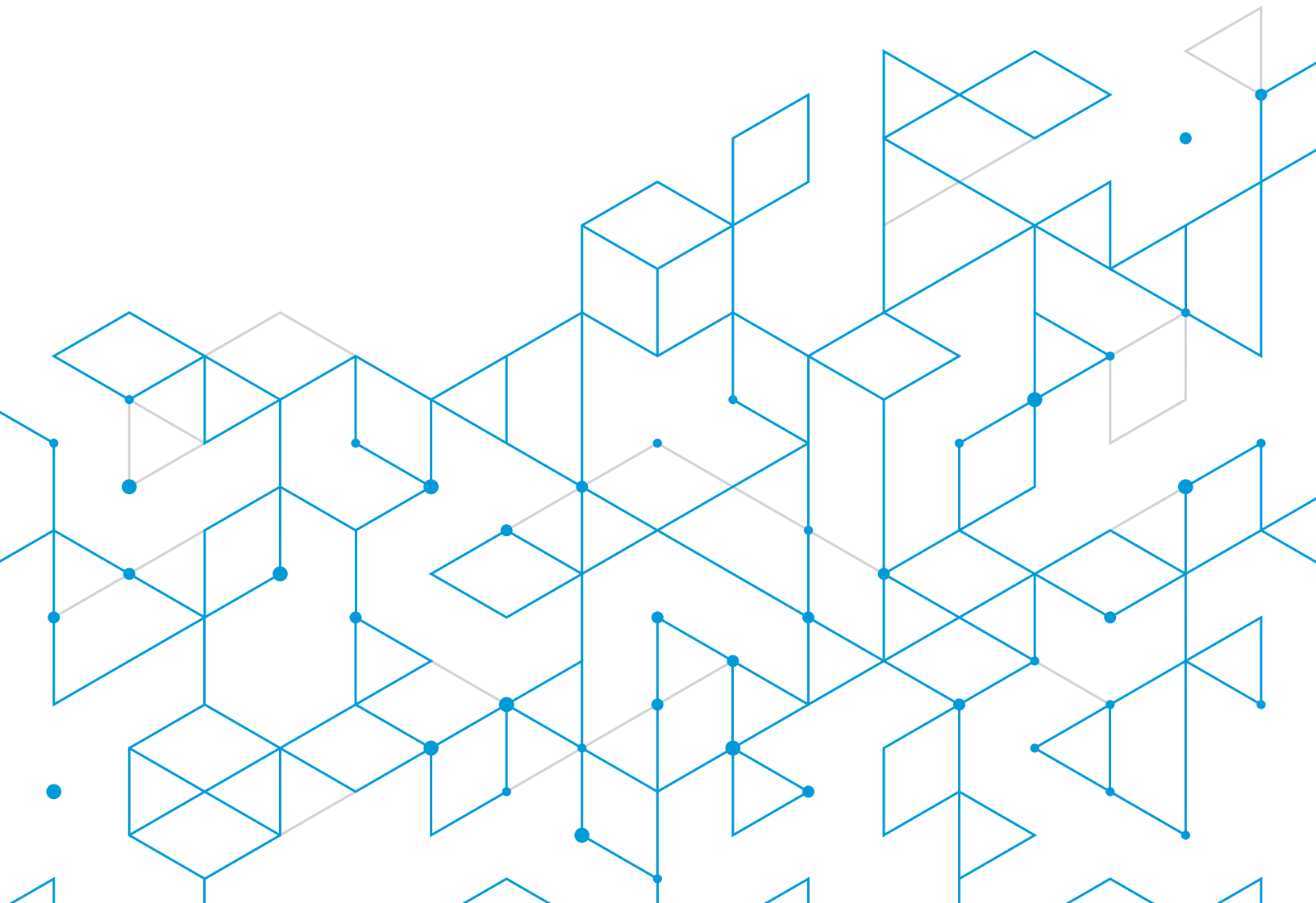




Department of  
Land Use & Transportation

# North Bethany TSDC Language



## North Bethany TSDC Language

### Table of Contents

Adopted: Adopt an Interim Funding Strategy for the North Bethany Subarea

Adopted: Adopt the North Bethany Transportation Funding Strategy



**AGENDA****WASHINGTON COUNTY BOARD OF COMMISSIONERS**

**Agenda Category:** Action - Land Use & Transportation (CPO 7)

**Agenda Title:** ADOPT AN INTERIM FUNDING STRATEGY FOR THE NORTH BETHANY SUBAREA

**Presented by:** Brent Curtis, Planning Manager

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**SUMMARY** (Attach Supporting Documents if Necessary)

In concert with adopted A-Engrossed Ordinance 712 and pending A-Engrossed Ordinance 730, which proposes to adopt the implementing regulations for the North Bethany Subarea Concept Plan, county staff has worked with a growth management and funding workgroup to develop a proposed interim funding strategy.

