



# North Bethany County Service District for Roads Budget Subcommittee

STATUS UPDATE AND FISCAL YEAR 2021-22  
FUNDING ALLOCATION DISCUSSION

| April 9, 2021

Land Use & Transportation

[www.co.washington.or.us](http://www.co.washington.or.us)



# Presentation outline

Budget Committee and subcommittee

North Bethany background

North Bethany Transportation Funding Strategy

Development and road improvements status

FY 2020-21 funding allocation review

FY 2021-22 funding snapshot and staff recommendations

Future meetings/budget approval steps



# North Bethany County Service District for Roads Budget Committee and Subcommittee



# Budget committee and subcommittee

The North Bethany County Service District for Roads (NB CSDR)  
Budget Committee consists of:

- Five residents of the NB CSDR
- All five elected County commissioners

This subcommittee includes:

- All five NB CSDR residents
- Chair of the Board of County Commissioners
- District 2 Commissioner



# Budget committee and subcommittee

This subcommittee helps prioritize transportation projects identified in the North Bethany Transportation Funding Strategy

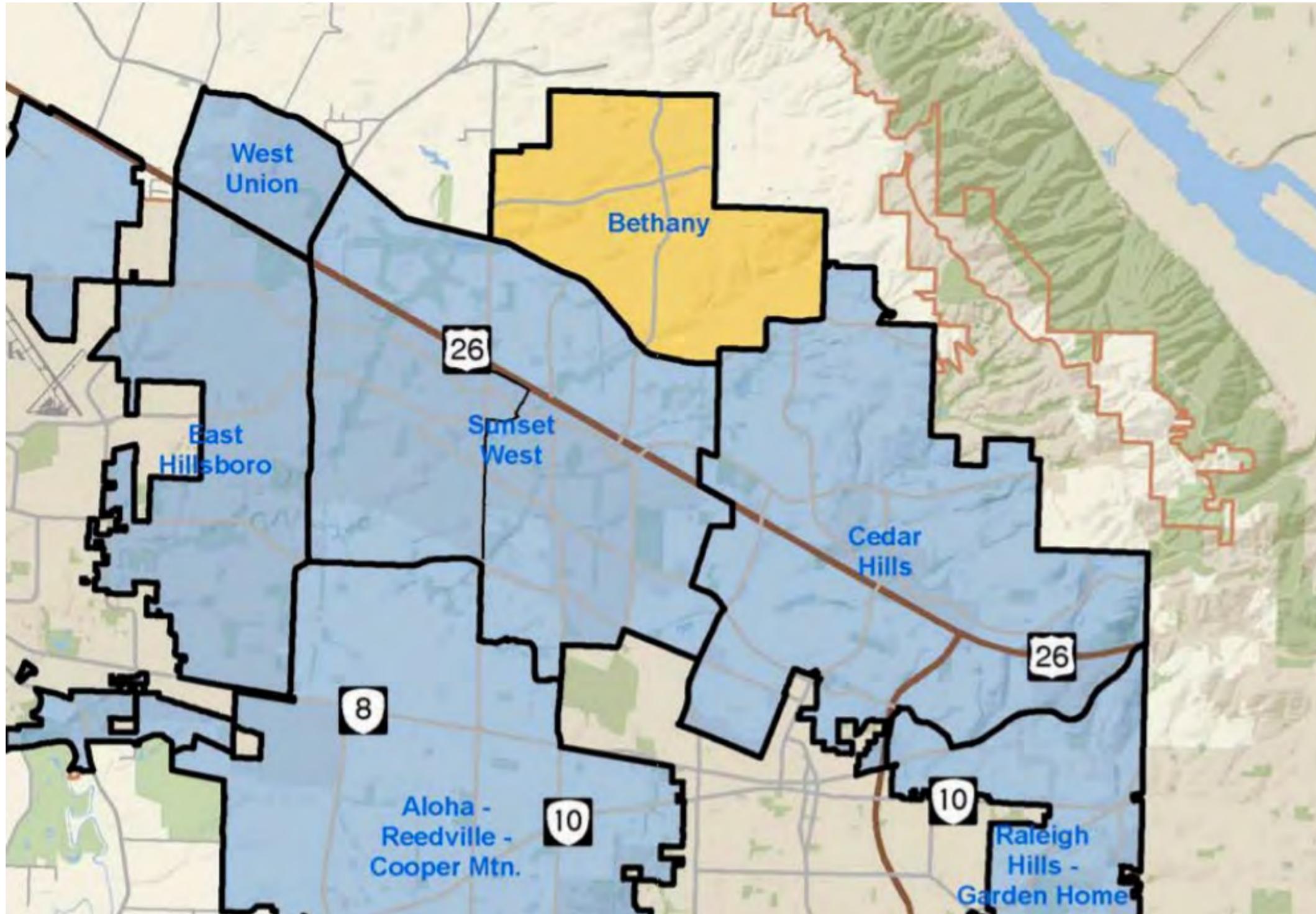
The subcommittee's recommendations inform the budget proposal submitted to the full NB CSDR Budget Committee

Following a public hearing, the full NB CSDR Budget Committee forwards its budget recommendation to the Board of County Commissioners, which has final budget approval authority

