

GOAL PF 1 **Service Provision:** Provide public facilities, utilities, and services in a timely, orderly, and efficient manner.



Building
Economy and
Infrastructure

- POLICY PF 1.1 Service Provider Coordination.** Collaborate with service providers* on extensions of public facilities, utilities, and services and prioritization of capital expenditures.
- POLICY PF 1.2 Intergovernmental agreements.** Clearly define roles and responsibilities through the use of interagency coordination agreements with service providers, including the Hillsboro Urban Service Area Agreement (HUSA) and Urban Planning Area Agreement (UPAA).
- POLICY PF 1.3 Ultimate service provision.** Manage boundaries and agreements to ensure the City of Hillsboro is the ultimate local governance and municipal service provider to the urban area* where appropriate, except as otherwise specified in the HUSA.
- POLICY PF 1.4 City department coordination.** Coordinate planning and provision of public facilities, utilities, and services among City departments, as appropriate.
- POLICY PF 1.5 Public facility plan.** Develop and maintain a Public Facility Plan* as a 20-year strategy to ensure delivery of public facilities, utilities, and services to the planning area at urban levels of service.
- POLICY PF 1.6 School facility plans.** Coordinate with public school districts in developing and updating their facility plans designed to meet enrollment increases and population growth, including land supply analysis for future school siting.
- POLICY PF 1.7 Regulatory consistency.** Collaborate with state and regional partners on the regulations that address regional environmental and infrastructure impacts, such as transportation, stormwater mitigation, and floodplain development standards.
- POLICY PF 1.8 State and federal regulations.** Work toward fiscally-sustainable compliance with state and federal mandates through intergovernmental coordination and problem solving.
- POLICY PF 1.9 Data and information exchange.** Develop processes to ensure a timely and accurate exchange of data with service providers to facilitate utilization of best available information.

* Asterisks indicate terms with specific definitions included at the end of this section.

POLICY D 1.10 **Urban service extension.** Allow the extension or provision of public facilities, utilities, or services outside of City limits only in conjunction with annexation or in cases where the City has agreements or contracts in place.

GOAL PF 2 **Urbanization:** Utilize the availability of public facilities, utilities, and services as a tool for guiding urbanization within the Hillsboro Planning Area*.

POLICY PF 2.1 **Future levels of service.** Improve the capacity of public facilities, utilities, or services where feasible and cost effective, in order to provide future delivery of services to urbanizable areas upon annexation.

POLICY PF 2.2 **Concurrency.** Require the provision of public facilities, utilities, and services prior to or concurrent with development, in accordance with state statute.

POLICY PF 2.3 **Feasible and cost effective service.** Ensure that properties to be annexed can be reasonably served by public facilities, utilities, and services and that any public costs associated with annexation are minimized.

POLICY PF 2.4 **Future school siting.** Collaborate with public school districts to identify acceptable sites for new schools within the Urban Growth Boundary (UGB) or, if inadequate land supply exists within the UGB, work with the school district to rezone, aggregate existing lots or parcels in separate ownership, or expand the UGB.

POLICY PF 2.5 **School capacity planning.** Provide notification to public school districts when new residential development is proposed and encourage their participation when master planning activities are initiated.

GOAL PF 3 **Equity:** Equitably support existing and planned land uses with needed public facilities, utilities, and services.

POLICY PF 3.1 **Balanced service extension.** Balance the extension of public facilities, utilities, and services in a manner that accommodates expected population and employment growth while maintaining the City's ability to continue providing existing services citywide.

POLICY PF 3.2 **Adequate service provision.** Establish, improve, and maintain public facilities, utilities, and services at levels appropriate to support land use patterns, densities, and anticipated residential and employment growth, as physically feasible and as sufficient funds are available.

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- POLICY PF 3.3 **Appropriate service levels.** Maintain facilities and systems, including public buildings, technology, fleet, rights of way, and internal service infrastructure, to enable service provision at appropriate levels.
- POLICY PF 3.4 **Collocation of community amenities.** Collaborate with public and private entities such as schools, businesses, and recreation providers to facilitate the shared use of multi-purpose venues to help meet the education, recreation and civic needs of the community, particularly in neighborhoods with limited access to parks, meeting venues, and public spaces.
- POLICY PF 3.5 **Community and business group partnerships.** Partner with community and business groups to improve the appearance, maintenance, and functionality of public spaces, rights-of-way, and community venues.
- POLICY PF 3.6 **School access planning.** Collaborate with education providers* to facilitate safe routes to existing schools and to consider safety and access when determining attendance boundaries, new school locations, and school designs.
- POLICY PF 3.7 **Waste management.** Ensure development review, rights-of-way regulations, and public facility investments to allow the City to manage solid waste effectively and in a manner that is consistent with regional and state waste reduction and recovery goals.
- POLICY PF 3.8 **Equitable access to services.** Ensure access to services in all areas of the City, reduce disparities in capacity and affordability, and provide reliable service for the community.

