



MEETING AGENDA

TUALATIN PLANNING COMMISSION

November 21, 2013; 6:30 p.m.
JUANITA POHL CENTER
8513 SW TUALATIN ROAD
TUALATIN, OR 97062

1. **CALL TO ORDER & ROLL CALL**
Members: Mike Riley, Chair, Alan Aplin, Bill Beers, Jeff DeHaan, Cameron Grile, Nic Herriges, and Steve Klingerman

Staff: Aquilla Hurd-Ravich, Planning Manager
2. **APPROVAL OF MINUTES**
 - A. Approval of October 17, 2013 TPC Minutes
3. **COMMUNICATION FROM THE PUBLIC (NOT ON THE AGENDA)**
Limited to 3 minutes
4. **ACTION ITEMS**
5. **COMMUNICATION FROM CITY STAFF**
 - A. Capital Improvement Plan Discussion
 - B. Preliminary Review of Draft Amendments to the Industrial Business Park Overlay (TDC Chapter 69) to Implement the Linking Tualatin Final Plan
6. **FUTURE ACTION ITEMS**
7. **ANNOUNCEMENTS/PLANNING COMMISSION COMMUNICATION**
8. **ADJOURNMENT**



STAFF REPORT

CITY OF TUALATIN

TO: Tualatin Planning Commissioners

FROM: Lynette Sanford, Office Coordinator

DATE: 11/21/2013

SUBJECT: Approval of October 17, 2013 TPC Minutes

ISSUE BEFORE TPC:

Attachments: [TPC Minutes](#)
[TPC Minute Attachments](#)



City of Tualatin

www.ci.tualatin.or.us

UNOFFICIAL

TUALATIN PLANNING COMMISSION -

MINUTES OF October 17, 2013

TPC MEMBERS PRESENT:

Nic Herriges
Jeff DeHaan
Cameron Grile
Steve Klingerman

STAFF PRESENT:

Aquilla Hurd-Ravich
Lynette Sanford
Ben Bryant

TPAC MEMBER ABSENT: Alan Aplin, Mike Riley, Bill Beers

GUESTS: Tom Mills, TriMet; Kathy Newcomb; Diane Yates; Cindy Phillips

1. CALL TO ORDER AND ROLL CALL:

Nic Herriges, Acting Chair, called the meeting to order at 6:34 pm. and reviewed the agenda. Roll call was taken.

2. APPROVAL OF MINUTES:

Mr. Herriges asked for review and approval of the September 19, 2013 TPC minutes. MOTION by DeHaan SECONDED by Grile to approve the September 19, 2013 minutes. MOTION PASSED 4-0

3. COMMUNICATION FROM THE PUBLIC (NOT ON THE AGENDA):

Kathy Newcomb, 17515 SW Cheyenne Way, Tualatin. Ms. Newcomb brought up the concern that she was turned down for membership on the Planning Commission two-three years ago. She stated that it is not the fault of the Planning Commission but the responsibility of the City Council to select a good representation of the community for Planning Commission membership. She's concerned about the fact that there are no women or minority members on the Commission. Ms. Newcomb is writing a letter to the City Council regarding this issue. Mr. Klingerman asked Ms. Newcomb if she thought they were prejudiced against women. Ms. Newcomb stated that she thought they had a different viewpoint than a woman would have, but they are doing a good job. Mr. Dehaan agreed that he would like to see women, minorities, and youth represented on all committees. Mr. Herriges added that the Council Committee on Advisory Appointments is comprised of two women and one man and they have the capability of making decisions of who is chosen for the committees, but added that he would like to see a broader cross section of members. Mr. Grile stated that these are valid concerns and advised her to bring these up to the City Council members.

These minutes are not verbatim. The meeting was recorded, and copies of the recording are retained for a period of one year from the date of the meeting and are available upon request.

4. COMMUNICATION FROM CITY STAFF

A. TriMet's Southwest Service Enhancement Plan

Ben Bryant, Management Analyst, introduced Tom Mills, Senior Planner with TriMet. Mr. Bryant stated that in June, the SW Corridor Plan was discussed. The number one recommendation to give to City Council was to focus on improvements with local service. TriMet will be meeting with community members to discuss making improvements to local service.

Mr. Mills stated that he is in attendance to discuss the Southwest Service Enhancement Plan. The Southwest Service Enhancement Plan is a recommendation from the SW Corridor process for TriMet to look at local service and determine ways to make improvements. Mr. Mills stated that as we talk about high capacity transit, communities want to learn about how they are going to connect, and if they will gain frequency in service. Mr. Mills displayed a map which showed existing service in our area and that most of the existing service is on the eastern side of Pacific Hwy. The Industrial area currently has no service.

Mr. Mills continued that they have just completed the Westside Service Enhancement Plan, which incorporates the Hillsboro, Beaverton, Cornelius, and Forest Grove areas. They are looking at other areas as well, including the East side. They are looking at near term and long term improvements, as well as partnerships with the jurisdictions. The SW Study area includes all the cities from Scholls Ferry Rd to the Willamette River, including Wilsonville.

The ongoing process in fall, 2013 includes conducting public outreach and the research of existing plans. The outreach phase included meeting with the Citizen Involvement Organizations, Chamber of Commerce, and CIO Land Use Officers. There will be a Corridor Forum Meeting in Tigard on November 6th at the Public Works Auditorium. Metro is anticipating having another meeting in Tualatin in the winter focusing on the SW Corridor process and the Service Enhancement Plan.

Mr. Klingerman asked if they were seeking input from the people who were actually taking public transportation. Mr. Mills replied that they track the ridership by using an automatic passenger counter. They also obtain input directly from riders by talking to them on board, phone surveys, and on-line surveys. Mr Mills added that it's important to also poll non-riders to obtain input on how TriMet can get them to use public transit. Mr. Klingerman asked how often they change a route based on public input and felt that it should be looked at every year to see what's working and what isn't. Mr. Mills responded that they look at their lines every quarter, looking at ridership gains and losses and make adjustments accordingly. He added that most of the lines that serve Tualatin meet the minimum threshold for ridership productivity. Mr. Grile asked how the Linking Tualatin plan fit into this process. Mr. Mills responded that it was very helpful as was the Transportation System Plan. Mr. Herriges asked about the I-205 Corridor and

if their outreach methods incorporate this. Mr. Mills responded that Tualatin-Sherwood Road does come up a lot and Metro's long term high capacity transit plan shows a line from Clackamas Town Center along I- 205. Mr. Herriges added that when he uses public transportation in other cities, and he looks at frequency of service as a determining factor. Mr. DeHaan commented that he favors the 96 express bus between Tualatin and Portland and added that many people may be unaware of this service.

Ms. Newcomb stated that she is concerned about the lack of park and rides on the west side and she submitted a map with her comments. The east side has four park and rides and many bus lines. At the end of the west side, it's difficult to get to the 93 or the 94 bus lines. Ms. Newcomb acknowledged that many people come into Tualatin to work and expressed her concern over not purchasing land for park and ride locations. Mr. Mills responded that most of the park and rides they own are related to light rail, due to the help of federal money. They are very expensive to build and maintain. With the SW Corridor Plan, there may be additional opportunities for park and ride locations.

5. **ACTION ITEMS:**

A. **Consideration to Amend the Tualatin Development Code (TDC) Chapter 40 Low Density Residential Planning District (RL) to include Chicken Keeping as a Permitted Use in Single-Family Residential Areas of the City. Amending TDC 40.020(2). PTA 13-02 is a legislative matter.**

Ms. Hurd-Ravich, Planning Manager, presented the Recommended Chicken Ordinance, PTA-13-02, which included a PowerPoint presentation. The action is for the Planning Commission to consider the staff report, draft language and analysis and findings and make a recommendation to the City Council. Typically, the Planning Commission will give their recommendation in person to the City Council and Ms. Hurd-Ravich asked if Mr. Herriges would be willing to present on November 12th. Mr. Herriges said he is available, but will give the TPC Chair, Mr. Riley, the option first.

Ms. Hurd-Ravich stated this is a legislative matter and the Planning Commission is tasked only with making a formal recommendation on the proposed Plan Text Amendment to change the Tualatin Development Code to allow the keeping of chickens in the Low Density Residential Planning District (RL). The proposed amendment will change the Permitted Uses only in the RL Planning District. The City Council will consider the ordinance in the Municipal Code. The proposed development code language will add the words "and chickens".

Ms. Hurd-Ravich stated that the proposed ordinance will include the following components:

- Location - Single-family residential area
- Type of birds – chickens only
- Secure enclosure – outdoors; rear yard; not to exceed 200 square feet and height of 8 feet; no coop fencing facing neighboring properties; free range under supervision

- Number – up to four over four months of age
- Roosters - not permitted
- Feed containers – metal or other vermin proof containers
- Permit and Fees – permit and fee through Community Development
- Complaints – written complaints; investigation by Community Services Officer
- Harvesting/butchering – not permitted
- Setbacks – 25 feet from all property lines
- Notice – Sent directly to adjacent neighbors

Ms. Hurd-Ravich reiterated that the Planning Commission's action is to make a formal recommendation to Council about the proposed Amendment to change the Development Code. Council will take action on proposed Chicken Ordinance for the Municipal Code. The public hearing will take place on November 12th.

Mr. Klingerman asked if you can have both a shed and a chicken coop. Mr. Herriges responded that you can have both, but you cannot turn a shed into a chicken coop. Mr. Grile asked if the Municipal Code only applied to the RL zoning and brought up the question of why we don't do the Municipal and Development code at the same time. The Development code language has no mention of setbacks and it can be a little misleading. Mr. Herriges added that a cross reference would be beneficial. Mr. Grile agreed. Ms. Hurd-Ravich stated that she would have to confer with the City Attorney about why that statement was crossed out. Mr. Klingerman stated that the majority of homes in Tualatin will not meet the minimum setback. Ms. Hurd-Ravich said that they looked at a small area of Tualatin about half met the requirement.

Diane Yates, 19217 SW Chesapeake. Ms. Yates had concerns about allowing chickens in Tualatin and is concerned that citizens will not follow the rules outlined. She grew up in Iowa and was raised around chickens, but she believes they do not belong in a residential neighborhood. Ms. Yates stated that chickens have to be looked after on a daily basis, or the nuisance complaints will come in. She believes that the 25 foot setback is in too close proximity and if the chickens aren't looked after properly, they will attract parasites, mice, feral cats, and raccoons. Ms. Yates passed out articles that support her view. She also stated that it's important that when the City receives an application for a permit, they visit the site and verify that it conforms to the requirements. Mr. Herriges stated that there is a nuisance law in place that will help with enforcement. Ms. Yates submitted materials with her comments.

Cindy Phillips, 11220 SW Apalache, seconded Ms. Yates' view. Ms. Phillips urged the Commission members to not pass this ordinance. Ms. Phillips stated that there are already chickens in Tualatin, so this ordinance is already being violated. Ms. Phillips brought up the issue of making this a Conditional Use. If it was a Conditional Use, you have more control over the requirements and if you are in violation, you lose your permit. Ms. Phillips is also concerned about the coyote problem here and that the chickens will attract them. Mr. Herriges stated there is an opportunity on November 12 to give feedback to the City Council.

Mr. Grile suggested a motion to add the language "and chickens" with the addition to a reference to the ordinance going before the Council referencing the Municipal Code, bringing back what was stricken by the City Attorney.

MOTION by Grile, SECONDED by DeHaan to Amend the TDC Chapter 40 Low Density Residential Planning District (RL) to include Chicken Keeping as a Permitted use with a reference to the Municipal Code ordinance for chickens. MOTION PASSED 3-1 (with Klingerman against).

Mr. Klingerman stated that he is opposed to chickens in Tualatin. He feels that it will be an enforcement problem and it is a bad idea unless it's on a farm. He would rather see this go to a public vote, because it impacts everyone. He also believes that chickens should be kept in one large place where the owners would be charged to house them. Mr. Klingerman agrees with the audience members and doesn't believe it will be enforced properly with one enforcement officer on staff. Mr. Herriges believes that the regulations are too restrictive and did not see the need for a permit fee up front. He also stated that the 25 foot setback and height requirement is too restrictive. Mr. Grile commented that he doesn't believe that the setback is too restrictive with a lot size of 6500 square feet. Mr. Klingerman was curious about how many citizens were interested in raising chickens. Ms. Hurd-Ravich responded that in one of the Council Work Sessions, approximately twelve people were in favor of chickens, two were against. Discussion followed regarding Portland's permit process and regulations.

MOTION by Herriges to recommend the City Council carefully examine the 25 foot setback and making it less restrictive if that can balance the needs of neighbors versus the ability of people to actually have a chicken coop and to make restrictions consistent with other out buildings. SECONDED by DeHaan. MOTION 2-2 with Klingerman against and Grile abstained.

6. FUTURE ACTION ITEMS

Mr. Hurd-Ravich commented that in November, there is no action items scheduled. There will be two communication items; an update on the Capital Improvement Plan and a preview of a Plan Text Amendment to implement Linking Tualatin.

7. ANNOUNCEMENTS/PLANNING COMMISSION COMMUNICATION

None

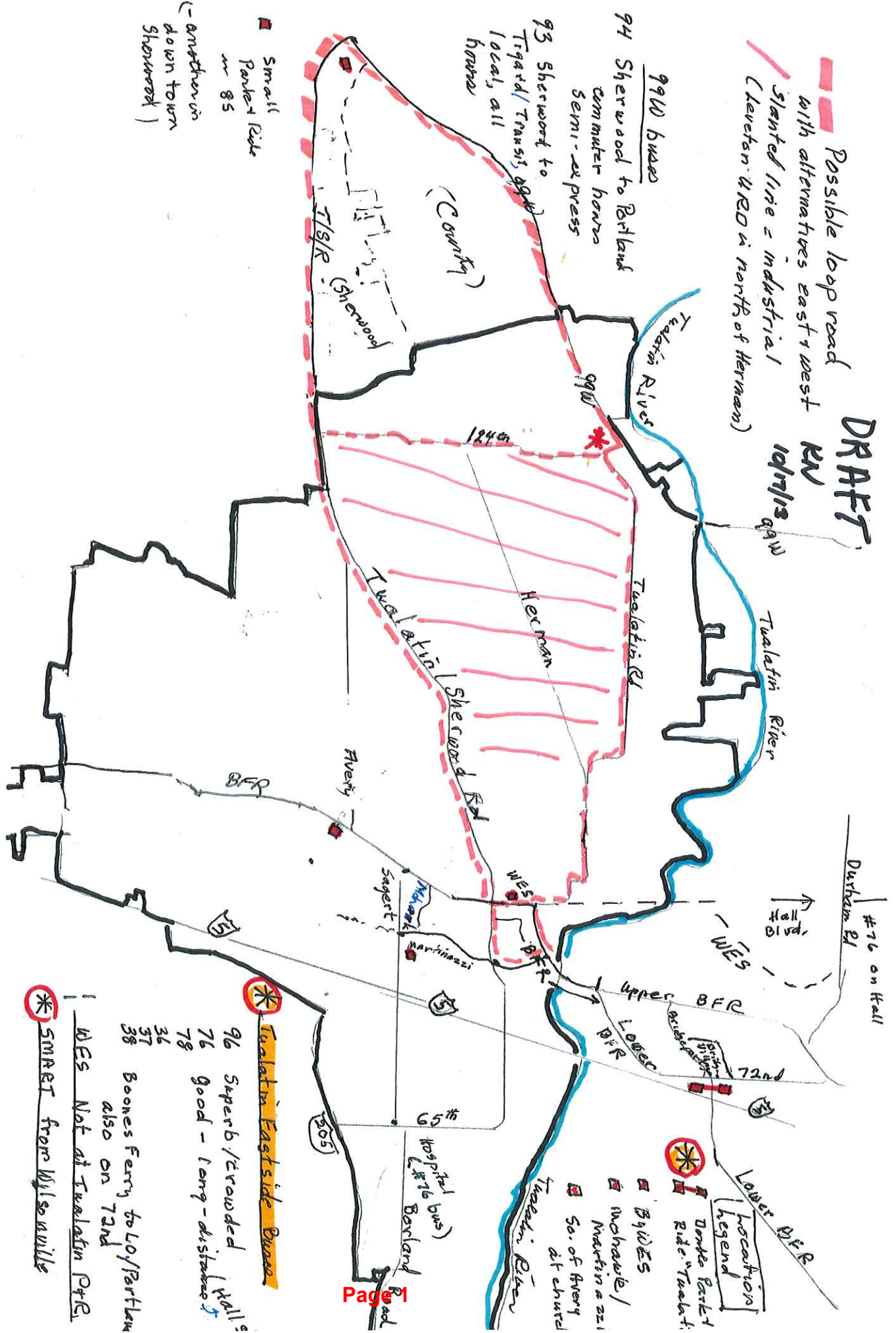
8. ADJOURNMENT

MOTION by Klingerman SECONDED by Herriges to adjourn the meeting at 8:28 pm. MOTION PASSED 4-0.

_____ Lynette Sanford, Office Coordinator

DRAFT

Possible loop road with alternatives east west started line = industrial (Leveon WRO is north of Herman)



Small Parked Ride ~ 85
 - another in down town Sherwood

94 Sherwood to Portland
 commuter hours
 Semi-express

93 Sherwood to Tualatin/Transit, 94 local, all hours

10/17/13
 9/11/13

#76 on Hall
 Durham Bl

Hall Blvd

WES

Upper BFR

Lower BFR

Locations legend
 Dante Park + Rate = Truck

Bridges
 Inhabitable / Marinas or zzi
 So. of ferry at church

Tualatin Eastside Buses

- 96 Superb / crowded
- 76 good - long distance
- 78
- 36
- 37
- 38 Boones Ferry to LO/Portland also on 72nd

WES Not at Tualatin P+R
 SMART from Wylseville

Submitted at TPR on 10/17/13
 by Kathy Newcomb

Updated: 1:08 p.m. Wednesday, Sept. 7, 2011 | Posted: 9:59 p.m. Tuesday, Sept. 6, 2011

City agrees that neighbors' chicken house too close to woman's home

By [Ricardo Gandara](#)

AMERICAN-STATESMAN STAFF

For a year, Shirley West says, she's tried to get her next-door neighbors to keep their chickens cooped and away from her home in Central Austin. Citing health problems she says came from mites from the chickens, West has complained to police, code enforcement, the health department and a City Council member all of whom eventually helped in one way or another.

"What I couldn't get anyone to understand, however, is that the chicken coop is in violation of a city ordinance that it can't be closer than 50 feet from my house," said West, who lives on West 391/2 Street.

Until now. After Statesman Watch called on her behalf, city health officials determined that the coop belonging to Patrick and Perri Beathard violates a city ordinance. "The coop is 43 feet away, so we've issued a notice of violation," said Robert Wright with the Austin/Travis County Health and Human Services Department.

The Beathards have until Friday to comply.

"We are going to move the coop because we're law-abiding citizens, and we don't want trouble with our neighbor," Perri Beathard said. The Beathards, however, said they are determined to keep their five chickens because they're good to have and provide eggs to the family of seven.

Here is the sequence of events in West's recent complaints to officials and Statesman Watch:

- She called 311 on June 30 to complain about the chickens and the Beathards' trailer parked on the street in front of her house.
- On July 12, a health inspector visited the Beathards' property and issued a notice of violation for loose chickens. On a subsequent visit, the inspector found that the Beathards had housed the chickens.
- Not satisfied, West complained about the chicken coop's proximity to her house via a form on the city's website. An aide to Council Member Laura Morrison forwarded the complaint to the city's Code Compliance Department. Carl Smart, director of code compliance, wrote West on Aug. 2 to tell her that the coop was found to meet city codes relating to the required 50-foot distance from her house.
- The city's health department again got involved after Statesman Watch called to inquire about West's complaint .
- A health inspector revisited the Beathards on Friday and determined that the coop was indeed in violation.

There is more to this story than chickens. **"It's evolved into a neighbor feud because of the chickens," Patrick Beathard acknowledged.**

West said she's also called the city's nonemergency number to report the Beathards for parking a large trailer in front of her house.

But the chickens bother West the most. She said mites are embedded in her carpet and natural fibers around her home. She said she may have to replace the carpet to get rid of them. She has also relocated her teenage daughter's blue-crowned conure, a type of small parrot, to a relative's house.

"The poor bird was being tortured by getting bit," she said.

West showed proof of her doctor's visit that diagnosed mite infestation. The doctor prescribed a steroid cream for the red bites on her arms.

West is OK with the city's latest action but is frustrated it took as much time and energy as it did to convince everyone she was right about the 50-foot rule. She said the best-case scenario would be for the Beathards to get rid of the chickens and the coop altogether.

"I want my health back, she said.

rgandara@statesman.com; 445-3632

Let Statesman Watch work for you

Have you called, written or e-mailed complaints and received no help from local officials? Tell us what isn't working in your area that government should fix.

Email **statesmanwatch@statesman.com** or call 445-3751 with details, and tell us how we can contact you. Follow us on Twitter at **www.twitter.com/statesmanwatch**.

Some City Folk Are Mad as Wet Hens When Chickens Come Home to Roost

In Salem, Ore., the Claws Have Come Out Over Backyard Coops; 'Get a Farm'

By NICK TIMIRAOS

SALEM, Ore. -- For three hours at a City Council meeting, residents clucked over the latest debate ruffling feathers here: Should homeowners be allowed to keep chickens in their backyards?

The chicken fight began last summer, when a neighbor snitched on Barbara Palermo to city authorities for keeping four pet hens in a backyard coop. Chickens and other livestock aren't allowed in Salem backyards where land isn't zoned for agricultural use. A city compliance officer knocked on Ms. Palermo's door to tell her she had to get rid of her pet birds.

City dwellers across the country are running afoul of ordinances that prohibit raising chickens in backyards.

But she has decided not to give up without a fight. Ms. Palermo put her chickens in "foster care" with a friend outside town as she rallies residents and presses city councilors to pass an ordinance legalizing backyard coops. She's asking the city to allow homeowners to have three hens -- no roosters, which are much noisier -- that would have to be kept in enclosed coops at all times.

Ms. Palermo is part of a debate that's playing out in several cities across the country. The 51-year-old veterinarian's assistant says she's stunned by the opposition. It's hypocritical that Salem residents can keep potbellied pigs weighing under 100 pounds, she says. "They generate a lot of poo and don't give you eggs...so it's ridiculous when you ask for a hen and people panic."

Enthusiasts say chickens make great pets, especially for young children, and that their eggs taste much better than the store-bought kind. Ms. Palermo also uses chicken waste as fertilizer for her vegetable garden and composter and feeds grass clippings, carrot tops, and other green waste to her birds. "In 24 hours, it will be an egg and fertilizer," she says.

Advocates, who also tout the economic benefits of having free eggs, say the recession is driving an interest in backyard gardens that increasingly include chicken coops.

But critics of the backyard coops say chickens attract raccoons, coyotes, and other pests and that they create unsanitary conditions. And the foes say the cited economic benefits are nonsense. Just building a coop can cost hundreds of dollars and raising hens is time-consuming.

"It's silliness," says Terri Frohnmayer, a commercial real-estate broker who is co-chairwoman of one of Salem's 19 neighborhood associations and lives outside town next to a farm that has chickens. "Eggs aren't even that expensive anyway. What's next? Goats? Llamas?" Her advice to hen-loving neighbors: "Get a farm."

There are no official statistics on how many city folk keep chickens, and it isn't clear whether urban coops are on the rise. Randall Burkey Co., a Boerne, Texas, hatchery, credits a doubling of small orders for chickens and supplies in urban and suburban areas for boosting profit at a time when traditional sales to commercial farmers have been flat or down. "We're experiencing some pretty nice growth, which, considering the economy, has been quite a blessing," says Clark Burkey, vice president for marketing.

Barbara Palermo has been pressing a fight to make backyard chicken coops legal in Salem, Ore.

One online network, BackyardChickens.com, has 35,000 members, up from about 10,000 a year ago. Members there solicit tips on how to keep illegal coops hidden from nosy neighbors and on how to persuade local politicians to allow backyard chickens.

During the two world wars, many cities encouraged residents to grow their own food and to keep chickens. But restrictions have cropped up in the past 50 years as urbanization reached deeper into the countryside. **Salem allowed residents to keep livestock, including chickens, until the 1970s, when it decided "to be a city and not a rural community," says Chuck Bennett, a City Council member who opposes allowing backyard chickens.**

Madison, Wis., in 2004 was one of the first cities to reverse a chicken ban, and other cities have followed suit, including Portland, Maine, and Vancouver, British Columbia.

In other cities, chickens have become a nuisance as they roam city streets. In 2003, Miami formed a "Chicken Busters" squad with a firefighter and code enforcement bureaucrat armed with big nets and small cages to patrol neighborhoods once a month. The team captured more than 6,600 chickens, and raised more than \$11,000 selling them to local farms.

In Salem, city compliance officers inspect homes only when there are complaints, and owners usually are told to get rid of the birds or face fines. The city got around 30 complaints last year and has received about one a week since the debate heated up this year.

Nancy Baker-Krofft unsuccessfully lobbied the city in 2006 to change the law and brought her birds out of hiding earlier this year when it appeared that Salem might allow them. When city officials come to inspect, she says, she'll hide the birds in her son's room or check them into a neighbor's contraband coop, which she calls the "chicken hotel."

Last month, a chicken got loose when an officer inspected Ms. Baker-Krofft's home, resulting in her third citation. "I cannot afford another \$250 ticket," says the 54-year-old substitute teacher. She has already racked up \$350 in fines for repeated chicken-related citations, which she is challenging in city court.

Her behavior has alienated her from some neighbors, and her neighborhood association opposes keeping chickens. "It's like she has some underground railroad for chickens," says Alan Scott, the head of the association.

Mr. Scott and others worry that neighbors who don't take care of their coops will lower property values. The biggest concern, however, is that chickens will just lead to more conflicts between chicken owners and neighbors who own more traditional pets, like dogs. "You can just see the conflict associated with the addition of another animal into this kind of [close] environment," says Mr. Bennett, the council member.

Ms. Frohnmayer, who lives outside Salem, often finds her own springer spaniel sizing up chickens on her neighbor's farm. It's only natural, she says, for her dog to want to eat her neighbor's birds. "Are they going to put my dog down when it eats one of their chickens?" she says.

That issue has already come up. Salem resident Jason Caldwell replaced his neighbor's chicken after his Labrador retriever mauled a bird that had wandered onto his property. "I was just being a good neighbor," he says.

But when the dog ate the replacement, Mr. Caldwell bought yet another chicken for his neighbors and offered the following warning: "If there are any more chickens that are in my yard, I'm going to let the dog do whatever he wants."

He says he offered to build a better coop for his neighbor and spent \$100 to replace the birds, which were a specialty breed. "That's a terrible way of having to have a conversation with your neighbor, but at some point I've got to put my foot down," he says.

Salem's City Council remains divided over the issue. Salem Mayor Janet Taylor is guardedly supportive of the measure and ready to vote after months of debate. "I know chickens are important, but we need to move on," she says.

Write to Nick Timiraos at nick.timiraos@wsj.com

City Girl Chickens: The Urban Guide to Raising a Backyard Flock

Build a Coop

Would you like to build a coop for your backyard flock? Here's some things to consider along the way

If you've already read the basics of what needs to be included in a [chicken coop](#), you've got a great start on understanding what you need to include as you consider a proper home for your chickens.

Additional things to consider before you build a coop (or buy or convert something into one):

Location (according to local city regulations):

Most cities should have their rules about keeping chickens posted on their website. Look there first. Written in the ordinances and codes of the city will most often be regulations about how far away (from human housing) your chicken coop must be placed. **For example, where I live, the coop has to be at least 70 feet from the front property line and 100 feet away from neighbor's houses.**

Location (what's best for the chickens):

If you live in a place where it's extremely hot in the summer, placing your coop where there's at least partial shade (under a big tree, for instance) will help protect them from overheating. If you live where there's nasty winter wind, think about where you can build your coop that will provide protection from that wind.

Elevation (of the chicken coop):

Some people swear by having their hen house off the ground, others like it touching earth. There are potential benefits and drawbacks to each method. Think about them before you build your coop.

Manure Cleanup:

Easy coop clean up is essential for the health of your birds. It's even more important if you have chickens in the city! **A way to quickly get your neighbors unhappy is to have the smell of a dirty chicken coop wafting over to their backyard during their BBQ dinner!** Think about ease of manure removal and cleanliness as you design and build your coop.

Once you've given thought to all of these issues, you're ready to dive in. There are many companies that offer chicken coop kits and pre-built coops. You can also find [free plans to build a chicken coop](#) here. Or, see [how I built my chicken coop](#) from a used play structure and a bunch of recycled wood.

RESIDENTS CRY FOWL Complaints prompt CT board to ban raising of chickens

By Eric Scicchitano (Staff Writer eric_s@newsitem.com)
Published: March 9, 2012

COAL TOWNSHIP - **The right to raise chickens in the township has been spoiled by a few rotten eggs.**

Coal Township commissioners Thursday amended an ordinance to prohibit possession of farm and wild animals within township limits.

The move was made as a result of persistent complaints on a handful of chicken owners for foul stench, loud noises and dirty coops, Commissioner Gene Welsh said.

Anyone possessing newly prohibited animals outside a agricultural zone - of which there are few on the outskirts of Coal Township - have 90 days to find new homes for pigs, goats, fowl and more.

Monkeys, opossums, skunks and other animals deemed "wild" are also prohibited.

The ordinance is not subject to a grandfather clause, which only applies to zoning ordinances.

Of all the animals cited in the ordinance, it was chickens that sparked the commissioners' decision.

There are approximately 12 township residents living in residential zones who raise chickens, commissioners said, about half of whom have been subject to nuisance complaints of not cleaning up after their fowl.

Those complaints made by neighbors had persisted despite the township code officer's attempts to remedy the grievances, Commissioner George Zalar said.

In turn, commissioners updated the existing ordinance for a total ban on ownership of the bird as a pet or as a commodity.

That the ban is absolute and allows for no exceptions didn't sit well with a pair of township chicken owners who spoke out at the meeting - both of whom were said to have no complaints made against them.

Barbara Tanner, of 1210 Nelson St., said she owns two birds, both of them hens.

"I'm wondering what the problem is with having chickens. I don't see the point or reasoning with restricting chickens," she said.

Her birds are quiet and don't run at large, she said. On top of that, she just bought a new chicken coop.

Tanner said commissioners should have reconsidered a total ban on the fowl; instead creating a warning system and punishing irresponsible owners.

Vince Rovito, township solicitor, insisted a total ban was the best decision for the township. When previous citations had been taken to local magisterial court, Commissioner Craig Fetterman said the judge had thrown the cases out, saying the township "didn't have a leg to stand on."

Carol Dimmick, of 979 Bear Valley Road, said the chickens she keeps are not pets. Rather, she raises them as a source for eggs and meat.

Dimmick referenced language of the amended ordinance banning deer, then pointed to comments made earlier by Commissioner Gerard Waugh III when he commended street department employees for working to complete a new deer pen at the Tharptown playground.

The comparison was wrong, Waugh said. The township houses a deer for about a month for a Christmas holiday display. It isn't raising the deer year-round and isn't subject to the ordinance, he said.

Raising chickens in urban areas is not at all uncommon.

Backyard chickens are championed by their proponents as producing far healthier eggs than those purchased in grocery stores. They also say chickens make for chemical-free pest and weed control, and the by-product of the fowl's feces is that it makes an effective fertilizer.

There's a large online community of backyard chicken owners, offering on various websites tips for raising the fowl and advice on animal law.



Council says 'no' to chickens in neighborhoods

Source: [The Hastings Star-Gazette](#)

Date: August 5, 2009

Byline: Keith Grauman

The Hastings City Council Monday night unanimously defeated an ordinance that would have allowed people in residential neighborhoods to keep chickens in their backyards.

Hesitant, cautious, uncertain ... chicken.

The Hastings City Council Monday night unanimously defeated an ordinance that would have allowed people in residential neighborhoods to keep chickens in their backyards.

The council did, however, decide chickens should be allowed at the LeDuc Historic Estate and on land zoned as public institutions, and directed city staff to come up with a revised ordinance change that would allow for that.

The public institution zone in Hastings includes Hastings High School, the Pleasant Hill Library, Christa McAuliffe Elementary School, the Minnesota Veterans Home Hastings and Regina Medical Center. Most other schools in Hastings are in residential zones.

The LeDuc submitted the original request to the city to keep chickens as a living exhibit meant to interpret the agricultural side of the LeDuc family's life. As that request was making its way through the city, a Hastings resident asked about keeping chickens at her home.

On a 5-2 vote last month, the Hastings Planning Commission approved an ordinance that would have allowed chickens in both residential areas and public institutions. The two commission members who voted against it were in favor of allowing chickens on public institution land, but against allowing them in residential areas. The way the ordinance change was written, however, it was all or nothing, which is why city staff will have to rework the proposed change and bring it back to the council for approval.

The council cited several reasons for its opposition to chickens being allowed in residential areas, including the additional time that'd be spent by the city's code enforcement officer and Planning Department policing chicken coops and chickens, the possibility of nuisances and complaints arising, budgetary concerns, aesthetics and the possibility of negatively effecting property values.

Council Member Tony Alongi said whenever you add another job for a governmental body to do, it means more money needs to be spent. With the city's budget already strained, he and other council members questioned if this is the right time for the city to take on more costs and responsibilities.

"I honestly believe this is not the time to make government more complicated," he said.

Council Member Mike Slavik said the LeDuc came to the city with a solid proposal of why they wanted to keep chickens, and plans for what they want to do with them.

"That was a good place to start," he said. "Then it got bigger."

Slavik commended the democratic process and said in this case it worked like it's supposed to, with residents providing input and altering the proposed ordinance change. Still, he sided with the rest of the council in his opposition to the ordinance.

Mayor Paul Hicks said residents in Hastings have certain expectations of what they will and won't see in their neighborhoods. He said when he's sitting on his deck, he doesn't want to see chicken coops in his neighbors' backyards. Alongi questioned what would happen to the chicken coops when houses change hands.

At Monday's public hearing, three people spoke in favor of the ordinance, and three people spoke against it. Those in favor said they wanted chickens for the added economic and health benefits that come from getting fresh eggs, and thought keeping chickens would teach their kids about responsibility and their agricultural roots.

Those in favor said anyone who is going to invest in building a chicken coop and buying chickens would take care of them and not allow them to become a nuisance.

Alongi commended the people in attendance at the meeting who came to support the ordinance change, but said not everyone would be as responsible as they would.

"You wouldn't need a police department if everybody was responsible," he said.

The council directed city staff to draft a new ordinance change that keeps chickens out of residential neighborhoods, but allows them in public institution zones. Since it's a new ordinance, it has to go back before the Hastings Planning Commission before going to the council. The earliest it could be back before the council is Sept. 21.

As urban agriculture blossoms, backyard chicken battles brew

July 7, 2013 |

By [Ann Zaniewski](#)

Detroit Free Press Staff Writer

To Randy Zeilinger, the 11 chickens that roamed in a fenced-off section of his backyard in Garden City were a source of nutrition and income.

But city officials and some of his neighbors saw them as an unsightly and smelly nuisance.

Zeilinger, 53, is on probation after a jury decided in April that he violated a city ordinance against keeping chickens. His punishment also included a suspended jail sentence.

As Zeilinger fights to keep his fowl, the case illustrates an increasingly common debate over some types of farming in urban areas. With rising food prices and an increased interest in organic food sources, more people are wanting to raise chickens — and sometimes facing pushback from their communities.

At the state level, agriculture officials are wrestling with whether to set clearer guidelines to address small-scale chicken farming.

“It can be controversial,” said Brad Deacon, administrative law coordinator for the Michigan Department of Agriculture and Rural Development. “There are plenty of people who live in towns and don’t want livestock around. And there are plenty of people who want to own livestock.”

Residents in cities from Madison Heights to Ann Arbor have successfully lobbied in recent years to keep poultry in residential areas not zoned for farming.

In Ferndale, Laura Mikulski, 32, pushed for months for the city to change its rules about chickens. City officials agreed in 2012 to allow people to build backyard coops that are at least 10 feet away from houses on adjacent properties, down from the previous rule of 150 feet from a home. Residents can keep up to three hens.

“It’s definitely a trend over the past five years,” said Mikulski, who runs the website www.ferndalechickens.com. “People are trying to get more in touch with their local food sources all around, whether it’s gardening in their backyards or having chickens in their backyards.”

