



Oregon

Kate Brown, Governor

Department of Land Conservation and Development

635 Capitol Street NE, Suite 150

Salem, Oregon 97301-2540

Phone: 503-373-0050

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www.oregon.gov/LCD



NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

Date: June 02, 2016
Jurisdiction: City of Cornelius
Local file no.: AN 01-16/ZC 01-16
DLCD file no.: 001-16

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 06/01/2016. A copy of the adopted amendment is available for review at the DLCD office in Salem and the local government office.

Notice of the proposed amendment was submitted to DLCD 41 days prior to the first evidentiary hearing.

Appeal Procedures

Eligibility to appeal this amendment is governed by ORS 197.612, ORS 197.620, and ORS 197.830. Under ORS 197.830(9), a notice of intent to appeal a land use decision to LUBA must be filed no later than 21 days after the date the decision sought to be reviewed became final. If you have questions about the date the decision became final, please contact the jurisdiction that adopted the amendment.

A 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).

If the amendment is not appealed, it will be deemed acknowledged as set forth in ORS 197.625(1)(a). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

DLCD Contact

If you have questions about this notice, please contact DLCD's Plan Amendment Specialist at 503-934-0017 or plan.amendments@state.or.us



NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

FOR DLCD USE

File No.: 001-16 {24335}

Received: 6/1/2016

Local governments are required to send notice of an adopted change to a comprehensive plan or land use regulation **no more than 20 days after the adoption**. (See [OAR 660-018-0040](#)). The rules require that the notice include a completed copy of this form. **This notice form is not for submittal of a completed periodic review task or a plan amendment reviewed in the manner of periodic review.** Use [Form 4](#) for an adopted urban growth boundary including over 50 acres by a city with a population greater than 2,500 within the UGB or an urban growth boundary amendment over 100 acres adopted by a metropolitan service district. Use [Form 5](#) for an adopted urban reserve designation, or amendment to add over 50 acres, by a city with a population greater than 2,500 within the UGB. Use [Form 6](#) with submittal of an adopted periodic review task.

Jurisdiction: City of Cornelius

Local file no.: **AN-01-16 and ZC-01-16**

Date of adoption: 5/23/16

Date sent: 6/1/2016

Was Notice of a Proposed Change (Form 1) submitted to DLCD?

Yes: Date (use the date of last revision if a revised Form 1 was submitted): Yes

No

Is the adopted change different from what was described in the Notice of Proposed Change? Yes No

If yes, describe how the adoption differs from the proposal:

No Change

Local contact (name and title): Tim Franz, Associate Planner

Phone: 503-357-3011

E-mail: tfranz@ci.cornelius.or.us

Street address: 1355 N. Barlow Street

City: Cornelius

Zip: 97113

PLEASE COMPLETE ALL OF THE FOLLOWING SECTIONS THAT APPLY**For a change to comprehensive plan text:**

Identify the sections of the plan that were added or amended and which statewide planning goals those sections implement, if any:

For a change to a comprehensive plan map:

Identify the former and new map designations and the area affected:

Change from	to	acres.	A goal exception was required for this
change.			
Change from	to	acres.	A goal exception was required for this
change.			
Change from	to	acres.	A goal exception was required for this
change.			
Change from	to	acres.	A goal exception was required for this change.

Location of affected property (T, R, Sec., TL and address):

The subject property is entirely within an urban growth boundary

The subject property is partially within an urban growth boundary

If the comprehensive plan map change is a UGB amendment including less than 50 acres and/or by a city with a population less than 2,500 in the urban area, indicate the number of acres of the former rural plan designation, by type, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

If the comprehensive plan map change is an urban reserve amendment including less than 50 acres, or establishment or amendment of an urban reserve by a city with a population less than 2,500 in the urban area, indicate the number of acres, by plan designation, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

For a change to the text of an ordinance or code:

Identify the sections of the ordinance or code that were added or amended by title and number:

For a change to a zoning map:

Identify the former and new base zone designations and the area affected:

Change from Attached	to Attached	Acres: Attached
Change from	to	Acres:
Change from	to	Acres:
Change from	to	Acres:

Identify additions to or removal from an overlay zone designation and the area affected:

Overlay zone designation:	Acres added:	Acres removed:
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Location of affected property (T, R, Sec., TL and address): See attached Excel spreadsheet

List affected state or federal agencies, local governments and special districts: METRO, WASHINGTON COUNTY ENHANCED LAW ENFORCEMENT DISTRICT, WASHINGTON COUNTY URBAN ROADS MAINTENANCE DISTRICT, CORNELIUS RURAL FIRE PROTECTION DISTRICT, AND WASHINGTON COUNTY VECTOR CONTROL DISTRICT

Identify supplemental information that is included because it may be useful to inform DLCD or members of the public of the effect of the actual change that has been submitted with this Notice of Adopted Change, if any. If the submittal, including supplementary materials, exceeds 100 pages, include a summary of the amendment briefly describing its purpose and requirements.

This is for the Annexation and Zone Change of 138 acres of land that is within the City of Cornelius SE UGB. The Annexation and Zone Change is consistent with Ordinance #2015-06, the approved Comprehensive Plan for the SE UGB.



CITY OF CORNELIUS

June 1, 2016

Department of Land Conservation and Development
635 Capitol St. NE, Suite 150
Salem 97301-2540

Re: Notice of Adopted Amendment

To Whom It May Concern,

The City of Cornelius has uploaded the required contents for the Notice of Adopted Amendment for the Laurel Woods Development, Land Use File Nos. AN-01-16 and ZC-01-16. This Decision includes the annexation of approximately 138 acres from the City of Cornelius Urban Growth Boundary into the City limits. This Decision also changes the Zoning Map for the same property from County FD-20 (Future Development) zoning to City A-2 (Multi-Family Residential) and R-7 (Single-Family Residential) zoning.

The following documents are included with this upload:

DLCD Form 2 – Notice of adopted change to a Comprehensive Plan or Land Use Regulation
Zone Change Area worksheet for ZC-01-16
Notice of Decision – Ordinance No 2016-003
Signed Ordinance No 2016-003
City Council Report (with exhibits) for AN-01-16 and ZC-01-16

Regards,

Ryan A. Wells, AICP
Community Development Director
City of Cornelius

Zone Change Area Info for ZC-01-16

Map & Tax Lot	Address	Current Zone	New Zone & (Acres)	New Zone & (Acres)
1S303AD TL 2600	None	FD-20	A-2 (8.64)	R-7 (3.23)
1S303C TL 100	None	FD-20	A-2 (3.41)	R-7 (1.90)
1S303C TL 101	None	FD-20	A-2 (0.16)	R-7 (0.84)
1S303C TL 102	None	FD-20	A-2 (42.30)	R-7 (6.58)
1S303D TL 201	None	FD-20	A-2 (9.95)	R-7 (3.15)
1S303D TL 500	1353 SW 345th Ave	FD-20	A-2 (52.83)	R-7 (4.91)



CITY OF CORNELIUS

NOTICE OF DECISION ORDINANCE NO. 2016-003

Request: A request for approval of a boundary change that would result in annexation of approximately 138 acres located inside the Urban Growth Boundary (UGB), adjacent to the City's southeast boundary. Additionally, a request for approval of a Zone Map Amendment (County FD-20 to City R-7 and A-2) for the same 138 acres.

Applicant: The Holt Group, Inc.

Owner(s): Patrick D. Speer, Michael D. Speer, Danni M. Gorman, Rockwell Investments, LLC, Yafa Trust and Said Sedghi

Legal Description: 1S303AD TL 2600, 1S303C TL 0101, and portions of 0100 and 0102, and 1S303D TL 0201 and a portion of 0500

Land Size: Approximately 138 acres

Existing Zoning: Washington County Future Development (FD-20)

Proposed Zoning: City of Cornelius Single-Family Residential (R-7) and Multi-Family Residential (A-2)

ACTION TAKEN:

On May 23, 2016 the City Council, based on the facts, findings, conclusions, exhibits, Findings Reports, testimony and evidence presented at the public hearing **approved** the annexation and a zoning map amendments for properties within the 2014 Urban Growth Boundary.

This decision has been prepared in written form and placed in the file of City records at the Community Development & Public Works building located at 1300 South Kodiak Circle this **26th day of May, 2016** and is available for public inspection. A copy of the approved annexation and zoning map amendment materials are available for review within the Community Development Department located at 1300 S. Kodiak Circle, Cornelius OR 97113.

RIGHT OF APPEAL

Parties of record may appeal the decision of the City Council to the Land Use Board of Appeals (LUBA) in accordance with ORS 197.830 to 197.845. The notice of intent to appeal must be filed with LUBA within 21 days of the date of this notice.

For further information, please contact us (503) 357-3011.

Ryan A. Wells, AICP, Community Development Director

**ORDINANCE NO. 2016-003
CORNELIUS, OREGON**

AN ORDINANCE FOR THE ANNEXATION OF CERTAIN TRACTS OF LAND INTO THE CITY LIMITS OF CORNELIUS AND WITHDRAWING THE TRACTS FROM THE TERRITORIES OF THE WASHINGTON COUNTY ENHANCED LAW ENFORCEMENT DISTRICT, WASHINGTON COUNTY URBAN ROADS MAINTENANCE DISTRICT, THE CORNELIUS RURAL FIRE PROTECTION DISTRICT, AND THE WASHINGTON COUNTY VECTOR CONTROL DISTRICT, AND CHANGE OF ZONING OF THE SAME PROPERTY FROM COUNTY FUTURE URBAN DEVELOPMENT (FD-20) TO CITY OF CORNELIUS SINGLE-FAMILY RESIDENTIAL (R-7) AND MULTI-FAMILY RESIDENTIAL (A-2)

WHEREAS, the City received a complete application from all property owners of land depicted on the attached map in Exhibit #1 to this ordinance, requesting that their property be annexed and into the city limits of Cornelius and the zoning of same to be changed to City zoning designations; and

WHEREAS, the City received written consent from all of the property owners in the territory proposed be annexed, as required by ORS 222.170(2); and

WHEREAS, the City of Cornelius provided public notice consistent with Chapter 18.15.030 of the Development and Zoning Code, 20 days prior to the Planning Commission Hearing held on April 26, 2016; and

WHEREAS, the tracts of land can be served by City services; and

WHEREAS, the subject property is contiguous to the City; and

WHEREAS, the tracts of land lie within the following districts: Washington County Enhanced Law Enforcement District, Washington County Urban Roads Maintenance District, the Cornelius Rural Fire Protection District, and the Washington County Vector Control District; and

WHEREAS, the City of Cornelius Planning Commission held a public hearing on the proposed annexation and zoning map amendment and based on the facts, findings, and conclusions presented in the staff report and public testimony received, adopted by motion to recommend to the City Council approval of the annexation and zoning map amendment; and

WHEREAS, the City of Cornelius City Council, after providing the required notices, held a public hearing on May 23, 2016 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 annexation and zoning map amendment to be in compliance with the City's Comprehensive Plan, the City's Municipal Code, the Statewide Planning Goals, Oregon Administrative Rules, and the Metro Code; as set forth in the Findings Report and the Planning Commission Recommendation Report, attached hereto as Exhibit #1; and

WHEREAS, a report was prepared as required by law, and the City Council having considered the report and the testimony at the public hearing does hereby favor the annexation of the subject tract of land and withdrawal from the County districts based on findings and conclusions attached hereto as Exhibit #1; and

WHEREAS, the City of Cornelius Planning Commission and City Council held public hearings on the proposed zone map amendment that changes the subject properties from Washington County Future Development (FD-20) to City Single-Family Residential (R-7) and Multi-Family Residential (A-2); and

WHEREAS, the City Planning Commission and City Council found that proposed zoning map amendment is consistent with Ordinance No. 2015-06, the approved Comprehensive Plan for the area; and

WHEREAS, the annexation, withdrawal, and change of zoning are not contested by any necessary party.

NOW THEREFORE BASED ON THE FOREGOING, THE CITY OF CORNELIUS ORDAINS AS FOLLOWS:

SECTION 1. The City Council for the City of Cornelius hereby approves the proposed Annexation and Zoning Map Amendment with conditions listed in the Findings Report (AN-01-16-16 & ZC-01-16) for the tract of land depicted on the map in the Findings Report, see Exhibit #1.

SECTION 2. The tract of land described in Exhibit #1 shall be withdrawn from Washington County Enhanced Law Enforcement District, Washington County Urban Roads Maintenance District, the Cornelius Rural Fire Protection District, and the Washington County Vector Control District.

SECTION 3. The findings and conclusions attached as Exhibit #1 are adopted. The City Recorder shall immediately file a certified copy of this ordinance with Metro and other agencies required by Metro Code Chapter 3.09.050(g) and ORS 222.005.

SECTION 4. This ordinance shall be effective immediately following final approval of a PLA (Property Line Adjustment) for the subject property as applied for by Holt and processed and approved by Washington County, or 30 days following its passage and approval by the City Council, whichever occurs later.

SUBMITTED AND ADOPTED by the Cornelius City Council and read into the record at a regularly scheduled meeting thereof on the 23rd day of May 2016, and read for a second time by title only this same day.

City of Cornelius

By: Jeffrey C. Dalin
Jeffrey C. Dalin, Mayor

ATTEST:

By: Debby Roth
Debby Roth, MMC, City Recorder



CITY OF CORNELIUS

CITY COUNCIL REPORT

CITY OF CORNELIUS COMMUNITY DEVELOPMENT DEPARTMENT

Laurel Woods Annexation and Zoning Map Amendment

Annexation of Approximately 138 Acres into the City of Cornelius and Change of Zoning from County Future Urban Development (FD-20) to City of Cornelius Single-Family Residential (R-7) and Multi-Family Residential (A-2).

AN-01-16 & ZC-01-16

Staff Report Date: May 10, 2016

**City Council
Hearing Date:** May 23, 2016

**Planning
Commission
Hearing Date:** April 26, 2016

Request: A request for approval of a boundary change that would result in annexation of approximately 138 acres located inside the Urban Growth Boundary (UGB), adjacent to the City's southeast boundary. Additionally, a request for approval of a Zone Map Amendment (County FD-20 to City R-7 and A-2) for the same 138 acres.

Applicant: The Holt Group, Inc.

Owner(s): Patrick D. Speer, Michael D. Speer, Danni M. Gorman, Rockwell Investments, LLC, Yafa Trust and Said Sedghi

Legal Description: 1S303AD TL 2600, 1S303C TL 0101, and portions of 0100 and 0102, and 1S303D TL 0201 and a portion of 0500

Land Size: Approximately 138 acres

Existing Zoning: Washington County Future Development (FD-20)

Proposed Zoning: City of Cornelius Single-Family Residential (R-7) and Multi-Family Residential (A-2)

Process: The annexation and zone change proposal (AN-01-16 & ZC-01-16) was initiated by the applicant with consent from 100% of the property owners. The requestor has filed an application with the Community Development Department on forms prescribed by the Community Development Director or designee. Before taking final action on a proposed amendment, the Planning Commission (Commission) shall hold a public hearing. The Commission shall, within forty (40) days after a hearing, recommend to the City Council (Council) approval, disapproval, or modification of the proposed amendments. 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.

BASIC FACTS and BACKGROUND INFORMATION

1. The subject property is located adjacent to the southeastern boundary of the City of Cornelius within the UGB (UGB), adjacent to Quail Park and Quail Park II.
2. The UGB that delineates the southern extent of the subject property was created in 2014 through HB 4078, commonly known as the ‘Grand Bargain’.
3. The area proposed for annexation and zone change consists of three (3) tax lots and three (3) portions of tax lots zoned by Washington County as Future Development (FD-20).
4. The site is currently used for the production of agricultural nursery products and is undeveloped with the exception of a single outbuilding located just north of the intersection of SW 345th Avenue and SW Cook Road.
5. The subject property owners have provided signatures authorizing the request for annexation and zone change. A copy of these signatures is found in Exhibit “A”.
6. The subject site is part of the lands added to the Southeast UGB in 2014, and is subject to Ordinance No. 2015-06, “An Ordinance Amending the City of Cornelius Comprehensive Plan to Identify Public Improvements Necessary to Allow for Urbanization and Establishing the Comprehensive Plan Designation for Lands Added to the Southeast UGB in 2014”.

7. Though not applicable to this application for annexation and zoning map amendment, staff notes that a portion of one or more of the lots included in this application is outside of the UGB and are, therefore, not included with this request. While the City can annex and zone change a portion of a lot, the eventual subdivision potential of this lot may be affected by the portion of the property outside of the UGB and within Washington County jurisdiction. The City has contacted the Washington County Board of County Commissioners to recommend expediting work that would allow partitions for lands straddling the UGB in the County. Revised County rules for this situation are anticipated for adoption in July 2016.
8. On February 22, 2016 the applicant held the required neighborhood meeting. There were approximately 16 people in attendance.
9. The annexation and zone change application was submitted on March 2, 2016 and deemed complete on March 8, 2016 (see Exhibit "A").
10. On March 16, 2016 staff provided the Oregon Department of Land and Conservation (DLCD) a required notice of the proposal and the date of the first evidentiary hearing (April 26, 2016) (see Exhibit "B").
11. On March 23, 2016, Public Notice of the proposal was published in the local newspaper regarding the application and upcoming public hearing.
12. On March 23, 2016, Public Notice was mailed to property owners within 250 feet of the subject property regarding the application and scheduled public hearing.
13. On March 23, 2016, notice of the proposed annexation and zone change was provided to affected agencies.
14. The City has received one e-mail from an adjacent property owner, stating that he is concerned with development in the floodplain based on annual flooding of areas near his home. This e-mail is included as Exhibit "C".
15. The City Engineer, City Fire Department, ODOT Region 1, and Washington County Land Use and Transportation have submitted comments regarding the proposal, which are found in Exhibit "D".
16. At the April 26, 2016 Planning Commission hearing regarding AN-01-16 & ZC-01-16, there was one opponent to the application and the applicant's representative, Mimi Doukas, AICP, RLA from AKS Engineering & Forestry, LLC spoke in favor.
17. At the April 26, 2016 Planning Commission hearing a letter dated April 25, 2016 from Washington County was entered into the record as part of Exhibit "D", agency comments.
18. At the April 26, 2016 City of Cornelius Planning Commission public hearing regarding AN-01-16 & ZC-01-16, based upon the Staff Report, review criteria, findings, conclusions, and

public testimony, the Planning Commission unanimously recommended (5-0) to the City Council approval of AZ-01-16 & ZC-01-16, with recommended conditions of approval as shown within Exhibit “G”.

