. They recognize the importance of renewable energy resources for the economy, the value in conservation efforts, and the significance of land use and transportation planning on energy consumption. Public transportation and a well-connected bicycle and pedestrian network are services greatly supported by the community. The community also recognizes that the City can employ new techniques and technologies in municipal operations, as well as encouraging citizens to take a personal interest in energy consumption and conservation.

The City of Tigard currently has no energy resources and no future plans to develop any generation or supply facilities. The Oregon Department of Energy (DOE) has taken the statewide lead by planning to ensure an adequate, affordable, and clean energy supply is available for Oregonians. The DOE produces the *Oregon Energy Plan* on a biennial basis. It assesses energy demand and supply in the state, identifies issues affecting energy, and presents an action plan to meet the goals of the plan.

Energy conditions and future issues identified by the 2005-2007 *Oregon Energy Plan* include:

- Unstable energy pricing and supply will continue to affect communities as it did in 2002 when Oregonians spent 50% more per unit of energy to heat their homes than in 1998.
- World oil production may peak in the next decade and begin a long-term decline. Coupled with a growth in worldwide demand, peak oil will maintain or increase already high oil prices.



## ENERGY CONSERVATION

- Natural gas supplies from North America are declining, while prices have doubled in the past five years. Worldwide competition for the gas is also expected to increase.

To address these issues, the *Oregon Energy Plan* recommends conservation efforts for households, businesses, industry, and transportation, as well as developing

*Tigard has the ability to affect energy conservation efforts through developing efficient land use and transportation plans that reduce automobile trips.*

clean and renewable energy resources. These efforts can provide insulation from, and reduce the community's vulnerability to, volatile pricing and supplies. They are also consistent with statewide planning Goal 13 for maximizing the conservation of all forms of energy. Building efficiency standards, the Leadership in Energy and Environmental Design (LEED) rating system, and weatherization programs are options for promoting energy conservation in buildings. Metro's *Regional Transportation Plan (RTP)* is required to address energy conservation, efficiency, and alternative transportation options under state and federal law. Options include driving less, buying fuel-efficient vehicles, or using alternative fuels.

Tigard has the ability to affect energy conservation efforts through developing efficient land use and transportation plans that reduce automobile trips. This includes promoting compact mixed use communities, and transit use and development. The City can lead by example in utilizing alternative energies and becoming more energy efficient in municipal operations. Tigard can also challenge residents to reach energy conservation goals set by the community.

### CITY TRENDS

- Transportation is the largest use of energy in the state at 38%. A considerable reduction in energy use can be made with individuals altering their habits related to the use of motor vehicles.
- The City has no energy generation or supply facilities and therefore the



community's energy supply and pricing is controlled by forces beyond its direct influence.

- A number of alternative fuel options exist for motor vehicles, but supplies and availability are limited.
- Large energy uses which the City has control over include street lighting, water transfer pumps, heating and cooling of municipal buildings, and the motor vehicle pool.
- Solar-generated power and wood heating are the two most common options available to the community for producing their own energy. Wood heating can be problematic to air quality due to the release of fine particulate matter.
- Weatherization, energy efficient building materials and appliances, and alternative energy sources can all reduce energy consumption in buildings.
- The citizens of Tigard value pedestrian and bicycle paths in the community and support the development of a well connected network.
- The citizens of Tigard value access to bus service in the community.
- The following land use planning strategies can result in a more energy-efficient community:
  - Establishing mixed-use zones to encourage working, living, and shopping in the same neighborhood
  - Providing opportunities for increased density along public transit lines
  - Support a public transit system that is reliable, connected, and efficient
  - Building a bicycle and pedestrian network that is connected, safe, and accessible
  - Connecting streets for efficiency and reducing congestion
  - Re-use of vacant and underutilized land.

### 13.1 Reduce energy consumption.

1. The City shall promote the reduction of energy consumption associated with vehicle miles traveled through:
  - A. Land use patterns that reduce dependency on the automobile;
  - B. Public transit that is reliable, connected, and efficient; and
  - C. Bicycle and pedestrian infrastructure that is safe and well connected.



## ENERGY CONSERVATION

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2. The City shall implement regional and state regulations, plans, and programs that promote energy conservation.
3. The City shall require future development to consider topography, vegetation, and solar access during the design phase to reduce demands for artificial heating, cooling, and lighting.
4. The City shall implement and enforce state energy efficiency standards during the building permit review process.
5. The City shall take a leadership role in local energy matters by:
  - A. Designing and developing public facilities, wherever possible, that take advantage of alternative energy sources and conserve energy in operations;
  - B. Conducting energy audits on existing City facilities and implementing cost-effective recommendations as soon as possible;
  - C. Investigating and participating in, when feasible, green energy programs, which use renewable energy resources; and
  - D. Continuing to investigate new technologies that can reduce municipal energy consumption.
6. The City shall support energy conservation by:
  - A. Encouraging designs that incorporate Leadership in Energy and Environmental Design (LEED) or other accepted standards or achieve a minimum certification;
  - B. Informing the public about personal actions that can be taken to improve energy efficiency and reduce energy consumption;
  - C. Directing the private sector to the variety of available incentives programs; and
  - D. Providing flexibility in the land use process to take advantage of solar radiation.

*Energy also  
drives the  
economy  
and has a  
significant  
impact on the  
environment.*

### RECOMMENDED ACTIONS

1. Create a process that requires new development to consider topography, vegetation, and solar access during the design phase.



- 
- ii. Develop target decreases for energy consumption associated with municipal operations.
  - iii. Purchase a percentage of Green Energy for municipal operations and then challenge the community to do the same.
  - iv. Research and implement incentives and development codes that would encourage energy efficiency in new developments.
  - v. Survey the community about energy consumption and identify top concerns that could be addressed through conservation incentives.

## 9. ENERGY

### Statewide Planning Goal #13,

Energy Conservation, requires localities to manage and control land uses and development "so as to maximize the conservation of all forms of energy, based on sound economic principles." The following policies accomplish the objectives of the goal but they are not written at the level of detail necessary to provide the community with a comprehensive energy program. However, the potential need for such a program is becoming increasingly evident as the cost of energy supplies increases and the availability of non-renewable energy sources decreases. The increasing cost of energy combined with the fact that most localities are importers of energy could potentially have a negative impact on local economies. The impact[s] could range from work stoppage[s] or slowdown[s] to reduced disposable income[s] and a disruption of monies within the local economy.

The energy findings, policies and implementation strategies identify conservation as the initial energy source that the community should explore. They do so based on the fact that conservation is the cheapest energy source, most readily available, least environmentally detrimental and most influenced by local policy.

Additional information on this topic is available in the "Comprehensive Plan Report: Energy."

#### Findings

- Transportation and residential uses account for approximately half of the total energy consumption in the Portland Metropolitan Area. Industrial and commercial uses comprise the other half of energy consumption.
- The City of Tigard has no developed energy sources.
- Conservation of energy at the local level is best achieved through programs aimed at energy efficient transportation modes and land use patterns, reducing travel distances between residential and work areas, infilling vacant land, increasing densities of land uses as a whole and encouraging alternative energy uses.
- All forms of non-renewable energy sources used today are finite and the cost of these sources has increased as the supply has decreased.
- A reduction in the community wide use of nonrenewable energy sources and the development of renewable energy resources would have a beneficial impact on both local and national economy.
- Mass transit systems can have a positive influence upon energy consumption but require higher density corridors and activity areas to be effective.
- The availability of cheap energy in the past has resulted in the construction of residential and commercial buildings that are energy inefficient. Weatherization and insulation of existing and new structures would substantially reduce energy consumption for heating and cooling these structures.
- Although it is a widely used substitute for traditional energy sources, woodburning stoves can have adverse effects on air quality if improperly used.

- ~~Alternative architecture and site design considerations can affect energy consumption; such as structure orientation to the sun, landscaping, topography and adjacent structures.~~
- ~~Small scale wind generating devices may be a viable alternative energy source for Tigard residences.~~
- ~~The private automobile consumes about 75% of all petroleum used in transportation in the Portland Area.~~

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#### POLICIES

- 9.1.1 ~~THE CITY SHALL ENCOURAGE A REDUCTION IN ENERGY CONSUMPTION BY INCREASED OPPORTUNITIES FOR ENERGY CONSERVATION AND THE PRODUCTION OF ENERGY FROM ALTERNATIVE SOURCES.~~
- 9.1.2 ~~THE CITY SHALL ESTABLISH A BALANCED AND EFFICIENT TRANSPORTATION SYSTEM WHICH COMPLEMENTS THE LAND USE PLAN AND IS DESIGNED TO MINIMIZE ENERGY IMPACTS.~~
- 9.1.3 ~~THE CITY SHALL ENCOURAGE LAND USE DEVELOPMENT WHICH EMPHASIZES SOUND ENERGY CONSERVATION, DESIGN AND CONSTRUCTION.~~

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#### IMPLEMENTATION STRATEGIES

1. ~~The City shall encourage public and private programs that offer weatherization and energy conservation programs, e.g., tax credits, low interest weatherization loans, etc.~~
2. ~~The Tigard Community Development Code shall allow for a variety of housing unit types in most residential development districts which have proven to be energy efficient, e.g., common wall or clustering of dwelling units.~~
3. ~~The City shall locate higher densities and intensities of land use in proximity to existing and potential transit routes specifically with convenient access to federal and state highways, arterials and major collector streets.~~
4. ~~The City shall, in the Tigard Community Development Code, allow for more flexibility in structure siting to provide for maximum solar exposure.~~
5. ~~The City shall review the feasibility of implementing a solar access ordinance and wind generation provisions.~~
6. ~~The City shall cooperate with both public and private agencies that make use of site development and architectural techniques using natural elements for heating and cooling in all developments.~~
7. ~~The Tigard Community Development Code shall allow for mixed use developments which will support a reduction in traffic trip generation.~~
8. ~~The City shall coordinate with and support public and private planning efforts that advocate alternative forms of transportation such as mass transit, carpooling, ride share, bicycling and walking for commuter purposes.~~
9. ~~Locational criteria shall be established to minimize vehicular travel in order to conserve energy.~~

- ~~e. Impacts upon drainage;~~
- ~~d. Water quality degradation or similar problems.~~
- ~~3. The City shall ensure that future land use activities with significant waste and process discharges conform to all State and Federal environmental quality standards.~~
- ~~4. The City shall seek a response or assistance from the Department of Environmental Quality or any other interested State or Federal agency when reviewing proposed land uses with potential for significant waste and process discharges.~~
- ~~5. The City shall continue to use local recycling services and shall encourage and cooperate with all recycling agencies which conform to all state and federal environmental quality standards.~~
- ~~6. The City shall recognize MSD's role in preparing and implementing a solid waste management plan. The City shall support MSD's "Procedures for Siting Sanitary Landfill," and will participate in these procedures as appropriate.~~





# 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





**E**nvironmental 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 inform 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 require 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 reduce air quality impacts associated with household activities.

#### 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. Identify neighborhoods underserved by public transit and seek improvement to 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 light trespass regulations from other municipalities and consider developing standards for Tigard.

## 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 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

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



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 require 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 require measures to minimize erosion and storm run-off from development sites during and after construction.
6. The City shall continue to collaborate on informing 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, measures that limit the community's effective impervious area.
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.

*The City shall lead by example and develop green concepts for stormwater management at City 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. Encourage owners of property located in the 100-year floodplain to develop a management plan that will allow for their natural function in removing pollutants from the stream system.
- vi. Develop baseline measures of effectiveness for erosion control during construction.
- vii. Continue 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.
- xii. Inform 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.
- xiii. Research the feasibility of incentives for new development and retrofits to use green concepts during parking lot construction.



### 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.

#### GOALS

- 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. Work with other jurisdictions to consider the creation of a countywide Office of Sustainability.

#### ~~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)~~

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## 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.~~

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## 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)~~

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#### ~~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)~~

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#### 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.~~

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##### 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.~~

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##### 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;~~~~



## Parks, Recreation, Trails and Open Space

*“To satisfy the recreational needs of the citizens  
of the state and visitors and, where appropriate,  
to provide for the siting of recreational facilities,  
including destination resorts.”*





Access to parks, recreation, trails, and open space enhances the livability of a community and contributes to the well-being of its residents. These amenities provide a variety of opportunities for residents and visitors to enjoy both active and passive activities, while also helping to preserve open space, wildlife habitat, and natural resources. Parks may also serve as informal meeting places to draw people together and create a sense of place. These public lands and facilities are highly appreciated by Tigard's residents and the City is committed to their adequate provision. Statewide Planning Goal 8 requires Oregon jurisdictions to plan for recreational needs and this becomes especially important as the City begins to approach full development.

**GOAL 8:** Recreational Needs

*"To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of recreational facilities, including destination resorts."*

The community envisions a future where a wide variety of recreational opportunities is available through a diverse system of parks, trails, and open spaces. This system would be distributed throughout the community and easily accessible from all neighborhoods. It includes not only developed parks, but open spaces to protect natural resources that the community holds in high regard. The citizens also know that simply planning for and providing the opportunities is not enough, but funding must be secure to properly manage and maintain the system.

The Tigard park system currently includes 169 acres of City parkland and 182 acres of greenway and other preservation-oriented sites. These figures equate to 3.7 acres of developed area and 4.0 acres of natural area per thousand residents. Most of this park and greenway land is located within the floodplain. In addition to parks and open spaces, Tigard has developed a successful trail program, consisting of 9 miles of completed trails. These trails provide both recreation opportunities and transportation links throughout the community. A major source of parkland acquisition and development funds has come from the park System Development Charge (SDC) on new development, first imposed in 1977.