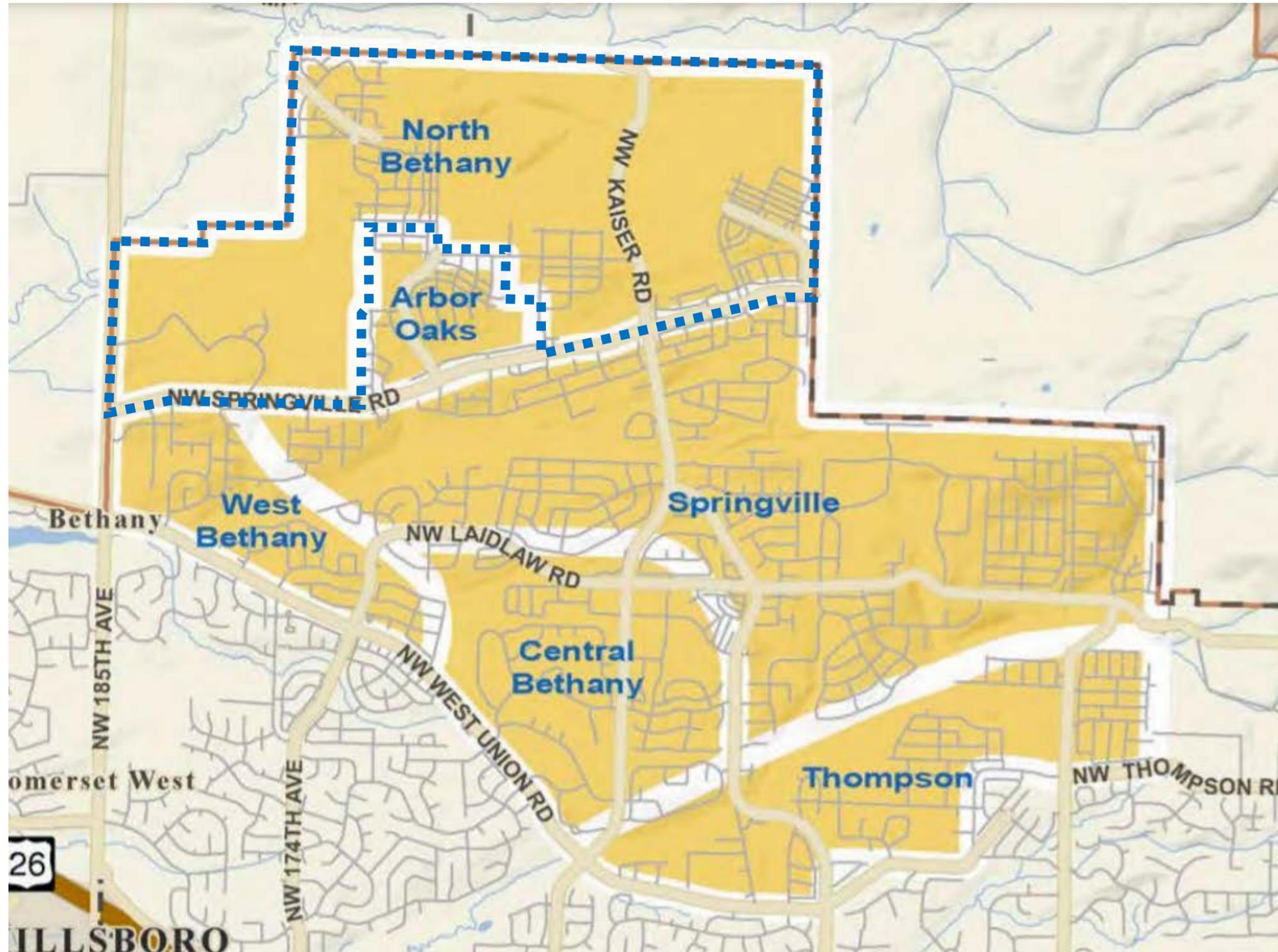


# North Bethany Background Information

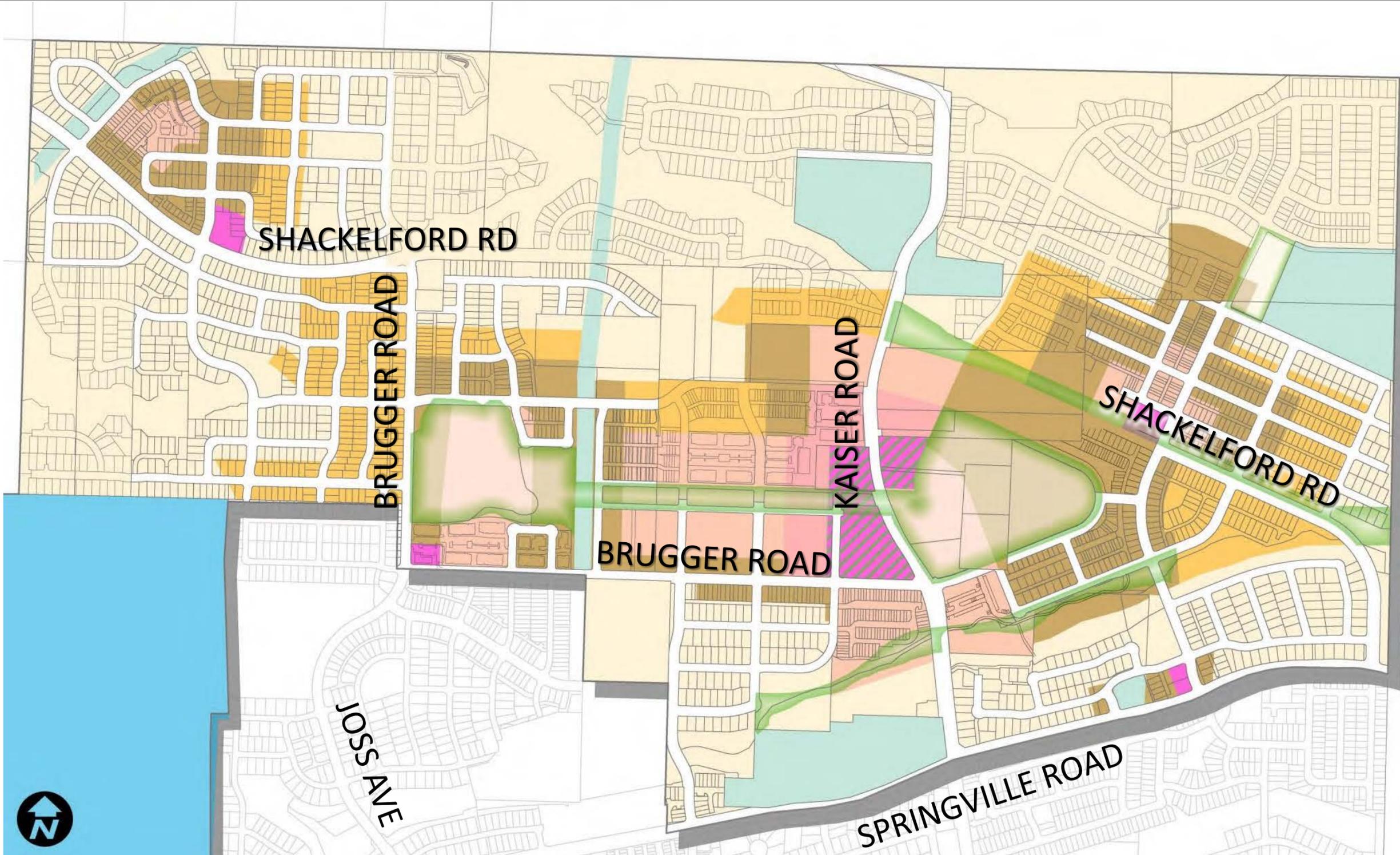
# → Bethany Community Plan



# → North Bethany subarea



# → North Bethany land use map





# Community plan anticipated build-out

700 acres; about 4,200 total units expected

Community Plan finalized in 2012; development began in 2013-14

Assumed 20-year build-out

After 7 years, we're about two-thirds of the way to buildout:

- About 3,700 units with land use approval to date (80%)
- About 2,800 units permitted to date (66%)



# North Bethany Transportation Funding Strategy Overview

# → Transportation Funding Strategy

Adopted by Board of Commissioners in 2011 as part of North Bethany planning process

14 potential road improvement projects (12 eligible for public funding)

Assumed 20+ year build-out

Revenues accrue over time

Funding sources:

- TDT, NB TSDC, MSTIP, Trust & Agency, and NB CSDR



# Transportation Development Tax (TDT)

Countywide tax (system development charge) imposed on development that generates additional vehicle trips; funds transportation capacity improvements

75% of TDT generated in North Bethany is directed toward projects in the North Bethany Transportation Funding Strategy

Current TDT rates:

- Single-family residence: \$9,269
- Apartment unit: \$6,064
- Townhome: \$5,544



# North Bethany Transportation SDC

The North Bethany Transportation System Development Charge (TSDC) is an additional charge similar to TDT; based on vehicle trips generated

The TSDC provides funding specifically for projects identified in the North Bethany Transportation Funding Strategy

Current North Bethany TSDC rates:

- Single-family residence: \$6,984
- Apartment unit: \$4,904
- Townhome: \$4,276



# Major Streets Transportation Improvement Program (MSTIP)

MSTIP is a countywide program that funds safety and capacity improvements on major county roadways

It is funded from property taxes collected countywide

The MSTIP Bonding Cost-sharing Program helped fund improvements on 185th Avenue and Springville Road near the Portland Community College Rock Creek campus

