

AGENDA

WASHINGTON COUNTY BOARD OF COMMISSIONERS

Agenda Category: Consent – Land Use & Transportation (CPO 4K)

Agenda Title: ACKNOWLEDGE THE KING CITY WEST CONCEPT PLAN AND ENTER INTO AN INTERGOVERNMENTAL AGREEMENT (IGA) WITH KING CITY FOR TRANSPORTATION PLANNING IN THE PROPOSED URBAN GROWTH BOUNDARY (UGB) EXPANSION AREA

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

SUMMARY:

The city of King City has completed concept planning for the King City West area. The approximately 528 acre area is located in an Urban Reserve. County staff was involved throughout the concept planning phase and King City staff presented the plan to the Board at the March 13, 2018 worksession.

The King City West Concept Plan (Concept Plan) provides a long-term guide for land use, housing, transportation, natural resources, public facilities, infrastructure funding and intergovernmental coordination. This will create a framework for implementing regional requirements of Metro's Title 11 (Planning for New Urban Areas). The Concept Plan is a nonbinding document to guide future comprehensive planning for King City West when and if it is brought into the Urban Growth Boundary (UGB). Acknowledging the Concept Plan will inform but not limit options for future planning specific to King City West.

As a part of the application to Metro for an expansion of the UGB, King City is required to enter into agreements with the service providers who will ultimately serve the area. As the transportation service provider, Washington County is entering into an Intergovernmental Agreement (IGA) with King City to guide transportation planning and development of a funding plan during the comprehensive planning process.

Attachments: 1) Resolution and Order
2) Map (Exhibit A)
3) Intergovernmental Agreement (Exhibit B)

Clerk's Desk Item: King City West Concept Plan

DEPARTMENT'S REQUESTED ACTION:

- 1) Acknowledge the King City West Concept Plan and authorize the Chair to sign the Resolution and Order memorializing the action
- 2) Approve IGA with the city of King City and authorize its execution

COUNTY ADMINISTRATOR'S RECOMMENDATION:

I concur with the requested action.

RO 18-51

Agenda Item No.	<u>2.n.</u>
Date:	05/15/18

1 IN THE BOARD OF COMMISSIONERS
2 FOR WASHINGTON COUNTY, OREGON

3 In the Matter of Acknowledgement) RESOLUTION AND ORDER
4 of the City of King City Concept Plan)
5 for King City West and Authorization to) No. 18-51
6 Enter into an IGA for Related)
7 Transportation Planning)

8 This matter having come before the Washington County Board of Commissioners
9 (Board) at its meeting of May 15, 2018; and

10 It appearing to the Board that the City of King City (City) has applied to Metro to expand
11 the Urban Growth Boundary around the area known as King City West; and

12 It appearing to the Board that the City has prepared a concept plan in accordance with
13 Metro's Code, Title 11, and in coordination with Washington County (County); and

14 It appearing to the Board that the County intends to adopt an Urban Planning Area
15 Agreement to grant the City planning authority for this area before comprehensive planning is
16 complete; and

17 It appearing to the Board that the concept plan is not a binding land use decision, but a
18 non-regulatory document expected to inform future comprehensive planning; and

19 It appearing to the Board that the City and County recognize that additional work is
20 needed to refine the transportation plan and develop an infrastructure finance plan for the area;
21 and

22 It appearing to the Board that the City and County intend to enter into an
23 Intergovernmental Agreement (IGA) to guide the transportation elements of comprehensive
24 planning for the area; and

25 It appearing to the Board that the City has shared the concept plan at the March 13,
26 2018 work session; it is therefore,

///

///

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26

RESOLVED AND ORDERED that the Washington County Board of Commissioners

hereby

- a) Acknowledge the King City West Concept Plan; and
- b) Authorize an IGA to complete transportation planning and develop a finance plan as a part of the comprehensive plan for the area.

DATED this 15th day of May, 2018.