The City does not sponsor a recreation program and is not served by a special park and recreation district. The *Tigard Park System Master Plan* covers the city proper and the unincorporated Urban Services Area. Subsequent to the master plan's adoption in 1999, the City added 19.3 acres of parkland and 24.1 acres of greenway. Because of population increases during the same period, the City's existing level of service through 2006 held steady at 7.7 acres of public parks and open space per thousand population.



#### KEY FINDINGS

- The system of adding parks and related land and facilities in the City has kept up with growth in the seven years since the Park System Master Plan's adoption in 1999 (7.7 acres/1000 residents), but has not achieved the Plan's aspirational standard.
- Many areas of the City are park deficient.
- The land supply available for parks and open space is becoming smaller and more expensive.
- Given the level of development in Tigard, sufficient land for neighborhood parks is unavailable to meet the needs of underserved residential and non-residential areas.
- Many non-City-owned lands and facilities serve the park and leisure needs of Tigard residents.
- The City lacks a trail master plan to guide the development of the trail system and facilitate progress toward its completion.
- The City has regulations in place that effectively provide for block links and pedestrian connections in new neighborhoods. However, there are significant gaps in the off-street pedestrian system within older neighborhoods.
- Citizen groups have identified a trail route within Northeast Tigard that includes on and off street segments to connect with the City of Portland-adopted SW Communities trail network. Citizens have proposed that this route be considered for adoption into the Tigard trail plan.
- The trail officially identified by Tigard as the "Powerline Trail" is a segment of a larger inter-jurisdictional trail formally identified as the "Westside Trail" in the Metro Regional Trails Map.
- The City does not operate a recreation program and is not served by a special park and recreation district. Consequently, Tigard residents have limited opportunities to participate in recreation programs.
- Overall, City parklands are well maintained. Maintenance problems identified in the 1999 Tigard Park System Master Plan have been, or are being, addressed.
- The new Park SDC methodology sets a per-project percentage limit on the use of SDC funds. Some 63% of the cost of park improvements is assigned to non-SDC funding sources. At this time, the City does not have a stable source of revenue that can be used as the companion funding source for capital projects.
- Many of the projects identified in the Parks SDC parks capacity program are located in the Bull Mountain Urban Services Area and not within the City limits.



- Tigard does not have a parks foundation. Such foundations provide local governments with important additional programs to finance park and open space projects.
- The City has been proactive in working with the Tigard Water District for the use of reservoir properties for open space. Partnership plans with the school district for the renovation and joint use of school playgrounds to meet neighborhood park needs have not been developed.
- Volunteers annually contribute thousands of hours to Tigard's park system and are a non-monetary funding source for park maintenance and improvements.
- In recent years, the City has developed and employed innovative methods to create more active park acreage to serve community needs. This has included making use of a state infrastructure loan program to expand Cook Park and making certain types of industrially zoned properties available for park uses.
- The citizens of Tigard value pedestrian and bicycle paths in the community and support the development of a well connected network.
- The citizens of Tigard value access to neighborhood parks and open space within a half mile of their homes.
- 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 lack of a public recreation program and the lack of an adequate number of parks in the community.

*In addition to parks and open spaces, Tigard has developed a successful trail program, consisting of 9 miles of completed trails.*

#### GOAL

- 8.1 Provide a wide variety of high quality park and open spaces for all residents, including both:
- A. Developed areas with facilities for active recreation; and
  - B. Undeveloped areas for nature-oriented recreation and the protection and enhancement of valuable natural resources within the parks and open space system.



POLICIES

1. Tigard shall acquire, develop, and maintain a diverse system of parks, trails, open space, and recreational facilities that are safe, functional, and accessible to all of its population.
2. The City shall preserve and, where appropriate, acquire and improve natural areas located within a half mile of every Tigard resident to provide passive recreational opportunities.
3. The City shall seek to achieve or exceed the ideal park service level standard of 11.0 acres of parkland per thousand population.
4. The City shall endeavor to develop neighborhood parks [or neighborhood park facilities within other parks, such as a linear park] located within a half mile of every resident to provide access to active and passive recreation opportunities for residents of all ages.
5. The City shall develop other parks, including linear parks, special use facilities, urban plazas, skate parks, and pet areas, consistent with the descriptions and standards contained in the park system master plan.
6. The City shall acquire and manage some open spaces to solely provide protection of natural resources and other open spaces to additionally provide nature-oriented outdoor recreation and trail-related activities.
7. The City shall ensure public safety is a consideration in the planning, design, and management of parks, open spaces and trails.
8. The City shall enforce park rules to protect public safety.
9. The City shall integrate green concepts into park and open space design, maintenance, and operations.
10. In addition to standing committees, such as the Park and Recreation Advisory Board and the Tree Board, the City shall continue to involve its residents and businesses as active participants and partners in all aspects of providing park and recreational services.
11. The City shall ensure that the community at large is adequately informed of recreation opportunities and programs; issues affecting park, open space, and recreation services; and volunteer opportunities.
12. The City shall, either directly or in coordination with other stakeholders and agencies, seek opportunities to acquire public open space.
13. The City shall build and maintain partnerships with other governmental and private agencies and organizations to optimize funding and facility resources and improve park and recreational opportunities.
14. When considering acquisition of new parkland and open space, the



City shall identify funding for required maintenance and public safety activities.

15. The City shall require all development to pay a parks system development charge or to dedicate land in lieu of a park system development charge.
16. The City shall continue to encourage and recognize the important role of volunteers and community groups in meeting City park, trail, open space, and recreation needs and in building stewardship and promoting community pride.
17. The City shall maintain and manage its parks and open space resources in ways that preserve, protect, and restore Tigard's natural resources, including rare or state and federally listed species, and provide nature in the city opportunities.
18. The City shall provide funding for a high level of park, open space, and recreational facility maintenance.
19. The City shall seek to establish and manage a fully functional urban forest.
20. The City shall continue to improve access to neighborhood parks and other facilities in order to serve all citizens regardless of ability.
21. Acceptance of any land donated for park purposes shall be based upon its usefulness and adaptability to the Park System Master Plan.
22. City-owned property may be used for private wetlands mitigation considered on a case-by-case basis.

*The City  
shall seek  
to establish  
and manage  
a fully  
functional  
“urban  
forest.”*

#### RECOMMENDED ACTION MEASURES

- i. Review and update the Parks System Master Plan every 5 years.
- ii. Develop master plans for each park that: identify the locations and types of development that will occur in the park, preserve natural areas, and ensure development that promotes safe and aesthetically pleasing environments.





- iii. Consider and respond to Tigard's social and demographic characteristics, including its cultural diversity, when planning for and investing in park improvements.
- iv. Consider the development of a partnership plan with the school district for the renovation and joint use of school grounds in park deficient areas to meet neighborhood park needs.
- v. Coordinate with and support Metro, Oregon State Parks, the National Park Service and other agencies and that provide parks, open spaces, and recreational activities in or near Tigard.
- vi. Promote a safe environment in the City's parks and open spaces through on-going contact and coordination with public safety officials.
- vii. Consider the development of a marketing and communication plan to inform the public about the value of parks and the recreational services they provide.
- viii. Develop and distribute maps and brochures to educate users about the park and open space system and promote appropriate use.
- ix. Revise and update the Park System Development Charge (SDC) Methodology to reflect current land and development costs and to consider:
  - A. The development of a dependable, long term funding source or sources that can be used to provide the overall project costs assigned to non-SDC funding sources in the SDC study's capital improvement program;
  - B. Adjustments to the extraterritorial (Urban Growth Area) improvement projects identified in the SDC capital improvement program; and
  - C. Adjustments to the SDC fee structure that reflects realistic non-SDC revenue expectations.
- x. Seek timely voter approval to fund needed park and open space acquisitions and improvements.
- xi. Utilize alternative methods to acquire and develop open space, parks, and trails, including local improvement districts, purchase of easements and development rights, life estates, etc.
- xii. Work to increase grants and donations from new sources for operating and capital funding.
- xiii. Consider the establishment of a parks foundation to assist with fund raising, and acquisition, and special projects.
- xiv. Explore additional ways to acknowledge and recognize sponsors and donors.



- xv. Continue to use park reservation fee schedules that provide cost recovery balanced against needed services. Provide services to City residents at lower costs than to non-residents.
- xvi. Continue efforts to involve the public in the allocation of and request for funds.
- xvii. Identify funding for required maintenance and management activities when considering acquisition of new parkland and open space.
- xviii. Where applicable, take into consideration the costs of public safety services when considering acquisition of new parkland and open space.
- xix. Make parks, trails, and open spaces universally accessible by as many people as possible.
- xx. Provide public access to public open space in ways that protect and preserve sensitive natural resources.
- xxi. Continue to seek the assistance of volunteer groups to help in developing and maintaining parks, trails, and open spaces.
- xxii. Create volunteer opportunities and support those who want to participate in making ideas, projects, and events happen in their neighborhood parks.
- xxiii. Develop and apply administrative policies and procedures for use of volunteer resources.
- xxiv. Continue to develop and implement specific management plans and maintenance programs for the high level maintenance of all of the City's park and open space lands.
- xxv. Seek opportunities to introduce more environmentally-friendly, science-based maintenance practices, including measures to increase re-use and recycling programs, on-site filtration, integrated pest management, and other best management practices.
- xxvi. Develop and implement an urban forestry program to improve the condition of Tigard's urban forest through effective management decisions.
- xxvii. Include natural resources surveys and monitoring in the City's management of public open spaces and related natural resources.
- xxviii. Remove and control invasive species and noxious weeds in natural areas.



- xxii. Inform the public about maintenance and management requirements for the City's various types of parks, recreation facilities, trails, and open spaces, as for example by posting maintenance plans on the City webpage.

**GOAL**

- 8.2 Create a City-wide network of interconnected on- and off-road pedestrian and bicycle trails.

**POLICIES**

1. The City shall create an interconnected regional and local system of on- and off-road trails and paths that link together neighborhoods, parks, open spaces, major urban activity centers, and regional recreational opportunities utilizing both public property and easements on private property.
2. The City shall design and build greenway trails and paths to minimize their impact on the environment, including on wildlife corridors and on rare and state or federally listed species.

**RECOMMENDED ACTION MEASURES**

- i. Complete a trail system master plan to guide the development of the trail system and facilitate progress toward its completion.
- ii. Complete a Citywide inventory and prioritization of opportunities for short pathway connections that increase bicycle and pedestrian connectivity and complement the greenway and on-street bicycle/pedestrian systems.
- iii. Develop trail standards for the many trail systems, sizes, and materials needed in different settings.
- iv. Add to the park system master plan map:
  - A. The Tigard portions of two "regionally significant" trails (the Westside Trail (formerly, the Powerline Trail) and the Washington Square Loop Trail); and
  - B. The on- and off-street route identified by the citizen groups that connects the Washington Square Loop Trail with the Portland Urban Trail Number 5, which ends at SW Dickinson and SW 65<sup>th</sup>.



- v. Coordinate trail development and maintenance activities with natural resource management objectives and activities.
- vi. Where appropriate, furnish trails with amenities, such as interpretive and directional signage, benches, drinking fountains, parking and staging areas, and other services.
- vii. Use automated systems to systematically map and document trail easements, right-of-way dedications, proposed alignments, and current trail locations.

#### GOAL

- 8.3 Provide Tigard residents with access to a broad range of recreational, cultural, and educational activities.

#### POLICIES

1. The City shall endeavor to establish a comprehensive recreation program.
2. The City shall identify funding to provide a broad range of recreational opportunities.

#### RECOMMENDED ACTION MEASURES

- i. Develop an information program to raise the public's awareness of the importance of recreational facilities and programs to public well-being and community livability.
- ii. Identify potential partners, including school districts, special service districts, private providers, etc., for the provision of recreation programs.
- iii. Work with the community to assess appropriate elements for a recreation program.
- iv. Consider voter approval to fund needed recreation facilities and a recreation program.
- v. Assist, when appropriate, youth sports leagues and other non-profit recreation providers.

### 3.5 PARKS, RECREATION AND OPEN SPACE

#### Findings

- In Tigard, public and private organizations can play an important role in providing leisure and recreational opportunities and cultural activities.
- Many of the Tigard School District sites provide recreational needs not found within many of Tigard's parks.
- Small parcels of unbuildable land resulting from urbanization can provide mini-parks or landscaped areas.
- A properly planned and managed system of open space and recreation lands can reduce the impact of urbanization and serve the leisure and aesthetic needs of all residents. The system needs to recognize the relationship between urban uses and the natural character of the land and drainageways.
- The community has indicated a desire for open space linkages which follow scenic routes and connect parks, schools, playgrounds, shopping areas, other public sites and residential areas.
- The City needs to develop an adequate system of open space, recreation lands and facilities to retain and improve livability of the community.
- In the process of planning for a park and recreation system, it is necessary to classify the individual components such as neighborhood parks and the greenway which will or could comprise the park system. In addition, the establishment of a reasonable acquisition and development program requires a listing of priorities and minimum levels of service to be provided. The actual development of such a system requires relating the provision of facilities and services to the particular needs and recreation desires of the residents to be served.

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#### POLICIES

- 3.5.1 THE CITY SHALL ENCOURAGE PRIVATE ENTERPRISE AND INTERGOVERNMENTAL AGREEMENTS WHICH WILL PROVIDE FOR OPEN SPACE, RECREATION LANDS, FACILITIES, AND PRESERVE NATURAL, SCENIC AND HISTORIC AREAS IN A MANNER CONSISTENT WITH THE AVAILABILITY OF RESOURCES.
- 3.5.2 THE CITY SHALL COORDINATE WITH THE SCHOOL DISTRICTS TO DEVELOP RECREATIONAL FACILITIES.

