



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us

NOTICE OF ADOPTED AMENDMENT

June 4, 2007

TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Cornelius Plan Amendment
DLCD File Number 001-07



The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: June 14, 2007

This amendment was submitted to DLCD for review 45 days prior to adoption. Pursuant to ORS 197.830 (2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

***NOTE: THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAN IT WAS MAILED TO DLCD. AS A RESULT YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.**

Cc: Gloria Gardiner, DLCD Urban Planning Specialist
Stacy Humphrey, DLCD Regional Representative
Dick Reynolds, City of Cornelius

<paa> ya/

FORM 2

DEPT OF

D L C D NOTICE OF ADOPTION **MAY 25 2007**

This form **must be mailed** to DLCD **within 5 working days after the final decision**
per ORS 197.610, OAR Chapter 660 - Division 18

**LAND CONSERVATION
AND DEVELOPMENT**

(See reverse side for submittal requirements)

Jurisdiction: City of Cornelius Local File No.: CUP-01-07 (ORD #885)
ZMA-01-07 (ORD #886)
(If no number, use none)

Date of Adoption: 5/21/07 Date Mailed: 5/24/07
(Must be filled in) (Date mailed or sent to DLCD)

Date the Notice of Proposed Amendment was mailed to DLCD: 2/16/07

- Comprehensive Plan Text Amendment Comprehensive Plan Map Amendment
 Land Use Regulation Amendment Zoning Map Amendment
 New Land Use Regulation Other: _____
(Please Specify Type of Action)

Summarize the adopted amendment. Do not use technical terms. Do not write ASee Attached.≡

- Redesignating two (2) tax lots from Low-Density Residential to Medium Density Residential on the City Comprehensive Plan Map.
- Rezoning two (2) tax lots from Single-Family Residential, R-7 to Multi-Family Residential, A-2 on the City Zoning Map.

Describe how the adopted amendment differs from the proposed amendment. If it is the same, write ASame.≡ If you did not give notice for the proposed amendment, write AN/A.≡

ASame.≡

Plan Map Changed from: Low-Density Residential to Medium-Density Residential

Zone Map Changed from: Single-Family Resid., R-7 to Multi-Family Resid., A-2

Location: 1152 & 1188 N. Barlow Acres Involved: 0.19

Specify Density: Previous: Min. = 4/Net Ac; Max. 5/Net Ac New: Min. 8/Net Ac; Max. 14/Net Ac.

Applicable Statewide Planning Goals: Goal 10, Goal 14, Goal 1, Goal 2

Was an Exception Adopted? Yes: No:

DLCD File No.: 001-07 (15885)

Did the Department of Land Conservation and Development receive a notice of Proposed Amendment **FORTY FIVE (45) days prior to the first evidentiary hearing**. Yes: No:

If no, do the Statewide Planning Goals apply. Yes: No:

If no, did The Emergency Circumstances Require immediate adoption. Yes: No:

Affected State or Federal Agencies, Local Governments or Special Districts: NA

Local Contact: Dick Reynolds Area Code + Phone Number: 503-357-3011

Address: 1355 N. Barlow Street City: Cornelius

Zip Code+4: 97113 Email Address: RREYNOLDS@CI.CORNELIUS.ORG.US

ADOPTION SUBMITTAL REQUIREMENTS

This form **must be mailed** to DLCD **within 5 working days after the final decision**
per ORS 197.610, OAR Chapter 660 - Division 18.

1. Send this Form and TWO (2) Copies of the Adopted Amendment to:

**ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540**

2. Submit **TWO (2) copies** the adopted material, if copies are bounded please submit **TWO (2) complete copies** of documents and maps.
3. Please Note: Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.
4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will not be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date, the ANotice of Adoption is sent to DLCD.
6. In addition to sending the ANotice of Adoption to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.
7. **Need More Copies?** You can copy this form on to 8-1/2x11 green paper only ; or call the DLCD Office at (503) 373-0050; or Fax your request to:(503) 378-5518; or Email your request to Tamara.Good@state.or.us - ATTENTION: PLAN AMENDMENT SPECIALIST.

**ORDINANCE NO. 885
CITY OF CORNELIUS**

**AN ORDINANCE OF THE CITY OF CORNELIUS AMENDING THE
COMPREHENSIVE PLAN TO DESIGNATE CERTAIN TRACTS OF LAND (MAP #
1N3-33DC – TAX LOT #'s 2500 & 2600) AS MEDIUM RESIDENTIAL ON THE CITY
COMPREHENSIVE PLAN MAP**

WHEREAS, the City of Cornelius Community Development Department reviewed and analyzed the proposal for compliance with the Comprehensive Plan and Chapter 11 of the City Code (also known as the Development & Zoning Code) and recommended to the Planning Commission to recommend approval of the request to City Council; and

WHEREAS, the City of Cornelius provided public notice consistent with Section 11.10.33, Development and Zoning Code (Chapter 11 of the City Code) 20 days prior to the Planning Commission Hearing held on April 10, 2007; and

WHEREAS, the City of Cornelius Community Development Department further reviewed the complete application and analyzed the proposal for compliance with the Statewide Planning Goals and Oregon Administrative Rules; and

WHEREAS, the City of Cornelius Planning Commission has conducted an analysis, including review of reports prepared by the City Community Development Department, and has further considered the matter in a public hearing duly noticed; and

WHEREAS, the City of Cornelius Planning Commission held a public hearing on the proposed amendment that designates the subject properties to Medium Residential on the Comprehensive Plan Map on April 10, 2007, in the City Council Chambers; and based on the facts, findings and conclusions presented in the staff report and public testimony received, the Planning Commission adopted by motion to recommend to City Council the Comprehensive Plan Map Amendment for final adoption; and

WHEREAS, the City of Cornelius City Council, after providing the required notices, held public hearings on May 7, 2007 to review the record of the Planning Commission, and to hear and consider additional evidence and testimony on the matter; and

WHEREAS, the City Council finds the proposed Comprehensive Plan Amendment to be in compliance with the City's Comprehensive Plan, the City's Development & Zoning Code, the Statewide Planning Goals and Oregon Administrative Rules; as set forth in the Findings Report and the Planning Commission Recommendation Report, attached hereto as Exhibit # 1.

NOW THEREFORE THE CITY OF CORNELIUS ORDAINS AS FOLLOWS:

SECTION 1. The City Council for the City of Cornelius hereby approves the proposed Comprehensive Plan Amendment with conditions listed in the Findings Report (CPA-01-07) for the tracts of land depicted on the map in the Findings Report, see Exhibit # 1.

SECTION 2. This ordinance takes effect 30 days after adoption by the city council.

SUBMITTED to the Cornelius City Council and read into the record at a regularly scheduled meeting May 7, 2007, and read for a second time by title only on May 21, 2007.

PASSED AND ADOPTED THIS 21st day of May 2007.

City of Cornelius, Oregon

By: William D. Bash
William Bash, Mayor

ATTEST:

By: Debby Roth
Debby Roth, City Recorder-Treasurer



CITY OF CORNELIUS

Exhibit 1

FINDINGS REPORT

Tanner/Guillen Amendment of the Comprehensive Plan Map From Low (Density) Residential to Medium (Density) Residential File # CPA-01-07

Date: April 27, 2007
Applicant: Trisha Clark, NW Land Planning
Owner: Tanner Construction & A. & M. Guillen
Address: 1152 & 1188 N. Barlow Street

Project: Amendment of the City Comprehensive Plan changing the designation of two (2) tax lots, approximately 0.19 acres in size from Low Residential to Medium Residential.

Legal Description: Map # 1N3-33DC - Tax Lot #'s 2500 & 2600

Land Area: Approximately 0.19 Acres
Existing Zoning: Single-Family Residential, R-7

Process: A request for a comprehensive plan amendment may be initiated by a property owner or his authorized agent by filing an application with the Planning Department on forms prescribed by the Planning Director or designee. Before taking final action on a proposed amendment, the Planning Commission shall hold a public hearing. The Planning Commission (the Commission) shall, within forty (40) days after a hearing, recommend to the City Council (the Council) approval, disapproval, or modification of the proposed amendment. After receipt of the report on the amendment from the Commission, the Council shall hold a public hearing on the amendment. The Council shall make its decision after information from the hearing has been received. The decision shall become effective by passage of an ordinance, resolution, or order.

APPEAL RIGHTS

The Planning Commission will make a recommendation to City Council concerning the request. City Council will make a decision. An appeal of a decision by City Council shall be made to the State Land Use Board of Appeals (LUBA) per ORS 197.830. In order for an issue to be considered for appeal to the Land Use Board of Appeals, it must be raised before the close of the record of the Public Hearing. Such issues must be raised with sufficient specificity so as to afford the hearing body and the parties an adequate opportunity to respond to each issue. If there is no continuance granted at the hearing, any participant in the hearing may request that the record remain open for at least seven days after the hearing.

APPLICABLE CRITERIA

Sections 11.10.00 through 11.10.39 (Introduction & General Provisions)

City Comprehensive Plan
Section 11.30.80, inclusive Comprehensive Plan Amendment
Oregon Statewide Planning Goals

BASIC FACTS

1. Application Complete: February 12, 2007
2. 120 Day Rule Deadline: Comprehensive Plan Amendments are not subject to the 120-day rule. ORS 227.178(6) states "the 120-day period does not apply to an amendment to an acknowledged comprehensive plan or land use regulation or adoption of a new land use regulation that was forwarded to the Director of the Department of Land Conservation and Development under ORS 197.610(1).
3. DLCD 45 Day Notice: The City mailed pre-hearing notice to DLCD on February 16, 2007.
4. Public Notice was provided in the local newspaper and mailed to surrounding property owners on March 6, 2007.
5. The Planning Commission held a public hearing on April 10, 2007 and recommended approval of CPA-01-07 to City Council.
6. The Planning Commission Recommendation Report is found in Exhibit 2.
7. No public written comments have been received as of the date of this report.

BACKGROUND INFORMATION

1. The subject properties are located at 1152 & 1188 N. Barlow Street (See Exhibit 1).
2. The area proposed for the Comprehensive Plan Amendment consists of two (2) tax lots with a total area of approximately 0.19 acres
3. The two (2) subject tax lots are currently developed with a single-family residence on each.
4. City Acres (approx.) Zoned:

Residential	781.809 – 67.97%
Commercial	220.472 – 19.20%
Industrial	147.980 – 12.86%

FINAL FINDINGS

Comprehensive Plan Amendment, Section 11.30.70., Approval Criteria:

1. *The proposed plan and amendments shall conform to the requirements of the Oregon Statewide Planning Goals, and applicable administrative rules of the State Land Conservation and Development Commission.*

The analysis in the attached Planning Commission Recommendation Report (See Exhibit 2) demonstrates the proposed Comprehensive Plan Amendment designating the subject property

from Low Residential to Medium Residential does comply with the Statewide Planning Goals and applicable administrative rules. The subject properties constitute a small land area (0.19 acres) that is proposed to change from a low residential use to a medium intensity residential type of use. Staff finds that due to the size, type and scale of change it does not trigger the application of many of the administrative rules (i.e. Transportation, Economic, Urbanization, etc).