ANNEXATION REVIEW CRITERIA

The City Comprehensive Plan identifies the following annexation policies in *Chapter II, Urbanization, Policies*, section 4:

a. Annexation will be permitted if:

- (1) *The City is able to provide adequate services to the area, including sewer, water, administration, and fire protection. The new area can meet city standards for roads, sewers, water, and other services and appropriate amendments to the City’s Public Facilities Master Plans have been considered.***

Findings: The applicant has submitted an annexation application, Exhibit “A”, to annex into the City of Cornelius approximately 138 acres. To serve the properties with adequate service an analysis is provided within the Planning Commission Staff Report, Exhibit “G”. The City Engineer and Fire Department provided comments regarding the proposed application, Exhibit “D”.

Within the Staff Report to the Planning Commission (Exhibit “G”) water, sewer, storm drainage, fire, police, parks & recreation, transportation, street lights and vector control issues and concerns are described and addressed.

The City Engineer identifies that there is adequate water to service the proposed area to be annexed into the City (Exhibit “D”).

Clean Water Services (CWS) has responsibility for surface water management within the Washington County UGB. CWS has entered into an intergovernmental agreement with the City of Cornelius for allocation of City and CWS responsibilities. The City has responsibilities for operations and maintenance of storm and surface water facilities within the City. In the County, responsibility for maintaining drainage associated with roads remains with the County Department of Land Use and Transportation. Therefore, road related drainage facilities do not transfer to the City upon annexation, unless the road transfers to the City. The City may not issue permits for construction within or modification to a wetland or floodway without first receiving approval from CWS.

No development within the City of Cornelius can occur unless the property is within CWS’s district. Therefore, prior to any future land divisions or development within the subject property, it shall be annexed into CWS’s district jurisdiction. The applicant/owner shall be responsible for applying for the necessary CWS district annexation approval, which is administered and approved through Washington County. This shall be a condition of approval.

The Fire Department has indicated that Fire Services and protection can be provided to the new areas (Exhibit “D”).

The territory to be annexed is within the Washington County Enhanced Sheriff’s Patrol District (ESD), which, in addition to the basic County-wide level of protection, provides 93 officers. The City will withdraw these lands from the ESD upon annexation per ORS 222.111(4), 222.120(5), and 222.520. The City will cause the annexed property to be withdrawn from the ESD on the effective date of the annexation, after which the ESD’s tax levy value shall no longer apply. Upon annexation, police services shall be provided by the City of Cornelius Police Department, which provides 24 hours/day service. The City’s population is 12,161 based upon the US Census and is served by 13 sworn officers for a level of service of approximately 1.07 officers per 1,000 population. Staff notes that currently the City of Cornelius is under contract with the Washington County Sheriff’s Office for police services within the community. Therefore police services within these areas will be equal to or greater than what is currently provided.

As part of the Ordinance No. 2015-06, an overall traffic analysis of the new UGB areas was done by DKS. At the time of a development application a detailed traffic analysis will be required. The City Engineer submitted comments regarding transportation in this area, found in Exhibit “D”. He states:

“As spelled out in the Cornelius UGB Expansion Transportation Report, the annexation area can be partially served with the existing street system in the City. Specifically, the collectors of 20th and 26th can accommodate about 390 new residential units before impacts to existing neighborhoods dictate the need for another north-south connection with Highway 8 (Baseline). The City is in the process of planning the new South 29th collector street. This new road should be completed by the time the 390 home threshold is hit. If South 29th is not completed in time, the existing 345th will serve as a temporary north-south connection from the annexation area to Baseline.”

Based upon the findings above and those identified in the Planning Commission Recommendation Report (Exhibit “G”): Staff concludes that adequate infrastructure and services including, water, sewer, police, administration, fire and future transportation facilities can be available and can be coordinated to provide service to the proposed area. **This criterion is met.**

- (2) *The proposed use of the area to be annexed conforms with the Comprehensive Plan, or has been Master Planned, including all adjacent and intervening properties. The City does not intend to support piecemeal annexations.*

Findings: Washington County granted the City of Cornelius comprehensive planning authority within the regional UGB (see Urban Planning Area Agreement, provision III.A.2). The subject property is currently located within the UGB and designated for Future Development (FD-20), a County urban zoning designation.

The subject property is within the UGB as recognized by Metro, Washington County, and the State. The County’s plan designation and zoning designation continue to apply upon annexation to the City until the City makes a change to these designations (ORS 215.130). Per Ordinance No. 2015-06, “An Ordinance Amending the City of Cornelius Comprehensive Plan to Identify Public Improvements Necessary to Allow for Urbanization and Establishing the Comprehensive Plan Designation for Lands Added to the Southeast UGB in 2014”, the subject property has been designated as Low-Density Residential and Medium-Density Residential (see Exhibit “A”). This application is for annexation and zoning map amendment to apply city zoning designations of Single-Family Residential (R-7) and Multi-Family Residential (A-2), consistent with the Comprehensive Plan designations for the subject property adopted via Ordinance No. 2015-06.

The surrounding properties that are within the City of Cornelius are zoned for residential development, thus no piecemeal annexation or City ‘spot’ zoning designation will occur. City services can be provided to the subject property, as demonstrated in the previous section.

Based upon the findings above and those identified in the Planning Commission Recommendation Report (Exhibit “G”): Staff finds that the proposed annexation is consistent with the Comprehensive Plan for urban uses. The proposed annexation is not a piecemeal annexation. **This criterion is met.**

- (3) *A substantial portion of the area to be annexed is contiguous to the City and represents a logical direction for city expansion.*

Findings: The subject property abuts the southeastern corporate limits of the City of Cornelius. The general design and plan of the City infrastructure and services support expansion in this direction. In addition, because the subject property is currently located within the Metro UGB, and because this property was added to the UGB for the explicit purpose of accommodating regional urbanization in the near term, annexation of this site represents the Region’s first choice for local corporate annexation and is therefore a logical selection for expansion of the City of Cornelius.

All boundary changes in the Portland Metropolitan area must address Chapter 3.09 of the Metro Code and State Wide Planning Goals, which are identified in the Planning Commission Staff Report, Exhibit “G”.

Per Metro Code Chapter 3.09, as part of the regional growth management and mapping network Metro requires that upon annexation of new lands, the City is required to have Metro maps updated to reflect and identify these boundary changes. The City must pay a mapping fee to Metro for this service. The City finds that since the annexation request was initiated and requested by the property owners and not by the City of Cornelius that this Metro fee for mapping shall be paid by the property owners or applicant to the City of Cornelius.

Based upon the findings above and those identified in the Planning Commission Recommendation Report (Exhibit “G”): Staff finds the proposed annexation is consistent with

the annexation policies and represents a logical direction for City expansion. The proposed annexation meets the applicable UPAA between the County and City, is consistent and complies to Chapter 3.09 of Metro's Local Government Boundary Changes requirements, meets Metro's Regional Management Function Plan and Complies with the Oregon State Planning Goals. **These criteria are met.**

ZONING MAP AMENDMENT REVIEW CRITERIA

Section 18.125(C), Approval Criteria:

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

Findings: The City updated the Comprehensive Plan via Ordinance No. 2015-06 (Exhibit "B") to address urban services and apply comprehensive planning designations to the Southeast UGB expansion area. As the proposed annexation and zoning map amendment are entirely within the Southeast UGB expansion area, and the proposed zoning designation complies directly with the Comprehensive Plan amendment, this proposal complies with the City's Comprehensive Plan.

Based upon the findings above and those identified in the Planning Commission Recommendation Report (Exhibit "G"): Staff finds the proposed zoning map amendment is consistent with the Comprehensive Plan as approved via Ordinance 2015-06. **This criterion is met.**

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

Findings: The property is within the City UGB. The site, proposed for residential use, is immediately adjacent to an area of Cornelius developed exclusively as residential. The proposed zoning will "buffer" the existing Single-Family Residential (R-7) neighboring properties with R-7 zoning. Outside of the buffer, the A-2, Multi-Family Residential zoning designation will be applied (see Exhibit "E"). The character of the neighborhood will be maintained by the buffered style of residential development while permitting a mix of housing types in the Southeast UGB expansion area.

Based upon the findings above and those identified in the Planning Commission Recommendation Report (Exhibit "G"): Staff finds that the proposed zones will not materially and/or adversely affect the character of the neighborhood. **This 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".*

Findings: The subject property directly abuts City of Cornelius Single-Family Residential (R-7) zoning to the north. The proposed R-7 zoning designation immediately adjacent to the existing R-7 is complementary to the neighboring City properties and does not create any ‘spot zone’ or ‘island’ zoning. Adjacent to the proposed R-7 zoning is A-2, Multi-Family Residential zoning. This zoning will not be immediately adjacent to the existing R-7 zoning but will complement the new R-7 zoning development.

The City does have a 1988 Urban Planning Area Agreement (UPAA) with the County. The proposed City zoning will not create any City ‘spot’ zoning, but it will create a small pocket of County zoning that is surrounded by City zoned property. In the future these property owners may choose to be annexed into the City of Cornelius. Until such time, the City will not ‘force’ a property owner to annex, nor will the City seek annexation of a property without full property owner consent. Through the 2014 Urban Growth Boundary public hearings for Ordinances No. 2015-06 & 2015-17, this position by the City was stated within the written and recorded record.

Based upon the findings above and those identified in the Planning Commission Recommendation Report (Exhibit “G”): Staff finds that proposed zoning will be in the appropriate location. **This criterion is met.**

CONCLUSION

The request is for City Council approval of an annexation and zoning map amendment for approximately 138 acres, south of the City boundary and adjacent to the City’s southern boundary. The territory proposed for annexation and zoning map amendment is located within the UGB. Washington County zoning designations identify the subject property as land for Future Development (FD-20). The requested zoning map amendment would change the zoning to Single-Family Residential (R-7) and Multi-Family Residential (A-2). The proposal for annexation and zoning map amendment is consistent with the Urban Planning Area Agreement between the City and the County for inclusion into the City of Cornelius, the Comprehensive Plan, all applicable standards from Metro Code Section 3.09, and the Oregon Statewide Planning Goals.

DECISION

Based on the facts, findings, and conclusions within the Council Report, Planning Commission Recommendation Staff Report, and public testimony, the City Council APPROVES City File # AN-01-16 & ZC-01-16, Laurel Woods Annexation and Zoning Map Amendment, subject to the following conditions:

1. The only area to be annexed into the City shall be the land that is located within the UGB, as requested by the applicant/property owners and shown in Exhibit “A”.
2. The Zone Map Amendment is only applicable to the subject property as identified in the staff report.
3. The subject property shall be zoned as Single-Family Residential (R-7) and Multi-Family Residential (A-2) (Exhibit “E”) and shall comply with all applicable zoning and development requirements.
4. The parcels and rights-of-way approved for annexation are identified on Map Number and Tax Lot Number 1S303AD, 1S303C and 1S303D, as requested by the applicant and property owners, as shown in Exhibits “A” and “E”.
5. Prior to acceptance of any development application within the annexed area included in this application, a certified wetland delineation applicable to the proposed development area shall be submitted to the City of Cornelius Community Development Department for review and approval. From these approved report(s), the Natural Resources Overlay (NRO) zone shall be applied accordingly in order to maintain protection of Goal 5 resources along the vegetated corridor of the Tualatin River or any wetlands within or near the development area.
6. Prior to any land division or development on the subject property, the applicant/developer shall dedicate right-of-way to meet City street design standards consistent with the Transportation System Plan and identify public infrastructure development consistent with Public Works Public Utilities Design Standards.
7. Prior to filing for regional mapping changes with Metro and to filing with the Oregon Department of Revenue for the annexed property, the applicant and/or property owners shall pay the current fee to the City of Cornelius for payment to Metro Regional Services for required boundary mapping updates relating to the annexed property.
8. Prior to any land division or development, the applicant/owner shall submit and receive approval from Washington County to annex the subject property into the jurisdictional boundary of the Clean Water Services (CWS) service district.

9. The effective date of annexation shall be assigned to a date immediately following final approval of a PLA (Property Line Adjustment) for the subject property as applied for by Holt and processed and approved by Washington County, or 30 days following its passage and approval by the Mayor, whichever occurs later.

DATE OF DECISION: May 23, 2016



Jeffrey C. Dalin, Mayor



Ryan A. Wells, AICP, Community Development Director

- Exhibits:
- "A" Application submittal with amended legal description
 - "B" Copy of State Notice
 - "C" Public Comments received
 - "D" Agency Comments received
 - "E" Map depicting proposed zoning map designations
 - "F" Signed Development Agreement
 - "G" Planning Commission Recommendation Report

EXHIBIT "A"

AN-01-16 & ZC-01-16

**Applicants Submittal with a revised
Legal Description submitted on 4/13/16**



Land Use Application

City of Cornelius Development & Operations
Located at 1300 S. Kodiak Circle, Cornelius, Oregon
www.ci.cornelius.or.us

OFFICIAL USE ONLY		
Date Received: <u>3/4/16</u>	Date Complete: <u>3/8/16</u>	↓ File Number ↓
Application Fee: <u>\$,340.⁰⁰</u>	Receipt Number: <u>213038</u>	<u>AN-01-16 / ZC-01-16</u>

APPLICATION TYPE

Type I – administrative review without public notice

- | | | |
|---|---|--|
| <input type="checkbox"/> Design Review I | <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Administrative Relief |
| <input type="checkbox"/> Land Partition—Final Plat | <input type="checkbox"/> Subdivision—Final Plat | |
| <input type="checkbox"/> Other → please describe: _____ | | |

Type II – administrative review with public notice

- | | | |
|---|--|---|
| <input type="checkbox"/> Design Review II | <input type="checkbox"/> Land Partition—Preliminary Plat | <input type="checkbox"/> Subdivision—Preliminary Plat |
| <input type="checkbox"/> Other → please describe: _____ | | |

Type III – public hearing(s) required with public notice

- | | | |
|---|--|---|
| <input type="checkbox"/> Design Review III | <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Planned Unit Development |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input checked="" type="checkbox"/> Zone Map Amendment | <input type="checkbox"/> Zone Text Amendment |
| <input checked="" type="checkbox"/> Annexation | <input type="checkbox"/> Vacation | <input type="checkbox"/> Subdivision—Preliminary Plat |
| <input type="checkbox"/> Other → please describe: _____ | | |

APPLICANT INFORMATION

Name: _____ Signature: _____
 Mail Address: _____
 Phone: _____ Fax: _____ E-mail: _____

PROPERTY OWNER INFORMATION

Name: _____ Signature: _____
 Mail Address: _____
 Phone: _____ Fax: _____ E-mail: _____

SUBJECT SITE INFORMATION

Property Address: _____
 Map & Tax Lot Number(s): _____
 Current Zoning: _____ Total Size of Site: _____
 Existing Use: _____
 Proposes Use: _____

**SEE ATTACHED
 LAND USE
 APPLICATIONS**

Revised August 2006

Phone 503.357.3011

DEVELOPMENT & OPERATIONS
Mail: 1355 North Barlow Street
Cornelius, OR 97113

Fax 503.357.3424



Land Use Application

City of Cornelius Development & Operations
Located at 1300 S. Kodiak Circle, Cornelius, Oregon
www.ci.cornelius.or.us

OFFICIAL USE ONLY		
Date Received: _____	Date Complete: _____	↓ File Number ↓
Application Fee: _____	Receipt Number: _____	_____

APPLICATION TYPE

Type I – administrative review without public notice

- Design Review I Lot Line Adjustment Administrative Relief
 Land Partition—Final Plat Subdivision—Final Plat
 Other → please describe: _____

Type II – administrative review with public notice

- Design Review II Land Partition—Preliminary Plat Subdivision—Preliminary Plat
 Other → please describe: _____

Type III – public hearing(s) required with public notice

- Design Review III Conditional Use Permit Planned Unit Development
 Comprehensive Plan Amendment Zone Map Amendment Zone Text Amendment
 Annexation Vacation Subdivision—Preliminary Plat
 Other → please describe: _____

APPLICANT INFORMATION

Name: _____ Signature: Doukas

Mail Address: _____

Phone: _____ Fax: _____ E-mail: _____

PROPERTY OWNER INFORMATION

Name: Daniell Gorman Signature: Daniell Gorman

Mail Address: PO Box 1014, 1307 New Village Condo Dr. Sun Valley, I 83353

Phone: 770-366-0134 Fax: _____ E-mail: dmg4evr@aol.com

SUBJECT SITE INFORMATION

Property Address: _____

Map & Tax Lot Number(s): 15303D Lot 201 & Lot 500; 15303C Lot 102

Current Zoning: _____ Total Size of Site: _____

Existing Use: _____

Proposes Use: _____

Revised August 2006

Phone 503.357.3011

DEVELOPMENT & OPERATIONS
Mail: 1355 North Barlow Street
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Land Use Application

City of Cornelius Development & Operations
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OFFICIAL USE ONLY		
Date Received: _____	Date Complete: _____	↓ File Number ↓
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APPLICATION TYPE