Does Right to Farm Act apply?

Regardless of what local ordinances say, Mikulski, Zeilinger and others believe their right to raise chickens is protected by the Michigan Right to Farm Act. Enacted in 1981 and most recently amended in 1999, the act was originally designed to protect farmers in rural areas from nuisance litigation.

There are different interpretations of how the Right to Farm Act applies to small-scale farms in urban areas.

Broadly speaking, the act says local zoning ordinances can't restrict commercial farms that operate in accordance with what are known as Generally Accepted Agricultural and Management Practices or GAAMPs. It also provides nuisance protection to farms that follow those guidelines.

No minimum threshold was set for how much a farmer must sell to be considered a commercial farm under the act, said Aaron Phelps, a Grand Rapids attorney who specializes in agriculture law.

At the same time, the GAAMPs related to site selection for livestock facilities apply only to places with a minimum of 5,000 chickens. Facilities that do not comply with the site selection GAAMPs are not entitled to defense from nuisance complaints under the act, Deacon said.

“The question becomes, ‘Who is subject to the GAAMPs?’ ” said attorney David G. Cox, general counsel for the Farm-to-Consumer Legal Defense Fund. “My argument is if there’s no GAAMP that applies to you, you just need to be a farm that sells farm products to be commercial and you are afforded nuisance protection.”

Cox is defending the owners of Sweet Peas Farm in Williamstown Township from an ordinance violation lawsuit brought by the township. The farm sells various products and has four rabbits, three pigs, 22 chickens, three goats, 14 quail and nine ducks on 1.37 acres.

Last year, the Michigan Commission of Agriculture and Rural Development considered changing the site selection GAAMP so it would apply “in areas where local zoning allows for agricultural uses.” The proposal also would have reduced the number of animals covered by the guideline.

But after Zeilinger and others spoke out against the changes, the proposal was tabled.

In an effort to encourage commercial farming in places like Detroit, the GAAMPs were recently amended so cities with more than 100,000 people can develop their own ordinances for agriculture.

Neighbors' complaints

In Garden City, some who live near Zeilinger's house on Helen Avenue say he doesn't maintain his property. It has chicken feed and feces, piles of wood and other debris attracting mice and rats, and a foul stench that wafts into their yards, they say.

“Last summer, when we had those days in the 90s, you could not walk out my side door without smelling it,” said next-door neighbor Craig Swarthout, 53, who testified at Zeilinger’s trial.

Swarthout said he has never complained to the city about Zeilinger’s chickens. But at least one person has.

An ordinance officer visited Zeilinger’s home in March 2012 and issued him a ticket for an ordinance violation. That ticket led to the jury trial in April.

Mayor Randy Walker said residents have come to City Council meetings to speak out against backyard chicken farming.

“We’re a city, we’re not a farming community,” he said. “When you have chickens on city lots that are 50, 60 feet wide by 120, 150 feet deep, the neighbors don’t want to smell the chicken feces and the mice and the rats that come with chickens.”

Zeilinger said he always cleaned up after his chickens.

As a condition of his probation, Zeilinger was ordered to follow all city ordinances — so he had to get rid of his birds. He divided them up among three farms as he awaits his case to be heard on appeal.

Zeilinger said the money he made from selling eggs was an important source of income.

“A couple of chickens in the backyard is certainly not harming anybody,” he said. “The benefit is fresh, healthy eggs that have been enjoyed by a lot of people.”



American Poultry Association



Helping Poultry Breeders Raise Birds in an Urban Area By Bart Pals

Raising poultry within the city limits can be a fun and rewarding experience for everyone involved, but much planning is required. Many people are very successful in raising poultry in a residential area. All types of poultry are being bred successfully and without problems in urban settings.

This article is designed to be an aid in helping people protect their right to raise poultry within city limits. Please remember that it is not the birds that you keep but how you keep them that is important. Check local ordinances to know what is allowed.

The first thing that must be considered are the rights of your neighbors. Your birds must fit in with the neighborhood and the city. Cleanliness is the most important requirement for raising poultry in town. **Your birds must be kept clean.** Keeping the area neat and tidy will help with the general feeling towards your birds. It doesn't matter what you raise or what type of facilities you have, keep everything clean. Keeping pens fresh, keeping things picked up, and keeping the area swept will all aid in the general feeling of your neighbors towards your birds.

Insect control goes hand in hand with cleanliness. Backyard poultry breeders must control insects. Parasites must be kept off the birds and flies must be controlled around the poultry house. **Keeping pens clean will aid in insect control but spraying or other measures may also be needed.** Secure a place to dispose of waste and have a backup place secured in case the first one fails. Feed should be stored in containers that will help prevent rodents.

The type of building you use must fit in with the neighborhood. Take into consideration the type of siding, roofing, fencing, size, and the height of the building. This structure should blend in with the existing buildings. When designing the building, you must make sure that your birds are not going to wake the neighborhood at 5:00 A.M. Individual doors for each pen, that can be opened and shut at reasonable times, should be built into the structure to help minimize noise problems. The type and size of pens that you will be able to use may determine what type or types of poultry you will be able to raise. **Your birds will have to be confined.**

Very few people will appreciate birds running around the neighborhood. Security measures may also have to be taken. Stray dogs, varmints, and vandals should be guarded against. Security lights, gates, fences, and strong wire will all help to protect your birds. Included in your building should be an area designed for show boxes, extra feeders and waterers, etc.

Plant shrubs or build a fence that will help deaden the sounds that the birds will make. Shrubs and fences also help the building blend in with the neighborhood. Planting flowers around the building also helps make the structure—and your birds—look more attractive to the neighbors.

Starting small and setting goals are essential. Start out with a pair or trio of birds and know how many birds you can easily handle. A trio of birds can produce a lot of chicks and these chicks will grow into adults. Know exactly how many birds your facility can handle and always remember not to overcrowd your birds. **One must realize that not every chick hatched will be a “winner,” so if you plan on hatching many chicks be prepared to cull and have an outlet for the culls.** When raising birds in town, you cannot keep the culls. Realizing this fact before hatching will help keep things under control.

You must consider what species of poultry to raise. It is pretty difficult to raise Toulouse geese in a residential area. Standard birds can be raised but in a limited area. Remember that you cannot keep as many as you might like because of limited space.

Remember that noise is a factor and that large fowl have a lower-pitched crow that travels farther than the sharp, high-pitched crow of a bantam.

Ducks can be raised in town, but they are messy and rather noisy. Ducks can be raised in town but remember that there will be extra work involved in keeping the area clean.

Extra precautions may have to be implemented to help control the extra sound from water fowl as well.

What particular breed of poultry you raise should be considered. Docile breeds should be considered. **Many breeds are known for their wild or tenacious behavior. These should be steered away from. Breeds that are not “flighty” and are not aggressive are the breeds that should be considered.** Some breeds mature much faster and can be culled much sooner than others. Japanese bantams can be culled for long legs from the incubator. Slower maturing breeds mean that the young birds must be kept that much longer before you can cull, which means that fewer chicks can be hatched. Faster maturing breeds mean that you can cull sooner and hatch a few more chicks. It is very easy to get wrapped up in setting eggs and hatching chicks and in a few months you're out of room and don't know what to do with all of the young birds. You must always remember that you are dealing with limited space and manage your birds accordingly.

What variety of poultry you raise is yet another aspect that should be considered. Solid colored birds will give you a higher percentage of adults birds to pick from. Laced birds will provide more culls due to color problems. Some varieties will produce multiple colors of offspring. The blue variety will produce blue, black, and splash offspring.

Choosing the particular species, breed, and variety are very important aspects to consider before you begin raising poultry within the city limits. It doesn't matter what kind of poultry you raise. Be sure you understand everything that may be involved in raising that breed or variety of birds.

Investigate the breed that you are going to raise. Read and talk with other breeders about the breed and the variety that you have chosen. Many of these breeders have seen and dealt with some of the problems involved with a particular breed or variety. Learn from their experiences and

perhaps you will have an easier time.

Educate your neighbors about the birds you are raising. Frequently people think of poultry as either broilers or layers. They have no idea that there is such a wide variety of poultry. Educating your neighbors can have a very positive effect on your venture.

You can help educate your community by becoming involved with your local 4-H group. You can be involved in several areas of 4-H—by being a leader, a poultry project leader, or through the Extension Office as an Extension Council member. Being involved with your poultry club can help educate your city. Many clubs sponsor shows, set up displays at malls, print educational material, and do whatever they can to help promote exhibition poultry. Getting involved can help the local club, community—and you. Many people give talks in elementary schools and take live birds with them. All of these things help educate the community about poultry.

Things To Consider Before You Begin

Know the laws and ordinances pertaining to birds. Know the restrictions the city may have. Many cities have restrictions requiring poultry to be a certain distance from the property line, house, street, and alley. They also may restrict the number of birds you can have.

Know the laws and ordinances pertaining to other pets. Compare their restrictions with those for poultry.

Consider your birds as pets, not livestock, and treat them the same way a pet would be treated.

Follow the enclosed guidelines and remember that keeping poultry in a city is a privilege.

If You Have A Problem

If things go wrong, isolate the problem as soon as possible and correct it if possible. Make sure the problem is yours. One individual was accused of having a bad odor coming from his chickens. In fact, the odor problem was caused by a neighbor who had spread cow manure on his garden. It was mistakenly thought that the chickens were the cause of the odor.

Always remain calm, cool, and collected. When you become upset is when you are the most likely to make mistakes. Never accuse a city official of being wrong. Rather, suggest they “consider” your idea. One city official’s idea of being “grandfathered in” was that the city leg band all the birds. As the birds die, then the individual would turn in the leg band and would not be able to replace that bird. When all of the birds were dead then the grandfathered-in individual would no longer be able to raise poultry. The official was asked to listen, compare, and consider the following. If the individual were a business and the chickens were the inventory, the business would have to close when the inventory was depleted. Usually a business is grandfathered in until that person dies, moves, or the business is sold—not until the inventory is gone. The officials saw their error and accepted the individual’s idea.

Invite the city’s health inspector to come to your place and see first hand your operation. Without the support of the city’s health inspector, you will have a very difficult time trying to pursue the matter any further. Show the health inspector your pens and explain to him/her how often the pens are cleaned and how you dispose of waste. Explain your insect and rodent control methods. Show the health inspector how clean your operation really is.

Make your birds a benefit to the neighborhood. Offer extra eggs to the neighbors. Most people find the fresh eggs to be a treat. If the neighborhood children want to see your birds, take the time

to go with them and let them see and touch the birds. Let them feel that they are part of your poultry program. If the neighborhood children don't like your birds, their parents probably won't either.

If a petition is filed against you please remember that most people will sign anything. You can get a copy of the petition from city hall and carefully go through it. Check names and addresses to make sure that they are actual and not invented. Check to make sure the addresses are within your area. One petition had the forged signature on it of the sister of one of the city officials.

Come up with your own petition. It is simply a matter of writing your point of view on a piece of paper and having people sign below it. Take your petition to all of your neighbors within a two-block radius of your place. If a neighbor will not sign it, then perhaps you have located the person making the complaint. If so, ask him/her what the problem is and correct it as soon as possible.

Try to secure as much local support as possible. If there is a council meeting scheduled, then make sure to attend it, along with as many other people as you can muster up. Sometimes there is strength in numbers.

Just because you have raised poultry in a particular area for many years does not guarantee that you will always be able to enjoy that privilege. Simply because you are "grandfathered in" does not mean that the privilege cannot be taken away.

Invite city officials and council members to your house. Show them your facilities and explain to them how your birds are cared for.

Explain to the city officials what you are trying to accomplish. If you raise birds to be exhibited, then show them your awards. Explain the achievements that you have made through your hobby.

If the city officials and/or council members cannot or will not come to your place, then send them a packet of information. Include pictures of your building, your birds, and an explanation of what you are trying to accomplish. Include a brief summary of how the birds are judged. Explain that you are trying to follow a standard of perfection. Include in this packet written support statements from city leaders and other people who are aware of your accomplishments, your petition, and any other information that you may feel important for them to know about.

Hints

Consider your birds as pets, not livestock. When a bird lives for ten or more years and is cared for the way many people care for their birds, then they are more than simply farm livestock; they are pets.

Most larger cities allow poultry.

Most cities have no ordinances against crowing roosters. Most noise ordinances refer to barking dogs and loud vehicles.

Petitions do not generally hold much weight with city officials but they do usually thoroughly go over them to see if the people who have signed them are legitimate. City officials also realize that some people will sign anything. If a petition is signed by a limited number of people, all of whom live in the neighborhood, then the city officials will take them more seriously.

Make sure the complaint has come from within the neighborhood. Most cities will not consider a complaint except from a neighbor. A neighbor is usually within a two-block radius of your home.

Raising poultry is a hobby not a business. If you call it a business, you may be opening up a whole new can of worms.

Most elections are decided by a very small percent of the people so the more support you can show at a council meeting or public meeting the more influence you will have with the city officials.

If city officials receive more than four letters regarding a particular problem, they will take it seriously.

If your city allows dogs, cats, and other small pets, then they should allow bantams as pets. Some city governments have been challenged on this discrimination and have lost. Restrictions may apply, but they should be allowed.

Some cities have tried to include poultry with wolves, alligators, and other animals that may be dangerous to other people. If you are raising exhibition birds, you are not raising dangerous animals.

Remember: All states and cities have different laws and ordinances. Simply because one state does something one way does not mean that another state will do it that way.



Backyard chickens dumped at shelters when hipsters can't cope, critics say

JoNel Aleccia NBC News

July 7, 2013 at 12:19 PM ET

Susie Coston, national shelter director at the Farm Sanctuary based in Watkins Glen, N.Y., is holding Becky, a pet hen, as former backyard birds wander nearby. About 250 abandoned backyard birds are waiting for homes at the shelter's three sites on both coasts.

Despite visions of quaint coops, happy birds and cheap eggs, the growing trend of raising backyard chickens in urban settings is backfiring, critics say, as disillusioned city dwellers dump unwanted fowl on animal shelters and sanctuaries.

Hundreds of chickens, sometimes dozens at a time, are being abandoned each year at the nation's shelters from California to New York as some hipster farmers discover that hens lay eggs for two years, but can live for a good decade longer, and that actually raising the birds can be noisy, messy, labor-intensive and expensive.

"Many areas with legalized hen-keeping are experiencing more and more of these birds coming in when they're no longer wanted," said Paul Shapiro, spokesman for the Humane Society of the United States. "You get some chicks and they're very cute, but it's not as though you can throw them out in the yard and not care for them."

That accusation is disputed by advocates of home-grown chickens, who say that a few negative incidents shouldn't give a bad name to a practice that encourages both self-sufficiency and the consumption of sustainable food grown in a humane manner.

"We've experienced smell, noise, pests, etc., way more from improperly cared for dogs and cats than we have from backyard chickens," said Rob Ludlow, owner of the fast-growing website, BackYardChickens.com, which started with 50 members in 2007 and now boasts 200,000 members. He is the author of three books, including "Raising Chickens for Dummies."

"Hundreds of thousands of people are realizing the wonderful benefits of raising a small flock of backyard chickens, the pets that make you breakfast," he said, noting that cities nationwide have agreed, passing ordinances making it legal to keep small flocks of urban chickens.

However, at the [Farm Sanctuary](http://FarmSanctuary.org) headquartered in Watkins Glen, N.Y. -- which operates three shelters on two coasts -- some 225 former backyard chickens are waiting now for new homes, said National Shelter Director Susie Coston. **They're among at least 400 to 500 abandoned chickens that show up every year, including many suffering from maltreatment or illness.**

"They're put on Craigslist all the time when they don't lay any more," said Coston, 48. "They're dumped all the time."

It's the same scenario at the [Chicken Run Rescue](http://ChickenRunRescue.org) in Minneapolis, Minn., where owner Mary Britton Clouse has tracked a steady climb in surrendered birds from fewer than 50 in 2001 to nearly 500 in 2012.

She traces that rise to the so-called “locavore” movement, which spiked in popularity in 2008 as advocates urged people to eat more food grown and processed close to home.

“It’s the stupid foodies,” said Britton Clouse, 60, who admits she speaks frankly. “We’re just sick to death of it.”

People entranced by a “misplaced rural nostalgia” are buying chickens from the same hatcheries that supply the nation’s largest poultry producers and rearing them without proper space, food or veterinary care, she said.

The most commonly available hens have been bred to be good egg layers. At the same time, backyard farmers often use enhanced feed, light or other tools to prompt hens to lay constantly. After keeping up that pace for 18 months to two years, however, hens often develop reproductive problems including oviduct diseases that can kill them, veterinarians say. However, healthy hens can live for years longer, up to a decade after they stop laying.

Many people would be surprised to know that chickens are smart, with funny, quirky personalities, Coston said.

Because chickens are notoriously hard to sex, some backyard farmers wind up with roosters, which are often culled and killed because they can be noisy, aggressive and illegal, and, of course, they don’t lay eggs at all.

In addition to the noise, many urban farmers are surprised that chickens attract pests like rats, and predators including foxes, raccoons, hawks, and even neighborhood dogs.

When they get sick or hurt, they need care that can run into the hundreds of dollars, boosting the price of that home-grown egg far beyond even the most expensive grocery store brand.

Enthusiasts who start out with good intentions frequently wind up posting messages like this one delivered to Britton-Clouse last month:

“One of our hens grew up into a rooster and our neighbors are starting to complain. Do you know someone who might take him?”

“People don’t know what they’re doing,” Britton Clouse said. “And you’ve got this whole culture of people who don’t know what the hell they’re doing teaching every other idiot out there.”

But Ludlow, the backyard chicken enthusiast, said that “it’s very rare” that people make such mistakes or underestimate how difficult it is to raise chickens.

“While we definitely want to see more education around the lifespan and laying lifespan of chickens, we find that most people become so attached to their hens as pets, that even though they planned to eat or cull their hens at the end of their laying life, they decide to keep their girls around even without laying eggs,” he said.

Coston, the Farm Sanctuary shelter director, said she wished that were true. Most people don’t realize that chickens are funny, with quirky habits and affectionate personalities as distinct as any other pet’s.

“Oh, my god, they’re amazing,” said Coston, who frequently cuddles her chickens. “We have some of the sweetest ones here. They just sit beside you and they let you pet them. And they’re big and dumpy.”

She hopes the enthusiasm for raising backyard chickens will fade and that consumers will take a second look at their appetite for eggs and poultry.

“To go back in time sounds wonderful,” she said. “But there is not enough land on this earth to sustain the amount of meat, dairy and milk that people want.”

You Absolutely Should Not Get Backyard Chickens

May 14, 2013 by [Erica](#) · [401 Comments](#)

I was talking to a friend the other day. She's a gentle soul, a kind-hearted person who says, "I could never kill an animal" with wide, pained eyes that let you know she's not talking in hyperbole.

She wants chickens. She wants them *bad*. She wants the experience of fluffy little chicks and she wants hens to weed for her and she wants her daughter to have that mini-backyard-petting-zoo experience.

She has, up until now, not given into her chicken-keeping desires. For this I am so proud of her.

You see, there's a reality to chicken keeping that doesn't show up when you are scanning Pinterest for gorgeous coops. (I maintain a [Pinterest](#) board of [chicken keeping and coop inspiration](#), by the way, if you are into that kind of thing.)

A continuous supply of plentiful eggs requires a continuous supply of hens at laying age. For us non-commercial chicken-keepers, a good rule of thumb is that hens will lay pretty consistently (with periods off for molting, reduced day length and broodiness) from about 6 months old until about 3 years old. Although you will hear a lot of anecdotes about individual hens that keep pumping out eggs until they are 5 or 6 years old, the general consensus is that three years old is usually the beginning of the end for *consistent* egg laying.

Call it Henopause.

A well-kept backyard hen, protected from hawks, raccoons and Fido, can easily live to be 8 or 10 years old, and ages of *twice* that are not unheard of.

Bear with me here as I do some Urban Homesteader math. One layer hen eats about 1.5 pounds of layer feed per week. (Pastured birds will eat less purchased feed – yet another good reason to [buy this book](#) and study it before you design your coop and run.)

If a chicken starts laying at 6 months old (this is a bit later than average but it makes my numbers easy) and has essentially stopped laying by 4 years old, and lives naturally to be 8, a backyard chicken keeper is looking at 3.5 years of egg production time, and 4.5 years of *Pets Without Benefits* time. That'd be 351 pounds of feed going to a hen that isn't making eggs!

Current, local prices for the layer rations I feed my hens is \$28 per 40 pound bag, or \$.70 a pound. Admittedly, this is a bit spendy, but I get the [locally produced, happy-hippie, GMO-free feed](#) from the lovely folks at [Scratch & Peck](#). At those prices, it costs \$245.70 to maintain a hen into theoretical old age and natural demise while you aren't getting any eggs.

Which means those half-dozen cute peeping balls of fluff you take home from the feed store in spring could cost you \$1474 during the time when they are *not* giving you eggs. And of course I'm not including the cost of bedding, a fractional share of the coop, potential vet bills, etc.

Meanwhile, if you live in a city or suburb, you have an even bigger problem: your now non-laying hens are taking up your legal urban chicken quota which could be filled with younger, laying hens, and you are stuck.

You can't just keep adding to your flock indefinitely when you live on 1/12th of an acre in Seattle. So now you are a Backyard Chicken Keeper without any Backyard Eggs.

If your hens are pure pets, this is all totally fine. These are very reasonable amounts of money to spend on a pet, and if you are not resentful in the least at having to buy both chicken feed *and* grocery store or farmer's market eggs, then *Chickens As Pets* is a wonderful path to take.

There is another option, of course. This is the option you won't tend to run into on Pinterest. It's not the solution of a soft heart so much as a calculating head.

You can make the decision to cull your birds when they are past prime lay. This is what all commercial egg operations do, and what "real" (as opposed to "urban") farmers do, and what everyone who makes a living and not just a hobby from animal husbandry does.

Culled laying hens aren't good for roasting or frying but they make unbeatable stock and stewing birds.

So basically those are your two choices: you continue to pay and care for chickens that barely give you eggs or you cowboy up and you deal with the slaughter of no longer profitable hens.

Back to my friend who really, really wants chickens.

Could she kill her chickens?

Oh no. Absolutely not.

We both agree, she doesn't have that in her. Fine, I've no problem with that, and I'm glad she knows herself.

Does she want to pay for chickens even if she gets no eggs?

Well, not really.

Fine, I wouldn't either – I totally understand.

I told her quite bluntly (as is my way) that she should not get chickens.

Can I give them to a chicken sanctuary when they get too old to lay? Some place that has a no kill policy?

No. *No.* You cannot do that.

She can't, and no one reading this can. You know why? Personal responsibility. Your chickens, your adoption, your decision, your responsibility to see it through to the end. You do not get to embrace the idea of a more intimate relationship with your food chain and then make that food chain – the food chain you *specifically* set up – someone else's problem when shit gets real.

There is a local urban farming message board that is filled – *filled* – with people trying to give away their three year old chicken to a "good home." Are you kidding me? You own the chicken. Your home is a good home. And once it's not, your soup pot is a good soup pot. I once joked to a good friend that I could stock my freezer for the entire year off no-longer-laying hens being given away free "to a good home."

This pisses me off, as you can probably tell. There is absolutely nothing ethically superior – and quite a bit that is ethically dubious, if you ask me – about enjoying the benefits of a young laying hen and then turning over the care or slaughter of that hen to someone else once it stops laying.

That is not how animal husbandry works and it's not how pet ownership works, and those are your two choices. I don't care which path you take with your chickens, but pick one. Playing Little Suzy Farm Girl until it's time to get the axe and *then* deciding you aren't up for chicken ownership just doesn't fly with me.

Normally I am a Rah-Rah Cheerleader for this quirky way of life, and I think any fair assessment would deem me particularly encouraging to beginners. But a chicken is not a seed packet, it's an animal and a responsibility. If you can't cull your own birds *or* can't provide for them all the way into their Chicken Social Security, then please, do not get chickens.

When the Problems Come Home to Roost

By [KIM SEVERSON](#)

Published: October 22, 2009

THE Bay Area is unmatched in its embrace of the urban backyard chicken trend. But raising chickens, which promises delicious, untainted eggs and instant membership in the [local food](#) movement, isn't all it's cracked up to be.

Chickens, it turns out, have issues.

They get diseases with odd names, like pasty butt and the fowl plague. Rats and raccoons appear out of nowhere. Hens suddenly stop laying eggs or never produce them at all. Crowing roosters disturb neighbors.

The problems get worse. Unwanted urban chickens are showing up at local animal shelters. Even in the best of circumstances, chickens die at alarming rates.

“At first I named them but now I’ve stopped because it’s just too hard,” said Sharon Jones, who started with eight chickens in a coop fashioned from plywood and chicken wire in the front yard of her north Berkeley home. She’s down to three.

Ms. Jones, who is close friends with the restaurateur [Alice Waters](#), wanted exceptional eggs, plain and simple. But her little flock has been plagued with mysterious diseases.

She has not taken them to the vet because of the high cost, but she goes to workshops and searches out cures on the Internet. She has even put garlic down their throats in hopes that the antibacterial qualities of the cloves might help.

“I’m discouraged but I’m determined to figure this out,” Ms. Jones said. “I still get more than I give.”

Most Bay Area communities allow at least a few hens, and sometimes even permit roosters. Some elementary schools and restaurants keep flocks. The Web site [backyardchickens.com](#), which calls itself the largest community of chicken enthusiasts in the world, started here. Seminars on the proper and humane way to kill chickens are becoming popular.

But with increased chicken popularity comes a downside: abandonment. In one week earlier this month, eight were available for adoption at the Oakland shelter and five were awaiting homes at the San Francisco shelter. In Berkeley, someone dropped four chickens in the animal control night box with a note from their apologetic owner, said Kate O’Connor, the manager.

For some animal rights workers, the backyard chicken trend is as bad as the pot-bellied pig craze in the 1980s or puppy fever set off by the movie “101 Dalmatians.” In both cases, the pets proved more difficult to care for than many owners suspected.

“It’s a fad,” said Susie Coston, national shelter director for Farm Sanctuary, which rescues animals and sends them to live on farms in New York and California. “People are going to want it for a while and then not be so interested.”

She said that farm animal rescue groups field about 150 calls a month for birds, most of them involving chickens — especially roosters.

“We’re all inundated right now with roosters,” she said. “They dump them because they think they are getting hens and they’re not.”

Some chicken owners buy from large hatcheries, which determine the sex of the birds and kill large numbers of baby roosters, because most people want laying hens. But sexing a chicken is an inexact science. Sometimes backyard farmers end up with a rooster, which are illegal in most cities.

In Berkeley, which does allow roosters, Steve Frye is in the middle of a cockfight with Ace Dodsworth, who lives about four houses away and tends a flock of hens and roosters that his community household uses for eggs and meat.

“I’m not an antichickens guy whatsoever,” Mr. Frye said. “It’s a noise issue.”

During the worst of it, Mr. Frye said, the roosters woke him up 13 times in one month. He recently filed a complaint with the city.

Mr. Dodsworth believes a crowing rooster is a happy rooster, but he says he does his best to keep his roosters cooped to minimize noise. He has offered Mr. Frye eggs and dinner and said other neighbors don’t seem to mind the chickens. Down the street at Kate Klaire’s house, there are no roosters. But the elementary school teacher has other problems. She has been through three different flocks in four years.

She ticks through a list of all the ways her chickens have died. There was the breakout of Marek’s disease. Her dog got to one chicken before some rules of the roost were laid down. She suspects a fox or a coyote carried off several when she was away.

More upsetting were the two she found with their necks broken.

“I believe they were murdered,” she said, pointing to a chain link fence that appeared to have been bent by a human foot.

Like many of her fellow Bay Area backyard chicken owners, Ms. Klaire remains determined. The eggs are local, the composting contributions to the garden are significant and the chickens themselves are fascinating.

And for her, there has been one more benefit.

“Having chickens is a really great way of dealing with loss and death,” she said.

Kitty Bennett contributed research.

A previous version of this article mis-stated the surname of one chicken owner. She is Sharon Jones, not Lane.

[More Articles in Dining & Wine »](#) A version of this article appeared in print on October 23, 2009, on page A29B of the New York edition.

Reynoldsburg backyard chicken issue flies the coop

By [DAVID S. OWEN](#)

ThisWeek Community Newspapers Wednesday June 8, 2011 9:25 PM

Discussions during Reynoldsburg City Council's safety committee meeting Monday apparently ended the issue of whether residents will be allowed to raise chickens in their backyards.

Concerns were raised about whether allowing chickens in the city could draw unwanted predators into neighborhoods, such as raccoons, vicious dogs or coyotes, and whether the fowl would become a health hazard.

Committee chair Mel Clemens pointed out that allowing residents to raise chickens in their backyards might also jeopardize homes and property values.

"When I was on the village council some 50 years ago, people here had pigs and chickens and cows. There were only 600 people here then. Then we become a city," he said.

Clemens said when he was growing up on a farm as a young boy, the family had animals, including chickens, but he said that was in the country, not in the city.

"We're a city and I'm proud of our city. People do have homes and we have to protect our homes and our property with what we do," he said.

"There are chickens in Reynoldsburg, but they're on menus, and there are a lot of those in the restaurants, so you can't say they're not here.

"I grew up with them. They stink, they've got bugs it is a problem for your neighbor, I don't care how you put it, and I don't see any reason to jeopardize the health and the homes of residents who live here," Clemens said.

Councilman Fred Deskins agreed and said he is against allowing city residents to raise chickens in their backyards.

"I don't like this whole idea," Deskins said. "If you want to raise chickens - and I was raised on a farm - buy a house out in the country."

The issue of raising backyard chickens was first brought up during a May 9 city council meeting by resident Richard Boone, who said he and his family wanted to raise chickens in their backyard but had found city code is unclear on the subject.

He said the city's ordinance on "keeping wild or exotic animals" does not specifically mention chickens and asked if city officials would consider the issue and amend the ordinance to include chickens or domestic poultry.

Councilwoman Leslie Kelly said she supports the idea of allowing residents to raise chickens. She reiterated that her research has found it is a hobby for some people and could provide some health and economic benefits.

"I would love the opportunity to move forward with this and have this be a part of our community for those who want to participate," Kelly said.

Boone, who attended Monday's safety committee meeting, said his research has shown that the city of Bexley allows backyard chickens if the owners obtain a permit. He asked if something similar could be considered in Reynoldsburg.

Resident Jane Klein told the safety committee she is against having an ordinance allowing chickens to be raised in Reynoldsburg backyards. She said she was raised on a 40-acre farm in upstate New York along Lake Ontario.

"My family raised sheep, pigs, chickens, rabbits and two beef cows. These animals were raised for food for our large family," Klein said. "We worked very hard to keep all of our animals clean, fed and happy and we lived in the country, so we could do that.

"Each spring, we had to clean the chicken coop because each hen had been cooped inside most of the winter, and chicken poop stinks bad," she said.

Klein said chickens are very susceptible to lice and to other bugs also. In addition, she said, chickens can be loud, especially when a mother hen announces she has just laid an egg.

"Reynoldsburg is a city, folks, and farm animals are farm animals and not city animals," Klein said. "We live in close quarters here and for my neighbor to have chickens along with a chicken coop with their smell, their noise, their bugs, and to say nothing of the resale value of my home going down the drain, I'm concerned," she said.

City auditor Richard Harris said he contacted the Licking County commissioners because some Reynoldsburg residents live in that county's Etna Township. Harris said zoning there allows some farm animals.

He said a Licking County resident who wants to keep any farm animals must have at least two acres of land. Insects, the smell, and the chicken chatter make up a big part of the complaints county officials receive from residents, Harris said.

"They also said when you put chickens out, there are natural predators for chickens - dogs, raccoons, possums and coyotes - all of which are in western Licking County," Harris said.

"When you look at these things, there are some inherent problems with bringing poultry into the city, especially when you have natural predators to these animals already in the neighborhood, and you'd like to keep from around your house," he said.

Council president William Hills said he hopes there could be more internal discussion on the issue.

"This is a bigger issue than just having two chickens in the backyard," Hills said. "There are people who want it, people who are opposed to it and if it were to come back, there would be more details available."

Seattle's Experience with Backyard Chickens

April 26, 2011



Backyard livestock supporters often tout the success of other cities who have allowed backyard chickens or goats. Seattle is often held up as just such a

success. But is it?

If you just talked to city officials, that might be the impression you get. So I talked to Tiffany Young, a member of the [Duck Rescue Network](#) and backyard fowl rescuer. She alerted me to several things about Seattle that you won't get from the backyard chicken people.

1. Owners are often ignorant of how to protect their chickens. Seattle Tilth sponsors a "city chickens" coop tour. Tiffany took the tour and reports that "seven out of the ten chicken coops I saw during a Seattle Tilth coop tour were not fully predator-proof." She added, "Two of those ten homes mentioned losing ducks or chickens to predators and having a hard time keeping them safe."

The biggest problems, evidently, are doors that don't fit tightly to their frames, chicken wire used instead of hardware cloth-wire, and no

tops on chicken runs. "Chicken wire is bad because raccoons work in groups and scare birds up against one side of the coop," says Tiffany. "Then they grab them through the wire and chew off the heads through the wire."

Seattle has a long way to go in educating backyard chicken owners about chicken coops.

2. Chickens will suffer from disease due to the ignorance of owners. If you look at the Yahoo group "Seattle Farm Co-op," you will find many owners dealing with the numerous health problems that chickens will get.

One chicken had an upper respiratory infection; the owner debated which vet to consult while treating them with an internet remedy. After finally visiting the vet, the chicken was given antibiotics and the vet said that the chicken had nematodes, and the whole flock was infected. Another owner reported a chicken, one year old, which had previously had no problems, suddenly become listless. Thinking she was egg-bound (the hen is unable to pass a formed egg), the owner soaked her bottom end for 20 minutes in warm water, tried to locate the egg, and inserted mineral oil via her vent. Unfortunately, it didn't work and the chicken died a while later. A third owner dealing with another apparently egg-bound chicken tried various home remedies; another more knowledgeable person on the list advises the owner to consider consulting a vet, or slaughtering the chicken (killing chickens in Seattle is legal).

One thing that chicken owners are often oblivious to is that "natural" chickens do not just spontaneously lay eggs every day. They are descended from tropical jungle fowl who lay a clutch of eggs perhaps *every six months*. They have been hybridized so that they ovulate constantly. Naturally health problems can easily result from forcing the chicken to churn out eggs constantly, which causes suffering for

the chickens. "Egg binding" and a prolapsed uterus are two of the more common problems. "Uterine prolapse" means that the uterus pushes out through the vent area, which can lead to painful infection and a slow, agonizing death. As this forum demonstrates, many chicken owners are unaware of these kinds of issues when they get chickens.

So here is my question: if the current Denver "food producing animals" ordinance passes, is there any kind of cruelty to chickens in our backyards that will be illegal? If an owner willfully refuses to treat a diseased chicken, is that a problem? If an owner leaves the chickens out in the cold to freeze, is that a problem? Inquiring minds want to know.

3. Unwanted animals will proliferate. It is common sense that a lot of chickens are going to wind up unwanted due to age or disease. "[Vegan biker](#)" from Seattle has this to say:

Seattle Animal Shelter already takes in 20-30 unwanted roosters and some hens per year, and local area veterinarians are dealing with an increase in surrendered, sick urban hens from people who don't want to pay vet bills for "food animals." Approximately 80% of coop owners are already above the current limit [which at that time was 3 chickens per household].

When I called the Seattle Animal Shelter, the person answering the phone said that they "wouldn't have any idea" how many chickens came into the shelter each year. Mary Britton Clouse told me recently that many shelters don't have good records even of dogs and cats that come in, much less statistics on "exotic" animals.

But this doesn't mean that the Seattle Animal Shelter will be the preferred method for dealing with unwanted chickens. Tiffany adds:

I have personally rescued two chickens this week and an additional 4 ducks for a total of 6 domestic fowl this year, so far. Easter is when it gets really insane, so it's just getting started. So far this year for me, one chicken was found caked with feces, another was found wandering loose in North Seattle. One duck had an infected, untreated dog bite which left him crippled. Two ducks were dumped at a park and one ended up with septic arthritis – both had serious respiratory infections. Actually THREE ducks were dumped but one died/disappeared before anyone called for help for them.

And this reflects only the chickens and ducks that we can account for. How many others have been lost without the benefit of being rescued? The Animal Shelter is likely not seeing the main brunt of the problem.