The interim funding strategy establishes the finance mechanisms necessary to support development within the North Bethany Subarea. Each of these financial mechanisms has a separate adoption structure. The funding strategy will remain as interim until each mechanism has been adopted, or an alternative replacement mechanism has been identified and adopted. It is anticipated that a final funding strategy will be adopted in 2011.

The Board considered the North Bethany Interim Funding Strategy on October 19, 2010 and continued consideration to October 26, 2010.

- **Staff report:** A staff report and additional materials will be provided to the Board prior to October 26. They will be available at the Clerk's desk and also available through a link posted on the county's land use ordinance web site below.

[www.co.washington.or.us/LUT/Divisions/LongRangePlanning/2010-land-use-ordinances.cfm](http://www.co.washington.or.us/LUT/Divisions/LongRangePlanning/2010-land-use-ordinances.cfm)

Attachment: North Bethany Interim Transportation Funding Strategy Resolution and Order

**DEPARTMENT'S REQUESTED ACTION:**

Consider the proposed North Bethany Interim Funding Strategy. After consideration, adopt the proposed North Bethany Interim Funding Strategy and authorize the Chair to sign the Resolution and Order to memorialize the action; or continue to November 23, 2010 for further consideration.

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**COUNTY ADMINISTRATOR'S RECOMMENDATION:**

I concur with the requested action.

100-601000

RO 10-101

Agenda Item No.	<u>6.c.</u>
Date:	10/26/10

1 IN THE BOARD OF COUNTY COMMISSIONERS

2 FOR WASHINGTON COUNTY, OREGON

3 In the Matter of Adopting the North Bethany ) RESOLUTION AND ORDER  
4 Interim Transportation Funding Strategy )  
5 ) No. 10-101  
6 )

7 This matter came before the Board at its meetings of October 19 and October 26, 2010;  
8 and

9 It appearing to the Board that North Bethany Subarea ("North Bethany") is planned and  
10 designed to be a more complete community, with better provision and integration of urban  
11 services and amenities than provided for under the 1983 Bethany Community Plan; and

12 It appearing to the Board that the FD-20 district will be removed through a legislative  
13 process after required transportation funding mechanisms have been adopted; and

14 It appearing to the Board that A-Engrossed Ordinance No. 730, the North Bethany  
15 Subarea Community Plan and implementing regulations, specifies road capital improvements  
16 that must exist or be assured to obtain development approval; and

17 It appearing to the Board that a rigorous process, including the convening of a work  
18 group made up of County, developer, property owner and citizen interests has resulted in a  
19 balanced and equitable funding approach that is a significant step in developing a transportation  
20 funding strategy; and

21 It appearing to the Board that the transportation funding strategy will not be complete  
22 until all specific transportation funding mechanisms are adopted or created. Further, as all  
23 elements will not be in place by Fall of 2010, it is prudent to adopt an interim strategy to guide  
further transportation funding discussions; now, therefore, it is

1 RESOLVED AND ORDERED that the Interim Transportation Funding Strategy set forth  
2 in Exhibit A hereby is adopted to guide staff in drafting more specific implementing provisions;  
3 and it is further

4 RESOLVED AND ORDERED that the Director of the Department of Land Use and  
5 Transportation shall diligently pursue, in consultation with interested persons, implementation of  
6 the tentative schedule shown in Exhibit B; and it is further

7 RESOLVED AND ORDERED that this Resolution and Order shall take effect upon  
8 execution.

9 DATED this 26<sup>th</sup> day of October, 2010.

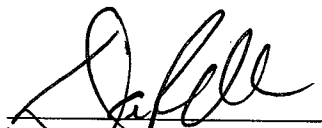
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SCHOUTEN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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ROGERS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DUYCK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