BOARD OF COMMISSIONERS
FOR WASHINGTON COUNTY, OREGON

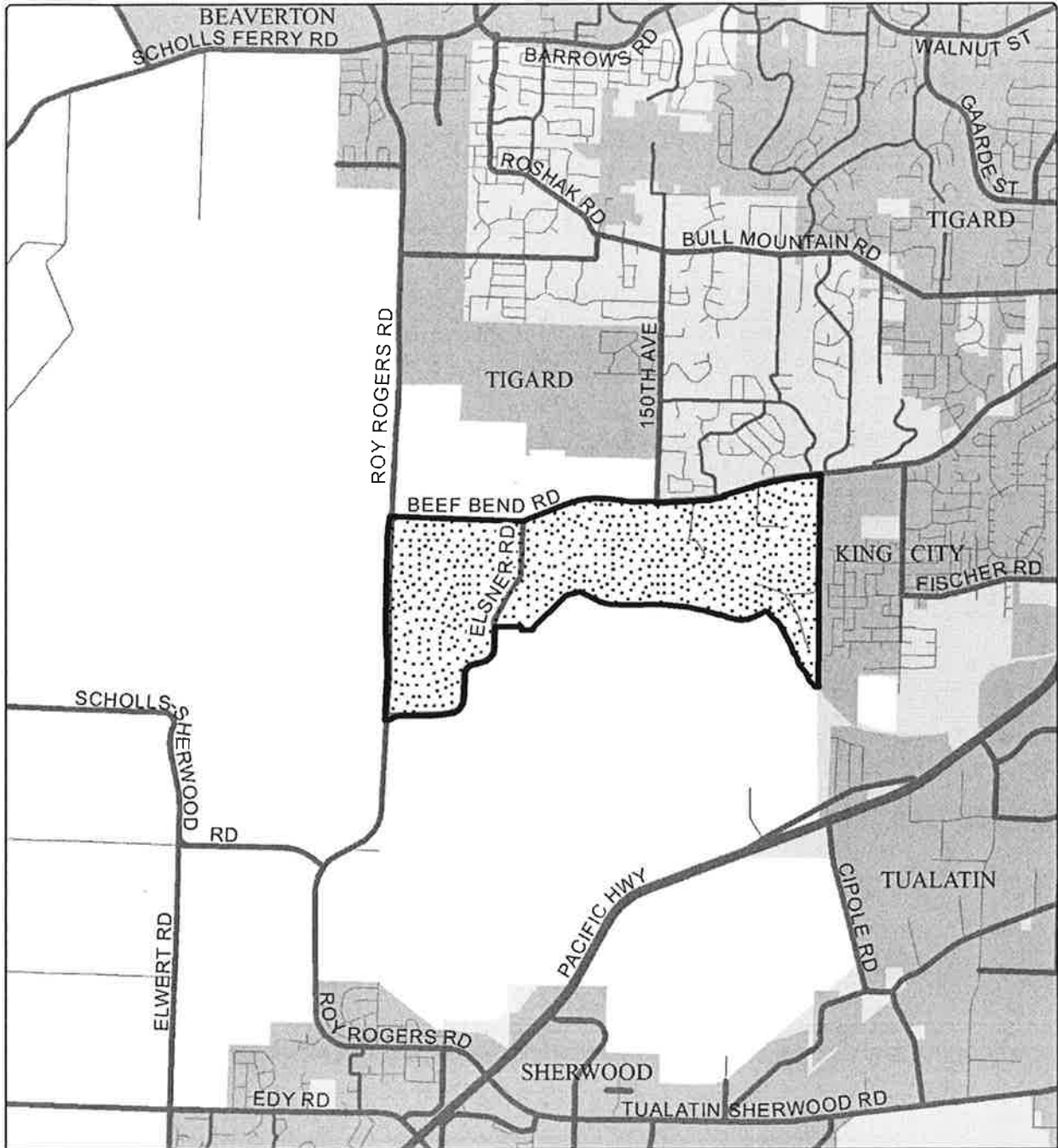

Chairman

APPROVED AS TO FORM:


County Counsel
For Washington County, Oregon






Recording Secretary

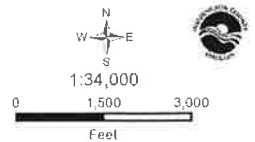
	AYE	NAY	ABSENT
DUYCK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SCHOUTEN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MALINOWSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ROGERS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TERRY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Washington County - Long Range Planning

Exhibit A

-  Proposed Expansion
-  Urban Unincorporated
-  Urban Incorporated
-  Washington County



The information on this map was derived from several databases and care was taken in its creation. Washington County cannot accept any responsibility for errors, omissions, or positional accuracy. There are no warranties for this product. However, notification of any errors will be appreciated.

Exhibit B

Intergovernmental Agreement for

Transportation Planning in Proposed Urban Growth Boundary Expansion Areas

This Intergovernmental Agreement (IGA) is entered into by the following parties: WASHINGTON COUNTY, a political subdivision in the State of Oregon, hereinafter referred to as "COUNTY"; and the CITY of KING CITY, an incorporated municipality of the State of Oregon, hereinafter referred to as "CITY."