So this is Seattle's glowing success with backyard chickens. There appear to be a growing number of problems with unwanted animals, animals that may (out of ignorance) be neither euthanized nor treated, animals that are abandoned, animals that *are as a rule* not protected from predators, and owners that have no idea of the suffering they are causing. The city (doubtless with plenty of other issues) has no way of tracking the problems. They would not even know about predators or inadequate shelter or veterinary care.

This is not just a problem for vegetarians. I drive a car and I need my car to be maintained and repaired. But that doesn't mean I want to live next door to an auto repair shop. The same thing goes for food producing animals. If predators, cruelty, and disease are part of the process of getting eggs and dairy, then that's one thing; but to have predators, cruelty, and disease next door is another matter entirely.

Deseret News

The downside of raising backyard chickens

By Flint Stephens

Published: Friday, June 8 2012 2:00 p.m. MDT

With the growing popularity of raising urban chickens, no one really talks about the challenges and problems. They can be messy, noisy, they create extra work, they tear up gardens and more.

With growing interest in [keeping backyard chickens](#), there are plenty of advocates to extol the benefits of having a home flock. **No one really mentions the negatives of keeping chickens, yet there are many challenges.**

An Internet search for information on the cons of raising backyard chickens doesn't yield much useful information. A few articles refer to one or two negatives after listing numerous positives. Many results appear to come from people with limited or no actual experience.

When communities are debating the legalization of urban chickens at public meetings, worried residents often voice concerns over things like noise and smell. But many challenges are learned only after one undertakes chicken ownership.

Here are some of them:

Noise

Noisy roosters top the list of problems, and in many areas ordinances prohibit keeping adult male birds. While roosters crow early, loudly and often, hens also make a racket. **Chickens squabble all day long, and plenty of cackling usually accompanies the activity. Admittedly, hens are not as noisy as roosters, but understanding neighbors are a plus for anyone who hopes to harvest home-raised eggs.**

Expense

Store-bought eggs are a bargain when compared to the cost of keeping a backyard flock. Setting up a coop with all the equipment can easily cost a few hundred dollars. Then an aspiring chicken rancher must feed and maintain the chicks for five or six months. Only then will he be able to start collecting eggs.

According to www.poultrykeeper.com, in the first 18 months of its life, an exceptional hen could lay up to 250 eggs. At a price of \$2 a dozen, that is \$42 worth. Multiplied by five chickens, that amounts to about \$210. **That means it could take three or four years to break even on the initial investment, and that doesn't count labor or continuing costs for feed.**

Garden damage

Chickens are living cultivators and rototillers. That can be a good thing when they are eating bugs and weeds. Unfortunately, chickens can't distinguish between weeds and newly emerging garden vegetables. And if you are lucky enough to raise vegetables or fruit to maturity, chickens believe you have done so for them to consume. If

you want to raise chickens and have a nice garden, you'll need to devise a method of protecting the young plants or of keeping the chickens contained.

Smell and mess

Anyone who has been near a commercial chicken operation has undoubtedly experienced some unpleasant scents. Fortunately, keeping a few chickens at home is not comparable. One benefit of Utah's dry climate is that there is little smell or mess with properly maintained backyard chickens. Six chickens produce about the same *waste as a medium-sized dog*.

(Readers comment: the above is not true if the owner is not extremely fastidious in maintaining bird and coop conditions; or if the owner does not live in a climate or weather conditions that minimize the odors.)

Culling

This is a reality every chicken owner must confront. Even when maintaining hens for eggs, there will eventually be old and unproductive hens. Sometimes chickens become injured or sick, and it makes little sense to spend lots of money taking them to a veterinarian. And when one buys baby chicks from a farm store, some turn out to be roosters — even when the signs on the cages promise they are pullets (young females).

Killing chickens is not fun. One can give them away, but that just forces someone else to deal with the problem.

Another reality is that chickens allowed to roam or range are not very good to eat. Unlike the grocery store birds, free-range chickens have little or no fat. They are also tough — as in chewy. **If one hopes to raise birds for the table, they need to be confined and eaten at a young age; otherwise, plan on chicken soup instead of fried chicken.**

Predators

Even in urban areas, chickens attract predators. In Utah, the list includes raccoons, foxes, skunks, mink, weasels, hawks, magpies, dogs and cats. Some are primarily interested in eggs or young chickens. The prospect of eggs or a chicken dinner draws them all. If successful, they will return repeatedly. A sturdy enclosure and regular maintenance are necessary.

Constant care

Chickens need daily attention. They must have food and fresh water. They need to be let out in the mornings and put away at night. Eggs must be collected daily. Coops must be cleaned regularly (at least a couple times each month). Nesting and bedding materials must be provided and changed. Ignoring any of these tasks for even a day or two is irresponsible.

There are many benefits to raising chickens and harvesting one's own eggs. Good places to find information include www.poultrykeeper.com, www.backyardpoultry.com or a local farm supply store. But just be aware that avid urban chicken fans tend to understate many of the accompanying challenges.

Flint Stephens has raised backyard chickens for more than 10 years.

[Planning board says no to backyard chickens](#)

Published Date Thursday, 05 September 2013 22:52

Written by Barbara Tetreault

BERLIN – The planning board is recommending the city council not allow backyard chickens in the urban area of the city.

The board cited concerns over the city's ability to enforce and regulate backyard chickens at a time when the city budget and code enforcement department are both stretched thin. Some members also felt allowing chickens was not fair to abutters who purchased their properties based on an ordinance that did not allow chickens. The fact the typical lot in the city is 50 by 100 foot factored into the board's decision.

"It's not so much the idea I'm opposed to – it's the nuts and bolts," said board member Tom McCue.

The board made its decision Wednesday night after taking public input for about 45 minutes. While a majority of those who testified at the public input session were supporters of raising chickens, board members were not persuaded it was a good idea. Only board member Mark Evans expressed support for allowing chickens to be raised throughout the city.

Board members pointed out that chickens are currently allowed by special exception in rural residential zones of the city. But chickens are not allowed in single family and two family residential zones and the board is recommending that restriction remain.

The board's decision came after several months of discussion on the issue. Backyard chicken advocate Lynn Lipari made a detailed presentation to the board at its July meeting. Lipari proposed the city allow residents to raise a limited number of chickens. Roosters would be banned and a minimum setback of 15 feet would be required between the chicken coop and property line. Eggs could not be sold and there would be no on-site slaughtering of chickens allowed.

Many of those speaking in favor of backyard chickens Wednesday said they would support a permit system and inspections with an annual fee to help offset the city's cost.

Several talked about the value of locally produced food and said the eggs are superior to those purchased in a store.

Martha Roberts of Western Avenue said chickens eat all kinds of bugs and said her family has raised chickens in the past without any problems. Don Benski, of Pleasant Street, said before moving to Berlin he had three hens he raised in a residential setting. He said the waste produced was small and he composted it.

"It's not a huge farming operation," he said.

Other speakers noted concerns were raised about chickens attracting bears and other animals. One said the problem exists now with bird feeders and trash and chicken coops properly managed should not be a problem. But others opposed allowing chickens throughout the city. In a letter to the board, Robert Usherson of Twelfth Street said he purchased his home after reviewing the zoning ordinance about activities allowed on surrounding properties.

"With regard to the raising or keeping of chickens, I believe that such activities are not compatible with the density, lot coverage, setbacks, and other standards of development permitted in Berlin's urban residential zoning districts," he wrote.

Yvonne Thomas of Norway Street said she believed the value of her property would be reduced if an abutter chose to raise chickens.

The planning board's recommendation will now go to the city council for its review. The council sought the planning board's input after several residents approached the council earlier this year about raising chickens.

Animal smell irritates some city residents

Thursday, August 1, 2013

By BRIAN MOSELY ~ bmosely@t-g.com

Shelbyville officials will look into how other communities handle farm animals kept in residential areas following a series of complaints.

About 100 residents signed off on a petition asking the city to cancel an ordinance allowing farm animals such as chicken, horses, and sheep inside the city unless there is enough acreage to support them.

But despite a woman's claim on a Nashville TV station that the backyard birds are no louder than dogs, neighbors say noise isn't the issue -- it's the smell.

"Chickens are especially offensive to neighbors when kept in small confined areas and city officials should see that such an ordinance is changed to prohibit this nuisance," the petition read.

City manager Jay Johnson said the city will consult with the University of Tennessee's Municipal Technical Advisory Service, and also sample ordinances in other neighboring towns.

Dogs also

Johnson stated the birds are getting out into other properties, and the other issue is the size of the lots where some are kept -- a little over 10,000 square feet, pointing out problems with noise and the stench.

"If the activities of your neighbor prevents you from using your own back yard, that becomes a quality of life issue," Johnson said.

While the petition did not mention dogs, the topic has also been brought up due to complaints about some residents keeping a large number. Three or four addresses in the city have 10 or more dogs, which the neighbors consider a nuisance.

Johnson pointed out one address where the house is abandoned and dilapidated, but four pens full of dogs are being kept. No one lives there, but the pets are being fed and watered. He added that is the case at other homes, but the dogs are not running at large.

The city manager also explained that the city code has no limit on animals that can be kept at a home -- a topic that was debated in 2007, with no results. Limitations were discussed at the time, but never made it into the final ordinance.

Laws limits

The animal control officer decides if there is a nuisance situation, Johnson explained, and city attorney Ginger Shofner said that the matter would be a simple municipal violation calling for a \$50 fine. But she reminded the council that the person with the animals has property rights as well.

Shofner also pointed out a Tennessee law dealing with agricultural protection, saying "we can't regulate by zoning anything that has to do with an agricultural use."

The attorney also said she was not unaware of other cities having limits on pets, saying it was "a difficult situation for a city to step into." If a resident is causing such a problem for the neighbors, they could file a civil action, Shofner suggested.

Johnson said he knew of two incidents where residents were cited for either the odor or unclean conditions, with one that has been in city court "at least twice."

The city manager added that considering Shelbyville has about 22,000 residents, "it's not that common of a problem," pointing out it was only three addresses being called to their attention.

Fowl odor

Christine Carlton of the Shelbyville/Bedford County Humane Association said she believes that pet ownership falls under Tennessee personal property laws, and that the numbers of dog or cats cannot be limited on that basis. She claimed those limits were struck down by state courts as unconstitutional.

Carlton said the basis of the problem is that Shelbyville does not enforce the licensing of dogs and cats, hence, there is no legal basis to enforce laws dealing with pet ownership.

But one resident said the petition was not about neighbors or personalities, but over proper acreage for keeping farm animals.

"Horses, chickens and cows don't belong on 100-foot lots in a subdivision," one said. "And they do have an odor in the summertime. If you want farm animals, live on a farm."

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Chapter 13.05 Specified Animal Regulations

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(New Chapter substituted by Ordinance No. 166281, effective Feb. 24, 1993.)

[13.05.005 Definitions.](#)

(Amended by Ordinance Nos. 172635 and 181539, effective February 15, 2008.) As used in this Chapter, unless the context requires otherwise:

A. "Director" means the Director of the Multnomah County Health Department Vector and Nuisance Control, or the director's designee.

B. "Keeper" means any person or legal entity who harbors, cares for, exercises control over or knowingly permits any animal to remain on premises occupied by that person for a period of time not less than 72 hours or someone who accepted the animal for purposes of safe keeping.

C. "Livestock" means animals including, but not limited to, fowl, horses, mules, burros, asses, cattle, sheep, goats, llamas, emu, ostriches, rabbits, swine, or other farm animals excluding dogs and cats.

D. "Person" means any natural person, association, partnership, firm, or corporation.

Title 13 Animals

Chapter 13.05 Specified Animal Regulations

[Chapter 13.08 \(Repealed\)](#)

[Chapter 13.09 \(Repealed\)](#)

[Chapter 13.10 General Animal Regulations](#)

[Chapter 13.11 \(Repealed\)](#)

[Chapter 13.12 \(Repealed\)](#)

[Chapter 13.13 \(Repealed\)](#)

[Chapter 13.15 \(Repealed\)](#)

[Chapter 13.16 \(Repealed\)](#)

E. "A Secure Enclosure" shall be:

1. A fully fenced pen, kennel or structure that shall remain locked with a padlock or a combination lock. Such pen, kennel or structure must have secure sides, minimum of five feet high, and the director may require a secure top attached to the sides, and a secure bottom or floor attached to the sides of the structure or the sides must be embedded in the ground no less than one foot. The structure must be in compliance with the jurisdiction's building code.

2. A house or garage. Where a house or garage is used as a secure enclosure, the house or garage shall have latched doors kept in good repair to prevent the accidental escape of the specified animal. A house, garage, patio, porch, or any part of the house or condition of the structure is not a secure enclosure if the structure would allow the specified animal to exit the structure of its own volition; or

F. "Specified Animals" means bees or livestock.

G. "Specified Animal Facility" means a permitted site for the keeping of one or more specified animals, including but not limited to a stable, structure, or other form of enclosure.

H. "Stable" means any place used for housing one or more domesticated animals or livestock, whether such stable is vacant or in actual use.

I. "Sufficient liability insurance" means, at a minimum, insurance in a single incident amount of not less than \$50,000 for personal injury and property damages, covering all claims per occurrence, plus costs of defense.

[13.05.010 Administration and Enforcement; Powers and Duties of Director.](#)

A. It shall be the responsibility of the Director, and such other persons as the Director may designate, to enforce the provisions of this Chapter.

B. Persons designated by the Director to enforce this Chapter shall bear satisfactory identification reflecting the authority under which they act, which identification shall be shown to any person requesting it.

C. The Director may adopt procedures and forms necessary for

administering and exercising the authority under this Chapter.

13.05.015 Permit Required for Specified Animal Facility.

(Amended by Ordinance Nos. 167649, 168900 and 181539, effective February 15, 2008.)

A. No person shall operate or maintain any specified animal facility unless a permit has first been obtained from the Director.

B. Applications for specified animal facility permits shall be made upon forms furnished by the Director, and shall be accompanied by payment of the required fee. Specified animal facility permits shall be valid from the date of issuance until such time as the Director determines by inspection that the facility is not being maintained in compliance with the issuance criteria. Applications for a specified animal facility permit shall be accompanied by adequate evidence, as determined by the Director, that the applicant has notified all of the property owners and residents within 150 feet of the property lines of the property on which the specified animal facility will be located.

C. The Director shall issue a specified animal facility permit to the applicant, only after the Director has reviewed a completed and signed application which grants the Director permission to enter and inspect the facility at any reasonable time, and assuring the Director that the issuance criteria have been met. If the Director has reasonable grounds to believe that an inspection is necessary, the Director shall inspect the facility in order to determine whether the issuance criteria have been met. The criteria for issuing a specified animal facility permit are as follows:

- 1.** The facility is in good repair, capable of being maintained in a clean and in a sanitary condition, free of vermin, obnoxious smells and substances;
- 2.** The facility will not create a nuisance or disturb neighboring residents due to noise, odor, damage or threats to public health;
- 3.** The facility will reasonably prevent the specified animal from roaming at large. When necessary for the protection of the public health

and safety, the Director may require the specified animal be kept or confined in a secure enclosure so that the animal will not constitute a danger to human life or property;

4. Adequate safeguards are made to prevent unauthorized access to the specified animal by general members of the public;

5. The health or well being of the animal will not be in any way endangered by the manner of keeping or confinement;

6. The facility will be adequately lighted and ventilated;

7. The facility is located on the applicant's property so as to be at least 15 feet from any building used or capable of being used for human habitation, not including the applicant's own dwelling. Facilities for keeping bees, such as beehives or apiaries, shall be at least 15 feet from any public walkway, street or road, or any public building, park or recreation area, or any residential dwelling. Any public walkway, street, or road or any public building, park or recreation area, or any residential dwelling, other than that occupied by the applicant, that is less than 150 feet from the applicant beehives or apiaries shall be protected by a six foot hedgerow, partition, fence or similar enclosure around the beehive or apiary, installed on the applicant's property.

8. If applicable, the structure must comply with the City's building code and must be consistent with the requirements of any applicable zoning code, condition of approval of a land use decision or other land use regulation; and

9. The applicant shall demonstrate, to the Director's satisfaction, sufficient ability to respond to any claims for damages for personal injury or property damage which may be caused by any specified animal kept at the facility.

a. The Director may require the applicant to provide proof of sufficient liability Insurance to respond to damages for any personal or property damages caused by any specified animal kept at the facility. The insurance shall provide that the insurance shall not be canceled or materially altered so as to be out of compliance with the requirements of

this Chapter without thirty (30) days written notice first being given to the Director. The applicant shall provide a certificate of insurance to the Director within ten (10) days of the issuance of the permit. The Director shall revoke the permit upon any failure to maintain sufficient liability insurance as required under this subsection.

D. Each specified animal facility permit issued by the Director shall be conditioned on the applicant maintaining the facility in compliance with each of the issuance criteria. If the Director determines by inspection that the specified animal facility is not being maintained in compliance with the issuance criteria, the specified animal facility permit shall no longer be valid and shall be revoked. Before operation of the facility resumes, submission of a new application for a specified animal facility permit accompanied by payment of the permit fees shall be required, and the facility shall not be allowed to operate until such time as the Director has inspected the facility and determined that all issuance criteria have been met. The Director may impose other conditions on the permit, including but not limited to, a bond or security deposit necessary to protect the public health or safety.

E. A person keeping a total of three or fewer chickens, ducks, doves, pigeons, pygmy goats or rabbits shall not be required to obtain a specified animal facility permit. If the Director determines that the keeper is allowing such animals to roam at large, or is not keeping such animals in a clean and sanitary condition, free of vermin, obnoxious smells and substances, then the person shall be required to apply for a facility permit to keep such animals at the site.

F. These provisions for specified animal control are intended to provide city-wide regulations for keeping specified animals within the City. However, due to the variety of animals covered by these regulations and the circumstances under which they may be kept, these regulations should be applied with flexibility. Variances provide flexibility for unusual situations, while maintaining control of specified animals in an urban setting. The Director should grant variances if the proposal meets the intended purpose of the regulation, while not complying with the strict literal requirements.

1. Applicants for a specified animal permit may request a variance from the requirements set forth in Section 13.05.015 C. In determining whether to grant a variance request, the Director shall consider the following criteria:

a. Impacts resulting from the proposed variance will be mitigated as much as possible;

b. If more than one variance is proposed, the cumulative impact would still be consistent with the overall purpose of the regulations; and,

c. If in a residential area, the proposed variance will not significantly detract from the public health or safety in the area.

2. The Director may impose conditions on any variance, as may be appropriate to protect the public health or safety or the health or safety of the animals.

a. The Director may, at any time, revoke any variance, or amend the conditions thereof, as may be appropriate to protect the public health or safety or the health or safety of the animals.

b. Failure to comply with the conditions of any variance issued under Section 13.05.015 F is a violation of this Chapter.

13.05.020 Permit Fees.

(Amended by Ordinance Nos. 168900 and 181539, effective February 15, 2008.)

A. The application for a specified animal facility permit shall be accompanied by a nonrefundable fee.

B. The Director may establish application fees at amounts reasonably calculated to cover the costs of administration and enforcement of the specified animal facility program. Before such fees may become effective, the Director shall submit the fee schedule to the Portland City Council for review and approval by ordinance.

13.05.025 Unsanitary Facilities and revocation of permit.

A. All specified animal facilities shall be open at all times for inspection by the Director. If an inspection reveals that any provision in this Chapter is violated, the Director shall give written notice to the keeper or other responsible person, specifying the violation and requiring that the violation be corrected within 48 hours. If the violation is not corrected

within the period specified, the Director may revoke the specified animal facility permit.

B. The Director may revoke any specified animal facility permit upon determining that the facility no longer meets the conditions required for the issuance of a permit or that the permit was issued upon fraudulent or untrue representations or that the person holding the permit has violated any of the provisions of this Chapter.

13.05.030 Seamless Banded Pigeon Permits.

Any keeper of pigeons generally known as “seamless” banded pigeons, recognized by the National Association of Pigeon Fanciers, such as flying tippers, tumblers, homing pigeons or rollers, may, after obtaining the signed consent of two-thirds of the total number of property owners and occupants residing within property 200 feet from the property lines of the property where such pigeons are kept, obtain from the Director a permit to release such pigeons for exercise or performance at stated times or intervals. The Director may impose such other conditions on the permit as are necessary to maintain the public safety and health.

13.05.035 Livestock within Fifty Feet of Residence.

It is unlawful to picket any livestock, or allow any livestock to roam, so that it may approach within 50 feet of any building used as a residence, or any commercial building in which foodstuff is prepared, kept or sold.

13.05.040 Diseased Animals to be Confined.

A. It is unlawful for any specified animal keeper who has reason to believe that the animal is infected with mange, eczema or other disease contagious to animals, or who has been notified as provided in Subsection C hereof, not to confine such animal until the animal is examined and declared free of disease by a licensed veterinarian or by the Director.

B. It is unlawful for any specified animal keeper who has reason to believe that the animal is infected with ringworm, hepatitis, rabies or other disease contagious to humans, or who has been notified as provided in Subsection C hereof, not to confine such animal until the animal is examined and declared free of disease by a licensed veterinarian or by the Director.

C. If the Director finds, after investigation, that there is a preponderance of evidence indicating that any specified animal is infected with a contagious disease, the Director shall issue written notice to the keeper of such animal, requiring the keeper to confine such animal until it is examined and declared free of disease by a licensed veterinarian or the Director.

D. The Director may initiate an investigation under Subsection C hereof upon receipt of a signed statement by any person indicating that a certain animal is infected with a contagious disease.

13.05.045 Civil Penalties and Additional Restrictions.

(Amended by Ordinance No. 181539, effective February 15, 2008.) All enforcement of this Chapter by the Director shall follow the procedures set forth in Multnomah County Code Chapters 15.225 - 15.236

13.05.050 Appeals.

(Repealed by Ordinance No. 181539, effective February 15, 2008.)

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Proposed Tualatin Chicken Ordinance

The proposed ordinance assumes that whoever is applying for a permit will be a ‘conscientious caretaker.’ Taking care of chickens is something that must be done daily without fail, and great responsibility and care must be taken in keeping chickens to avoid a negative impact in a residential neighborhood. Most people certainly start out conscientiously, but slack off over a period of time as they tire of the daily grind. Tualatin has an obligation to all of its citizens to protect against any potential abuses of any approved ordinance. The following issues need to be addressed when determining the specifics of this ordinance:

1. No provisions made for ensuring/documenting that the proposed coop will be in either prior to or during the application process. The applicants should be able to demonstrate in some way that they have the requisite knowledge for keeping chickens in a residential setting. There is no provision for city inspection of the property prior to obtaining a permit or subsequent periodic unannounced visits to confirm code compliance.
2. No provision for the city code enforcement officer to enter the applicant’s lot at any time to investigate any chicken-related complaints. A written complaint is too restrictive. In fairness to impacted neighbors, the city owes a more timely response and method of response (a city contact phone number) in terms of ordinance compliance and complaint resolution. You need to define very specifically what constitutes a “nuisance”, so that ordinance compliance can be monitored and enforced consistently.
3. You have allowed for neighbors to be notified when an application has been made, but no mechanism is defined for appeal prior to any permit approval. **Approval by all of the applicant’s closest neighbors is a must if you are allowing a change in the law that has the potential to negatively impact the use and enjoyment of a neighbor’s property.** The applicant should have to convince any dissenting neighbors that this will not negatively impact them prior to permit approval.
4. You state that only 4 adult hens may be kept. Does that mean that the applicant can have 4 adults and an infinite number of chicks?
5. Applicants should be made to prove that they have an adequate plan in place for cull chickens and accidental roosters. They should not be allowed to just dump them on animal shelters.
6. You have made provision for vermin-proof food storage, but no provision for mandatory daily cleanup of any excess food left on the ground that will also attract vermin.
7. There are no provisions made for the aesthetics of an urban chicken coop. Applicants should be made to keep the coop and birds as inconspicuous as possible in a residential neighborhood. You have made no provision for a minimum property size and **25’ from the property line is way too close to be certain that neighbors will not be negatively impacted.** No provision has been made to ensure the coop is sufficient to protect the chickens.
8. You have allowed free range with supervision. Chickens need to have a “run” much like a dog run that is enclosed. **Supervision will not ensure that the animals do not cross over into a neighbors yard where they can cause damage or defecate on fencing.** For the health of the chicken, a dirt run is essential for the chickens to cover themselves with dirt to keep insects and parasites under control. *Beaverton lists a prohibition: Allowing chickens to enter adjoining properties is prohibited.*
9. You have not specified how the coop is to be maintained (clean, dry, free of any noticeable odors and in good repair) or mandated any winter protection for the chickens. No provision for maintaining the health of the animals. Since a veterinary visit can cost upwards of \$100.00 per visit, and they are prone to quite a number of medical conditions, the city needs to make sure that the applicant has the resources to keep the animals disease, insect and parasite free –again, making sure that animals are not just abandoned at veterinary clinics and animal shelters.

**Chicken Keeping Ordinance and Plan Text Amendment Comment Log
Received Since September 2013**

	Date and Subject	Name	Comment
1.	9/27/13 Do allow Chicken Farming within City Limits	Bryan and Dianne Yates	<p>Chickens belong on farms, period. As someone who comes from farm country in the Midwest, chickens are smelly and noisy - - yes, even the hens. Our backyards are too close together for this kind of activity. You would wreck housing values, especially in our neighborhood – maybe even making it impossible for us to sell our home. Even if all of us agreed that having chickens is okay, potential home buyers looking in Tualatin would never go for it.</p> <p>This is an insane idea, especially since you would be catering to such a small portion of Tualatin’s population. If people want to raise chickens, let them relocate to appropriate sites outside of the city limits. Chickens do not belong in residential neighborhoods.</p> <p>We already have noise and pet issues that we are dealing with in our neighborhood. This would absolutely tip the balance for us.</p> <p>All of my neighbors feel exactly the same way.</p>
2.	9/27/13 Backyard Chickens - No, No, No, No , No!!!!	Dianne and Bryan Yates	<p>I come from the Midwest, from farm country... What are you people thinking?!!! Chickens do not belong within residential neighborhoods, period. I don’t care how far away they are from the property line – Chickens stink – badly. And contrary to popular opinion, they are noisy – even the hens. We already have noise issues with our neighbors. We do not need farm animals to top it off. We live in the Fox Hills neighborhood, and we live too closely together to make your plan work.</p> <p>This will affect our home values, and they have gone down enough already in the housing bust. We are just getting to the point where we could sell our home and break even. We don’t need this to cause complications if we choose to sell.</p> <p>This is the dumbest thing I have ever heard, and that’s saying something. If people want to raise chickens, more power to them... But, let them do it properly on property outside of the city limits.</p> <p>What can we do to stop this?</p>
3.	9/29/13	Elaine O’Neil	*Please* don’t allow backyard chickens in Tualatin. This

**Chicken Keeping Ordinance and Plan Text Amendment Comment Log
Received Since September 2013**

	Date and Subject	Name	Comment
	Backyard Chickens		isn't the Beverly Hillbillies... we have way more class in Tualatin. If people want chickens, let them move to Gresham or Hillsboro or some other hick town.
4.	9/29/13 Backyard Chickens	Jim and Marion Ohrtman	Is Tualatin really considering allowing chickens in residential areas? REALLY????? We feel that would be a BIG mistake! Would residents at least get a chance to vote on this? I hope you get lots of responses from people opposing this, enough hopefully to prevent this from actually being approved!
5.	9/30/13 Backyard Chickens	Laurie Jarmer	<p>I spoke with you almost a year ago now about backyard chickens and you were able to send me the proposed backyard chicken ordinance from several years previous (thank you again). I know you are probably very busy so I decided not to take up your time with a phone call but just to write a short email about the proposed ordinance that is currently before the city.</p> <p>There is a group of about 40 of us who have been actively working on getting some kind of ordinance passed in the city to allow for backyard chickens. (Though our email group numbers 40 we believe we have a large support base for backyard chickens as we talk to neighbors in the community). We have been happy and excited to see that the city is moving ahead on this. Thank you for all the work you have put into this.</p> <p>Our concern now is primarily over the 25 foot setback that is included in the ordinance. In the last couple days our group has gone out to measure their backyards and except for a couple people, the 25 foot setback eliminates all of us from having chickens. It seems to our group that since most residents have somewhere around a 6,000 - 7,000sq foot lot that having a 25 foot setback from any property line eliminates all those residents from having chickens.</p> <p>Our home is fortunate to have a 13,000 foot lot but because of the odd shape, we also would not be able to have chickens in our backyard unless we wanted their coop in the middle of the yard.</p> <p>As our group has researched other city ordinances, we have found that most cities have between 5 to 15 feet</p>

**Chicken Keeping Ordinance and Plan Text Amendment Comment Log
Received Since September 2013**

	Date and Subject	Name	Comment
			<p>setbacks from property lines. This seems reasonable to our group.</p> <p>So our question is, how did the city arrive at the 25 foot setback? Is that setback already set in stone and unable to be changed? Is there some way we can ask the city and the council to revisit the setback issue?</p> <p>We hope that we can all work together to make this a win, win issue for everyone involved.</p> <p>Thanks again for taking the time for my email. I'd be glad to talk to you by phone if you wish</p>
6.	10/8/13 No Chickens in Tualatin	Sue Fleener	<p>Hello,</p> <p>I sent this email to Cindy Hahn, as was requested in the October Tualatin today. She however is out of the office now, until Oct. 28th. Please forward this to whomever is taking public input and opinions on this subject.</p> <p>My husband and I would like to state our opinion on the chicken issue. We are both definitely opposed to changing the current regulation. I lived in the country for 12 years, and was glad to move to the city and away from farm animals. Chickens are messy, stinky, noisy, and can carry diseases. They also attract predators such as raccoons, opossums, foxes, coyotes, etc. They don't belong in an urban or suburban area where houses are on small lots right next to each other. I understand the "25 feet away from property line" element, but that isn't enough. Plus if this passes, who is going to enforce the regulations? That would be just another added cost to the city.....if it were to be done right. There are other city regulations which go unchecked, because someone has to turn in their neighbor first, which can cause hard feelings and feuds. Let's just stay away from another potential problem.</p>
7.	10/16/13 Backyard Chickens	Mike and Kathy Furman	<p>The setback requirements of 25 feet is a reasonable when it comes to smells that could be unpleasant or allergy causing, noise, and keeping peace with the neighbors. Having a chicken coop just outside your bedroom window may take some adjusting to, but the 25 foot space would make it easier. A permit fee with an initial inspection to make sure that the requirements have been followed will also help keep peace in the neighborhood.</p>

**Chicken Keeping Ordinance and Plan Text Amendment Comment Log
Received Since September 2013**

	Date and Subject	Name	Comment
			<p>The fee should be enough to pay for the inspection. I suggest that the permit be renewable every two years after, but at a lower fee, to help pay for animal control in Tualatin. We may see an increase in complaint due to the chickens or increase in vermin attracted to the birds.</p> <p>Thank you for the opportunity to comment on this.</p> <p>K. Furman</p>

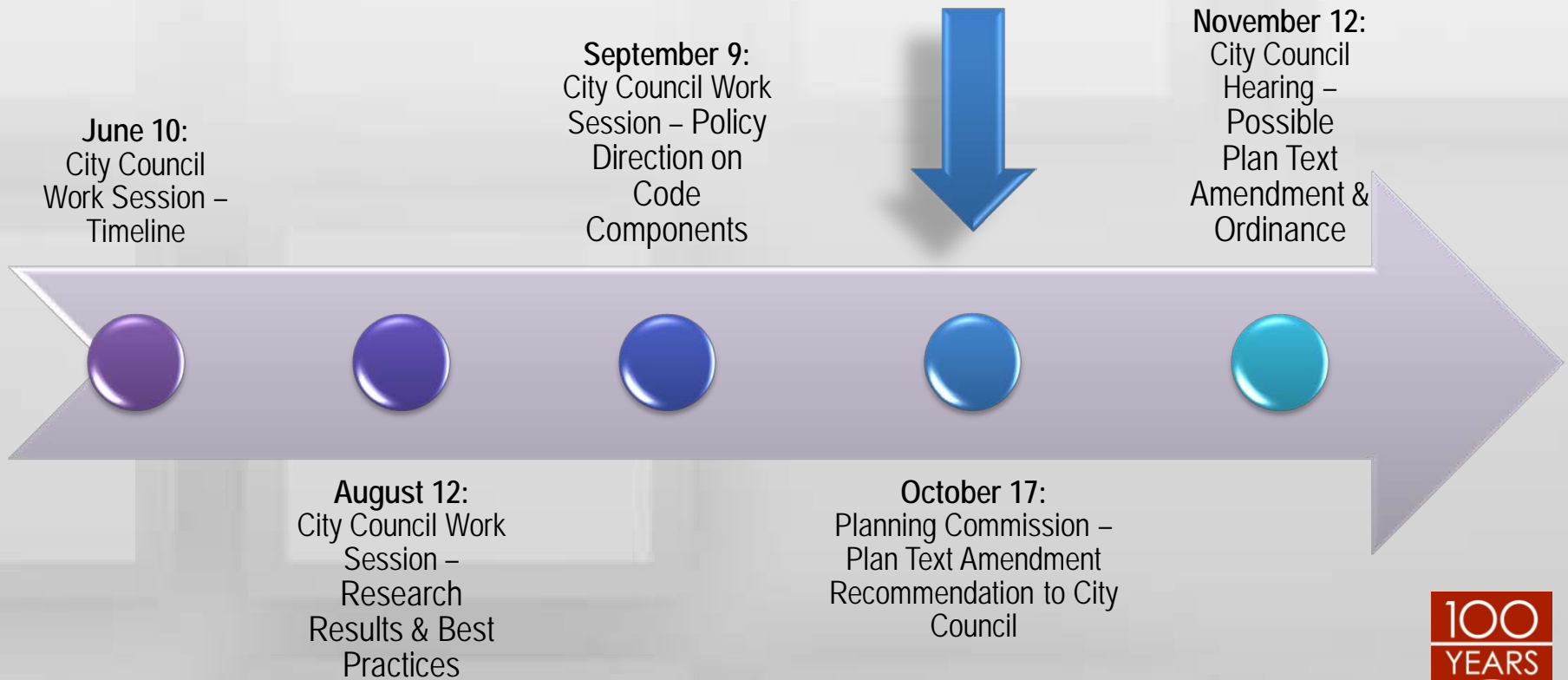


Recommended Chicken Ordinance (PTA 13-02)

Planning Commission Meeting
October 17, 2013



2013 Timeline - Chicken Ordinance



Issue before Planning Commission

- Consider proposed **Amendment** to the Single Family Residential District to add chicken keeping as a Permitted Use.
- Change will apply to the Low Density Residential Planning District (RL) only.
- Proposed amendment will not allow chickens in other residential planning districts.
- City Council will consider a separate ordinance to change the Municipal Code

Proposed Development Code Language

- TDC 40.020 Permitted Uses
 - (2) Agricultural uses of land, such as truck gardening, horticulture, but excluding commercial buildings or structures and excluding the raising of animals other than normal household pets and chickens.



Requires Planning Commission Action

Proposed Municipal Code Language

- **Location-** Low Density residential lots with single family dwelling units
- **Type of birds-** chickens only
- **Secure enclosure-** outdoors; rear yard; not to exceed 200 square feet and height of 8 feet; no coop fencing facing neighboring properties; free range under direct supervision
- **Number-** Up to four over four months of age

Proposed Municipal Code Language

- **Roosters-** not permitted
- **Feed containers-** metal or other vermin proof containers
- **Permit and Fees-** permit and fee through Community Development
- **Complaints-** written complaints; investigation by Community Services Officer
- **Harvesting/ butchering-** not permitted

Proposed Municipal Code Language

- **Setbacks-** 25 feet from all property lines
- **Notice-** Send to directly adjacent neighbors informing them of a permit to allow chickens and providing information about how neighbors can register concerns.

Planning Commission Action

Development Code Changes

- Make a formal recommendation to Council about the proposed **Amendment**
- **Amendment** will change the Development Code

Municipal Code Changes

- Council will take action on proposed Chicken **Ordinance**
- The **Ordinance** is proposed to change the Municipal Code

Next Steps

- City Council:
 - November 12 – Public Hearing

Discussion & Questions





STAFF REPORT

CITY OF TUALATIN

TO: Tualatin Planning Commissioners

FROM: Lynette Sanford, Office Coordinator

DATE: 11/21/2013

SUBJECT: Capital Improvement Plan Discussion

ISSUE BEFORE TPC:

The Capital Improvement Plan establishes and prioritizes funding for projects in the City. The CIP is a five-year road map of capital projects and expenses. The City updates this plan annually. It is being presented to all of the advisory groups for comment. The City Council will review this plan on December 9th. The FAQ and CIP documents are attached.