No further MSTIP contributions are assumed in the Funding Strategy

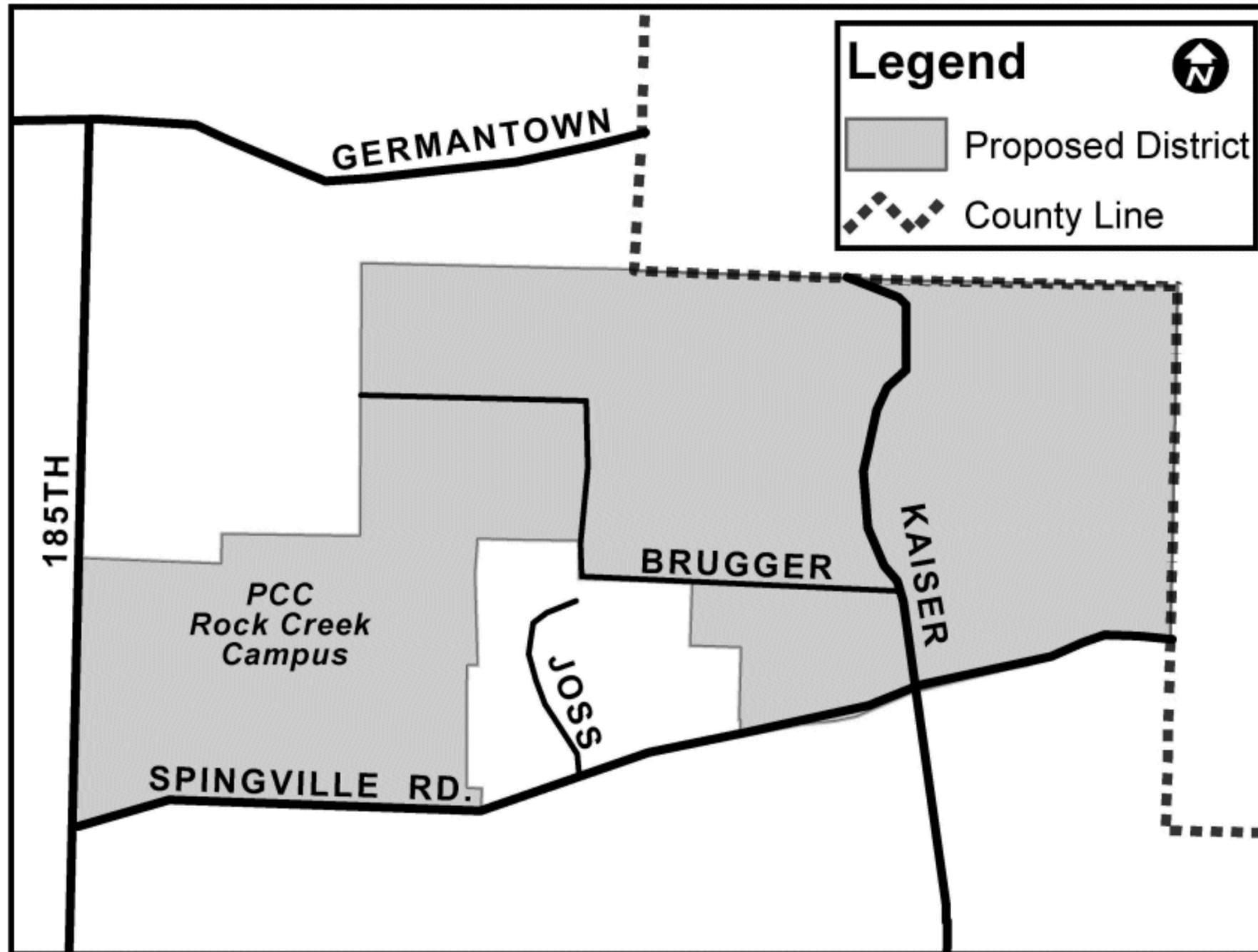
# → Trust & Agency funds

Trust & Agency funds are collected from developers for transportation system needs associated with a specific development that cannot be constructed in conjunction with the development

Trust & Agency funds helped pay for improvements to the 185th Avenue/Springville Road intersection



# North Bethany County Service District for Roads (NB CSDR)



Taxing district approved by voters in May 2011 to help fund identified transportation needs in North Bethany

Property tax rate: \$1.25 per \$1,000 assessed valuation

## → NB CSDR budget fund

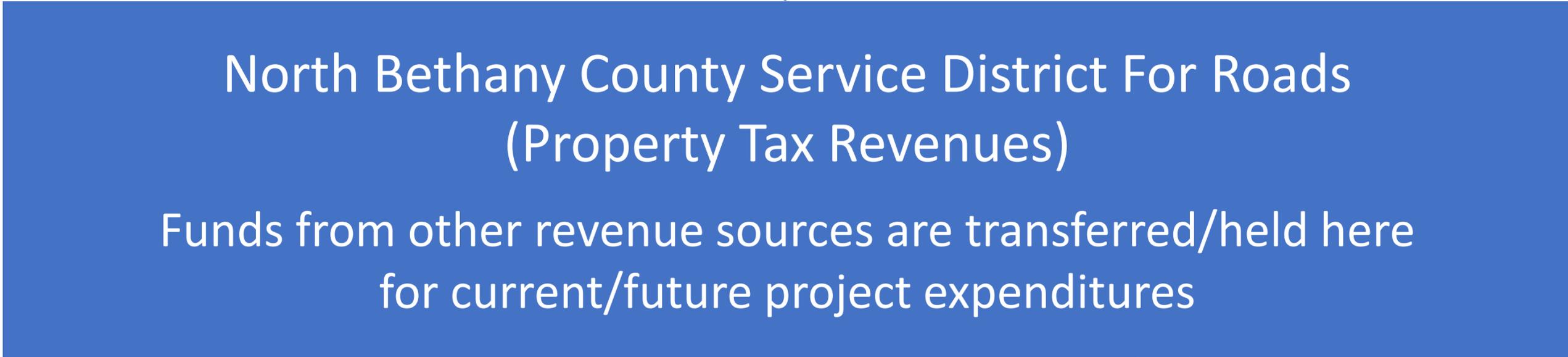
NB CSDR property tax revenues are placed in the NB CSDR budget fund (Fund 215)

TDT, TSDC and Trust & Agency funds are moved into the NB CSDR budget fund in order to pay for the design and construction of road improvement projects identified in the North Bethany Transportation Funding Strategy

# NB CSDR Budget Fund

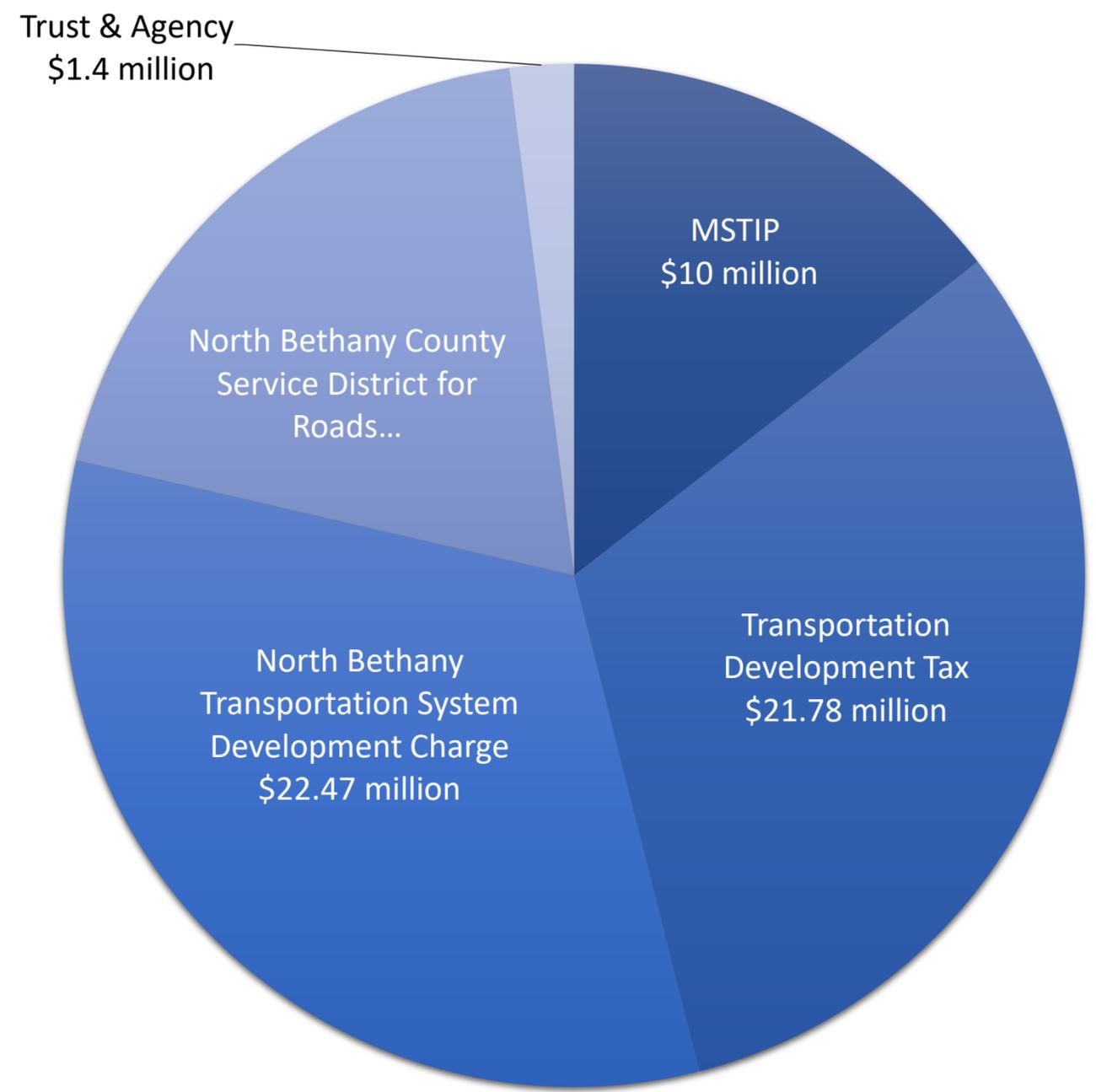


Fund transfers into NB CSDR (Fund 215)