Type I - administrative review without public notice

- | | | |
|---|---|--|
| <input type="checkbox"/> Design Review I | <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Administrative Relief |
| <input type="checkbox"/> Land Partition—Final Plat | <input type="checkbox"/> Subdivision—Final Plat | |
| <input type="checkbox"/> Other → please describe: _____ | | |

Type II - administrative review with public notice

- | | | |
|---|--|---|
| <input type="checkbox"/> Design Review II | <input type="checkbox"/> Land Partition—Preliminary Plat | <input type="checkbox"/> Subdivision—Preliminary Plat |
| <input type="checkbox"/> Other → please describe: _____ | | |

Type III - public hearing(s) required with public notice

- | | | |
|---|---|---|
| <input type="checkbox"/> Design Review III | <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Planned Unit Development |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Zone Map Amendment | <input type="checkbox"/> Zone Text Amendment |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Vacation | <input type="checkbox"/> Subdivision—Preliminary Plat |
| <input type="checkbox"/> Other → please describe: _____ | | |

APPLICANT INFORMATION

Name: _____ Signature: M. Douglas

Mail Address: _____

Phone: _____ Fax: _____ E-mail: _____

PROPERTY OWNER INFORMATION

Name: PATRICK D. SPEER Signature: Patrick D. Speer

Mail Address: 19863 QUAIL PINE LOOP BEND OR 97702

Phone: 503-708-0303 Fax: _____ E-mail: pspeer53@aol.com

SUBJECT SITE INFORMATION

Property Address: _____

Map & Tax Lot Number(s): _____

Current Zoning: _____ Total Size of Site: _____

Existing Use: _____

Proposes Use: _____

Revised August 2006

Phone 503.357.3011

DEVELOPMENT & OPERATIONS
Mail: 1355 North Barlow Street
Cornelius, OR 97113

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Land Use Application

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OFFICIAL USE ONLY		
Date Received: _____	Date Complete: _____	↓ File Number ↓
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APPLICATION TYPE

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|---|---|--|
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| <input type="checkbox"/> Other → please describe: _____ | | |

Type II – administrative review with public notice

- | | | |
|---|--|---|
| <input type="checkbox"/> Design Review II | <input type="checkbox"/> Land Partition—Preliminary Plat | <input type="checkbox"/> Subdivision—Preliminary Plat |
| <input type="checkbox"/> Other → please describe: _____ | | |

Type III – public hearing(s) required with public notice

- | | | |
|---|---|---|
| <input type="checkbox"/> Design Review III | <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Planned Unit Development |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Zone Map Amendment | <input type="checkbox"/> Zone Text Amendment |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Vacation | <input type="checkbox"/> Subdivision—Preliminary Plat |
| <input type="checkbox"/> Other → please describe: _____ | | |

APPLICANT INFORMATION

Name: _____ Signature: M. Doukas

Mail Address: _____

Phone: _____ Fax: _____ E-mail: _____

PROPERTY OWNER INFORMATION

Name: Michael N. Speer Signature: Michael N. Speer

Mail Address: 14580 SW Magpie Lane Unit 202 Beaverton OR 97007

Phone: 503-312-2272 Fax: _____ E-mail: mdspeer@earthlink.net

SUBJECT SITE INFORMATION

Property Address: _____

Map & Tax Lot Number(s): _____

Current Zoning: _____ Total Size of Site: _____

Existing Use: _____

Proposes Use: _____

Revised August 2006

Phone 503.357.3011

DEVELOPMENT & OPERATIONS
Mail: 1355 North Barlow Street
Cornelius, OR 97113

Fax 503.357.3424



Land Use Application

City of Cornelius Development & Operations
Located at 1300 S. Kodiak Circle, Cornelius, Oregon
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OFFICIAL USE ONLY		
Date Received: _____	Date Complete _____	↓ File Number ↓
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APPLICATION TYPE

Type I - administrative review without public notice

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|---|---|--|
| <input type="checkbox"/> Design Review I | <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Administrative Relief |
| <input type="checkbox"/> Land Partition—Final Plat | <input type="checkbox"/> Subdivision—Final Plat | |
| <input type="checkbox"/> Other → please describe: _____ | | |

Type II - administrative review with public notice

- | | | |
|---|--|---|
| <input type="checkbox"/> Design Review II | <input type="checkbox"/> Land Partition—Preliminary Plat | <input type="checkbox"/> Subdivision—Preliminary Plat |
| <input type="checkbox"/> Other → please describe: _____ | | |

Type III - public hearing(s) required with public notice

- | | | |
|--|--|---|
| <input type="checkbox"/> Design Review III | <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Planned Unit Development |
| <input checked="" type="checkbox"/> Comprehensive Plan Amendment | <input checked="" type="checkbox"/> Zone Map Amendment | <input type="checkbox"/> Zone Text Amendment |
| <input checked="" type="checkbox"/> Annexation | <input type="checkbox"/> Vacation | <input type="checkbox"/> Subdivision—Preliminary Plat |
| <input type="checkbox"/> Other → please describe: _____ | | |

APPLICANT INFORMATION

Name: Mimi Doukas, AICP, RLA Signature: *M Doukas*
 Mail Address: 12965 SW Herman Road, Suite 100, Tualatin, OR 97062
 Phone: (503) 563-6151 Fax: (503) 563-6152 E-mail: mimid@aks-eng.com

PROPERTY OWNER INFORMATION

Name: Yafa Trust and Said Sedghi Signature: *Said Sedghi*
 Mail Address: 12673 SW Terraview Drive, Tigard, OR 97224
 Phone: (503) 750-8688 Fax: _____ E-mail: Said.Sedghi@gmail.com

SUBJECT SITE INFORMATION

Property Address: no site address; no site address
 Map & Tax Lot Number(s): Portion of 15303C 00100, Portion of 15303C 00100
 Current Zoning: FD 20, FD-20 Total Size of Site: +/- 5.30 acres; +/- 1.00 acres
 Existing Use: Agricultural
 Proposes Use: Public right-of-way

Revised August 2006

Phone 503.357.3011 DEVELOPMENT & OPERATIONS Fax 503.357.3474
 Mail: 1355 North Barlow Street
 Cornelius, OR 97113

LAUREL WOODS ANNEXATION AND ZONE CHANGE

DATE: March 8, 2016

SUBMITTED TO: City of Cornelius
Community Development/Planning
1300 S Kodiak Circle
Cornelius, Oregon 97113

APPLICANT: The Holt Group, Inc.
PO Box 61426
Vancouver, Washington 98666



12965 SW Herman Road, Suite 100
Tualatin, Oregon 97062
P: (503) 563-6151
F: (503) 563-6152
www.aks-eng.com

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EXHIBITS

- Exhibit A: Annexation Area Map
 - Exhibit B: Legal Description of Annexation Area
 - Exhibit C: Application Form
 - Exhibit D: Executed Annexation Petition with Owner Consents
 - Exhibit E: Property Title Verification
 - Exhibit F: City of Cornelius Ordinance no. 2015-06
 - Exhibit G: Neighborhood Meeting Documentation
-

LAUREL WOODS ANNEXATION AND ZONE CHANGE

SUBMITTED TO: City of Cornelius
Community Development/Planning Department
1300 S Kodiak Circle
Cornelius, Oregon 97113

OWNERS: Patrick D. Speer, Michael D. Speer and Danni M. Gorman
14580 SW Magpie Lane #202
Beaverton, Oregon 97007

Rockwell Investments, LLC
60325 Woodside Road
Bend, Oregon 97702

Yafa Trust and Said Sedghi
12673 SW Terraview Drive
Tigard, Oregon 97224

APPLICANT: The Holt Group, Inc.
Rian Tuttle
PO Box 61426
Vancouver, Washington 98666

**APPLICANT'S
CIVIL ENGINEER/
LAND SURVEYOR/
PLANNER/NATURAL
RESOURCES SPECIALIST** AKS Engineering & Forestry, LLC
12965 SW Herman Road, Suite 100
Tualatin, Oregon 97062
Contact: Mimi Doukas, AICP, RLA (mimid@aks-eng.com)
Phone: (503) 563-6151

SITE LOCATION: 1353 SW 345th Avenue, Cornelius, Oregon

ASSESSOR'S INFORMATION: Map 1S303AD, Tax Lot 2600; Map 1S303D, Tax Lot 201
and a portion of Tax Lot 500; Map 1S 303C Tax Lot 101
and portions of Tax Lots 100 and 102

SITE SIZE/ZONE: +/- 138 acres/FD-20

COMP. PLAN DESIGNATION: Low (R-7) and Medium (A-2) Density Residential

I. EXECUTIVE SUMMARY

The Holt Group is requesting annexation of approximately 138 acres of land (for the properties described above) located adjacent the City of Cornelius' southeast boundary. The purpose of this annexation is to begin the land use process for a master planned community. The City of Cornelius worked closely with residents and adjacent property owners in the development of master plans for new urban growth areas abutting the City's Northeast and Southeast boundaries. These master plans, adopted through Ordinance No. 2015-06, respect the general desire to focus development in the Southeast expansion area in order to largely retain the existing pattern of development in the Northeast. Ordinance No. 2015-06 amends the City's Comprehensive Plan and supporting documents in an effort to plan for the desired character of UGB expansion areas, as well as to identify means to fund the installation and long-term maintenance of new public facilities and services necessary to support future development.

- **Parks.** The Parks Master Plan was amended to incorporate trail alignments, trail heads, and trail design cross-sections that were previously included in the Council Creek Master Plan and will be implemented, in part, on the properties in this application.
- **Sanitary Sewer.** The UGB planning analyses resulting in Ord. No. 2015-06 confirmed that adequate sanitary sewer capacity is available to serve new development in the Southeast UGB area. Additionally, amendments to the City's Sanitary Sewer System Master Plan identify new improvements, such as a new pump station, force mains, and upsizing portions of the existing nearby sanitary network, as necessary to accommodate expansion into this area.
- **Water.** The City's UGB expansion planning also confirmed that sufficient water service is available to serve future development on the subject properties. Exhibit D to Ord. No. 2015-06 states that water storage demand for development in the Southeast UGB area can be accommodated through a combination of capacity in the City's existing above-ground reservoir and the 50+ million-gallon capacity that will be provided by the aquifer storage and recovery system scheduled to come online next year. Through direct installation, system development charges, and monthly water usage fees, the City can accommodate the capital and long-term maintenance costs associated with new water infrastructure to serve the subject properties.
- **Transportation.** Exhibit E to Ord. No. 2015-05 confirms that development on the subject properties will not significantly impact the surrounding transportation system and the resulting trip impacts do not warrant capacity improvements to existing facilities beyond those already planned in the Regional Transportation Plan (RTP) and the City's Transportation System Plan (TSP). New development on these properties will be obligated to contribute a proportionate share toward the extension of offsite Collector roadways into this area (see Table 1, below), as well as to construct new internal Local and Collector streets to provide access to future residential lots.
- **Stormwater.** Existing stormwater facilities in the Southeast UGB Area are limited to the roadside ditches on SW 345th Avenue and railroad ditches along the railroad south of Baseline Street. This entire site drains south to the Tualatin River and stormwater runoff from future development will be treated prior to release. New development in this area will be required to meet current Clean Water Services (CWS) standards. Where possible, the City desires to prohibit the use of proprietary treatment systems dedicated to the City and the use of LIDA facilities on single-family residential lots. The cost for new stormwater facilities will be the responsibility of developers and,

as such, the City will incur no capital costs as a result of development. Increased maintenance costs will be offset by monthly stormwater fees collected from new residents in the area.

As a result of amendments to the City's infrastructure plans as well as through the establishment of a land use and zoning plan, as contained in Ordinance No. 2015-06, the City has confirmed its consideration of the needs for future development on the subject properties and has implemented strategies to fund new infrastructure necessary to accommodate future development in this area. This written narrative, together with preliminary plans and other documentation included in the application materials, establishes that the application is in compliance with all applicable approval criteria. This documentation represents substantial evidence and provides the basis for the Planning Commission to recommend approval of this application.

II. SITE DESCRIPTION

The site is approximately 138 acres in size and is located south of Tualatin Valley Highway, immediately abutting the southeast corner of the current City of Cornelius corporate boundary, and north of the Tualatin River. The site is comprised of six tax lots (1S3 03D Lot 201 and a portion of Lot 500; 1S3 03AD Lot 2600; 1S3 03C Lot 101 and portions of Lot 100 and 102). The site borders four unincorporated intervening lots (1S3 03D Lots 200, 400, and 401; and 1S3 03AD Lot 2200) that are not included in this application.

Existing Development

The site is currently used for the production of agricultural nursery products and is otherwise undeveloped except for a single outbuilding located just north of the intersection of SW 345th Avenue and SW Cook Road.

Site Topography

The site exhibits very little topographical variation throughout its extent. Slopes of 10% and greater are present along the UGB boundary/Tualatin River bank at the southern and western edges of the site.

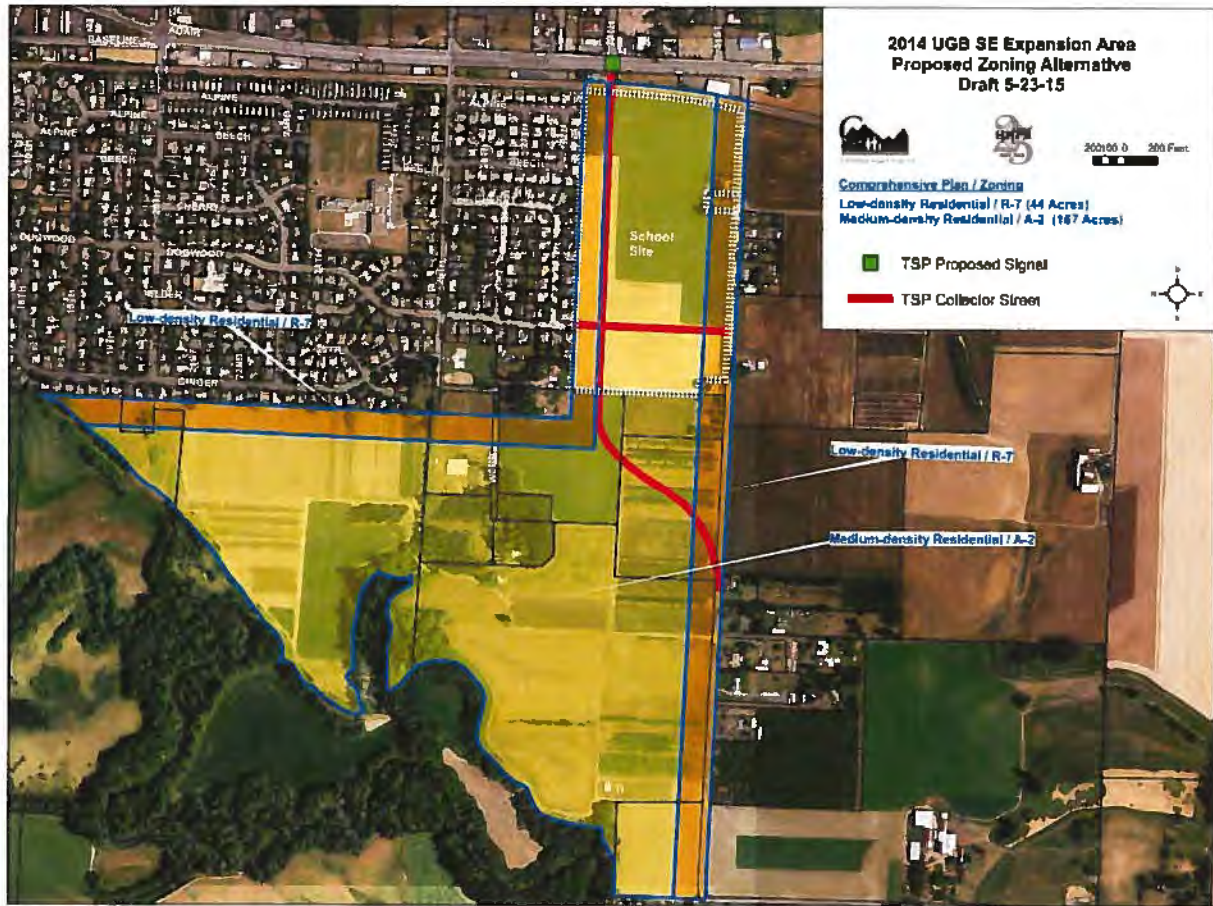
Natural Resources

The UGB Boundary was located to generally follow the floodplain line. The FEMA 100-year floodplain is not present on the subject properties. Land south and west of the UGB Boundary are within the 100-year floodplain. A CW5 vegetated corridor buffer is present along the site's shared boundary with the UGB.

Existing Streets

The site currently has limited access from adjacent streets. South 20th Avenue, South 26th Avenue (through the Smith property) and South Webb Road stub into the subject site. South Webb Road abuts the Rockwell property and serves an existing residence near its southern terminus. Southwest 345th Avenue flanks the site's eastern boundary and provides access between SW Cook Road and Tualatin Valley Highway. Tualatin Valley Highway lies less than ½ mile north of the subject site and serves as the main east-west artery, providing access to Hillsboro, Beaverton, and points further east. Highway 47 is just over 2.5 miles west of the site and connects Cornelius with Gaston, Yamhill, McMinnville, and points in between. Finally, US Highway 26, which is approximately 8 miles north of the site, provides access to the Oregon Coast, Downtown Portland, and Interstate Highways 5, 84, and 205.

Figure 1 City of Cornelius Adopted Comprehensive Plan Map and Zoning Map Designation



Source Ord. No. 2015-06, Adopted November 16, 2015

Table 1: Surrounding Land Uses

Location	Zoning Designation	Use
North	R-7 and FD-20	Single-Family Residential and Vacant
South	FD-20	Agricultural
East	EFU	Agricultural
West	EFU	Vacant/Floodplain

III. REVIEW CRITERIA

City of Cornelius Comprehensive Plan

Chapter II Urbanization

Policy 4. In order to ensure orderly development in conformance with the Comprehensive Plan, the city adopts these policies for annexation:

a. Annexation will be permitted if:

- (1) The City is able to provide adequate services to the area, including sewer, water, administration, and fire protection. The new area can meet city standards for roads, sewers, water, and other services, and appropriate amendments to the City's Public Facilities Master Plans have been considered.