Attachments: A. CIP Draft
B. CIP Fact Sheet

City of Tualatin

Draft



**2015 - 2019
Capital Improvement Plan**

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CITY COUNCIL

Lou Ogden
Monique Beikman
Wade Brooksby
Frank Bubenik
Joelle Davis
Nancy Grimes
Ed Truax

Mayor
Council President
Councilor
Councilor
Councilor
Councilor
Councilor

CITY MANAGER

Sherilyn Lombos

EXECUTIVE MANAGEMENT TEAM

Kent Barker
Sean Brady
Lance Harris
Paul Hennon
Don Hudson
Alice Cannon Rouyer
Sara Singer
Jerry Postema
Janet Newport

Police Chief
City Attorney
Information Services Manager
Community Services Director
Finance Director
Assistant City Manager
Deputy City Manager
Public Works Director
Human Resources Manager

REVIEW TEAM

(IN ADDITION TO THE EXECUTIVE MANAGEMENT TEAM)

Denice Ambrosio, Program Coordinator
Ben Bryant, Management Analyst
Mark Gardner, Police Captain
Kaaren Hofmann, Engineering Manager
Aquilla Hurd-Ravich, Planning Manager
Martin Loring, Information Technology Coordinator
Bert Olheiser, Street/Sewer/Storm Manager
Clayton Reynolds, Maintenance Services Manager
Tom Steiger, Parks Maintenance Manager
Carl Switzer, Parks & Recreation Manager
Lisa Thorpe, Program Coordinator
Matt Warner, Accounting Supervisor
Mick Wilson, Water Division Manager

Community Development
Community Development
Police
Community Development
Community Development
Information Services
Operations
Operations
Operations
Community Services
Finance
Finance
Operations

EXECUTIVE SUMMARY

Tualatin Five Year Capital Improvement Plan 2015-2019

The City of Tualatin's Capital Improvement Plan (CIP) establishes, prioritizes, and ensures funding for projects to improve existing and develop new infrastructure and facilities. The use of a CIP promotes better use of the City's limited financial resources, reduces costs and assists in the coordination of public and private development. In addition, the planning process is valuable as a means of coordinating development of facilities and infrastructure.

The City's CIP is a five-year roadmap which identifies the major expenses over and above routine annual operating expenses. While the CIP serves as a long range plan, it is reviewed and revised annually. Priorities may be changed due to funding opportunities or circumstances that cause a more rapid deterioration of an asset.

As a basic tool for documenting anticipated capital projects, it includes many "unfunded" projects in which needs have been identified, but specific solutions and funding have not been determined.

THE CIP PROCESS

The CIP is the result of an ongoing infrastructure planning process. Planning for the five-year CIP period provides the flexibility to take advantage of opportunities for capital investments. The 2015-2019 CIP is developed through compliance with adopted policies and master plans, input by neighborhood CIO's, the public, professional staff, elected and appointed City officials. The Draft CIP is made available to the public for review, reviewed by the Budget Committee and then adopted by the City Council. The projects listed in the 2014/2015 fiscal year become the basis for preparation of the City's budget for that year.

CIP REVIEW TEAM

A CIP Review Team is responsible annually for reviewing capital project requests and providing recommendations to the City Manager. This team is comprised of staff from Administration, Finance, Operations, Community Development, Information Services, Community Services, and Police. This team analyzes the financial impact of the CIP as well as the City's ability to process, design, and ultimately maintain projects. The committee meets periodically throughout the year to evaluate the progress of projects, and examine future needs of the City.

The overall goal of the CIP Review Team is to develop CIP recommendations that:

- Preserve the past, by investing in the continued upgrade of City assets and infrastructure;
- Protect the present with improvements to City facilities and infrastructure; and
- Plan for the future.

CATEGORIES

Projects generally fall within the five primary categories identified below:

- **Utilities** – Projects involving the Water, Storm, and Sewer distribution infrastructure.
- **Transportation** – Projects affecting streets, bike lanes, pedestrian crossings, paths, trails, and rail.
- **Facilities and Equipment** – Projects involving buildings, structures, equipment, and vehicles that the City owns and manages.
- **Parks and Recreation** – Projects affecting parks and open spaces.
- **Technology** – Projects involving hardware, software, or infrastructure that improves and/or support technology.

CIP CRITERIA

Typically there are more project requests than can be funded in the five-year CIP period, so the CIP Review Team conducts an internal project ranking process. The criteria used in this internal ranking include, but are not limited to:

Addresses health and safety concerns – Enhances, improves, or protects the overall health and safety of the City's residents.

Support of Council goals - Supports the goals established by the City Council. Meets city wide long-term goals and is in compliance with the Tualatin Community Plan.

Meets a regulatory or mandated requirement – Proposed projects satisfy regulatory or mandated requirements.

Considers service delivery needs – The potential for projects to improve service delivery including coordination with other projects to minimize financial or development impacts to maintain and enhance the efficiency of providing services in Tualatin.

Includes outside funding and partnerships - Outside funding has been identified, committed to, or may be obtained through other revenue sources or partnerships.

Implements a Master Plan - Maintenance and development of existing or new facilities and infrastructure is identified in one of the City's Master Plans, allowing the City to continue to deliver essential services to residents.

CAPITAL IMPROVEMENT POLICIES

Time Period

A working CIP document designed to identify capital needs will be produced every year prior to the annual budget process.

Definition of a Capital Expense

The CIP will include those items in excess of \$10,000 with an expected useful life of more than one year. Smaller projects (less than \$10,000) may be combined into one project and therefore defined as a capital expense. Items such as minor equipment and routine expenses will continue to be accounted for in the City's annual budget and will not be included in the capital improvement plan.

Operating Budget Impact

The operating impact of proposed capital projects, such as personnel and operating expenses, will be considered in preparing the annual operating budget as the CIP project approaches construction.

Types of Financing

The nature and amount of the project generally determine financing options as do projected revenue resources. The following financing instruments could be used:

- Outside funding, including grants, federal, state, and county funds and donations
- Development fees
- Utility fund revenues
- General fund revenues
- Debt secured by a restricted revenue source
- General obligation debt

PROJECT LISTS AND DETAILS

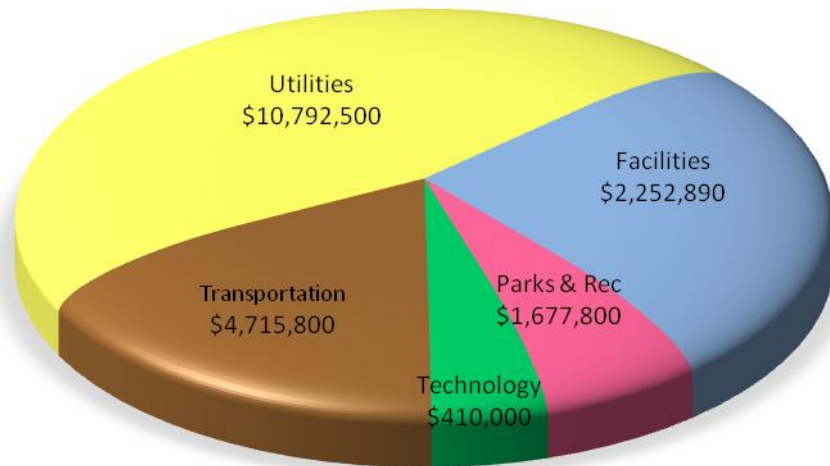
Summary lists of projects by category and by funding source are provided for quick reference. Projects with funding identified or funding secured in this five year CIP, total approximately \$20 million. Just over \$10 million of the funded projects are Utility projects and \$4.9 million in Transportation projects have been identified.

Detailed project sheets are grouped alphabetically by category for all funded projects included in the CIP. Project sheets are designed to explain the need for the project, type of project, the criteria met, funding sources, and provide cost information including potential on-going costs.

A list identifying over \$900 million in unfunded projects is also contained in the plan to highlight the City’s needs beyond available funding. Cost estimates have been developed for each project based on preliminary project descriptions. Estimates are in today’s dollars, and the future year projections have been adjusted for inflation.

TOTAL PROJECT VALUE BY CATEGORY

	FY14/15	FY15/16	FY16/17	FY17/18	FY18/19	TOTAL
FACILITIES & EQUIPMENT	390,000	687,890	360,000	270,000	545,000	2,252,890
PARKS & RECREATION	892,000	591,400	179,400	15,000	0	1,677,800
TECHNOLOGY	40,000	80,000	220,000	70,000	0	410,000
TRANSPORTATION	711,876	615,663	861,569	1,459,425	1,067,267	4,715,800
UTILITIES	1,997,500	2,374,000	1,967,000	4,054,000	400,000	10,792,500
TOTAL ALL PROJECTS	4,031,376	4,398,953	3,637,969	5,918,425	2,062,267	19,848,990



PROJECT SUMMARY

FACILITIES AND EQUIPMENT	FY14/15	FY15/16	FY16/17	FY17/18	FY18/19
Core Area Parking Green Lot: Slurry Seal Type	0	0	13,000	0	0
Council Building: Roof Replacement	0	49,000	0	0	0
Lafky House: Roof Replacement	0	12,720	0	0	0
Library/City Offices: Employee Parking Lot Repave	0	42,000	0	0	0
Library Furnishing Replacement	0	0	60,000	60,000	0
Library Self-Check Machine	0	35,000	0	0	0
Library Shelving Improvements	0	30,000	30,000	30,000	0
Operations: Covered Parking Structure for Trucks	0	0	0	0	350,000
Operations Master Plan Update	0	20,000	0	0	0
Police Station: Carpet Replacement	0	33,170	40,000	13,000	0
Police Station: HVAC Unit Replacements	0	0	0	25,000	25,000
Police Station: Roof Replacement	146,000	0	0	0	0
Vehicles: General Fund	118,000	357,500	136,750	103,000	170,000
Vehicles: Building	26,000	0	26,000	26,000	0
Vehicles: Operations	0	0	0	13,000	0
Vehicles: Operations: Sewer	57,000	27,500	22,750	0	0
Vehicles: Operations: Street	0	53,500	3,750	0	0
Vehicles: Operations: Water	43,000	27,500	27,750	0	0
TOTAL FACILITIES & EQUIPMENT	390,000	687,890	360,000	270,000	545,000

PARKS & RECREATION					
Atfalati Park Tennis Court Reconstruction	0	150,000	0	0	0
Community Park: Ball Field Park Lighting Retrofit	0	200,000	0	0	0
Community Park: N Drive Aisle/Boat Ramp Repair	0	83,000	0	0	0
Greenway Enhancements	0	30,000	0	0	0
Heritage Center: Roof Replacement	0	17,400	0	0	0
Juanita Pohl Center: Fire Sprinklers	147,000	0	0	0	0
Juanita Pohl Center: Parking Lot	0	0	58,000	0	0
Juanita Pohl Center: Roof Replacement	0	0	107,000	0	0
Parks and Recreation Master Plan: Plan Update	75,000	0	0	0	0
Public Arts Plan	0	0	0	15,000	0
Tualatin Commons Fountain Tile Repair	0	60,000	0	0	0
Tualatin River Greenway: Land Acquisition	670,000	0	0	0	0

PROJECT SUMMARY					
PARKS & RECREATION (CONTINUED)					
Van Raden Comm Center & CSAD : Exterior Paint	0	0	14,400	0	0
Van Raden Comm Center: Roof Replacement	0	31,000	0	0	0
Van Raden Comm Center: Window Replacement	0	20,000	0	0	0
TOTAL PARKS & RECREATION	892,000	591,400	179,400	15,000	0
TECHNOLOGY					
Citywide: Battery Backup Systems	0	20,000	0	0	0
Citywide: Computer Server Replacement	0	20,000	60,000	30,000	0
Citywide: Microsoft Office, Adobe & Other Licenses	0	0	40,000	0	0
Citywide: Network Switches Replacement	0	0	80,000	0	0
Fiber Installation to all City Buildings	40,000	40,000	40,000	40,000	0
TOTAL TECHNOLOGY	40,000	80,000	220,000	70,000	0
TRANSPORTATION					
65th Ave at Sagert St: Add traffic signal	0	0	0	272,000	408,600
105th/Blake/108th: Design Alignment	0	0	0	200,000	0
Borland Road, 65th to east city limits: Fill in sidewalk	50,000	0	0	0	0
I5 Southbound Off Ramp at Nyberg: move guardrail	0	0	0	0	32,000
Neighborhood Transportation Solutions	80,000	80,000	80,000	80,000	80,000
Pavement Maintenance	500,000	500,000	500,000	500,000	500,000
Sidewalk - Street Tree - Road Surface Projects	50,000	0	0	0	0
Tualatin Road at Teton Ave: Add traffic signal	0	0	243,000	365,000	0
Unimproved roadway maintenance	31,876	35,663	38,569	42,425	46,667
TOTAL TRANSPORTATION	711,876	615,663	861,569	1,459,425	1,067,267

	FY14/15	FY15/16	FY16/17	FY17/18	FY18/19
UTILITIES					
89th Ave and TSR: Upgrade Stormwater Outfall	90,000	0	0	0	0
90th Ave, N of TSR: Upgrade Stormwater Outfall	70,000	0	0	0	0
124 th Water Line	500,000				
125th Ct/Herman: Upgrade Stormwater Outfall	60,000	150,000	0	0	0
Amu St thru Walgreave: Upsize Bluff/Cipole Sewer	0	0	313,000	1,957,000	0
Bluff-Cipole, 108th Ave to Amu St: Upsize Sewer	0	420,000	200,000	0	0
Bluff-Cipole, 118th Ave to Herman: Upsize sewer	0	0	140,000	574,000	0
Bluff-Cipole, Cipole PS to 124th: Upsize sewer	0	187,000	0	0	0
Bluff-Cipole, Koller St to 108th: Upsize sewer	0	242,000	200,000	0	0
Childs Rd, Lower BFR: Replace water lines	0	0	150,000	50,000	0
Control Valve Maintenance	0	30,000	0	0	0
Grahams Ferry/Ibach: Upgrade Stormwater	80,000	345,000	0	0	0
Hedges Dr at 99th: Upgrade Stormwater Outfall	10,500	0	0	0	0
Martinazzi Ave at TSR: Upgrade Stormwater	37,000	0	0	0	0
McEwan Rd, 65th to I5: Replace water lines	0	0	0	225,000	0
TSR to Tigard Sand/Gravel: Install new sewer	0	0	414,000	1,248,000	0
Tualatin High School: Fire Hydrants	0	0	0	0	100,000
Water Reservoirs: C2: Construct new	500,000	100,000	0	0	0
Water Reservoirs: B1 , Ext/Interior Paint/Clean	650,000	0	0	0	0
Water Reservoirs: C1 , Ext/Interior Paint/Clean	0	225,000	0	0	0
Water Reservoirs: A1 , Ext/Interior Paint/Clean	0	675,000	0	0	0
Water Reservoirs: B2 , Ext/Interior Paint/Clean	0	0	550,000	0	0
Water Reservoirs: A2 , Interior Paint/Clean	0	0	0	0	300,000
TOTAL UTILITIES	1,997,500	2,374,000	1,967,000	4,054,000	400,000

PROJECTS BY FUNDING SOURCE

	FY14/15	FY15/16	FY16/17	FY17/18	FY18/19
GENERAL FUND					
Atfalati Park Tennis Court Reconstruction	0	150,000	0	0	0
Citywide: Battery Backup Systems	0	20,000	0	0	0
Citywide: Computer Server Replacement	0	20,000	60,000	30,000	0
Citywide: Microsoft Office, Adobe & Other Licenses	0	0	40,000	0	0
Citywide: Network Switches Replacement	0	0	80,000	0	0
Community Park: Ball Field Park Lighting Retrofit	0	200,000	0	0	0
Community Park: North Drive Aisle/Boat Ramp Repair	0	83,000	0	0	0
Council Building: Roof Replacement	0	49,000	0	0	0
Fiber Installation to all City Buildings	40,000	40,000	40,000	40,000	0
Greenway Enhancements	0	20,000	0	0	0
Heritage Center: Roof Replacement	0	17,400	0	0	0
Juanita Pohl Center: Fire Sprinklers	14,000	0	0	0	0
Juanita Pohl Center: Parking Lot	0	0	58,000	0	0
Juanita Pohl Center: Roof Replacement	0	0	107,000	0	0
Lafky House: Roof Replacement	0	12,720	0	0	0
Library/City Offices: Employee Parking Lot Repave	0	42,000	0	0	0
Library Furnishing Replacement	0	0	60,000	60,000	0
Library Self Check Machine	0	35,000	0	0	0
Library Shelving Improvements	0	30,000	30,000	30,000	0
Police Station: Carpet Replacement	0	33,170	40,000	13,000	0
Police Station: HVAC Unit Replacements	0	0	0	25,000	0
Police Station: HVAC Unit Replacements	0	0	0	0	25,000
Police Station: Roof Replacement	146,000	0	0	0	0
Public Arts Plan	0	0	0	15,000	0
Tualatin Commons Fountain Tile Repair	0	60,000	0	0	0
Van Raden Comm Center & CSAD : Exterior Paint	0	0	14,400	0	0
Van Raden Comm Center: Roof Replacement	0	31,000	0	0	0
Van Raden Comm Center: Window Replacement	0	20,000	0	0	0
Vehicles: General Fund	118,000	357,500	136,750	103,000	170,000
TOTAL GENERAL FUND	318,000	1,220,790	666,150	316,000	195,000
BUILDING FUND					
Vehicles: Building	26,000	0	26,000	26,000	0
TOTAL BUILDING FUND	26,000	0	26,000	26,000	0

	FY14/15	FY15/16	FY16/17	FY17/18	FY18/19
CORE AREA PARKING FUND					
Core Area Parking Green Lot: Slurry Seal	0	0	13,000	0	0
TOTAL CORE AREA PARKING FUND	0	0	13,000	0	0
GRANT FUNDS (COM DEV BLOCK GRANT)					
Juanita Pohl Center: Fire Sprinklers	133,000	0	0	0	0
TOTAL GRANT FUNDS	133,000	0	0	0	0
OPERATIONS: NON DEPT FUND					
Operations: Covered Parking Structure for Trucks	0	0	0	0	350,000
Operations Master Plan Update	0	20,000	0	0	0
Vehicles: Operations: Non Dept	0	0	0	13,000	0
TOTAL OPERATIONS: NON DEPT FUND	0	20,000	0	13,000	350,000
OPERATIONS SEWER FUND: VEHICLES	57,000	27,500	22,750	0	0
OPERATIONS STREET FUND: VEHICLES	0	53,500	3,750	0	0
OPERATIONS: WATER FUND					
Control Valve Maintenance	0	30,000	0	0	0
Vehicles: Operations: Water Fund	43,000	27,500	27,750	0	0
TOTAL OPERATIONS: WATER FUND	43,000	57,500	27,750	0	0
PARKS SDC FUND					
Greenway Enhancements	0	10,000	0	0	0
Parks and Recreation Master Plan: Plan Update	75,000	0	0	0	0
Tualatin River Greenway: Land Acquisition	670,000	0	0	0	0
TOTAL PARK FUND	745,000	10,000	0	0	0
ROAD GAS TAX FUND					
Sidewalk – Street Tree – Road Surface Projects	50,000	0	0	0	0
Neighborhood Transportation Solutions	80,000	80,000	80,000	80,000	80,000
TOTAL ROAD GAS TAX FUND	130,000	80,000	80,000	80,000	80,000
ROAD UTILITY FUND					
Pavement Maintenance	500,000	500,000	500,000	500,000	500,000
Unimproved roadway maintenance	31,876	35,663	38,569	42,425	46,667
TOTAL ROAD UTILITY FUND	531,876	535,663	538,569	542,425	546,667

PROJECTS BY FUNDING SOURCE					
SEWER SDC FUND					
Amu St thru Walgreave: Upsize Bluff/Cipole Sewer	0	0	313,000	1,957,000	0
Bluff-Cipole, Cipole PS to 124 th Ave: Upsize Sewer	0	187,000	0	0	0
Bluff-Cipole, 108 th Ave to Amu St: Upsize sewer	0	420,000	200,000	0	0
Bluff-Cipole, 118 th Ave to Herman Rd: Upsize sewer	0	0	140,000	574,000	0
Bluff-Cipole, Koller St to 108 th Ave: Upsize sewer	0	242,000	200,000	0	0
T-S Rd to Tigard Sand & Gravel: Install new sewer	0	0	414,000	1,248,000	0
TOTAL SEWER SDC FUND	0	849,000	1,267,000	3,779,000	0
STORM FUND					
89 th Ave and T-S Road: Upgrade Stormwater Outfall	90,000	0	0	0	0
90 th Ave, N of T-S Rd: Upgrade Stormwater Outfall	70,000	0	0	0	0
125 th Ct/Herman: Upgrade Stormwater Outfall	60,000	150,000	0	0	0
Grahams Ferry Rd/Ibach: Upgrade Stormwater Outfall	80,000	345,000	0	0	0
Hedges Dr at 99 th Ave: Upgrade Stormwater Outfall	10,500	0	0	0	0
Martinazzi Ave at TSR: Upgrade Stormwater Outfall	37,000	0	0	0	0
TOTAL STORM FUND	347,500	495,000	0	0	0
TRANSPORTATION DEVELOPMENT TAX FUND					
65 th Ave at Sagert St: Add traffic signal	0	0	0	272,000	408,600
105 th /Blake/108 th : Design Alignment	0	0	0	200,000	0
Borland Road, 65 th to city limits: Fill in sidewalk gaps	50,000	0	0	0	0
I5 Southbound Off Ramp: move guardrail to north	0	0	0	0	32,000
Tualatin Road at Teton Ave: Add traffic signal	0	0	243,000	365,000	0
TOTAL TDT FUND	50,000	0	243,000	837,000	440,600
WATER FUND					
McEwan Rd, 65 th to I5: Replace AC lines	0	0	0	225,000	0
Childs Rd, Lower Boones Ferry Rd: Replace AC lines	0	0	150,000	50,000	0
Tualatin High School: Fire Hydrants	0	0	0	0	100,000
Water Reservoirs: B1 , Ext/Interior Paint/Clean	650,000	0	0	0	0
Water Reservoirs: C1 , Ext/Interior Paint/Clean	0	225,000	0	0	0
Water Reservoirs: A1 , Ext/Interior Paint/Clean	0	675,000	0	0	0
Water Reservoirs: B2 , Ext/Interior Paint/Clean	0	0	550,000	0	0
Water Reservoirs: A2 , Interior Paint/Clean	0	0	0	0	300,000
TOTAL WATER FUND	650,000	900,000	700,000	275,000	400,000

	FY14/15	FY15/16	FY16/17	FY17/18	FY18/19
WATER SDC FUND					
124 th Ave Water Line	500,000	0	0	0	0
Water Reservoirs: C2: Construct new	500,000	100,000	0	0	0
TOTAL WATER SDC FUND	1,000,000	100,000	0	0	0

TOTAL PROJECT VALUE BY FUNDING SOURCE

FUND	FY14/15	FY15/16	FY16/17	FY17/18	FY18/19	TOTAL
BUILDING	26,000	0	26,000	26,000	0	78,000
CORE AREA PARKING	0	0	13,000	0	0	13,000
GENERAL FUND	318,000	1,220,790	666,150	316,000	195,000	2,715,940
GRANTS	133,000	0	0	0	0	133,000
OPERATIONS: NON DEPT	0	20,000	0	13,000	350,000	383,000
OPERATIONS: SEWER	57,000	27,500	22,750	0	0	107,250
OPERATIONS: STREET	0	53,500	3,750	0	0	57,250
OPERATIONS: WATER	43,000	57,500	27,750	0	0	128,250
PARKS SDC	745,000	10,000	0	0	0	755,000
ROAD OP/GAS TAX	130,000	80,000	80,000	80,000	80,000	450,000
ROAD UTILITY	531,876	535,663	538,569	542,425	546,667	2,695,200
SEWER SDC	0	849,000	1,267,000	3,779,000	0	5,895,000
STORM DRAIN	347,500	495,000	0	0	0	842,500
TDT	50,000	0	243,000	837,000	440,600	1,570,600
WATER	650,000	900,000	700,000	275,000	400,000	2,925,000
WATER SDC	1,000,000	100,000	0	0	0	1,100,000
TOTAL PROJECTS	4,031,376	4,348,953	3,587,969	5,868,425	2,012,267	19,848,990

FACILITIES & EQUIPMENT

This section of the CIP includes all buildings and structures that the City owns and manages with the exception of structures located in City parks or open spaces, such as accessory buildings and restrooms. Parks related facilities are included in the Parks & Recreation section of the CIP.

Many City buildings need major maintenance work – roof repairs, carpet, paint, and heating and cooling system replacements.

Equipment and Fleet needs are also captured in this category.

FUNDING SOURCES:

General Fund

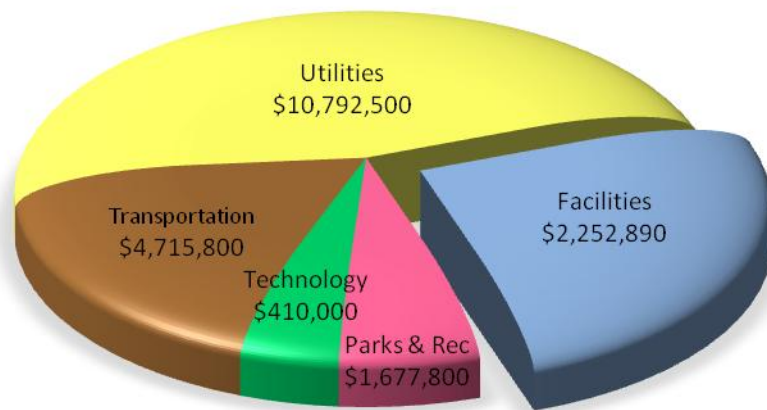
Special Revenue Funds: Water, Sewer, Street

Core Area Parking District Fund

Operations Fund

IN THIS CATEGORY ARE:

Projects necessary to avoid equipment failure or potential property damage and to maintain the current level of services.



FACILITIES AND EQUIPMENT	FY14/15	FY15/16	FY16/17	FY17/18	FY18/19
Core Area Parking Green Lot: Slurry Seal Type	0	0	13,000	0	0
Council Building: Roof Replacement	0	49,000	0	0	0
Lafky House: Replace Roof	0	12,720	0	0	0
Library/City Offices: Employee Parking Lot Repave	0	42,000	0	0	0
Library Furnishing Replacement	0	0	60,000	60,000	0
Library Self-Check Machine	0	35,000	0	0	0
Library Shelving Improvements	0	30,000	30,000	30,000	0
Operations: Covered Parking Structure for Trucks	0	0	0	0	350,000
Operations Master Plan Update	0	20,000	0	0	0
Police Station: Carpet Replacement	0	33,170	40,000	13,000	0
Police Station: HVAC Unit Replacements	0	0	0	25,000	25,000
Police Station: Roof Replacement	146,000	0	0	0	0
Vehicles: General Fund	118,000	357,500	136,750	103,000	170,000
Vehicles: Building	26,000	0	26,000	26,000	0
Vehicles: Operations	0	0	0	13,000	0
Vehicles: Operations: Sewer	57,000	27,500	22,750	0	0
Vehicles: Operations: Street	0	53,500	3,750	0	0
Vehicles: Operations: Water	43,000	27,500	27,750	0	0
TOTAL FACILITIES & EQUIPMENT	390,000	687,890	360,000	270,000	545,000

CORE AREA PARKING: GREEN LOT – SLURRY SEAL TYPE II

DEPARTMENT: **OPERATIONS**
 CATEGORY: **FACILITIES & EQUIPMENT**
 TOTAL COST: **\$13,000**

RANKING CRITERIA MET:		PROJECT TYPE:	NEW ON-GOING COSTS?	
<input type="checkbox"/> Council Goals	<input type="checkbox"/> Regulatory Requirement	<input checked="" type="checkbox"/> Maintenance	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<input type="checkbox"/> Master Plan	<input type="checkbox"/> Outside Funding/Partnership	<input type="checkbox"/> Replacement	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<input type="checkbox"/> Health & Safety	<input checked="" type="checkbox"/> Service Delivery Need	<input type="checkbox"/> New/Expansion	Yes <input type="checkbox"/>	No <input type="checkbox"/>

Project includes cleaning the Green Lot’s parking surface, making small surface repairs, applying Type II slurry seal, and re-striping. This programmed maintenance will prolong the pavement life and prevent expensive costs of excavation and repaving. This lot was last repaired and sealed in 2008.

Future repair costs will increase if the parking lot is allowed to deteriorate.

FUNDING SOURCES FOR THIS PROJECT:	FY16/17	AMOUNT
Core Area Parking District Fund		\$13,000
	TOTAL:	\$13,000



COUNCIL BUILDING: ROOF REPLACEMENT

DEPARTMENT: **OPERATIONS**
 CATEGORY: **FACILITIES & EQUIPMENT**
 TOTAL COST: **\$49,000**

RANKING CRITERIA MET:		PROJECT TYPE:	NEW ON-GOING COSTS?	
<input type="checkbox"/> Council Goals	<input type="checkbox"/> Regulatory Requirement	<input type="checkbox"/> Maintenance	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<input type="checkbox"/> Master Plan	<input type="checkbox"/> Outside Funding/Partnership	<input checked="" type="checkbox"/> Replacement	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<input type="checkbox"/> Health & Safety	<input checked="" type="checkbox"/> Service Delivery Need	<input type="checkbox"/> New/Expansion	Yes <input type="checkbox"/>	No <input type="checkbox"/>

Project consists of replacing the Council building’s roof with another Thermo Plastic Membrane System. The current roof will be 25 years old by the target replacement date and has already experienced minor problems and leaks.

Extending the replacement date increases the probability of future property damage and adds to future replacement costs.

FUNDING SOURCES FOR THIS PROJECT:		AMOUNT
General Fund: Building Maintenance	FY15/16	\$49,000
	TOTAL:	\$49,000



LAFKY HOUSE: ROOF REPLACEMENT

DEPARTMENT: **OPERATIONS**
 CATEGORY: **FACILITIES & EQUIPMENT**
 TOTAL COST: **\$12,720**

RANKING CRITERIA MET:		PROJECT TYPE:	NEW ON-GOING COSTS?	
<input type="checkbox"/> Council Goals	<input type="checkbox"/> Regulatory Requirement	<input type="checkbox"/> Maintenance	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<input type="checkbox"/> Master Plan	<input type="checkbox"/> Outside Funding/Partnership	<input checked="" type="checkbox"/> Replacement	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<input type="checkbox"/> Health & Safety	<input checked="" type="checkbox"/> Service Delivery Need	<input type="checkbox"/> New/Expansion	Yes <input type="checkbox"/>	No <input type="checkbox"/>

Project consists of replacing the Lafky House’s roof with composite shingles. The roof will be 18 years old by the target replacement date.

Extending the replacement date increases the probability of future property damage and adds to future replacement costs.

FUNDING SOURCES FOR THIS PROJECT:		AMOUNT
General Fund: Building Maintenance	FY15/16	\$12,720
	TOTAL:	\$12,720



LIBRARY / CITY OFFICES: EMPLOYEE PARKING LOT REPAVEMENT

DEPARTMENT: **OPERATIONS**
 CATEGORY: **FACILITIES & EQUIPMENT**
 TOTAL COST: **\$42,000**

<u> </u> RANKING CRITERIA MET:		PROJECT TYPE:	NEW ON-GOING COSTS?	
<u> </u> Council Goals	<u> </u> Regulatory Requirement	<input checked="" type="checkbox"/> Maintenance	Yes <u> </u>	No <input checked="" type="checkbox"/>
<u> </u> Master Plan	<u> </u> Outside Funding/Partnership	<u> </u> Replacement	Yes <u> </u>	No <u> </u>
<u> </u> Health & Safety	<input checked="" type="checkbox"/> Service Delivery Need	<u> </u> New/Expansion	Yes <u> </u>	No <u> </u>

Project consists of full depth patching and overlaying of the Library/City Office’s north parking lot.

As the parking lot continues to deteriorate, future repair costs increase.

FUNDING SOURCES FOR THIS PROJECT:		AMOUNT
General Fund: Building Maintenance	FY15/16	\$42,000
	TOTAL:	<hr/> \$42,000



LIBRARY FURNISHING REPLACEMENT

DEPARTMENT: **COMMUNITY SERVICES**
 CATEGORY: **FACILITIES & EQUIPMENT**
 TOTAL COST: **\$120,000**

RANKING CRITERIA MET:		PROJECT TYPE:	NEW ON-GOING COSTS?	
<input type="checkbox"/> Council Goals	<input type="checkbox"/> Regulatory Requirement	<input checked="" type="checkbox"/> Maintenance	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<input type="checkbox"/> Master Plan	<input type="checkbox"/> Outside Funding/Partnership	<input type="checkbox"/> Replacement	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<input type="checkbox"/> Health & Safety	<input checked="" type="checkbox"/> Service Delivery Need	<input type="checkbox"/> New/Expansion	Yes <input type="checkbox"/>	No <input type="checkbox"/>

Replace, repair and reupholster library furnishings. Furnishings were purchased in FY 07/08 when the new library opened; the replace/repair/reupholster schedule begins FY 16/17.

FUNDING SOURCES FOR THIS PROJECT:

		AMOUNT
General Fund: Library	FY16/17	\$60,000
General Fund: Library	FY17/18	\$60,000
	TOTAL:	<u>\$120,000</u>



LIBRARY SELF CHECK MACHINE

DEPARTMENT: **COMMUNITY SERVICES**
 CATEGORY: **FACILITIES & EQUIPMENT**
 TOTAL COST: **\$35,000**

RANKING CRITERIA MET:		PROJECT TYPE:	NEW ON-GOING COSTS?	
<input type="checkbox"/> Council Goals	<input type="checkbox"/> Regulatory Requirement	<input type="checkbox"/> Maintenance	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<input type="checkbox"/> Master Plan	<input type="checkbox"/> Outside Funding/Partnership	<input type="checkbox"/> Replacement	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<input type="checkbox"/> Health & Safety	<input checked="" type="checkbox"/> Service Delivery Need	<input checked="" type="checkbox"/> New/Expansion	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

Purchase a self-check machine for the Tualatin Public Library to facilitate customer demand. A self check machine will allow patrons to check-in the materials they are returning, providing them with a receipt. Library patrons who have the maximum number of items checked out will be able to use the automatic computerized check-in machine to return items, allowing them to immediately be able to check out additional items.

FUNDING SOURCES FOR THIS PROJECT:		AMOUNT
General Fund: Library	FY15/16	\$35,000
	TOTAL:	\$35,000



LIBRARY SHELVING IMPROVEMENTS

DEPARTMENT: **COMMUNITY SERVICES**
 CATEGORY: **FACILITIES & EQUIPMENT**
 TOTAL COST: **\$90,000**

RANKING CRITERIA MET:		PROJECT TYPE:	NEW ON-GOING COSTS?	
<input type="checkbox"/> Council Goals	<input type="checkbox"/> Regulatory Requirement	<input checked="" type="checkbox"/> Maintenance	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Master Plan	<input type="checkbox"/> Outside Funding/Partnership	<input type="checkbox"/> Replacement	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<input type="checkbox"/> Health & Safety	<input checked="" type="checkbox"/> Service Delivery Need	<input type="checkbox"/> New/Expansion	Yes <input type="checkbox"/>	No <input type="checkbox"/>

Shelving improvements for the Tualatin Public Library for the collection, display, and circulation.