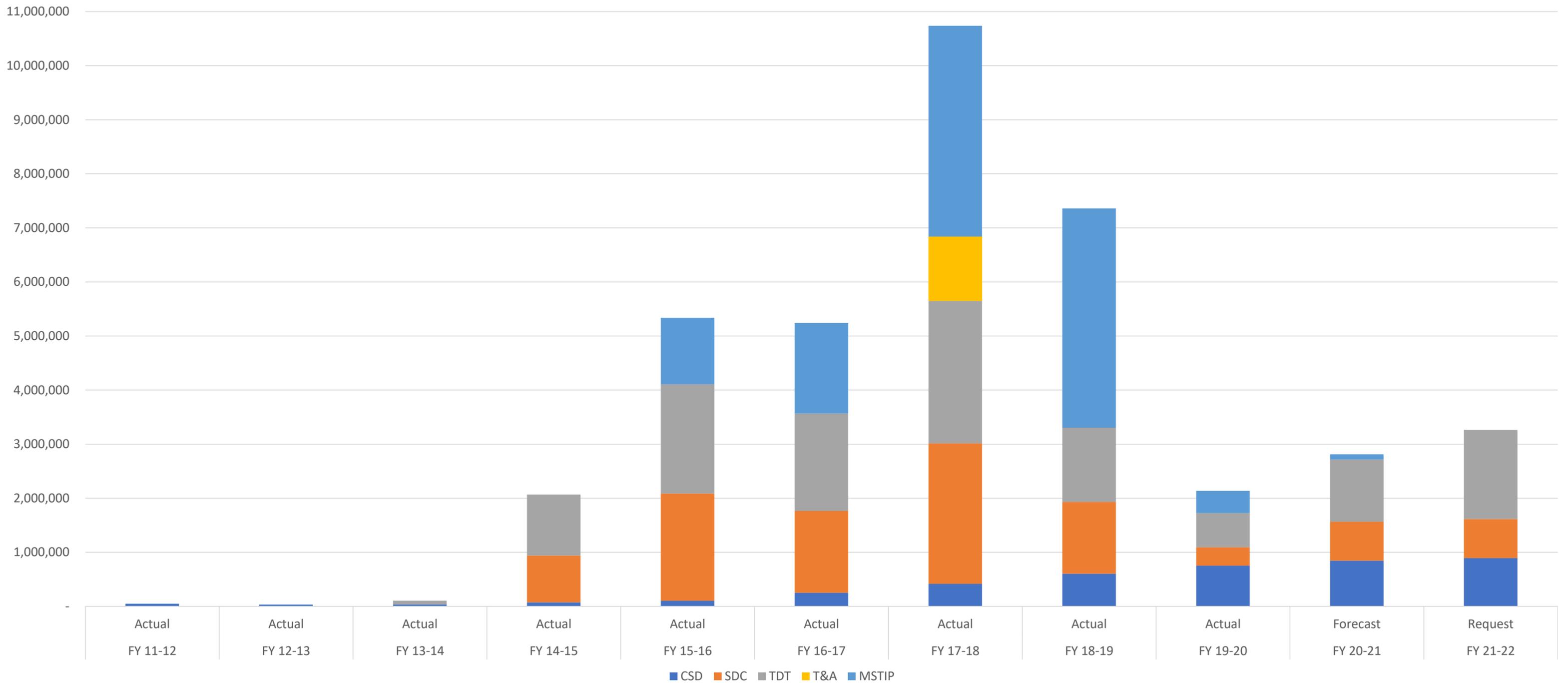
# North Bethany Transportation Funding Strategy – revenue assumptions



North Bethany Funding Strategy Revenue Sources	2011 Revenue Assumptions	%
Major Streets Transportation Improvement Program (MSTIP)	\$ 10,000,000	14.5
Transportation Development Tax (TDT, 75% recapture)	\$ 21,778,574	31.6
North Bethany Transportation System Development Charge (NBTSDC)	\$ 22,466,756	32.5
North Bethany County Service District for Roads (NBCSDR)	\$ 13,354,670	19.4
Trust & Agency Account (Pre-existing)	\$ 1,400,000	2.0
<b>Total</b>	<b>\$ 69,000,000</b>	<b>100</b>