Response: The Cornelius City Council adopted Ordinance No. 2015-06 on November 16, 2015, as a result of neighborhood outreach and concept planning for the area. This Ordinance amends the City's Comprehensive Plan, Parks Master Plan, Sanitary Sewer System Master Plan, Water Master Plan, Transportation System Plan, and Storm Drainage/Surface Water Management Master Plan to guide future development in the southeast Urban Growth Boundary (UGB) area.

As a critical step in the City's southeast UGB area planning effort (which resulted in the adoption of Ord. No. 2015-06), the City examined the capacity of its existing public facilities relative to the potential for development in this area. This ordinance amends the City's Comprehensive Plan, Parks Master Plan, Sanitary Sewer System Master Plan, Water Master Plan, Transportation System Plan, and Storm Drainage/Surface Water Management Master Plan to describe the extent to which urban services will need to be provided to accommodate future development in the southeast UGB area.

The properties included in this annexation application comprise nearly 70% of the total land area added to the southeast UGB. Incorporating this large and contiguous piece of land into the City at one time greatly increases the likelihood that these properties will undergo development together. Such coordinated development on these properties will promote a thoughtful, area-wide approach toward the provision of public facilities and services, which is likely to result in more convenient and attractive pedestrian and bicycle facilities; better opportunities for active and passive recreation; more efficient sanitary, water, and storm facilities; and a more cohesive overall neighborhood aesthetic than would be expected from a piecemeal annexation and development of the area.

Parks Master Plan. With the passage of Ordinance No. 2015-06, the City of Cornelius amended the 2009 Parks Master Plan to incorporate a number of elements (trail alignments, trailhead locations, and trail design cross-sections) from the Council Creek Master Plan that are located in the southeast UGB area. Based on the inclusion of these amendments in Ord. No. 2015-06, impacts to the City's parks system have been considered. Further, through this Ordinance, the City has added parks infrastructure necessary to support new demand in the southeast UGB area.

Sanitary Sewer System Master Plan. The City contracted the consulting firm of Harper Houf Peterson Righellis, Inc. to prepare a conceptual analysis of wastewater facilities that would be necessary to serve future development in the southeast UGB area. This analysis

(August 10, 2015, memo from Harper Houf Peterson Righellis, Inc. to the City of Cornelius is included as Exhibit C to Ord. No. 2015-06) confirms that sanitary sewer service can be provided to new development in this area with the addition of a new centrally located pump station and force main to the gravity system in Ginger Street and upsizing the upper reaches (from Heather Street, through Free Orchards Park to Emerald Loop, and east along Ginger to 23rd Avenue, approximately 3,005 linear feet) of the South Trunk.

Based on the inclusion of these amendments as part of Ord. No. 2015-06, impacts to the City's sanitary sewer system have been considered. Further, through this Ordinance, the City has established a mechanism for providing sanitary sewer infrastructure to meet new demand in the southeast UGB area.

Water System Master Plan. Exhibit D to Ord. No. 2015-06 amends the City's Water Master Plan and provides details related to the provision of water to future development in the southeast UGB area. Exhibit D states that water capacity needs for the southeast UGB area can be handled by the City's current above-ground reservoir and the 50+ million-gallon aquifer storage and recovery (ASR) system scheduled to come online in 2017.

Amendments to the City's Water Master Plan also state that new development will be responsible for the installation of all new water mains in the southeast UGB area for water distribution, with the City taking responsibility for the cost of oversizing mains from 8-inches to 12-inches, where necessary. The City's analysis confirms that systems development charges from new development (estimated at approximately \$4 million) will more than cover the approximately \$500,000 necessary to oversize mains and fund other improvements to existing piping inside the UGB area.

Based on the inclusion of these amendments as part of Ord. No. 2015-06, impacts to the City's water system have been considered. Further, through this Ordinance, the City has established a mechanism for providing water infrastructure necessary to serve new demand in the southeast UGB area.

Transportation System Plan. Amendments to the City's TSP are also included in Ord. No. 2015-06. These documents confirm that, "...the potential vehicle trip increase would not significantly impact the surrounding transportation system and would satisfy the requirements of OAR 660-012-0060. No capacity improvements to existing facilities beyond those identified in the RTP and Cornelius TSP are required to support the UGB expansion areas."

Exhibit E (from Ord. No. 2015-06) recommends the following local improvements to support future development in the southeast UGB area:

Table 1 Local Roadway Improvements to Support Future Development in SE UGB Area

Project	Description	Planning-level Cost Estimate
20 th Avenue Extension	Construct a Collector facility south of Ginger Street, then east to the 29 th Avenue extension	\$7,450,000

Project	Description	Planning-level Cost Estimate
26 th Avenue Extension	Construct a Collector facility south of Ginger Street to the 20 th Avenue extension east-west alignment	\$1,300,000
29 th Avenue Extension	Construct a Collector facility south of Tualatin Valley Highway to realign with 345 th Avenue, install railroad crossing treatments on 29 th Avenue, and close the railroad crossing on 345 th Avenue	\$6,800,000
Dogwood Street Extension	Construct a Collector facility east to 345 th Avenue (east UGB expansion area boundary)	\$1,600,000
29 th Avenue/Tualatin Valley Highway Signal	Install a traffic signal, interconnect with adjacent railroad crossing	\$600,000

Source Ord. No. 2015-06, Adopted November 16, 2015

As part of any new development proposal on the subject annexation site, the developer would be obligated to contribute and construct a proportionate share toward the cost of the transportation improvements listed above, as well as to construct Local and Collector streets necessary to provide access to individual lots. Based on the inclusion of these amendments as part of Ord. No. 2015-06, impacts to the City's transportation system have been considered. Further, through this Ordinance, the City has established a mechanism for providing transportation infrastructure necessary to serve new demand in the southeast UGB area.

Storm Drainage/Surface Water Master Plan. The entire annexation site drains south to the Tualatin River. Stormwater facilities in the southeast UGB area are limited to the roadside ditches on 345th Avenue and railroad ditches along the railroad south of Baseline Street. New development in this area will construct stormwater facilities as needed and will be required to meet current Clean Water Services (CWS) standards, with the following modifications:

1. A prohibition on the use of proprietary treatment systems for treatment on parts of the system that the City must maintain.
2. Unless required by CWS, a prohibition on single-family residential LIDA facilities.

The costs for these new stormwater facilities will be the responsibility of developers and, therefore, the City will incur no capital costs as a result of development. Increased maintenance costs will be offset by monthly stormwater fees collected from new residents in the area. Based on the inclusion of these amendments as part of Ord. No. 2015-06, impacts to the City's storm drainage/surface water system have been considered. Further, through this Ordinance, the City has established a mechanism for providing storm drainage infrastructure necessary to serve new demand in the southeast UGB area.

Administration and Fire Service. The Cornelius Fire Department relies on contributions from the City's General Fund as well as from a variety of grants and other sources (e.g., volunteer and intern firefighters). Because a significant share of its revenues are derived from the General Fund, revenues that are available for fire service in Cornelius increase as new taxpayers move to the City. This increase in tax payer revenues will provide funding for new equipment and personnel necessary to serve a growing demand for fire service as these properties develop.

Similarly, the City's Administrative functions are supported by revenues from the General Fund. As with fire service, new tax payer revenues contribute monies that are needed to support new administrative staff, materials and equipment to serve a growing population.

As a result of amendments to the City's infrastructure plans contained in Ordinance No. 2015-06, the City has confirmed its consideration of the needs of future development in the southeast UGB area and has implemented strategies to fund new infrastructure necessary to accommodate future development in this area. The criterion is met.

- (2) The proposed use of the area to be annexed conforms with the Comprehensive Plan, or has been Master Planned, including all adjacent and intervening properties. The City does not intend to support piece-meal annexations.

Response:

Exhibit A of Ord. No. 2015-06 (included as Figure 1, above) illustrates the adopted Comprehensive Plan Map and Zoning Map designation for land in the southeast UGB area. The Proposed Zoning Map in Exhibit A (of this document) applies this zoning to the properties subject to this annexation. Following approval of this annexation, the Applicant will submit a Land Division application that will implement the low- and medium-density residential land uses adopted in Ord. No. 2015-06. The area to be annexed will conform to the Comprehensive Plan. The criterion is met.

Four intervening properties (Map 1S 3 03D Tax Lots 200, 400, and 401; and Map 1S 3 03AD Tax Lot 2200) located adjacent to the south terminus of Webb Street are not included as part of this annexation.

- (3) A substantial portion of the area to be annexed is contiguous to the City and represents a logical direction for city expansion.

Response:

As shown in Exhibit A, the annexation area included in this application comprises approximately 138 acres and abuts the City of Cornelius' corporate boundary along its south and east sides.

This area was added to the Metro Urban Growth Boundary on April 1, 2014, with the signing of House Bill 4078. House Bill 4078 sets the course for future urbanization in Washington County over the next 50 years. Under the framework originally established in Senate Bill 100 and refined by House Bill 4078, land within the UGB is the first priority for urbanization. As the UGB in Washington County is consumed by development, the region may look toward Urban Reserve Areas to accommodate subsequent waves of urbanization. House Bill 4078 went a step further in clarifying the sequence of future urbanization by stipulating, "Land in a county in Metro that is planned and zoned for farm, forest or mixed farm and forest use and that is not designated as urban reserve may not be included with the urban growth boundary of Metro before at least 75 percent of the

land in the county that was designated urban reserve in this section has been included within the urban growth boundary and planned and zoned for urban uses.”

Because the subject site is currently located within the Metro UGB, and because these properties were added to the UGB for the explicit purpose of accommodating regional urbanization in the near term, annexation of this site represents the Region’s first choice for local corporate annexation and is therefore a logical selection for expansion of the City of Cornelius. The criterion is met.

Cornelius City Code – Title 18 Zoning

18.125 Amendment to the Zoning Ordinance

18.125.010 Procedure

(C) Approval Criteria. The applicant shall demonstrate the request meets the following criteria:

- (1) The proposal conforms with the city’s comprehensive plan.**
- (2) The permitted uses of the proposed new zone will not materially and/or adversely affect the character of the neighborhood.**
- (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.”**

Response:

As described above, the proposed annexation conforms to and implements a significant share of the amendments to the City’s Comprehensive Plan that were adopted as part of Ord. No. 2015-06. Ord. No. 2015-06 establishes two zoning districts for the entirety of the southeast UGB area (see Figure 1): Low-Density Residential (R-7) abutting the existing (R-7 zoned) residential development immediately adjacent the City’s south and east boundaries and abutting the west side of 345th Avenue; and Medium-Density Residential (A-2) located within the interior of the southeast UGB area.

The Applicant requests that the City apply the R-7 and A-2 Zoning Districts to the subject site adopted through Ord. No. 2015-06 and as shown in the Proposed Zoning Map in Exhibit A (of this document). With this Zoning configuration, new development will largely resemble and complement existing development in the southeast UGB area and will not adversely affect the character of existing neighborhoods in the vicinity. Moreover, the two land use and zoning designations established in Ord. No. 2015-06 apply to relatively large tracts of contiguous land and could in no way be considered spot zoning.

In addition to the R-7 and A-2 Districts established on this site, Cornelius City Code (CCC) Section 18.95.010(B) applies the Natural Resource Overlay (NRO) Zoning District to sites where the City’s natural resource inventory and map, the Goal 5 ESEE analysis, and future lands annexed into the City are identified as Goal 5 resources. Preliminary site investigations reveal that Goal 5 resources (and a future NRO District boundary) are present on portions of this site; particularly along the south/west site boundary adjacent the Tualatin River corridor. Detailed Goal 5 site analysis and delineation will occur as part of future development on these properties. The Applicant requests that the NRO District be applied to Goal 5 resources on these properties at time of development pursuant to CCC Section 18.95.010(B). This overlay approach maintains the City’s authority to apply applicable regulations from the NRO District at time of development without the risk of

creating a defined boundary today that may not accurately reflect the extent of Goal 5 resources on the site. The criteria are met.

(E) **Zoning of Annexed Areas.** The provisions of this chapter regarding amendments to the ordinance codified in this title shall not apply to action authorized by this section, but the commission shall proceed promptly to recommend a comprehensive zoning plan for the area in accordance with the provisions of this chapter. In order to afford zoning protection to newly annexed areas prior to the time when a comprehensive zoning plan is adopted, interim zoning shall be established as follows:

- (1) An area annexed to the city which is not zoned shall be automatically classified as an R-7 zone.
- (2) Zoning regulations applicable to an area annexed to the city which is zoned by the county at the time of annexation shall continue to apply in accordance with ORS 227.310 unless, at the time of annexation or at a subsequent time, the council rezones the annexed area.

Response: With the adoption of Ord. No. 2016-05, the City of Cornelius amended its Comprehensive Plan to establish the land use and zoning designations for the southeast UGB area (see Figure 1). These criteria do not apply.

Metro Code

Title III. Planning

Chapter 3.09 Local Government Boundary Changes

3.09.010 Purpose and Applicability

The purpose of this chapter is to carry out the provision of ORS 268.347 to 268.354. This chapter applies to boundary changes within the boundaries of Metro or of urban reserves designated by Metro and any annexation of territory to the Metro boundary. Nothing in this chapter affects the jurisdiction of the Metro Council to amend the region's Urban Growth Boundary (UGB).

Response: Chapter 3.09 of the Metro Code implements those Oregon Revised Statutes in Sections 268.347 through 268.354 relating to boundary changes within a metropolitan service district. The criteria below fully implement the relevant State statutes. Therefore, these findings demonstrate that Metro and State annexation criteria are met.

3.09.040 Requirements for Petitions

- A. A petition for a boundary change must contain the following information:**
1. The jurisdiction of the reviewing entity to act on the petition;

Response: The Applicant seeks annexation into the corporate limits of the City of Cornelius. The City of Cornelius has jurisdiction over amendments/annexations into its corporate boundary. The criterion is met.

2. A map and a legal description of the affected territory in the form prescribed by the reviewing entity;

Response: A map and legal description of the affected territory are included in Exhibits A and B, respectively. The criterion is met.

-
3. For minor boundary changes, the names and mailing addresses of all persons owning property and all electors within the affected territory as shown in the records of the tax assessor and county clerk; and

Response: The names and mailing addresses of all persons owning property and all electors within the affected territory are included in Exhibit D. The criterion is met.

4. For boundary changes under ORS 198.855(3), 198.857, 222.125 or 222.170, statements of consent to the annexation signed by the requisite number of owners or electors.

Response: Signed statements of consent to the annexation are included in Exhibit D. The criterion is met.

- B. A city, county and Metro may charge a fee to recover its reasonable costs to carry out its duties and responsibilities under this chapter.

Response: The Applicant has enclosed a check made payable to Metro in the amount of \$400 for the annexation review fee.¹ The criterion is met.

3.09.050 Hearing and Decision Requirements for Decisions Other Than Expedited Decisions

- A. The following requirements for hearings on petitions operate in addition to requirements for boundary changes in ORS Chapters 198, 221 and 222 and the reviewing entity's charter, ordinances or resolutions.

Response: The applicable provisions from the above listed Oregon Revised Statutes are implemented through the City of Cornelius' Municipal and Zoning Codes. Responses to these criteria are included in the main narrative of this annexation application. The criteria are met.

- B. Not later than 15 days prior to the date set for a hearing the reviewing entity shall make available to the public a report that addresses the criteria identified in subsection (D) and includes the following information:
 1. The extent to which urban services are available to serve the affected territory, including any extra territorial extensions of service;
 2. Whether the proposed boundary change will result in the withdrawal of the affected territory from the legal boundary of any necessary party; and
 3. The proposed effective date of the boundary change.

Response: This Subsection describes obligations of the City of Cornelius and Metro. Responses to the criteria in Subsection D are included below. The boundary change will not result in the withdrawal of the affected territory from the legal boundary of a necessary party. The Applicant expects that this annexation will become effective on May 1, 2016. The criteria can be met.

- C. The person or entity proposing the boundary change has the burden to demonstrate that the proposed boundary change meets the applicable criteria.

¹ This fee was derived from information contained on Metro's website: Annexation and boundary change information, fee schedule, greater than 40 acres - <http://www.oregonmetro.gov/tools-partners/data-resource-center/annexation-and-boundary-change-information>, accessed February 15, 2016.

-
- D. To approve a boundary change, the reviewing entity shall apply the criteria and consider the factors set forth in subsections (D) and (E) of section 3.09.045.

Response: All applicable annexation criteria are included here and in the above application narrative. The Applicant's responses to these criteria demonstrate that adequate public services are or can be made available to serve future development on this site. The applicable criteria are met.

3.09.045 Expedited Decisions

- D. To approve a boundary change through an expedited process, the city shall:
1. Find that the change is consistent with expressly applicable provisions in:
 - a. Any applicable urban service agreement adopted pursuant to ORS 195.065;
 - b. Any applicable annexation plan adopted pursuant to ORS 195.205;
 - c. Any applicable cooperative planning agreement adopted pursuant to ORS 195.020(2) between the affected entity and a necessary party;
 - d. Any applicable public facility plan adopted pursuant to a statewide planning goal on public facilities and services;
 - e. Any applicable comprehensive plan;
 - f. Any applicable concept plan; and

Response: The most recent Urban Planning Area Agreement between the City of Cornelius and Washington County was adopted on November 24, 1988 and predates the Region's efforts to urbanize the properties that are the subject of this application. Although outdated, this 1988 agreement includes notification requirements, methods for evaluating the adequacy of public facilities, and policies for natural resource protection that remain in use today. While this Urban Planning Area Agreement does not legally apply to the properties subject to this annexation application, the provisions of this agreement have been or will be implemented during the annexation of these properties. The Applicant is not aware of any additional cooperative agreements pertaining to the urbanization of the properties subject to this annexation application.