~~3.5.3 THE CITY HAS DESIGNATED THE 100-YEAR FLOODPLAIN OF FANNO CREEK, ITS TRIBUTARIES, AND THE TUALATIN RIVER AS GREENWAY, WHICH WILL BE THE BACKBONE OF THE OPEN SPACE SYSTEM. WHERE LANDFILL AND/OR DEVELOPMENT ARE ALLOWED WITHIN OR ADJACENT TO THE 100-YEAR FLOODPLAIN, THE CITY SHALL REQUIRE THE CONSIDERATION OF DEDICATION OF SUFFICIENT OPEN LAND AREA FOR GREENWAY ADJOINING AND WITHIN THE FLOODPLAIN.~~

~~3.5.4 THE CITY SHALL PROVIDE AN INTERCONNECTED PEDESTRIAN/BIKEPATH THROUGHOUT THE CITY.~~

~~(Rev. Ord. 98-19; Ord. 87-66; Ord. 84-36)~~

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#### IMPLEMENTATION STRATEGIES

- ~~1. The Tigard Community Development Code shall require land divisions and major developments to set aside, dedicate land, or pay a fee in lieu of land aside based on standards, and the standards shall provide for:
  - ~~a. An area composed of developable lands which may provide active recreation space; and~~
  - ~~b. Adequate passive open space to protect natural resources at the site and protect development from hazard areas.~~~~
- ~~2. The City shall permit land which is set aside within developments to remain in private ownership provided:
  - ~~a. Portions are sufficiently improved and maintained to offer active recreation opportunities;~~
  - ~~b. They do not interfere with the continuity of or access to adjacent greenway lands; and~~
  - ~~c. Easements transferring development rights are dedicated to the public.~~~~
- ~~3. The Tigard Community Development Code shall indicate flexible design options which mitigate the impacts of required open space and recreation land dedication or reservation.~~
- ~~4. The City shall designate natural park areas within a Tigard Master Parks Plan. The areas will have unique physical or aesthetic features and do not have to be developed to be of recreational use to the community. Areas which have special physical features such as natural watercourses, significant vegetation, scenic vistas, and that provide~~

habitat for wildlife, will be considered.

- ~~5. Open space and greenways shall be used to enhance the accessibility to schools and parks by establishing a safe and well-marked trail system which will also connect with significant regional trail systems.~~
- ~~6. Park classifications and standards shall be adopted and a program developed for acquisition and development of a park and open space system to ensure an adequate supply of usable open space and recreational facilities, directly related to the specific needs of the local residents.~~
- ~~7. Streets and drainageways shall be combined with a parkway or greenway concept to permit linkages between open spaces, residential areas, recreation lands and centers of economic activity.~~
- ~~8. The City shall continue to seek assistance of volunteer groups to assist in developing and maintaining parks.~~
- ~~9. Master plans for each park shall be developed. These plans shall identify facilities for each park and ensure development which promotes safe and aesthetically pleasing environments while minimizing the harmful effects of noise, air pollution, vehicular traffic and other negative aspects of urban life.~~
- ~~10. The City shall continue to implement the adopted bike plan by requiring development adjacent to the Greenway to construct their portion of the bikepath system.~~
- ~~11. To augment the scenic benefit of the greenway, the City shall establish the major vehicular transportation routes as scenic or visual corridors. The Park Board should plan and initiate a program (through public and private cooperation) for corridor landscape preservation and/or improvement. (Ord. 87-66)~~

### 3.6 PARK STANDARDS

#### Findings

- ~~• Currently, there are 128.90 acres of City park land in Tigard, 113.98 acres of dedicated greenway, and 1.71 miles of greenway trails.~~
- ~~• There are adopted plans for eight of the nine City parks.~~
- ~~• Although Scheckla Park has not been accepted by the Park Board, the land was dedicated to the City for park purposes.~~
- ~~• Due to recent cut backs in revenues to the City, the City has substantially limited its park maintenance program.~~
- ~~• The City's Park System Development Charge is acquired through new development~~

~~and is used solely for park acquisition, development or major capital acquisition. Park maintenance is paid for through the City's general fund.~~

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## ~~POLICIES~~

~~3.6.1 INDIVIDUAL PARK SITES, AS DEFINED BY THE PARKS AND OPEN SPACE STANDARDS AND CLASSIFICATION SYSTEM SHALL BE DEVELOPED ACCORDING TO THE FOLLOWING PRIORITIES:~~

- ~~a. FACILITIES WITHIN A PARK WILL BE ADJUSTED TO MEET THE NEEDS AND DESIRES OF THE PARK SYSTEM DEVELOPMENT CHARGE (SDC) DISTRICT RESIDENTS AND THE CHARACTERISTICS OF THE SITE. PARK AND/OR RECREATIONAL FACILITIES IN GREATEST DEMAND AND LEAST SUPPLY SHOULD RECEIVE THE HIGHEST DEVELOPMENT PRIORITIES.~~
- ~~b. PARKS SHOULD BE PLANNED TO ENSURE MAXIMUM BENEFIT TO THE GREATEST NUMBER OF LOCAL RESIDENTS. FOR THIS REASON, ACQUISITION AND DEVELOPMENT OF COMMUNITY LEVEL PARKS SHOULD BE GIVEN THE HIGHEST PRIORITY.~~
- ~~c. DEVELOPMENT OF ADDITIONAL NEIGHBORHOOD PARKS WILL HAVE A LOWER PRIORITY FOR PUBLIC FUNDING AND ARE ENCOURAGED TO BE PROVIDED BY THE PRIVATE SECTOR WITHIN PLANNED UNIT DEVELOPMENTS AND MAINTAINED BY HOMEOWNERS ASSOCIATIONS.~~
- ~~d. NEW MINI PARKS HAVE THE LOWEST DEVELOPMENT PRIORITY AND SHOULD BE SUPPLIED AT THE DEVELOPER'S OR NEIGHBORHOOD'S EXPENSE AND MAINTAINED BY A NEIGHBORHOOD ASSOCIATION CREATED AS PART OF THE DEVELOPMENT PROCESS.~~
- ~~e. PROVISION OF REGIONAL PARK FACILITIES WILL ONLY BE CONSIDERED AS AN INTERJURISDICTIONAL PROJECT, AND SHOULD HAVE A LOW PRIORITY UNLESS UNUSUAL CIRCUMSTANCES ARISE.~~
- ~~f. ACCEPTANCE OF ANY LAND DEDICATED FOR PARK~~



~~PURPOSES SHALL BE BASED UPON ITS USEFULNESS AND ADAPTABILITY TO THE ADOPTED PARK AND OPEN SPACE SYSTEM.~~

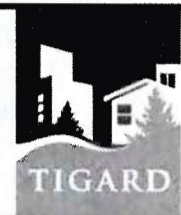
~~3.6.2 THE CITY SHALL COORDINATE WITH OTHER PUBLIC, PRIVATE ORGANIZATIONS AND AFFECTED PRIVATE PROPERTY OWNERS IN ORDER TO FACILITATE THE IMPLEMENTATION OF THE CITY'S ADOPTED PARK PLANS.~~

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#### ~~IMPLEMENTATION STRATEGIES~~

- ~~1. The City shall continue to seek revenue sources to facilitate in the implementation of the adopted park plans. The adopted park plans are: Fanno Creek Park, Cook Park, Woodard Park, Jack Park, Summerlake Park, Englewood Park, Liberty Park and Ye Old Windmill Park.~~
- ~~2. The City shall develop a "future park needs assessment" to determine the number of acres needed for future park uses. The current park standards shall be used as a basis for this assessment. The future park needs assessment will specifically address community park needs.~~
- ~~3. As a precondition to development, the City's Community Development Code shall require the dedication of the greenway and park land, if not already dedicated.~~
- ~~4. The City shall continue to implement the adopted pedestrian/bikepath pathway plans.~~

**STAFF REPORT TO THE  
PLANNING COMMISSION  
FOR THE CITY OF TIGARD, OREGON**



120 DAYS = N/A

**SECTION I. APPLICATION SUMMARY**

**FILE NAME:** COMPREHENSIVE PLAN AMENDMENT TO UPDATE GOALS, POLICIES, AND RECOMMENDED ACTION MEASURES PERTAINING TO STATEWIDE PLANNING GOAL 6: AIR, WATER, AND LAND RESOURCES QUALITY, GOAL 8: RECREATIONAL NEEDS, AND GOAL 13: ENERGY CONSERVATION

**FILE NO.:** Comprehensive Plan Amendment (CPA) CPA2007-00001

**PROPOSAL:** The City is requesting approval of a Comprehensive Plan Amendment to amend the current Comprehensive Plan Topics 3: Natural Features and Open Space; 4: Air, Land, and Water Resources Quality; and 9: Energy by updating the Goals, Policies, and Recommended Action Measures to reflect current community conditions and values.

**APPLICANT:** City of Tigard  
13125 SW Hall Boulevard  
Tigard, OR 97223

**OWNER:** N/A

**LOCATION:** Citywide

**ZONING DESIGNATION:** All City zoning districts

**COMP PLAN:** All City comprehensive plan designations

**APPLICABLE REVIEW**

**CRITERIA:** Community Development Code Chapters 18.380 and 18.390; Comprehensive Plan Topics 1, 2, 3, 4, 8, and 9; Metro Functional Plan Title 3 and 13; and Statewide Planning Goals 1, 2, 5, 6, 8, 11, 12, and 13.

**SECTION II. STAFF RECOMMENDATION**

Staff recommends that the Planning Commission finds this request to meet the necessary approval criteria. Therefore, staff recommends APPROVAL to the Tigard City Council to amend the Tigard Comprehensive Plan to replace Topics 4 and 9 and Sections 3.5 and 3.6 of Topic 3 as determined through the public hearing process.

### **SECTION III. BACKGROUND INFORMATION**

#### **Project History**

The Tigard Comprehensive Plan is the primary document that guides land use decisions within the community. It outlines goals, policies, and recommended action measures that are intended to reflect the community's values and aspirations for a broad range of matters relating to land use planning and growth management. It also aims to organize and coordinate the relationships between people, land, resources, and facilities to meet the current and future needs of Tigard.

The Tigard Comprehensive Plan is required by State law and must conform to 12 of the 19 Oregon Statewide Planning Goals. Land development and related activities, including the City's development codes, also must be consistent with adopted Comprehensive Plan goals and policies.

It is now seven years beyond the year 2000 planning horizon of the City's 1983 Comprehensive Plan. Tigard has grown dramatically since 1983, from 18,379 residents to 46,300 today. Jobs and business activity have grown just as fast. Although minor updates have taken place over the years, the 1983 Plan, in many ways, does not reflect current and projected community conditions. For this reason, it is necessary to undertake a thorough update. This is important to ensure the Plan remains a viable tool for decision-makers and citizens to use when seeking policy direction regarding land use and Tigard's future. For this reason, the Tigard City Council has made it a goal to update the Comprehensive Plan.

The first step in updating the Tigard Comprehensive Plan involved City staff developing a fact base to inform the update. The result was the *Tigard 2007* resource document completed in February 2007. Key findings from *Tigard 2007*, combined with community issues and values, form the basis for Plan goals, policies, and recommended action measures. Community issues and values were identified through the community's visioning process and a number of surveys completed over the last several years.

The second step involved community volunteers and stakeholders coming together to develop draft goals, policies, and recommended action measures. These Policy Interest Teams have been meeting over the past several months to discuss Comprehensive Plan topics in which they share an interest. City Department Review Teams then review and provide comment on the work of the policy interest teams. These final draft goals, policies, and recommended action measures are then forwarded to the Planning Commission to begin the legislative process.

The final step is the legislative process. Since each of the Policy Interest Teams are moving at their own pace, Staff will be bringing a series of Comprehensive Plan Amendments (CPA) through the legislative process over the next several months. Each CPA will correspond to a Statewide Planning Goal that is applicable to Tigard. The CPA will strike the appropriate language from the existing plan and replace the language with an updated chapter that addresses that particular Statewide Planning Goal.

The first three chapters to begin the legislative process are Environmental Quality (Goal 6), Parks, Recreation, Trails, and Open Space (Goal 8), and Energy Conservation (Goal 13). The Planning Commission held a workshop on July 16 to discuss the draft goals, policies, and recommended action measures that were formulated based on the input from the policy interest and department review teams. At the Planning Commission workshop, the following changes were requested (also found in Exhibit A with deleted text as strikeouts and added text bold and underlined):

Environmental Quality Section 1: Air Resources Quality

Interest in exploring a City public transit system to connect with TriMet was expressed and the Planning Commission requested an action measure to develop a committee to pursue this idea. Recommended Action Measure xi was added per this request.

- xi. **Develop an ongoing committee to evaluate a Tigard public transportation system that would connect underserved neighborhoods with TriMet routes.**

The Planning Commission requested that schools be added to Recommended Action Measure vii.

- 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.

The Planning Commission asked staff to be more specific about Recommended Action Measure x to identify gas-powered leaf blowers.

- x. Research the feasibility of banning **gas-powered** leaf blowers and a buyback program for petroleum powered lawn equipment.

Environmental Quality Section 2: Water Resources Quality

The Planning Commission found Policy 3 to be unpractical and asked for it to be combined with Policy 7.

- 7. The City shall investigate and use, to the extent practical, green street concepts ~~to construct new streets, or retrofit existing streets~~ **and other measures that limit the community's effective impervious area.**

The Planning Commission asked that low impact development practices be included as a policy statement. Policy 3 was edited to reflect this request.