Staff find the criteria is met.

2. *The proposed amendments shall comply with all other applicable laws, rules and regulations of the state, city, and other governmental agencies having jurisdiction over land use regulation within the City.*

The analysis in the Planning Commission Recommendation Report (See Exhibit 2) identifies how this proposal has coordinated and complied with applicable State requirements and policies. The Planning Commission record also demonstrates that all jurisdictions having regulation within the City have had the opportunity to comment and participate in the proposed action.

Staff also finds that the proposed designation of the subject properties to Medium (Density) Residential is consistent with the designation of the majority of the residential properties throughout the City that are located between one-block and ¼ mile of the Tualatin Valley Highway corridor.

Staff find the criteria is met.

3. *The proposed amendment shall address the criteria identified in the Chapter 1 of the City Comprehensive Plan.*

The five (5) criteria that are identified in Chapter 1 of the City Comprehensive Plan have been addressed in the attached Planning Commission Recommendation Report (See Exhibit 2) . The responses to the Comprehensive Plan criteria are all addressed in a positive manner that demonstrates that future redevelopment of these parcels will create minimum impact on the City, its infrastructure and its services.

Staff find the criteria is met.

CONCLUSION

The City in cooperation and agreement with the County, Metro and the State is responsible for comprehensive planning within it's Urban Growth Boundary. As mentioned in the Planning Commission Recommendation Report, the Comprehensive Plan directs the City to encourage and provide for efficient use of the land, including higher residential density and a mix of housing types for all income levels. The City's Comprehensive Plan also identifies and directs the City to encourage higher density uses within walking distance of the only transit line in town, Tri-Met's Bus Route # 57. The redesignation of these properties provide a greater opportunity for a variety of housing types. The change from low (density) to medium (density) residential provides for uses that are compatible and is in compliance with the Comprehensive Plan. Staff concludes that with conditions the proposed Comprehensive Plan Amendment complies with the approval criteria as demonstrated in this report.


DECISION


Based upon the facts, findings, conclusions and exhibits in the staff report, testimony and evidence presented at hearing to the Planning Commission the City Council approves the Comprehensive Plan Amendment, File # CPA-01-07 (Designating the Subject Parcels for Medium (Density) Residential Use), subject to the following conditions:

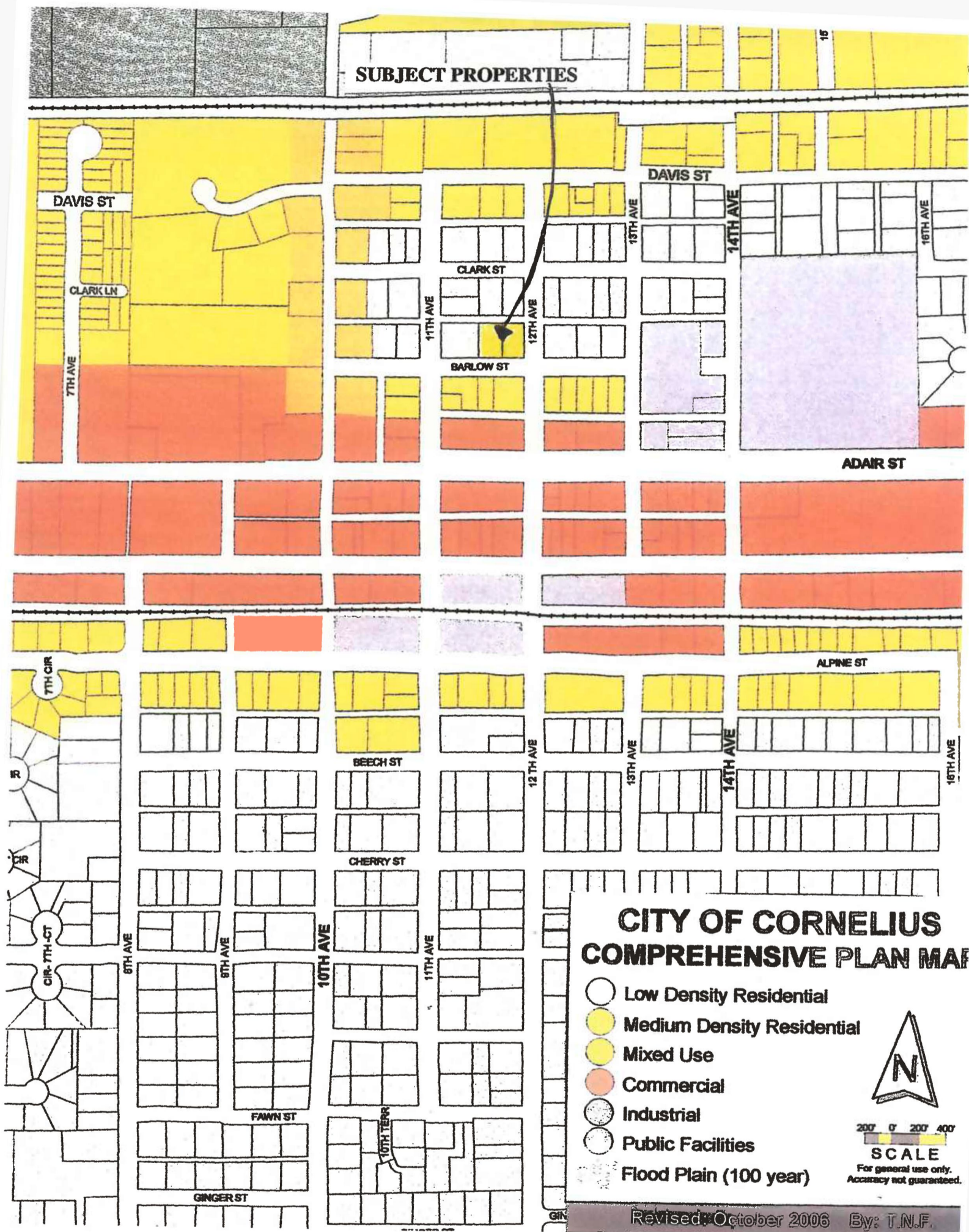
1. The only area to be amended and redesignated Medium (Density) Residential on the Comprehensive Plan Map shall be the subject properties.
2. All facts, findings, conclusions and conditions of approval found in the Planning Commission Recommendation Report (Exhibit 2) are valid and applicable to this approval, unless changed or modified by this Findings Report.
3. Adoption of the Comprehensive Plan Amendment shall be by ordinance.

EFFECTIVE DATE OF DECISION

May 7, 2007


For Richard Meyer, Comm. Development Director


William Bash, Mayor



CITY OF CORNELIUS COMPREHENSIVE PLAN MAP

- Low Density Residential
- Medium Density Residential
- Mixed Use
- Commercial
- Industrial
- Public Facilities
- Flood Plain (100 year)



200' 0' 200' 400'
SCALE
 For general use only.
 Accuracy not guaranteed.

Revised: October 2006 By: T.N.F.
 Source: City of Cornelius & Metro Regional I and Informati



CITY OF CORNELIUS

PLANNING COMMISSION RECOMMENDATION REPORT

Tanner Amendment of the Comprehensive Plan Map From Low (Density) Residential to Medium (Density) Residential File # CPA-01-07

TO: City Council
DATE: April 10, 2007
APPLICANT: Trisha Clark, NW Land Planning & Tanner Construction
OWNER: Tanner Construction and A. & M. Guillen

REQUEST: Amendment of the City Comprehensive Plan changing the designation of two (2) tax lots, approximately 0.19 acres in size from Low Residential to Medium Residential.

LEGAL DESCRIPTION: Map # 1N3-33DC - Tax Lot #'s 2500 & 2600
SITE ADDRESS: 1152 & 1188 N. Barlow Street
LAND AREA: Approximately 0.19 Acres

PROCESS: A request for a comprehensive plan amendment may be initiated by a property owner or his authorized agent by filing an application with the Planning Department on forms prescribed by the Planning Director or designee. Before taking final action on a proposed amendment, the Planning Commission shall hold a public hearing. The Planning Commission (the Commission) shall, within forty (40) days after a hearing, recommend to the City Council (the Council) approval, disapproval, or modification of the proposed amendment. After receipt of the report on the amendment from the Commission, the Council shall hold a public hearing on the amendment. The Council shall make its decision after information from the hearing has been received. The decision shall become effective by passage of an ordinance, resolution, or order.

APPEAL RIGHTS

As mentioned above the Planning Commission will make a recommendation to City Council. City Council will make a decision. An appeal of a decision by City Council shall be made to the State Land Use Board of Appeals (LUBA) per ORS 197.830. In order for an issue to be considered for appeal to the Land Use Board of Appeals, it must be raised before the close of the record of the Public Hearing. Such issues must be raised with sufficient specificity so as to afford the hearings body and the parties an adequate opportunity to respond to each issue. If there is no continuance granted at the hearing, any participant in the hearing may request that the record remain open for at least seven days after the hearing.

APPROVAL CRITERIA: Sections 11.10.00 through 11.10.39 (Introduction & General Provisions)
City Comprehensive Plan

Section 11.30.80, inclusive Comprehensive Plan Amendment
Oregon Statewide Planning Goals

BASIC FACTS

1. Application Complete: February 12, 2007
2. 120 Day Rule Deadline: Comprehensive Plan Amendments are not subject to the 120-day rule. ORS 227.178(6) states "the 120-day period does not apply to an amendment to an acknowledged comprehensive plan or land use regulation or adoption of a new land use regulation that was forwarded to the Director of the Department of Land Conservation and Development under ORS 197.610(1).
3. DLCD 45 Day Notice: The City mailed pre-hearing notice to DLCD on February 16, 2007.
4. Public Notice was provided in the local newspaper and mailed to surrounding property owners on March 6, 2007.
5. No public written comments have been received as of the date of this report.
6. As of the date of this report no comments have been received from agencies or other jurisdictions

BACKGROUND INFORMATION

1. The subject properties are located at 1152 & 1188 N. Barlow Street, approximately one (1) block north of Adair Street (aka TV Hwy.).
2. The area proposed for the Comprehensive Plan Amendment consists of two (2) tax lots designated by the City Comprehensive Plan as Low (Density) Residential (See Exhibit 1).
3. The two (2) subject tax lots are currently developed with a single-family residences on each that are connected to City services and utilities.
4. City Acres (approx.):

Residential	779.409 – 67.76%
Commercial	222.872– 19.38%
Industrial	147.980 – 12.86%

FINAL FINDINGS

Section 11.30.70., Approval Criteria:

1. *The proposed plan and amendments shall conform to the requirements of the Oregon Statewide Planning Goals, and applicable administrative rules of the State Land Conservation and Development Commission.*

Statewide Planning Goals:

Goal 1 – Citizen Involvement

The City Development & Zoning Code provides a process and procedures to ensure citizens have a avenue to participate as directed by Goal 1 and the City Comprehensive Plan. The applicant conducted a Neighborhood Meeting on November 3, 2006 to explain their proposal and answer questions. The applicant provided notice of the Neighborhood Meeting to surrounding property owners within 250 feet of the subject site. Three (3) people (owners and applicants) signed-in and attended the meeting. Upon receipt of a complete application on February 23, 2007 from the applicant the City prepared and published a public notice announcing public hearings to be held before the Planning Commission and City Council concerning the request. The Planning Commission hearing was scheduled for 7:00 PM on Tuesday, April 10, 2007 in the "Old Fire Hall", 1310 N. Adair Street, Cornelius. The City Council hearing is scheduled for May 7, 2007 and shall be held in the "Old Fire Hall", 1310 N. Adair Street, Cornelius. The City provides 20-day public notice in a local newspaper and to surrounding property owners within 250 feet of the subject site, prior to the public hearings. The Code provisions requiring the Neighborhood Meeting, public notices for comment and public hearings give the opportunity for citizens and surrounding property owners to submit testimony, ask questions, receive answers or challenge the proposed request. After a decision is rendered by City Council a ten (10) day appeal period follows, which allows the opportunity to request a review of the decision at the Land Use Board of Appeals.