FUNDING SOURCES FOR THIS PROJECT:		AMOUNT
General Fund: Library	FY15/16	\$30,000
General Fund: Library	FY16/17	\$30,000
General Fund: Library	FY17/18	\$30,000
	TOTAL:	\$90,000



OPERATIONS: COVERED PARKING STRUCTURE FOR LARGE TRUCKS

DEPARTMENT: **OPERATIONS**
 CATEGORY: **FACILITIES & EQUIPMENT**
 TOTAL COST: **\$350,000**

RANKING CRITERIA MET:		PROJECT TYPE:	NEW ON-GOING COSTS?	
<input type="checkbox"/> Council Goals	<input type="checkbox"/> Regulatory Requirement	<input type="checkbox"/> Maintenance	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<input checked="" type="checkbox"/> Master Plan	<input type="checkbox"/> Outside Funding/Partnership	<input type="checkbox"/> Replacement	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<input type="checkbox"/> Health & Safety	<input checked="" type="checkbox"/> Service Delivery Need	<input checked="" type="checkbox"/> New/Expansion	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Construction of an overhead parking structure with an additional three or four enclosed bays will provide freeze protection for sewer/storm cleaning trucks and dump trucks used for sanding, will extend equipment life, and reduce costs. It will take the pressure off of the demand for space in the Fleet shop during freezing weather. The project is identified in the Operations Master Plan.

FUNDING SOURCES FOR THIS PROJECT:		AMOUNT
Operation Fund: Non Departmental	FY18/19	\$350,000
	TOTAL:	\$350,000



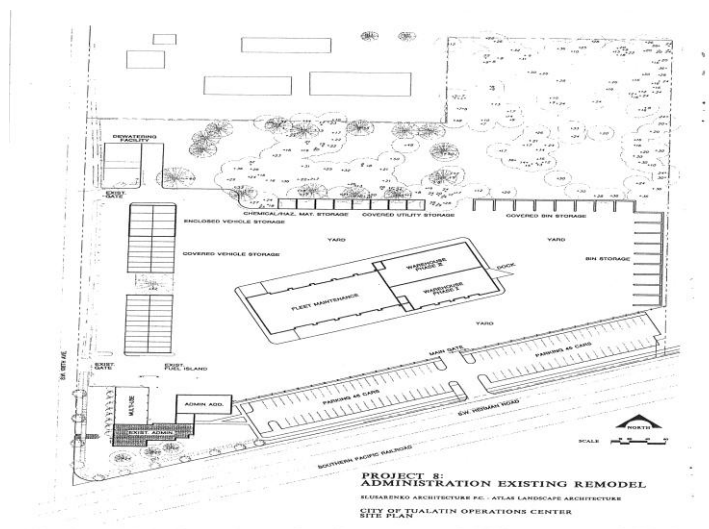
OPERATIONS MASTER PLAN UPDATE

DEPARTMENT: **OPERATIONS**
 CATEGORY: **FACILITIES & EQUIPMENT**
 TOTAL COST: **\$20,000**

RANKING CRITERIA MET:		PROJECT TYPE:	NEW ON-GOING COSTS?	
<input type="checkbox"/> Council Goals	<input type="checkbox"/> Regulatory Requirement	<input type="checkbox"/> Maintenance	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<input checked="" type="checkbox"/> Master Plan	<input type="checkbox"/> Outside Funding/Partnership	<input type="checkbox"/> Replacement	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<input type="checkbox"/> Health & Safety	<input type="checkbox"/> Service Delivery Need	<input checked="" type="checkbox"/> New/Expansion	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Funding will provide an update to the Operations Master Plan from 1999. After the completion of the Operations Warehouse construction project an update to the Master Plan will help assure sound planning and budgeting for future needs.

FUNDING SOURCES FOR THIS PROJECT:		AMOUNT
Operation Fund: Non Departmental	FY15/16	\$20,000
	TOTAL:	\$20,000



POLICE: CARPET REPLACEMENT – PHASE I, II & III

DEPARTMENT: **OPERATIONS**
 CATEGORY: **FACILITIES & EQUIPMENT**
 TOTAL COST: **\$86,170**

RANKING CRITERIA MET:		PROJECT TYPE:	NEW ON-GOING COSTS?	
<input type="checkbox"/> Council Goals	<input type="checkbox"/> Regulatory Requirement	<input type="checkbox"/> Maintenance	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<input type="checkbox"/> Master Plan	<input type="checkbox"/> Outside Funding/Partnership	<input checked="" type="checkbox"/> Replacement	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<input type="checkbox"/> Health & Safety	<input checked="" type="checkbox"/> Service Delivery Need	<input type="checkbox"/> New/Expansion	Yes <input type="checkbox"/>	No <input type="checkbox"/>

Project consists of replacing carpet in the Police Building in three phases. Phase one includes the East side of the building. Phase two includes replacing carpet on the West end of the plaza, and Phase three includes replacing carpet in the training room. The carpet in the West end of the plaza is 12 years old and worn. At the carpet continues to deteriorate, high use areas will show additional signs of wear.

FUNDING SOURCES FOR THIS PROJECT:		AMOUNT
General Fund: Building Maintenance	FY15/16	\$33,170
General Fund: Building Maintenance	FY16/17	\$40,000
General Fund: Building Maintenance	FY17/18	\$13,000
	TOTAL:	\$86,170



POLICE: HVAC REPLACEMENT

DEPARTMENT: **OPERATIONS**
 CATEGORY: **FACILITIES & EQUIPMENT**
 TOTAL COST: **\$50,000**

RANKING CRITERIA MET:		PROJECT TYPE:	NEW ON-GOING COSTS?	
<input type="checkbox"/> Council Goals	<input type="checkbox"/> Regulatory Requirement	<input type="checkbox"/> Maintenance	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<input type="checkbox"/> Master Plan	<input type="checkbox"/> Outside Funding/Partnership	<input checked="" type="checkbox"/> Replacement	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<input type="checkbox"/> Health & Safety	<input checked="" type="checkbox"/> Service Delivery Need	<input type="checkbox"/> New/Expansion	Yes <input type="checkbox"/>	No <input type="checkbox"/>

The HVAC system at the police station was installed when the building was completed in 2000. At their replacement date, the HVAC units will be 17 years old and nearing the end of their useful life. This is a planned replacement prior to failure which would require a costly and inconvenient emergency replacement. The condition of the ten individual units will be reviewed and evaluated annually prior to this scheduled replacement to ensure the units are functioning properly and to determine if each will continue to function until the replacement date.

FUNDING SOURCES FOR THIS PROJECT:		AMOUNT
General Fund: Building Maintenance	FY17/18	\$25,000
General Fund: Building Maintenance	FY18/19	\$25,000
	TOTAL:	\$50,000



POLICE: ROOF REPLACEMENT

DEPARTMENT: **OPERATIONS**
 CATEGORY: **FACILITIES & EQUIPMENT**
 TOTAL COST: **\$146,000**

RANKING CRITERIA MET:		PROJECT TYPE:	NEW ON-GOING COSTS?	
<input type="checkbox"/> Council Goals	<input type="checkbox"/> Regulatory Requirement	<input type="checkbox"/> Maintenance	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<input type="checkbox"/> Master Plan	<input type="checkbox"/> Outside Funding/Partnership	<input checked="" type="checkbox"/> Replacement	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<input type="checkbox"/> Health & Safety	<input checked="" type="checkbox"/> Service Delivery Need	<input type="checkbox"/> New/Expansion	Yes <input type="checkbox"/>	No <input type="checkbox"/>

Project consists of replacing the Police department’s current flat composition roof. Only 15 years old a roof scan in the spring showed extensive moisture and premature roof failure. The recommendation was replacement and cost inserted into the CIP.

Further analysis is being preformed and if a feasible alternative is possible, a final recommendation

FUNDING SOURCES FOR THIS PROJECT:		AMOUNT
General Fund: Building Maintenance	FY14/15	\$146,000
	TOTAL:	\$146,000



VEHICLE REPLACEMENT: ADMINISTRATION

DEPARTMENT: **OPERATIONS**
 CATEGORY: **FACILITIES & EQUIPMENT**
 TOTAL COST: **\$24,000**

RANKING CRITERIA MET:		PROJECT TYPE:	NEW ON-GOING COSTS?	
<input type="checkbox"/> Council Goals	<input type="checkbox"/> Regulatory Requirement	<input type="checkbox"/> Maintenance	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<input type="checkbox"/> Master Plan	<input type="checkbox"/> Outside Funding/Partnership	<input checked="" type="checkbox"/> Replacement	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<input type="checkbox"/> Health & Safety	<input checked="" type="checkbox"/> Service Delivery Need	<input type="checkbox"/> New/Expansion	Yes <input type="checkbox"/>	No <input type="checkbox"/>

As part of the replacement cycle, vehicles are scheduled to be replaced after a minimum of 10 years of service. Mileage and maintenance costs of each vehicle are reviewed prior to replacement. Those with minimal maintenance requirements are transferred to the vehicle pool or reassigned.

FUNDING SOURCES FOR THIS PROJECT:			AMOUNT
General Fund: Administration	Dodge Stratus (0002)	FY18/19	\$24,000
		TOTAL:	<hr/> \$24,000

VEHICLE REPLACEMENT: BUILDING DIVISION

DEPARTMENT: **OPERATIONS**
 CATEGORY: **FACILITIES & EQUIPMENT**
 TOTAL COST: **\$74,000**

RANKING CRITERIA MET:		PROJECT TYPE:	NEW ON-GOING COSTS?	
<input type="checkbox"/> Council Goals	<input type="checkbox"/> Regulatory Requirement	<input type="checkbox"/> Maintenance	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<input type="checkbox"/> Master Plan	<input type="checkbox"/> Outside Funding/Partnership	<input checked="" type="checkbox"/> Replacement	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<input type="checkbox"/> Health & Safety	<input checked="" type="checkbox"/> Service Delivery Need	<input type="checkbox"/> New/Expansion	Yes <input type="checkbox"/>	No <input type="checkbox"/>

As part of the replacement cycle, vehicles are scheduled to be replaced after a minimum of ten years of service. Mileage and maintenance costs of each vehicle are reviewed prior to replacement. Those with minimal maintenance requirements are transferred to the vehicle pool or reassigned.

FUNDING SOURCES FOR THIS PROJECT:			AMOUNT
Building Fund	Ford Ranger (9801)	FY14/15	\$26,000
Building Fund	Ford Ranger (0204)	FY16/17	\$24,000
Building Fund	Ford Ranger (0301)	FY17/18	\$24,000
TOTAL:			\$74,000



VEHICLE REPLACEMENT: COMMUNITY SERVICES

DEPARTMENT: **OPERATIONS**
 CATEGORY: **FACILITIES & EQUIPMENT**
 TOTAL COST: **\$29,000**

RANKING CRITERIA MET:		PROJECT TYPE:	NEW ON-GOING COSTS?	
<input type="checkbox"/> Council Goals	<input type="checkbox"/> Regulatory Requirement	<input type="checkbox"/> Maintenance	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<input type="checkbox"/> Master Plan	<input type="checkbox"/> Outside Funding/Partnership	<input checked="" type="checkbox"/> Replacement	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<input type="checkbox"/> Health & Safety	<input checked="" type="checkbox"/> Service Delivery Need	<input type="checkbox"/> New/Expansion	Yes <input type="checkbox"/>	No <input type="checkbox"/>

As part of the replacement cycle, vehicles are scheduled to be replaced after a minimum of ten years of service. Mileage and maintenance costs of each vehicle are reviewed prior to replacement. Those with minimal maintenance requirements are transferred to the vehicle pool or reassigned.

FUNDING SOURCES FOR THIS PROJECT:			AMOUNT
General Fund: Community Services	Ford Aerostar (9502)	FY15/16	\$29,000
		TOTAL:	<hr/> \$29,000



VEHICLE REPLACEMENT: ENGINEERING DIVISION

DEPARTMENT: **OPERATIONS**
 CATEGORY: **FACILITIES & EQUIPMENT**
 TOTAL COST: **\$24,000**

RANKING CRITERIA MET:		PROJECT TYPE:	NEW ON-GOING COSTS?	
<input type="checkbox"/> Council Goals	<input type="checkbox"/> Regulatory Requirement	<input type="checkbox"/> Maintenance	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<input type="checkbox"/> Master Plan	<input type="checkbox"/> Outside Funding/Partnership	<input checked="" type="checkbox"/> Replacement	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<input type="checkbox"/> Health & Safety	<input checked="" type="checkbox"/> Service Delivery Need	<input type="checkbox"/> New/Expansion	Yes <input type="checkbox"/>	No <input type="checkbox"/>

As part of the replacement cycle, vehicles are scheduled to be replaced after a minimum of ten years of service. Mileage and maintenance costs of each vehicle are reviewed prior to replacement. Those with minimal maintenance requirements are transferred to the vehicle pool or reassigned.

FUNDING SOURCES FOR THIS PROJECT:			AMOUNT
General Fund: Engineering	Ford Ranger (9902)	FY15/16	\$24,000
General Fund: Engineering	Ford Ranger (0207)	FY18/19	\$24,000
TOTAL:			\$24,000



VEHICLE REPLACEMENT: OPERATIONS DEPARTMENT

DEPARTMENT: **OPERATIONS**
 CATEGORY: **FACILITIES & EQUIPMENT**
 TOTAL COST: **\$**

RANKING CRITERIA MET:		PROJECT TYPE:	NEW ON-GOING COSTS?	
<input type="checkbox"/> Council Goals	<input type="checkbox"/> Regulatory Requirement	<input type="checkbox"/> Maintenance	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<input type="checkbox"/> Master Plan	<input type="checkbox"/> Outside Funding/Partnership	<input checked="" type="checkbox"/> Replacement	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<input type="checkbox"/> Health & Safety	<input checked="" type="checkbox"/> Service Delivery Need	<input type="checkbox"/> New/Expansion	Yes <input type="checkbox"/>	No <input type="checkbox"/>

As part of the replacement cycle, vehicles are scheduled to be replaced after a minimum of ten years of service. Mileage and maintenance costs of each vehicle are reviewed prior to replacement. Those with minimal maintenance requirements are transferred to the vehicle pool or reassigned. All vehicles listed below show target replacement dates based on usage and expected life cycle costs.

FUNDING SOURCES FOR THIS PROJECT:			AMOUNT
Operation Fund: Water	Ford F350 (0304)	FY14/15	\$39,500
Operation Fund: Sewer	Ford F350 (0305)	FY14/15	\$39,500
General Fund: Parks Maintenance	FORD RANGER	FY15/16	\$30,000
General Fund: Parks Maintenance	FORD RANGER	FY15/16	\$30,000
General Fund: Parks Maintenance	Ford F350 (0203)	FY15/16	\$30,000
Operation Fund: Streets	Ford Ranger (0001)	FY15/16	\$24,000
General Fund: Parks Maintenance	Ford Ranger (9702)	FY15/16	\$26,000
General Fund: Parks Maintenance	Ford F250 (0302)	FY16/17	\$30,000
Operation Fund: Water	Ford Ranger (0205)	FY16/17	\$24,000
General Fund: Parks Maintenance	FORD F350 (0605)	FY18/19	\$30,000
TOTAL:			\$

VEHICLE REPLACEMENT: OPERATIONS DEPARTMENT – HEAVY EQUIPMENT

DEPARTMENT: **OPERATIONS**
 CATEGORY: **FACILITIES & EQUIPMENT**
 TOTAL COST: **\$60,000**

RANKING CRITERIA MET:		PROJECT TYPE:	NEW ON-GOING COSTS?	
<input type="checkbox"/> Council Goals	<input type="checkbox"/> Regulatory Requirement	<input type="checkbox"/> Maintenance	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<input type="checkbox"/> Master Plan	<input type="checkbox"/> Outside Funding/Partnership	<input checked="" type="checkbox"/> Replacement	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<input type="checkbox"/> Health & Safety	<input checked="" type="checkbox"/> Service Delivery Need	<input type="checkbox"/> New/Expansion	Yes <input type="checkbox"/>	No <input type="checkbox"/>

A new narrow aisle stand up forklift will access tighter spaces in the new warehouse. This model of forklift will make it easier to maneuver between racks and in tighter spaces.

The current Sewer Easement machine will be over 20 years old at its target replacement date.

The Air Compressor will be over 20 years old at its target replacement date.

FUNDING SOURCES FOR THIS PROJECT:			AMOUNT
Operation Fund: Water	Air Compressor Trailer (9404)	FY16/17	\$3,750
Operation Fund: Sewer	Air Compressor Trailer (9404)	FY16/17	\$3,750
Operation Fund: Streets	Air Compressor Trailer (9404)	FY16/17	\$3,750
General Fund: Parks Maintenance	Air Compressor Trailer (9404)	FY16/17	\$3,750
Operation Fund: Sewer	Sewer Easement Machine (9501)	FY16/17	\$19,000
General Fund: Fleet Services	New Warehouse Forklift	FY17/18	\$13,000
Operation Fund: Non Departmental	New Warehouse Forklift	FY17/18	\$13,000
TOTAL:			\$60,000



VEHICLE REPLACEMENT: OPERATIONS DEPARTMENT - LARGE VEHICLES

DEPARTMENT: **OPERATIONS**
 CATEGORY: **FACILITIES & EQUIPMENT**
 TOTAL COST: **\$110,000**

RANKING CRITERIA MET:		PROJECT TYPE:	NEW ON-GOING COSTS?	
<input type="checkbox"/> Council Goals	<input type="checkbox"/> Regulatory Requirement	<input type="checkbox"/> Maintenance	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<input type="checkbox"/> Master Plan	<input type="checkbox"/> Outside Funding/Partnership	<input checked="" type="checkbox"/> Replacement	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<input type="checkbox"/> Health & Safety	<input checked="" type="checkbox"/> Service Delivery Need	<input type="checkbox"/> New/Expansion	Yes <input type="checkbox"/>	No <input type="checkbox"/>

Replacing a Five-Yard Dump with a hook truck with three additional attachments (flatbed, dump, and chipper bodies) consolidates three trucks into one. The hook truck will be used more often due to its three-tier versatility and will cut operating costs.

FUNDING SOURCES FOR THIS PROJECT:			AMOUNT
Operation Fund: Water	Hook Truck (8107)	FY15/16	\$27,500
Operation Fund: Sewer	Hook Truck (8107)	FY15/16	\$27,500
Operation Fund: Street	Hook Truck (8107)	FY15/16	\$27,500
General Fund: Parks Maintenance	Hook Truck (8107)	FY15/16	\$27,500
TOTAL:			<hr/> \$110,000



VEHICLE REPLACEMENT: POLICE DEPARTMENT

DEPARTMENT: **OPERATIONS**
 CATEGORY: **FACILITIES & EQUIPMENT**
 TOTAL COST: **\$560,000**

RANKING CRITERIA MET:		PROJECT TYPE:	NEW ON-GOING COSTS?	
<input type="checkbox"/> Council Goals	<input type="checkbox"/> Regulatory Requirement	<input type="checkbox"/> Maintenance	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<input type="checkbox"/> Master Plan	<input type="checkbox"/> Outside Funding/Partnership	<input checked="" type="checkbox"/> Replacement	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<input type="checkbox"/> Health & Safety	<input checked="" type="checkbox"/> Service Delivery Need	<input type="checkbox"/> New/Expansion	Yes <input type="checkbox"/>	No <input type="checkbox"/>

First line patrol vehicles average 23,000 miles each year. As part of the replacement cycle, the vehicles below are scheduled to be replaced after a minimum of five years of service. Mileage and maintenance costs of each vehicle are reviewed prior to replacement. Those with minimal maintenance requirements are transferred to the vehicle pool or reassigned.

FUNDING SOURCES FOR THIS PROJECT:			AMOUNT
General Fund: Police	Ford Crown Vic (0602)	FY14/15	\$45,000
General Fund: Police	Ford Crown Vic (0603)	FY14/15	\$45,000
General Fund: Police	Honda Motorcycle (0506)	FY14/15	\$28,000
General Fund: Police	Chevy Tahoe (0802)	FY15/16	\$45,000
General Fund: Police	Chevy Impala Sedan (0905)	FY15/16	\$24,000
General Fund: Police	Ford Crown Vic (0703)	FY15/16	\$45,000
General Fund: Police	Ford Crown Vic (0704)	FY15/16	\$45,000
General Fund: Police	Ford Crown Vic (1003)	FY16/17	\$45,000
General Fund: Police	Ford Crown Vic (1004)	FY16/17	\$45,000
General Fund: Police	GEM Car (Electric Car)	FY16/17	\$13,000
General Fund: Police	Ford Crown Vic (1101)	FY17/18	\$45,000
General Fund: Police	Ford Crown Vic (1102)	FY17/18	\$45,000
General Fund: Police	Chevy Tahoe (1201)	FY18/19	\$45,000
General Fund: Police	Chevy Tahoe (1202)	FY18/19	\$45,000
		TOTAL:	<u>\$560,000</u>

PARKS & RECREATION

For the purposes of the Capital Improvement Plan the term “Parks and Recreation” covers the broad spectrum of parks, urban forestry, recreation, arts, and cultural and historic programs and facilities. Improvements in this category may be facilities, materials, planning, land acquisition, development or other capital needs relating to these program areas.

The City’s continuing commitment to our park system and recreation, arts, and cultural and historic programs and facilities and the excellent quality of life they afford our citizens is demonstrated by the investment in upgrades to a number of park facilities in coming years as well as visionary planning for the future needs of the community. The Parks and Recreation Master Plan is being updated in FY 13/14. This update will help guide the City in prioritizing future projects.

PARKS

Tualatin’s Parks provide a wide variety of amenities for the community to enjoy. Parks provide a place to be outside and experience nature or exercise on greenway and park paths, from the kayak and canoe launches, or strolling through grassy or forested areas. They provide places to recreate and socialize such as playgrounds, sports fields and courts, picnic shelters, community centers, and the dog park. In addition to replacing old, worn facilities, infrastructure, or equipment such as parking lots and playground equipment, as new facilities are developed; they require infrastructure improvements and furnishings.

PLANNING

Tualatin’s park needs are diverse and change over time. The Parks and Recreation Master Plan is scheduled to be updated in FY 14/15. The completed updated Master Plan will identify future Parks and Recreation projects.

FUNDING SOURCES:

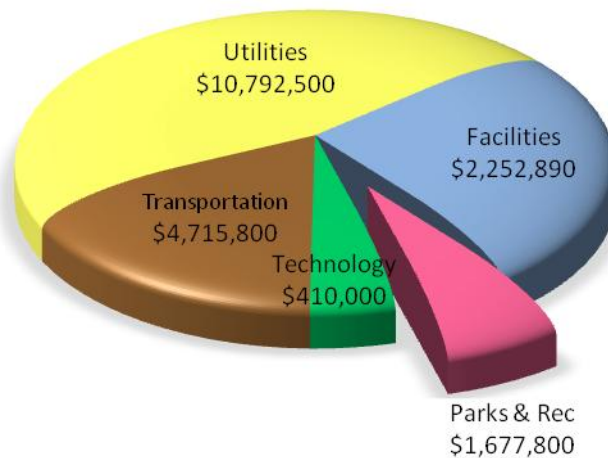
Projects in the Parks and Recreation category have a variety of funding sources including the City’s General Fund, parks system development charges, bond measures, and grants.

ISSUES FACING RECREATION:

Tualatin’s parks and recreation needs are diverse and grow and change over time. As such having adequate funding to acquire new land and plan for and develop facilities and programs is challenging.

PARKS & RECREATION	FY14/15	FY15/16	FY16/17	FY17/18	FY18/19
Atfalati Park Tennis Court Reconstruction	0	150,000	0	0	0
Community Park: Ball Field Park Lighting Retrofit	0	200,000	0	0	0
Community Park: N Drive Aisle/Boat Ramp Repair	0	83,000	0	0	0
Greenway Enhancements	0	30,000	0	0	0
Heritage Center: Roof Replacement	0	17,400	0	0	0
Juanita Pohl Center: Fire Sprinklers	147,000	0	0	0	0
Juanita Pohl Center: Parking Lot	0	0	58,000	0	0
Juanita Pohl Center: Roof	0	0	107,000	0	0
Parks and Recreation Master Plan: Plan Update	75,000	0	0	0	0
Public Arts Plan	0	0	0	15,000	0
Tualatin Commons Fountain Tile Repair	0	60,000	0	0	0
Tualatin River Greenway: Land Acquisition	670,000	0	0	0	0
Van Raden Comm Center & CSAD : Exterior Paint	0	0	14,400	0	0
Van Raden Comm Center: Replace Roof	0	31,000	0	0	0
Van Raden Comm Center: Window Replacement	0	20,000	0	0	0
TOTAL PARKS & RECREATION	892,000	591,400	179,400	15,000	0

*Future projects identified during the Parks and Recreation Master Plan Update will be included after the update is complete.



ATFALATI PARK TENNIS COURT RECONSTRUCTION

DEPARTMENT: **COMMUNITY SERVICES**
 CATEGORY: **PARKS & RECREATION**
 TOTAL COST: **\$150,000**

RANKING CRITERIA MET:		PROJECT TYPE:	NEW ON-GOING COSTS?	
<input type="checkbox"/> Council Goals	<input type="checkbox"/> Regulatory Requirement	<input type="checkbox"/> Maintenance	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<input type="checkbox"/> Master Plan	<input type="checkbox"/> Outside Funding/Partnership	<input checked="" type="checkbox"/> Replacement	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<input type="checkbox"/> Health & Safety	<input checked="" type="checkbox"/> Service Delivery Need	<input type="checkbox"/> New/Expansion	Yes <input type="checkbox"/>	No <input type="checkbox"/>

Atfalati Park tennis court is 20 years old. The pavement of the tennis courts, more specifically, the subsurface aggregate of the asphalt, is continually wet and becoming unstable. Therefore the asphalt surface of the tennis courts is cracking and becoming unlevel. This project proposes a complete renovation of the asphalt surface including roto-milling the asphalt in place and reusing it to improve the aggregate base, reinstall asphalt, and re-color coat the courts for tennis and pickleball courts. Other improvements associated with the project would include new nets, posts, hardware, and replacing the fabric fence materials.

FUNDING SOURCES FOR THIS PROJECT:		AMOUNT
General Fund: Building Maintenance	FY15/16	\$150,000
	TOTAL:	\$150,000



COMMUNITY PARK: BALL FIELD PARK LIGHTING RETROFIT

DEPARTMENT: **OPERATIONS**
 CATEGORY: **PARKS & RECREATION**
 TOTAL COST: **\$200,000**

RANKING CRITERIA MET:		PROJECT TYPE:	NEW ON-GOING COSTS?	
<input type="checkbox"/> Council Goals	<input type="checkbox"/> Regulatory Requirement	<input type="checkbox"/> Maintenance	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<input type="checkbox"/> Master Plan	<input type="checkbox"/> Outside Funding/Partnership	<input checked="" type="checkbox"/> Replacement	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<input type="checkbox"/> Health & Safety	<input checked="" type="checkbox"/> Service Delivery Need	<input type="checkbox"/> New/Expansion	Yes <input type="checkbox"/>	No <input type="checkbox"/>

Light fixtures were installed during construction of the ball field in the 1970's. Replacement parts are becoming obsolete and expensive. Light fixtures need to be redesigned and retrofitted with up-to-date, energy efficient lights and poles need to be relocated to accommodate for future pathways.

FUNDING SOURCES FOR THIS PROJECT:		AMOUNT
General Fund: Building Maintenance	FY15/16	\$200,000
	TOTAL:	<u>\$200,000</u>



COMMUNITY PARK: NORTH DRIVE AISLE/BOAT RAMP PAVEMENT REPAIR

DEPARTMENT: **COMMUNITY SERVICES**

CATEGORY: **PARKS & RECREATION**

TOTAL COST: **\$83,000**

RANKING CRITERIA MET:

Council Goals Regulatory Requirement
 Master Plan Outside Funding/Partnership
 Health & Safety Service Delivery Need

PROJECT TYPE:

Maintenance
 Replacement
 New/Expansion

NEW ON-GOING COSTS?

Yes No
 Yes No
 Yes No

Project includes full depth patching of bad areas and overlay with new pavement in the drive aisle. The scope of work consists of removing pavement and rock to native soil, adding fabric and rock providing firm base for new asphalt overlay.

FUNDING SOURCES FOR THIS PROJECT:

		AMOUNT
General Fund: Building Maintenance	FY15/16	\$83,000
	TOTAL:	\$83,000



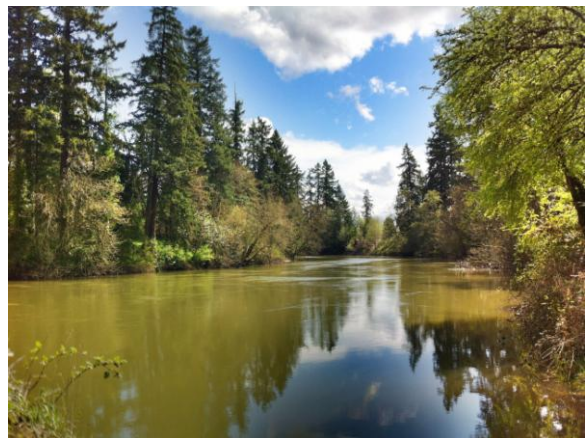
GREENWAY ENHANCEMENTS – CITY WIDE

DEPARTMENT: **COMMUNITY SERVICES**
 CATEGORY: **PARKS & RECREATION**
 TOTAL COST: **\$30,000**

RANKING CRITERIA MET:		PROJECT TYPE:	NEW ON-GOING COSTS?	
<input type="checkbox"/> Council Goals	<input type="checkbox"/> Regulatory Requirement	<input type="checkbox"/> Maintenance	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<input type="checkbox"/> Master Plan	<input type="checkbox"/> Outside Funding/Partnership	<input checked="" type="checkbox"/> Replacement	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<input type="checkbox"/> Health & Safety	<input checked="" type="checkbox"/> Service Delivery Need	<input type="checkbox"/> New/Expansion	Yes <input type="checkbox"/>	No <input type="checkbox"/>

Various enhancements to greenway landscapes and minor improvements may include installing trash cans, benches, interpretive signage, irrigation and landscaping.

FUNDING SOURCES FOR THIS PROJECT:		AMOUNT
General Fund: Park Maintenance	FY15/16	\$20,000
Parks SDC Fund	FY15/16	\$10,000
	TOTAL:	<u>\$30,000</u>



HERITAGE CENTER: ROOF REPLACEMENT

DEPARTMENT: **OPERATIONS**
 CATEGORY: **FACILITIES & EQUIPMENT**
 TOTAL COST: **\$17,400**

RANKING CRITERIA MET:		PROJECT TYPE:	NEW ON-GOING COSTS?	
<input type="checkbox"/> Council Goals	<input type="checkbox"/> Regulatory Requirement	<input type="checkbox"/> Maintenance	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<input type="checkbox"/> Master Plan	<input type="checkbox"/> Outside Funding/Partnership	<input checked="" type="checkbox"/> Replacement	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<input type="checkbox"/> Health & Safety	<input checked="" type="checkbox"/> Service Delivery Need	<input type="checkbox"/> New/Expansion	Yes <input type="checkbox"/>	No <input type="checkbox"/>

Project consists of replacing the Heritage Center’s roof with composite shingles. The roof is estimated to be 18-24 years old by target replacement date. As the target date approaches the roof will be evaluated and target date adjusted accordingly.

Extending the replacement date increases the probability of future property damage and adds to future replacement costs.

FUNDING SOURCES FOR THIS PROJECT:		AMOUNT
General Fund: Building Maintenance	FY15/16	\$17,400
	TOTAL:	\$17,400



JUANITA POHL CENTER: FIRE SPRINKLER SYSTEM (NEW)

DEPARTMENT: **OPERATIONS**
 CATEGORY: **FACILITIES & EQUIPMENT**
 TOTAL COST: **\$137,000**

RANKING CRITERIA MET:		PROJECT TYPE:	NEW ON-GOING COSTS?	
<input type="checkbox"/> Council Goals	<input checked="" type="checkbox"/> Regulatory Requirement	<input type="checkbox"/> Maintenance	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<input type="checkbox"/> Master Plan	<input checked="" type="checkbox"/> Outside Funding/Partnership	<input type="checkbox"/> Replacement	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<input checked="" type="checkbox"/> Health & Safety	<input checked="" type="checkbox"/> Service Delivery Need	<input checked="" type="checkbox"/> New/Expansion	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

The Juanita Pohl Center opened in 1982 (as the Tualatin/Durham Senior Center) and was expanded in 1991 and 2011/2012 to address Tualatin’s population growth. In 2012 the Center will have served the Tualatin area for 30 years but has never had, or been required to have, a fire sprinkler system. Due to the most recent addition and renovations, building codes now require a sprinkler system for this type and size of facility. The Building Division issued building permits with the condition that the building be retrofitted with a sprinkler system within three years. Addressing these issues will satisfy state code, and enhance the fire/life safety conditions of the building, help prolong the useful life of the Juanita Pohl Center, and modernize it for current and future users.

FUNDING SOURCES FOR THIS PROJECT:		AMOUNT
Grants: Community Development Block Grant	FY14/15	\$123,000
General Fund: Community Services	FY14/15	\$14,000
	TOTAL:	<u>\$137,000</u>



JUANITA POHL CENTER: PARKING LOT FULL DEPTH PATCH, OVERLAY & REPAIRS

DEPARTMENT: **OPERATIONS**
 CATEGORY: **FACILITIES & EQUIPMENT**
 TOTAL COST: **\$58,000**

RANKING CRITERIA MET:		PROJECT TYPE:	NEW ON-GOING COSTS?	
<input type="checkbox"/> Council Goals	<input type="checkbox"/> Regulatory Requirement	<input checked="" type="checkbox"/> Maintenance	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<input type="checkbox"/> Master Plan	<input type="checkbox"/> Outside Funding/Partnership	<input type="checkbox"/> Replacement	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<input type="checkbox"/> Health & Safety	<input checked="" type="checkbox"/> Service Delivery Need	<input type="checkbox"/> New/Expansion	Yes <input type="checkbox"/>	No <input type="checkbox"/>

Project consists of basic repairs and full depth patch and overlay of the Pohl Center’s parking lot.

As the parking lot continues to deteriorate, future repair costs increase.

FUNDING SOURCES FOR THIS PROJECT:		AMOUNT
General Fund: Building Maintenance	FY16/17	\$58,000
	TOTAL:	\$58,000



JUANITA POHL CENTER: ROOF REPLACEMENT

DEPARTMENT: **OPERATIONS**
 CATEGORY: **FACILITIES & EQUIPMENT**
 TOTAL COST: **\$106,850**

RANKING CRITERIA MET:		PROJECT TYPE:	NEW ON-GOING COSTS?	
<input type="checkbox"/> Council Goals	<input type="checkbox"/> Regulatory Requirement	<input type="checkbox"/> Maintenance	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<input type="checkbox"/> Master Plan	<input type="checkbox"/> Outside Funding/Partnership	<input checked="" type="checkbox"/> Replacement	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<input type="checkbox"/> Health & Safety	<input checked="" type="checkbox"/> Service Delivery Need	<input type="checkbox"/> New/Expansion	Yes <input type="checkbox"/>	No <input type="checkbox"/>

The Pohl Center’s roof will be completely torn off and replaced with a new thermal plastic overlay. Current building codes do not allow another roof layer to be added without removal of the existing materials. As the target replacement date approaches each year, the roof will be evaluated and timing adjusted as necessary. The current roof will be 18 years old by target replacement date. Extending the replacement date increases the probability of future property damage and adds to future replacement costs.

FUNDING SOURCES FOR THIS PROJECT:		AMOUNT
General Fund: Building Maintenance	FY16/17	\$106,850
	TOTAL:	\$106,850



PARKS AND RECREATION MASTER PLAN: PLAN UPDATE

DEPARTMENT: **OPERATIONS**
 CATEGORY: **PARKS & RECREATION**
 TOTAL COST: **\$75,000**

RANKING CRITERIA MET:		PROJECT TYPE:	NEW ON-GOING COSTS?	
<input type="checkbox"/> Council Goals	<input type="checkbox"/> Regulatory Requirement	<input type="checkbox"/> Maintenance	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<input checked="" type="checkbox"/> Master Plan	<input type="checkbox"/> Outside Funding/Partnership	<input type="checkbox"/> Replacement	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<input type="checkbox"/> Health & Safety	<input checked="" type="checkbox"/> Service Delivery Need	<input checked="" type="checkbox"/> New/Expansion	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

The purpose of the Parks and Master Plan is to serve as a guide in 1) developing a full range of facilities, programs and parks, and 2) allocating the City’s financial, human, and natural resources to provide a range of recreational opportunities for Tualatin residents. Another purpose of the plan is to provide a basis for discussions and decisions between citizens and city officials regarding park and recreation projects. Through the use of the plan, decisions can be made within the context of established planning policies and priorities. As a long range planning document, the Master Plan should be reviewed and revised periodically to reflect changing conditions in the community and so that it remains a useful and relevant planning guide. The current Master Plan was adopted in 1983.