The City of Cornelius approved amendments to its Comprehensive Plan and supporting documents relating in part to the properties subject to this annexation through Ordinance No. 2015-06 on November 16, 2015. This Ordinance amends the City's public facility plans (as described below) to prescribe the type and quantity of public facilities that will be necessary to serve future urbanization in the southeast UGB area. This Ordinance also establishes a mechanism to fund the capital and long-term maintenance costs associated with this new infrastructure.

Finally, adoption of Ord. 2016-05 established a general land use concept that will guide the character and future uses of land in the southeast UGB area. This concept comprises a mix of residential and open space uses where low-density residential uses abut existing residential development adjacent to the City's south and east boundaries and medium-density uses are located within the interior. As part of this concept, parks, public open spaces, and trails will provide recreational amenities for new residents in this area. New

development is expected to be connected by a logical arrangement of Collector and Local streets that will provide efficient vehicular and pedestrian circulation to and through the area.

2. Consider whether the boundary change would:
 - a. Promote the timely, orderly and economic provision of public facilities and services;
 - b. Affect the quality and quantity of urban services; and
 - c. Eliminate or avoid unnecessary duplication of facilities and services.

As outlined in the responses above, City of Cornelius Ordinance No. 2015-06 establishes a timely, orderly, and economic means for acquiring the public facilities and services necessary to support future development in the southeast UGB area. Further, coordinated annexation and future development on this relatively large site will eliminate or avoid unnecessary duplication of public facilities and services. The criteria are met.

- E. A city may not annex territory that lies outside the UGB, except it may annex a lot or parcel that lies partially within and partially outside the UGB.

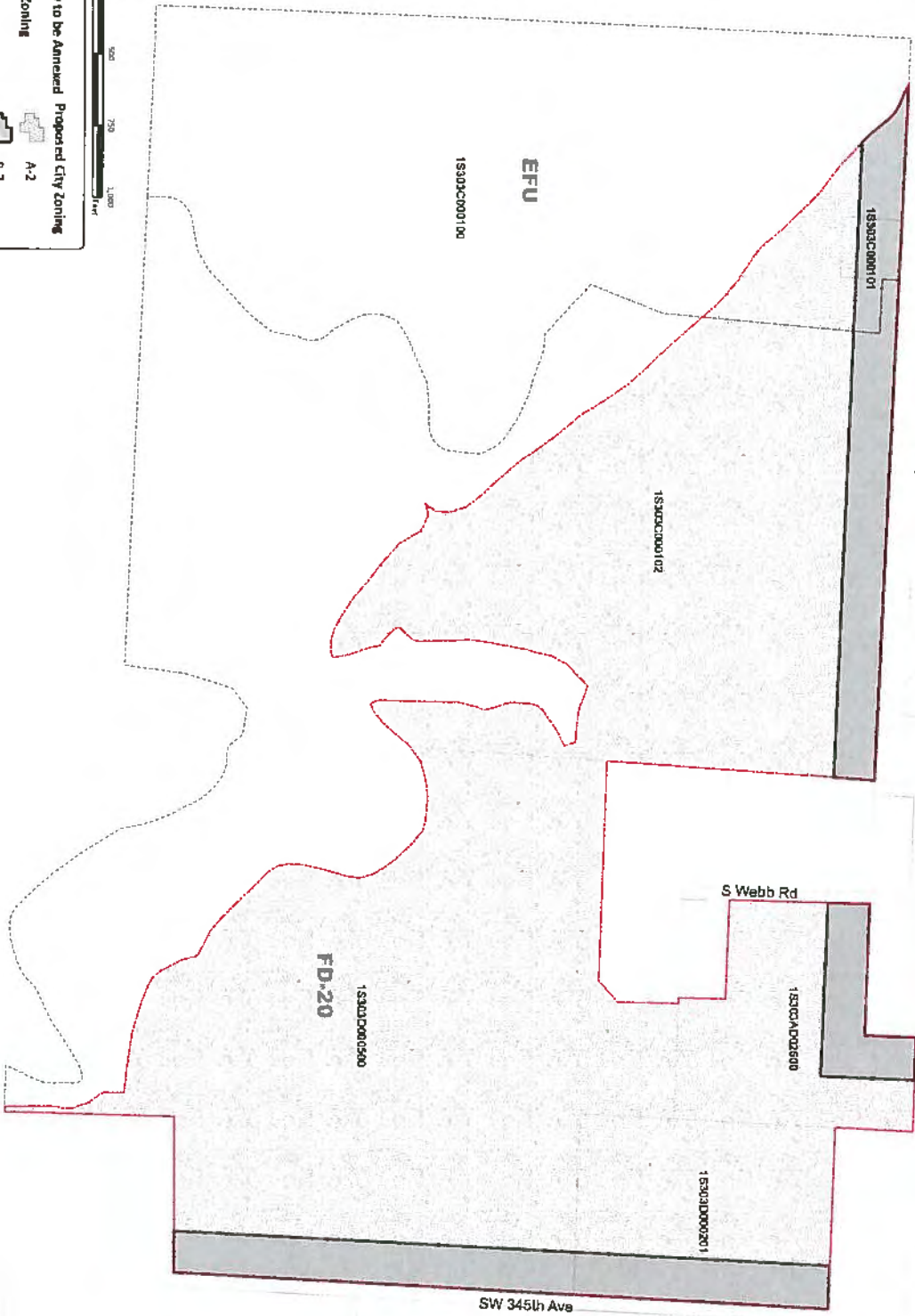
Response: The properties included in this annexation application were added to the Metro UGB on April 1, 2014, with the passage of House Bill 4078. The criterion does not apply.

IV. CONCLUSION

As evidenced throughout this project narrative and associated documents, the proposed annexation and zoning map amendment meet or exceed all applicable regulations. Therefore, the City can find sufficient evidence to approve this annexation.

EXHIBIT A: ANNEXATION AREA MAP

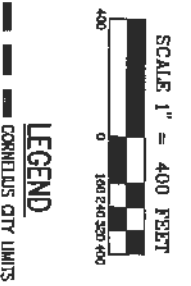
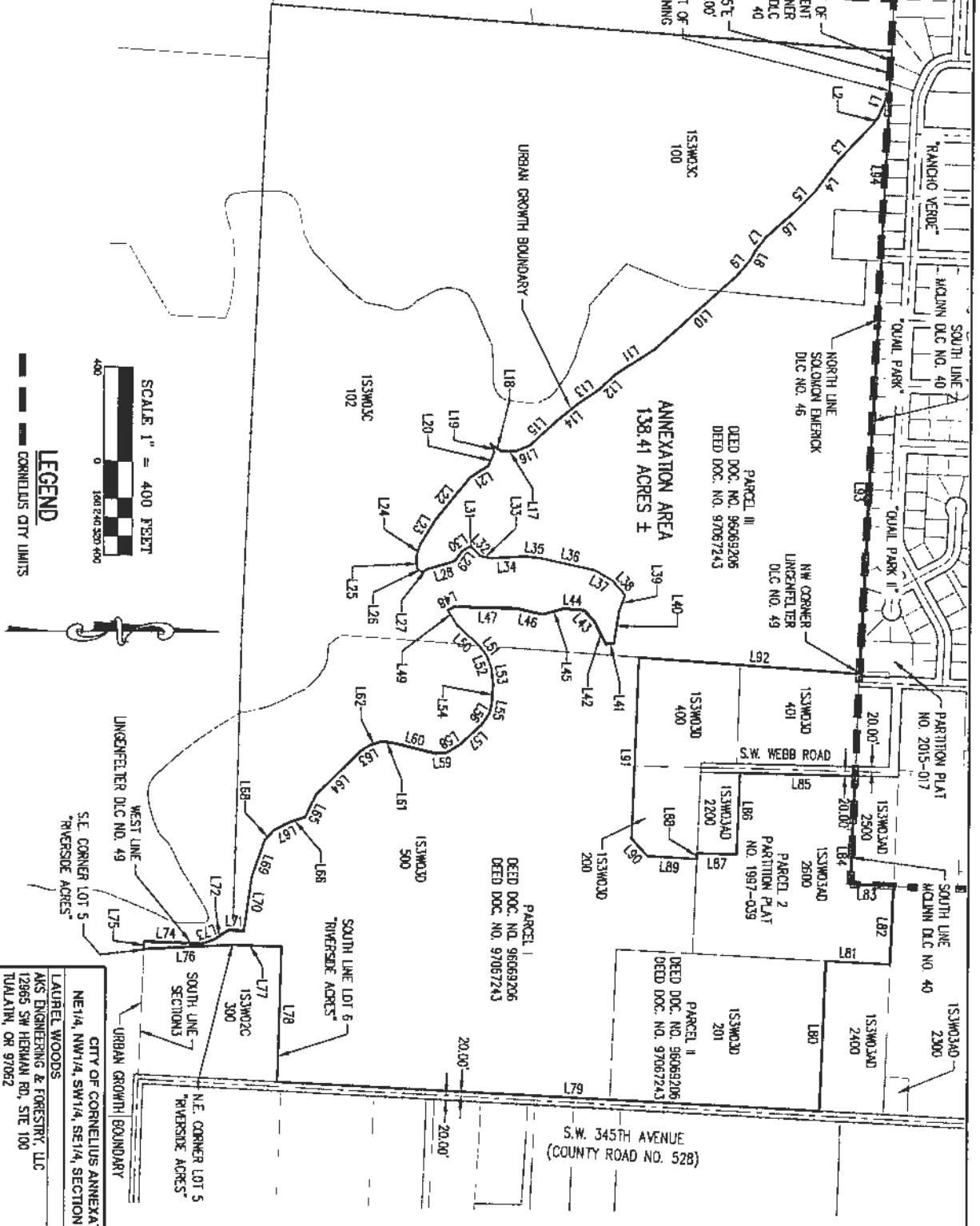
Territory to be Existing and Pl



Territory to be Amended Proposed City Zoning
County Zoning

- A-2
- R-7

March 8, 2018



CITY OF CORNELLIUS ANNEXATION PLAN
 NE1/4, NW1/4, SW1/4, SE1/4, SECTION 3, T1S, R3W
 LAUREL WOODS
 ARS ENGINEERING & FORESTRY, LLC
 12965 SW HERMAN RD, SITE 100
 TUALATIN, OR 97062
 P:303.563.6191 F:303.563.6192 ars-eng.com



LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S66° 30' 12"E	122.77'
L2	S52° 02' 44"E	38.69'
L3	S46° 39' 55"E	224.74'
L4	S52° 54' 26"E	142.50'
L5	S45° 04' 03"E	121.98'
L6	S41° 50' 46"E	184.83'
L7	S52° 11' 33"E	71.08'
L8	S60° 48' 20"E	51.69'
L9	S48° 58' 58"E	91.32'
L10	S41° 59' 26"E	458.40'
L11	S32° 23' 21"E	202.10'
L12	S43° 00' 53"E	91.05'
L13	S34° 01' 40"E	105.49'
L14	S38° 42' 35"E	130.15'
L15	S42° 48' 02"E	149.86'
L16	S21° 45' 50"E	66.75'
L17	S00° 03' 11"W	58.50'
L18	S31° 54' 49"W	48.87'
L19	N67° 19' 59"E	30.36'
L20	S66° 14' 17"E	67.28'
L21	S32° 03' 45"E	92.34'
L22	S67° 08' 45"E	230.29'
L23	S58° 06' 28"E	128.49'
L24	S72° 30' 22"E	51.17'

LINE TABLE		
LINE	DIRECTION	LENGTH
L25	N87° 40' 11"E	52.96'
L26	N33° 08' 08"E	26.19'
L27	N24° 13' 48"W	35.44'
L28	N16° 26' 21"W	116.23'
L29	N54° 23' 03"W	48.84'
L30	N32° 14' 07"W	38.51'
L31	N03° 14' 40"E	13.73'
L32	N45° 48' 52"E	52.62'
L33	N09° 55' 04"E	50.08'
L34	N03° 29' 11"W	143.94'
L35	N07° 28' 24"E	68.16'
L36	N12° 17' 30"E	233.11'
L37	N29° 47' 05"E	88.17'
L38	N47° 54' 57"E	82.12'
L39	S69° 16' 25"E	75.61'
L40	S81° 21' 28"E	133.77'
L41	S08° 25' 29"E	36.10'
L42	S61° 53' 09"W	105.54'
L43	S48° 03' 33"W	66.21'
L44	S04° 53' 56"W	88.04'
L45	S15° 21' 30"E	94.45'
L46	S12° 44' 18"W	112.59'
L47	S01° 17' 17"W	267.10'
L48	S26° 34' 54"E	32.07'

LINE TABLE		
LINE	DIRECTION	LENGTH
L49	N56° 43' 46"E	76.73'
L50	N41° 49' 10"E	131.25'
L51	N52° 27' 52"E	51.22'
L52	N70° 35' 53"E	63.54'
L53	N83° 59' 26"E	61.24'
L54	S65° 59' 46"E	82.15'
L55	S77° 02' 28"E	40.46'
L56	S55° 54' 18"E	59.70'
L57	S41° 15' 25"E	131.28'
L58	S30° 00' 17"E	65.92'
L59	S02° 47' 22"E	48.22'
L60	S13° 23' 56"W	183.94'
L61	S07° 28' 37"W	49.81'
L62	S17° 37' 43"E	53.72'
L63	S32° 26' 16"E	45.09'
L64	S44° 58' 45"E	262.13'
L65	S83° 04' 13"E	108.35'
L66	S19° 50' 54"E	78.66'
L67	S27° 36' 57"E	69.99'
L68	S47° 16' 00"E	51.88'
L69	S70° 38' 14"E	163.00'
L70	S82° 09' 08"E	233.74'
L71	S01° 14' 48"W	68.56'
L72	S33° 49' 07"E	66.04'

LINE TABLE		
LINE	DIRECTION	LENGTH
L73	S21° 32' 57"E	54.14'
L74	S01° 36' 01"W	249.46'
L75	S87° 40' 04"E	31.16'
L76	N02° 58' 49"W	375.77'
L77	N01° 43' 06"E	211.26'
L78	S88° 22' 02"E	575.33'
L79	N02° 49' 41"E	2324.45'
L80	N87° 53' 22"W	639.90'
L81	N02° 49' 41"E	274.08'
L82	N87° 55' 38"W	331.71'
L83	S02° 04' 46"W	182.47'
L84	N87° 56' 55"W	460.48'
L85	S01° 12' 40"W	483.00'
L86	S87° 53' 22"E	346.74'
L87	S01° 21' 46"W	165.79'
L88	S87° 53' 22"E	23.85'
L89	S02° 47' 27"W	213.03'
L90	S47° 25' 33"W	100.65'
L91	N87° 54' 24"W	788.75'
L92	N03° 56' 32"E	944.40'
L93	N87° 20' 33"W	1756.84'
L94	N87° 31' 25"W	714.21'

CITY OF CORNELIUS ANNEXATION PLAN
 NE1/4, NW1/4, SW1/4, SE1/4, SECTION 3, T15, R3W
 LAUREL WOODS
 AFS ENGINEERING & FORESTRY, LLC
 12965 SW HERMAN RD, STE 100
 TUALATIN, OR 97062
 P:503.563.6151 F:503.563.6152 dls-eng.com



**EXHIBIT B: LEGAL DESCRIPTION OF
ANNEXATION AREA**



AKS ENGINEERING & FORESTRY, LLC
 12965 SW Herman Road, Suite 100, Tualatin, OR 97062
 P: (503) 563-6151 F: (503) 563-6152

OFFICES IN: TUALATIN, OR - VANCOUVER, WA - SALEM-KEIZER, OR

SHEET 1/5

EXHIBIT A

Annexation to the City of Cornelius Legal Description

A tract of land in the northeast, northwest, southwest and southeast one-quarters of Section 3, Township 1 South, Range 3 West, Willamette Meridian, Washington County, Oregon, and being portions of the William McLinn Donation Land Claim No. 40, the Solomon Emerick Donation Land Claim No. 46, and the Josiah Lingenfelter Donation Land Claim No. 49, and being more particularly described as follows:

Commencing at the southwest corner of the William McLinn Donation Land Claim No. 40; thence along the line common to the William McLinn Donation Land Claim No. 40, the Solomon Emerick Donation Land Claim No. 46, the south line of "Rancho Verde", Washington County Plat Records, and the City of Cornelius city limits line, South $87^{\circ}31'25''$ East 130.00 feet to the Point of Beginning; thence leaving said common line, along the Urban Growth Boundary South $66^{\circ}30'12''$ East 122.77 feet; thence South $52^{\circ}02'44''$ East 38.69 feet; thence South $46^{\circ}39'55''$ East 224.74 feet; thence South $52^{\circ}54'26''$ East 142.50 feet; thence South $45^{\circ}04'03''$ East 121.98 feet; thence South $41^{\circ}50'46''$ East 164.83 feet; thence South $52^{\circ}11'33''$ East 71.08 feet; thence South $60^{\circ}48'20''$ East 51.69 feet; thence South $48^{\circ}58'58''$ East 91.32 feet; thence South $41^{\circ}59'26''$ East 458.40 feet; thence South $32^{\circ}23'21''$ East 202.10 feet; thence South $43^{\circ}00'53''$ East 91.05 feet; thence South $34^{\circ}01'40''$ East 105.49 feet; thence South $38^{\circ}42'35''$ East 130.15 feet; thence South $42^{\circ}48'02''$ East 149.86 feet; thence South $21^{\circ}45'50''$ East 66.75 feet; thence South $00^{\circ}03'11''$ West 58.50 feet; thence South $31^{\circ}54'49''$ West 48.87 feet; thence North $67^{\circ}19'59''$ East 30.38 feet; thence South $66^{\circ}14'17''$ East 67.28 feet; thence South $32^{\circ}03'45''$ East 92.34 feet; thence South $50^{\circ}08'45''$ East 230.29 feet; thence South $58^{\circ}06'28''$ East 128.49 feet; thence South $72^{\circ}30'22''$ East 51.17 feet; thence North $87^{\circ}40'11''$ East 52.86 feet; thence North $33^{\circ}06'06''$ East 26.19 feet; thence North $24^{\circ}13'48''$ West 35.44 feet; thence North $16^{\circ}26'21''$ West 116.21 feet; thence North $54^{\circ}23'03''$ West 48.84 feet; thence North $32^{\circ}14'07''$ West 36.51 feet; thence North $03^{\circ}14'40''$ East 13.73 feet; thence North $45^{\circ}48'52''$ East 52.62 feet; thence North $09^{\circ}55'04''$ East 50.08 feet; thence North $03^{\circ}29'11''$ West 143.94 feet; thence North $07^{\circ}28'24''$ East 68.16 feet; thence North $12^{\circ}17'30''$ East 233.11 feet; thence North $29^{\circ}47'05''$ East 88.17 feet; thence North $47^{\circ}54'57''$ East 82.12 feet; thence South $69^{\circ}16'25''$ East 75.61 feet; thence South $81^{\circ}21'28''$ East 133.77 feet; thence South $08^{\circ}25'29''$ East 36.10 feet; thence South $61^{\circ}53'09''$ West 105.54 feet; thence South $48^{\circ}03'33''$ West 66.21 feet; thence South $04^{\circ}53'56''$ West 88.04 feet; thence South $15^{\circ}21'30''$ East 94.45 feet; thence South $12^{\circ}44'18''$ West 112.59 feet; thence South $01^{\circ}17'17''$ West 267.10 feet; thence South $26^{\circ}34'54''$ East 32.07 feet; thence North $56^{\circ}43'46''$ East 76.75 feet; thence North $41^{\circ}49'10''$ East 131.25 feet; thence North $52^{\circ}27'52''$ East 51.22 feet; thence North $70^{\circ}35'53''$ East 63.54 feet; thence North $83^{\circ}59'26''$ East 61.24 feet; thence South

85°59'46" East 82.15 feet; thence South 77°02'28" East 40.48 feet; thence South 55°54'16" East 59.70 feet; thence South 41°15'25" East 131.28 feet; thence South 30°00'17" East 65.92 feet; thence South 02°47'22" East 48.22 feet; thence South 13°23'56" West 183.94 feet; thence South 07°28'37" West 49.81 feet; thence South 17°37'43" East 53.72 feet; thence South 32°26'16" East 45.09 feet; thence South 44°58'45" East 262.13 feet; thence South 63°04'13" East 108.35 feet; thence South 19°50'54" East 78.66 feet; thence South 27°38'57" East 69.99 feet; thence South 47°16'00" East 51.88 feet; thence South 70°38'14" East 163.00 feet; thence South 82°09'08" East 233.74 feet; thence South 01°14'48" West 68.56 feet; thence South 33°49'07" East 66.04 feet; thence South 21°32'57" East 54.14 feet to the west line of the Josiah Lingenfelter Donation Land Claim No. 49; thence along the west line of said Josiah Lingenfelter Donation Land Claim No. 49 South 01°36'01" West 249.46 feet to the south line of Section 3, Township 1 South, Range 3 West, Willamette Meridian; thence along the south line of said Section 3 South 87°40'04" East 31.16 feet to the easterly line of Lot 5, "Riverside Acres", Washington County Plat Records; thence leaving said Urban Growth Boundary, along said easterly line North 02°59'49" West 375.77 feet to the northeast corner of said Lot 5, also being on the southerly line of Lot 6, of said plat; thence along said southerly line North 01°43'06" East 211.26 feet to an angle point; thence continuing along said southerly line South 88°22'02" East 575.33 feet to the westerly right-of-way line of S.W. 345th Avenue (Washington County Road No. 528); thence along said westerly right-of-way line (20 feet from centerline) North 02°49'41" East 2324.45 feet to the northerly line of that tract of land described as Parcel II in Deed Document Nos. 96069206 and 97067243; thence along said northerly line North 87°53'22" West 639.90 feet to the easterly line of Parcel 2, Partition Plat No. 1997-039; thence along said easterly line North 02°49'41" East 274.09 feet to the northeast corner of said Parcel 2; thence along the northerly line of said Parcel 2 North 87°55'58" West 331.71 feet to the City of Cornelius city limits line; thence along said City of Cornelius city limits line and said northerly line of Parcel 2 South 02°04'46" West 182.47 feet to the south line of the William McLinn Donation Land Claim No. 40; thence along said south line and continuing along said City of Cornelius city limits line and said northerly line of Parcel 2 North 87°56'55" West 460.48 feet to the easterly right-of-way line of S.W. Webb Road; thence leaving said City of Cornelius city limits line, along said easterly right-of-way line (20 feet from centerline) South 01°12'40" West 493.00 feet to the southerly line of Parcel 2, said Partition Plat No. 1997-039; thence along said southerly line South 87°53'22" East 346.74 feet to an angle point; thence continuing along said southerly line South 01°21'46" West 165.75 feet to an angle point; thence continuing along said southerly line South 87°53'22" East 23.65 feet to the northerly line of that tract of land described as Parcel I in Deed Document Numbers 96069206 and 97067243; thence leaving said southerly line and along said northerly line South 02°47'27" West 213.03 feet to an angle point in said northerly line; thence continuing along said northerly line South 47°25'33" West 100.65 feet to an angle point in said northerly line; thence continuing along said northerly line North 87°54'24" West 768.75 feet to the easterly line of that tract of land described as Parcel III in Deed Document Nos. 96069206 and 97067243; thence along said easterly line North 03°56'32" East 944.40 feet to the northwest corner of the Josiah Lingenfelter Donation Land Claim No. 49 and being a point on the south line of Partition Plat No. 2015-017, Washington County Plat records, and said City of Cornelius

city limits line; thence along the line common to the William McLinn Donation Land Claim No. 40, the Solomon Emerick Donation Land Claim No. 46, Partition Plat No. 2015-017, plat of "Quail Park", plat of Quail Park II", and the City of Cornelius city limits line North 87°20'33" West 1756.84 feet; thence along the line common to the William McLinn Donation Land Claim No. 40, the Solomon Emerick Donation Land Claim No. 46, the plat of "Rancho Verde", and the City of Cornelius city limits line North 87°31'25" West 714.21 feet to the Point of Beginning.

Contains 138.41 acres, more or less.

Bearings are based on the Oregon Coordinate System of 1983, North Zone.

4/13/2016



Samantha R Bianco



RENEWS: 12/31/17

Tim Franz

From: Mimi Doukas <MimiD@aks-eng.com>
Sent: Wednesday, April 13, 2016 11:59 AM
To: Tim Franz
Cc: Zach Pelz
Subject: Revised legal description for Laurel Woods Annexation
Attachments: 4636 Annexation Legal Description-REVISED.PDF

Tim – as we discussed on the phone, our survey team picked up some additional boundary detail along the north edge of the Rockwell property and needed to make some technical (scrivener) edits to the legal description that we submitted for our annexation application. The mapping looks the same, so it does not materially change the application. Please note that we also made some corrections on the map to the location of the existing City limit line. Please add this information to our application file. We will also circulate this legal description to the Department of Revenue for confirmation as well.

Please let me know if you have any questions or concerns.

Thanks – Mimi

Mimi Doukas, AICP, RLA



AKS ENGINEERING & FORESTRY, LLC

12965 SW Herman Road, Suite 100 | Tualatin, OR 97062

P: 503.563.6151 | F: 503.563.6152 | www.aks-eng.com | MimiD@aks-eng.com

Offices in: Tualatin, OR | Salem-Keizer, OR | Vancouver, WA

NOTICE: This communication may contain privileged or other confidential information. If you have received it in error, please advise the sender by reply e-mail and immediately delete the message and any attachments without copying or disclosing the contents. AKS Engineering and Forestry shall not be liable for any changes made to the electronic data transferred. Distribution of electronic data to others is prohibited without the express written consent of AKS Engineering and Forestry.

EXHIBIT C: APPLICATION FORM



Land Use Application

City of Cornelius Development & Operations
Located at 1300 S. Kodiak Circle, Cornelius, Oregon
www.ci.cornelius.or.us

OFFICIAL USE ONLY		
Date Received: _____	Date Complete: _____	↓ File Number ↓
Application Fee: _____	Receipt Number: _____	

APPLICATION TYPE

Type I – administrative review without public notice

- | | | |
|---|---|--|
| <input type="checkbox"/> Design Review I | <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Administrative Relief |
| <input type="checkbox"/> Land Partition—Final Plat | <input type="checkbox"/> Subdivision—Final Plat | |
| <input type="checkbox"/> Other → please describe: _____ | | |

Type II – administrative review with public notice

- | | | |
|---|--|---|
| <input type="checkbox"/> Design Review II | <input type="checkbox"/> Land Partition—Preliminary Plat | <input type="checkbox"/> Subdivision—Preliminary Plat |
| <input type="checkbox"/> Other → please describe: _____ | | |

Type III – public hearing(s) required with public notice

- | | | |
|---|--|---|
| <input type="checkbox"/> Design Review III | <input checked="" type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Planned Unit Development |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input checked="" type="checkbox"/> Zone Map Amendment | <input type="checkbox"/> Zone Text Amendment |
| <input checked="" type="checkbox"/> Annexation | <input type="checkbox"/> Vacation | <input type="checkbox"/> Subdivision—Preliminary Plat |
| <input type="checkbox"/> Other → please describe: _____ | | |

APPLICANT INFORMATION

Name: Mimi Doukas, AICP, RLA Signature: M Doukas

Mail Address: 12965 SW Herman Road, Suite 100, Tualatin, OR 97062

Phone: (503) 563-6151 Fax: (503) 563-6152 E-mail: mimid@aks-eng.com

PROPERTY OWNER INFORMATION

Name: Rockwell Investments, LLC Signature: Dalit Rockwell

Mail Address: 61283 Killawax Dr.
~~59825 Woodside Road, Bend, OR 97702~~

Phone: _____ Fax: _____ E-mail: _____

SUBJECT SITE INFORMATION

Property Address: no site address

Map & Tax Lot Number(s): 1S303AD 02600

Current Zoning: FD-20 Total Size of Site: 11.86 acres

Existing Use: Agricultural

Proposes Use: Single-family Residential

Revised August 2006

Phone 503.357.3011

DEVELOPMENT & OPERATIONS
Mail: 1355 North Barlow Street
Cornelius, OR 97113

Fax 503.357.3424



Land Use Application

City of Cornelius Development & Operations
Located at 1300 S. Kodiak Circle, Cornelius, Oregon
www.ci.cornelius.or.us

OFFICIAL USE ONLY		
Date Received: _____	Date Complete: _____	↓ File Number ↓
Application Fee: _____	Receipt Number: _____	

APPLICATION TYPE

Type I – administrative review without public notice

- | | | |
|---|---|--|
| <input type="checkbox"/> Design Review I | <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Administrative Relief |
| <input type="checkbox"/> Land Partition—Final Plat | <input type="checkbox"/> Subdivision—Final Plat | |
| <input type="checkbox"/> Other → please describe: _____ | | |

Type II – administrative review with public notice

- | | | |
|---|--|---|
| <input type="checkbox"/> Design Review II | <input type="checkbox"/> Land Partition—Preliminary Plat | <input type="checkbox"/> Subdivision—Preliminary Plat |
| <input type="checkbox"/> Other → please describe: _____ | | |

Type III – public hearing(s) required with public notice

- | | | |
|---|---|---|
| <input type="checkbox"/> Design Review III | <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Planned Unit Development |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Zone Map Amendment | <input type="checkbox"/> Zone Text Amendment |
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Vacation | <input type="checkbox"/> Subdivision—Preliminary Plat |
| <input type="checkbox"/> Other → please describe: _____ | | |

APPLICANT INFORMATION

Name: _____ Signature: JDoukas

Mail Address: _____

Phone: _____ Fax: _____ E-mail: _____

PROPERTY OWNER INFORMATION

Name: PATRICK D. SPEER Signature: Patrick D. Speer

Mail Address: 19863 QUAIL PINE LOOP BEND OR. 97702

Phone: 503-708-0303 Fax: _____ E-mail: pspeer53@aol.com

SUBJECT SITE INFORMATION

Property Address: _____

Map & Tax Lot Number(s): _____

Current Zoning: _____ Total Size of Site: _____

Existing Use: _____

Proposes Use: _____

Revised August 2006

Phone 503.357.3011

DEVELOPMENT & OPERATIONS
Mail: 1355 North Barlow Street
Cornelius, OR 97113

Fax 503.357.3424



Land Use Application

City of Cornelius Development & Operations
Located at 1300 S. Kodiak Circle, Cornelius, Oregon
www.ci.cornelius.or.us

OFFICIAL USE ONLY		
Date Received: _____	Date Complete: _____	↓ File Number ↓
Application Fee: _____	Receipt Number: _____	_____

APPLICATION TYPE

Type I – administrative review without public notice

- Design Review I Lot Line Adjustment Administrative Relief
 Land Partition—Final Plat Subdivision—Final Plat
 Other → please describe: _____

Type II – administrative review with public notice

- Design Review II Land Partition—Preliminary Plat Subdivision—Preliminary Plat
 Other → please describe: _____

Type III – public hearing(s) required with public notice

- Design Review III Conditional Use Permit Planned Unit Development
 Comprehensive Plan Amendment Zone Map Amendment Zone Text Amendment
 Annexation Vacation Subdivision—Preliminary Plat
 Other → please describe: _____

APPLICANT INFORMATION

Name: _____ Signature: Doukas

Mail Address: _____

Phone: _____ Fax: _____ E-mail: _____

PROPERTY OWNER INFORMATION

Name: Daniel M. Gorman Signature: Daniel M. Gorman

Mail Address: PO Box 1014, 1307 New Village Condo Dr. Sun Valley, Jr 97353

Phone: 770-366-0134 Fax: _____ E-mail: dmg4evr@aol.com

SUBJECT SITE INFORMATION

Property Address: _____

Map & Tax Lot Number(s): 1S303D Lot 201 & Lot 500; 1S303C Lot 102

Current Zoning: _____ Total Size of Site: _____

Existing Use: _____

Proposes Use: _____

Revised August 2006

Phone 503.357.3011

DEVELOPMENT & OPERATIONS
Mail: 1355 North Barlow Street
Cornelius, OR 97113

Fax 503.357.3424



Land Use Application

City of Cornelius Development & Operations
Located at 1300 S. Kodiak Circle, Cornelius, Oregon
www.ci.cornelius.or.us

OFFICIAL USE ONLY		
Date Received: _____	Date Complete: _____	↓ File Number ↓
Application Fee: _____	Receipt Number: _____	

APPLICATION TYPE

Type I – administrative review without public notice

- Design Review I Lot Line Adjustment Administrative Relief
 Land Partition—Final Plat Subdivision—Final Plat
 Other → please describe: _____

Type II – administrative review with public notice

- Design Review II Land Partition—Preliminary Plat Subdivision—Preliminary Plat
 Other → please describe: _____

Type III – public hearing(s) required with public notice

- Design Review III Conditional Use Permit Planned Unit Development
 Comprehensive Plan Amendment Zone Map Amendment Zone Text Amendment
 Annexation Vacallon Subdivision—Preliminary Plat
 Other → please describe: _____

APPLICANT INFORMATION

Name: _____ Signature: Michael Douglas

Mail Address: _____

Phone: _____ Fax: _____ E-mail: _____

PROPERTY OWNER INFORMATION

Name: Michael N. Speer Signature: Michael N. Speer

Mail Address: 14580 SW Magpie Lane Unit 202 Beaverton OR 97007

Phone: 503-312-2272 Fax: _____ E-mail: mdspeer@earthlink.net

SUBJECT SITE INFORMATION

Property Address: _____

Map & Tax Lot Number(s): _____

Current Zoning: _____ Total Size of Site: _____

Existing Use: _____

Proposes Use: _____

Phone 503.357.3011

DEVELOPMENT & OPERATIONS
Mail: 1355 North Barlow Street
Cornelius, OR 97113

Fax 503.357.3424

Revised August 2006



Land Use Application

City of Cornelius Development & Operations
Located at 1300 S. Kodlak Circle, Cornelius, Oregon
www.ci.cornelius.or.us

OFFICIAL USE ONLY

Date Received: _____ Date Complete _____ ↓ File Number ↓
Application Fee: _____ Receipt Number: _____

APPLICATION TYPE

Type I - administrative review without public notice

- Design Review I
- Land Partition—Final Plat
- Other → please describe: _____
- Lot Line Adjustment
- Subdivision—Final Plat
- Administrative Relief

Type II - administrative review with public notice

- Design Review II
- Land Partition—Preliminary Plat
- Other → please describe: _____
- Subdivision—Preliminary Plat

Type III - public hearing(s) required with public notice

- Design Review III
- Comprehensive Plan Amendment
- Annexation
- Conditional Use Permit
- Zone Map Amendment
- Vocation
- Planned Unit Development
- Zone Text Amendment
- Subdivision—Preliminary Plat
- Other → please describe: _____

APPLICANT INFORMATION

Name: Mimi Doukas, AICP, RLA Signature: *M Doukas*
 Mail Address: 12965 SW Herman Road, Suite 100, Tualatin, OR 97062
 Phone: (503) 563-6151 Fax: (503) 563-6152 E-mail: mimid@aks-eng.com

PROPERTY OWNER INFORMATION

Name: Yafa Trust and Said Sedghi Signature: *Said Sedghi*
 Mail Address: 12673 SW Terraview Drive, Tigard, OR 97224
 Phone: (503) 750-8688 Fax: _____ E-mail: Said.Sedghi@gmail.com

SUBJECT SITE INFORMATION

Property Address: no site address, no site address
 Map & Tax Lot Number(s): Portion of 15303C 00100, Portion of 15303C 00100
 Current Zoning: FD-20, FD-20 Total Size of Site: +/- 5.30 acres; +/- 1.00 acres
 Existing Use: Agricultural
 Proposes Use: Public right-of-way

Revised August 2006

Phone 503.357.3011 DEVELOPMENT & OPERATIONS Fax 503.357.3424
 Mail: 1355 North Barlow Street
 Cornelius, OR 97113

**EXHIBIT D: EXECUTED ANNEXATION
PETITION WITH OWNER CONSENTS**

PETITION FOR ANNEXATION TO THE CITY OF CORNELIUS, OREGON

TO: The Council of the City of Cornelius, Oregon

We, the undersigned property owners of and/or registered voters in the area described below, hereby petition for, and give our consent to, annexation of the area to the City of Hillsboro.