Staff finds that the City has provided citizens the opportunity to be involved in the review of this request and the planning process.

Staff find the goal is met.

Goal 2 – Land Use Planning

The City of Cornelius has an established procedure identified in Section 11.10.00, which addresses the application, review, notice, decision and appeal procedures for land use planning within the City boundary. The applicant has submitted on application forms provided by the City of Cornelius the required information to review the proposal. The applicant has addressed the appropriate approval criteria as identified in the City Development & Zoning Code requesting approval of a Comprehensive Plan Amendment. The City land use process requires specific application, notice and review procedures to be addressed for compliance with the approval criteria. The policy framework of the Comprehensive Plan drives this process. The City Development & Zoning Code has been adopted by the City and acknowledged by the State.

The City coordinates it's land use planning with Washington County and Metro Regional Services in an effort to make our community 'whole' with a balance of residential, commercial, industrial and institutional lands available for development. The City participates with Washington County and Metro in the development of transportation plans, housing studies, natural resource protection, economic development and other goal related planning issues.

Staff find the goal is met.

Goal 3 – Agricultural Land

Staff find this goal is not applicable.

Goal 4 – Forest Land

Staff find the goal is not applicable.

Goal 5 – Natural Resources, Scenic and Historic Areas, and Open Spaces.

The applicant participated in Clean Water Services (CWS) required pre-screening process, prior to submitting an application to the City. Clean Water Services Pre-Screening states that Sensitive Areas do not appear to be within 200 feet of the site. Therefore, no Service Provider Letter is required. There are no other natural feature, open space, cultural or historical resources that are located on or abutting the subject parcels.

Staff find the goal is met.

Goal 6 – Air, Water and Land Resources Quality

The City provides and complies with regional, state and federal programs for monitoring and protection of air, water and land resources. City services for water delivery, storm water and sanitary sewer are available and all have the capacity to accept build out of these parcels to commercial standards. The City purchases water from the Joint Water Commission (JWC) through the City of Hillsboro. JWC completed a new 72' transmission line in 2002 that has the capacity to serve all of Cornelius's projected growth. The City has an intergovernmental agreement with Clean Water Services (CWS) for the provision and management of sanitary and storm sewer. When and if development occurs on the subject parcels the applicant will be required to demonstrate that their on-site stormwater management will not create greater impacts on the City's existing stormwater system. If greater impacts are calculated as a result of further or new development of the subject site(s) the applicant shall be required to address and or compensate for these impacts. This shall be made a condition of approval.

Staff with conditions the goal is met.

Goal 7 – Areas Subject to Natural Disasters and Hazards

Development shall only be possible through the City's implementation and compliance with its Development & Zoning Code. The City does identify areas of natural disasters and hazards (i.e. 100 year Floodplain). Floodplain elevations are determined and addressed through the approved land use process. The City, Regional and State requirements are in place or have been adopted by the City to protect against natural disasters or hazards. There are no floodplain hazard issues identified on the subject parcels or on the abutting properties.

Staff find the goal is met.

Goal 8 – Recreational Needs

Staff find this goal is not applicable.

Goal 9 – Economic Development

The applicant's proposal requests a comprehensive plan amendment from City low (density) residential designation to medium (density) residential. There is no long range economic development impacts that occur as a result of this proposed change. If density is increased on the subject properties it may result in

an increase in dwelling units, which would provide a temporary economic benefit during the construction of new housing.

Staff find the goal is met.

Goal 10 – Housing

The City of Cornelius is currently in compliance with Washington County and Metro for the provision of housing and with regional density requirements. Cornelius currently has the residential capacity to meet the County housing projections for the City. The two (2) subject properties are currently developed with single-family residences. Changing the designation of the subject parcels from low (density) residential to medium (density) residential potentially adds the following number of dwelling units to the housing inventory:

- Based on Maximum Density for Medium Residential the re-designation may result in an additional three (3) dwelling units (16,500 sq. ft./32,670 sq. ft. = .505; Max. Density = 11 units/32,670; 11 Units x .505 = 5.5 or 5 dwelling units – 2 existing units = 3 net units.
- Based on Minimum Density for Medium Residential the re-designation may result in an additional three (3) dwelling units (16,500 sq. ft./32,670 sq. ft. = .505; Max. Density = 8 units/32,670; 8 Units x .505 = 4.0 or 4 dwelling units – 2 existing units = 1 net units.

Therefore, staff finds that redesignating approximately 0.19 acres of the subject properties from low (density) residential to medium (density) residential may result in an increase in dwelling units and the provision of housing in the City. The City will still be able to meet the housing numbers and needs of the community.

Staff find the goal is met.

Goal 11 – Public Facilities and Services

The City of Cornelius as required by the State Department of Land Conservation & Development received acknowledgement in 2004 of compliance with Periodic Review Task # 3 for its adoption of its Public Facilities Plans that include Water, Sanitary and Stormwater Master Plans.

Water – Cornelius is supplied by two connections to an 18-inch secondary supply line serving the City of Hillsboro. The water source is the upper Tualatin River at the Haines Falls intake station. This diversion primarily serves satellite water systems along the 18-inch transmission line and is an auxiliary supply source for the City of Hillsboro. During the high runoff season (November through June), the natural flow in the Tualatin River exceeds the intake capacity, allowing Haines Falls to fully supply areas along the 18-inch transmission line. In the dry season, the withdrawal is from the natural flow augmented by storage releases, conveyed by gravity, from Barney Reservoir on the North Fork of the Trask River. Water from the reservoir is discharged into the Tualatin River and impounded again at Haines Falls. After settling at Haines Falls, water is chlorinated and is discharged into the 18-inch secondary Hillsboro supply line or it is returned to the Tualatin River. The Cornelius water system runs off the pressure of Hillsboro's 18-inch supply line, which runs through the center of the City along Baseline Road (Tualatin Valley Highway). In addition, Cornelius has a 1.5 mg reservoir and pump station, which are used for standby purposes only.

There is an existing four (4) inch water line in N. Barlow Street that serves the subject properties.

Sewer – The City of Cornelius and the subject property within the Urban Growth Boundary is located within the Cleanwater Service area that is served by the Hillsboro regional treatment plant. Cleanwater Services (CWS) has a standard agreement with the large cities within the service area, including Cornelius. In that agreement the Cities agree to:

1. Comply with the CWS's construction and maintenance standards for sanitary and storm water sewer facilities.
2. Follow and accomplish the CWS's work program for storm and surface water.
3. Obtain the CWS's consent before issuing construction permits within wetlands, floodways and floodplains. The agreement provides that the city owns and is responsible for sanitary sewer lines under 24-inches in diameter within the City limits and for storm water facilities within the City limits as identified on a map, which is virtually all of the facilities. CWS agreed not to extend sanitary sewer service to areas outside the City within the City's Urban Planning Area unless the City approves.

There is a ten (10) inch City of Cornelius sanitary sewer line located in the public alley directly north of subject properties that serves the residences.

Storm Drainage – CWS has responsibility for surface water management in Washington County's urban growth boundaries. CWS has entered into an intergovernmental agreement with Cornelius for allocation of the City and CWS responsibilities. The City has responsibilities for operations and maintenance of storm and surface water facilities within the City. The City may not issue permits for construction within or modification to a wetland, floodway, or without first receiving approval from CWS.

There are twelve (12) inch storm drain lines located in both N. 11th and 12th Avenues, which are located west and east of the subject properties.

Fire – The subject properties are currently served by the Cornelius Fire Department.

Police – The subject properties are currently served by the Cornelius Police Department, which provides 24 hour/day service.

Staff find that the City has planned for and provides key facilities that are available and to appropriate levels to adequately serve the needs of the subject properties and their change to a higher density of residential use.

Staff find the goal is met.

Goal 12 – Transportation

OAR 660-012-0060 Plan and Land Use Regulation Amendments

OAR 660-012-0060

- (1) *Amendments to functional plans, acknowledged comprehensive plans, and land use regulations which significantly affect a transportation facility shall assure that allowed land uses are consistent with the identified function, capacity, and performance standards (e.g. level of service, volume to capacity ratio, etc.) of the facility.*

The subject properties do not abut State Highway 8 (TV Hwy.), the only facility that Oregon Department of Transportation (ODOT) has jurisdiction within Cornelius. The subject properties are proposing changes from low to medium residential use. There is no proposal for a residential change to commercial or industrial and the parcels equal approximately 0.19 acres in size, which does not come close to the two (2) acre threshold triggering review of the Oregon Transportation Planning Rule.

In addition if the subject parcels were redesignated and rezoned to a medium density residential use the maximum net increase in dwelling units would be three (3). The estimated number of vehicle trips per day per dwelling unit would be approximately ten (10) per dwelling unit or thirty (30) for all three (3) units per day. The City threshold for requiring a Traffic Impact Study for new development is two hundred (200) vehicle trips per day. Therefore, no further traffic analysis is required and the existing City system can accommodate the increase in potential vehicular traffic generated by full build out based on the new designation.

Staff finds the goal is met.

Goal 13 – Energy Conservation

The proposed comprehensive plan amendment of the subject properties has the potential for more intensive residential use of the land area. As mentioned early in this report designating the subject sites to medium (density) residential with similar zoning would allow for additional dwelling units to be built or for total redevelopment of the parcels. Any development or re-development that occurs on the subject properties shall comply with the requirements found in the City Development & Zoning Code and the Unified Building Code for energy efficiency. Since most of the structures on the subject sites are not older residential dwellings, redevelopment and compliance with the Building Code will result in improved energy efficiency and conservation.

Staff find the goal is met.

Goal 14 – Urbanization

The subject properties are all located within the City boundary and does not abut any rural lands outside of the City. Therefore, this goal is not applicable.

Staff find the goal is not applicable.

Goal 15 – Willamette River Greenway

Staff find the goal is not applicable.

Goal 16 – Estuarine Resources

Staff find the goal is not applicable.

Goal 17 – Coastal Shorelands

Staff find the goal is not applicable.

Goal 18 – Beaches and Dunes

Staff find the goal is not applicable.

Goal 19 – Ocean Resources

Staff find the goal is not applicable.

Staff find with conditions the criteria is met.