FUNDING SOURCES FOR THIS PROJECT:		AMOUNT
Parks SDC Fund	FY14/15	\$75,000
	TOTAL:	<u>\$75,000</u>



PUBLIC ARTS PLAN

DEPARTMENT: **COMMUNITY SERVICES**

CATEGORY: **PARKS & RECREATION**

TOTAL COST: **\$15,000**

RANKING CRITERIA MET:

Council Goals Regulatory Requirement
 Master Plan Outside Funding/Partnership
 Health & Safety Service Delivery Need

PROJECT TYPE:

Maintenance
 Replacement
 New/Expansion

NEW ON-GOING COSTS?

Yes No
 Yes No
 Yes No

The purpose of a public arts plan is to expand the public experience throughout the broad spectrum of the arts; to contribute to and provide experiences which are conducive to the enrichment and betterment of the social and physical environment, and to encourage and foster the development of local artists.

This plan would be unique to Tualatin and contribute to the sense of community identity and pride. It would preserve, encourage, and promote awareness and understanding of the arts by residents of all ages.

FUNDING SOURCES FOR THIS PROJECT:

		AMOUNT
General Fund: Community Services	FY17/18	\$15,000
	TOTAL:	\$15,000



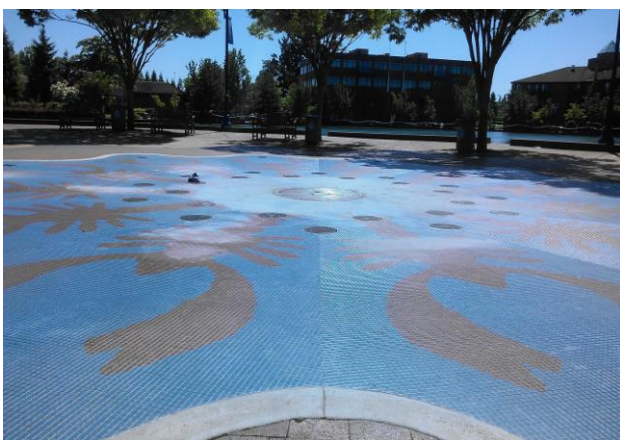
TUALATIN COMMONS FOUNTAIN TILE REPAIR

DEPARTMENT: **OPERATIONS**
 CATEGORY: **FACILITIES & EQUIPMENT**
 TOTAL COST: **\$60,000**

RANKING CRITERIA MET:		PROJECT TYPE:	NEW ON-GOING COSTS?	
<input type="checkbox"/> Council Goals	<input type="checkbox"/> Regulatory Requirement	<input type="checkbox"/> Maintenance	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<input type="checkbox"/> Master Plan	<input type="checkbox"/> Outside Funding/Partnership	<input checked="" type="checkbox"/> Replacement	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<input type="checkbox"/> Health & Safety	<input checked="" type="checkbox"/> Service Delivery Need	<input type="checkbox"/> New/Expansion	Yes <input type="checkbox"/>	No <input type="checkbox"/>

Tualatin Commons Interactive Water Feature is beginning to show its age. Built in 1994 the Commons Crawfish Fountain is a regular destination point for families throughout the summer months. The flooring of this play feature is literally tens of thousands of mosaic tiles. In recent years, the tile, grout, and adhesive has begun to fail in the center of the fountain.

FUNDING SOURCES FOR THIS PROJECT:		AMOUNT
General Fund: Building Maintenance	FY15/16	\$60,000
	TOTAL:	\$60,000



TUALATIN RIVER GREENWAY: LAND ACQUISITION

DEPARTMENT: **COMMUNITY SERVICES**

CATEGORY: **PARKS & RECREATION**

TOTAL COST: **\$670,000**

RANKING CRITERIA MET:

<input type="checkbox"/> Council Goals	<input type="checkbox"/> Regulatory Requirement
<input checked="" type="checkbox"/> Master Plan	<input checked="" type="checkbox"/> Outside Funding/Partnership
<input checked="" type="checkbox"/> Health & Safety	<input checked="" type="checkbox"/> Service Delivery Need

PROJECT TYPE:

<input type="checkbox"/> Maintenance
<input type="checkbox"/> Replacement
<input checked="" type="checkbox"/> New/Expansion

NEW ON-GOING COSTS?

Yes <input type="checkbox"/>	No <input type="checkbox"/>
Yes <input type="checkbox"/>	No <input type="checkbox"/>
Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

Land is a basic ingredient of a park and recreation system. As such the Parks and Recreation Master Plan emphasizes land acquisition as a major goal and, in particular land for riverfront parks. Additional riverfront park land will strengthen the Greenway as a recreational corridor by providing land for facilities (bikeways, docks, viewing areas) and improving public access to the river and serving as a focus for river related activities. Financial readiness for acquisition is of critical importance because once the land has been developed, it may never again be available for public ownership.

FUNDING SOURCES FOR THIS PROJECT:

		AMOUNT
Parks SDC Fund	FY14/15	\$670,000
	TOTAL:	\$670,000



VAN RADEN COMMUNITY CENTER/COMMUNITY SERVICES BLDG: EXTERIOR RE-PAINT

DEPARTMENT: **OPERATIONS**
 CATEGORY: **FACILITIES & EQUIPMENT**
 TOTAL COST: **\$14,400**

RANKING CRITERIA MET:		PROJECT TYPE:	NEW ON-GOING COSTS?	
<input type="checkbox"/> Council Goals	<input type="checkbox"/> Regulatory Requirement	<input checked="" type="checkbox"/> Maintenance	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<input type="checkbox"/> Master Plan	<input type="checkbox"/> Outside Funding/Partnership	<input type="checkbox"/> Replacement	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<input type="checkbox"/> Health & Safety	<input checked="" type="checkbox"/> Service Delivery Need	<input type="checkbox"/> New/Expansion	Yes <input type="checkbox"/>	No <input type="checkbox"/>

The Van Raden Center and Community Services buildings are scheduled for complete re-paints. Routine maintenance re-painting prevents wood damage.

FUNDING SOURCES FOR THIS PROJECT:		AMOUNT
General Fund: Building Maintenance	FY16/17	\$14,400
	TOTAL:	\$14,400



VAN RADEN COMMUNITY CENTER: ROOF REPLACEMENT

DEPARTMENT: **OPERATIONS**
 CATEGORY: **FACILITIES & EQUIPMENT**
 TOTAL COST: **\$31,000**

RANKING CRITERIA MET:		PROJECT TYPE:	NEW ON-GOING COSTS?	
<input type="checkbox"/> Council Goals	<input type="checkbox"/> Regulatory Requirement	<input type="checkbox"/> Maintenance	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<input type="checkbox"/> Master Plan	<input type="checkbox"/> Outside Funding/Partnership	<input checked="" type="checkbox"/> Replacement	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<input type="checkbox"/> Health & Safety	<input checked="" type="checkbox"/> Service Delivery Need	<input type="checkbox"/> New/Expansion	Yes <input type="checkbox"/>	No <input type="checkbox"/>

Project consists of replacing the Van Raden Center’s roof with composite shingles. The roof will be 19 years old by target replacement date.

Extending the replacement date increases the probability of future property damage and adds to future replacement costs.

FUNDING SOURCES FOR THIS PROJECT:		AMOUNT
General Fund: Building Maintenance	FY15/16	\$31,000
	TOTAL:	\$31,000



VAN RADEN COMMUNITY CENTER: WINDOW REPLACEMENT

DEPARTMENT: **OPERATIONS**
 CATEGORY: **FACILITIES & EQUIPMENT**
 TOTAL COST: **\$20,000**

RANKING CRITERIA MET:		PROJECT TYPE:	NEW ON-GOING COSTS?	
<input type="checkbox"/> Council Goals	<input type="checkbox"/> Regulatory Requirement	<input type="checkbox"/> Maintenance	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<input type="checkbox"/> Master Plan	<input type="checkbox"/> Outside Funding/Partnership	<input checked="" type="checkbox"/> Replacement	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<input type="checkbox"/> Health & Safety	<input checked="" type="checkbox"/> Service Delivery Need	<input type="checkbox"/> New/Expansion	Yes <input type="checkbox"/>	No <input type="checkbox"/>

Project consists of replacing all existing windows in the Van Raden Center with new double pane more energy efficient, tempered glass windows.

The windows will continue to be inefficient energy-wise and additional maintenance and painting repair costs will occur if not replaced.

FUNDING SOURCES FOR THIS PROJECT:		AMOUNT
General Fund: Building Maintenance	FY15/16	\$20,000
	TOTAL:	\$20,000



TECHNOLOGY

Technology projects and expenses are designed to improve production of information, connections with customers, staff productivity, and automated processes.

As computer technology becomes more involved than just a typical personal computer and network and begins to integrate with other uses such as phones, hand held devices, and even automobiles, a larger portion of city resources will need to be dedicated to support these functions.

The Technology Category captures those expenses relating to city wide hardware needs such as computers, servers, switches, fiber and regional connections. It also includes major software needs such as city wide financial software, anti-virus, and city wide desktop software. Support for web services, web development, and Geographical Information Services is also included.

Minor equipment, scheduled replacement of computers or equipment, and other routine expenses are not included in the capital improvement plan.

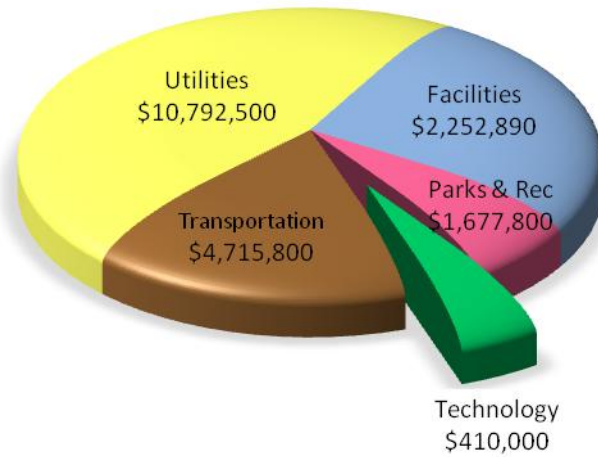
FUNDING SOURCES:

Building Fund
General Fund
Utility Funds

ISSUES FACING TECHNOLOGY:

Forecasting what technology will be needed when trends and improvements are changing so rapidly.

TECHNOLOGY	FY14/15	FY15/16	FY16/17	FY17/18	FY18/19
Citywide: Battery Backup Systems	0	20,000	0	0	0
Citywide: Computer Server Replacement	0	20,000	60,000	30,000	0
Citywide: Microsoft Office, Adobe & Other Licenses	0	0	40,000	0	0
Citywide: Network Switches Replacement	0	0	80,000	0	0
Fiber Installation to all City Buildings	40,000	40,000	40,000	40,000	0
TOTAL TECHNOLOGY	40,000	80,000	220,000	70,000	0



CITYWIDE: BATTERY BACK UP SYSTEM REPLACEMENTS

DEPARTMENT: **INFORMATION TECHNOLOGY**
 CATEGORY: **TECHNOLOGY**
 TOTAL COST: **\$20,000**

RANKING CRITERIA MET:		PROJECT TYPE:	NEW ON-GOING COSTS?	
<input type="checkbox"/> Council Goals	<input type="checkbox"/> Regulatory Requirement	<input type="checkbox"/> Maintenance	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<input type="checkbox"/> Master Plan	<input type="checkbox"/> Outside Funding/Partnership	<input checked="" type="checkbox"/> Replacement	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<input type="checkbox"/> Health & Safety	<input checked="" type="checkbox"/> Service Delivery Need	<input type="checkbox"/> New/Expansion	Yes <input type="checkbox"/>	No <input type="checkbox"/>

The City uses battery backup devices to ensure City servers and network devices remain online and stable during intermittent power fluctuations and outages. These backup devices provide the power solution until the main generator comes online. This type of power solution is standard practice in the industry for server and network devices.

FUNDING SOURCES FOR THIS PROJECT:		AMOUNT
General Fund: Information Services	FY15/16	\$20,000
	TOTAL:	\$20,000



ExcessUPS

CITYWIDE: COMPUTER SERVER REPLACEMENT

DEPARTMENT: **INFORMATION TECHNOLOGY**

CATEGORY: **TECHNOLOGY**

TOTAL COST: **\$110,000**

RANKING CRITERIA MET:

Council Goals Regulatory Requirement
 Master Plan Outside Funding/Partnership
 Health & Safety Service Delivery Need

PROJECT TYPE:

Maintenance
 Replacement
 New/Expansion

NEW ON-GOING COSTS?

Yes No
 Yes No
 Yes No

The servers are on a five year refresh cycle. This replacement schedule allows us to keep our equipment under warranty and replace them before they begin a failure cycle.

FUNDING SOURCES FOR THIS PROJECT:

		AMOUNT
General Fund: Information Services	FY15/16	\$20,000
General Fund: Information Services	FY16/17	\$60,000
General Fund: Information Services	FY17/18	\$30,000
	TOTAL:	\$110,000



CITYWIDE: MICROSOFT OFFICE, ADOBE & OTHER SOFTWARE LICENSES

DEPARTMENT: **INFORMATION TECHNOLOGY**

CATEGORY: **TECHNOLOGY**

TOTAL COST: **\$40,000**

RANKING CRITERIA MET:

Council Goals Regulatory Requirement
 Master Plan Outside Funding/Partnership
 Health & Safety Service Delivery Need

PROJECT TYPE:

Maintenance
 Replacement
 New/Expansion

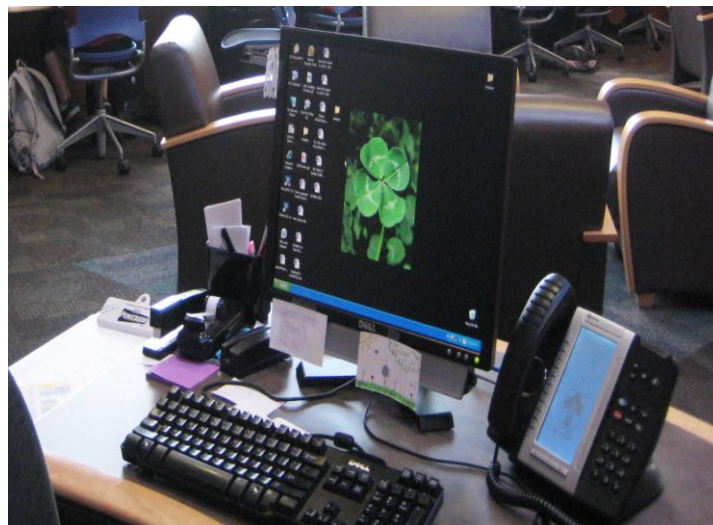
NEW ON-GOING COSTS?

Yes No
 Yes No
 Yes No

Microsoft Office Suite is typically refreshed every two or three years. The City usually skips a release and updates on an every-other cycle. A new version of Office is scheduled for release in 2013. If it is a compelling release, we would update to that version. Each license would need to be re-purchased. Other software in the City might also need updates or renewal. These could include Adobe Acrobat Pro and other office productivity software. Additionally, we might move to a thin-client technology.

FUNDING SOURCES FOR THIS PROJECT:

		AMOUNT
General Fund: Information Services	FY16/17	\$40,000
	TOTAL:	<u>\$40,000</u>



CITYWIDE: NETWORK SWITCHES REPLACEMENT

DEPARTMENT: **INFORMATION TECHNOLOGY**
 CATEGORY: **TECHNOLOGY**
 TOTAL COST: **\$80,000**

RANKING CRITERIA MET:		PROJECT TYPE:	NEW ON-GOING COSTS?	
<input type="checkbox"/> Council Goals	<input type="checkbox"/> Regulatory Requirement	<input type="checkbox"/> Maintenance	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<input type="checkbox"/> Master Plan	<input type="checkbox"/> Outside Funding/Partnership	<input checked="" type="checkbox"/> Replacement	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<input type="checkbox"/> Health & Safety	<input checked="" type="checkbox"/> Service Delivery Need	<input type="checkbox"/> New/Expansion	Yes <input type="checkbox"/>	No <input type="checkbox"/>

Network switches need to be replaced every six years to keep them under warranty and to maintain current technology. These are the devices that route all the traffic on our networks between devices and servers and to the Internet.

FUNDING SOURCES FOR THIS PROJECT:	FY16/17	AMOUNT
General Fund: Information Services		\$80,000
	TOTAL:	\$80,000



FIBER INSTALLATION – TO ALL CITY BUILDINGS

DEPARTMENT: **INFORMATION TECHNOLOGY**

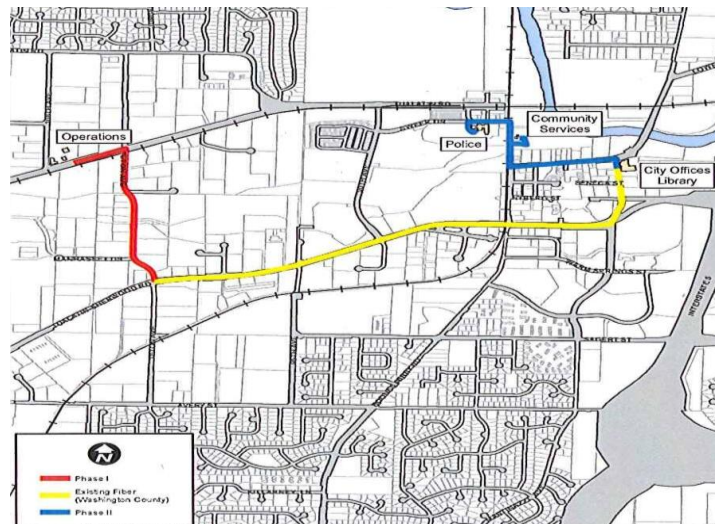
CATEGORY: **TECHNOLOGY**

TOTAL COST: **\$160,000**

RANKING CRITERIA MET:		PROJECT TYPE:	NEW ON-GOING COSTS?	
<input type="checkbox"/> Council Goals	<input type="checkbox"/> Regulatory Requirement	<input type="checkbox"/> Maintenance	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<input type="checkbox"/> Master Plan	<input type="checkbox"/> Outside Funding/Partnership	<input type="checkbox"/> Replacement	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<input type="checkbox"/> Health & Safety	<input checked="" type="checkbox"/> Service Delivery Need	<input checked="" type="checkbox"/> New/Expansion	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

The City currently purchases connectivity through Comcast. The cost is approximately \$42,000 per year. If we build our own fiber connections we will be able to avoid that recurring cost, control the connection and have a more scalable connectivity solution. The allocation of funds will allow us to grow the account and either install the fiber all at one time or on a piecemeal basis, whichever makes more sense. Analysis of the total fiber needed and the best way to get the work done will be performed in FY 13/14.

FUNDING SOURCES FOR THIS PROJECT:		AMOUNT
General Fund: Information Services	FY14/15	\$40,000
General Fund: Information Services	FY15/16	\$40,000
General Fund: Information Services	FY16/17	\$40,000
General Fund: Information Services	FY17/18	\$40,000
	TOTAL:	\$160,000



TRANSPORTATION

The City of Tualatin's street system consists of 91 miles of streets (77 miles are City maintained, 9 miles are maintained by Washington and Clackamas Counties and 5 miles by the state) and 48 traffic signals (22 are city-owned, 18 are county-owned and 8 are state-owned).

STREETS

A wide variety of projects are included under roadways. To protect the long-term capital investment in the City's roadways it is necessary to regularly maintain the streets. Methods of maintenance include crack sealing, pavement patching, and/or structural overlays. In cases of severe deterioration, total reconstruction of the roadway is necessary. In order to avoid higher costs of replacing streets, Operations staff tracks the condition of streets throughout the City with a computer program that identifies years in which critical maintenance should occur. Priorities for overlays and reconstruction are determined by the type of street, traffic volume, condition of street, and years remaining at the existing condition.

INTERSECTIONS

These projects increase the carrying capacity and improve the safety by moving traffic more efficiently and safely through existing intersections. Safe pedestrian travel is also enhanced with these projects. Project features may include placement of traffic signals, re-channeling traffic, and/or creating protected left turn lanes.

PATHWAYS/BIKEWAYS

Pedestrian and bicycle use is enhanced and encouraged through the development of pathway/bikeway projects. These projects help alleviate traffic congestion, air pollution, and contribute to a sense of community by providing an alternative mode of transportation.

FUNDING SOURCES

The Road Operating/Gas Tax Fund receives its revenue from a share of the Washington County gasoline tax and a share of the State gasoline tax. The Washington County gasoline tax is a \$0.01/gallon tax on gas sold in the County; apportioned on a per capita basis. The State Highway Trust Fund consists of a gas tax, vehicle registration fees, and weighted mile taxes for heavy vehicles. It is projected to be apportioned to the City at a rate of \$58.68 per capita for FY 2014-2015.

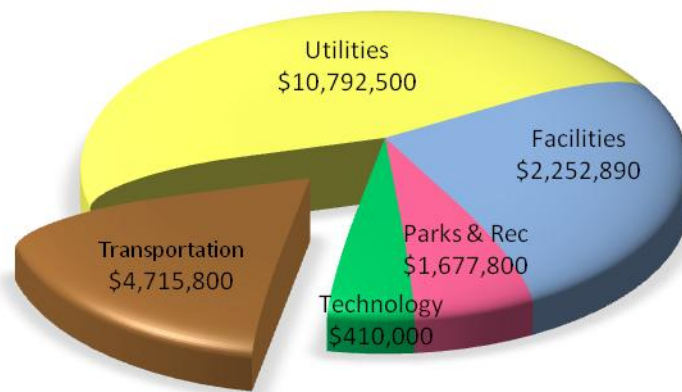
Per ORS, 1% of State Gas Tax funds are set aside for footpath/bike trail projects; if these funds are not used annually, they may be held for up to ten years in a reserve fund.

Road Utility Funds and TDT Funds

ISSUES FACING TRANSPORTATION

The Transportation System Plan, updated in 2012, identified many projects which have been prioritized and included in this CIP based on available funding. Those projects which do not have available funding are included in the Appendix under Unfunded Projects.

TRANSPORTATION	FY14/15	FY15/16	FY16/17	FY17/18	FY18/19
65th Ave at Sagert St: Add traffic signal	0	0	0	272,000	408,600
105th/Blake/108th: Design Alignment	0	0	0	200,000	0
Borland Road, 65th to east city limits: Fill in sidewalk	50,000	0	0	0	0
I5 Southbound Off Ramp at Nyberg: move guardrail	0	0	0	0	32,000
Neighborhood Transportation Solutions	80,000	80,000	80,000	80,000	80,000
Pavement Maintenance	500,000	500,000	500,000	500,000	500,000
Sidewalk - Street Tree - Road Surface Projects	50,000	0	0	0	0
Tualatin Road at Teton Ave: Add traffic signal	0	0	243,000	365,000	0
Unimproved roadway maintenance	31,876	35,663	38,569	42,425	46,667
TOTAL TRANSPORTATION	711,876	615,663	861,569	1,459,425	1,067,267



65TH AVE AT SAGERT ST: ADD TRAFFIC SIGNAL

DEPARTMENT: **ENGINEERING**
 CATEGORY: **TRANSPORTATION**
 TOTAL COST: **\$680,600**

RANKING CRITERIA MET:		PROJECT TYPE:	NEW ON-GOING COSTS?	
<input type="checkbox"/> Council Goals	<input type="checkbox"/> Regulatory Requirement	<input checked="" type="checkbox"/> Maintenance	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
<input type="checkbox"/> Master Plan	<input type="checkbox"/> Outside Funding/Partnership	<input type="checkbox"/> Replacement	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<input type="checkbox"/> Health & Safety	<input checked="" type="checkbox"/> Service Delivery Need	<input type="checkbox"/> New/Expansion	Yes <input type="checkbox"/>	No <input type="checkbox"/>

This intersection is currently controlled with a stop sign. As traffic increases, a signal will be necessary. The signal will be coordinated with the signal at 65th and Borland to ensure continuous, smooth traffic flow.

FUNDING SOURCES FOR THIS PROJECT:		AMOUNT
Transportation Development Tax Fund	FY17/18	\$272,000
Transportation Development Tax Fund	FY18/19	\$408,600
	TOTAL:	\$680,600



105TH AVE/BLAKE ST/108TH AVE: DESIGN ALIGNMENT

DEPARTMENT: **ENGINEERING**

CATEGORY: **TRANSPORTATION**

TOTAL COST: **\$200,000**

RANKING CRITERIA MET:

Council Goals Regulatory Requirement
 Master Plan Outside Funding/Partnership
 Health & Safety Service Delivery Need

PROJECT TYPE:

Maintenance
 Replacement
 New/Expansion

NEW ON-GOING COSTS?

Yes No
 Yes No
 Yes No

Redesign the alignment of the road from 105th Avenue to 108th Avenue to reduce common traffic issues.

FUNDING SOURCES FOR THIS PROJECT:

	FY17/18	AMOUNT
Transportation Development Tax Fund		\$200,000
	TOTAL:	<u>\$200,000</u>



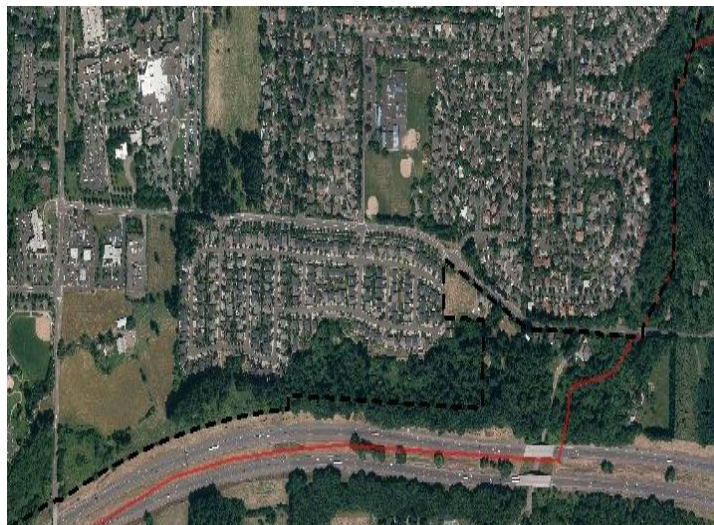
BORLAND RD, 65TH TO EASTERN CITY LIMITS: FILL IN SIDEWALK GAPS

DEPARTMENT: **ENGINEERING**
 CATEGORY: **TRANSPORTATION**
 TOTAL COST: **\$50,000**

RANKING CRITERIA MET:		PROJECT TYPE:	NEW ON-GOING COSTS?	
<input type="checkbox"/> Council Goals	<input type="checkbox"/> Regulatory Requirement	<input checked="" type="checkbox"/> Maintenance	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<input type="checkbox"/> Master Plan	<input type="checkbox"/> Outside Funding/Partnership	<input type="checkbox"/> Replacement	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<input type="checkbox"/> Health & Safety	<input checked="" type="checkbox"/> Service Delivery Need	<input type="checkbox"/> New/Expansion	Yes <input type="checkbox"/>	No <input type="checkbox"/>

Add sidewalks to Borland Road from 65th Avenue to the eastern boundary of the City limits to enable safe pedestrian traffic.

FUNDING SOURCES FOR THIS PROJECT:		AMOUNT
Transportation Development Tax Fund	FY14/15	\$50,000
	TOTAL:	\$50,000



15 SOUTHBOUND OFF RAMP AT NYBERG ST: MOVE GUARDRAIL

DEPARTMENT: **ENGINEERING**
 CATEGORY: **TRANSPORTATION**
 TOTAL COST: **\$32,000**

RANKING CRITERIA MET:		PROJECT TYPE:	NEW ON-GOING COSTS?	
<input type="checkbox"/> Council Goals	<input type="checkbox"/> Regulatory Requirement	<input checked="" type="checkbox"/> Maintenance	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<input type="checkbox"/> Master Plan	<input type="checkbox"/> Outside Funding/Partnership	<input type="checkbox"/> Replacement	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<input checked="" type="checkbox"/> Health & Safety	<input type="checkbox"/> Service Delivery Need	<input type="checkbox"/> New/Expansion	Yes <input type="checkbox"/>	No <input type="checkbox"/>

Removing this guardrail will solve a site distance issue identified at this location.

FUNDING SOURCES FOR THIS PROJECT:		AMOUNT
Transportation Development Tax Fund	FY18/19	\$32,000
	TOTAL:	\$32,000



NEIGHBORHOOD TRANSPORTATION SOLUTIONS

DEPARTMENT: **ENGINEERING**
 CATEGORY: **TRANSPORTATION**
 TOTAL COST: **\$400,000**

RANKING CRITERIA MET:		PROJECT TYPE:	NEW ON-GOING COSTS?	
<input type="checkbox"/> Council Goals	<input type="checkbox"/> Regulatory Requirement	<input checked="" type="checkbox"/> Maintenance	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<input type="checkbox"/> Master Plan	<input type="checkbox"/> Outside Funding/Partnership	<input type="checkbox"/> Replacement	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<input checked="" type="checkbox"/> Health & Safety	<input type="checkbox"/> Service Delivery Need	<input type="checkbox"/> New/Expansion	Yes <input type="checkbox"/>	No <input type="checkbox"/>

This fund is set aside every fiscal year to help deal with Neighborhood Traffic issues, speeding, cut through traffic, lack of sidewalks, etc.

FUNDING SOURCES FOR THIS PROJECT:		AMOUNT
Road Gas Tax Fund	FY14/15	\$80,000
Road Gas Tax Fund	FY15/16	\$80,000
Road Gas Tax Fund	FY16/17	\$80,000
Road Gas Tax Fund	FY17/18	\$80,000
Road Gas Tax Fund	FY18/19	\$80,000
	TOTAL:	\$400,000



PAVEMENT MAINTENANCE

DEPARTMENT: **OPERATIONS**
 CATEGORY: **TRANSPORTATION**
 TOTAL COST: **\$2,500,000**

RANKING CRITERIA MET:		PROJECT TYPE:	NEW ON-GOING COSTS?	
<input type="checkbox"/> Council Goals	<input type="checkbox"/> Regulatory Requirement	<input checked="" type="checkbox"/> Maintenance	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<input type="checkbox"/> Master Plan	<input type="checkbox"/> Outside Funding/Partnership	<input type="checkbox"/> Replacement	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<input type="checkbox"/> Health & Safety	<input checked="" type="checkbox"/> Service Delivery Need	<input type="checkbox"/> New/Expansion	Yes <input type="checkbox"/>	No <input type="checkbox"/>

The Pavement Maintenance Program consists of overlays, slurry seals, full depth patches and crack sealing city streets and roadways. With the use of these methods, we strive to meet the City’s goals of an overall Pavement Condition Index rating of over 90.

FUNDING SOURCES FOR THIS PROJECT:		AMOUNT
Road Utility Fee Fund	FY14/15	\$500,000
Road Utility Fee Fund	FY15/16	\$500,000
Road Utility Fee Fund	FY16/17	\$500,000
Road Utility Fee Fund	FY17/18	\$500,000
Road Utility Fee Fund	FY18/19	\$500,000
	TOTAL:	\$2,500,000



SIDEWALK / STREET TREE / ROAD SURFACE PROJECT

DEPARTMENT: **OPERATIONS**
 CATEGORY: **TRANSPORTATION**
 TOTAL COST: **\$50,000**

RANKING CRITERIA MET:		PROJECT TYPE:	NEW ON-GOING COSTS?	
<input checked="" type="checkbox"/> Council Goals	<input checked="" type="checkbox"/> Regulatory Requirement	<input checked="" type="checkbox"/> Maintenance	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
<input type="checkbox"/> Master Plan	<input type="checkbox"/> Outside Funding/Partnership	<input checked="" type="checkbox"/> Replacement	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
<input checked="" type="checkbox"/> Health & Safety	<input type="checkbox"/> Service Delivery Need	<input type="checkbox"/> New/Expansion	Yes <input type="checkbox"/>	No <input type="checkbox"/>

Annual capital improvement costs for sidewalk, drive approaches, handicap ramps, curb repairs, and water meter conflicts associated with street trees that have compromised public infrastructure. This project would fund extraordinary projects that are beyond the scope of normal maintenance and may fund ADA compliance projects.

FUNDING SOURCES FOR THIS PROJECT:	FY14/15	AMOUNT
Road Utility Fee Fund	\$50,000	\$50,000
	TOTAL:	\$50,000



UNIMPROVED ROADWAY MAINTENANCE

DEPARTMENT: **OPERATIONS**
 CATEGORY: **TRANSPORTATION**
 TOTAL COST: **\$195,200**

RANKING CRITERIA MET:		PROJECT TYPE:	NEW ON-GOING COSTS?	
<input type="checkbox"/> Council Goals	<input type="checkbox"/> Regulatory Requirement	<input checked="" type="checkbox"/> Maintenance	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<input type="checkbox"/> Master Plan	<input type="checkbox"/> Outside Funding/Partnership	<input type="checkbox"/> Replacement	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<input type="checkbox"/> Health & Safety	<input checked="" type="checkbox"/> Service Delivery Need	<input type="checkbox"/> New/Expansion	Yes <input type="checkbox"/>	No <input type="checkbox"/>

Funds are dedicated each year for repair of unimproved road ways which are roads that are not up to City standards. McEwan, 108th, Blake, and part of Herman Road are considered unimproved and will continue to receive only minimum maintenance until they can be reconstructed. Unimproved streets receive patch work, thin mix overlays, shoulder repair, or cold mix for pot holes.

FUNDING SOURCES FOR THIS PROJECT:		AMOUNT
Road Utility Fee Fund	FY14/15	\$31,876
Road Utility Fee Fund	FY15/16	\$35,663
Road Utility Fee Fund	FY16/17	\$38,569
Road Utility Fee Fund	FY17/18	\$42,425
Road Utility Fee Fund	FY18/19	\$46,667
	TOTAL:	\$195,200



TUALATIN RD AT TETON AVE: ADD TRAFFIC SIGNAL

DEPARTMENT: **ENGINEERING**
 CATEGORY: **TRANSPORTATION**
 TOTAL COST: **\$608,000**

RANKING CRITERIA MET:		PROJECT TYPE:	NEW ON-GOING COSTS?	
<input type="checkbox"/> Council Goals	<input type="checkbox"/> Regulatory Requirement	<input checked="" type="checkbox"/> Maintenance	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
<input type="checkbox"/> Master Plan	<input type="checkbox"/> Outside Funding/Partnership	<input type="checkbox"/> Replacement	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<input type="checkbox"/> Health & Safety	<input checked="" type="checkbox"/> Service Delivery Need	<input type="checkbox"/> New/Expansion	Yes <input type="checkbox"/>	No <input type="checkbox"/>

Add new traffic signal to the intersection of Tualatin Road and Teton Avenue to improve traffic flow.

FUNDING SOURCES FOR THIS PROJECT:		AMOUNT
Transportation Development Tax Fund	FY16/17	\$243,000
Transportation Development Tax Fund	FY17/18	\$365,000
	TOTAL:	\$608,000



UTILITIES

WATER Tualatin’s water comes from the Bull Run Watershed and the Columbia Southshore wellfield systems which is an unfiltered system. The City purchases the water from the City of Portland and distributes it to Tualatin residents.

The City’s distribution system contains 109 miles of water lines ranging from 4 to 36 inches in diameter, 4 reservoirs, and 3 pump stations.

WASTEWATER The City owns and operates a wastewater collection system consisting of 94 miles of sewer pipes (88 miles are maintained by the City and 6 miles are maintained by Clean Water Services (CWS)), over 6,400 sewer connections, hundreds of manholes, and 10 lift stations maintained by CWS.

Wastewater generated in Tualatin is treated at Clean Water Services’ Durham Creek Waste Water Treatment Plant.

STORMWATER The 1987 revisions to the Federal Clean Water Act placed stringent water quality standards on the discharge of storm water runoff into streams, lakes, and rivers. The Surface Water Management (SWM) program was developed to address these water quality regulations and ongoing flooding problems throughout Tualatin.

Tualatin’s storm drain system consists of approximately 89 miles of pipes, 12 drainage basins, over 2,800 catch basins, 65 public water quality facilities, and hundreds of manholes.

FUNDING SOURCES

Fees collected in Enterprise Funds provide funding for, and are restricted to, maintenance and capital construction of their corresponding utility distribution and collection systems.

Developers are required to pay System Development Charges to cover the costs associated with extending service to new and expanding developments. These funds can be used to construct capital improvements thus increasing the capacity of the system.