- 3. ~~The City shall prohibit increases in the percentage of Tigard's effective impervious surfaces.~~ **The City shall encourage the use of low impact development practices that reduce stormwater impacts from new and existing development.**

The Planning Commission requested a policy be added that would encourage ODOT and Washington County to improve the quality of stormwater runoff from their transportation facilities. Policy 9 was added.

- 9. **The City shall encourage the Oregon Department of Transportation and Washington County to improve the quality of stormwater run-off from their facilities.**

The Planning Commission advised that the wording of Recommended Action Measure 3 should be changed to reflect the shift in Tree Board wording.

- iii. Work with the Tree Board to develop an urban tree ~~stewardship~~ **management and preservation** program that increases the canopy cover in Tigard.

The Planning Commission questioned the advantages of joining with CWS as a co-holder of the NPDES permit. Following a review and comment by City staff (see Section VI and Exhibit B of this staff report), Recommended Action Measure vi has been removed.

- ~~vi. Research putting the City of Tigard as a co-holder with CWS on the NPDES permits.~~

#### Environmental Quality Section 3: Land Resources Quality

No changes were requested by the Planning Commission.

#### Energy Conservation

The Planning Commission is interested in engaging the community in a dialogue regarding what efforts they would support to reduce energy consumption. This information could then be used to develop incentives. Recommended Action Measure v was added.

- v. **Survey the community about energy consumption and identify top concerns that could be addressed through conservation incentives.**

The Planning Commission requested that the word implement be added to Recommended Action Measure iv.

- iv. Research **and implement** incentives and development codes that would encourage energy efficiency in new developments.

#### Parks, Recreation, Trails, and Open Space

The Planning Commission thinks a public awareness program would be appropriate to outline the benefits of parks and recreation. Recommended Action Measure xxvii was added.

- xxvii. Develop an information program to raise the public's awareness of the importance of recreational facilities and programs to ~~the livability of the community/ personal health and community livability/~~ public well-being and community livability.

#### **Proposal Description**

The primary intent of the proposed changes is to ensure the Comprehensive Plan remains a viable tool for decision-makers. By updating the Comprehensive Plan, the City will ensure it is in compliance with applicable laws, rules, regulations, plans, and programs. As importantly, the update will also ensure the Comprehensive Plan reflects current community conditions and values.

This amendment is the first in a series of amendments that will update the Comprehensive Plan in its entirety. This amendment will update Statewide Planning Goals 6, 8, and 13 with goals, policies, and recommended action measures that will serve as the “legislative foundation” in regards to parks, recreation, trails, open space, environmental quality, and energy conservation. Land use actions and amendments to the Tigard Development Code will be based on the new language included in this amendment.

Below is an explanation of the terms that create the “legislative foundation”:

#### *Goal*

Definition - A general statement indicating a desired end or the direction the City will follow to achieve that end.

Obligation - The City cannot take action which violates a goal statement unless:

1. Action is being taken which clearly supports another goal.
2. There are findings indicating the goal being supported takes precedence (in the particular case) over another.

#### *Policy*

Definition - A statement identifying Tigard’s position and a definitive course of action. Policies are more specific than goals. They often identify the City’s position in regard to implementing goals. However, they are not the only actions the City can take to accomplish goals.

Obligation - The City must follow relevant policy statements when amending the Comprehensive Plan, or developing other plans or ordinances which affect land use. To amend the Comprehensive Plan, the City must show consistency with the Statewide Land Use Goals. Such an amendment must take place following prescribed procedures prior to taking an action that would otherwise violate a Plan policy.

#### *Recommended Action Measures*

Definition - A statement which outlines a specific City project or standard, which if executed, would implement goals and policies. Recommended action measures also refer to specific projects, standards, or courses of action the City desires other jurisdictions to take in regard to specific issues. These statements also define the relationship the City desires to have with other jurisdictions and agencies in implementing Comprehensive Plan goals and policies.

Obligation - Completion of projects, adoption of standards, or the creation of certain relationships or agreements with other jurisdictions and agencies, will depend on a number of factors such as citizen priorities, finances, staff availability, etc.

The City should periodically review and prioritize recommended action measures based on current circumstances, community needs and the City’s goal and policy obligations. These statements are suggestions to future City decision- makers as ways to implement the goals and policies. The listing of recommended action measures in the plan does not obligate the City to accomplish them. Neither do recommended action measures impose obligations on applicants who request

amendments or changes to the Comprehensive Plan. The list of recommended action measures is not exclusive. It may be added to or amended as conditions warrant.

#### **SECTION IV. SUMMARY OF REPORT**

##### *Applicable criteria, findings and conclusions*

- Tigard Community Development Code
  - Chapter 18.380
  - Chapter 18.390
- Applicable Comprehensive Plan Policies
  - Topics 1, 2, 3, 4, 8, and 9
- Applicable Metro Standards
  - Title 3 and 13
- Statewide Planning Goals
  - Goals 1, 2, 5, 6, 8, 9, 11, 12, and 13

##### *City Department and outside agency comments*

#### **SECTION V. APPLICABLE CRITERIA AND FINDINGS**

##### **CITY OF TIGARD COMMUNITY DEVELOPMENT CODE (TITLE 18)**

###### **Chapter 18.380: Zoning Map and Text Amendments**

###### **Chapter 18.380.020 Legislative Amendments to the Title and Map**

**A. Legislative amendments. Legislative zoning map and text amendments shall be undertaken by means of a Type IV procedure, as governed by Section 18.309.060G**

Findings: The proposed amendments to the Tigard Comprehensive Plan would establish policies to be applied generally throughout the City of Tigard; and therefore, the application is being processed as a Type IV procedure, Legislative Amendment, as governed by Section 18.390.060G.

###### **Chapter 18.390: Decision-Making Procedures**

###### **Chapter 18.390.020. Description of Decision-Making Procedures**

**B.4. Type IV Procedure. Type IV procedures apply to legislative matters. Legislative matters involve the creation, revision, or large-scale implementation of public policy. Type IV matters are considered initially by the Planning Commission with final decisions made by the City Council.**

Findings: The proposed amendments to the Tigard Comprehensive Plan will be reviewed under the Type IV procedure as detailed in Section 18.390.060.G. In accordance with this section, the amendments will initially be considered by the Planning Commission with City Council making the final decision.

**Chapter 18.390.060.G. Decision-making considerations. The recommendation by the Commission and the decision by the Council shall be based on consideration of the following factors:**

- 1. The Statewide Planning Goals and Guidelines adopted under Oregon Revised Statutes Chapter 197;**
- 2. Any federal or state statutes or regulations found applicable;**
- 3. Any applicable Metro regulations;**
- 4. Any applicable comprehensive plan policies; and**
- 5. Any applicable provisions of the City's implementing ordinances.**

Findings: As indicated pursuant to the findings and conclusions that address applicable Statewide Planning Goals and Regional Functional Plan Titles, the amendment is consistent with this criterion.

**CONCLUSION:** Based on the analysis above, staff finds that the proposed amendments satisfy the applicable review criteria within the Tigard Community Development Code and recommends the Planning Commission forward these proposed amendments to the City Council with a recommendation for adoption.

**CITY OF TIGARD COMPREHENSIVE PLAN POLICIES:**

A review of the comprehensive plan identified the following relevant policies for the proposed amendments:

**Topic 1: General Policies**

**Policy 1.1.1: The City shall ensure that:**

- a. **This comprehensive plan and all future legislative changes are consistent with the Statewide Planning Goals adopted by the Land Conservation and Development Commission, the Regional Plan adopted by the Metropolitan Service District;**

Findings: As indicated pursuant to the findings and conclusions that address applicable Statewide Planning Goals and Regional Functional Plan Titles, the amendment is consistent with this criterion.

**Topic 2: Citizen Involvement**

**Policy 2.1.1: The City shall maintain an ongoing citizen involvement program and shall assure that citizens will be provided an opportunity to be involved in all phases of the planning process.**

Findings: The proposal has complied with all notification requirements pursuant to Chapter 18.390.060 of the Tigard Community Development Code. This staff report was also available seven days in advance of the hearing pursuant to Chapter 18.390.070.E.b of the Tigard Community Development Code.

Additionally, a Public Involvement Program for the Comprehensive Plan Update was developed in March 2006. This Program was reviewed and endorsed by the Committee for Citizen Involvement and the Planning Commission. The Program outlined the information, outreach methods, and involvement opportunities available to the citizens during the process.

Information was distributed throughout the process via the project website, an interested parties listserv, Cityscape articles, press releases, articles in the local paper, and two project open houses. Outreach methods also included presentations to a number of civic organizations in the community, personal emails sent to groups and organizations, updates to City boards and commissions, presentations to high school students, and staff attendance at community events to pass out information.

Involvement opportunities included two open houses, participation on a policy interest team, submitting written comments via the website, and attending the Planning Commission workshop. Additionally, the interested parties listserv and volunteers who signed up for the policy interest teams were provided notice of all meetings held regarding the Comprehensive Plan Update.

As part of the Comprehensive Plan Amendment process, public notice of this Planning Commission public hearing was sent to the interested parties list and published in the August 2, 2007 issue of The Times. Notice will be published again prior to the City Council public hearing. The notice invited public input and included the phone number of a contact person to answer



questions. The notice also included the address of the City's webpage where the entire draft of the text changes could be viewed.

**Policy 2.1.2: The opportunities for citizen involvement provided by the City shall be appropriate to the scale of the planning effort and shall involve a broad cross-section of the community.**

Findings: As outlined above, the community was given multiple venues to get information and get involved. This included a number of articles in the Cityscape newsletter that is delivered to every household in Tigard. Staff also made a good faith effort to ensure a diversity of citizens and stakeholders were involved in the policy interest team meetings by not only soliciting volunteers, but by inviting organizations that share a common interest in that particular topic.

**Policy 2.1.3: The City shall ensure that information on land use planning issues is available in an understandable form for all interested citizens.**

Findings: Information regarding the topics included in this Comprehensive Plan Amendment was available in multiple locations in an understandable format for the duration of the process. This included paper and electronic copies that were available in the permit center and also on the website. Information was regularly sent to the project listserv and to the community volunteers who participated on the policy interest teams.

### **Topic 3: Natural Features and Open Space**

**Policy 3.2.5 The City shall require the consideration of dedication of all undeveloped land within the 100-year floodplain plus sufficient open land for greenway purposes specifically identified for recreation within the plan.**

Findings: This policy is satisfied by the proposed amendment through Goal 8.1 and specifically Policies 6, 17, and 24. These policies outline the City's approach to acquiring open space, which may include greenway property within the 100-year floodplain. Policy 24 provides guidance for the considerations to follow when accepting such a dedication.

**Policy 3.5.1 The City shall encourage private enterprise and intergovernmental agreements which will provide for open space, recreation lands, facilities, and preserve natural, scenic and historic areas in a manner consistent with the availability of resources.**

**Policy 3.5.2 The City shall coordinate with the school districts to develop recreational facilities.**

**Policy 3.5.3 The City has designated the 100-year floodplain of Fanno Creek, its tributaries, and the Tualatin River as greenway, which will be the backbone of the open space system. Where landfill and/or development are allowed within or adjacent to the 100-year floodplain, the City shall require the consideration of dedication of sufficient open land area for greenway adjoining and within the floodplain.**

**Policy 3.5.4 The City shall provide an interconnected pedestrian/bikepath throughout the City.**

**Policy 3.6.1 Individual park sites, as defined by the parks and open space standards and classification system shall be developed according to the following priorities:**

- a. Facilities within a park will be adjusted to meet the needs and desires of the park system development charge (SDC) district residents and the characteristics of the site. Park and/or recreational facilities in greatest demand and least supply should receive the highest development priorities
- b. Parks should be planned to ensure maximum benefit to the greatest number of local residents. For this reason, acquisition and development of community level parks should be given the highest priority.
- c. Development of additional neighborhood parks will have a lower priority for public funding and are encouraged to be provided by the private sector within planned unit developments and maintained by homeowners associations.
- d. New mini parks have the lowest development priority and should be supplied at the developer's or neighborhood's expense and maintained by a neighborhood association created as part of the development process.
- e. Provision of regional park facilities will only be considered as an interjurisdictional project, and should have a low priority unless unusual circumstances arise.
- f. Acceptance of any land dedicated for park purposes shall be based upon its usefulness and adaptability to the adopted park and open space system.

**3.6.2 The City shall coordinate with other public, private organizations and affected private property owners in order to facilitate the implementation of the City's adopted park plans.**

Findings: Current Comprehensive Plan Policies 3.5.1, 3.5.2, 3.5.3, 3.5.4, 3.6.1, and 3.6.2 will be deleted and replaced in their entirety by proposed amendment Goals 8.1, 8.2, and 8.3 and their associated policies (see Exhibit A). This update will ensure the City is in compliance with applicable laws, rules, regulations, plans, and programs. This update will also ensure continued compliance with Statewide Planning Goal 8 as the new goals and policies reflect current community conditions and values. The new goals and policies have been developed through a citizen involvement effort, reviewed by City staff, reviewed by affected agencies, reviewed by the Parks and Recreation Advisory Board, and reviewed by the Planning Commission at a July 16, 2007 workshop.