2. *The proposed amendments shall comply with all other applicable laws, rules and regulations of the state, city, and other governmental agencies having jurisdiction over land use regulation within the City.*

The applicant is proposing a Comprehensive Plan Amendment to redesignate approximately 0.19 acres of land from Low (Density) Residential to Medium (Density) Residential on the City Comprehensive Plan Map. The approval criteria for a Comprehensive Plan Amendment is found in *Section 11.30.80* of the City's Development & Zoning Code. The processing of this request by City is demonstration of compliance with *Section 11.30.80*. Actual approval of a specific use and development of the site shall comply with the required City land use process. The City Zoning & Development Code provides guidance and requirements for use and development in the City to proactively plan for safe traffic circulation, general public health, safety, visual and design issues

A request for a Comprehensive Plan Amendment also requires that the City notify the State Department of Land Conservation and Development (DLCD) 45 days prior to the first evidentiary hearing (ORS 197.610). The City provided pre-hearing notice to DLCD on February 16, 2007. The City shall also comply with requirements to notify DLCD within 5 days of the decision. Other specific state statutes and requirements have already been addressed in this report as part of Criteria # 1, Statewide Planning Goals.

All land use and development activities that are proposed on the subject properties shall comply with City process, procedures and requirements as identified in the City Code, Comprehensive Plans and Master Plans. This shall be made a condition of approval.

Oregon Department of Transportation – Tualatin Valley Highway, a Principal Arterial as designated by Washington County Department of Land Use & Transportation (LUT) is designed to carry large volumes of traffic between Forest Grove and Cornelius to Hillsboro. According to the Washington County LUT, the design capacity of a Principle Arterial is 45,000 to 50,000 average daily trips. The applicant's proposal may result in a net increase of 10-20 trips per day upon residential redevelopment to the subject properties that could increase the density and use. This minimal increase in traffic volume does not trigger any City or ODOT thresholds. There is also no demonstration that the traffic generated by the subject properties would use State Highway 8 (TV Hwy.).

Clean Water Services (CWS) – is the regional sanitary and stormwater management agency for the Tualatin Basin in Washington County. The City of Cornelius has an intergovernmental agreement with CWS to implement there policies and standards. Changes in use of property are pre-screened by CWS to identify any sensitive area or resource conflicts. The applicant has completed the pre-screening and service provider letter review by CWS, prior to submittal of a complete application to the City. There is no Service Provider Letter with conditions that is required for this proposal by CWS.

Staff finds with conditions the criteria is met

3. *The proposed amendment shall address the criteria identified in the Chapter 1 of the City Comprehensive Plan.*

Chapter 1 (pgs 11-12) of the City Comprehensive Plan lists criteria to be used to for approval of an amendment. It states that an amendment need not satisfy all of the criteria, but that it reasonably addresses some of the criteria. The criteria for the Comprehensive Plan are:

- a. *The fact that an applicant owns land for which the change is being sought is not in itself sufficient justification for the change or amendment.*

All property owners have signed the application forms requesting approval of a Comprehensive Plan Amendment from Low (Density) Residential to Medium (Density) Residential designation. Property owners are required to document their interest and agreement in a proposed amendment request by signing the appropriate application forms. This criteria is not however, applicable to justify approval of the request.

- b. *The proposed change or amendment must meet a public need. Such need must be documented by appropriate facts and evidence and should extend from the statewide planning goals, Metro 2040, or the City Comprehensive Plan.*

The City of Cornelius is almost built out to the limits of the existing Urban Growth Boundary. This has resulted in a very limited land supply to accommodate the opportunities for growth of all kinds of development based on the population and employment allocations assigned from Metro and Washington County. The redesignation of these parcels to a higher density of residential use helps provide housing within the existing City limits. Infill or redevelopment projects can fulfill a need for more efficient development and use of the available urban lands. The need for housing has been supported over a number of years by a strong residential and real estate market in Cornelius and in the metropolitan region.

- c. *The amendment is necessary to conform with current state law or regional policy, which requires local compliance.*

The proposed map amendment is not necessary to conform with state law or regional policy. The applicable state law and regional policies that are applicable to the proposed Comprehensive Plan Amendment have been addressed in approval criteria # 's 1 & 2.

- d. *The amendment is necessary to implement the adopted vision for the community, or to respond to unanticipated local circumstances.*

Infill development is encouraged by land use policies on a local, regional and statewide basis. There are many planning driven issues that encourage infill development including efficient provision of services/infrastructure, support of transportation facilities and an increase in a variety of housing options.

- e. *The proposed change or amendment must be in conformance with the unamended goals and policies of the Comprehensive Plan, as well as being consistent with state and regional policies.*

Urbanization Element: In compliance with Statewide Planning Goals, in particular Goal 14 requires urban growth boundaries for all cities. Metro Regional Services has the authority for all Urban Growth Boundary changes or designations in the region, including Cornelius. Cornelius is surrounded by lands

identified by the State as 'prime agricultural land', which have the lowest priority for urbanization. The Urbanization policy statements found on Page 16 of the Comprehensive Plan direct the City to maximize efficient use of the land, encourage density and provide creative in-fill adjustments. This proposal provides for increased density and the opportunity to be creative in future design.

Land Use Element: The Land Use Element goal seeks to establish a proper relationship among residential, commercial, industrial and public uses. The Land Use element of the Comprehensive Plan encourages a mix of housing types for all income levels. The redesignation of this property provides a greater opportunity for a variety of housing types. The Medium (Density) Residential designation may permit a variety of housing - multi-family, duplex units, single-family residences and accessory dwelling units.

Economic Element: As mentioned earlier in this report, there are no long range or continuing economic development impacts that will result from this proposed change. If density is increased on the subject properties it may result in an increase in dwelling units, which would provide a temporary economic benefit during the construction of new housing.

Public Facilities and Services Element: The goal of this element states that the City shall plan and develop the necessary public facilities and services to meet the needs of the residents of Cornelius. The public facilities and services are already in place and operation for the subject properties.

Transportation Element: In compliance with Statewide Planning Goal 12 the City of Cornelius has adopted and updated its Transportation System Plan (TSP) to provide for a safe, convenient and economical multi-modal transportation system. The TSP (Page 10-10) directs the City to promote higher density developments to support high capacity transit. The only existing transit line in the City that provides higher capacity is Tri-Met Bus Route # 57 that serves Tualatin Valley Highway. The subject properties are located within one (1) block of a Tri-Met Bus Stop for Route # 57. The redesignation of the subject properties may permit higher density housing in the future, which is supportive of high capacity transit, Tri-Met Bus Route # 57.

- f. *The amendment must meet the standards and requirements of the zone in which it is located, or proposed to be located.*

The proposal amends the subject properties on the Comprehensive Plan Map from Low (Density) Residential to Medium (Density) Residential. Development standards and requirements for the Single-Family Residential and Multi-Family Residential are basically the same. The main differences are in relation to density, lot sizes and dimensions. The overall requirements in relation to parking, setbacks, building heights, lot coverage, open space, access and public improvements are the same.

Staff finds the criteria is met.

CONCLUSION

The City in cooperation and agreement with the County, Metro and the State is responsible for comprehensive planning within its Urban Growth Boundary. The Plan directs the City to encourage and provide for efficient use of the land, including higher residential density and a mix of housing types for all income levels. The City's Comprehensive Plan also identifies and directs the City to encourage higher density uses within walking distance of the only transit line in town, Tri-Met's Bus Route # 57. The redesignation of these properties provide a greater opportunity for a variety of housing types. The change from low (density) to medium (density) residential provides for uses that are compatible and is in compliance with the Comprehensive Plan. Staff concludes that with

conditions the proposed Comprehensive Plan Amendment complies with the approval criteria as demonstrated in this report.

RECOMMENDATION

Based on the facts, findings and conclusions presented in the Recommendation Report and public testimony & evidence at the public hearings the Planning Commission recommends APPROVAL of CPA-01-07 (Amendment of the Comprehensive Plan Map, Designating the Subject Parcels to Medium Residential) to the City Council, subject to the following conditions:

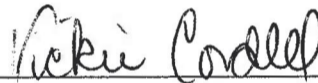
1. The Comprehensive Plan Amendment is only applicable to the property and parcels identified in the approval, Map # 1N3-33DC - Tax Lot #'s 2500 & 2600
2. All land use and development activities that are proposed on the subject properties shall comply with City process, procedures and requirements as identified in the City Code, Comprehensive Plans and Master Plans.
3. When and if redevelopment of the subject properties occur at greater densities or use the applicant shall address any increased impacts to utilities (i.e. sanitary, storm or water) and/or compensate for these impacts.
4. The Comprehensive Plan Amendment shall be approved by City Council and adopted by Ordinance.

EFFECTIVE DATE OF RECOMMENDATION



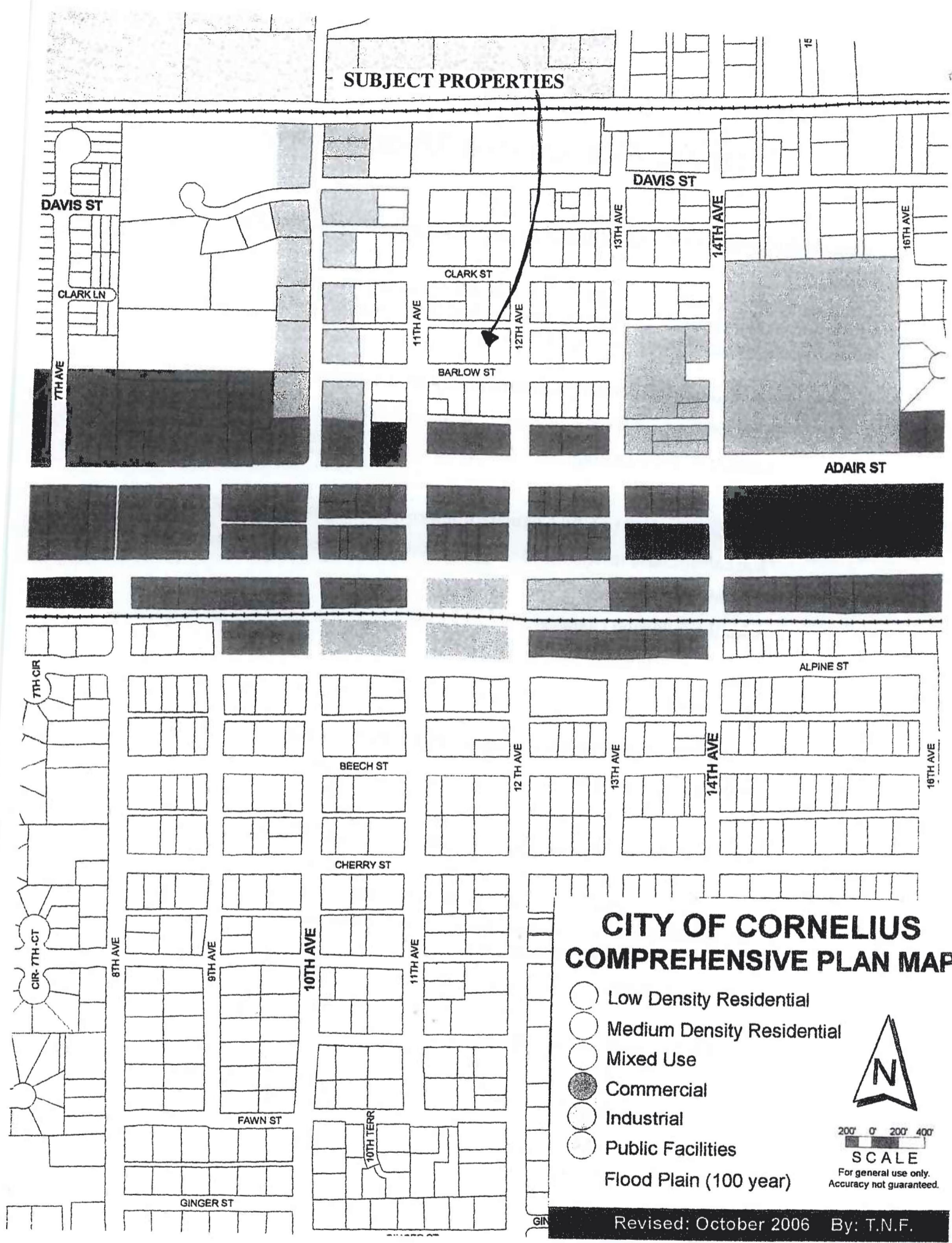
Richard Meyer, Community Development Director