ISSUES FACING UTILITIES

Aging parts of infrastructure—While Tualatin’s distribution system is relatively young, regular replacement and upgrades are needed to prevent disruption of services.

Regulatory requirements— As new or more stringent regulatory requirements are put into place, changes to the distribution and collection systems are necessary to stay in compliance.

Expansion to serve new development— New development requires new infrastructure be constructed to meet the increasing demands.

	FY14/15	FY15/16	FY16/17	FY17/18	FY18/19
UTILITIES					
89th Ave and TSR: Upgrade Stormwater Outfall	90,000	0	0	0	0
90th Ave, N of TSR: Upgrade Stormwater Outfall	70,000	0	0	0	0
125th Ct/Herman: Upgrade Stormwater Outfall	60,000	150,000	0	0	0
Amu St thru Walgreave: Upsize Bluff/Cipole Sewer	0	0	313,000	1,957,000	0
Bluff-Cipole, 108th Ave to Amu St: Upsize Sewer	0	420,000	200,000	0	0
Bluff-Cipole, 118th Ave to Herman: Upsize sewer	0	0	140,000	574,000	0
Bluff-Cipole, Cipole PS to 124th: Upsize sewer	0	187,000	0	0	0
Bluff-Cipole, Koller St to 108th: Upsize sewer	0	242,000	200,000	0	0
Childs Rd, Lower BFR: Replace water lines	0	0	150,000	50,000	0
Control Valve Maintenance	0	30,000	0	0	0
Grahams Ferry/Ibach: Upgrade Stormwater	80,000	345,000	0	0	0
Hedges Dr at 99th: Upgrade Stormwater Outfall	10,500	0	0	0	0
Martinazzi Ave at TSR: Upgrade Stormwater	37,000	0	0	0	0
McEwan Rd, 65th to I5: Replace water lines	0	0	0	225,000	0
TSR to Tigard Sand/Gravel: Install new sewer	0	0	414,000	1,248,000	0
Tualatin High School: Fire Hydrants	0	0	0	0	100,000
Water Reservoirs: C2: Construct new	500,000	100,000	0	0	0
Water Reservoirs: B1 , Ext/Interior Paint/Clean	650,000	0	0	0	0
Water Reservoirs: C1 , Ext/Interior Paint/Clean	0	225,000	0	0	0
Water Reservoirs: A1 , Ext/Interior Paint/Clean	0	675,000	0	0	0
Water Reservoirs: B2 , Ext/Interior Paint/Clean	0	0	550,000	0	0
Water Reservoirs: A2 , Interior Paint/Clean	0	0	0	0	300,000
TOTAL UTILITIES	1,497,500	2,374,000	1,967,000	4,054,000	400,000



89TH AVE AND TUALATIN-SHEROOD RD: UPGRADE STORMWATER OUTFALL

DEPARTMENT: **COMMUNITY DEVELOPMENT**

CATEGORY: **UTILITIES**

TOTAL COST: **\$120,000***

RANKING CRITERIA MET:

Council Goals Regulatory Requirement
 Master Plan Outside Funding/Partnership
 Health & Safety Service Delivery Need

PROJECT TYPE:

Maintenance
 Replacement
 New/Expansion

NEW ON-GOING COSTS?

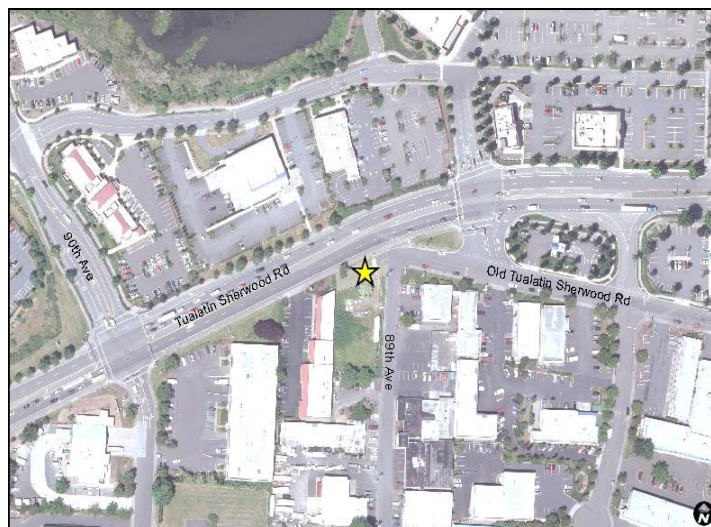
Yes No
 Yes No
 Yes No

A stormwater outfall at 89th Avenue and Tualatin-Sherwood Road is currently being designed and constructed for water quality treatment. Clean Water Services' Stormwater Discharge Permit (MS4) through DEQ required that all conveyance systems within their jurisdiction be retrofitted to provide water quality.

*This project began in FY13/14 with approved funding of \$30,000.

FUNDING SOURCES FOR THIS PROJECT:

FUNDING SOURCES FOR THIS PROJECT:	FY14/15	AMOUNT
Storm Drain Operating Fund	FY14/15	\$90,000
	TOTAL:	\$90,000



90TH, NORTH OF TUALATIN—SHERWOOD ROAD: UPGRADE STORMWATER OUTFALL

DEPARTMENT: **COMMUNITY DEVELOPMENT**

CATEGORY: **UTILITIES**

TOTAL COST: **\$70,000**

RANKING CRITERIA MET:

- Council Goals
- Regulatory Requirement
- Master Plan
- Outside Funding/Partnership
- Health & Safety
- Service Delivery Need

PROJECT TYPE:

- Maintenance
- Replacement
- New/Expansion

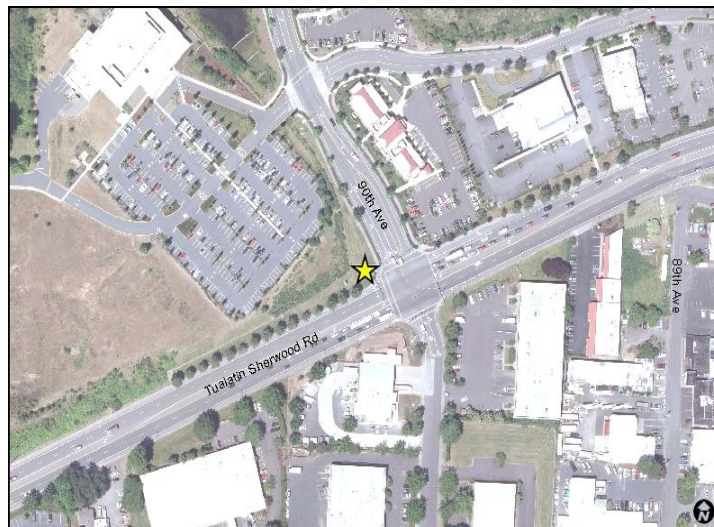
NEW ON-GOING COSTS?

- Yes No
- Yes No
- Yes No

The stormwater outfall at 90th Avenue north of Tualatin Road currently has no water quality treatment and serves 262 acres of impervious surface. Clean Water Services’ Stormwater Discharge Permit (MS4) through DEQ required that all conveyance systems within their jurisdiction be retrofitted to provide water quality.

FUNDING SOURCES FOR THIS PROJECT:

FUNDING SOURCES FOR THIS PROJECT:	FY14/15	AMOUNT
Storm Drain Operating Fund	FY14/15	\$70,000
	TOTAL:	\$70,000



124TH WATER LINE

DEPARTMENT: **COMMUNITY DEVELOPMENT**

CATEGORY: **UTILITIES**

TOTAL COST: \$

RANKING CRITERIA MET:

<input type="checkbox"/> Council Goals	<input checked="" type="checkbox"/> Regulatory Requirement
<input type="checkbox"/> Master Plan	<input type="checkbox"/> Outside Funding/Partnership
<input type="checkbox"/> Health & Safety	<input checked="" type="checkbox"/> Service Delivery Need

PROJECT TYPE:

<input type="checkbox"/> Maintenance
<input type="checkbox"/> Replacement
<input checked="" type="checkbox"/> New/Expansion

NEW ON-GOING COSTS?

Yes <input type="checkbox"/>	No <input type="checkbox"/>
Yes <input type="checkbox"/>	No <input type="checkbox"/>
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Washington County will be extending 124th Avenue south from Tualatin-Sherwood Road to Grahams Ferry Road. The City's Master Plan calls for a 16" water line to be installed in 124th Avenue to serve the SW Concept Plan area. This project will allow the water line to be installed when the road is constructed to coordinate projects.

FUNDING SOURCES FOR THIS PROJECT:

	AMOUNT
FY14/15	_____
TOTAL:	_____

125TH TO HERMAN ROAD: UPGRADE STORMWATER OUTFALL

DEPARTMENT: **COMMUNITY DEVELOPMENT**

CATEGORY: **UTILITIES**

TOTAL COST: **\$210,000**

RANKING CRITERIA MET:

Council Goals Regulatory Requirement
 Master Plan Outside Funding/Partnership
 Health & Safety Service Delivery Need

PROJECT TYPE:

Maintenance
 Replacement
 New/Expansion

NEW ON-GOING COSTS?

Yes No
 Yes No
 Yes No

The stormwater outfall currently has no water quality treatment and serves 143 acres of impervious surface. Clean Water Services' Stormwater Discharge Permit (MS4) through DEQ required that all conveyance systems within their jurisdiction be retrofitted to provide water quality.

FUNDING SOURCES FOR THIS PROJECT:

		AMOUNT
Storm Drain Operating Fund	FY14/15	\$60,000
Storm Drain Operating Fund	FY15/16	\$150,000
	TOTAL:	\$210,000



AMU ST-WALGREAVE: UPSIZE TUALATIN RESERVOIR SEWER LINE

DEPARTMENT: **COMMUNITY DEVELOPMENT**

CATEGORY: **UTILITIES**

TOTAL COST: **\$2,270,000**

RANKING CRITERIA MET:

<input type="checkbox"/> Council Goals	<input type="checkbox"/> Regulatory Requirement
<input checked="" type="checkbox"/> Master Plan	<input checked="" type="checkbox"/> Outside Funding/Partnership
<input type="checkbox"/> Health & Safety	<input checked="" type="checkbox"/> Service Delivery Need

PROJECT TYPE:

<input type="checkbox"/> Maintenance
<input checked="" type="checkbox"/> Replacement
<input type="checkbox"/> New/Expansion

NEW ON-GOING COSTS?

Yes <input type="checkbox"/>	No <input type="checkbox"/>
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Yes <input type="checkbox"/>	No <input type="checkbox"/>

This project will upsize the public sanitary sewer lines to serve future development.

A portion of the cost may be funded by Clean Water Services.

FUNDING SOURCES FOR THIS PROJECT:

		AMOUNT
Sewer SDC Fund	FY16/17	\$313,000
Sewer SDC Fund	FY17/18	\$1,957,000
	TOTAL:	\$2,270,000



BLUFF-CIPOLE, 108TH TO AMU ST: UPSIZE SEWER LINE

DEPARTMENT: **COMMUNITY DEVELOPMENT**

CATEGORY: **UTILITIES**

TOTAL COST: **\$620,000**

RANKING CRITERIA MET:

- | | |
|---|---|
| <input type="checkbox"/> Council Goals | <input type="checkbox"/> Regulatory Requirement |
| <input checked="" type="checkbox"/> Master Plan | <input checked="" type="checkbox"/> Outside Funding/Partnership |
| <input type="checkbox"/> Health & Safety | <input checked="" type="checkbox"/> Service Delivery Need |

PROJECT TYPE:

- | |
|---|
| <input type="checkbox"/> Maintenance |
| <input type="checkbox"/> Replacement |
| <input checked="" type="checkbox"/> New/Expansion |

NEW ON-GOING COSTS?

- | | |
|------------------------------|--|
| Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |

This project will upsize the public sanitary sewer lines to serve future development.

A portion of the cost may be funded by Clean Water Services.

FUNDING SOURCES FOR THIS PROJECT:

		AMOUNT
Sewer SDC Fund	FY15/16	\$420,000
Sewer SDC Fund	FY16/17	\$200,000
	TOTAL:	\$620,000



BLUFF-CIPOLE, 118TH TO HERMAN RD: UPSIZE SEWER LINE

DEPARTMENT: **COMMUNITY DEVELOPMENT**

CATEGORY: **UTILITIES**

TOTAL COST: **\$714,000**

RANKING CRITERIA MET:

- | | |
|---|---|
| <input type="checkbox"/> Council Goals | <input type="checkbox"/> Regulatory Requirement |
| <input checked="" type="checkbox"/> Master Plan | <input checked="" type="checkbox"/> Outside Funding/Partnership |
| <input type="checkbox"/> Health & Safety | <input checked="" type="checkbox"/> Service Delivery Need |

PROJECT TYPE:

- | |
|---|
| <input type="checkbox"/> Maintenance |
| <input type="checkbox"/> Replacement |
| <input checked="" type="checkbox"/> New/Expansion |

NEW ON-GOING COSTS?

- | | |
|------------------------------|--|
| Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |

This will upsize the public sanitary sewer lines to serve future development.

A portion of the cost may be funded by Clean Water Services.

FUNDING SOURCES FOR THIS PROJECT:

		AMOUNT
Sewer SDC Fund	FY16/17	\$140,000
Sewer SDC Fund	FY17/18	\$574,000
	TOTAL:	\$714,000



BLUFF-CIPOLE, CIPOLE PUMP STATION TO 124TH: UPSIZE SEWER LINE

DEPARTMENT: **COMMUNITY DEVELOPMENT**

CATEGORY: **UTILITIES**

TOTAL COST: **\$187,000**

RANKING CRITERIA MET:

- | | |
|---|---|
| <input type="checkbox"/> Council Goals | <input type="checkbox"/> Regulatory Requirement |
| <input checked="" type="checkbox"/> Master Plan | <input checked="" type="checkbox"/> Outside Funding/Partnership |
| <input type="checkbox"/> Health & Safety | <input checked="" type="checkbox"/> Service Delivery Need |

PROJECT TYPE:

- | |
|---|
| <input type="checkbox"/> Maintenance |
| <input type="checkbox"/> Replacement |
| <input checked="" type="checkbox"/> New/Expansion |

NEW ON-GOING COSTS?

- | | |
|------------------------------|--|
| Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| Yes <input type="checkbox"/> | No <input type="checkbox"/> |
| Yes <input type="checkbox"/> | No <input checked="" type="checkbox"/> |

This will upsize the public sanitary sewer lines to serve future development.

A portion of the cost may be funded by Clean Water Services.

FUNDING SOURCES FOR THIS PROJECT:

		AMOUNT
Sewer SDC Fund	FY15/16	\$187,000
	TOTAL:	\$187,000



BLUFF-CIPOLE, KOLLER ST TO 108TH: UPSIZE SEWER LINE

DEPARTMENT: **COMMUNITY DEVELOPMENT**
 CATEGORY: **UTILITIES**
 TOTAL COST: **\$442,000**

RANKING CRITERIA MET:		PROJECT TYPE:	NEW ON-GOING COSTS?	
<input type="checkbox"/> Council Goals	<input type="checkbox"/> Regulatory Requirement	<input type="checkbox"/> Maintenance	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<input checked="" type="checkbox"/> Master Plan	<input checked="" type="checkbox"/> Outside Funding/Partnership	<input type="checkbox"/> Replacement	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<input type="checkbox"/> Health & Safety	<input checked="" type="checkbox"/> Service Delivery Need	<input checked="" type="checkbox"/> New/Expansion	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

This will upsize the public sanitary sewer lines to serve future development.

A portion of the cost may be funded by Clean Water Services.

FUNDING SOURCES FOR THIS PROJECT:		AMOUNT
Sewer SDC Fund	FY15/16	\$242,000
Sewer SDC Fund	FY16/17	\$200,000
	TOTAL:	\$442,000



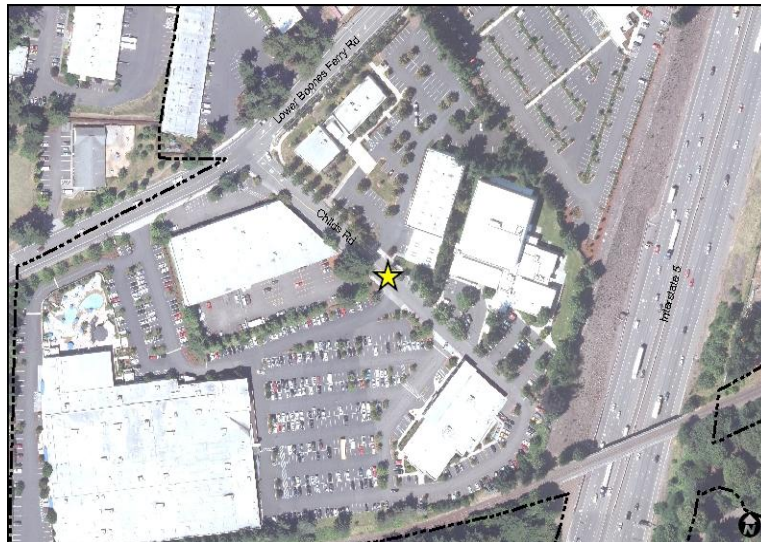
CHILDS, LOWER BOONES FERRY RD TO I-5: REPLACE WATER LINES

DEPARTMENT: **COMMUNITY DEVELOPMENT**
 CATEGORY: **UTILITIES**
 TOTAL COST: **\$200,000**

RANKING CRITERIA MET:		PROJECT TYPE:	NEW ON-GOING COSTS?	
<input type="checkbox"/> Council Goals	<input type="checkbox"/> Regulatory Requirement	<input type="checkbox"/> Maintenance	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<input type="checkbox"/> Master Plan	<input type="checkbox"/> Outside Funding/Partnership	<input checked="" type="checkbox"/> Replacement	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> Health & Safety	<input checked="" type="checkbox"/> Service Delivery Need	<input type="checkbox"/> New/Expansion	Yes <input type="checkbox"/>	No <input type="checkbox"/>

The existing Asbestos Concrete water lines in Childs Road and Lower Boones Ferry Road were installed in 1972 and are starting to fail. Replacing the lines with modern piping will assist in the goal of removing all asbestos piping from the City’s distribution system and will prevent water leaks.

FUNDING SOURCES FOR THIS PROJECT:		AMOUNT
Water Operating Fund	FY16/17	\$150,000
Water Operating Fund	FY17/18	\$50,000
	TOTAL:	\$200,000



CONTROL VALVE MAINTENANCE

DEPARTMENT: **OPERATIONS**
 CATEGORY: **FACILITIES & EQUIPMENT**
 TOTAL COST: **\$30,000**

RANKING CRITERIA MET:		PROJECT TYPE:	NEW ON-GOING COSTS?	
<input type="checkbox"/> Council Goals	<input type="checkbox"/> Regulatory Requirement	<input checked="" type="checkbox"/> Maintenance	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
<input type="checkbox"/> Master Plan	<input type="checkbox"/> Outside Funding/Partnership	<input type="checkbox"/> Replacement	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<input type="checkbox"/> Health & Safety	<input checked="" type="checkbox"/> Service Delivery Need	<input type="checkbox"/> New/Expansion	Yes <input type="checkbox"/>	No <input type="checkbox"/>

Every five years the City initiates rebuilding of all thirty-five water control valves in the City’s distribution system. This rebuild consists of the cleaning of the main valve, pilot controls and the replacement of all rubber parts to these devices.

FUNDING SOURCES FOR THIS PROJECT:		AMOUNT
Operations Water Fund	FY15/16	\$30,000
	TOTAL:	\$30,000



GRAHAMS FERRY RD/IBACH ST: UPGRADE STORMWATER OUTFALL

DEPARTMENT: **COMMUNITY DEVELOPMENT**
 CATEGORY: **UTILITIES**
 TOTAL COST: **\$425,000**

RANKING CRITERIA MET:		PROJECT TYPE:	NEW ON-GOING COSTS?	
<input type="checkbox"/> Council Goals	<input type="checkbox"/> Regulatory Requirement	<input type="checkbox"/> Maintenance	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<input type="checkbox"/> Master Plan	<input type="checkbox"/> Outside Funding/Partnership	<input type="checkbox"/> Replacement	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<input checked="" type="checkbox"/> Health & Safety	<input checked="" type="checkbox"/> Service Delivery Need	<input checked="" type="checkbox"/> New/Expansion	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

This outfall currently has no water quality treatment and serves 113 acres of impervious surface. As a part of the MS4 permit, outfalls are required to be retrofitted to provide water quality.

FUNDING SOURCES FOR THIS PROJECT:		AMOUNT
Storm Drain Operating Fund	FY14/15	\$80,000
Storm Drain Operating Fund	FY15/16	\$345,000
	TOTAL:	\$425,000



HEDGES DR AT 99TH AVE: UPGRADE STORMWATER OUTFALL

DEPARTMENT: **OPERATIONS**

CATEGORY: **UTILITIES**

TOTAL COST: **\$10,500**

RANKING CRITERIA MET:

<input type="checkbox"/> Council Goals	<input checked="" type="checkbox"/> Regulatory Requirement
<input type="checkbox"/> Master Plan	<input type="checkbox"/> Outside Funding/Partnership
<input type="checkbox"/> Health & Safety	<input checked="" type="checkbox"/> Service Delivery Need

PROJECT TYPE:

<input type="checkbox"/> Maintenance
<input type="checkbox"/> Replacement
<input checked="" type="checkbox"/> New/Expansion

NEW ON-GOING COSTS?

Yes <input type="checkbox"/>	No <input type="checkbox"/>
Yes <input type="checkbox"/>	No <input type="checkbox"/>
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

These stormwater inlets were designed and installed without field catch basin structures. The upgrades will prevent unwanted entry into the system and reduce the threat of possible blockage and flooding.

FUNDING SOURCES FOR THIS PROJECT:

		AMOUNT
Storm Drain Operating Fund	FY14/15	\$10,500
	TOTAL:	\$10,500



MARTINAZZI AVE AT TSR: UPGRADE STORMWATER OUTFALL

DEPARTMENT: **OPERATIONS**
 CATEGORY: **UTILITIES**
 TOTAL COST: **\$37,000**

RANKING CRITERIA MET:		PROJECT TYPE:	NEW ON-GOING COSTS?	
<input type="checkbox"/> Council Goals	<input checked="" type="checkbox"/> Regulatory Requirement	<input checked="" type="checkbox"/> Maintenance	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<input type="checkbox"/> Master Plan	<input type="checkbox"/> Outside Funding/Partnership	<input type="checkbox"/> Replacement	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<input type="checkbox"/> Health & Safety	<input checked="" type="checkbox"/> Service Delivery Need	<input type="checkbox"/> New/Expansion	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Maintenance of this ditch and cleaning sediment debris from the water detention pond area will help reduce the potential flooding on major roadways.

FUNDING SOURCES FOR THIS PROJECT:		AMOUNT
Storm Drain Operating Fund	FY14/15	\$37,000
	TOTAL:	\$37,000



MCEWAN RD, 65TH TO I5: REPLACE WATER LINES

DEPARTMENT: **COMMUNITY DEVELOPMENT**
 CATEGORY: **UTILITIES**
 TOTAL COST: **\$225,000**

RANKING CRITERIA MET:		PROJECT TYPE:	NEW ON-GOING COSTS?	
<input type="checkbox"/> Council Goals	<input checked="" type="checkbox"/> Regulatory Requirement	<input type="checkbox"/> Maintenance	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<input type="checkbox"/> Master Plan	<input type="checkbox"/> Outside Funding/Partnership	<input type="checkbox"/> Replacement	Yes <input type="checkbox"/>	No <input type="checkbox"/>
<input type="checkbox"/> Health & Safety	<input checked="" type="checkbox"/> Service Delivery Need	<input checked="" type="checkbox"/> New/Expansion	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

The existing Asbestos Concrete water lines in McEwan Road between 65th Avenue and Interstate 5 were installed in 1972 and are starting to fail. Replacing the lines with modern piping will assist in the goal of removing all asbestos piping from the City’s distribution system and will prevent water leaks.

FUNDING SOURCES FOR THIS PROJECT:		AMOUNT
Water Operating Fund	FY17/18	\$225,000
	TOTAL:	<u>\$225,000</u>



TUALATIN—SHERWOOD ROAD TO TIGARD SAND & GRAVEL: NEW SEWER EXTENSION

DEPARTMENT: **COMMUNITY DEVELOPMENT**

CATEGORY: **UTILITIES**

TOTAL COST: **\$1,662,000**

RANKING CRITERIA MET:

<input type="checkbox"/> Council Goals	<input type="checkbox"/> Regulatory Requirement
<input checked="" type="checkbox"/> Master Plan	<input checked="" type="checkbox"/> Outside Funding/Partnership
<input type="checkbox"/> Health & Safety	<input checked="" type="checkbox"/> Service Delivery Need

PROJECT TYPE:

<input type="checkbox"/> Maintenance
<input type="checkbox"/> Replacement
<input checked="" type="checkbox"/> New/Expansion

NEW ON-GOING COSTS?

Yes <input type="checkbox"/>	No <input type="checkbox"/>
Yes <input type="checkbox"/>	No <input type="checkbox"/>
Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

This will extend the public sanitary sewer lines to serve future development.

A portion of the cost may be funded by Clean Water Services.

FUNDING SOURCES FOR THIS PROJECT:

		AMOUNT
Sewer SDC Fund	FY16/17	\$414,000
Sewer SDC Fund	FY17/18	\$1,248,000
	TOTAL:	\$1,662,000



TUALATIN HIGH SCHOOL FIRE HYDRANTS

DEPARTMENT: **COMMUNITY DEVELOPMENT**

CATEGORY: **UTILITIES**

TOTAL COST: **\$100,000**

RANKING CRITERIA MET:

Council Goals Regulatory Requirement
 Master Plan Outside Funding/Partnership
 Health & Safety Service Delivery Need

PROJECT TYPE:

Maintenance
 Replacement
 New/Expansion

NEW ON-GOING COSTS?

Yes No
 Yes No
 Yes No

Installation of three fire hydrants on SW Boones Ferry Road to improve fire flow capacity at Tualatin High School.

FUNDING SOURCES FOR THIS PROJECT:

		AMOUNT
Water Operating Fund	FY18/19	\$100,000
	TOTAL:	\$100,000



WATER RESERVOIR: CONSTRUCT NEW C2 RESERVOIR

DEPARTMENT: **COMMUNITY DEVELOPMENT**

CATEGORY: **UTILITIES**

TOTAL COST: **\$600,000**

RANKING CRITERIA MET:

Council Goals Regulatory Requirement
 Master Plan Outside Funding/Partnership
 Health & Safety Service Delivery Need

PROJECT TYPE:

Maintenance
 Replacement
 New/Expansion

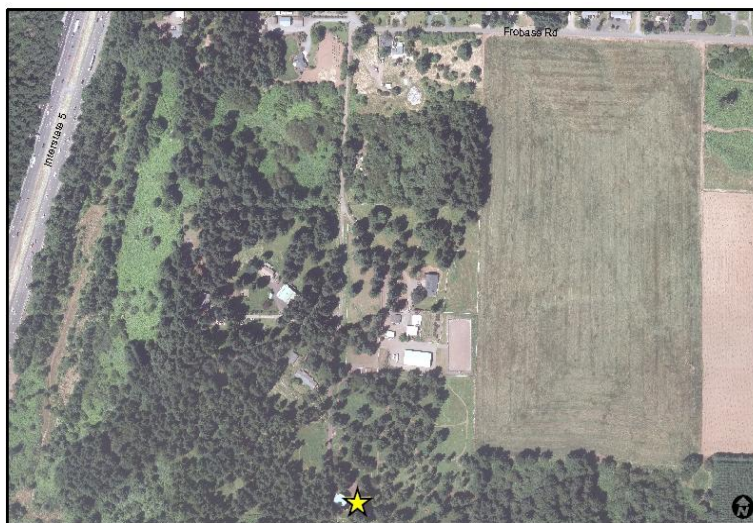
NEW ON-GOING COSTS?

Yes No
 Yes No
 Yes No

There is currently only one reservoir for the C level. This would provide additional storage for this pressure level. We have a current Conditional Use Permit from Washington County that will expire soon if a building permit is not obtained.

FUNDING SOURCES FOR THIS PROJECT:

		AMOUNT
Water SDC Fund	FY15/16	\$500,000
Water SDC Fund	FY16/17	\$100,000
	TOTAL:	\$600,000



WATER RESERVOIRS: EXTERIOR AND INTERIOR REPAINT – B1, C1, A1, B2

DEPARTMENT: **COMMUNITY DEVELOPMENT**

CATEGORY: **UTILITIES**

TOTAL COST: **\$2,100,000**

RANKING CRITERIA MET:

Council Goals Regulatory Requirement
 Master Plan Outside Funding/Partnership
 Health & Safety Service Delivery Need

PROJECT TYPE:

Maintenance
 Replacement
 New/Expansion

NEW ON-GOING COSTS?

Yes No
 Yes No
 Yes No

Repaint the exterior and interior of B1, C1, A1 and B2 reservoirs. The existing lead based exterior paint is approximately 15 years old and requires containment while being removed.

FUNDING SOURCES FOR THIS PROJECT:

			AMOUNT
Water Operating Fund	B1	FY14/15	\$650,000
Water Operating Fund	C1	FY15/16	\$225,000
Water Operating Fund	A1	FY15/16	\$675,000
Water Operating Fund	B2	FY16/17	\$550,000
TOTAL:			\$2,100,000



WATER RESERVOIRS: INTERIOR REPAINT – A2

DEPARTMENT: **COMMUNITY DEVELOPMENT**

CATEGORY: **UTILITIES**

TOTAL COST: **\$300,000**

RANKING CRITERIA MET:

Council Goals Regulatory Requirement
 Master Plan Outside Funding/Partnership
 Health & Safety Service Delivery Need

PROJECT TYPE:

Maintenance
 Replacement
 New/Expansion

NEW ON-GOING COSTS?

Yes No
 Yes No
 Yes No

Repaint the inside of A2 reservoir. The existing paint is approximately 15 years old.

FUNDING SOURCES FOR THIS PROJECT:

		AMOUNT
Water Operating Fund	FY18/19	\$300,000
	TOTAL:	\$300,000



APPENDIX A: All funded projects - listed alphabetically

Project Name	Class	Page No.
65th Ave at Sagert St: Add traffic signal	Transportation	
89th Ave and T-S Road: Upgrade Stormwater Outfall to the west	Utilities	
90th Ave, North of T-S Rd: Upgrade Stormwater Outfall	Utilities	
105th/Blake/108th: Design Alignment	Transportation	
124th Water Line	Utilities	
125th Ct/Herman Rd: Upgrade or Install Stormwater Outfall	Utilities	
Amu St thru Walgreave: Upsize Bluff/Cipole Sewer Line	Utilities	
Atfalati Park Tennis Court Reconstruction	Recreation	
Bluff-Cipole, 108th Ave to north of Amu St: Upsize sewer to 30"	Utilities	
Bluff-Cipole, 118th Ave to Herman Rd: Upsize sewer to 18"	Utilities	
Bluff-Cipole, Cipole PS to 124th Ave: Upsize sewer line to 12"	Utilities	
Bluff-Cipole, Koller St to 108th Ave: Upsize sewer line to 30"	Utilities	
Borland Road, 65th to eastern city limits: Fill in sidewalk gaps	Transportation	
Childs Rd, Lower Boones Ferry Rd: Replace water lines	Utilities	
Citywide: Battery Backup Systems	Technology	
Citywide: Microsoft Office, Adobe & Other Licenses	Technology	
Citywide: Network Switches Replacement	Technology	
Citywide: Computer Server Replacement	Technology	
Community Park: Ball Field Park Lighting Retrofit	Recreation	
Community Park: North Drive Aisle/Boat Ramp Repair	Recreation	
Control Valve Maintenance	Utilities	
Core Area Parking Green Lot: Slurry Seal Type	Facilities	
Council Building: Roof Replacement	Facilities	
Fiber Installation to all City Buildings	Technology	
Grahams Ferry Rd/Ibach St: Upgrade Stormwater Outfall	Utilities	
Greenway Enhancements	Recreation	
Greenway Enhancements	Recreation	
Hedges Dr at 99th Ave: Upgrade Stormwater Outfall	Utilities	
Heritage Center: Roof Replacement	Recreation	
I5 Southbound Off Ramp at Nyberg : move guardrail to north	Transportation	
65th Ave at Sagert St: Add traffic signal	Transportation	
Juanita Pohl Center: Fire Sprinklers	Recreation	
Juanita Pohl Center: Fire Sprinklers	Recreation	
Juanita Pohl Center: Parking Lot	Recreation	
Juanita Pohl Center: Roof	Recreation	
Lafky House: Replace Roof	Facilities	
Library Furnishing Replacement	Facilities	

		Page No.
Library Self-Check Machine	Facilities	
Library Shelving Improvements	Facilities	
Library/City Offices: Employee Parking Lot Repavement	Facilities	
Martinazzi Ave at TSR: Upgrade Stormwater Outfall	Utilities	
McEwan Rd, 65th to I5: Replace water lines	Utilities	
Neighborhood Transportation Solutions	Transportation	
Operations Master Plan Update	Facilities	
Operations: Covered Parking Structure for Trucks	Facilities	
Parks and Recreation Master Plan: Plan Update	Recreation	
Pavement Maintenance	Transportation	
Police Dept: Carpet Replacement - Phase I, II, III West End of Plaza	Facilities	
Police Station: HVAC Unit Replacements	Facilities	
Police Station: HVAC Unit Replacements	Facilities	
Police Station: Roof Replacement	Facilities	
Public Arts Plan	Recreation	
Sidewalk - Street Tree - Road Surface Projects	Transportation	
T-S Rd to Tigard Sand & Gravel: Install new sewer extension	Utilities	
Tualatin Commons Fountain Tile Repair	Recreation	
Tualatin High School: Fire Hydrants	Utilities	
Tualatin River Greenway: Land Acquisition	Recreation	
Tualatin Road at Teton Ave: Add traffic signal	Transportation	
Unimproved roadway maintenance	Transportation	
Van Raden Comm Center & CSAD : Exterior Paint	Facilities	
Van Raden Comm Center: Replace Roof	Facilities	
Van Raden Comm Center: Window Replacement	Facilities	
Vehicles: CHEV TAHOE (0802)	Facilities	
Vehicles: CHEVY IMPALA SEDAN (0905)	Facilities	
Vehicles: Dodge Stratus (0002)	Facilities	
Vehicles: FORD 3/4 Ton Pick Up (tbd)	Facilities	
Vehicles: FORD AEROSTAR (9502)	Facilities	
Vehicles: FORD CROWN VIC (0602)	Facilities	
Vehicles: FORD CROWN VIC (0603)	Facilities	
Vehicles: FORD CROWN VIC (0703)	Facilities	
Vehicles: FORD CROWN VIC (0704)	Facilities	
Vehicles: FORD CROWN VIC (1003)	Facilities	
Vehicles: FORD CROWN VIC (1004)	Facilities	
Vehicles: FORD CROWN VIC (1101)	Facilities	
Vehicles: FORD CROWN VIC (1102)	Facilities	
Vehicles: CHEVY TAHOE (1201)	Facilities	