**Topic 4: Air, Water, and Land Resources Quality**

**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 new 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.**

**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)**

**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.**
- e. **Coordinate with DEQ in its Noise Regulation Program and apply the DEQ Land Use Compatibility Program.**
- f. **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.**

**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.**

Findings: Current Comprehensive Plan Policies 4.1.1, 4.2.1, 4.2.2, 4.3.1, 4.4.1, and 4.4.2 will be deleted and replaced in their entirety by proposed amendment Goals 6.1, 6.2, and 6.3 and their associated Policies (see Exhibit A). This update will ensure the City is in compliance with applicable laws, rules, regulations, plans, and programs. This update will also ensure continued compliance with Statewide Planning Goal 6 as the new goals and policies reflect current community conditions and values. The new goals and policies have been developed through a citizen involvement effort, reviewed by City staff, reviewed by affected agencies, and reviewed by the Planning Commission at a July 16, 2007 workshop.

**Topic 8: Transportation**

**8.1.1 Plan, design, and construct transportation facilities in a manner which enhances the livability of Tigard by:**

- b. **Encouraging pedestrian accessibility by providing safe, secure, and desirable pedestrian routes.**

Findings: Trails provide a dual purpose for the community. They act as a form of recreation, but are also important components of the City's transportation system. The inclusion of proposed amendment Goal 6.2 and its associated Policy 1 (see Exhibit A) displays the City's commitment to providing both recreational opportunities and a balanced transportation system. Thus, this policy is satisfied.

**8.1.2 Provide a balanced transportation system, incorporating all modes of transportation (including motor vehicle, bicycle, pedestrian, transit, and other modes) by:**

- e. **Development of bicycle and pedestrian plans which link to recreational trails.**

Findings: The proposed amendment Goal 6.2 and its associated Policy 1 (see Exhibit A) aim to ensure pedestrian and bicycle facilities are available and connected in the community. The inclusion of this language satisfies this policy by incorporating trails, for not only recreational purposes, but as a recognized mode of transportation.

**8.1.5 Develop transportation facilities which are accessible to all members of the community and minimize out of direction travel by:**

- a. **The design and construction of transportation facilities to meet the requirements of the Americans With Disabilities Act.**

Findings: This policy is satisfied by proposed amendment Policy 23 under Goal 6.1 (see Exhibit A). The language reads “The City shall continue to improve access to neighborhood parks and other facilities according to the City’s Americans with Disabilities Act plan”. This language encompasses bicycle and pedestrian trails that are provided for the community’s use.

**8.5.1 The City shall locate bicycle/pedestrian corridors in a manner which provides for pedestrian and bicycle users safe and convenient movement in all parts of the City by developing the pathway system shown on the adopted pedestrian/bikeway plan.**

Findings: The proposed amendment Goal 6.2 and its associated Policy 1 (see Exhibit A) aim to ensure pedestrian and bicycle facilities are available and connected in the community. The inclusion of this language satisfies this policy by incorporating trails, for not only recreational purposes, but as a recognized mode of transportation that is safe, convenient, and connecting important locations throughout the City.

#### **Topic 9: Energy**

**9.1.1 The City shall encourage a reduction in energy consumption by increased opportunities for energy conservation and the production of energy from alternative sources.**

**9.1.2 The City shall establish a balanced and efficient transportation system which complements the land use plan and is designed to minimize energy impacts.**

**9.1.3 The City shall encourage land use development which emphasizes sound energy conservation, design, and construction.**

Findings: Current Comprehensive Plan Policies 9.1.1, 9.1.2, and 9.1.3 will be deleted and replaced in their entirety by proposed amendment Goal 13.1 and its associated Policies (see Exhibit A). This update will ensure the City is in compliance with applicable laws, rules, regulations, plans, and programs. This update will also ensure continued compliance with Statewide Planning Goal 13 as the new goals and policies reflect current community conditions and values. The new goals and policies have been developed through a citizen involvement effort, reviewed by City staff, reviewed by affected agencies, and reviewed by the Planning Commission at a July 16, 2007 workshop.

**CONCLUSION:** Based on the analysis above, staff finds that the proposed amendment satisfies the applicable policies contained in the City of Tigard Comprehensive Plan.

#### **APPLICABLE METRO REGULATIONS:**

**Metro Urban Growth Management Functional Plan Title 3: Water Quality, Flood Management, and Fish/Wildlife Habitat Conservation - protect beneficial uses and functional values of water quality and flood management resources by limiting uses in these areas from development activities and protecting life and property from dangers associated with flooding.**

Findings: In 2002, the City of Tigard adopted Comprehensive Plan and Code Amendments to comply with Title 3 of Metro’s Urban Growth Management Functional Plan, which outlines water quality and flood management requirements for the region. The adopted standards were based on a unified program developed by local governments in the Tualatin Basin and implemented through the Clean Water Services District’s (CWS) Design & Construction Standards, which provides for

vegetated stream corridor buffers up to 200 feet wide and mandating restoration of corridors in marginal or degraded condition.

In addition, Clean Water Services, local cities, Washington County, Metro, and Tualatin Hills Park and Recreation District, partnered on a parallel effort to develop the CWS Healthy Streams Plan (HSP), an updated watershed plan designed to enhance the functions of the Tualatin Basin surface water system and address the Clean Water Act and Endangered Species Act (ESA).

The proposed amendment, specifically Goal 6.2 and its associated policies (see Exhibit A), will continue to ensure compliance with Title 3 requirements and standards. Policies 1 and 2 provide clear direction that water quality is an important component of the community and the City will continue in partnership with other jurisdictions in the Tualatin Basin to ensure water quality standards are being met and programs being implemented. The remaining policies outline additional strategies the City will employ to improve the community's water quality and limit pollution from stormwater run-off.

**Metro Urban Growth Management Functional Plan Title 13: Nature in Neighborhoods – conserve, protect, and restore a continuous ecologically viable streamside corridor system, from the streams' headwaters to their confluence with other streams and rivers, and with their floodplains in a manner that is integrated with upland wildlife habitat and with the surrounding urban landscape; and control and prevent water pollution for the protection of the public health and safety, and to maintain and improve water quality throughout the region.**

Findings: The multi-jurisdictional approach undertaken by Tualatin Basin jurisdictions was used to develop a program to meet Statewide Goal 5 requirements for inventorying riparian areas and wildlife habitat and to comply with Metro's Urban Growth Management Functional Plan Title 13 (the regional *Nature in Neighborhoods* program). The *Tualatin Basin Fish and Wildlife Habitat Program* was developed to complement Clean Water Services Design and Construction Standards to protect the beneficial uses of water (including rivers, streams and creeks) within the Tualatin Basin.

The proposed amendment, specifically Goal 6.2 and its associated policies (see Exhibit A), will continue to ensure compliance with Title 13 requirements and standards. Policies 1 and 2 provide clear direction that water quality is an important component of the community and the City will continue in partnership with other jurisdictions in the Tualatin Basin to ensure water quality standards are being met and programs being implemented. The remaining policies outline additional strategies the City will employ to improve the community's water quality and limit pollution from stormwater run-off.

The proposed amendment, specifically Goal 8.1 and its associated policies (see Exhibit A), identifies parks, open space, and natural areas as having wildlife habitat value. Policy 6 directs the City to acquire and manage open space specifically for protection of natural resources. Policy 19 directs the City to maintain and manage parks and open space in ways that preserve, protect, and restore natural resources, including rare or state and federally listed species.

**CONCLUSION:** Based on the analysis above, staff finds that the proposed amendment satisfies the applicable Metro regulations.

**THE STATEWIDE PLANNING GOALS AND GUIDELINES ADOPTED UNDER OREGON REVISED STATUTES CHAPTER 197**

***Statewide Planning Goal 1 – Citizen Involvement:***

**This goal outlines the citizen involvement requirement for adoption of Comprehensive Plans and changes to the Comprehensive Plan and implementing documents.**

Findings: This goal was met through an extensive public involvement process. A Public Involvement Program for the Comprehensive Plan Update was developed in March 2006. This Program was reviewed and endorsed by the Committee for Citizen Involvement and the Planning Commission. The Program outlined the information, outreach methods, and involvement opportunities available to the citizens during the process.

Information was distributed throughout the process via the project website, an interested parties listserv, Cityscape articles, press releases, articles in the local paper, and two project open houses. Outreach methods also included presentations to a number of civic organizations in the community, personal emails sent to groups and organizations, updates to City boards and commissions, presentations to high school students, and staff attendance at community events to pass out information.

Involvement opportunities included two open houses, participation on a policy interest team, submitting written comments via the website, and attending the Planning Commission workshop. Additionally, the interested parties listserv and volunteers who signed up for the policy interest teams were provided notice of all meetings held regarding the Comprehensive Plan Update.

As part of the Comprehensive Plan Amendment process, public notice of this Planning Commission public hearing was sent to the interested parties list and published in the August 2, 2007 issue of The Times (in accordance with Tigard Development Code Chapter 18.390). Notice will be published again prior to the City Council public hearing. The notice invited public input and included the phone number of a contact person to answer questions. The notice also included the address of the City's webpage where the entire draft of the text changes could be viewed.

***Statewide Planning Goal 2 – Land Use Planning:***

**This goal outlines the land use planning process and policy framework. The Comprehensive Plan was acknowledged by DLCD as being consistent with the statewide planning goals.**

Findings: The proposed amendment to the Tigard Comprehensive Plan is being processed as a Type IV procedure, which requires any applicable statewide planning goals, federal or state statutes or regulations, Metro regulations, comprehensive plan policies, and City's implementing ordinances, be addressed as part of the decision-making process. Notice was provided to DLCD 45 days prior to the first scheduled public hearing as required. All applicable review criteria have been addressed within this staff report; therefore, the requirements of Goal 2 have been met.

***Statewide Planning Goal 5 – Natural Resources***

**This goal requires the inventory and protection of natural resources, open spaces, historic areas and sites.**

Findings: The proposed amendment is consistent with this goal as the proposed changes direct the City to protect open spaces and natural resources, as well as protect water quality and function that

can lead to improved habitat conditions. This policy direction is an enhancement to Goal 5 protections already in place in the community.

Proposed Goal 8.1 and its associated policies (see Exhibit A), identifies parks, open space, and natural areas as having wildlife habitat value. Policy 6 directs the City to acquire and manage open space specifically for protection of natural resources. Policy 19 directs the City to maintain and manage parks and open space in ways that preserve, protect, and restore natural resources, including rare or state and federally listed species.

Proposed Goal 6.2 and its associated policies (see Exhibit A), provide clear direction that water quality is an important component of the community and the City will continue in partnership with other jurisdictions in the Tualatin Basin to ensure water quality standards are being met and programs being implemented. These policies also aim to minimize erosion, limit stormwater runoff impacts, educate the public about personal actions that cause water quality problems, and restore the natural function of riparian systems. All of these policies have the ability to improved water quality in the community and thus improve riparian and aquatic habitats.

***Statewide Planning Goal 6: Air, Water, and Land Resources Quality***  
**To maintain and improve the quality of the air, water, and land resources of the state.**

Findings: Current Comprehensive Plan Policies relating to Statewide Planning Goal 6 will be deleted and replaced in their entirety by proposed amendment Goals 6.1, 6.2, and 6.3 and their associated Policies (see Exhibit A). This update will ensure the City is in compliance with applicable laws, rules, regulations, plans, and programs. This update will also ensure continued compliance with Statewide Planning Goal 6 as the new goals and policies reflect current community conditions and values. The new goals and policies have been developed through a citizen involvement effort, reviewed by City staff, reviewed by affected agencies, and reviewed by the Planning Commission at a July 16, 2007 workshop.

The Department of Land Conservation and Development, who oversees the Statewide Planning Program, was given the opportunity to comment and commended the City for undertaking such a thorough review of its Plan. The comments, in their entirety, can be found in Exhibit B.

***Statewide Planning Goal 8: Recreational Needs***  
**This goal aims to provide for the siting of facilities for the recreational needs of the citizens of the state and visitors.**

Findings: Current Comprehensive Plan Policies relating to Statewide Planning Goal 8 will be deleted and replaced in their entirety by proposed amendment Goals 8.1, 8.2, and 8.3 and their associated policies (see Exhibit A). This update will ensure the City is in compliance with applicable laws, rules, regulations, plans, and programs. This update will also ensure continued compliance with Statewide Planning Goal 8 as the new goals and policies reflect current community conditions and values. The new goals and policies have been developed through a citizen involvement effort, reviewed by City staff, reviewed by affected agencies, reviewed by the Parks and Recreation Advisory Board, and reviewed by the Planning Commission at a July 16, 2007 workshop.

The Department of Land Conservation and Development, who oversees the Statewide Planning Program, was given the opportunity to comment and commended the City for undertaking such a thorough review of its Plan. The comments, in their entirety, can be found in Exhibit B.

***Statewide Planning Goal 9: Economic Development***

**To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.**

Findings: The proposed amendment is consistent with this goal as it provides policy direction that intends to create a high-quality, livable community. High quality, livable communities contribute to economic vitality by attracting employers and employees who understand the importance of clean air, clean water, clean land resources, parks, recreation, trails, open spaces, and the need to conserve energy for future generations.

***Statewide Planning 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.**

Findings: The proposed amendment is consistent with this goal as it provides policy direction that intends to ensure the efficient arrangement of public facilities and services. Updated policies address the provision of parks and recreation facilities, City infrastructure that improves air and water quality, and community government buildings that conserve energy.

***Statewide Planning Goal 12: Transportation***

**The goal aims to provide "a safe, convenient and economic transportation system."**

Findings: The proposed Amendment is consistent with this goal as it provides policy direction that intends to diversify the City's transportation system by creating a trail system that serves the dual purpose of recreation and transportation. Policies relating to Goals 6.1 and 13.1 also promote the use of alternative forms of transportation (biking, walking, public transit) to improve air quality and conserve energy.