April 10, 2007



Vicki Cordell, Planning Comm. Chair

EXHIBIT 1



SUBJECT PROPERTIES

**CITY OF CORNELIUS
COMPREHENSIVE PLAN MAP**

- Low Density Residential
- Medium Density Residential
- Mixed Use
- Commercial
- Industrial
- Public Facilities
- Flood Plain (100 year)



200' 0' 200' 400'
SCALE
For general use only.
Accuracy not guaranteed.

Revised: October 2006 By: T.N.F.

Source: City of Cornelius & Metro Regional Land Information

Planning Commission Motion Form

I move that application # CPA-01-07, Tanner/Guillen Comprehensive Plan Map Amendment

An Amendment to the City Comprehensive Plan Map changing the plan designation from Low (Density) Residential to Medium (Density) Residential on the City Comprehensive Plan Map as identified in the staff report,

(A) **be recommended to City Council for approval**, based on the facts, findings and conclusions presented in the staff report and public testimony & evidence* in this hearing;

(B) **be recommended to City Council for approval**, based on the facts, findings and conclusions presented in the staff report and public testimony & evidence * in this hearing,

with the following changes:

and _____;

(C) **be denied and not recommended to City Council**, based on the facts, findings, conclusions and public testimony & evidence* in this hearing;

(D) **be continued to (date) at (time) in the Cornelius Council Chambers;**

(1) *For Commission deliberation & decision (Public Hearing to be closed)*

(2) *For additional staff review & recommendations (Public Hearing to be closed)*

(3) *For additional public testimony and Commission deliberation & decision*

*If needed, list any **Special Instructions** to Staff:*

(Chair to ask Applicant for Waiver of 120 Rule.)

* *Testimony & evidence must relate to decision criteria in the City Code (see staff report).*

Commissioner's Name _____

Date: 4/10/07

Chair's Initials _____

Completed motion form is to be turned into staff after motion is made.

**ORDINANCE NO. 886
CITY OF CORNELIUS**

AN ORDINANCE OF THE CITY OF CORNELIUS AMENDING THE OFFICIAL ZONING MAP TO DESIGNATE CERTAIN TRACTS OF LAND (MAP # 1N3-33DC - TAX LOT #'s 2500 & 2600) as MULTI-FAMILY RESIDENTIAL, A-2 ON THE CITY ZONING MAP

WHEREAS, the City of Cornelius Community Development Department reviewed and analyzed the proposal for compliance with the Comprehensive Plan and Chapter 11 of the City Code (also known as the Development & Zoning Code) and recommended to the Planning Commission to recommend approval of the request to City Council; and

WHEREAS, the City of Cornelius provided public notice consistent with Section 11.10.33, Development and Zoning Code (Chapter 11 of the City Code) 20 days prior to the Planning Commission Hearing held on December 20, 2006; and

WHEREAS, the City of Cornelius Community Development Department further reviewed the complete application and analyzed the proposal for compliance with the Statewide Planning Goals and Oregon Administrative Rules; and

WHEREAS, the City of Cornelius Planning Commission has conducted an analysis, including review of reports prepared by the City Community Development Department, and has further considered the matter in a public hearing duly noticed; and

WHEREAS, the City of Cornelius Planning Commission held a public hearing on the proposed amendment that changes the subject properties from Single-Family Residential, R-7 to Multi-Family Residential, A-2 on the City Zoning Map on April 10, 2007 in the City Council Chambers; and based on the facts, findings and conclusions presented in the staff report and public testimony received, the Planning Commission adopted by motion to recommend to City Council the Zone Map Amendment for final adoption; and

WHEREAS, the City of Cornelius City Council, after providing the required notices, held a public hearing on May 7, 2007 to review the record of the Planning Commission, and to hear and consider additional evidence and testimony on the matter.

WHEREAS, the City Council finds the proposed Zone Map Amendment to be in compliance with the City's Comprehensive Plan, the City's Development & Zoning Code, the Statewide Planning Goals and Oregon Administrative Rules; as set forth in the Recommendation Report of the Planning Commission and the Community Development Department, attached hereto as Exhibit # 1; and

NOW THEREFORE THE CITY OF CORNELIUS ORDAINS AS FOLLOWS:

SECTION 1. The City Council for the City of Cornelius hereby approves the proposed Zone Map Amendment with conditions listed in the Findings Report (ZMA-01-07) for the tracts of land depicted on the map in the Findings Report, see Exhibit #1.

SECTION 2. This ordinance takes effect 30 days after adoption by the city council.

SUBMITTED to the Cornelius City Council and read into the record at a regularly scheduled meeting May 7, 2007, and read for a second time by title only on May 21, 2007.

PASSED AND ADOPTED THIS 21st day of May 2007.

City of Cornelius, Oregon

By: William D. Bash
William Bash, Mayor

ATTEST:

By: Debby Roth
Debby Roth, City Recorder-Treasurer



CITY OF CORNELIUS

Exhibit 1

FINDINGS REPORT

Tanner/Guillen Zone Map Amendment /ZMA-01-07
Zoning Map Amendment - Change Zoning from Single-Family Residential, R-7 to Multi-Family Residential, A-2

Date: April 27, 2007
Applicant: Trisha Clark, NW Land Planning
Owner: Tanner Construction & A. & M. Guillen
Address: 1152 & 1188 N. Barlow Street

Project: Request is for approval of an amendment of the City Zoning Map changing the designation of two (2) tax lots, approximately 0.19 acres in size from Single-Family Residential, R-7 to Multi-Family Residential, A-2.

Legal Description: Map # 1N3-33DC - Tax Lot #'s 2500 & 2600

Land Area: 0.19 Acres
Existing Zoning: Single-Family Residential, R-7

Process: A request for a zone change may be initiated by City Council, the Planning Commission, a property owner or his authorized agent by filing an application with the Planning Department on forms prescribed by the Planning Director or designee. Before taking final action on a proposed amendment, the Planning Commission shall hold a public hearing. The Planning Commission (the Commission) shall, within forty (40) days after a hearing, recommend to the City Council (the Council) approval, disapproval, or modification of the proposed amendment. After receipt of the report on the amendment from the Commission, the Council shall hold a public hearing on the amendment. The Council shall make its decision after information from the hearing has been received. The decision shall become effective by passage of an ordinance, resolution, or order.

APPEAL RIGHTS

The Planning Commission will make a recommendation to City Council concerning the request. City Council will make a decision. An appeal of a decision by City Council shall be made to the State Land Use Board of Appeals (LUBA) per ORS 197.830. In order for an issue to be considered for appeal to the Land Use Board of Appeals, it must be raised before the close of the record of the Public Hearing. Such issues must be raised with sufficient specificity so as to afford the hearing body and the parties an adequate opportunity to respond to each issue. If there is no continuance granted at the hearing, any participant in the hearing may request that the record remain open for at least seven days after the hearing.

APPLICABLE CRITERIA

- Sections 11.10.20 through 11.10.39 (Application and Review Procedures)
- Sections 11.30.70, inclusive (Amendments to the Zoning Ordinance)

BASIC FACTS

1. Application Complete: February 12, 2007
2. 120 Day Rule Deadline: Plan Amendments (Zone Map Amendments) are not subject to the 120-day rule. ORS 227.178(6) states "the 120-day period does not apply to an amendment to an acknowledged comprehensive plan or land use regulation or adoption of a new land use regulation that was forwarded to the Director of the Department of Land Conservation and Development under ORS 197.610(1).
3. DLCD 45 Day Notice: The City mailed pre-hearing notice to DLCD on February 16, 2007.
4. Public Notice was provided in the local newspaper and mailed to surrounding property owners on March 6, 2007
5. No public comments have been received as of the date of this report.
6. The Planning Commission held public hearings on the April 10, 2007
7. The Planning Commission Recommendation Report is found in Exhibit 2.

BACKGROUND FACTS

1. The subject properties are located at 1152 & 1188 N. Barlow Street, approximately one (1) block north of Adair Street (aka TV Hwy.).
2. The subject properties currently are zoned Single-Family Residential, R-7 and are all developed with single family residences.
3. The City Council approved Comprehensive Plan Map Amendment (CPA-01-07) designating the subject properties Medium (Density) Residential.
4. The surrounding properties are developed residential to the west, east and north. The property to the south is Centro Cultural, a social service agency.
5. A Tri-Met Bus Stop is located one (1) block south of the subject property on N. Adair Street.

FINAL FINDINGS

Section 11.30.70., Zone Map Amendment Approval Criteria:

1. *The proposal conforms with the City's Comprehensive Plan.*

The analysis demonstrating compliance with Approval Criteria # 1 is found in the attached Planning Commission Recommendation Report (See Exhibit 2). The Zone Map Amendment changing the zoning from Multi-Family Residential, A-2 to Highway Commercial, C-2 is in conformance with the City's Comprehensive Plan Map (File # CPA-02-05), Statewide Planning Goals and applicable administrative rules. Staff finds that due to the size, type and scale of the proposed change it does not trigger the application of many of the administrative rules (i.e. Transportation, Economic, Urbanization, etc). This also helps demonstrate the low impacts that may be created by permitting medium density residential development in this area of the City.

Staff find the criteria is met.