GOAL PF 4 **Operations:** Provide and manage the public facilities, utilities, and services necessary for a safe, healthy, and livable environment.

- POLICY PF 4.1 **Efficiency of facilities.** Endeavor to reduce the energy and resource use, waste, and carbon emissions from public facilities.
- POLICY PF 4.2 **Risk management.** Work with service providers to ensure the facilities, utilities, and services for the community are maintained and improved to minimize or eliminate risks to the economy, public health, safety, and the environment.
- POLICY PF 4.3 **Infrastructure resiliency.** Create durable and resilient infrastructure through monitoring, planning, investment, maintenance, adaptive technology, asset management, and continuity planning.
- POLICY PF 4.4 **Minimize visible utilities.** Minimize overhead and other visible electrical and telecommunications utility infrastructure, especially in Regional Centers, Town Centers, and in areas where higher density development is allowed.

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POLICY PF 4.5 **Technology and communication.** Work with service providers to ensure the community's technology and communication facilities are adequately maintained and enhanced to support public safety, facilitate access to information, accommodate new technology, and maintain City operations.

POLICY PF 4.6 **Temporary use of right of way.** Support temporary commercial or community use of rights-of-way, such as for public gatherings, events, outdoor dining, and other unique uses, with appropriate permits when required, as long as they provide a community benefit, maintain safety, and minimize conflict with the ultimate use and purpose of rights-of-ways.

GOAL PF 5 **Expenditures:** Provide public facilities, utilities, and services in a cost-effective manner.

POLICY PF 5.1 **Capital improvement program.** Maintain a long-term capital improvement program to include a comprehensive list of projects from service providers' adopted master plans, and identify costs and funding sources for achieving desired types and levels of public facilities, utilities, and services.

POLICY PF 5.2 **Funding sources.** Adopt additional funding methodologies, as needed, to ensure that new development and redevelopment fund the adequate and equitable extension and long-term maintenance of public facilities, utilities, and services.

POLICY PF 5.3 **Asset management.** Improve and maintain public facility systems using asset management principles to optimize preventative maintenance, reduce unplanned reactive maintenance, achieve scheduled service delivery, and protect the quality, reliability, and adequacy of City services.

POLICY PF 5.4 **Investment coordination.** Encourage capital improvements* that complement and leverage other major capital improvements.

POLICY PF 5.5 **Funding priorities.** Prioritize funding for facilities, utilities, and services considered critical to the livability and safety of the community, including but not limited to those that protect life and safety, as well as contractual obligations such as debt service.

DEFINITIONS

Capital Improvement: Facilities or assets used for the following: water supply, treatment, and distribution; waste water collection, transmission, treatment and disposal; drainage and flood control; transportation; or parks and recreation. Capital improvement does not include costs of the operation or routine maintenance of capital improvements.

* Asterisks indicate terms with specific definitions included at the end of this section.

Capital Improvement Program: A list of the capital improvements that the City intends to fund, in whole or in part, with revenues from an improvement fee* and the estimated cost, timing, and percentage of costs eligible to be funded with revenues from the improvement fee for each improvement.

Education Providers: Public or private entities providing state-mandated basic education to students in kindergarten through 12th grade and state-accredited public or private colleges, universities, and institutions which offer courses of study leading to an associate, bachelors, and/or advanced degree or trade certification.

Improvement Fee: A fee for costs associated with capital improvements to be constructed.

Planning Area: In this section, planning area corresponds to the adopted Hillsboro Urban Service Area (HUSA).

Public Entity: Refers to any elected or appointed authority under state law which is authorized to exercise a legislative, policy making, quasi-judicial, administrative or advisory function.

Public Facilities and Services: Facilities and services provided by government agencies, service districts, or other public entities to meet the health, safety, and welfare needs of the public, including but not limited to police and fire protection, recreation facilities and services, transportation system and services, energy and communication services, health and education services, zoning and subdivision control, and local government services.

Public Facilities Plan: A plan, required by Goal 11 and OAR 660-011, that includes, but need not be limited to, the water, sewer, and transportation facilities which are to support the land uses designated in the appropriate acknowledged comprehensive plan within an urban growth boundary containing a population greater than 2,500.

Service Providers: City departments, other public agencies, and special districts providing public utilities, infrastructure, facilities, and services within the planning area.

Urban Area: See Planning Area.

Utilities: Fundamental services necessary to support community health, well-being, and economic function, including but not limited to electricity, natural gas, water, sewer, telecommunications, and waste management services.

REVIEW HISTORY

Date	Reviewed By
6.30.16	Internal Committee Meeting – <i>Comments Incorporated</i>
7.14.16	Technical Advisory Committee – <i>Comments Incorporated</i>
7.29.16	Citizen Advisory Committee – <i>Comments Incorporated</i>
8.10.16	Planning Commission – <i>Comments Incorporated</i>
8.25.16	Citizen Advisory Committee – <i>Comments Incorporated</i>

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