BOARD OF COUNTY COMMISSIONERS  
FOR WASHINGTON COUNTY, OREGON

CHAIR

RECORDING SECRETARY

18 Approved as to form:

19  
20   
21 County Counsel  
For Washington County, Oregon

22 Date: 10-14-10  
23

## EXHIBIT A: REVISED NORTH BETHANY INTERIM FUNDING STRATEGY

Project Number	Road	From	To	Project	Cost Estimate 8/27/09	ROW Estimate <sup>1</sup>	Total	MSTIP	TDT <sup>2</sup>	Supplemental SDC <sup>3, 7</sup>	Existing T&A <sup>4</sup>	CSD or LID <sup>5, 6, 7</sup>	Comments
1	Road A	Western Boundary	Joss	Build New Road	\$8,100,000	\$1,200,000	\$9,300,000	no	maybe	yes		yes	
2	Road A	Joss	Kaiser	Build New Road	\$6,900,000	\$1,900,000	\$8,800,000	no	maybe	yes		yes	
3	Springville	185th	Joss	Improve	\$10,500,000	\$600,000	\$11,100,000	yes	yes	yes	\$1,400,000	maybe	
4	Springville	Joss	Kaiser	Improve	\$3,200,000	\$400,000	\$3,600,000	yes	yes	yes		yes	Some Cost Increase for South Side of Roadway Expected
5	Springville	Kaiser	County Line	Improve	\$5,200,000	\$500,000	\$5,700,000						Not included in Total, Built thru incremental development
6	Kaiser	Road A	Springville	Improve	\$6,900,000	\$900,000	\$7,800,000	no	maybe	yes		yes	
7	185th	Springville	West Union	Improve	\$4,300,000	\$200,000	\$4,500,000	yes	yes	yes		maybe	
8	Road A	Kaiser	Springville	Build New Road	\$9,900,000	\$2,400,000	\$12,300,000						Not included in Total, Built thru incremental development
9	Road A	Bridge over Rock Creek		Build Bridge	\$7,000,000	\$300,000	\$7,300,000	no	maybe	yes		yes	final funding package relates to urban or rural reserve designation
10	185th	Intersection Improvement at Springville		Improve	\$900,000	\$0	\$900,000	yes	yes	yes		maybe	
11	Kaiser	Springville	Bethany	Improve	\$5,900,000	\$200,000	\$6,100,000	yes	yes	yes		maybe	
12	Brugger	Joss	Kaiser	Improve	\$3,100,000	\$100,000	\$3,200,000	no	no*	yes		yes	Joss / Brugger intersection traffic calming to be examined
13	Joss	Road A	Arbor Homes	Improve	\$3,800,000	\$300,000	\$4,100,000	no	maybe	yes		yes	
14	P15 (Oats)	Springville	Brugger	Improve	\$1,800,000	\$500,000	\$2,300,000	no	no*	yes		yes	
TOTAL**					\$62,400,000	\$6,600,000	\$69,000,000	\$10,000,000	\$21,778,574	\$22,466,756	\$1,400,000	\$13,354,670	

### NOTES:

"yes, no and maybe" describe the appropriateness of spending revenue from this source on a particular project.

\* Facilities below collector classification are not eligible for Transportation Development Tax (TDT) project list.

\*\* In 2010 dollars, does not include projects 5 or 8.

1 Cardno/WRG Right-of-Way (ROW) Estimate 4/20/2010.

2 Assumes 75% of 4188 units, "maybe" means project would need to be added to TDT list; column is based on eligibility to spend revenue - credit eligibility determined separately.

3 Based on 4,188 units and \$4,800 / unit average charge = \$6,222 SFR, \$3,810 SFA, and \$4,369 MF (slight increase from 6/1/2010 in all rates to keep same average - due to change in mix of dwelling types assumed).

4 Only counting existing Trust and Agency (T&A), assumes: \$1,000,000 from Arbor, \$340,000 Saint Jua Diego Catholic Church and \$60,000 Tualatin Hills Park and Recreation District.

5 "maybe" means project is off-site.

6 Per May 21<sup>st</sup> K&R Memo, \$1 per \$1,000 assessed value generates \$18,500,000 over 25 years.

7 Parties will work in good faith to develop the details of a System Development Charge (SDC), and County Service District (CDS) and/or a Local Improvement District (LID) that is equitable and reasonable.

8 Individual project costs may vary slightly as more engineering is completed, however total of all projects is not expected to change significantly.

Under this scenario Portland Community College to pay both TDT and proportional Supplemental System Development Charge (SDC) based on projected student enrollment (numbers assume 2,582 new students).

Discussion at June 7, 2010 meeting included possibility of some revenue being used for preliminary engineering (PE) and/or alignment analysis of Road A and Kaiser Road.

Update: 7/26 confirmed non-residential land use, and removed K-8 school from TDT and Supplemental SDC calculations as school is already constructed.

Update: 10/20 adjusted TDT to reflect 90% of maximum residential density rather than 100%.