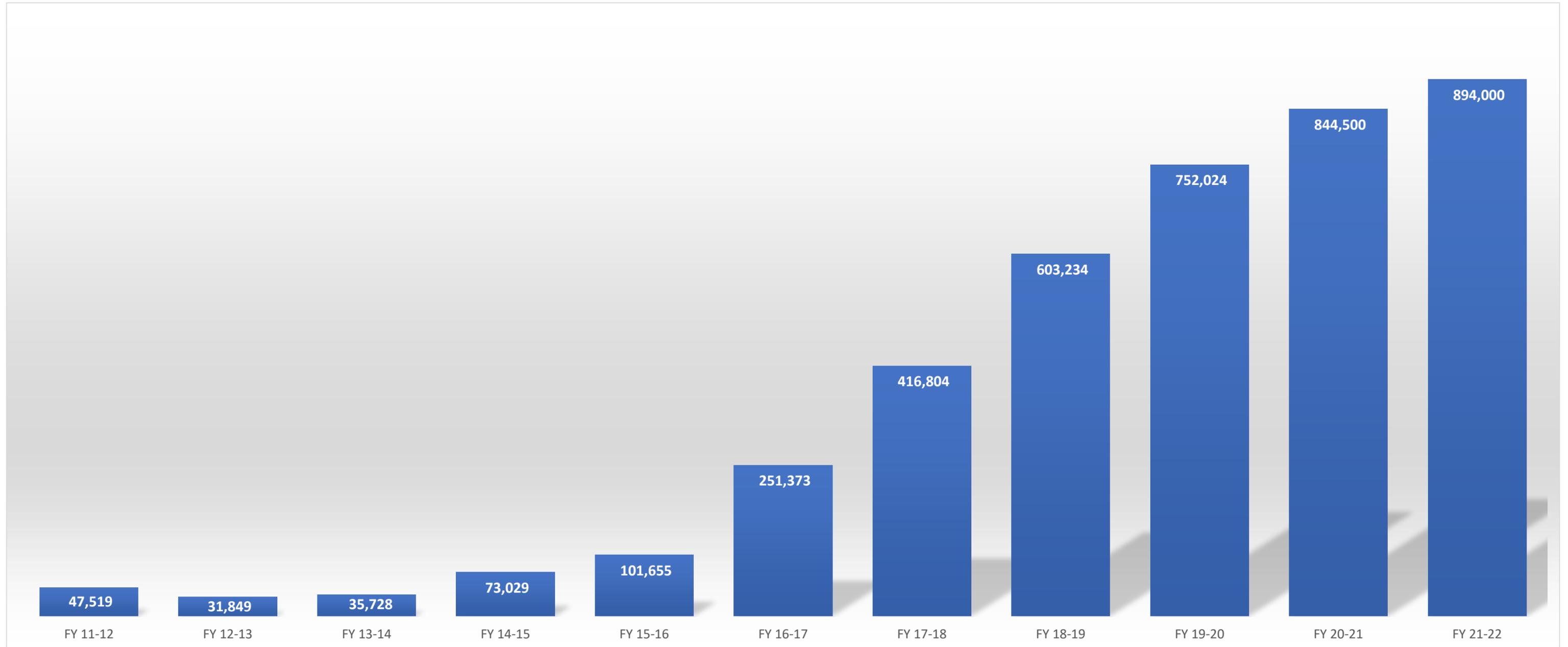


# Revenue summary





# Service District Tax revenue





# North Bethany Transportation Funding Strategy – project list

Proj #	Road	From	To	Project	Total	MSTIP	TDT <sup>2</sup>	North Bethany SDC <sup>3, 7</sup>	Trust & Agency <sup>4</sup>	North Bethany CSD or LID <sup>5, 6, 7</sup>
1	Shackelford	Western Boundary	Joss	Build Road	9,300,000	no	maybe	yes		yes
2	Shackelford	Joss	Kaiser	Build Road	8,800,000	no	maybe	yes		yes
3	Springville	185th	Joss	Improve	11,100,000	yes	yes	yes	yes	maybe
4	Springville	Joss	Kaiser	Improve	3,600,000	yes	yes	yes		yes
6	Kaiser	Shackelford	Springville	Improve	7,800,000	no	maybe	yes		yes
7	185th	Springville	West Union	Improve	4,500,000	yes	yes	yes		maybe
9	Shackelford	Bridge over	Rock Creek	Build Bridge	7,300,000	no	maybe	yes		yes
10	185th	Intersection Improvement	at Springville	Improve	900,000	yes	yes	yes		maybe
11	Kaiser	Springville	Bethany	Improve	6,100,000	yes	yes	yes		maybe
12	Brugger	Joss	Kaiser	Improve	3,200,000	no	no*	yes		yes
13	Joss (Brugger)	Shackelford	Arbor Oaks	Improve	4,100,000	no	maybe	yes		yes
14	P15/Oats/160th	Springville	Brugger	Improve	2,300,000	no	no*	yes		yes
					<b>\$69,000,000</b>	<b>\$10,000,000</b>	<b>\$23,937,755</b>	<b>\$22,467,120</b>	<b>\$1,400,000</b>	<b>\$11,195,125</b>

Anticipated to be built through incremental development

5	Springville	Kaiser	County Line	Improve	5,700,000
8	Shackelford	Kaiser	Springville	Build Road	12,300,000

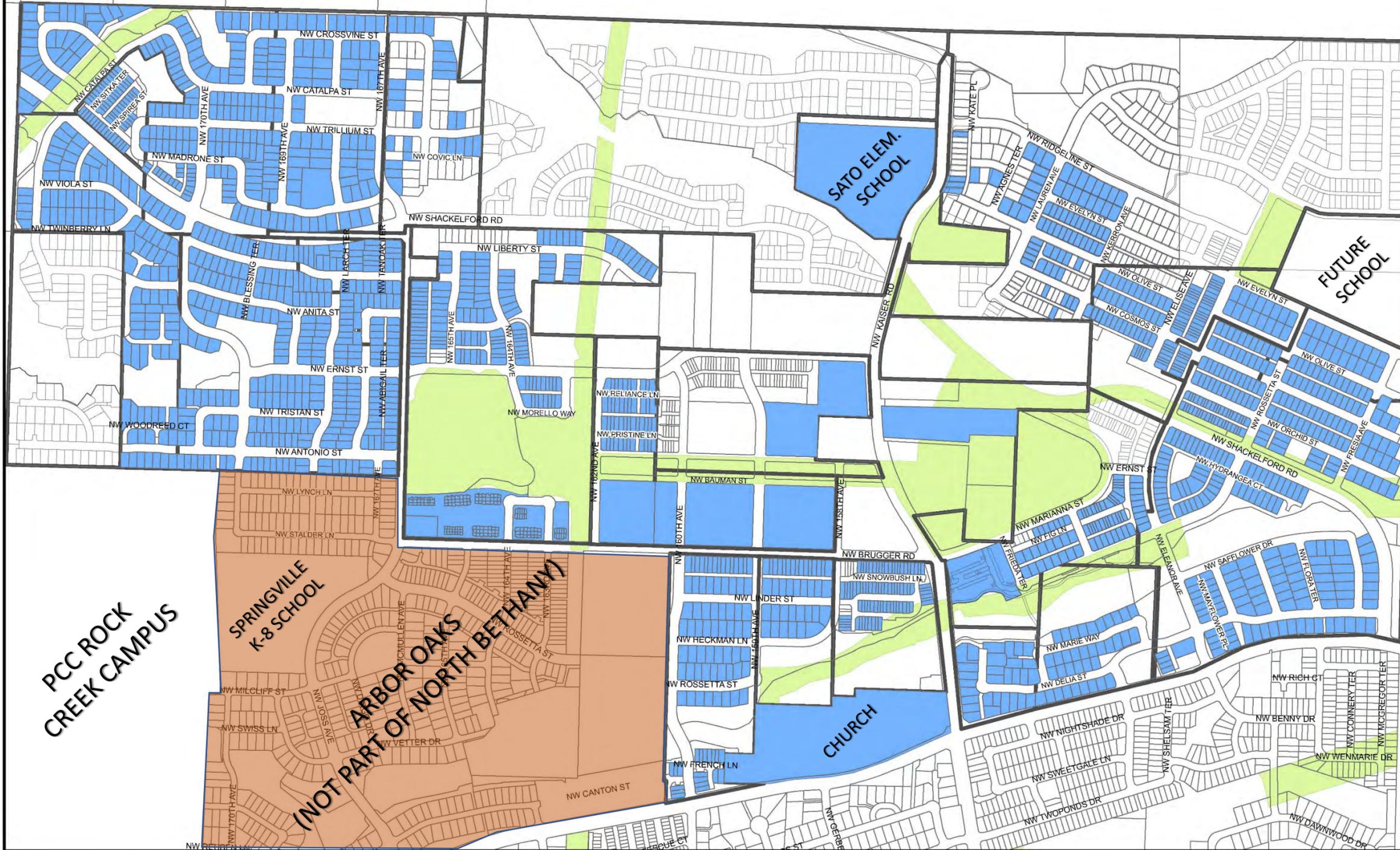


# Development and Road Improvements Status

# North Bethany Permits 2014-2020

## Issued and Final

DATE UPDATED: February 2021



- North Bethany Final/Issued Permits
- Unbuildable Parcels/Open Space



Path: J:\GIS\DATA\Users\Doria\MGIS\_maps\_temp\STAFF\NorthBethany\2021\NorthBethany\_Permits\_February\_SRoberts.mxd 03/05/2021