***Statewide Planning Goal 13: Energy Conservation***

**Land and uses developed on the land shall be managed and controlled so as to maximize the conservation of all forms of energy, based on sound economic principles.**

Findings: Current Comprehensive Plan Policies relating to Statewide Planning Goal 13 will be deleted and replaced in their entirety by proposed amendment Goal 13.1 and its associated policies (see Exhibit A). This update will ensure the City is in compliance with applicable laws, rules, regulations, plans, and programs. This update will also ensure continued compliance with Statewide Planning Goal 13 as the new goals and policies reflect current community conditions and values. The new goals and policies have been developed through a citizen involvement effort, reviewed by City staff, reviewed by affected agencies, and reviewed by the Planning Commission at a July 16, 2007 workshop.

The Department of Land Conservation and Development, who oversees the Statewide Planning Program, was given the opportunity to comment and commended the City for undertaking such a thorough review of its Plan. The comments, in their entirety, can be found in Exhibit C.

**CONCLUSION:** Based on the analysis above, staff finds that the proposed amendment is consistent with the applicable Statewide Planning Goals.



## **SECTION VI. ADDITIONAL CITY STAFF COMMENTS**

**The City of Tigard's Building Division, Engineering Division, Current Planning Division, and Police Department** has had an opportunity to review this proposal and did not respond.

**The City of Tigard's Public Works** had an opportunity to review this proposal and offered the following comments.

**Under Water Resources Quality, Recommended Action Measure iv: we do inventory outfalls as part of implementing the Healthy Streams Plan so that may be a repeat and could be assumed if we are implementing Healthy Streams Plan. We have goals for outfall retrofitting and are implementing projects to do just that each and every year.**

Findings: Staff agrees with the comments and has added language "Continue to" to clarify this is an action that is already being implemented. Staff recommends leaving the action measure with the updated language.

**Under Water Resources Quality, Recommended Action Measure vi: I don't think it is a good idea to be a co-holder of the NPDES permit. Really all the cities in the basin are co-holders of the NPDES permit. The permit needs to be held by a single entity so there is a single point of compliance. I don't think it is a good idea to have Tigard singled out. CWS holds the permit because that was needed basin wide to clean up the Tualatin and its tributaries and there has been tremendous progress made. Also, we are at the very bottom of the basin and don't have control over what goes on upstream of us. Being a co-holder of the permit just doesn't make sense and makes us responsible for things outside of our jurisdiction and control.**

Findings: Staff agrees with the rational argument made for removing the Recommended Action Measure and has removed it from the language. All jurisdictions in the Tualatin basin collaborate with Clean Water Services in the management of the water resources within the basin and all have agreed to the NPDES permit structure that is currently in place. If and when conditions change and it is important for the cities to have their name on the permit, Tigard will collaborate once again. Staff recommends leaving Recommended Action Measure vi deleted from the proposal language.

**Consider adding an action measure to develop a program to collect and dispose of medicine to keep it out of our streams. Educate the public not to flush medicines.**

Findings: As this has become an important issue in urban streams around the region, Staff added Recommended Action Measure xiii and recommends leaving the language in the proposal.

- xiii. 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.

**CONCLUSION:** Based on the analysis above, staff finds that the comments and subsequent edits to the proposed amendment are in the best interest of the City and recommends inclusion of the changes in the language of this proposal.

## **SECTION VII. OUTSIDE AGENCY COMMENTS**

The following agencies/jurisdictions had an opportunity to review this proposal and did not respond:

**Tualatin Hills Park and Recreation District**  
**Tualatin Valley Water District**  
**Clean Water Services**  
**City of Durham**  
**City of Beaverton**  
**City of King City**  
**City of Lake Oswego**  
**City of Portland**  
**City of Tualatin**  
**Clackamas County Planning Department**  
**Washington County, Department of Land Use and Transportation**  
**Metro Land Use and Planning**  
**Oregon Department of Energy**  
**Oregon Department of Environmental Quality**  
**Oregon Department of Transportation, Region 1, District 2A**  
**Oregon Division of State Lands**  
**Tigard-Tualatin School District 23J**  
**TriMet Transit Development**

The **Beaverton School District** had an opportunity to review this proposal and have no objections.

The **Oregon Department of Land Conservation and Development** (see Exhibit C) had an opportunity to review this proposal and offered the following comments:

**To the extent trails provide a transportation role as well as a recreation role, DLCD suggests that trails be incorporated into the upcoming plan update related to transportation. When the action of providing a trail addresses two public purposes – namely recreation and transportation – the City should highlight it and emphasize the dual benefit.**

Findings: The Transportation Chapter (Statewide Planning Goal 12) of the Tigard Comprehensive Plan update will incorporate trails as an important component of a multi-modal transportation system in the community.

**The City may want to reconsider the wording on action item 4.1.e under Air Quality. The actions taken to “reduce congestion” may or may not improve air quality. If “reduce congestion” is implemented through adding lanes to increase road capacity, more vehicles are on the road, and thus negatively affecting air quality. If “reduce congestion” is implemented by reducing vehicle miles traveled, then there is a positive impact on air quality. DLCD suggests the City clarify the intent of this action item.**

Findings: Recommended Action Measure v, under Goal 6.1, has been edited to include specific language clarifying the intent as stated by DLCDC.

- v. Pursue funding for ~~transportation related projects~~ **intersection improvements, access management controls, and intelligent transportation systems** that would help to reduce congestion.

**The City may want to have a further consideration on the Water Quality section. There is no mention of the regional program – Nature in Neighborhoods – even though it addresses both riparian corridor protection and water quality. The City may want to consider broadening its Comprehensive Plan language to recognize this regional program.**

Findings: Policies 1 and 2, under Goal 6.2, commit the City to implementing Titles 3 and 13 of the Metro Urban Growth Management Functional Plan. Language has also been added to the introduction for the Water Quality section that incorporates DLCDC comments.

The **Oregon Department of Fish and Wildlife** (see Exhibit D) had an opportunity to review this proposal and offered the following comments:

**Add the following items to the list of Recommended Action Measures under Air Resources Quality:**

**“Work with the Tree Board to develop an urban tree management and protection program that increases the canopy cover in Tigard.”**

Findings: Recommended Action Measure iii, under Goal 6.2, contains this exact language and staff recommends it redundant to include it twice. A Policy Interest Team has also been meeting with the Tigard Tree Board to develop goals, policies, and recommended action measures specific to trees.

**“Perform a survey of tree canopy cover to evaluate existing canopy cover conditions and identify needs and opportunities for increasing tree canopy cover.”**

Findings: A Policy Interest Team has been meeting with the Tigard Tree Board to develop goals, policies, and recommended action measures specific to trees. Staff recommends allowing these issues to be addressed through that process.

**Revise Policy 4 for Water Resources Quality to remove the language “to the extent practical”.**

Findings: The language was developed through the work of the Policy Interest Team and their intent was to provide some flexibility for the City because of funding issues and physical geography that could be barriers to restoration. Staff recommends leaving the language in order to avoid possible legalities over whether the City’s policy is to protect, restore, and enhance all natural functions.

**Revise Policy 6 for Water Resources Quality to include commercial and industrial operators.**

Findings: Staff recommends incorporating the language into the policy to read:

6. The City shall continue to collaborate on educating the public of techniques and practices private individuals, **businesses, and industrial operators** can employ to help correct water quality issues.

**Revise Policy 7 for Water Resources Quality to include eco roofs.**

Findings: Policy 7 has been revised based on Planning Commission comments at the July 16<sup>th</sup> workshop to read “and other measures”. Staff recommends leaving the language as is because it is adequate to encompass eco roofs.

**Add specific language to Water Resources Quality policies that states the City shall protect/maintain riparian buffers to at least 50 feet for non fish bearing streams and at least 100 feet for fish bearing streams. Buffer distances are to be measured on either side of stream centerline.**

Findings: City regulations currently protect the vegetated corridor as defined by the Clean Water Services Design and Construction Standards. These standards are applied basin-wide and provide a stream buffer ranging from 25 to 200 feet, depending on the geography of the particular stream. Staff recommends no changes as the measures in place have been adopted to comply with state, federal, and regional regulations and programs.

**Add specific language to Water Resources Quality policies that states the City shall support consideration of water quality when considering placement and design of recreational trails. Placement of trails should be avoided in areas prone to erosion to protect water quality.**

Findings: The Sensitive Lands Chapter 18.775 of the Community Development Code regulates development in sensitive areas. Staff recommends no policy be added as this issue is addressed through development review.

**Add specific language to Water Resources Quality policies that states the City shall promote and incorporate the use of pervious trail surfaces to protect water quality.**

Findings: Policy 2, under Goal 8.2, addresses the design of trails to minimize their impact on the environment. Staff recommends no additional policies be added to Water Resources Quality.

**Revise Recommended Action Measure v for Water Resources Quality to address restoration of wetland/riparian area function to increase filtration of contaminants and sediment with the intent of improving water quality.**

Findings: Policy 4, under Goal 6.2, addresses the restoration of wetland/riparian area for their positive contribution to water quality. Staff recommends not adding additional language at this time.

**Add specific language to Land Resources Quality policies that states the City shall provide incentives to households and commercial operators for recycling to reduce the amount of solid waste.**

Findings: The City participates in a regional program for waste reduction. Staff recommends not adding specific policies to provide incentives, because of budgetary implications, but a recommended action measure to research a program such as this may be appropriate.

**Add the following key findings to the Goal 8: Parks:**

**“Open spaces and natural areas can provide important wildlife habitat and wildlife movement corridors within urban areas.”**

**“Open spaces and natural areas are often where humans interface with wildlife. There are both potential benefits as well as potential risks with this. Appropriate Living with Wildlife practices can maximize public enjoyment of wildlife while minimizing potential conflicts.”**

Findings: Staff agrees with the proposed findings, but recommends not including them within the Parks section. Statewide Planning Goal 5 deals with wildlife habitat and these issues will be addressed at that time.

**Add specific language to the Parks policies that states the City shall post signs in open spaces and natural areas to restrict dogs from entering designated areas.**

Findings: Staff recommends not including this as a policy, as it is more appropriate to address at a programmatic level.

**Add specific language to the Parks policies that states the City shall post signs in open spaces and natural areas to restrict dogs from entering designated areas.**

Findings: Staff recommends not including this as a policy, as it is more appropriate to address at a programmatic level.

**Add specific language to the Parks policies that states the City shall post signs in open spaces and natural areas that communicate that harassment and feeding of wildlife is prohibited.**

Findings: Staff recommends not including this as a policy, as it is more appropriate to address at a programmatic level.

**Add specific language to the Parks policies that states the City shall place trails outside open spaces and natural areas in areas where sensitive wildlife species are located.**

Findings: Policy 2, under Goal 8.2, addresses the design of trails to minimize their impact on the environment. Staff recommends no additional policies be added to Water Resources Quality.

**Revise Recommended Action Measure xxv for Parks to read:**

**“Incorporate natural resources studies and monitoring in the City’s management of public open spaces and related natural areas.”**

Findings: The language “When feasible and appropriate” was removed based on Policy Interest Team meetings and review by the Department Review Team. This comment has been accommodated. Staff recommends the updated version of the Recommended Action Measure.

**Add specific language to the Energy Conservation policies that provides incentives for new development to incorporate green building practices (solar panels, use of recycled materials, etc.).**

Findings: Recommended Action Measure iv directs the City to research and implement incentives. Staff recommends not adding specific policies to provide incentives, because of budgetary implications.

**Consider adding to the Energy Conservation chapter incentives and/or cost reduction for the use of public transportation.**

Findings: Staff recommends not adding specific policies to provide incentives, because of budgetary implications, but a recommended action measure to research a program such as this may be appropriate.

**Tualatin Valley Fire & Rescue** (see Exhibit E) had an opportunity to review this proposal and offered the following comments:

**Include language encouraging the installation of automatic sprinkler systems in all buildings wherever and whenever possible. The benefits with regard to the Planning Goals are:**

- **Less water use for fighting hostile fires within buildings or structures. Automatic sprinkler systems use a fraction of the water necessary to control or extinguish a fire within a building or structure.**
- **Less contaminated runoff from firefighting operations polluting surrounding streams and wetlands.**

Findings: The City of Tigard currently complies with Oregon Fire Code that utilizes the *NFPA 13: Standard for the Installation of Sprinklers* (from the National Fire Protection Association) for the adopted code standards relating to the installation of sprinkler systems. If and when the standards change, the City will adopt and enforce those standards. Staff recommends not adding this language, as the City is currently enforcing standards developed at the national level.

**CONCLUSION:** Based on the analysis above, staff finds that the comments and subsequent edits to the proposed amendment are in the best interest of the City and recommends inclusion of the changes in the language of this proposal.

## **SECTION VIII. CONCLUSION**

The proposed changes comply with the applicable Statewide Planning Goals, Metro regulations, the Tigard Comprehensive Plan, and applicable provisions of the City’s implementing ordinances.

Therefore, Staff recommends that the Planning Commission recommend approval of the Comprehensive Plan Amendment to the Tigard City Council as determined through the public hearing process.