Project Name	Class	Page No.
Vehicles: CHEVY TAHOE (1202)	Facilities	
Vehicles: FORD F250 (0302)	Facilities	
Vehicles: FORD F350 (0203)	Facilities	
Vehicles: FORD F350 (0305)	Facilities	
Vehicles: FORD F350 (0605)	Facilities	
Vehicles: FORD F350(0304)	Facilities	
Vehicles: FORD RANGER (0001)	Facilities	
Vehicles: FORD RANGER (0204)	Facilities	
Vehicles: FORD RANGER (0205)	Facilities	
Vehicles: FORD RANGER (0207)	Facilities	
Vehicles: FORD RANGER (0301)	Facilities	
Vehicles: FORD RANGER (9702)	Facilities	
Vehicles: FORD RANGER (9801)	Facilities	
Vehicles: FORD RANGER (9902)	Facilities	
Vehicles: FORD RANGER (Add Replaces held over 9206)	Facilities	
Vehicles: GEM CAR -electric used for parking attendent (0406)	Facilities	
Vehicles: Heavy Equip - Air Compressor Trlr (9404)	Facilities	
Vehicles: Heavy Equip - Air Compressor Trlr (9404)	Facilities	
Vehicles: Heavy Equip - Air Compressor Trlr (9404)	Facilities	
Vehicles: Heavy Equip - Air Compressor Trlr (9404)	Facilities	
Vehicles: Heavy Equip - Forklift	Facilities	
Vehicles: Heavy Equip - Forklift	Facilities	
Vehicles: Heavy Equip - Sewer Easement Machine (9501)	Facilities	
Vehicles: HONDA M-CYCLE (0506)	Facilities	
Vehicles: Large Vehicles - HOOK TRUCK (8107)	Facilities	
Vehicles: Large Vehicles - HOOK TRUCK (8107)	Facilities	
Vehicles: Large Vehicles - HOOK TRUCK (8107)	Facilities	
Vehicles: Large Vehicles - HOOK TRUCK (8107)	Facilities	
Water Reservoirs: A1 , Exterior/Interior Painting & Cleaning	Utilities	
Water Reservoirs: A2 , Interior Repaint	Utilities	
Water Reservoirs: B1 , Exterior/Interior Painting & Cleaning	Utilities	
Water Reservoirs: B2 , Exterior/Interior Painting & Cleaning	Utilities	
Water Reservoirs: C1 , Exterior/Interior Painting & Cleaning	Utilities	
Water Reservoirs: C2: Construct new	Utilities	

APPENDIX B : Unfunded projects - listed by class

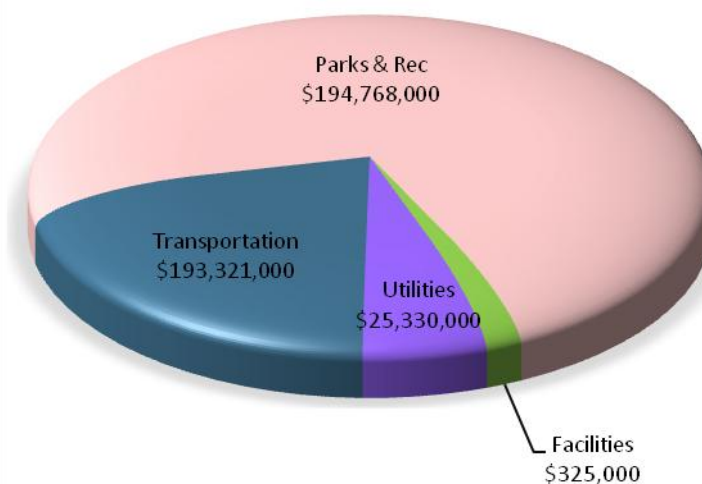
Facilities & Equipment Projects	Project Amt
Hanegan Lot: Paving	325,000
Total Facilities & Equipment Projects	325,000
Parks & Recreation Projects	Project Amt
Artificial Field Replacement at Tualatin HS	500,000
Multi-Use Paths: I5 Path - Bridgeport Village to Norwood Rd	3,245,000
Multi-Use Paths: I5 Path - Connect Martinazzi to I5 Path	209,000
Multi-Use Paths: Norwood Rd Path - BFR to I5	3,757,000
Mult-Use Paths: Tualatin River Greenway fill in gaps at east UGB	123,000
Multi-Use Paths: I5 Path - Undercrossing to connect with Nyberg Creek Greenway	1,947,000
Bikeways: I205 Feasibility Study	25,000
Bikeways: I5 Feasibility Study	25,000
Bikeways: Southwest Concept Plan Trails Master Plan	50,000
Bikeways: Tualatin River Bicycle Bridge at Iceage Tonquin/Westside Trails	5,000,000
Bikeways: Tualatin River Bicycle Bridge at Westside Trail, north of Cipole	2,434,000
Bikeways: Tualatin River Bicycle Bridge at 108th	2,434,000
Community Pks: Brown's Ferry Park - Picnic Shelters, BF Community Ctr Renovation	2,000,000
Community Pks: Riverside Wayside Parks - Land acquisition and development	5,000,000
Community Pks: Tualatin Community Park - Expand Park	3,750,000
Community Pks: Tualatin Community Park - Floating Dock and Kayak Rental Facility	400,000
Community Pks: Tualatin Community Park - Major Pedestrian Linkage to BFR	500,000
Greenways: Tualatin River Greenway, Herons Landing to west UGB	6,641,000
Greenways: Tualatin River Greenway Connections	1,810,000
Greenways: Hedges Creek Greenway connections	199,000
Greenways: Hedges Creek Greenway	7,000,000
Greenways: Nyberg Creek Greenway	8,500,000
Greenways: Nyberg Creek Greenway-South	5,300,000
Greenways: Saum Creek Greenway connection	30,000
Greenways: Saum Creek Greenway	2,135,000
Greenways: Tonquin Trail Preliminary Design/Cost Estimating	50,000
Greenways: Tualatin River Greenway Library to Nyberg Lane accessway	2,135,000
Greenways: Tualatin River Greenway Cost Estimating Study	10,000
Juanita Pohl Center Building and Grounds Improvements	1,500,000
Natural Areas: 108th Reservoir	400,000
Natural Areas: Other Acquisitions and Development to meet goals	15,000,000

Parks & Recreation Projects	Project Amt
Natural Areas: Sweek Woods	1,000,000
Neighborhood Pks: Area 1 - North/Central Planning Area (10 AC) New parkland	12,500,000
Neighborhood Pks: Area 2 South/Central Planning Area (15 AC) New park land	18,750,000
Neighborhood Pks: Area 3 East Planning Area (5 AC) New parkland	6,250,000
Neighborhood Pks: Area 4 West Planning Area - Jurgens Addition	500,000
Park Improvements: Atfalati Park Playground Renovation	150,000
Park Improvements: Brown's Ferry Park Amphitheater Improvements	50,000
Park Improvements: Community Gardens	60,000
Parks and Recreation Equipment Replacements	1,500,000
Sports Fields: Atfalati Park Lower Field Renovation	525,000
Sports Fields: Bridgeport Elementary School Multipurpose Field Renovation	2,010,000
Sports Fields: Hazelbrook Elementary School (renovate soil to sand-based)	1,816,000
Sports Fields: Ibach Park Soccer Field Conversion to Artificial Turf	888,000
Sports Fields: Jurgens Park Master Plan - Update for westside addition	15,000
Sports Fields: Jurgens Park North Fields (renovate soil to sand-based)	550,000
Sports Fields: New Sports Field Complex (includes site acquisition)	17,000,000
Sports Fields: New Tualatin Elementary School (renovate soil to sand-based)	2,349,000
Sports Fields: Tualatin Community Park Main Field Renovation and Pathways	400,000
Sports Fields: Tualatin Community Park North Fields (renovate soil to sand- based, dog park	161,000
Sports Fields: Tualatin High School (renovate soil to artificial turf)	500,000
Trails: 105th/Blake/108th through Ibach Park	810,000
Trails: Ice Age Tonquin Trail connect to neighborhoods	7,626,000
Trails: Ice Age Tonquin Trail western segment, Cipole Rd	14,615,000
Trails: Ice Age Tonquin Trail eastern segment, Hedges Crk and WES	22,705,000
Total Unfunded Parks & Recreation Projects	194,768,000
Transportation Projects	
65th Ave, Tualatin River to I205: Add multi-use path	9,734,000
65th Ave, Hospital to Nyberg Ln: Construct Sidewalk on East Side	1,700,000
65th Ave, Nyberg Lane to Borland Rd: Construct Bike Lanes	2,600,000
65th Ave, Nyberg Lane to Childs Rd: Extend	15,600,000
95th Ave, Avery St to TSR: Construct Bike Lanes	2,920,000

Transportation Projects	Project Amt
103rd Ave to Grahams Ferry Rd: Extend	312,000
105th Ave at Avery St: Add Signal	325,000
105th Ave/Blake St/108th Ave: Add No Trucks signage	12,000
105th Ave/Blake St/108th Ave, from Avery to Willow: Upgrade to standards	5,086,000
108th Ave at Leveton: Add Signal	600,000
115th Ave (SW Concept Plan): Extend to 124th to the south and east-west	31,446,000
120th Ave at TSR Rd: Add Signal	690,000
124th Ave: Extend south, include multi-use path(s)	15,000,000
Avery, Teton to TSR: Widen to three lanes	3,600,000
Avery St at Teton Ave: Add traffic signal	609,000
Avery St, BFR: Add dedicated bike lane through intersection	117,000
Avery St at TSR Rd: Construct Sidewalk on West Side of Intersection	85,000
BFR: Add bus pullouts (10 stops)	200,000
BFR, Tualatin HS to southern city limits: Fill in sidewalk gaps	315,000
BFR, Martinazzi north to city limits: Widen to 5 lanes	17,818,000
BFR, TSR: Restripe turn lanes to accommodate more vehicles	8,000
BFR at Iowa Dr: Improve Intersection	425,000
BFR at Norwood Rd: Improve Intersection	425,000
BFR, north of Tualatin River: Add crosswalk at Tualatin View Apts	59,000
BFR, Ibach to Norwood: Upgrade to standards	660,000
BFR: Improve bike and pedestrian railroad crossing panels	310,000
Borland Rd at Wilke Rd: Improve Intersection	637,000
Borland Rd, 65th to eastern city limits: Fill sidewalk gaps	2,603,000
Borland Rd, 65th Ave to City Limit: Upgrade to standards	9,646,000
Borland Rd, PGE Substation & Sagert Property Frontage: Construct Sidewalk on South Side	115,000
Bridgeport Rd, 72nd Ave: Add colored bike lane to improve visibility	10,000
Cipole at Cumins: Add Signal	600,000
Cipole Rd, Pacific Hwy to TSR Rd: Upgrade to standards & add multi-use path	20,030,000
Grahams Ferry Rd at Helenius Rd: Add Signal	530,000
Grahams Ferry Rd at Ibach St: Add Signal	430,000
Grahams Ferry Rd, Ibach to Helenius: Upgrade to standards	3,300,000
Grahams Ferry Rd: Ibach to southern city limits: Fill in sidewalk gaps	1,680,000
Hazelbrook Rd, 99W to Jurgens: Upgrade to standards	3,543,000
Hedges Creek Pedestrian Bridge, behind Haggen: Upgrade surface	100,000
Helenius Rd, 109th Terr to Grahams Ferry Rd: Upgrade to standards	1,403,000
Herman Rd at Cipole Rd: Improve Intersection	6,000,000
Herman Rd, 124th Ave to Cipole Rd: Improve to 3 lanes & fill in sidewalk gaps	2,574,000
Herman Rd, Tualatin Rd to Teton Ave: Improve & fill in sidewalk gaps	2,390,000
I5 southbound off ramp at Nyberg: Add skip striping for bikes	2,000

Transportation Projects	Project Amt
I5 northbound at Nyberg Interchange: Add signage to discourage reentry to I5	2,000
I5, southbound off-ramp: Move guardrails to improve sight distance	32,000
Martinazzi Ave, Warm Springs to BFR: Add bike lanes	2,403,000
Martinazzi Ave at Sagert St: Improve Intersection	1,800,000
McEwan Rd, 65th Ave to Railroad Tracks/LO City Limits: Rebuild	3,600,000
Myslony St, entire length: Upgrade to standards	11,437,000
Myslony St: Extend to connect with 112th Ave, build bridge over Hedges Crk	2,593,000
Norwood Rd, BFR to eastern City limits: upgrade to standards	2,824,000
Norwood Rd, BFR to eastern City limits: Add sidewalks & bike lane or multi-use path	305,000
Nyberg St at Fred Meyer intersection: Improve pedestrian crossing	156,000
Nyberg St: Add on-ramp to northbound I5 traffic	1,071,000
Nyberg St: Redesign bike lane on east side	62,000
Nyberg St: Add colored bike lane	24,000
Sagert St bridge over I5: Widen to add sidewalk or multi-use path	3,282,000
School Signage: Provide wayfinding signs for Safe Routes to School	73,000
Siletz Dr, BFR: Add signs and restripe crosswalk	24,000
Teton Ave, Herman to TSR: Widen to 3 lanes add bike lane	2,464,000
Teton Ave at Tualatin Rd: Add signal	609,000
Teton Ave: Add right-turn onto TSR	890,000
Teton at Avery St: Add southbound turn pocket	274,000
Tonquin Rd, Waldo Way to Grahams Ferry Rd: Upgrade to standards	11,193,000
TSR: Add right turn lane to northbound 124th Ave	320,000
TSR, Teton to Cipole: Widen to 5 lanes	10,883,000
TSR: Improve I5 signage west of the interchange	345,000
TSR at BFR: add eastbound right-turn lane	792,000
Tualatin Rd at 115th Ave: Add traffic signal	609,000
Tualatin Rd: Add local traffic only signage	20,000
Tualatin Rd, at Herman Rd: Add roundabout	1,631,000
Tualatin Road at 108th Ave: Remove Trees	8,000
Total Unfunded Transportation Projects	193,321,000

Utility Projects	Project Amt
65th Ave at Saum Creek: Upgrade Stormwater Outfall	890,000
90th Ave: Fire Flow	70,000
Leveton: Fire Flow	150,000
Manhasset: Fire Flow	130,000
Myslony at 112th: Fire Flow	240,000
Norwood Rd Tanks: New Water Line to tanks	1,010,000
Nyberg Ln adjacent to Brown's Ferry Pk: Upgrade Stormwater Outfall	1,140,000
Pump Station near Water Reservoir A2	950,000
SW Concept Plan Water Piping	8,200,000
TSR Rd near Avery St: Upgrade Stormwater Outfall	610,000
TSR, 115th Ave to 120th Ave: Upgrade Stormwater Outfall	1,850,000
Tualatin Rd near Community Park entrance: Upgrade Stormwater Outfall	940,000
Water Reservoirs: 1.0 MG next to C1	1,500,000
Water Reservoirs: 2.2 MG for SW Concept Plan area	3,700,000
Water Reservoirs: 2.2 MG next to ASR	2,600,000
Water Reservoirs: B3 Reservoir on 108th Ave	1,350,000
Total Unfunded Utility Projects	25,330,000
TOTAL ALL UNFUNDED PROJECTS	833,362,000





Contact Us

Contact Your City of Tualatin Capital Improvement Plan Team:

Finance Director

Don Hudson, dhudson@ci.tualatin.or.us

Contact Don with general questions about City finances, forecasts, budgets, taxes, and debt.

•

Community Services Director

Paul Hennon, phenon@ci.tualatin.or.us

Contact Paul with questions about the City's Library, parks & recreation, parks bond, and parks SDC projects.

•

Assistant City Manger

Alice Cannon Rouyer, arouyer@ci.tualatin.or.us

Contact Alice with questions about the City's planned water, sewer, stormwater, streets, and associated SDC projects.

•

Operations Department

Jerry Postema, jpostema@ci.tualatin.or.us

Contact Jerry with questions about the City's Facility and Equipment projects.

City of Tualatin

18880 SW Martinazzi Ave • Tualatin, Oregon 97062

Phone: 503-692-2000 • www.tualatinoregon.gov



The City of Tualatin's Capital Improvement Plan (CIP) establishes and prioritizes funding for projects. These projects include development of new infrastructure and improvements to existing infrastructure and facilities.

The CIP promotes better use of the City's limited financial resources, reduces costs and assists in the coordination of public and private development. In addition, the planning process is valuable as a means of coordinating development of facilities and infrastructure.

2015-2019 Capital Improvement Plan



For questions about the CIP, contact:

Kaaren Hofmann, Engineering, 503-691-3034, khofmann@ci.tualatin.or.us

City of Tualatin, 18880 SW Martinazzi Ave, Tualatin, OR 97062, www.tualatinoregon.gov/engineering

DEFINITION

The CIP will include projects in excess of \$10,000 with an expected useful life of more than one year.

Smaller projects (less than \$10,000) may be combined into one larger project and therefore defined as a capital expense.

Items such as minor equipment and routine expenses will continue to be accounted for in the City's annual budget and will not be included in the plan.



CRITERIA

A Review Team consisting of members from each department, conducts an internal project ranking process to prioritize projects to be included in the annual budget. The criteria used in this ranking includes, but are not limited to:

- Addresses health and safety concerns
- Support of Council goals
- Meets a regulatory or mandated requirement
- Considers service delivery needs
- Includes outside funding and partnerships
- Implements a Master Plan

CATEGORIES

FACILITIES & EQUIPMENT

Projects involving buildings, structures, equipment, and vehicles that the City owns and manages.

PARKS & RECREATION

Projects affecting parks and open spaces

TECHNOLOGY

Projects involving hardware, software, or infrastructure that improves and/or support technology.

TRANSPORTATION

Projects affecting transportation such as streets, bike lanes, pedestrian crossings, paths, trails, and rail.

UTILITIES

Projects involving the Water, Storm, and Sewer distribution infrastructure.



STAFF REPORT

CITY OF TUALATIN

TO: Tualatin Planning Commissioners

THROUGH: Aquilla Hurd-Ravich

FROM: Cindy Hahn, Associate Planner

DATE: 11/21/2013

SUBJECT: Preliminary Review of Draft Amendments to the Industrial Business Park Overlay (TDC Chapter 69) to Implement the Linking Tualatin Final Plan

ISSUE BEFORE TPC:

Planning Commission will receive a presentation on draft amendments to the Industrial Business Park Overlay District (Tualatin Development Code Chapter 69) to allow more flexibility in uses within manufacturing districts in Tualatin. The proposed changes are intended to help implement land use recommendations from Linking Tualatin, a land use plan aimed at increasing transit access.

EXECUTIVE SUMMARY:

Background

The Linking Tualatin Final Plan was accepted by City Council Resolution No. 5143-13 on June 24, 2013. Implementation actions contained in the Resolution included the following:

- Submit accepted Final Plan to Metro
- Prepare code changes that will allow greater flexibility and support transit use
- Recommend local street connections to include in a future Capital Improvement Plan (CIP) as funding becomes available
- Review paths and trails as part of Parks and Recreation Master Plan Update process
- Provide continued input to Southwest Corridor Plan and TriMet Southwest Service Enhancement Study

The draft amendments to the Industrial Business Park Overlay District (Tualatin Development Code Chapter 69) being presented to Planning Commission tonight are intended to help implement the land use recommendations in the second action listed above - to allow more flexibility in uses within manufacturing districts in Tualatin and support transit use.

These code amendments, when adopted through a Plan Text Amendment (PTA), will enable the City to fulfill the final Milestone #8 in the Construction Excise Grant (CET) for this project from Metro.

Possible Code Amendments

The purpose of the Industrial Business Park Overlay (IBPO) is to recognize and accommodate the changing Industrial Commercial marketplace by allowing small-scale, mixed uses within the manufacturing districts approved through Architectural Review. Attachment A includes the existing IBPO as contained in TDC Chapter 69.

The following discussion outlines possible changes to the IBPO to allow more flexibility and support transit use.

Permitted Uses. The following are permitted when the IBPO is applied (underlined uses are proposed to be added through code amendment):

1. Office Uses:
 - a. Business or commercial offices
 - b. General offices, but not government offices
 - c. Real estate offices
2. Retail Uses:
 - a. Food or convenience store
 - b. Restaurant or deli, without drive-up or drive through facilities
 - c. Mobile food and flower vendors in conformance with Chapter 34.013
3. Service Uses:
 - a. Correspondence, trade and vocational schools, except vocational high schools
 - b. Health or fitness facilities
 - c. Job training and related services
 - d. Mailing operations
 - e. Reproduction, photocopying
 - f. Branch banks and banking kiosks
 - g. Dry cleaning
 - h. Child day care center... (further description and restriction detailed in draft code language)
 - i. Medical and healing arts offices
4. Other uses of a similar character found by the Community Development Director to meet the purpose of this district, as provided in TDC 31.070 - Interpretation of Code Provisions.

Proposed language applies the above uses to all sites in Light Manufacturing, General Manufacturing and Manufacturing Park.

Prohibited Uses. As per the underlying District.

Implementation of the IBPO. An applicant may request that the IBPO be applied to their property through an Architectural Review application which can be separate from a request for development.

Timing of Uses. No proposed changes. Retail and service uses must be supportive of and secondary to industrial and office uses and must follow or be concurrent with development of industrial and office uses. Office uses must be secondary to industrial uses and must follow or be concurrent with development of industrial uses. Architectural Review approval, Building Permit issuance and Final Occupancy sign-off for office, retail and service uses shall follow or be concurrent with Architectural Review approval, Building Permit issuance and Final Occupancy sign-off for industrial uses.

Site Size. The proposed changes delete references to a minimum site size.

Lot Size. As per the underlying District.

Urban Renewal Area - Lot Size. As per block area requirements in the underlying District.

Mixed Use Percentage. The code amendments detailed below simplify the language and remove the site size thresholds contained in the existing code:

1. Gross floor area of office uses in the IBPO shall not exceed 25% of the total gross floor area of buildings on the development site.
2. Gross floor area of an individual retail or service use listed in the IBPO shall not be greater than 5,000 square feet.
3. Gross floor area of combined retail and service uses listed in the IBPO shall not be greater than 20,000 square feet per development site.
4. Retail, service and office uses may be located in a stand-alone building, or combined in a building with other uses, so long as the size limitations in (1) through (3) above are met.

Setback Requirements. As per the underlying District, except that retail and service uses shall be set back from SW Tualatin-Sherwood Road right-of-way and any Residential District not less than 80 feet.

Structure Height. Where a property line or alley separates IBPO land from land in a residential district, a building shall not be greater than 28 feet in height at the setback line...

Access. As per Tualatin Development Code Chapter 75 and the underlying District; except that retail and service uses shall not have access directly onto an arterial or collector street.

NEXT STEPS

Staff will present the draft amendments to City Council at their work session on December 9, 2013. On January 16, 2014, staff will return to Planning Commission to seek a recommendation to City Council on the Plan Text Amendment (PTA).

Staff will present the Planning Commission's recommendation and the PTA to City Council at a public hearing on February 10, 2014.

Attachments: A. Existing TDC Chapter 69
 B. Presentation

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Sections:

69.010 Purpose.

69.020 Permitted Uses.

69.030 Prohibited Uses.

69.040 Implementation of the Industrial Business Park Overlay District.

69.045 Timing of Uses.

69.050 Site Size.

69.055 Lot Size.

69.060 Urban Renewal Area - Lot Size.

69.065 Mixed Use Percentage.

69.070 Setback Requirements.

69.090 Structure Height.

69.100 Access.

69.110 Off-Street Parking and Loading.

69.120 Environmental Standards.

69.130 Flood Plain District.

69.140 Wetlands Protection District.

69.150 Greenway and Riverbank Protection District.

69.160 Community Design Standards.

69.170 Landscaping Standards.

Section 69.010 Purpose.

The purpose of this district is to recognize and accommodate the changing Industrial Commercial marketplace by allowing mixed uses within the context of an enforceable Master Plan reviewed and approved during Architectural Review. Industrial uses are emphasized, but office and selected service and retail uses are allowed through the operation of the Industrial Business Park Overlay District. A second purpose of this district is to recognize that it is not necessarily appropriate to assume that all industrial, office, service and retail uses are incompatible and, therefore, must be separated based on planning districts. The Industrial Business Park Overlay District allows flexibility in the uses permitted for properties in the Light Manufacturing (ML) District and for selected General Manufacturing (MG) District areas. Further, the purpose of this district is to allow selected retail and service uses that are supportive of and secondary to the industrial and office uses. [Ord. 1040-99 §5, 12/13/99]

Section 69.020 Permitted Uses.

(1) The following additional uses are permitted when the Industrial Business Park Overlay District is applied to a property in the Light Manufacturing (ML) District or to a property in one of the selected General Manufacturing (MG) District areas and the site is 10 acres or greater:

- (a) Business offices.
- (b) Commercial offices.
- (c) Branch banks and banking kiosks.
- (d) General offices, but not government offices.
- (e) Medical and healing arts offices.
- (f) Real estate offices.
- (g) Child day care center, provided that all exterior walls and outdoor play areas shall be a minimum distance of 400 feet from the exterior walls and pump islands of any automobile service station, irrespective of any structures in between.

(2) The following additional uses are permitted when the Industrial Business Park Overlay District is applied to a property in the Light Manufacturing (ML) District or to a property in one of the selected General Manufacturing (MG) District areas and the site is 20 acres or greater:

- (a) Retail Uses:
 - (i) Food store of less than 4,000 square feet of gross floor area.
 - (ii) Restaurant, without drive-up or drive through facilities.
- (b) Service Uses:
 - (i) Correspondence, trade and vocational schools, except vocational high schools.
 - (ii) Health or fitness facility.
 - (iii) Job training and related services.
 - (iv) Mailing operations.
 - (v) Reproduction, photocopying.

(3) The properties in the General Manufacturing (MG) District where the Industrial Business Park Overlay District may be applied in accordance with TDC 69.040 are:

- (a) North of the G.I. Joe's/Safeway Shopping Center and more particularly described

as:

(i) Tax Map T2S, R1W, Section 13A, Tax Lot 800. (As of September 1, 1994 described as T2S, R1W, 13AA, Tax Lot 1200).

(ii) Tax Map T2S, R1E, Section 18BB, Tax Lots 2200, 2300, and 2400.

(iii) Tax Map T2S, R1E, Section 18BC, Tax Lots 200, 300, and 400. (As of September 1, 1994 described as T2S, R1E, 18BC, Tax Lots 200, 202, 300, and 400).

(b) PacTrust Area (Upper and Lower Boones Ferry Road) and more particularly described as Tax Map T2S, R1W, Section 24B, Tax Lots 1000, 1007, and 1008.

(c) Drake Management Company ownership at the northwest corner of SW Tualatin-Sherwood Road and Avery Street and more particularly described as Tax Map TS1, R1W, Section 27B, Tax Lots 100, 102 and 200. [Ord. 849-91 §37, 11/25/91; Ord. 1040-99 §1 and §2, 12/13/99; Ord. No. 1251-08 §1, 1/28/08]

Section 69.030 Prohibited Uses.

As per the underlying ML District or MG District, except as permitted in TDC 69.020. [Ord. 1040-99 §3, 12/13/99]

Section 69.040 Implementation of the Industrial Business Park Overlay District.

At the time of application for Architectural Review, the applicant shall state in writing if the proposed project is to be developed under the provisions of the Industrial Business Park Overlay District. Selection of the overlay district is at the option of the developer and application of the overlay district shall be implemented upon the developer's statement as part of the Architectural Review application. No public hearing shall be held to decide to apply the overlay district. The overlay district shall only be used in conjunction with the ML District and selected MG District areas. The Architectural Review decision may include conditions of approval in accordance with TDC 73.055. [Ord. 1040-99 §4, 12/13/99]

Section 69.045 Timing of Uses.

The retail and service uses shall be supportive of and secondary to the industrial and office uses and shall follow or be concurrent with the development of industrial and office uses. Office uses shall be secondary to industrial uses and shall follow or be concurrent with the development of industrial uses. Architectural Review approval, Building Permit issuance and Final Occupancy sign-off for office, retail and service uses shall follow or be concurrent with Architectural Review approval, Building Permit issuance and Final Occupancy sign-off for industrial uses. [Ord. 1040-99 §5, 12/13/99]

Section 69.050 Site Size.

The minimum site size for the application of the Industrial Business Park Overlay District shall be 10 acres for the uses listed in TDC 69.020(1) and 20 acres for the uses listed in TDC 69.020(2). [Ord. 1040-99 §6, 12/13/99]

Section 69.055 Lot Size.

As per the underlying ML District or MG District.

Section 69.060 Urban Renewal Area - Lot Size.

As per block area requirements in the underlying ML District or MG District.

Section 69.065 Mixed Use Percentage.

(1) When the Industrial Business Park Overlay District site size is 10.00 to 19.99 acres, the combined gross floor area of office and child day care center uses shall not be greater than 50 percent of the total gross floor area of buildings on the site. The gross floor area of a child day care center use listed in TDC 69.020(1)(g) may occupy up to 10 percent of the total gross floor area of buildings on the site, except as provided in TDC 69.065(2)(a).

(2) When the site size is 20.00 acres or greater:

(a) The gross floor area of office, service and retail buildings combined shall not be greater than 50 percent of the total gross floor area of buildings on the site.

(b) The gross floor area of office uses listed in TDC 69.020(1) may occupy up to 50 percent of the total gross floor area of buildings on the site, except as provided in TDC 69.065(2)(a).

(c) The gross floor area of retail uses listed in TDC 69.020(2)(a) may occupy up to 10 percent of the total gross floor area of buildings on the site, except as provided in TDC 69.065(2)(a).

(d) The gross floor area of service uses listed in TDC 69.020(2)(b) and a child day care center use listed in TDC 69.020(1)(g) may occupy up to 10 percent of the total gross floor area of buildings on the site, except as provided in TDC 69.065(2)(a).

(3) The percentages in (1) and (2) of this section shall not be exceeded and may be reduced in the Architectural Review decision when information shows the impact, or the cumulative impact, of the development generated by the uses allowed through the Industrial Business Park Overlay District exceed the capacity of the onsite or offsite public infrastructure to support the development. [Ord. 1040-99 §7, 12/13/99; Ord. 1251-08 §2, 1/28/08]

Section 69.070 Setback Requirements.

As per the underlying ML or MG District, except that retail and service uses be set back from any designated arterial or collector street right-of-way and any Residential District not less than 80

feet.

Section 69.080 [Repealed by Ord. 862-92 §49, 3/23/92]

Section 69.090 Structure Height.

(1) No structure which is in the ML District and is overlaid by the Industrial Business Park Overlay District shall exceed a height of 70 feet, except as provided pursuant to TDC Chapter 32, in which case the maximum permitted structure height may be increased to 85 feet, provided that all yards adjacent to the structure are not less than a distance equal to 1½ times the height of said structure.

(2) No structure which is in the MG District and is overlaid by the Industrial Business Park Overlay District shall exceed a height of 70 feet, except as provided in TDC Chapter 32, in which case the maximum permitted structure height may be increased to 100 feet, provided that all yards adjacent to the structure are not less than a distance equal to the height of the structure.

(3) Height Adjacent to a Residential District. Where a property line or alley separates ML and MG land from land in a residential district, a building shall not be greater than 28 feet in height at the setback line. No building or structure shall extend above a plane beginning at 28 feet in height above the setback line and extending inward and upward at a slope of 45 degrees, subject always to the maximum height limitation set in subsection (1) and (2) above. [Ord. 1040-99 §8, 12/13/99]

Section 69.100 Access.

Access shall be in accordance with the Access Management Standards in TDC Chapter 75 and the underlying ML or MG District, except that retail and service uses shall not have access directly onto an arterial or collector street. [Ord. 1040-99 §9, 12/13/99]

Section 69.110 Off-Street Parking and Loading.

Refer to TDC Chapter 73.

Section 69.120 Environmental Standards.

Refer to TDC Chapter 63.

Section 69.130 Floodplain District.

Refer to TDC Chapter 70.

Section 69.140 Wetlands Protection District.

Refer to [TDC Chapter 71](#).

Section 69.150 Greenway and Riverbank Protection District.

Refer to [TDC Chapter 72](#).

Section 69.160 Community Design Standards.

Refer to [TDC Chapter 73](#).

Section 69.170 Landscaping Standards.

Refer to [TDC Chapter 73](#). [Ord. 862-92, §50, 3/23/92]

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Linking Tualatin

Tualatin Planning Commission

November 21, 2013

**DRAFT AMENDMENTS TO
INDUSTRIAL BUSINESS PARK OVERLAY**



Background

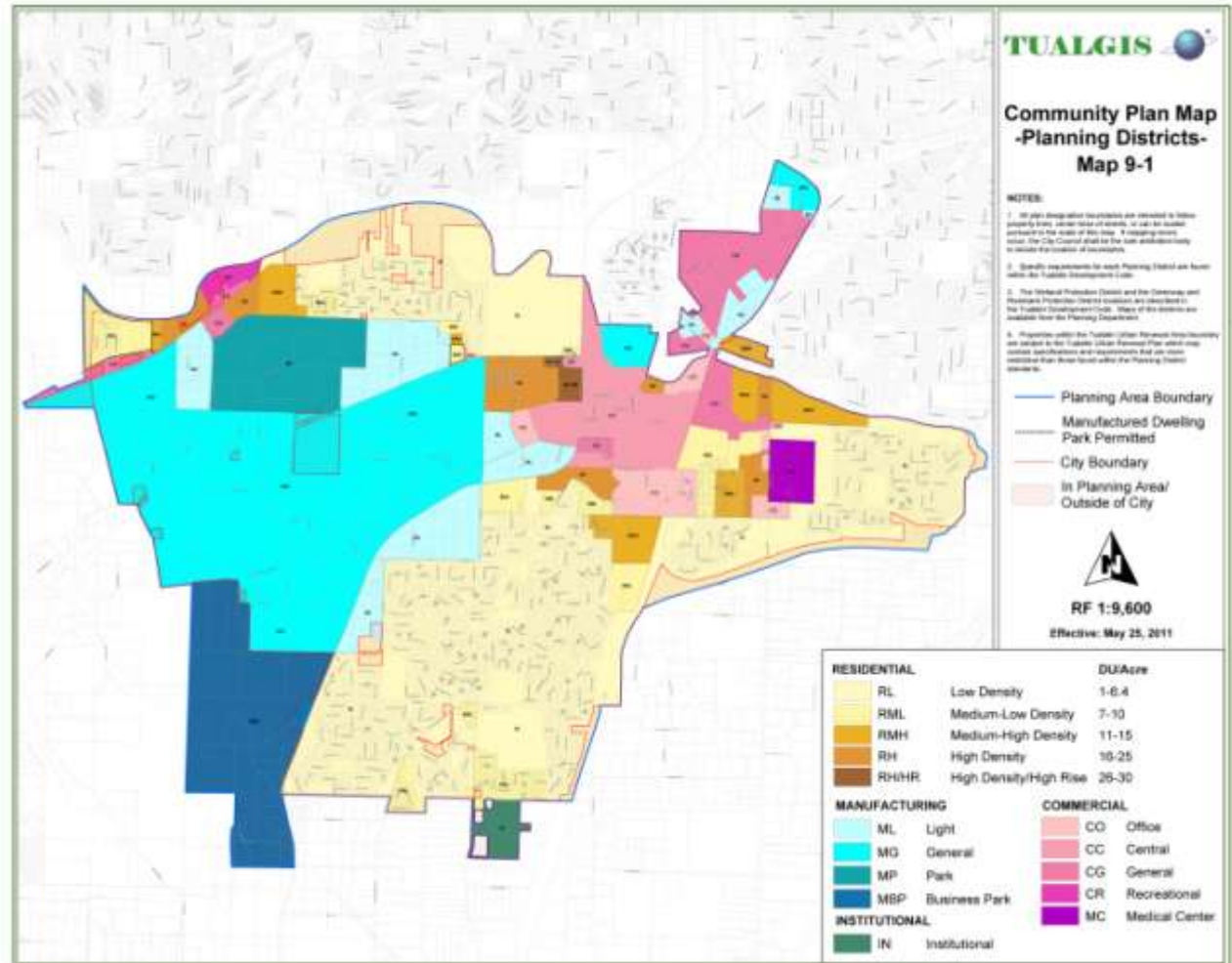


- Linking Tualatin Final Plan accepted by City Council Resolution No. 5143-13 on June 24, 2013
- Implementation actions included:
 - Submit accepted Final Plan to Metro
 - Prepare code changes allowing greater flexibility and supporting transit use
 - Recommend local street connections
 - Review paths and trails
 - Provide continued input to Southwest Corridor Plan and TriMet Southwest Service Enhancement Study

Purpose of Industrial Business Park Overlay



- Recognize and accommodate the changing Industrial Commercial marketplace by allowing small-scale, mixed uses within ML, MG and MP Planning Districts approved through Architectural Review.

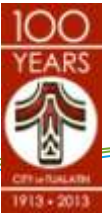


Possible Code Amendments



- Expand permitted uses
- Remove minimum site size threshold
- Allow application of IBPO separate from request for development through Architectural Review
- Simplify mixed use percentages
- Limit 80-foot setback to retail and service uses to SW Tualatin-Sherwood Road and from residential districts
- No change to prohibited uses, timing of uses, lot size, structure height, and access requirements

Next Steps



- **December 9, 2013:**
 - Present draft amendments to City Council
- **January 16, 2014:**
 - Return to Planning Commission for recommendation to City Council on Plan Text Amendment (PTA)
- **February 10, 2014:**
 - Present the Planning Commission's recommendation and the PTA to City Council at a public hearing

Questions/Feedback?