2. *The permitted uses of the proposed new zone will not materially and/or adversely affect the character of the neighborhood.*

The unique characteristics about the subject properties zoned Single-Family Residential, R-7 is their location in relation to other zoning districts in the City. They are abutting a Multi-Family Residential, A-2 zone to the south. Approximately ½ block to the south is the City's Main Street Retail zone and less than one (1) block east is the Main Street Civic zone. The subject properties are also located in a residential neighborhood that is surrounded on three-sides by the City's Main Street District in between N. 10th, N. 19th Avenues and Adair Street. The Main Street District is a pedestrian oriented and transit supported designation. The proximity of the subject properties to the City's pedestrian-oriented Main Street District and it's only major transit line are transportation options that are supported by higher density. In this proposal higher density may be achieved through the increase of dwelling units that would be permitted in the Multi-Family Residential, A-2 district. The TSP (pg. 10-10) recommends that one way the City can support high capacity transit is to promote higher density residential use within walking distance of transit service. As stated before the subject properties are located approximately one (1) block from the 12th/Adair bus stop for TriMet Bus Route # 57, a high frequency bus line. Thus complementing it's location and proximity to the Main Street District.

The immediate neighborhood surrounding the subject properties is and has been developed with single-family residences. The exception to this pattern is Centro Cultural, a Hispanic social service agency and its parking facilities that are located directly south of the subject properties. There are similar and compatible uses that surround the subject properties. Yard setbacks, parking requirements, building height and lot coverage are for the most part the same in the A-2 and R-7 Districts.

In 2000-2001 the City did a major update of the Development & Zoning Code, which also incorporated the zoning districts that were created in the original Main Street Plan (1997). The original Main Street Plan included two residential zoning (MSRL & MSRM) districts that permitted higher dwelling densities than the existing A-2 and R-7 zoning districts. The subject properties of this application were located in the MSRL zone for a period of approximately 2 years. In 2002 a revision of the Main Street Plan took place, which included the elimination of the MSRL & MSRM zoning districts and removal of these zones from the Main Street District. These properties were re-zoned back to their zoning status (R-7 and A-2), prior to the creation of the Main Street District. Although these properties did not develop to the MSRL or MSRM residential densities other properties in the neighborhood did. The intention in the original Main Street Plan was to provide increased residential density that could help support the development and redevelopment of the Main Street retail and commercial sections of this pedestrian oriented planned area. The applicant's proposal that may result in increased density on the subject sites re-supports this same theme or concept.

Staff find the criteria is met.

3. *The proposal will place all property similarly situated in the area in the same zoning category or in appropriate complementary categories, without creating a "spot zone".*

The applicant's request is for a change on the City Zoning Map of the subject properties to Multi-Family Residential, A-2. The subject properties and tax lots abut property to the south across N. Barlow Street that is zoned Multi-Family Residential, A-2 the same as the request. The properties to the east, west and north are all zoned Single-Family Residential, R-7. These uses are similar in nature to the request, both residential. Therefore, there is no "spot zone" created with this proposal due to the abutting Multi-Family Residential, A-2 zoning that exists directly south of the subject properties (See Exhibit 1). The majority of the surrounding parcels that abut the subject properties are residential in use and complementary to the proposed use.

Staff find the criteria is met.

CONCLUSION

Staff concludes that the approval criteria have been addressed. The applicant's proposal for a zone map amendment from Single-Family Residential, R-7 to Multi-Family Residential, A-2 is in compliance with the City Comprehensive Plan and the State Planning Goals. Staff finds the permitted uses of the proposed new zone will not materially and/or adversely affect the character of the neighborhood and that a spot zone is not created.


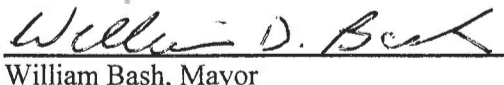
RECOMMENDATION

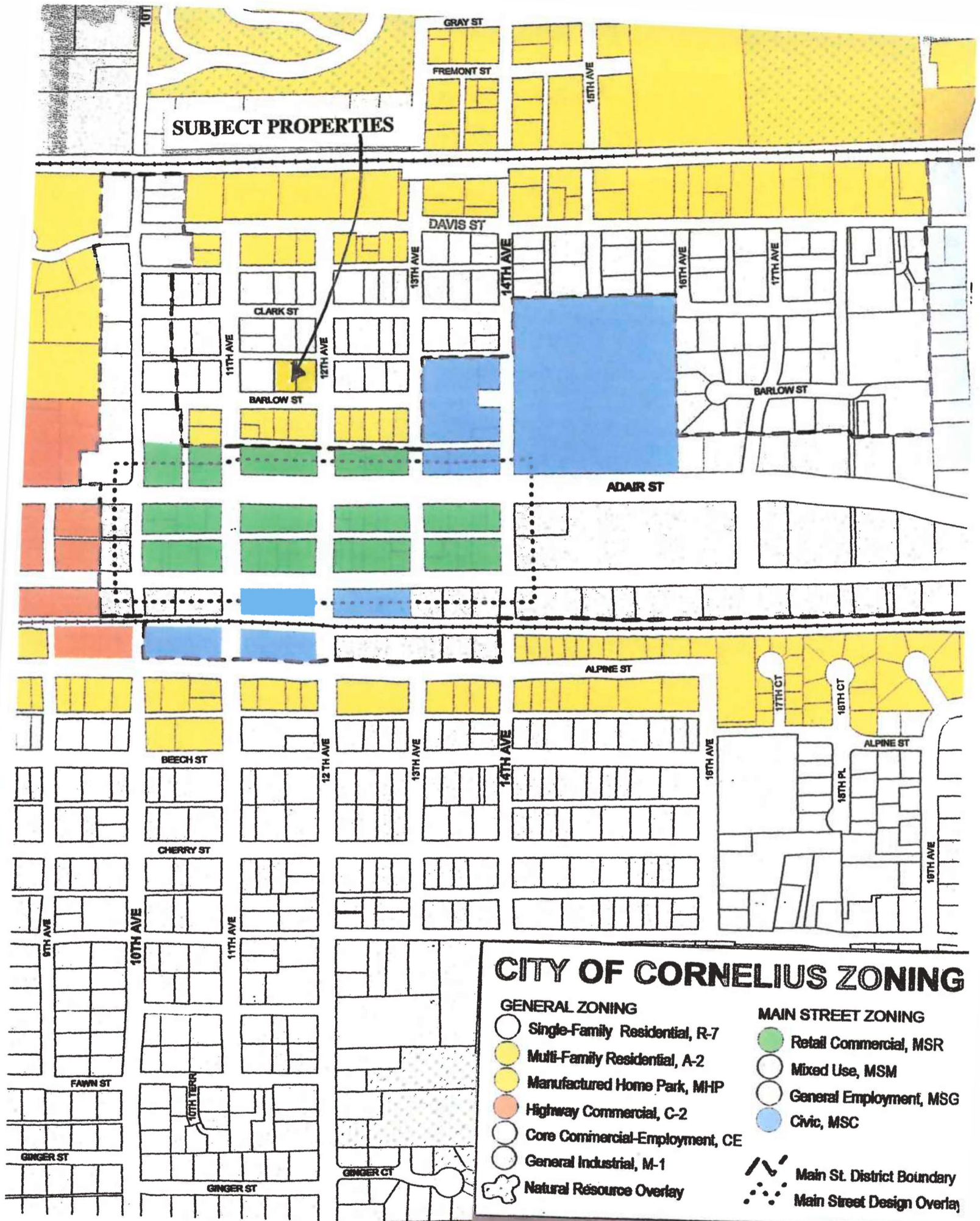
Based upon the facts, findings, conclusions and exhibits in the Findings Report, testimony and evidence presented at hearing to the Planning Commission and to the Council, the City Council approves the Zone Map Amendment, File # ZMA-01-07 (Tanner/Guillen Zone Map Amendment) rezoning the subject parcels to Multi-Family Residential, A-2, subject to the following conditions:

1. The only area to be rezoned Multi-Family Residential, A-2 shall be the subject properties only as identified in this report (Exhibit 1).
2. All facts, findings, conclusions and conditions of approval found in the Planning Commission Recommendation Report (Exhibit 2) are valid and applicable to this approval, unless changed or modified by this Findings Report.
3. Adoption of the zone map amendment shall be by ordinance.

EFFECTIVE DATE OF DECISION

May 7, 2007

for  Richard Meyer, Comm. Development Dir.  William Bash, Mayor



Revised: October 2006 By: T.N.F.

Source: City of Cornelius & Metro Regional Land Information System (RLIS).



CITY OF CORNELIUS

PLANNING COMMISSION RECOMMENDATION REPORT

Tanner/Guillen Map Amendment /ZMA-01-07 Zoning Map Amendment - Change Zoning from Single-Family Residential, R-7 to Multi-Family Residential, A-2

Date: April 10, 2007
To: City Council
Applicant: Trisha Clark, NW Land Planning & Tanner Construction
Owner: Tanner Construction and A. & M. Guillen

Request: Request is for approval of an amendment of the City Zoning Map changing the designation of two (2) tax lots, approximately 0.19 acres in size from Single-Family Residential, R-7 to Multi-Family Residential, A-2.

Legal Description: Map # 1N3-33DC - Tax Lot #'s 2500 & 2600
Address: 1152 & 1188 N. Barlow Street
Current Zoning: Single-Family Residential, R-7

Process: A request for a zone change may be initiated by City Council, the Planning Commission, a property owner or his authorized agent by filing an application with the Planning Department on forms prescribed by the Planning Director or designee. Before taking final action on a proposed amendment, the Planning Commission shall hold a public hearing. The Planning Commission (the Commission) shall, within forty (40) days after a hearing, recommend to the City Council (the Council) approval, disapproval, or modification of the proposed amendment. After receipt of the report on the amendment from the Commission, the Council shall hold a public hearing on the amendment. The Council shall make its decision after information from the hearing has been received. The decision shall become effective by passage of an ordinance, resolution, or order.

APPEAL RIGHTS

As mentioned above the Planning Commission will make a recommendation to City Council. City Council will make a decision. An appeal of a decision by City Council shall be made to the State Land Use Board of Appeals (LUBA) per ORS 197.830. In order for an issue to be considered for appeal to the Land Use Board of Appeals, it must be raised before the close of the record of the Public Hearing. Such issues must be raised with sufficient specificity so as to afford the hearings body and the parties an adequate opportunity to respond to each issue. If there is no continuance granted at the hearing, any participant in the hearing may request that the record remain open for at least seven days after the hearing.

APPLICABLE CRITERIA

- Sections 11.10.20 through 11.10.39 (Application and Review Procedures)
- Sections 11.30.70, inclusive (Amendments to the Zoning Ordinance)

BASIC FACTS

1. Application Complete: February 12, 2007
2. DLCD 45 Day Notice: The City mailed pre-hearing notice to DLCD on February 16, 2007.
3. 120 Day Rule Deadline: Zone Map Amendments are not subject to the 120-day rule. ORS 227.178(6) states "the 120-day period does not apply to an amendment to an acknowledged comprehensive plan or land use regulation or adoption of a new land use regulation that was forwarded to the Director of the Department of Land Conservation and Development under ORS 197.610(1).
4. Public Notice was provided in the local newspaper and mailed to surrounding property owners on March 6, 2007.
5. No public comments have been received as of the date of this report.
6. No comments have been received from agencies or other jurisdictions as of the date of this report.

