

CPO-4B Bull Mountain Governance Committee Fact Comparison Sheet

Five Bull Mountain Options - 12/01/05 (Amended 03/21/06)

| Items To Consider | Status Quo | Annex to Tigard | Annex to King City | Form Community Service District (CSD) | Incorporate New City |
|---|--|---|---|---|--|
| Est. Population of Jurisdiction (does not include future growth) | 9300 (per Wash. Cty.) | Existing Tigard=45,000; BM=9,300; Total=54,300, Tigard increases by 21% | Existing KC=2,100; BM=9,300; Total=11,400, KC increases by 543% | 9300 (per Wash. Cty.) | 9300 (per Wash. Cty.) |
| Risk of Involuntary Annexation | High | None | None | High | None |
| Process To Create | | | | | |
| Economic Feasibility Study | None | None | None | Recommended | Mandatory |
| Ballot titles or petitions | None | Yes | Yes | Yes | Yes |
| Hearings | None | Yes | Yes | Yes | Yes |
| Time Frame for Completion | 0 Days | Approx. 1-2 years | Approx. 2 years | Estimated 2-4 Years | Approx. 1 to 2 years |
| Cost of Process to area residents | None | Tigard Fee: \$2373 per tax lot + \$150 Metro Fee | KC Fee: \$1500 per tax lot + \$150 Metro Fee | None | Unsure. Damascus (inc. 2004) was \$60,000, and all was covered by grants and donations |
| Voter approval | Not applicable | Dual majority | Dual majority | Simple majority | Simple majority |
| Legislative Action Necessary | None | None | None | May need changes to State Statutes | None |
| Existing Property Tax Rates per \$1000 of assessed value (excluding taxes common to all) | \$1.588* | \$2.5131** | 1.5261*** | CSD sets new Perm. Rate. Depends on services provided. \$1.588 to \$3.00? | New City sets Perm. Rate. Depends on services provided. \$1.588 to \$3.00? (see suppl. spreadsheet). |
| | * includes (ESPD),(SDL), (URMD) | ** Excludes Library Bond | ***Excludes Police Levy | | |
| Existing Debts to Assume | None | Library Bond: \$0.1846 per \$1000 of assessed value | Police Levy: \$0.4149 per \$1000 of assessed value | None | None |
| Total Property Tax Rates (existing rates above + existing debts above) | \$1.588 | \$2.6977 | \$1.9410 | undetermined | undetermined |
| Responsibility for Parks | City of Tigard | City of Tigard | City of King City | within CSD | City of Bull Mountain |
| Planning Services | | | | | |
| Local control | None (Bull Mtn. Comm. Plan applies, but is not being enforced) | Yes (Tigard Comp. Plan) | Yes (King City Comp. Plan) | Some (Assuming enforcement of Bull Mtn. Comm. Plan) | Yes (City of Bull Mountain Comp. Plan or other designated plan) |
| Responsibility | Washington County | Tigard | King City | Washington County | City of Bull Mountain |
| Permitting Services | | | | | |
| Local control | No | Yes | Yes | Maybe | Yes |
| Responsibility | Tigard | Tigard | King City | CSD or Washington County | City of Bull Mountain |
| Local Codes | | | | | |
| Tree Codes | Tigard & Bull Mtn. Comm. Plan | Tigard | King City | CSD or Washington County | City of Bull Mountain |
| Density | Tigard/Wash. Cty./Metro/State | Tigard/Wash. Cty./Metro/State | KC/Wash. Cty./Metro/State | Wash. Cty./Metro/State | City of Bull Mountain/Wash. Cty./Metro/State |
| Zoning | Tigard/Wash. Cty./Metro/State | Tigard/Wash. Cty./Metro/State | KC/Wash. Cty./Metro/State | Wash. Cty./Metro/State | City of Bull Mountain/Wash. Cty./Metro/State |
| Noise and variances | Washington County | Tigard | King City | Washington County | City of Bull Mountain |
| Traffic controls | Washington County | Tigard | King City | Washington County | City of Bull Mountain |
| Traffic calming (Speed bumps, etc) | Washington County | Tigard | King City | Washington County | City of Bull Mountain |
| Sensitive Lands Surveys | Wash County requires on steep slopes (BMCP); however, not enforced | Yes-Tigard Standards | Yes-King City Standards | Yes | Yes |
| Service Levels | | | | | |
| Police Services (average officers/1000 residents). Assuming equal coverage to present levels. | 1.11 | 1.33 | 2.38, but not 24/7 KC coverage | 1.11 | 1.11 |
| Expected Response Times | No Change | No Change | No Change | No Change | No Change |
| Fire & Rescue (TVF&R) | No Change | No Change | No Change | No Change | No Change |
| Expected Response Times | No Change | No Change | No Change | No Change | No Change |

