

Under **Base Conditions and Key Findings**

Land Use Base Conditions, Constraints of Development Potential

No additions recommended. City comment regarding water utility to be addressed in later sections

Land Use Base Conditions, Infrastructure Financing

ADD as new paragraph: Extension of water system transmission piping west on Roy Rogers Road and the associated water system storage improvements in the City of Tigard water system present challenges to the timing of water service availability.

Public Utilities Baseline Report: Water

ADD new section: "Planned System Improvements"

The City's 2010 Water System Master Plan did not address required system improvements to serve URA 6D. The City is currently in the process of updating the Water System Master Plan. Based on preliminary analysis and discussion with the City, improvements will likely consist of construction of new 410-foot pressure zone storage on the southwest side of Bull Mountain and extension of 24-inch diameter transmission piping west on SW Beef Bend Road and south through the River Terrace area on SW Roy Rogers Road.

Under **Concept Planning Frameworks**

Public Utilities Framework: Future Service Needs – Water

No additions recommended. The existing text appears to be consistent with the City of Tigard's memo/comments.

Could ADD under "Future Demands" at end of 1st paragraph:

As development potential, phasing and timing are better defined, King City will need to provide Tigard with updated demand projections for the area to help inform water system planning and funding decisions.

Infrastructure Funding

ADD to Infrastructure Funding Table:

WATER – W1 – 410-zone Storage (estimated volume @1 MG for URA 6D) – Major Off-Site - \$2,500,000

WATER – W2 – 410-zone Transmission (SW Beef Bend Road) – Framework - \$3,000,000

WATER – W3 – 410-zone Transmission (SW Roy Rogers Road) – Framework –
\$2,800,000

REVISE SS1 – Should be described as a Major Off-site Improvement.

ADD to Infrastructure Costs and Allocation Table:

W1 – 1 MG capacity is 100% to Plan Area (actually capacity may be greater, size and cost based on estimated URA 6D requirements)

W2 and W3 - \$5,800,000 – Assume 50% is oversize allocable to plan area, \$2,900,000

REMOVE "RT South Pump Station/Force Main" as this is a Major Off-Site Improvement.

ADD to Infrastructure projects Map W2 and W3. W2 is same as T2. W3 should extend north from intersection of SW Beef Bend and Roy Rogers on Roy Rogers beyond the map.

Supplemental Fee for Framework Infrastructure

REMOVE "River Terrace South Pump Station/Force Main". This is a Major Off-Site Improvement.

ADD “Drinking Water Transmission Mains”

These transmission mains in SW Beef bend Road and SW Roy Rogers Road will be required to extend water service for domestic and fire suppression demands to URA 6D. Based on preliminary analysis, approximately 50% of the cost of these improvements is allocated to Plan area with the remaining oversizing costs assigned to the greater Tigard water service area. Further analysis by the City of Tigard will result in refinement of this allocation.

ADD 410-zone Storage

Fire suppression and domestic water service to URA 6D will require the construction of a new 410-zone storage facility. For the purposes of this study, a 1 MG capacity is assigned to URA 6D. The actual cost allocation of these improvements is subject to further analysis by the City of Tigard to determine if supplemental SDCs are required. To provide a conservative estimate of the potential cost of development, this improvement should be allocated to the Plan area and incorporated into the estimated Supplemental Fee for Framework Infrastructure.

Under **Concept Plan Recommendation**

I assume your recent communication and questions has helped inform revisions to be made in this section.

Again, hope this is helpful. I believe it adequately addresses the City’s comments regarding the Water Utility. Also, these comments should provide the necessary inputs to include a discussion of Water in the Funding Strategy TM prepared by Leland Consulting Group.

Feel free to follow-up with me if you have any questions. Between the weather and a battle with the flu, I am out of the office but will respond to e-mails promptly today. If there is something better addressed through a phone conversation, I lost my voice but should be able to conduct a short call.

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Brian Ginter PE

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From: Keith Liden <keith.liden@gmail.com>

Sent: Thursday, February 15, 2018 10:53 AM

To: Brian Ginter <Brian.Ginter@murraysmith.us>

Cc: 'Marcy McInelly' <marcymcinelly@gmail.com>; 'Erika Warhus' <erika@urbsworks.com>; 'Michael Weston' <mweston@ci.king-city.or.us>

Subject: King City URA Concept Plan - Water Questions

Brian,

Urbsworks, Mike, and I are working to address comments from reviewing agencies, and several from the city of Tigard pertain to water. I’ve attached the Tigard letter for reference. As we have discussed previously, water availability is not the problem, it’s the delivery system. The Tigard letter takes a somewhat pessimistic tone about

how and when water service can be provided to URA 6D. It also contains a number of recommendations regarding the plan narrative and the funding strategy that pertain to water service.

The main items that we're hoping you can provide some information include:

- An estimated cost for the 410 reservoir. **ADDRESSED ABOVE**
- What would the primary distribution system look like? **8-inch and 12-inch mains in every proposed right-of-way. I believe Tigard policy would place responsibility for 12-inch diameter main on the developers.**
- Would any pipe oversizing be needed to serve URA 6D? **ROY ROGERS and BEEF BEND AS DESCRIBED ABOVE**
- When looking at the likely future service area of the 410 zone, what would be the approximate percentage of demand (and construction cost) attributable to URA 6D? **BROKEN DOWN ABOVE. UNCERTAIN AT THIS POINT ABOUT BROADER TIGARD SERVICE AREA**
- What would be the ballpark cost? **ADDRESSED ABOVE**
- Where and roughly how much development could be supported in URA 6D without the 410 reservoir? 0%? 10%? **TIGARD COULD MAKE A 0% CASE BASED ON THE NUMBERS.**

What we're wanting to show (to the extent it's supportable) is what the approximate share for the 410 zone water service should be borne by URA 6D? **HOPEFULLY ADDRESSED WITH ABOVE.**

We realize these may be difficult to answer at this point, but any guidance you could provide, including qualified statements, would be greatly appreciated.

We're scheduled to have a public review draft completed next week. Sorry for the short turn-around. I'll give you a call tomorrow to discuss and see when you might be able to help us with these questions. Thanks.

Keith Liden
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