BACKGROUND

1. The subject properties are located at 1152 & 1188 N. Barlow Street, approximately one (1) block north of Adair Street (aka TV Hwy.).
2. The subject properties currently are zoned Single-Family Residential, R-7 and are developed with single family residences.
3. The Planning Commission recently amended the designation of these parcels on the City Comprehensive Plan (CPA-01-07) from Low (Density) Residential to Medium (Density) Residential.
4. The surrounding properties are developed residential to the west, east and north. The property to the south is Centro Cultural, a social service agency.

FINAL FINDINGS

Section 11.30.70., Approval Criteria:

1. *The proposal conforms with the City's Comprehensive Plan.*

The subject parcels are located within the Urban Growth Boundary and the City limits. The subject land consists of two (2) tax lots that were previously designated by the City as Low (Density) Residential and zoned Single-Family Residential, R-7. The Comprehensive Plan has recently been recommended by the Planning Commission to be amended (File # CPA-01-07) to designate the subject properties for Medium (Density) Residential use. The applicants are requesting a map amendment to zone the properties Multi-Family Residential, A-2. The Multi-Family Residential, A-2 zone would be compliant and is permitted under the Comprehensive Plan designation of Medium (Density) Residential. The existing zoning of Single-Family Residential, R-7 does not conform with the Comprehensive Plan designation of Medium (Density) Residential that the Planning Commission recommends (CPA-01-07).

Statewide Planning Goals:

Goal 1 – Citizen Involvement

The City Development & Zoning Code provides a process and procedures to ensure citizens have a avenue to participate as directed by Goal 1 and the City Comprehensive Plan. The applicant conducted a Neighborhood Meeting on November 3, 2006 to explain their proposal and answer questions. The applicant provided notice of the Neighborhood Meeting to surrounding property owners within 250 feet of the subject site. Three (3) people (owners and applicants) signed-in and attended the meeting. Upon receipt of a complete application on February 23, 2007 from the applicant the City prepared and published a public notice announcing public hearings to be held before the Planning Commission and City Council concerning the request. The Planning Commission hearing was scheduled for 7:00 PM on Tuesday, April 10, 2007 in the “Old Fire Hall”, 1310 N. Adair Street, Cornelius. The City Council hearing is scheduled for May 7, 2007 and shall be held in the “Old Fire Hall”, 1310 N. Adair Street, Cornelius. The City provides 20-day public notice in a local newspaper and to surrounding property owners within 250 feet of the subject site, prior to the public hearings. The Code provisions requiring the Neighborhood Meeting, public notices for comment and public hearings give the opportunity for citizens and surrounding property owners to submit testimony, ask questions, receive answers or challenge the proposed request. After a decision is rendered by City Council a ten (10) day appeal period follows, which allows the opportunity to request a review of the decision at the Land Use Board of Appeals.

Staff finds that the City has provided citizens the opportunity to be involved in the review of this request and the planning process.

Staff find the goal is met.

Goal 2 – Land Use Planning

The City of Cornelius has an established procedure identified in *Section 11.10.00*, which states the application, review, notice, decision process and appeal procedures. The

appropriate approval criteria as identified in the Development and Zoning Code requesting approval of a zone map amendment have been addressed. The City application procedure provides a planning process for review of a request that must comply with approval criteria that is driven by the policy framework of the Comprehensive Plan.

Staff find the goal is met.

Goal 3 – Agricultural Land

Staff find this goal is not applicable.

Goal 4 – Forest Land

Staff find the goal is not applicable.

Goal 5 – Natural Resources, Scenic and Historic Areas, and Open Spaces.

Staff find the goal is not applicable.

Goal 6 – Air, Water and Land Resources Quality

The City provides and complies with regional, state and federal programs for monitoring and protection of air, water and land resources. City services for water delivery, storm water and sanitary sewer are available and all have the capacity to accept build out of these parcels to commercial standards. The City purchases water from the Joint Water Commission (JWC) through the City of Hillsboro. JWC completed a new 72' transmission line in 2002 that has the capacity to serve all of Cornelius's projected growth. The City has an intergovernmental agreement with Clean Water Services (CWS) for the provision and management of sanitary and storm sewer. The subject parcels are served by City's 'north drainage basin sanitary sewer collection system'. When and if, redevelopment occurs on the subject parcels the applicant will be required to demonstrate that their on-site stormwater management will not create greater impacts on the City's existing stormwater system. If greater impacts are calculated as a result of further or new development of the subject site(s) the applicant shall be required to address and or compensate for these impacts. This shall be made a condition of approval.

Staff find with conditions the goal is met.

Goal 7 – Areas Subject to Natural Disasters and Hazards

As previously mentioned development shall only be possible through the City's implementation of its Development & Zoning Code. The City does identify areas of natural disasters and hazards (i.e. 100 year Floodplain). Floodplain elevations are determined and addressed through the approved land use process. None of the subject properties abut or are within the 100 year floodplain. The City, Regional and State requirements are in place or have been adopted by the City to protect against natural disasters or hazards.

Staff find the goal is met.

Goal 8 – Recreational Needs

Staff find the goal is not applicable.

Goal 9 – Economic Development

The applicant's proposal requests a zone map amendment from Single-Family Residential, R-7 to Multi-Family Residential, R-7. There are two (2) properties proposed for zone map amendment, approximately 0.19 acres. There is no long range economic development impacts that occur as a result of this proposed change. If density is increased on the subject properties it may result in an increase in dwelling units, which would provide a temporary economic benefit during the construction of new housing.

Staff find the goal is met.

Goal 10 – Housing

The City of Cornelius is currently in compliance with Washington County and Metro for the provision of housing and with regional density requirements. Cornelius currently has the residential capacity to meet the County housing projections for the City. The two (2) subject properties are currently developed with single-family residences. Changing the designation of the subject parcels from low (density) residential to medium (density) residential potentially adds the following number of dwelling units to the housing inventory:

- Based on Maximum Density for Medium Residential the re-designation may result in an additional three (3) dwelling units (16,500 sq. ft./32,670 sq. ft. = .505; Max. Density = 11 units/32,670; 11 Units x .505 = 5.5 or 5 dwelling units – 2 existing units = 3 net units.
- Based on Minimum Density for Medium Residential the re-designation may result in an additional three (3) dwelling units (16,500 sq. ft./32,670 sq. ft. = .505; Max. Density = 8 units/32,670; 8 Units x .505 = 4.0 or 4 dwelling units – 2 existing units = 1 net units.

Therefore, staff finds that redesignating approximately 0.19 acres of the subject properties from low (density) residential to medium (density) residential may result in an increase in dwelling units and the provision of housing in the City. The City will still be able to meet the housing numbers and needs of the community.

Staff find the goal is met.

Goal 11 – Public Facilities & Services

The City of Cornelius as required by the State Department of Land Conservation & Development received acknowledgement in 2004 of compliance with Periodic Review Task # 3 for its adoption of its Public Facilities Plans that include Water, Sanitary and Stormwater Master Plans.

Water – Cornelius is supplied by two connections to an 18-inch secondary supply line serving the City of Hillsboro. The water source is the upper Tualatin River at the Haines

Falls intake station. This diversion primarily serves satellite water systems along the 18-inch transmission line and is an auxiliary supply source for the City of Hillsboro. During the high runoff season (November through June), the natural flow in the Tualatin River exceeds the intake capacity, allowing Haines Falls to fully supply areas along the 18-inch transmission line. In the dry season, the withdrawal is from the natural flow augmented by storage releases, conveyed by gravity, from Barney Reservoir on the North Fork of the Trask River. Water from the reservoir is discharged into the Tualatin River and impounded again at Haines Falls. After settling at Haines Falls, water is chlorinated and is discharged into the 18-inch secondary Hillsboro supply line or it is returned to the Tualatin River. The Cornelius water system runs off the pressure of Hillsboro's 18-inch supply line, which runs through the center of the City along Baseline Road (Tualatin Valley Highway). In addition, Cornelius has a 1.5 mg reservoir and pump station, which are used for standby purposes only.

There is an existing four (4) inch water line in N. Barlow Street that serves the subject properties.

Sewer – The City of Cornelius and the subject property within the Urban Growth Boundary is located within the Clean Water Service area that is served by the Hillsboro regional treatment plant. Clean Water Services (CWS) has a standard agreement with the large cities within the service area, including Cornelius. There is an ten (10) inch City of Cornelius sanitary sewer line located in the public alley directly north of subject properties that serves the residences.

Storm Drainage – CWS has responsibility for surface water management within the Washington County urban growth boundaries. CWS has entered into an intergovernmental agreement with Cornelius for allocation of the City and CWS responsibilities. The City has responsibilities for operations and maintenance of storm and surface water facilities within the City. The City may not issue permits for construction within or modification to a wetland, floodway, or without first receiving approval from CWS.

There are twelve (12) inch storm drain lines located in both N. 11th and 12th Avenues, which are located west and east of the subject properties.

Fire – The subject properties are currently served by the Cornelius Fire Department.

Police – The subject properties are currently served by the Cornelius Police Department, which provides 24 hour/day service.

Staff find that the City has planned for and provides key facilities that are available and to appropriate levels to adequately serve the needs of the subject properties and their change to commercial use.

Staff find the goal is met.

Goal 12 – Transportation

As identified in the staff report for the Comprehensive Plan Amendment (CPA-01-07) recommending approval of a Medium (density) Residential designation on the subject properties does not require compliance with the Oregon Transportation Planning Rule

because the subject sites are for amendments of land less than 2 acres in size. The subject properties total approximately 0.19 acres in size. The zone change could potentially increase the housing density from 1-3 dwelling units depending on the type of housing (condo, apartments, etc.). An increase in one residential unit may result in a maximum of approximately (10) vehicle trips per day or thirty (30) trips per day for total build out. The City of Cornelius Development Code does not require traffic impact analysis, until a threshold of two hundred (200) vehicle trips per day is met. The local streets that serve the subject sites have been designed to accommodate local residential traffic of the proposed build-out intensity.

The applicant's proposal does not change the functional classification or the standards implementing a functional classification.

Staff find with conditions the goal is met.

Goal 13 – Energy Conservation

The amendment of the subject properties from Single-Family Residential, R-7 to Multi-Family Residential, A-2 provides the opportunity for redevelopment of the subject properties. Any new development would require compliance with current building codes, which are more energy and weatherization efficient than those used during construction of the existing houses. Staff finds that the energy efficiencies through new construction are more likely to occur under redevelopment with higher residential densities providing the incentives.

Staff find the goal is met.

Goal 14 – Urbanization

The applicant is proposing a change from one urban land use to another urban land use. The applicant is not proposing to transition from a rural land use to an urban land use. The change does affect existing housing stock, but as demonstrated earlier in this report it does not affect Cornelius's ability to provide or meet regional housing numbers. The zone change may provide for additional housing, if developed to full build out.

Staff find the goal is met.

Goal 15 – Willamette River Greenway

Staff find the goal is not applicable.

Goal 16 – Estuarine Resources

Staff find the goal is not applicable.

Goal 17 – Coastal Shorelands

Staff find the goal is not applicable.

Goal 18 – Beaches and Dunes

Staff find the goal is not applicable.

Goal 19 – Ocean Resources

Staff find the goal is not applicable.

Staff find the criterion is met.

