

July 19, 2001

02-007

AUTHORIZE STAFF TO EXECUTE A RIGHT OF WAY
DEDICATION (ACCESS TRACT) AGREEMENT WITH
BEAVERTON SCHOOL DISTRICT AND WASHINGTON
COUNTY

PREPARED BY: Roger Cardinal, Manager, Procurement & Risk Services

FINANCIAL
RESPONSIBILITY: Randy McEwen, Vice President, Administrative Services

APPROVED BY: Randy McEwen, Vice President, Administrative Services
Dan Moriarty, President

REPORT: Beaverton School District (BSD) is seeking to purchase an eight (8) acre parcel to land bank for a future school in Washington County. This parcel, part of the Joss property, is directly adjacent to the eastern boundary of the Rock Creek Campus. However, Washington County has a requirement which must be met before this property can be divided and recorded as a legal parcel for BSD. That requirement is that all newly established parcels must have right of way access to a current road. The parcel BSD desires to purchase does not currently connect to Springville Road or any other road, nor does it have any right of way access to a road. Although eventually a road will connect the BSD parcel with an arterial, it will not be built prior to their acquiring the property. Therefore, BSD needs to demonstrate potential access to Springville Road before they can process an application to divide the Joss property and complete the acquisition of their parcel. A right of way currently exists on the western boundary of the Joss property, but does not extend far enough to connect it to the proposed BSD parcel.

BSD is requesting assistance from PCC and permission to establish a right of way access tract on the adjacent PCC property to facilitate their acquisition of the desired parcel of land. To accomplish this the College, BSD, and Washington

County must enter into a Right of Way Dedication Agreement.

This Agreement outlines that right of way access would be granted to BSD with the following conditions:

- 1) that BSD would never actually be allowed to build a road on this right of way,
- 2) that if BSD does not acquire the parcel within 10 years the access agreement is vacated,
- 3) that the tract is being established only to allow BSD to acquire the parcel,
- 4) that when/if BSD wants to develop the parcel they will not be allowed to use the access tract and will be required to provide other access to the parcel,
- 5) and that there will be no cost to PCC whatsoever for this accommodation.

RECOMMENDATION: That the Board of Directors authorize staff to execute a Right of Way Dedication (Access Tract) Agreement with Beaverton School District and Washington County to assist BSD in acquiring school land bank property adjacent to the Rock Creek Campus.

Director Margolin moved to approve Resolution 02-007; it passed unanimously.