

RESOLUTION NO. R-2018-03

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KING CITY, OREGON, ADOPTING THE CONCEPT PLAN TO GUIDE FUTURE PLANNING ACTIVITIES WITHIN THE URA 6D

RECITALS:

WHEREAS, the City is proposing the City of King City Concept Plan – King City Urban Reserve Area 6D prepared by Urbsworks in conjunction with the City be approved as a guide for future planning activities within Urban Reserve Area (URA) 6D; and

WHEREAS, the City provided notice of a hearing before the Planning Commission and City Council, and publication in a newspaper of general circulation within the City; and

WHEREAS, on March 28, 2018, the King City Planning Commission held a public hearing and recommended approval of the proposed City of King City Concept Plan – King City Urban Reserve Area 6D, which would guide the future planning activities within Urban Reserve Area (URA) 6D; and

WHEREAS, on April 4, 2018, the City Council of King City held a public hearing, to consider the Planning Commission's recommendation, hear public testimony, apply applicable decision-making criteria, and to consider appropriate findings and conclusions in support of approval and subsequent submittal to Metro for consideration in the next Urban Growth Boundary Expansion to be determined in 2018.

NOW, THEREFORE, THE CITY OF KING CITY RESOLVES AS FOLLOWS:

SECTION 1. The City of King City finds:

1. Urban Reserve Area (URA) 6D, as shown in Figure 1, was designated as such by Metro in 2011. This area of approximately 528 acres is located immediately west of King City and generally bordered by Beef Bend Road on the north, Roy Rogers Road on the west, and the Tualatin River on the south.
2. The city began the planning work in fall 2016.
3. To further support the concept planning effort, the city recently engaged ECONorthwest to create the *City of King City Housing Needs Analysis* (HNA), which is to be adopted as an element of the King City Comprehensive Plan.
4. Citizen Involvement - Goal 1: To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.
 - a. The plan amendment was created with citizen input. The development of the Concept Plan – King City Urban Reserve Area 6D was dependent from the start on input and participation by residents, property owners, partner agencies, Planning Commission, and City Council. In addition to a multi-day public planning charrette, the city conducted significant public outreach including two newsletters sent to all city residents and public notice mailings. This goal is satisfied.

5. Land Use Planning - Goal 2: To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.
 - a. The city has adopted the King City Comprehensive Plan and Community Development Code in accordance with this goal, and as noted above, citizens participated in that process as well as being involved in the creation of the Concept Plan – King City Urban Reserve Area 6D. This goal is satisfied.
6. Agricultural Lands – Goal 3 and Forest Lands – Goal 4
 - a. URA 6D does contain some agricultural lands, especially in the western portion. However, the decision about what agricultural resources to protect and which ones were ultimately better suited for future urban development was made on a regional scale with the designation of this area as an urban reserve rather than a rural reserve. Based on this decision, the primary responsibility is to minimize adverse impacts on nearby agricultural lands that are either designated as rural reserves or undesignated.
 - b. Land within the existing UGB or URA 6C (north of Beef Bend Road and east of Roy Rogers) abuts URA 6D on the north and east. The Tualatin River and associated flood plain and sensitive lands provide a natural buffer on the south. There is one small area where the URA boundary abuts EFU land near the southern section of Elsner Road near the Tualatin River. During the subsequent master planning and development phases, closer attention will be paid about how to provide appropriate buffers and protection for agricultural activities. Land to the west of Roy Rogers Road is separated by this substantial roadway. Due to access limitations along this road, development occurring in the URA will be internally focused, thereby virtually eliminating potential interference with resource activities on the west side of the road.
 - c. While there are forested areas in URA 6D, they are typically not suitable for forestry use because they are in sensitive areas that provide necessary habitat and water quality protection. These areas are recognized as valuable assets in the concept plan and are envisioned to be retained.
7. Open spaces, scenic and historic areas, and natural resources – Goal 5: To conserve open space and protect natural and scenic resources.
 - a. One historic resource, Gustave Plieth House, was identified in URA 6D. Open space and natural resources, consisting primarily of flood plain, drainageways and wetlands, are recognized in the plan and will continue to be protected in accordance with current standards and requirements. This goal is satisfied.
8. Air, water and land resource quality – Goal 6: To maintain and improve the quality of the air, water, and land resources of the state.
 - a. As noted under Goal 5 above, existing open space and natural resource areas will continue to be regulated and protected as they are today. Major themes of the plan are to maintain and enhance natural resources and sensitive lands and to improve the active transportation environment to promote fewer car trips leading to a modest beneficial effect on air quality. In addition, the plan will guide the master planning stage along with subsequent amendments to the King City Comprehensive Plan and Community Development Code to encourage walking and bicycling to make short local trips and ultimately transit for longer ones. This goal is

satisfied.