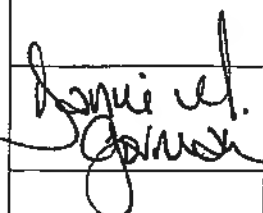
Signature	Printed Name	I am a:*			Address	Tax Map	Tax Lot	Precinct No.	Date
		PO	RV	OV					
	Rockwell Investments, LLC				60325 Woodside Road, Bend, OR 97702	1S303AD	02600	346	
	Patrick D. Speer				14580 Magpie Lane #202, Beaverton, OR 97007	1S303D; 1S303C	00201, 00500; 00102	346	
<i>Michael D. Speer</i>	Michael D. Speer				14580 Magpie Lane #202, Beaverton, OR 97007	1S303D; 1S303C	00201, 00500; 00102	346	2-18-16
	Danni M. Gorman				14580 Magpie Lane #202, Beaverton, OR 97007	1S303D; 1S303C	00201, 00500; 00102	346	
	Said Sedghi				12673 SW Terraview Drive, Tigard, OR 97224	1S303C	00100, 00101	308; 346	

*PO = Property Owner
 RV = Registered Voter
 OV = Owner Voter

PETITION FOR ANNEXATION TO THE CITY OF CORNELIUS, OREGON

TO: The Council of the City of Cornelius, Oregon

We, the undersigned property owners of and/or registered voters in the area described below, hereby petition for, and give our consent to, annexation of the area to the City of Hillsboro.

Signature	Printed Name	I am a:*			Address	Tax Map	Tax Lot	Precinct No.	Date
		PO	RV	OV					
	Rockwell Investments, LLC				60325 Woodside Road, Bend, OR 97702	1S303AD	02600	346	
	Patrick D. Speer				14580 Magpie Lane #202, Beaverton, OR 97007	1S303D; 1S303C	00201, 00500; 00102	346	
	Michael D. Speer				14580 Magpie Lane #202, Beaverton, OR 97007	1S303D; 1S303C	00201, 00500; 00102	346	
	Danni M. Gorman	X			14580 Magpie Lane #202, Beaverton, OR 97007	1S303D; 1S303C	00201, 00500; 00102	346	2/18/16
	Said Sedghi				12673 SW Terraview Drive, Tigard, OR 97224	1S303C	00100, 00101	308; 346	

*PO = Property Owner
 RV = Registered Voter
 OV = Owner Voter

PETITION FOR ANNEXATION TO THE CITY OF CORNELIUS, OREGON

TO: The Council of the City of Cornelius, Oregon

We, the undersigned property owners of and/or registered voters in the area described below, hereby petition for, and give our consent to, annexation of the area to the City of Hillsboro.

Signature	Printed Name	I am a:**			Address	Tax Map	Tax Lot	Precinct No.	Date
		PO	RV	OV					
	Rockwell Investments, LLC				60325 Woodside Road, Bend, OR 97702	1S303AD	02600	346	
<i>Patrick D. Speer</i>	Patrick D. Speer				14580 Magpie Lane #202, Beaverton, OR 97007	1S303D; 1S303C	00201, 00500; 00102	346	<i>2/17/16</i>
	Michael D. Speer				14580 Magpie Lane #202, Beaverton, OR 97007	1S303D; 1S303C	00201, 00500; 00102	346	
<i>Danni M. Gorman</i>	Danni M. Gorman	<input checked="" type="checkbox"/>			14580 Magpie Lane #202, Beaverton, OR 97007	1S303D; 1S303C	00201, 00500; 00102	346	<i>2/18/16</i>
	Said Sedghi				12673 SW Terraview Drive, Tigard, OR 97224	1S303C	00100, 00101	308; 346	

*PO = Property Owner


RV = Registered Voter

OV = Owner Voter

PETITION FOR ANNEXATION TO THE CITY OF CORNELIUS, OREGON

TO: The Council of the City of Cornelius, Oregon

We, the undersigned property owners of and/or registered voters in the area described below, hereby petition for, and give our consent to, annexation of the area to the City of Hillsboro.

Signature	Printed Name	I am a:*			Address	Tax Map	Tax Lot	Precinct No.	Date
		PO	RV	OV					
	Rockwell Investments, LLC				6035 Woodside Road, Bend, OR 97702 <i>6033 Killoren Dr</i>	1S303AD	02600	346	2/26/16
	Patrick D. Speer				14580 Magpie Lane #202, Beaverton, OR 97007	1S303D; 1S303C	00201, 00500; 00102	346	
	Michael D. Speer				14580 Magpie Lane #202, Beaverton, OR 97007	1S303D; 1S303C	00201, 00500; 00102	346	
	Danni M. Gorman				14580 Magpie Lane #202, Beaverton, OR 97007	1S303D; 1S303C	00201, 00500; 00102	346	
	Said Sedghi				12673 SW Terraview Drive, Tigard, OR 97224	1S303C	00100, 00101	308; 346	

*PO = Property Owner


RV = Registered Voter

OV = Owner Voter

PETITION FOR ANNEXATION TO THE CITY OF CORNELIUS, OREGON

TO: The Council of the City of Cornelius, Oregon

We, the undersigned property owners of and/or registered voters in the area described below, hereby petition for, and give our consent to, annexation of the area to the City of Hillsboro.

		I am a:**							
Signature	Printed Name	PO	RV	OV	Address	Tax Map	Tax Lot	Precinct No.	Date
	Rockwell Investments, LLC				60325 Woodside Road, Bend, OR 97702	1S303AD	02600	346	
	Patrick D. Speer				14580 Maggie Lane #202, Beaverton, OR 97007	1S303D; 1S303C	00201, 00500; 00102	346	
	Danni M. Gorman				14580 Maggie Lane #202, Beaverton, OR 97007	1S303D; 1S303C	00201, 00500; 00102	346	
	Said Sedghi	<input checked="" type="checkbox"/>			12673 SW Terraview Drive, Tigard, OR 97224	1S303C	00100, 00101	308; 346	03/07/2016

*PO = Property Owner

RV = Registered Voter

OV = Owner Voter



EXHIBIT E: PROPERTY TITLE VERIFICATION



First American Title

Prepared For:
Prepared By: **Customer Service Department**
Date: **1/27/2016**

OWNERSHIP INFORMATION

Owner:	Rockwell Investments LLC	Parcel #:	R2069144
Coowner:		Ref Parcel #:	1S303AD02600
Site:	Cornelius 97113	T: 01S R: 03W S: 03 Q: NE	
Mail:	60325 Woodside Rd Bend 97702	County:	Washington
Owner Phone:		School Dist:	1J HILLSBORO

SALES AND LOAN INFORMATION

Sale Date:	6/23/2011	Loan Amount:	\$210,000
Document #:	0000044439	Lender:	FRANK A
Sale Amount:	\$0	Loan Type:	
Deed Type:	Trust Deed-Deed of Trust	Interest Type:	Fixed

PROPERTY DESCRIPTION

Map Page GrId: **592-G6**
Census Tract: **032902 Block: 3013**
Neighborhood: **CPO 12 CORNELIUS**
Subdivision/Plat: **1997-039 PARTITION PLAT**
Improv Type:
Class Code:
Land Use: **FARMS AND CROPS**
Legal: **1997-039 PARTITION PLAT, LOT 2, ACRES 11.86, ZONED FARMLAND- POTENTIAL ADDITIONAL TAX LIABILITY**

ASSESSMENT AND TAXATION

Market Land: **\$0**
Market Improvement: **\$0**
Market Total: **\$0**
% Improved: **0**
Assessed Total: **\$10,900**
Levy Code: **007.25**
Tax: **\$131.85**
Millage Rate: **12.0962**

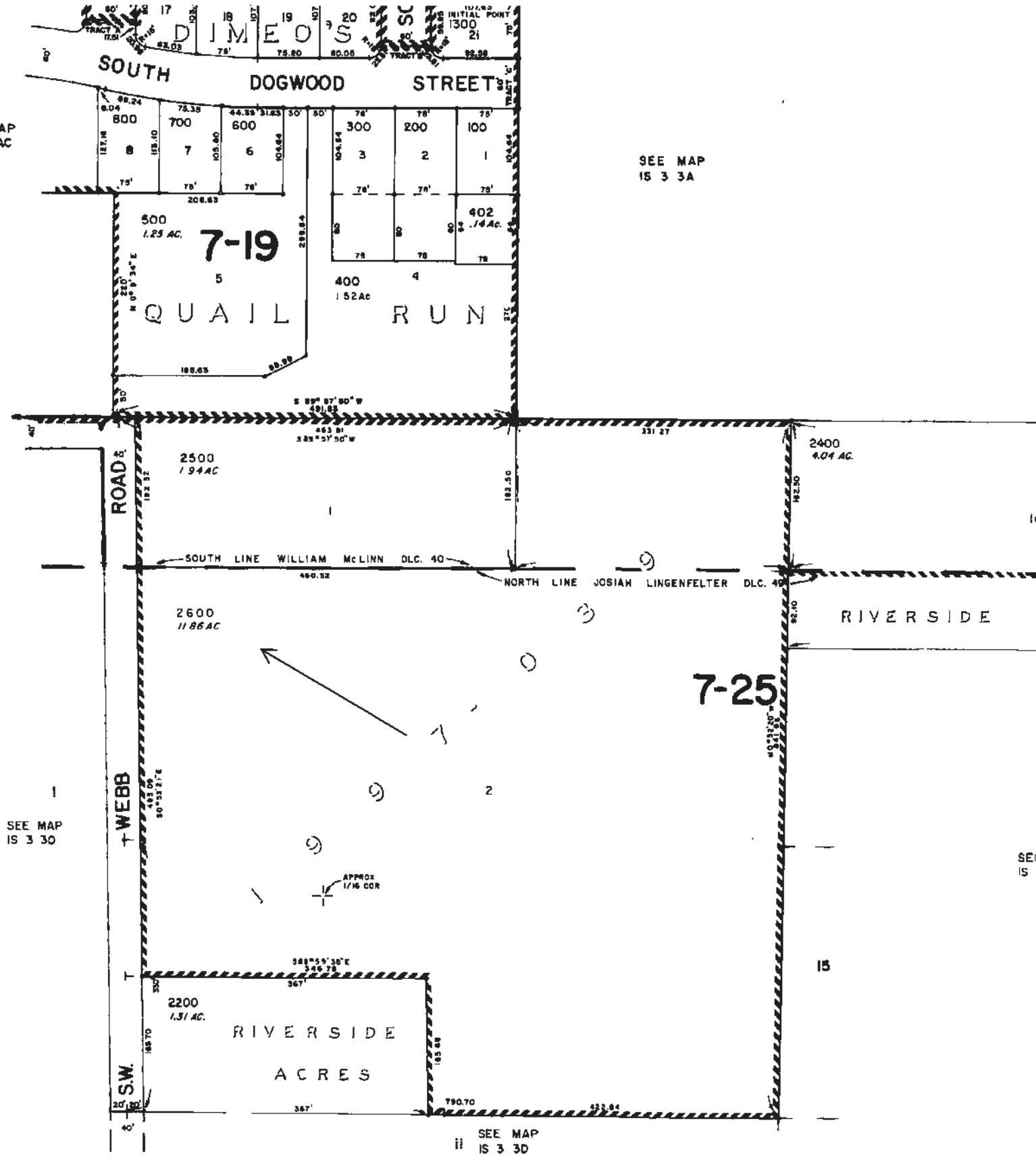
PROPERTY CHARACTERISTICS

Bedrooms:	0	Building SqFt:	0	Year Built:	0
Bathrooms:	0.00	1st Flr SqFt:	0	Eff Year Built:	0
Family Room:		Second Floor:	0	Lot Acres:	11.86
Kitchen:		Attic SqFt:	0	Lot SqFt:	516,622
Dining Room:		Basement Fin SqFt:	0	Lot Dimen:	Width Depth
Utility Room:		Basement Unfn SqFt:	0	Curb/Gutter:	
Living Room:		Basement Ttl SqFt:	0	St Access:	
Other Room:		Ttl Living SqFt:		Paving:	
Floor Cov:		Garage SqFt:	0	Elec Srvc:	
Fireplace Ct:	0	Garage Sp:		Sewer:	
Cooling:	No	Garage Type:		Vlew Quality:	
Heat:		Patlo SqFt:	0	Foundation:	
Heat Src:		Patio:		Roof Mat:	
Wall/Mtrl:	Wood	Deck SqFt:	0	Roof Shape:	
Water Src:		Deck:		Const Type:	
Building Style:		Stories Ct:	0.00		

This title information has been furnished without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefitting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report.

MAP 3AC

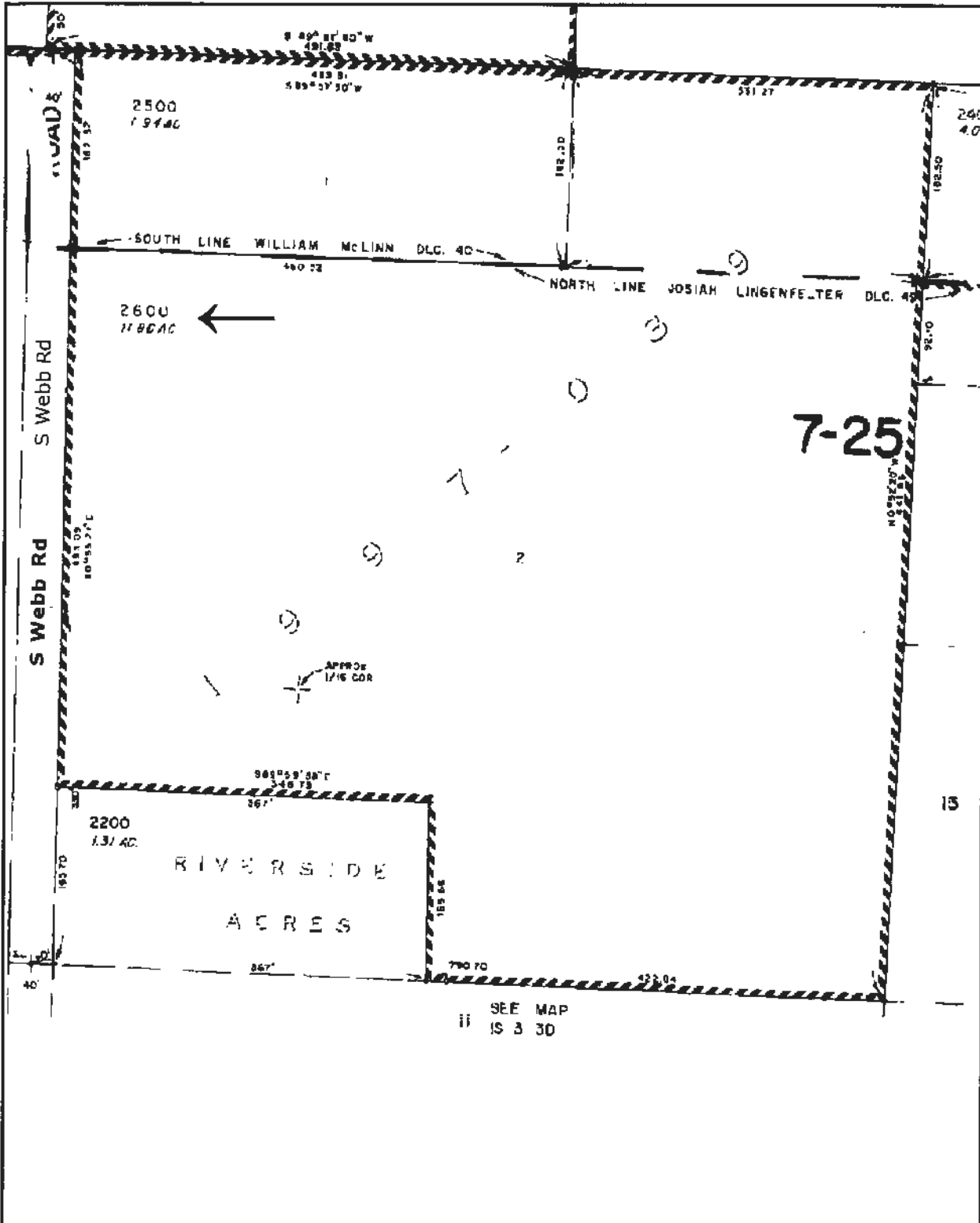
SEE MAP IS 3 3A



SEE MAP IS 3 30

SEE MAP IS 3 3D

SEE IS



7-25

2200
1.31 AC

RIVERSIDE
ACRES

ii SEE MAP
IS 3 30



This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

After Recording, Return to:
Charlton Mills, Attorney
P. O. Box 814
Sandpoint, ID 83864
(208) 263-8755

Please send tax statements to:
Rockwell Investments, LLC
812 Syringa Heights Rd.
Sandpoint, ID 83864

Washington County, Oregon 2011-028243

04/04/2011 11:54:17 AM
D-00 Cnt=1 Str=12 8 PPE/PER
\$5.00 \$5.00 \$11.00 \$18.00 - Total = \$39.00

Recor



I, Richard Hebernick, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.
Richard Hebernick, Director of Assessment and Taxation, Ex-Officio County Clerk



TRUE & ACTUAL CONSIDERATION -0- GRANT DEED

Pursuant to Idaho Code Section 30-6-402 and Section 721 of the Internal Revenue Code of 1986, Dale F. Rockwell and Pamela S. Rockwell, Trustees of the Dale & Pamela Rockwell Living Trust dated March 25, 2009, do hereby grant and convey to Rockwell Investments, LLC an Oregon limited liability company, the current address for which LLC is 812 Syringa Heights Road, Sandpoint, Idaho 83864, the real property described as follows, together with all appurtenances.

