March 8, 2010

To: Washington County Board of Commissioners

From: Brent Curtis, Planning Manager
       Department of Land Use & Transportation

Subject: PROPOSED NORTH BETHANY TRANSPORTATION SYSTEM DEVELOPMENT CHARGE

STAFF REPORT

For the March 16, 2010 Board of Commissioners Hearing
(The public hearing will begin no sooner than 10 AM)

I. RECOMMENDATION
Re-open the public hearing on the proposed North Bethany Transportation System Development Charge. Hear the staff report, presentations and public testimony. Continue the hearing to September 7, 2010.

II. BACKGROUND
For your August 18, 2009 hearing the North Bethany Transportation System Development Charge (SDC) materials included a staff report, an overview of the North Bethany Funding strategy (dated February 23, 2009), and a copy of the Resolution and Order that would adopt the SDC. Also included were copies of the public notices and comments received.

At the first SDC public hearing on August 18, 2009, staff provided a brief summary of the staff report; public testimony followed, after which the hearing was continued to August 25, 2009.

On August 25, 2009, the Board opened the second SDC public hearing and continued the hearing to September 1, 2009; no public testimony was provided.

On September 1, 2009, the Board opened the third SDC public hearing and continued the hearing to September 22, 2009; no public testimony was provided.

On September 22, 2009, the Board opened the fourth SDC public hearing, public testimony followed, after which the hearing was continued to October 20, 2009.

On October 20, 2009, the Board opened the fifth SDC public hearing and continued the hearing to October 27, 2009, no public testimony was provided.
On October 27, 2010 the Board opened the sixth SDC public hearing, staff provided a brief summary of work thus far; public testimony followed, after which the hearing was continued to March 16, 2010.

III. FUNDING PLAN UPDATE

Planning and Funding Context
Funding for the North Bethany Subarea infrastructure has been discussed throughout the development of the Concept Plan. This planning process involved extensive input from stakeholders, developers, service provider agencies and the public. Throughout the planning process some form of System Development Charge was discussed as a means to provide the necessary transportation infrastructure for the North Bethany Subarea. The proposed North Bethany Transportation System Development Charge (SDC) is a result of the North Bethany Subarea planning process.

The County will be establishing 3 work groups to help achieve agreement on outstanding issues. One of the work groups, titled the "growth management and transportation funding" group, has been meeting on an ad hoc basis over the past several months. It's anticipated and hoped that this group will make progress on infrastructure funding over the next few months. Recommended adjustments to this SDC may occur as part of those discussions.

Ordinance 712
The Board of County Commissioners Adopted A-Engrossed Ordinance 712 on October 27, 2009. The proposed North Bethany Transportation System Development Charge (SDC) was a companion resolution to Ordinance 712. As work progressed on Ordinance 712 several technical issues remained unresolved. These issues may significantly affect the overall funding plan for infrastructure within the North Bethany subarea and the resulting proposed North Bethany Transportation SDC.

The Board deferred these issues to Spring of 2010. Work has begun on these issues and staff expects to file an Ordinance later this year. However, no specific schedule for North Bethany has been established. Based on staff's judgment this September 7, 2010 date seems likely to be when other North Bethany issues will be discussed.