**Exhibit B:**  
**Anticipated Timeline for County Service District Formation**

(Assumes County Service District Hearing on March 1, 2011)

<b>DATE</b>	<b>ACTION</b>
January 25, 2011	Board adopts order calling for formation of County Service District.
January 28, 2011	Last Date to post notice of March 1 hearing for County Service District.
February 14, 2011	Staff Report 15 Days Prior to first hearing on County Service District.
March 1, 2011	First Board Hearing on County Service District.
March 15, 2011	Last regularly scheduled County Board of Commissioners meeting prior to March 17.
March 17, 2011	Last Day to file measure, and Explanatory Statement on County Service District.
March 31, 2011	Last Day to file legal description of County Service District with Department of Revenue and Assessor.
May 17, 2011	Election Date for County Service District.
June 7, 2011	Board enters order forming County Service District.
June 30, 2011	Last Day to file notice with Secretary of State on the formation of the County Service District.

Note: As part of the Board's October 26th action on A-Engrossed Ordinance No. 730, staff is preparing a proposed schedule to process the land use ordinance to remove the FD-20 District and address other placeholder issues for the North Bethany Subarea Plan for Board consideration.

# AGENDA

## WASHINGTON COUNTY BOARD OF COMMISSIONERS

**Agenda Category:** Action – Land Use & Transportation (CPO 7)

**Agenda Title:** **ADOPT THE NORTH BETHANY TRANSPORTATION  
FUNDING STRATEGY**

**Presented by:** Andrew Singelakis, Director of Land Use & Transportation

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### SUMMARY:

In concert with adopted Ordinances 712 and 730 and pending A-Engrossed Ordinance 739, which addresses implementing regulations for the North Bethany Subarea Plan, county staff has worked to develop a funding strategy to pay for transportation infrastructure in the Subarea (see attached map of Subarea properties). Information about North Bethany transportation funding is posted on the following web link:

<http://www.co.washington.or.us/LUT/PlanningProjects/Bethany/Funding/index.cfm>

The North Bethany Transportation Funding Strategy documents the framework of the finance mechanisms necessary to support development within the North Bethany Subarea. An interim funding strategy was adopted by the Board on October 26, 2010, and has remained in interim status as the new finance mechanisms were adopted. Together, the established transportation funding sources and new North Bethany-specific revenue sources provide and assure adequate revenue for the necessary transportation infrastructure. The two new North Bethany-specific revenue sources are:

- 1) *North Bethany Transportation System Development Charge*, adopted by the Board on October 26, 2010 (Resolution and Order No. 10-98), and
- 2) *North Bethany County Service District for Roads*, established by the Board on June 7, 2011 (Resolution and Order No. 11-35) after it was approved by North Bethany voters on May 17, 2011.

Attachment: Resolution and Order

### DEPARTMENT'S REQUESTED ACTION:

Consider the proposed North Bethany Transportation Funding Strategy. After consideration, adopt the Funding Strategy and authorize the Chair to sign the Resolution and Order to memorialize the action.

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### COUNTY ADMINISTRATOR'S RECOMMENDATION:

I concur with the requested action.