Recitals:

- A. Oregon Revised Statute (ORS) 190.010 provides that units of local government may enter into agreements for the performance of any or all functions and activities that a party to the agreement, its officers, or agents, have authority to perform.
- B. The State legislature, with House Bill 4078-A in 2014 and House Bill 2047 in 2015, validated the acknowledged UGB and Urban and Rural Reserves established through the Metro Regional process involving both the COUNTY and the CITY.
- C. Pursuant to Metro Code, Title 11, as defined in Metro Code Chapter 3.07, cited as the Urban Growth Management Functional Plan (UGMFP), in order to apply for an UGB expansion the city will prepare a concept plan in coordination with the COUNTY and Metro, for the entirety of the area they are proposing to add to the UGB.
- D. Pursuant to Metro Code, Title 11, 3.07.1110 C. (7), the concept plan for the proposed UGB expansion area will include an agreement between or among CITY, COUNTY and applicable service districts that preliminarily identifies the likely service providers of urban services, as defined by ORS 195.065(4), when the area is urbanized.
- E. The UGB expansion area is served by roads under COUNTY jurisdiction and the COUNTY is the transportation service provider on these facilities.
- F. The COUNTY intends to update the existing Urban Planning Area Agreement with the CITY of KING CITY to include this area.
- G. The CITY of KING CITY has completed a concept plan for a proposed Urban Growth Boundary expansion area to include 528 acres of Urban Reserve.

- H. If Metro expands the UGB into the proposed UGB expansion area, the city will proceed with development and adoption of comprehensive plan and a financing strategy and proceed with annexation.

Agreement:

NOW, THEREFORE, the parties mutually agree as follows:

1. Prior to adopting a comprehensive plan amendment for the UGB expansion area, the CITY will coordinate with the COUNTY to develop a traffic study for the UGB expansion area and a cumulative traffic study that reflects the impacts to existing roads facilities from other proposing UGB expansions.
2. The CITY and COUNTY shall agree on a financing strategy for County road improvements resulting from development in the UGB expansion area consistent with the adopted comprehensive plan. The CITY and COUNTY will agree on a future multi-modal transportation network to support the UGB expansion area and adopt road alignments, functional class, and lane numbers into CITY and COUNTY TSPs consistent with this network.
3. The CITY and COUNTY will agree on access management standards for COUNTY roads, and attempt to close existing access points through the development process where they exist out of compliance with current standards.
4. The CITY and COUNTY will identify roads that will remain under COUNTY jurisdiction, and those for which the CITY will assume responsibility for upon annexation of part or all of the UGB expansion area in the comprehensive plan. Road jurisdiction transfer will be determined through a separate agreement between the CITY and COUNTY.
5. This IGA is effective until the CITY has adopted a comprehensive plan for the area.
6. The COUNTY and CITY will amend their existing UPAA to cover the area included in the CITY's application for an UGB expansion before comprehensive planning is complete.
7. Exhibit A: Map of the proposed expansion
8. Each party shall comply with all applicable federal, state and local laws; and rules and regulations on non-discrimination in employment because of race, color, ancestry, national origin, religion, sex, marital status, age, medical condition or handicap.

9. Each party is an independent contractor with regard to each other party(s) and agrees that the performing party has no control over the work and the manner in which it is performed. No party is an agent or employee of any other.
10. No party or its employees is entitled to participate in a pension plan, insurance, bonus, or similar benefits provided by any other party.
11. This Agreement may be terminated by mutual agreement of the parties.
12. Modifications to this Agreement are valid only if made in writing and signed by all parties.
13. Subject to the limitations of liability for public bodies set forth in the Oregon Tort Claims Act, ORS 30.260 to 30.300, and the Oregon Constitution, each party agrees to hold harmless, defend, and indemnify each other, including its officers, agents, and employees, against all claims, demands, actions and suits (including all attorney fees and costs) arising from the indemnitor's performance of this Agreement where the loss or claim is attributable to the negligent acts or omissions of that party.
14. Each party shall give the other immediate written notice of any action or suit filed or any claim made against that party that may result in litigation in any way related to this Agreement.
15. Each party agrees to maintain insurance levels or self-insurance in accordance with ORS 30.282, for the duration of this Agreement at levels necessary to protect against public body liability as specified in ORS 30.269 through 30.274.
16. Each party agrees to comply with all local, state and federal ordinances, statutes, laws and regulations that are applicable to the services provided under this Agreement.
17. This Agreement is expressly subject to the debt limitation of Oregon Counties set forth in Article XI, Section 10 of the Oregon Constitution, and is contingent upon funds being appropriated therefore.
18. This writing is intended both as the final expression of the Agreement between the parties with respect to the included terms and as a complete and exclusive statement of the terms of the Agreement.

WHEREAS, all the aforementioned is hereby agreed upon by the parties and executed by the duly authorized signatures below.

King City, OREGON
Jurisdiction

[Signature]
Signature

March 12, 2018
Date

Kennith Gibson
Printed Name

Mayor
Title

Address: 15300 SW Ash Avenue, King City, OR 97224

WASHINGTON COUNTY:

[Signature]
Signature

5-15-18
Date

Andy Duyck
Printed Name

Chairman Board of Commissioners
Title

Address:

Mail Stop # _____
Hillsboro, OR _____