**ATTACHMENT:**

**EXHIBIT A: PROPOSED AMENDMENTS TO THE TIGARD COMPREHENSIVE PLAN.**

**EXHIBIT B: PUBLIC WORKS COMMENTS**

**EXHIBIT C: DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT COMMENTS**

**EXHIBIT D: OREGON DEPARTMENT OF FISH AND WILDLIFE COMMENTS**

**EXHIBIT E: TUALATIN VALLEY FIRE AND RESCUE COMMENTS**

**EXHIBIT F: DEFINITIONS**

\_\_\_\_\_  
PREPARED BY: Darren Wyss  
Associate Planner

\_\_\_\_\_  
August 13, 2007  
DATE

\_\_\_\_\_  
APPROVED BY: Ron Bunch  
Planning Manager

\_\_\_\_\_  
August 13, 2007  
DATE

**CITY OF TIGARD  
PLANNING COMMISSION  
Meeting Minutes  
August 20, 2007**

**1. CALL TO ORDER**

President Inman called the meeting to order at 7:03 p.m. The meeting was held in the Tigard Civic Center, Town Hall, at 13125 SW Hall Blvd.

**2. ROLL CALL**

Commissioners Present: President Inman; Commissioners Anderson, Caffall, Doherty, Fishel, Hasman, Muldoon, Vermilyea, and Walsh

Commissioners Absent:

Staff Present: Ron Bunch, Assistant Community Development Director; Darren Wyss, Associate Planner; Duane Roberts, Associate Planner; Marissa Daniels; Assistant Planner; Jerree Lewis, Planning Commission Secretary

**3. PLANNING COMMISSION COMMUNICATIONS AND COMMITTEE REPORTS**

Commissioner Walsh advised that the Tree Board will have a workshop with the Planning Commission in September. The Board has been working on the goals, policies, and action measures for the management and preservation of trees and other vegetation. Walsh provided copies of the working draft to the Planning Commission. The Tree Board received input from the Policy Interest Team, staff, and the Homebuilder's Association.

Commissioner Caffall reported on the Committee for Citizen Involvement. He reported that the neighborhood webpages are almost ready to go. It's anticipated that everything will be online by the first of the year. The CCI is scheduled to present changes to their membership requirements to Council tomorrow night. The Hwy. 99W Committee will meet in the next few weeks to review ODOT material.

**APPROVE MEETING MINUTES**

None

**5. PUBLIC HEARING**

**5.1 COMPREHENSIVE PLAN AMENDMENT (CPA) 2007-00001**



**Tigard Comprehensive Plan Update of Statewide Planning Goal 6: Air, Water, and Land Quality Resources, Goal 8: Recreation Needs, and Goal 13: Energy Conservation**

**REQUEST:** Amendments to the current Comprehensive Plan Topics 3: Natural Features and Open Space; 4: Air, Water, and Land Resources Quality; and 9: Energy by updating the goals, policies and recommended action measures to reflect current community conditions and values. The complete text of the proposed Amendment can be viewed on the City's website at [http://www.tigard-or.gov/code\\_amendments](http://www.tigard-or.gov/code_amendments). **LOCATION:** Citywide. **ZONE:** CBD, C-G, C-P, I-H, I-L, I-P, MUC, MUE, MUE-1, MUE-2, MUR-1, MUR-2, R-1, R-2, R-3.5, R-4.5, R-7, R-12, R-25. **APPLICABLE REVIEW CRITERIA:** Community Development Code Chapters 18.360, 18.370, 18.380, 18.390, 18.705, 18.715, 18.765, 18.775 and 18.810; Comprehensive Plan Policies 2, 3 & 4; Metro Functional Plan Title 3 and 13; and Statewide Planning Goals 1, 2, 5 and 6.

**STAFF REPORT**

Darren Wyss reported that this proposed amendment will replace current topics 4 and 9 of the Comprehensive Plan in their entirety; and for topic 3, policies 3.5.1, 3.5.2, 3.5.3, 3.5.4, 3.6.1, 3.6.2 will be replaced. Changes requested at the July 16<sup>th</sup> Planning Commission meeting have been incorporated into the proposed language (Exhibit A). Staff has reviewed the proposed amendment according to the applicable review criteria and finds that it satisfies the Community Development Code, the Tigard Comprehensive Plan, the Metro Urban Growth Management Functional Plan, and the Statewide Planning Goals.

Outside agency comments have been received. DLCD recommended a couple of clarifications which are found in the staff report. Other agency comments and Comprehensive Plan Update Department Review Team recommendations are also included in the staff report. Wyss detailed revisions to the language since the July 16<sup>th</sup> Planning Commission meeting.

Duane Roberts reviewed proposed changes to the Parks, Recreation, Trails, and Open Space chapter (Exhibit B). He advised that the second revision requested by Sue Bielke is already in the proposed language.

It was requested that the term "non-native plants" in 8.1.xxxii be replaced with the term "invasive species." Sometimes a non-native species may be better suited in an area than a native species.

It was clarified that 8.1.xxi is not meant to eliminate existing programs for the Senior Center and Library. It is attempting to provide additional programs.

Commissioner Doherty encouraged the use of signs in sensitive areas to discourage such things as dogs and litter.

## **PUBLIC TESTIMONY – IN FAVOR**

Carl Switzer, 10310 SW Hoodview Drive, Tigard 97224 testified that he has been chairman of the Parks and Recreation Advisory Board and a member of the Policy Interest Team (PIT) for Parks and Recreation. He believes it is intolerable that there is no funded recreation program in Tigard.

The PIT put forth recommendations for the Comprehensive Plan. Subsequently, staff has red lined them. He encouraged the Commission to incorporate the PIT comments rather than the staff comments, e.g., 8.1.13. This will provide guidance in the future to provide publicly funded recreation in Tigard. Another policy that he would like to see reinstated is 8.3.1.

Switzer encouraged the Commission to support citizen input. When asked how much money it could take, he said the City could start small and grow from there. There are ways to fund a recreation program – establish a special district, such as Tualatin Hills Parks and Recreation, which is a separate taxing entity that provides all of its own facilities, maintenance, and programming; use a combination of general fund dollars and user fees, along with additional grants; join with a neighboring special recreation district and share the cost of providing service; work with a private entity like Sherwood has done with the YMCA.

Switzer couldn't provide an estimate of how much it would cost to start a recreation program. However, he did say that he believes the Comprehensive Plan is a guiding, visionary document that will lead us through the next 20 years. If we don't have language that supports and asks for or maybe even requires a recreation program, we'll never see it in Tigard.

Concern was raised about the language obligating the City to provide facilities and a full scale program if there isn't adequate funding. Switzer said that Tualatin Hills Park and Recreation District has been around for many years. They did not start with everything that they have now. This proposed language doesn't say anything that would handcuff the City; the spirit is that Tigard will invest in public recreation in some capacity.

Switzer said it's not anyone's intention to place an undue burden on the City and how the process works isn't as important as having it clear in the Comprehensive Plan that there's something that can be implemented. The City's consultant found favorable results for a recreation program and the Park and Recreation Advisory Board (PRAB) has spent a lot of time working on this. Public meetings were held and a number of people expressed support for a program.

John Frewing, 7110 SW Lola Lane, Tigard 97223 supports Mr. Switzer's ideas. There has been a survey and there is significant support for a recreation program in the City. The

language is only asking the City to consider seeking voter approval. He believes the language of the PIT should be reinstated.

Frewing noted that the 2004 survey indicated that citizens would rather pay for open spaces than recreation facilities and programs. He believes that both should be included in the Comprehensive Plan.

Frewing is concerned about the adoption process for the Comprehensive Plan. The Comp Plan is an integrated document. He thinks the Planning Commission should recommend to City Council that they tentatively adopt these chapters and when it's all done, bring it all back together to check for issues of integration to see if anything has been missed. He equated the process to signing a contract with only seeing the first page of the contract. Council should give tentative approval and reserve final approval until the whole package is done.

Staff advised that when the language is adopted by Council, it will replace the existing language in the Comprehensive Plan. We are replacing existing language in the Comp Plan piece by piece. At the end of the process, if there parts of the plan that seem to be disjunctive or create a conflict, then it is possible to go through the amendment process to make changes. Staff is looking at the policies very carefully to make sure they're integrated. One reason we're going through the adoption process bit by bit is that we need the tools to start building a policy base to do such things as adopting a new tree code. Changes to the Comprehensive Plan can be approved in parts.

#### **PUBLIC HEARING CLOSED**

The Commissioners deliberated the proposed language at length. It was noted that the Parks and Recreation Policy Interest Team was put together for the specific purpose of analyzing issues, developing data, developing answers, and making recommendations. The most desirable outcome is that the City has a fully functioning Parks and Recreation system.

The recent visit to Port Moody, B.C. was mentioned. The recreation program in Port Moody has been in place for quite awhile and is making money. They have been able to expand their program.

Commissioner Vermilyea commented that the intent of proposed language is to have a high quality program served by high quality facilities. It is not the purpose of the Planning Commission to determine how it is going to be funded or what it will look like. The purpose is to decide whether this is important enough to establish goals and policies for putting a recreation program together. The details can be worked out by policy makers.

The Commission took a break so staff could work out new language to capture what the Commissioners have been discussing. When the meeting reconvened, the Commissioners

moved on to agenda item #6 [see agenda item #6] until staff was finished with the new language.

Motion by Commissioner Vermilyea, seconded by Commissioner Caffall, to reopen the public hearing. The motion was approved as follows:

AYES: Anderson, Caffall, Doherty, Fishel, Hasman, Muldoon, Vermilyea, Walsh

NAYS: None

ABSTENTIONS: Inman

EXCUSED: None

### **PUBLIC HEARING REOPENED**

John Frewing would like to add an item #D to Policy #1 of the Energy chapter to read, "Orient new transportation capabilities to facilitate the broad use of commuter rail." When new streets are planned, they should provide parking for commuter rail.

For 8.2, Policy #1, Frewing suggested adding the word "schools." He believes the trail system should be connected to schools. Staff advised that the City has received funding to identify shortcuts within the older areas of the City, which would include safe routes to schools and trails leading to schools. Commissioner Doherty suggested checking with the school district first to see if they have concerns about safety.

For action measure 8.2.vii, Frewing would like to add the words, "open space tracts and neighborhood common areas." A number of subdivisions have open space tracts and common areas. He would like these identified on Tigard's trail map. President Inman questioned this from a liability standpoint. A lot of open spaces in Planned Developments and common areas are not open to the general public because it introduces a liability to the homeowners. The homeowners probably would not want them identified on a published map. Frewing said the intent is to know that they exist for the purpose of eventual trail construction if it's acceptable to the neighborhood association or whoever controls it.

Motion by Commissioner Vermilyea, seconded by Commissioner Caffall, to close the public hearing. The motion was approved as follows:

AYES: Anderson, Caffall, Doherty, Fishel, Hasman, Inman, Muldoon, Vermilyea, Walsh

NAYS: None

ABSTENTIONS: None

EXCUSED: None

### **PUBLIC HEARING CLOSED**

After more discussion, the Commissioners recommended the following revisions to the proposed language:

- Goal 8.1, Policy #13 shall read, “The City shall identify funding to build recreation facilities and provide a full service recreation program.”
- Goal 8.1x shall read, “Consider seeking voter approval, as early as November 2008 and no later than November 2010, to fund needed park and open space acquisitions and improvements.”
- Goal 8.1xix shall read, “Consider voter approval to fund needed recreation facilities and a recreation program.”
- Goal 8.1xx, xxi, xxii – delete all 3 action measures.
- Goal 8.1xxxiii, amend to read, “Remove and control invasive species and noxious weeds in natural areas.”
- Goal 8.3ii is now 8.3i.
- Add an additional action measure under Goal 8.3 – “ii: Identify potential partners including school districts, special service districts, private providers, etc., for the provision of recreational programs.”
- Goal 8.3, Policy #1 will read, “The City shall establish a recreation program served by high quality community facilities.”
- Goal 8.3, Policy #2 shall be deleted.
- Goal 8.3, add an action measure, “iii: Work with the community to assess appropriate elements for a recreation program.”
- Goal 8.1xxxii, delete “When feasible and appropriate.”
- Goal 8.1xxxiii, delete “where feasible and appropriate.”
- Goal 8.2vii, delete “If adequate resources are available.”
- Goal 8.1xxxii, change the word ‘studies’ to ‘surveys’.
- Goal 8.1xi, delete “when feasible.”
- Goal 8.1xxiv, delete “When feasible and appropriate.”

Per John Frewing’s request, it was suggested to add item D to policy 1 “Orient additional transportation improvements to encourage the use of commuter rail.” Staff recommended

not including the language in this Chapter. There is a transportation section that will be coming to the Commission in the future. It deals specifically with public transportation, trails, and other elements of the transportation system. It would be a more appropriate place to address commuter rail. It was asked if it would be sufficient to take it out of the energy section and just leave it in the transportation section. Staff said that the transportation policy encompasses everything – commuter rail, buses, and other public transit. This would be a more appropriate section to address specific issues about commuter rail. The Downtown section of the Comprehensive Plan also deals with activities around the commuter rail station. Ron Bunch advised that the City will be updating the Transportation System Plan. One component of that is energy reduction through use of transit and other kinds of system management programs. After more discussion, it was decided to leave the language as is.

With regard to open spaces and common areas and their relationships to the trail inventory system, the Commissioners determined that it has been addressed with the language in 8.2.vii. The language will be left as is.

The Commissioners discussed whether to add schools to the network of trails and paths in Policy 8.2.1. They decided to leave the language as is, not adding schools to the list.

It was suggested to delete the words “when able” under 8.1xxiii. After discussion, the Commissioners decided to leave the language as is.