# Funding Strategy project list – implementation status

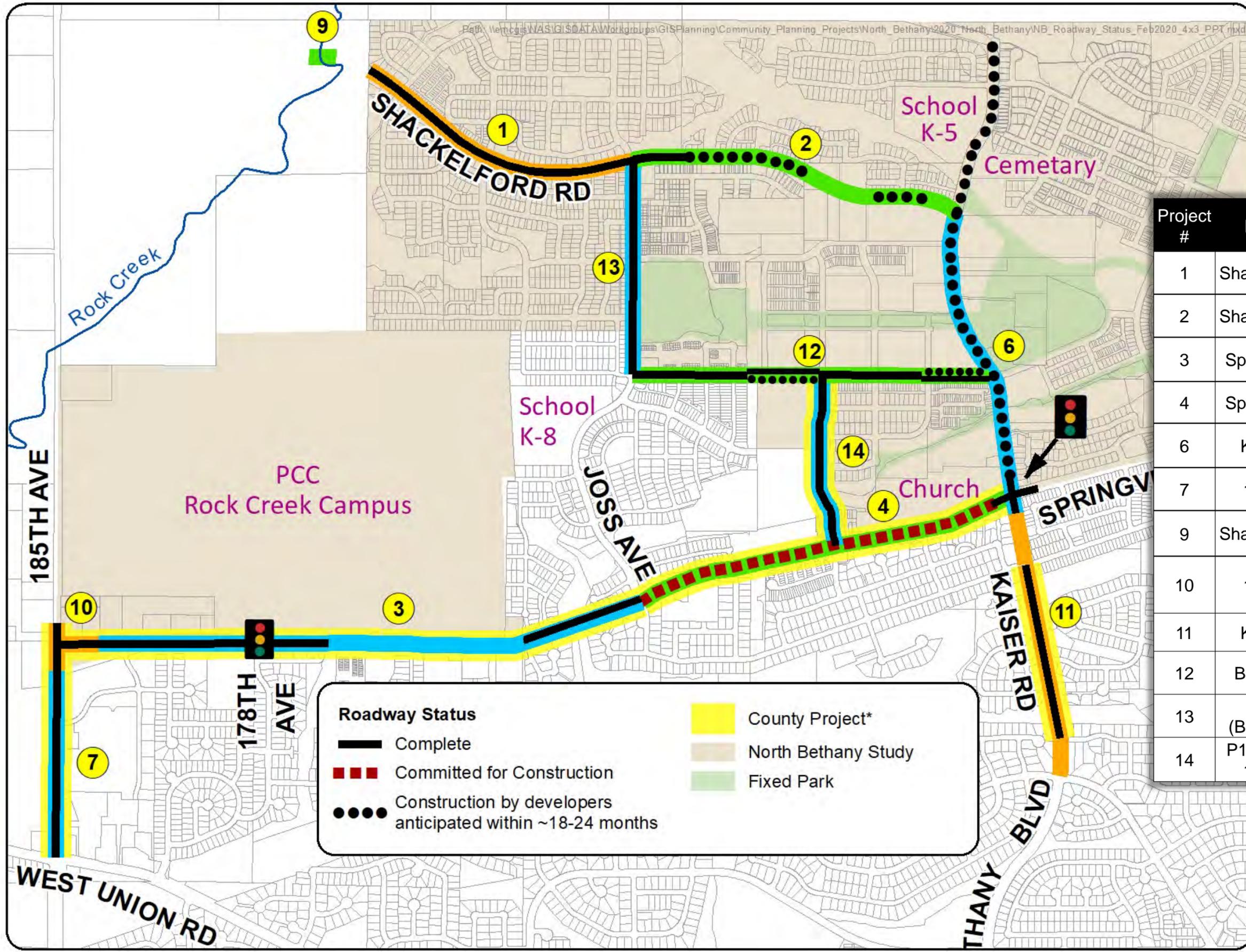
Project #	Road	From	To	Project	Total	MSTIP	TDT <sup>2</sup>	North Bethany SDC <sup>3, 7</sup>	Trust & Agency <sup>4</sup>	North Bethany CSD, LID <sup>5, 6, 7</sup>
1	Shackelford	Western Boundary	Joss	Build Road	\$9,300,000	no	maybe	yes		yes
2	Shackelford	Joss	Kaiser	Build Road	\$8,800,000	no	maybe	yes		yes
3	Springville	185th	Joss	Improve	\$11,100,000	yes	yes	yes	yes	maybe
4	Springville	Joss	Kaiser	Improve	\$3,600,000	yes	yes	yes		yes
6	Kaiser	Shackelford	Springville	Improve	\$7,800,000	no	maybe	yes		yes
7	185th	Springville	West Union	Improve	\$4,500,000	yes	yes	yes		maybe
9	Shackelford	Bridge over	Rock Creek	Build Bridge	\$7,300,000	no	maybe	yes		yes
10	185th	Intersection Improvement	at Springville	Improve	\$900,000	yes	yes	yes		maybe
11	Kaiser	Springville	Bethany	Improve	\$6,100,000	yes	yes	yes		maybe
12	Brugger	Joss	Kaiser	Improve	\$3,200,000	no	no*	yes		yes
13	Joss (Brugger)	Shackelford	Arbor Oaks	Improve	\$4,100,000	no	maybe	yes		yes
14	P15/Oats/160th	Springville	Brugger	Improve	\$2,300,000	no	no*	yes		yes
					<b>\$69,000,000</b>	<b>\$10,000,000</b>	<b>\$23,937,755</b>	<b>\$22,467,120</b>	<b>\$1,400,000</b>	<b>\$11,195,125</b>

Improvements Completed	Interim Improvements Completed	Partially Complete	Pending Activity
------------------------	--------------------------------	--------------------	------------------

Anticipated to be built through incremental development

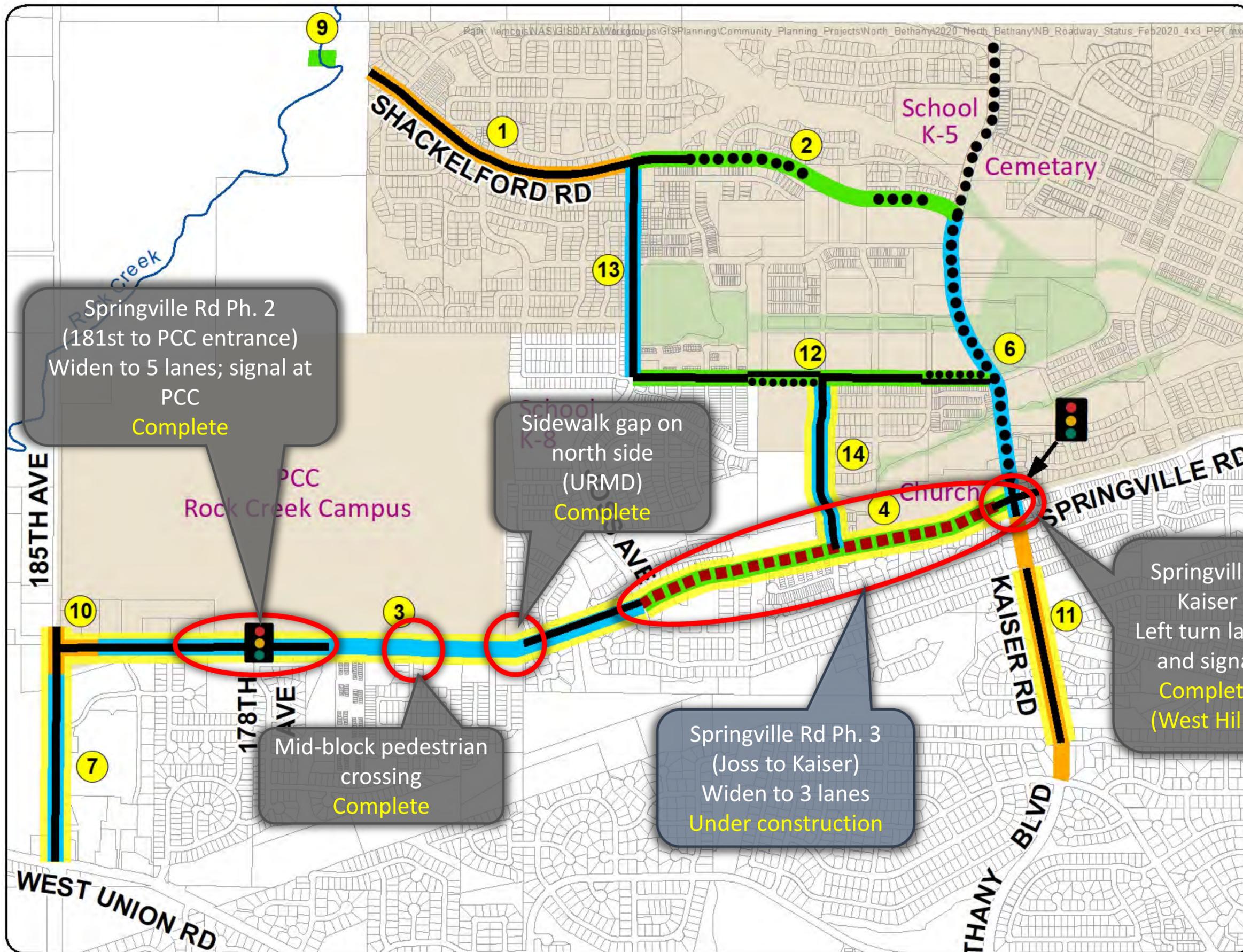
5	Springville	Kaiser	County Line	Improve	5,700,000
8	Shackelford	Kaiser	Springville	Build Road	12,300,000