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|--|---------------------|--|--|---|--|
| Schools & Districting (TTSD & BSD) | No Change | No Change | No Change | No Change | No Change |
| Road Maintenance | No Change | Small Changes | Small Changes | No Change | No Change |
| Trash Removal (Pride) | No Change | Approx. the Same | Approx. the Same | No Change | No Change |
| Clean Water Rates | No Change | No Change | No Change | No Change | No Change |
| Sewer rates (Clean Water Services) | No Change | No Change | No Change | No Change | No Change |
| Alarm Permits (burglary/robbery) | \$54/year | \$25/year | \$20/year | \$54/year | \$54/year |
| Business License | None Required | \$55 per year | \$125+\$50 Renewal | None Required | None Required |
| Home Occupation Permit (small home business) | None Required | \$38 one-time | \$350 one-time | None Required | None Required |
| Citizen Participation | CPO4B | CPO4B (+ local involvement) | CPO4B or CPO4K (+ local involvement) | CPO4B | CPO4B (+ local involvement) |
| Other Financial Changes (±) | | | | | |
| Road Maintenance Fees | No Change | URMD levy (\$.2456/\$1000 AV) goes away, Tigard Street Maint. Fee of \$2.18/mth (RES) applies | URMD levy (\$.2456/\$1000 AV) goes away | No Change | URMD levy (\$.2456/\$1000 AV) goes away |
| Policing | No Change | ESPD levy (1.1424/\$1000 AV) goes away | ESPD levy (1.1424/\$1000 AV) goes away | No Change | ESPD levy (1.1424/\$1000 AV) goes away |
| Library Bond | No Change | increase of \$.1846/\$1000 assessed value | No Change | No Change | No Change |
| Change in Federal Services | | | | | |
| Postal Services | No Change | No Change | No Change | No Change | No Change |
| Form of Government | County Commissioner | Weak Mayor with City Council and City Manager At large councillors | Weak Mayor with City Council and City Manager At large councillors | County Commissioners and Elected board? | Weak Mayor with City Council and City Manager |
| Type of Representation | | | | | |
| Local | No Change | City Council | City Council | County Commissioner/Local Elected Board? | City Council |
| County | No Change | No Change | No Change | No Change | No Change |
| State Government | No Change | No Change | No Change | No Change | No Change |
| Additional Revenues | | | | | |
| Share of state gas taxes, cigarette taxes, and liquor tax funds are available to cities, but not to special districts. | No Change | Tigard receives state shared revenues: tobacco tax/alcohol tax/highway & gas tax, etc. The amount received by Tigard would rise with the rise in population. | King City receives state shared revenues: tobacco tax/alcohol tax/highway & gas tax, etc. The amount received by King City would rise with the rise in population. | No Change, unless State law were changed to allow these revenues to be distributed to CSDs. | City of Bull Mountain would begin to receive state shared revenues: tobacco tax/alcohol tax/highway & gas tax, etc. |
| Utility Franchise Fees (for use of right-of-way). Funds available to cities only. | No Change | Tigard receives Utility Franchise Fees. The amount received by Tigard would rise with the addition of more utility-served areas. | King City receives Utility Franchise Fees. The amount received by King City would rise with the addition of more utility-served areas. | No Change, unless State law were changed to allow these revenues to be distributed to CSDs. | City of Bull Mountain would begin to receive Utility Franchise Fees, in an amount dependant on the rate set by the new city. |