9. Natural Disasters and Hazards – Goal 7

- a. The identified hazard areas are primarily related to drainageways and the Tualatin River flood plain. The concept plan identifies these areas and proposes to direct development away from them and to use development techniques that will not exacerbate storm drainage damage or raise flood levels. This goal is satisfied.

10. Recreational Needs – Goal 8: To satisfy the recreation needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.

- a. The URA 6D currently does not contain any recreational areas. The plan does advocate for the provision of a network of parks, greenspaces, and trails to link them. The plan also seeks to leverage other recreational facilities, such as the Westside Trail. This goal is satisfied.

11. Economy – Goal 9: To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

- a. An important focus of the plan is to a Main Street/Town Center area to encourage a variety of business opportunities appropriate to the scale of the surrounding residential neighborhoods. Urban design aspects of the plan promote a pedestrian-friendly appearance and character of the center. The implementation actions in the plan are geared toward improving walkability and to create a center, which is transit-ready, to enable TriMet to provide effective future service. Once implemented, these actions are expected to improve the economic viability and success of the city and surrounding community. This goal is satisfied.

12. Housing – Goal 10: To provide for the housing needs of citizens of the state.

- a. The concept plan proposes a wide range of housing types, many of which are consistent with meeting affordable housing aspirations. The recently completed City of King City Housing Needs Analysis confirmed that the city has already taken important steps to support affordable housing. Consistent with recent DLCD direction to encourage manufactured home parks, the city currently allows manufactured homes in all of its residential zones. The HNA provides additional actions to be considered during the master plan stage. This goal is satisfied.

13. Public Facilities and Services – Goal 11: To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

- a. Urban transportation and utility infrastructure needs were identified and evaluated along with a finance plan to pay for them. The information is provided in the plan document and appendices. The results demonstrate that while the cost of new infrastructure to serve URA 6D will be significant, the costs can be borne by new development in a manner that is consistent with other new developing areas in the vicinity, such as River Terrace. The improvements, costs, and finance methods will be further refined during the subsequent master planning stage. This goal is satisfied.

14. Transportation – Goal 12: To provide and encourage a safe, convenient and economic transportation system.

- a. A primary objective of the concept plan is to provide a balanced transportation system, which successfully accommodates all modes. The importance of Roy Rogers Road, Beef Bend Road, and Fischer Road as regional and local transportation facilities is recognized. In addition, the plan and many of the recommended implementation actions are intended to encourage active transportation by improving facility safety, connectivity, and environment to promote walking, bicycling, and future transit. This goal is satisfied.

15. Energy Conservation – Goal 13: To conserve energy.

- a. The promotion of active transportation and allowing a greater degree of mixed-use development in the Main Street/Town Center area are expected to help replace short vehicular trips with walking, bicycling, or transit. This will help reduce energy use. This goal is satisfied.

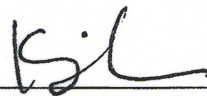
16. Urbanization – Goal 14: To provide for an orderly and efficient transition from rural to urban land use.

- a. Expanding the UGB to accommodate future development needs is a complex undertaking involving many players including Metro, DLCD, local government jurisdictions, service providers, property owners and the general public. The process for ultimately bringing URA 6D into the UGB began with Metro's 2011 designation as an Urban Reserve Area in 2011. This concept plan represents the next step to begin identifying potential outcomes relating to land use, mobility, natural systems and open space, and transportation. As noted above, this plan will not be formally adopted, but rather, it will serve as a guide for subsequent planning work including the master plan and amendments to the King City Comprehensive Plan and Community Development Code. This goal is satisfied.

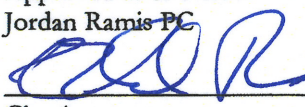
SECTION 2. The City of King City Concept Plan (2018) – King City Urban Reserve Area 6D with attachments and Exhibits set forth in Exhibit "A" attached hereto and by this reference made a part hereof, is hereby adopted by Resolution 2018-03 for submittal to Metro Council of Governments for consideration in the next round of Urban Growth Boundary Expansions scheduled for submittal in May 2018.

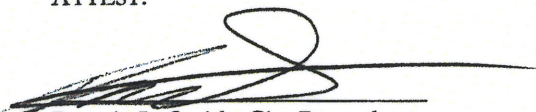
This resolution was PASSED and ADOPTED this 18 day of April, 2018, and takes effect upon passage.

Signed by the Mayor on April 18, 2018.


Kenneth Gibson, Mayor

ATTEST:

Approved as to Form:
Jordan Ramis PC

City Attorney


Ronnie L. Smith, City Recorder

Resolution R-2018-03
Exhibit A