# Roadway status



Project #	Road	From	To	Project
1	Shackelford	Western Boundary	Joss	Build Road
2	Shackelford	Joss	Kaiser	Build Road
3	Springville	185th	Joss	Improve
4	Springville	Joss	Kaiser	Improve
6	Kaiser	Shackelford	Springville	Improve
7	185th	Springville	West Union	Improve
9	Shackelford	Bridge over	Rock Creek	Build Bridge
10	185th	Intersection Improvement	at Springville	Improve
11	Kaiser	Springville	Bethany	Improve
12	Brugger	Joss	Kaiser	Improve
13	Joss (Brugger)	Shackelford	Arbor Oaks	Improve
14	P15/Oats/160th	Springville	Brugger	Improve

# Most recent improvements



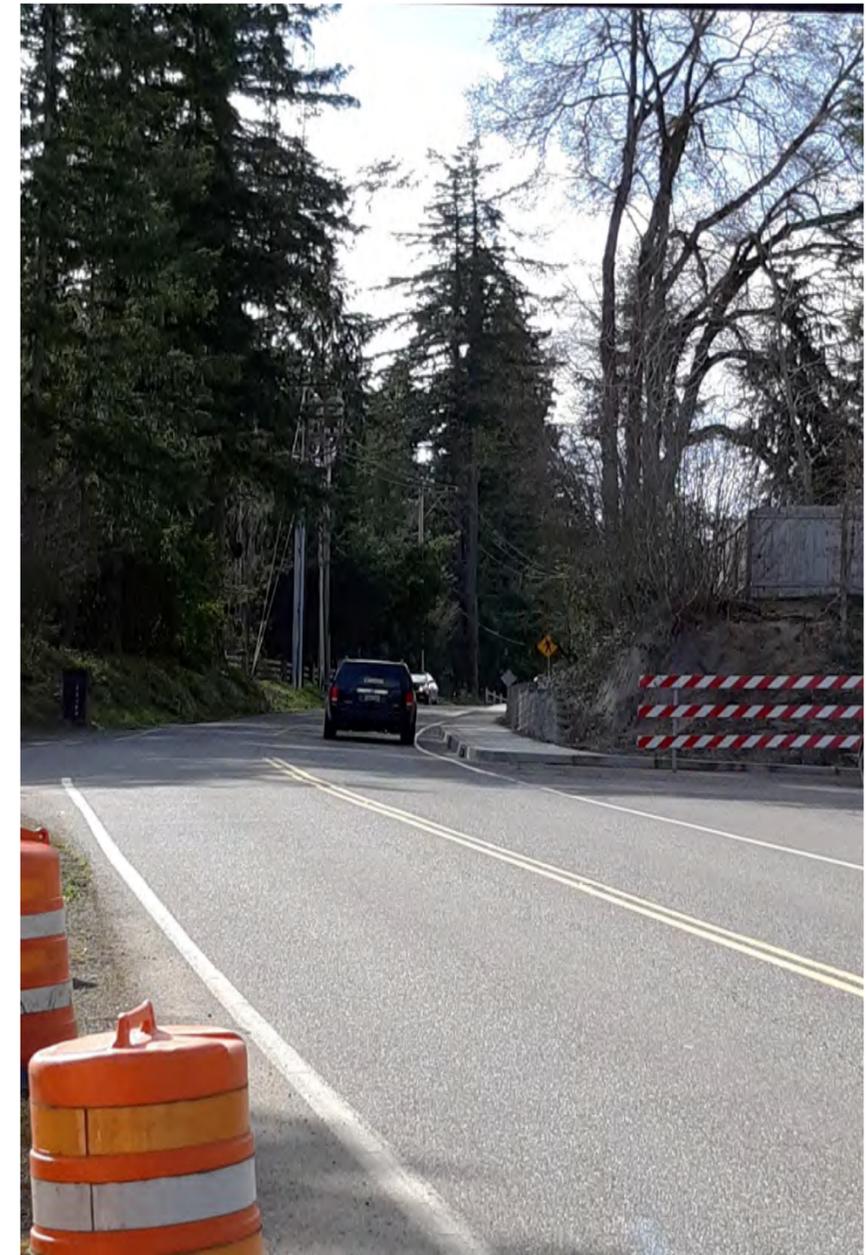
# → Springville Road (185th Ave to Joss Ave)



Springville Road Ph. 2  
Phase 2-4 transition



Mid-block pedestrian crossing  
at 173rd Avenue (Phase 4)



URMD Interim Sidewalk  
(Phase 4)

# → Springville Road Ph. 3 (Kaiser to Joss)



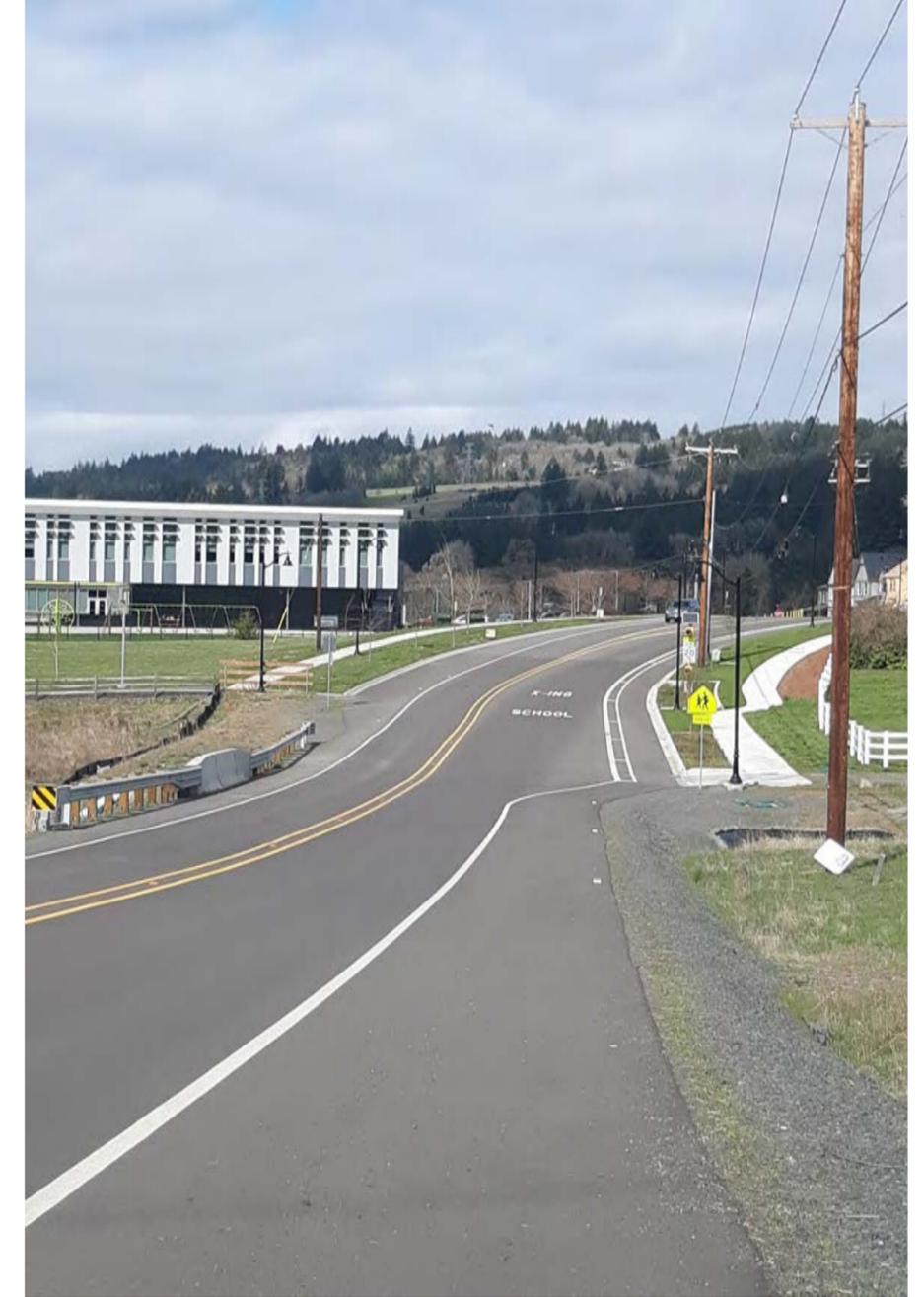
# → Kaiser Road



Looking south from Brugger Road



Looking north from Brugger Road



Looking north from Shackelford Road



# Review of FY 2020-21 Funding Allocation



# FY 2020-21 budget allocation

Continued “pay-as-you-go” approach due to uncertain revenues:

- Anticipated potential housing construction slowdown
- Large credit-eligible improvements expected to come online (e.g. Kaiser and Shackelford Roads)

Continued to evaluate need for Shackelford Road gap project (west of Kaiser)

Continued to evaluate need for Brugger Road gap project

Continued monitoring potential developer improvements to Kaiser Road

Allocated funding for Springville Road projects:

- Ph. 3: Kaiser Road to Joss Avenue – construction will be substantially complete in FY 20-21
- Ph. 4: Joss Avenue to PCC Rock Creek entrance – design only in FY 20-21
  - Allocated \$900,000 (in addition to \$900,000 in FY 19-20) to complete design engineering; consider allocating construction funding (potentially starting in late FY 21-22 or FY 22-23)



# FY 2021-22 Funding Projection



# FY 2021-22 funding projection

<b>REVENUE SOURCES AND PROJECT COMMITMENTS</b>	<b>FY 2019-20 Actual</b>	<b>FY 2020-21 Forecast</b>	<b>FY 2021-22 Request/Forecast</b>
Beginning Fund Balance	1,180,016	12,488,339	10,812,488
North Bethany County Service District (Tax) + other	1,084,249	877,940	894,000
North Bethany System Development Charge (SDC)	6,000,000	600,000	993,402
TDT (75% of TDT Collected In North Bethany)	5,488,586	1,150,000	1,650,000
Project/Program Costs	(1,264,513)	(4,303,791)	(1,503,536)
Ending Fund Balance	12,488,339	10,812,488	12,846,354

Potential  
Uncommitted Balance  
(6/30/2022)



# FY 2021-22 staff recommendations

Continue “pay-as-you-go” approach due to uncertain revenues:

- Potential for slower housing starts
- Large credit-eligible improvements may be completed (e.g. Kaiser and Shackelford Roads)

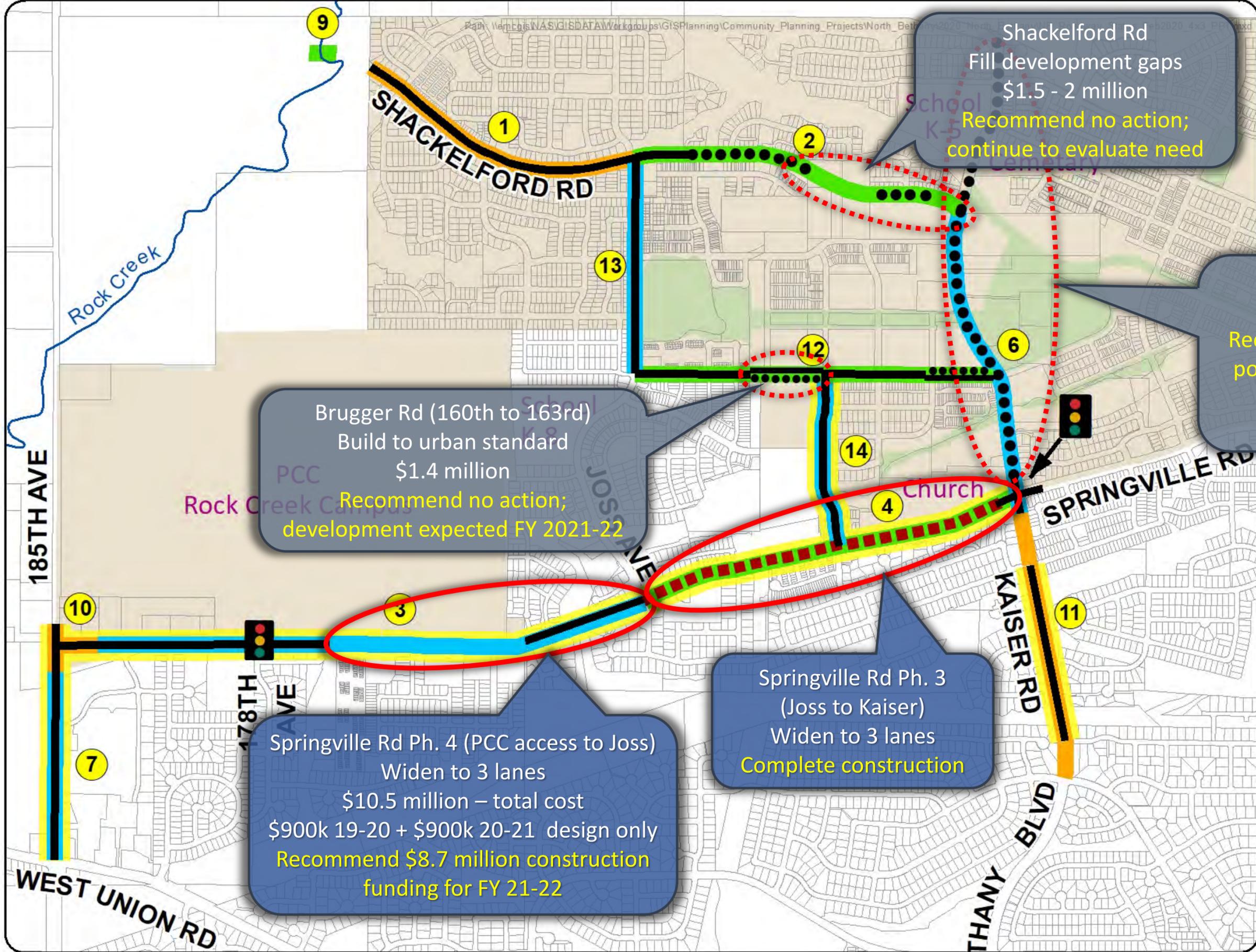
Continue evaluating need for Shackelford Road gap project (west of Kaiser)

Continue monitoring potential developer improvements to Kaiser Road

Fund Springville Road projects:

- Ph. 3: Kaiser Road to Joss Avenue – construction will be substantially complete in FY 20-21
- Ph. 4: Joss Avenue to PCC Rock Creek entrance
  - Allocate an additional \$8.7 million to complete design and construction for Phase 4
  - These are the final remaining improvements needed to complete Springville Road

# Fiscal Year 2021-22 Recommendation



Shackleford Rd  
Fill development gaps  
\$1.5 - 2 million  
Recommend no action;  
continue to evaluate need

Kaiser Rd  
Widen to 3 lanes  
Recommend no action;  
potential construction  
FY 2021-22  
(Taylor Morrison)

Bruger Rd (160th to 163rd)  
Build to urban standard  
\$1.4 million  
Recommend no action;  
development expected FY 2021-22

Springville Rd Ph. 3  
(Joss to Kaiser)  
Widen to 3 lanes  
Complete construction

Springville Rd Ph. 4 (PCC access to Joss)  
Widen to 3 lanes  
\$10.5 million – total cost  
\$900k 19-20 + \$900k 20-21 design only  
Recommend \$8.7 million construction  
funding for FY 21-22



# Future meetings/budget approval steps

April 9, 2021: NBCSDR Budget subcommittee meeting to discuss project funding priorities

May 12, 2021: Full NBCSDR Budget Committee meeting; budget recommendation to Board

June 2021: Board adoption of FY 2021-22 budget

Early 2022: Reconvene this subcommittee; discuss potential FY 2022-23 project allocations



Land Use & Transportation  
[www.co.washington.or.us](http://www.co.washington.or.us)