Motion by Commissioner Vermilyea, seconded by Commissioner Caffall, to forward a recommendation of approval to the City Council of application CPA 2007-00001 and document findings and conditions of approval contained in the staff report as amended, based on the testimony we’ve heard and the discussion of the Commission as memorialized in the minutes of the meeting this evening. The motion was approved as follows:

AYES: Anderson, Caffall, Doherty, Fishel, Hasman, Inman, Muldoon, Vermilyea, Walsh

NAYS: None

ABSTENTIONS: None

EXCUSED: None

## **6. COMPREHENSIVE PLAN WORKSHOP - HAZARDS**

Marissa Daniels reported on the draft goals, policies, and action measures of the Hazards section of the Comprehensive Plan (Exhibit C). She provided information on how the draft language was developed.

Daniels advised that the opinions of the PIT agree with those of staff on all but 2 issues. The first is the way in which we define high hazard areas. The Hazards PIT prefers that hazard areas be defined by map for all hazards. Currently, the floodplain is defined by FEMA map and landslide prone areas are defined by text. Staff recommends against defining hazard areas by map, as map error and map scale may interfere with the accuracy of hazardous conditions.

The second issue is the creation of a natural hazards home inspection program. The PIT proposes that the building department offer home inspections to property owners to check for possible vulnerability to natural hazards. The building department does not currently have the expertise to evaluate homes on this level. Frequently, a geotechnical or structural engineer is needed to determine whether a home is at risk. Implementing this program will require the creation of one or more new positions and would have budgetary consequences. Staff is also concerned about the liability involved in determining whether or not a home is at risk of natural hazards.

Commissioner Muldoon asked about a hazard mitigation methodology for buried utilities. He also asked about a mechanism for identifying likely flat roof collapse during severe weather and how it could be shared with the public. Daniels advised that underground utilities issues would be covered in the Public Facilities section of the Comp Plan. Regarding flat roofs, she noted that severe weather isn't just ice and wind; it also includes things like drought and extreme heat. In the Comp Plan, once we start specifying one thing, such as flat roofs, it could open the door to a host of other possible problems. She believes it's better to deal with it in the Mitigation Plan which will identify particular action items. Also, hazard response is not covered in the Natural Hazards section of the Comp Plan; it is covered in the Public Safety section of Public Facilities. Muldoon is interested in an action measure so that during times of severe weather, there would be public information on the possibility of roof collapse. Staff said they could add an action measure in the Public Safety section.

Comments from the Planning Commission (responses are in italics):

- Use sub-headings for each of the hazards to make it more readable.
- Under key findings, it states that as of June 2006, Tigard owns 35% of the 100-year floodplain. What is the breakdown of the remaining portion? *Portions are in the public sector; the school district also owns property in the floodplain. Staff can break out the information for the Commission.*
- Clarification was requested for Policy #9 (zero-foot rise floodway). *It means you can't put any fill in a floodplain. If you put a shovelful of dirt in, you have to take a shovelful of dirt out – zero net rise.*
- For Policy #13, replace native with non-invasive species.
- For action measure vi, does that include business practices? For example, there is an auto wrecking yard along Hwy. 99W close to Sherwood in the 100-year floodplain. During the last flood, cars were floating and obviously polluting the water. Perhaps we could add an action measure to encourage changes to business practices that would be consistent with water quality standards or as set forth by EPA or DEQ. *It could be addressed in several different chapters, but ultimately, the Development Code determines whether or not a hazardous storage facility would be allowed within a 100-year floodplain or on an adjacent property.*
- Regarding 7.2.ii, how often is the Tigard Emergency Operations Plan updated? *Staff will find out. Staff advised that Goal 7.2 goes above and beyond the Statewide Planning Goal. The Statewide Planning Goal addresses only natural hazards and does not mention severe weather.*
- The policy for business practices discussed earlier could also be applicable under 7.2.

- TVFR always has current emergency response guides. This, in some ways, parallels that.
- Does Goal 7.2 adequately address live drills for citizens? *The City offers a CERT program which covers specific training for citizens. Other than that, we work with Washington County for our emergency education/training.*

## 7. OTHER BUSINESS


President Inman reminded the Commissioners that when they take a break, they should not be discussing the hearing item(s) outside of the public realm. Comments need to be on the record.

The Commission returned to Agenda Item #5.1.

## 8. ADJOURNMENT

The meeting adjourned at 10:42 p.m.

  
\_\_\_\_\_  
Jerree Lewis, Planning Commission Secretary

  
\_\_\_\_\_  
ATTEST: President Jodie Inman





## MEMORANDUM

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TO: Mayor Craig Dirksen and Members of City Council

FROM: Darren Wyss, Associate Planner

RE: Council Hearing Continuation - CPA2007-00001

DATE: November 29, 2007

At the December 11, 2007 City Council meeting, Council will consider adoption of an ordinance approving CPA2007-00001. The amendment updates the goals, policies, and recommended action measures for the Environmental Quality (Statewide Planning Goal 6), Energy Conservation (Statewide Planning Goal 13), and Parks, Recreation, Trails, and Open Space (Statewide Planning Goal 8) chapters for the updated Comprehensive Plan (see Exhibit A). Council first reviewed and deliberated on the language at a public hearing held October 23, 2007. This hearing was continued until November 27, 2007, at which time Council completed review and deliberations of the proposed language. Staff has outlined below the changes requested by Council during those two meetings. Language that Council directed to be deleted is found with a ~~striketrough~~ and Council's replacement language is found **bolded and underlined**.

*Changes made during the November 27, 2007 meeting:*

*Environmental Quality – Air Resources Quality  
Recommended Action Measures*

- iv. Identify ~~underserved~~ neighborhoods **underserved by public transit and seek improvement** ~~find the funding to add service in these areas.~~
- ix. ~~Develop an ongoing committee to evaluate a Tigard public transportation system that would connect underserved neighborhoods with TriMet routes.~~

## *Energy Conservation*

### *Key Findings*

- The following land use planning strategies can result in a more energy-efficient community:
  - Establishing mixed-use zones to encourage working, living, and shopping in the same neighborhood
  - Providing opportunities for increased density along public transit lines
  - ~~Develop~~ **Support** a public transit system that is reliable, connected, and efficient
  - Building a bicycle and pedestrian network that is connected, safe, and accessible
  - Connecting streets for efficiency and reducing congestion
  - Re-use of vacant and underutilized land.

### *Goal 13.1 Policies*

6. The City shall support energy conservation by:
  - A. Encouraging designs that incorporate Leadership in Energy and Environmental Design (LEED) **and other accepted** standards, or achieve a minimum certification;
  - B. Informing the public about personal actions that can be taken to improve energy efficiency and reduce energy consumption;
  - C. Directing the private sector to the variety of available incentives programs; and
  - D. Providing flexibility in the land use process to take advantage of solar radiation.

## *Parks, Recreation, Trails, and Open Space*

### *Goal 8.1 Policies*

2. The City shall ~~acquire~~ **preserve** and, where appropriate, **acquire and** improve natural areas located within a half mile of every Tigard resident to provide passive recreational opportunities.
4. The City shall **endeavor to** develop neighborhood parks [or neighborhood park facilities within other parks, such as a linear park] located within a half mile of every resident to provide access to active and passive recreation opportunities for residents of all ages.
7. The City shall ensure public safety is a ~~major~~ consideration in the planning, design, and management of parks, open spaces and trails.

8. The City shall enforce park rules to protect public safety especially against loitering, harassment, and camping, and work to identify long term solutions to these three on-going park use problems.
  
10. In addition to standing committees, such as the Park and Recreation Advisory Board and the Tree Board, the City shall continue to involve its residents and businesses as active participants and partners in all aspects of providing park and recreational services. ~~including park system master planning and City comprehensive planning efforts.~~
  
16. ~~The City shall ensure that any land dedicated to the City in lieu of a parks system development charge meets the needs, goals, and objectives in the Comprehensive Plan per comprehensive plan policy (#23) governing land donations.~~
  
20. The City shall seek to establish work with all elements of the community to provide and manage a fully functional urban forest.
  
21. ~~The City shall seek the assistance of volunteer groups and other community partners to help in maintaining parks, trails, and open space.~~
  
22. The City shall continue to improve access to neighborhood parks and other facilities according to the City's Americans with Disabilities Act Plan in order to serve all citizens regardless of ability.
  
23. Acceptance of any land donated for park purposes shall be based upon its usefulness and adaptability to the Park System Master Plan. ~~The following shall be taken into consideration when making a decision regarding the acceptance of a proposed property donation:~~
  - A. ~~The property's location within the City's proposed greenway system;~~
  - B. ~~Its location bordering an existing park or greenway;~~
  - C. ~~The degree to which the property meets the "site selection criteria" for the facility type corresponding to its intended use as listed in the Park System Master Plan;~~
  - D. ~~The occurrence within the property of unique or significant natural or cultural resources;~~

- ~~E. The condition of the property and the City's liability for any potential problems or maintenance needs associated with its condition;~~
- ~~F. If landlocked, or enclosed within non-city owned land, the right of entry or public passage through the non-city owned land; and~~
- ~~G. The existing owner's awareness and acknowledgement that the control over public access passes to the City and its officers with the donation.~~

24. **City-owned property may be used for private wetland mitigation considered on a case-by-case basis.** ~~City-owned property may be used for private wetlands mitigation. The City will consider proposals for such mitigation on a case by case basis, subject to the following (A-D are contained in Resolution 96-42):~~

- ~~A. It can be demonstrated that there is benefit to the City and the general public;~~
- ~~B. The mitigation must provide a documented physical enhancement of existing wetland;~~
- ~~C. The City should be compensated for the use of the area either through rent, lump sum payment, benefit to the City, or as agreed to by the City Council;~~
- ~~D. The wetland mitigation should demonstrate no additional cost to the City for maintenance or other factors, unless acceptable to the City Council; and~~
- ~~E. Should the City consent to the private use of City-owned property, the applicant shall obtain a City Sensitive land permit and all other necessary permits and approvals for the proposed work. The required joint state/federal wetlands application shall explicitly state that the City is not a party to the permit and enforcement of the permit will be directed solely against the developer.~~

25. ~~Public notice (in the form of on-site signage, a City webpage posting, and mailings to every party requesting such notice) shall be provided in the case of any proposed City sponsored wetland mitigation on City owned property where no sensitive lands permit is required.~~

#### ***Goal 8.1 Recommended Action Measures***

- ~~i. Regularly **Review and** update the Parks System Master Plan every 5 years. to 10 years to ensure it continues to address the changing needs of the City. Update sections of the document more frequently with an amendment or other process to reflect the results of major policy or planning initiatives.~~

~~x. Consider seeking~~ **Seek timely** voter approval ~~as early as November 2008, and no later than November 2010,~~ to fund needed park and open space acquisitions and improvements.

xxv. Seek opportunities to introduce more environmentally-friendly, science-based **maintenance** practices, including measures to increase re-use and recycling programs, on-site filtration, integrated pest management, and other best management practices.

### **Goal 8.2 Policies**

1. The City shall create an interconnected regional and local system of on- and off-road trails and paths that link together neighborhoods, parks, open spaces, major urban activity centers, and regional recreational opportunities **utilizing both public property and easements on private property.**
2. The City shall design and build greenway trails and paths to minimize their impact on the environment, including on **wildlife corridors and on** rare and state or federally listed species.

### **Goal 8.3**

8.3 **Provide Tigard residents with access to a broad** ~~Develop full-service recreational facilities and establish a comprehensive recreation program, providing a wide range of recreational, cultural, and educational activities.~~

### **Goal 8.3 Policies**

1. The City shall **endeavor to** establish a **comprehensive** recreation program ~~served by high quality community facilities.~~
2. The City shall identify funding to ~~build~~ **provide a broad range of** recreational facilities and ~~provide a full service recreational program~~ **opportunities.**

### *Goal 8.3 Recommended Action Measures*

- v. ~~Financially~~ Assist, when ~~able~~ appropriate, youth sports leagues and other non-profit recreation providers.

### *Changes made during the October 23, 2007 meeting:*

#### *Environmental Quality*

##### *Page 1: Introduction*

The City also has an opportunity to ~~educate~~ inform its citizens on how changes in daily life can improve environmental quality.

#### *Air Resources Quality*

##### *Goal 6.1 Policies*

1. The City shall require ~~ensure~~ that all development complies with or exceeds regional, state, and federal standards for air quality.
8. **The City shall encourage citizens to reduce air quality impacts associated with household activities.** ~~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.~~

##### *Goal 6.1 Recommended Action Measures*

- iv. ~~Work with TriMet to~~ Identify underserved neighborhoods and find the funding to add service in these areas.
- viii. Research “dark skies” light trespass regulations from other municipalities and consider ~~developing~~ 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.~~

## *Water Resources Quality*

### *Goal 6.2 Policies*

1. The City shall ~~ensure~~ **require** that all development complies with or exceeds regional, state, and federal standards for water quality.
5. The City shall ~~implement~~ **require** measures to minimize erosion and storm run-off from development sites during and after construction.
6. The City shall continue to collaborate on ~~educating~~ **informing** the public of techniques and practices private individuals, businesses, and industrial operators 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.

### *Goal 6.2 Recommended Action Measures*

- v. **Encourage owners of property located in the 100-year floodplain to 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~~ **for** erosion control ~~measures are working during the construction phase.~~
- vii. ~~Research the feasibility of~~ **Continue** a grant program that would provide funds to organizations to develop educational programs.
- 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~~ **Research the feasibility of a commercial parking lot cleaning program.**
- xii. ~~Educate~~ **Inform** 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.
- xiii. **Research the feasibility of incentives for new development and retrofits to use green concepts during parking lot construction.**

## *Land Resources Quality*

### *Goal 6.3 Recommended Action Measures*

- viii. ~~Support the creation of an Office of Sustainability in Washington County.~~ **Work with other jurisdictions to consider the creation of a countywide Office of Sustainability.**