100-601000

RO 11-70

Agenda Item No.	<b>4.b.</b>
Date:	10/25/11

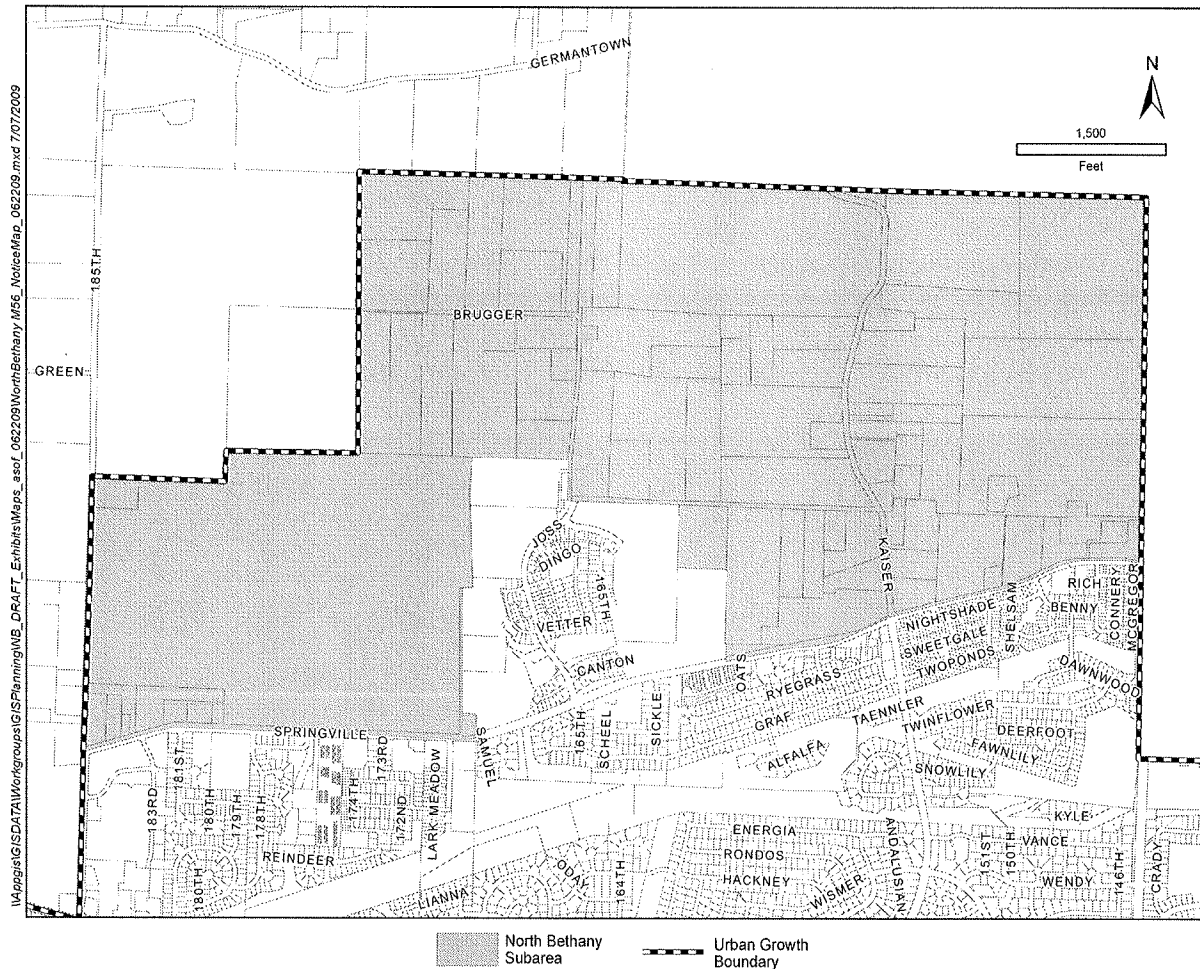


## NORTH BETHANY TRANSPORTATION FUNDING STRATEGY

October 25, 2011

Page 2

### North Bethany Subarea



1 IN THE BOARD OF COUNTY COMMISSIONERS

2 FOR WASHINGTON COUNTY, OREGON

3 In the Matter of Adopting the North Bethany ) RESOLUTION AND ORDER  
4 Transportation Funding Strategy )  
5 ) No. 11-70  
6 )

7 This matter came before the Board at its meeting of October 25, 2011; and

8 It appearing to the Board that North Bethany Subarea ("North Bethany") is planned and  
9 designed to be a more complete community, with better provision and integration of urban  
10 services and amenities than provided for under the 1983 Bethany Community Plan; and

11 It appearing to the Board that the Future Development 20 Acre District (FD-20) will be  
12 removed through a legislative process concurrent with adoption of required transportation  
13 funding mechanisms; and

14 It appearing to the Board that A-Engrossed Ordinance No. 739, the North Bethany  
15 Subarea Plan and implementing regulations, specified road capital improvements that must exist  
16 or be assured to obtain development approval; and

17 It appearing to the Board that a rigorous process, including the convening of a work  
18 group consisting of County, developer, property owner and citizen interests has resulted in a  
19 balanced and equitable funding approach in developing a transportation funding strategy; and

20 It appearing to the Board that the transportation funding mechanisms have been adopted  
21 or enacted; now, therefore, it is

22 RESOLVED AND ORDERED that the Transportation Funding Strategy set forth in  
23 Exhibit A hereby is adopted to fulfill the funding strategy requirements in the North Bethany  
Subarea Plan; and it is further

1 RESOLVED AND ORDERED that this Resolution and Order shall take effect upon  
2 execution.

3 DATED this 25th day of October, 2011.

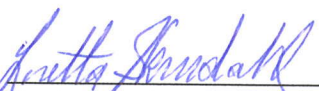
4 BOARD OF COUNTY COMMISSIONERS  
5 FOR WASHINGTON COUNTY, OREGON

	AYE	NAY	ABSENT
6 JUYCK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 SCHOUTEN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 MALINOWSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
9 ROGERS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10 TERRY	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

11   
12 CHAIR

13   
14 RECORDING SECRETARY

15 Approved as to form:

16   
17 Senior Assistant County Counsel  
18 For Washington County, Oregon

19 Date: 10/11/11

## EXHIBIT A: NORTH BETHANY FUNDING STRATEGY

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