2. *The permitted uses of the proposed new zone will not materially and/or adversely affect the character of the neighborhood.*

Neighborhood Zoning - The subject parcels currently zoned Single-Family Residential, - R-7 abut properties with the same zoning to the east, west and north. Directly south the adjacent properties are zoned Multi-Family Residential, A-2 - (See Exhibit 1). Also it should be noted that in 2000-2001 the City did a major update of the Development & Zoning Code, which also incorporated the zoning districts that were identified in the original Main Street Plan. The original Main Street Plan included two residential zoning (MSRL & MSRM) designations that permitted higher dwelling densities than the existing A-2 and R-7 zoning districts. The subject properties were located in the MSRL zone for a period of approximately 2 years. In 2002 a revision of the Main Street Plan took place, which included the elimination of the MSRL & MSRM zoning districts and removal of these zones from the Main Street District. These properties were re-zoned back to their zoning status (R-7 and A-2), prior to the creation of the Main Street District. The intention to establish these residential properties to be part of the Main Street District was to provide a density that could help support the development and redevelopment of the retail and commercial elements of this pedestrian oriented planned area. The applicant's proposal that may result in increased density on the subject sites re-supports this same theme or concept.

The Development & Zoning Code lists the permitted and conditional uses that are allowed in each zoning district. As previously mentioned in this report the subject properties are developed with single-family residences, which is an outright permitted use in the Single-Family Residential, R-7 zone. This is different in the Multi-Family Residential, A-2 zone, where detached, single-family residences require Conditional Use Permit approval. The existing single family residences would have a change of status under the Multi-Family Residential, A-2 zone. They would not be an outright permitted use, they would become a legal non-conforming use. Also any expansion, enlargement or rebuild outside of the original footprint would require Conditional Use Permit approval. This shall be made a condition of approval.

Neighborhood Transportation System - The subject properties abut N. 12th Avenue and N. Barlow, both are identified as Local Streets in the City Transportation System Plan (TSP). The subjects tax lot are also located within one-block of a Tri-Met bus stop (Route # 57).

Neighborhood Development – The subject properties are currently developed with single-family residential homes. Single-family residential homes are also located west across N. 12th Avenue; north across a 20' public alley; and abutting the subject property to the

east. The Multi-Family Residential, A-2 zoned property that is located across N. Barlow Street to the south is developed with single-family residences. There are five (5) parcels that are located on the south side of N. Barlow Street between N. 11th & 12th Avenues zoned A-2. These parcels potentially could be redeveloped with multi-family housing (apartments, duplexes or attached single-family dwellings, etc.).

The unique characteristics about the subject properties zoned Single-Family Residential, R-7 is their location in relation to other zoning districts in the City. They are abutting a Multi-Family Residential, A-2 zone to the south. Approximately ½ block to the south is the City's Main Street Retail zone and less than one (1) block east is the Main Street Civic zone. The subject properties are also located in a residential neighborhood that is surrounded on three-sides by the City's Main Street District in between N. 10th, N. 19th Avenues and Adair Street. The Main Street District is a pedestrian oriented and transit supported designation. The proximity of the subject properties to the City's pedestrian-oriented Main Street District and it's only major transit line are transportation options that are supported by higher density. In this proposal higher density may be achieved through the increase of dwelling units that would be permitted in the Multi-Family Residential, A-2 district. The TSP (pg. 10-10) recommends that one way the City can support high capacity transit is to promote higher density residential use within walking distance of transit service. As stated before the subject properties are located approximately one (1) block from the 12th/Adair bus stop for TriMet Bus Route # 57, a high frequency bus line. Thus complementing it's location and proximity to the Main Street District.

The immediate neighborhood surrounding the subject properties is and has been developed with single-family residences. The exception to this pattern is Centro Cultural, a Hispanic social service agency and its parking facilities that are located directly south of the subject properties. There are similar and compatible uses that surround the subject properties. Yard setbacks, parking requirements, building height and lot coverage are for the most part the same in the A-2 and R-7 Districts.

Staff find the criterion is met.

3. *The proposal will place all property similarly situated in the area in the same zoning category or in appropriate complementary categories, without creating a "spot zone".*

The applicant's request is for a change on the City Zoning Map of the subject properties to Multi-Family Residential, A-2. The subject properties and tax lots abut property to the south across N. Barlow Street that is zoned Multi-Family Residential, A-2 the same as the request. The properties to the east, west and north are all zoned Single-Family Residential, R-7. These uses are similar in nature to the request, both residential. Therefore, there is no "spot zone" created with this proposal due to the abutting Multi-Family Residential, A-2 zoning that exists directly south of the subject properties (See Exhibit 1). The majority of the surrounding parcels that abut the subject properties are residential in use and complementary to the proposed use.

Staff find the criterion is met.

CONCLUSION

Staff concludes that the approval criteria have been addressed. The applicant's proposal for a zone map amendment from Single-Family Residential, R-7 to Multi-Family Residential, A-2 is in compliance with the City Comprehensive Plan and the State Planning Goals. Staff finds the permitted uses of the proposed new zone will not materially and/or adversely affect the character of the neighborhood and that a spot zone is not created.

RECOMMENDATION

Based on the facts, findings and conclusions presented in the Recommendation Report and public testimony & evidence at the public hearings the Planning Commission recommends approval of ZMA-01-07 (Tanner/Guillen Zone Map Amendment) City Council, subject to the following condition:

1. The request shall be reviewed for approval by the City Council and adopted by ordinance
2. When and if development occurs on the subject parcels the applicant will be required to demonstrate that their on-site stormwater management will not create greater impacts on the City's existing and constrained stormwater system.
3. Detached single-family residential dwellings require Conditional Use Permit approval in the A-2 District. Any expansion, enlargement or rebuild outside of the original footprint of the existing single-family dwellings would require Conditional Use Permit approval.
4. The zone map amendment is only applicable to the subject properties and lands identified in the staff report.

EFFECTIVE DATE OF RECOMMENDATION

April 10, 2007

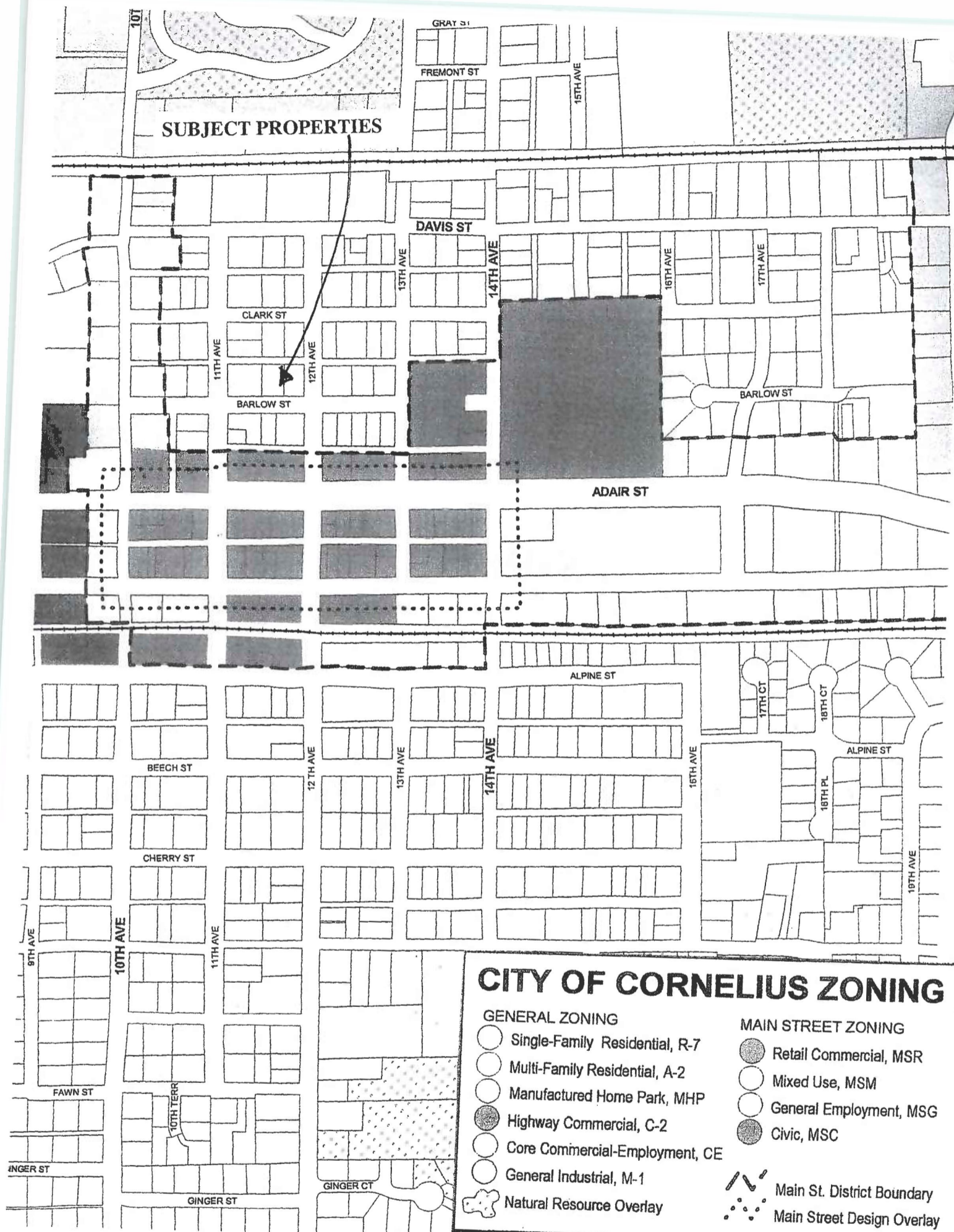


Richard Meyer, Community Development Dir.



Vicki Cordell, Planning Comm. Chair

EXHIBIT 1



Revised: October 2006 By: T.N.E.

Planning Commission Motion Form

Tanner-Gullen

I move that application # ZMA-01-07 ~~Parcel~~ Zone Map Amendment

An amendment of the City Zoning Map changing the designation of two (2) tax lots, approximately 0.19 acres in size from Single-Family Residential, R-7 to Multi-Family Residential, A-2.

(A) **be recommended to City Council for approval**, based on the facts, findings and conclusions presented in the staff report and public testimony & evidence* in this hearing;

(B) **be recommended to City Council for approval**, based on the facts, findings and conclusions presented in the staff report and public testimony & evidence * in this hearing,

with the following changes:

and

_____;

(C) **be denied and not recommended to City Council**, based on the facts, findings, conclusions and public testimony & evidence* in this hearing;

(D) **be continued to (date) at (time) in the Cornelius Council Chambers;**

- (1) For Commission deliberation & decision (Public Hearing to be closed)
- (2) For additional staff review & recommendations (Public Hearing to be closed)
- (3) For additional public testimony and Commission deliberation & decision

If needed, list any **Special Instructions to Staff:**
(Chair to ask Applicant for Waiver of 120 Rule.)

* Testimony & evidence must relate to decision criteria in the City Code (see staff report).

Commissioner's Name M. C. Chertney Date: 4-10-07
Chair's Initials MC
Completed motion form is to be turned into staff after motion is made.