Lot 2 of the Partition Plat 1997-039, being Assessor's property ID #R2069144, and Map Tax Lot #1S33AD-02600, in Washington County, Oregon,

Together with all appurtenances.

DATED March 28, 2011.

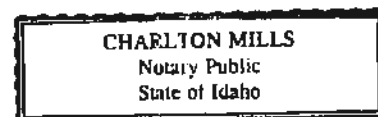
Dale F. Rockwell
Dale F. Rockwell, Trustee

Pamela S. Rockwell
Pamela S. Rockwell, Trustee

STATE OF IDAHO)
County of Bonner) ss

On March 28, 2011, before me, the undersigned Notary Public for the State of Idaho, personally appeared Dale F. Rockwell and Pamela S. Rockwell, Trustees, known to me to be the persons whose names are subscribed to the within instrument, as trustees of the Dale & Pamela Rockwell Living Trust and acknowledged to me that they executed the same as such trustees.

Charlton Mills
Notary Public for Idaho
Residing at Sandpoint
My commission expires: 6-17-15





**First American
Title Company of Oregon**

Customer Service Department
121 SW Morrison Street Suite 300 - Portland, OR 97204
Phone: 503.219.TRIO (8746) Fax: 503.790.7872
Email: cs.portland@firstam.com
Today's Date : 1/19/2016

OWNERSHIP INFORMATION

Owner	: Yafa Trust	Bldg #	Of
CoOwner	: Sedghi Said	Ref Parcel Number	: 1S303C0 00101
Site Address	: *no Site Address*	Parcel Number	: R0405859
Mail Address	: 12673 SW Terraview Dr Tigard Or 97224	T: 01S	R: 03W S: 03 Q: SW QQ:
County	: Washington (OR)		

PROPERTY DESCRIPTION

Map Page Grid :
Census Tract : 329.02 Block: 4
Neighborhood : 1S36
School District : Forest Grove
Subdivision/Plat :
Building Use :
Land Use : 5005 Vacant,Farm Zone,Not Spec Assd
Legal : ACRES 1.00
:
:

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$20,000
Mkt Structure :
Mkt Total : \$20,000
%Improved :
M50AssdTotal : \$70,410
Levy Code : 01523
15-16 Taxes : \$242.10
Millage Rate : 12.4556
Zoning : FD-20

PROPERTY CHARACTERISTICS

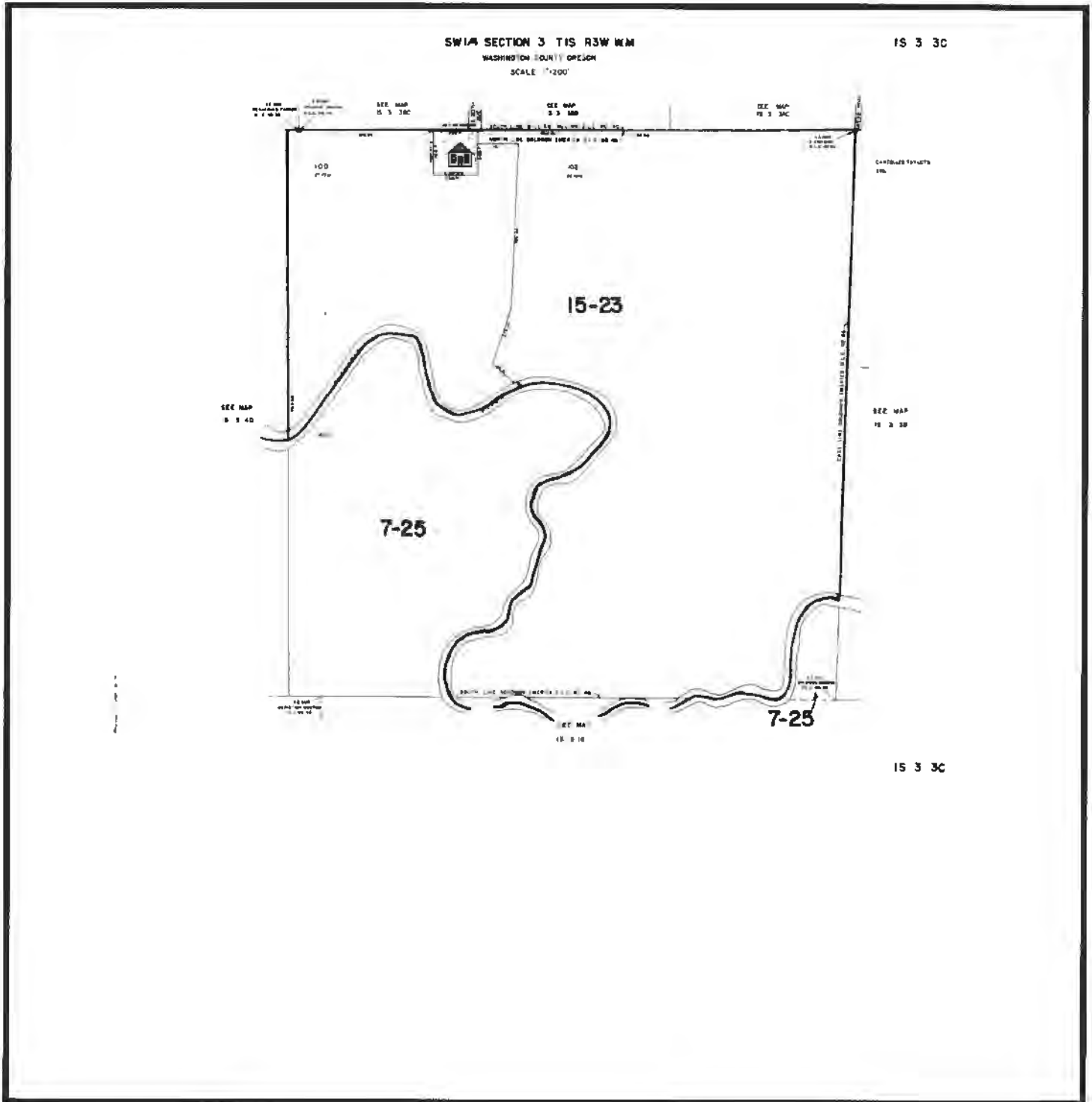
Bedrooms	:	Year Built	:	Patio SqFt	:
Bathrooms	:	EffYearBlt	:	Deck SqFt	:
Heat Method	:	BsmFin SF	:	ExtFinish	:
Foundation	:	BsmUnfinSF	:	Const Type	:
Lot Acres	: 1.00	BldgSqFt	:	Roof Shape	:
Lot SqFt	: 43,560	1stFlrSF	:	Roof Matl	:
Garage Type	:	UpperFISF	:	Porch SqFt	:
Garage SF	:	Attic SqFt	:	Paving Matl	:

TRANSFER INFORMATION

Owner Name(s)	Sale Date	Doc#	Sale Price	Deed Type	Loan Amount	Loan Type
:Yafa Trust	:11/14/2005	142513	:\$325,000	:Re-Record	:	:
:Yafa Trust	:10/05/2005	122688	:\$325,000	:Warranty	:	:
:Lee Howard Hyuo Moon/Young H	:02/02/2001	8676	:\$50,000	:Bargain &	:	:
:Lee Hee Jo/Byong Nyun Han/Ho	:09/22/1995	67582	:\$50,000	:Bargain &	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report.

Reference Parcel #: 1S303C0 00101



**First American
Title Company of Oregon**

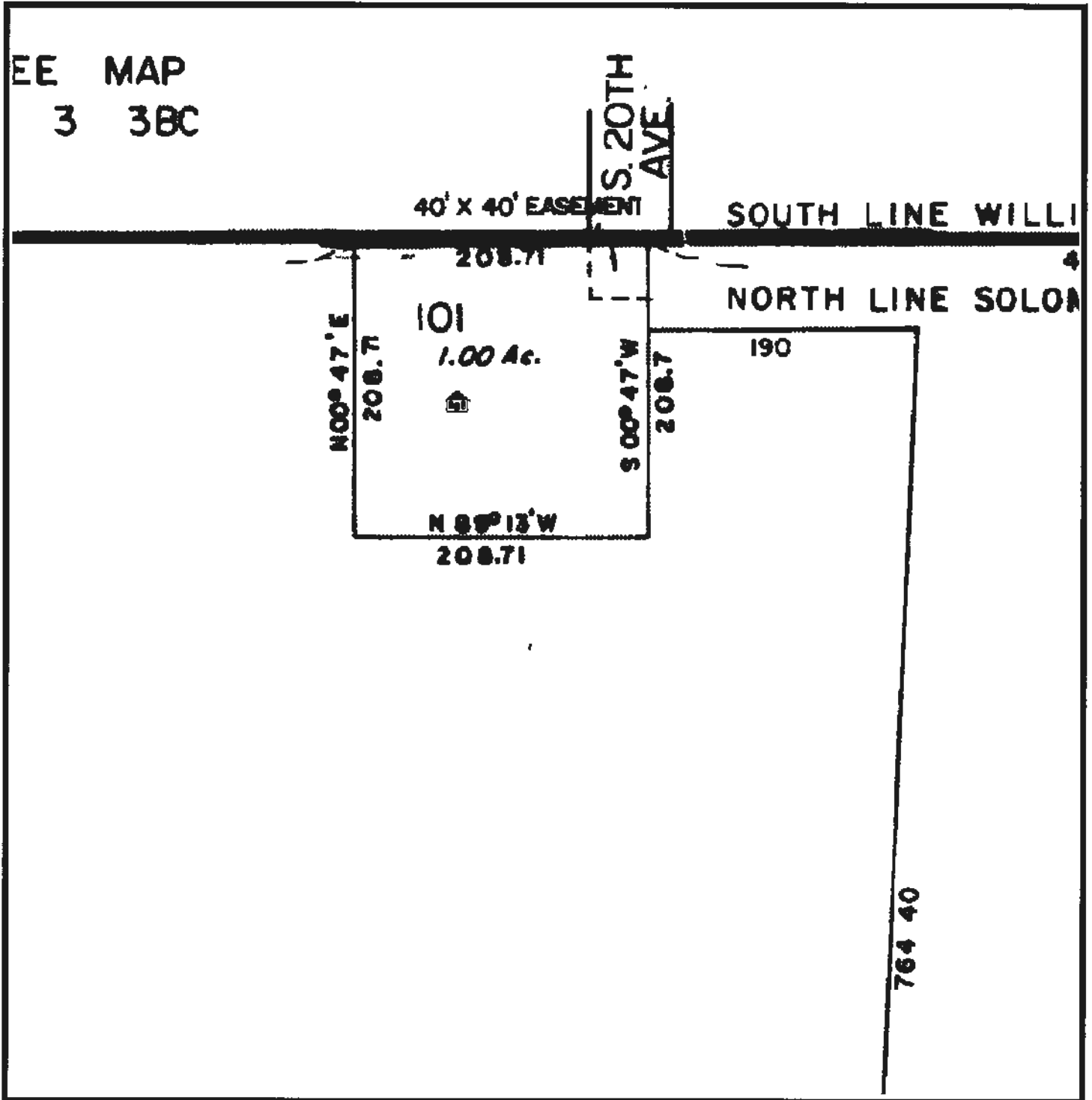
Customer Service Department
121 SW Morrison Street Suite 300 Portland, OR 97204
Phone: 503.219.TRIO (8746) Fax: 503.790.7872
Email: cs.portland@firstam.com

THIS MAP IS PROVIDED AS A CONVENIENCE IN LOCATING PROPERTY. FIRST AMERICAN TITLE COMPANY OF OREGON ASSUMES NO LIABILITY FOR ANY VARIATIONS AS MAY BE DISCLOSED BY AN ACTUAL SURVEY

Reference Parcel #: 1S303C0 00101



EE MAP
3 3BC



First American
Title Company of Oregon

Customer Service Department
121 SW Morrison Street Suite 300 Portland, OR 97204
Phone: 503.219.TRIO (8746) Fax: 503.790.7872
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Washington County, Oregon 2005-142513

11/14/2005 11:38:24 AM
D-DW CRE=1 @m=7 K GRUNEWALD
\$15.00 \$6.00 \$11.00 - Total = \$32.00



00886107200501425130030036

I, Jerry Hanson, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

Jerry Hanson

Jerry R. Hanson, Director of Assessment and Taxation,
Ex-Officio County Clerk



TRANSACTION 16y0066363

Transnation
The Agency of Oregon
After Recording, Return to:
Fatemeh Sedghi
15400 SW Sandpeper Lane
Beaverton, Or 97007

Until a change is requested, tax statements shall be sent to the following address:
same as above

Washington County, Oregon 2005-122688
10/03/2005 11:13:08 AM
D-DW Cret# 8294 A EUVCK
\$18.00 \$9.00 \$11.00 \$28.00 - Total = \$66.00



L. Jerry Hansen, Director of Assessment and Taxation
and Be-Ole's County Clerk for Washington County, Oregon, do hereby certify that the above instrument of writing was received and recorded in the book of records of said county.
Jerry Hansen
Jerry R. Hansen, Director of Assessment and Taxation,
Be-Ole's County Clerk.

STATUTORY WARRANTY DEED
(Individual)

(Above Space Reserved for Recorder's Use)

Howard Hyuo Moon Lee and Young Hee Lee

conveys and warrants to
~~XXXXXXXXXXXX~~, Trustee of the Yafa Trust

*Said Sedghi,
the following described real property in the State of Oregon and County of Washington free of encumbrances, except as specifically set forth herein:

PARCEL I:

A tract of land in Section 3, Township 1 South, Range 3 West of the Willamette Meridian, in the County of Washington and State of Oregon, described as follows:

beginning at the Northeast corner of the Solomon Emerick Donation Land Claim No. 46; thence West 40 chains to the true point of beginning, said point being the Northwest corner of that tract conveyed to Charles B. Buchanan, et ux, by deed recorded in Book 441, Page 126; thence South along the West line of said Buchanan tract, 40 chains to the
(Continued)

Tax Account Number(s): R0405840, R405831, R405859

This property is free of encumbrances, EXCEPT: Covenants, conditions, restrictions, rights of way, easements and reservations now of record.

2005-06 taxes which are a lien but not yet payable.

~~This file, originally recorded as fee no. 2005-122688 is being~~

The true consideration for this conveyance is \$325,000.00
Which is paid by an accommodator pursuant to an IRC 1031 exchange.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

DATE: this 30 day of ~~October~~ ^{September}, 2005.

Howard Moon Lee
Howard Hyuo Moon Lee

Young Hee Lee
Young Hee Lee

STATE OF OREGON, COUNTY OF Multnomah)ss.

The foregoing instrument was acknowledged before me this 30 day of ~~October~~ ^{September}, 2005, by Howard Hyuo Moon Lee and Young Hee Lee.

Linda Powellson
Notary Public for Oregon
My Commission Expires: 11-2-05



Order No.: 16y0066363m



2005-142513



STATUTORY WARRANTY DEED
(CONTINUED)

LEGAL DESCRIPTION (Continued)

Order No.: 16y0066363

Southwest corner of said tract; thence along the South line of the Solomon Emerick Donation Land Claim No. 46 to the intersection of said South line with the center line of the Tualatin River, said point of intersection being on the West line of that tract described in contract to Daniel B. Speer, et ux, recorded in Book 952, Page 125; thence following the West line of said Speer tract northerly along the center line of the Tualatin River; thence continuing along said West line, leaving the center line of said river, North 49° 22' 40" West 254.10 feet; thence North 19° 49' 30" West 273.03 feet; thence North 03° 18' 50" East 764.40 feet; thence North 89° 14' 20" West 190 feet to a point on the East line of that tract conveyed to Russell F. Bachand, et ux, by deed recorded in Book 635, Page 304; thence South along the East line of said Bachand tract to the Southeast corner thereof; thence North 89° 13' West 208.71 feet; thence North 00° 47' East 208.71 feet; thence West along the North line of the Solomon Emerick Donation Land Claim, 636.29 feet to the point of beginning.

PARCEL II:

A portion of that certain tract of land in Section 3, Township 1 South, Range 3 West of the Willamette Meridian, in the County of Washington and State of Oregon, and the Solomon Emerick Donation Land Claim No. 46, conveyed to Charles B. Buchanan, et ux, by deed recorded in Book 441, Page 126, Washington County, Oregon Deed Records, said portion being more particularly described as follows:

Beginning at the Southeast corner of the corporate limits of the City of Cornelius, a point on the North line of the Solomon Emerick Donation Land Claim No. 46, which point bears North 89° 13' West 1754.56 feet from the Northeast corner of said Donation Land Claim; thence South 00° 47' West 208.71 feet to a point; thence North 89° 13' West 208.71 feet to a point; thence North 00° 47' East 208.71 feet to a point on the North line of said Emerick Donation Land Claim, which bears South 89° 13' East 636.29 feet from the Southeast corner of the Benjamin O. Tucker Donation Land Claim No. 39; thence along the North line of said Emerick Donation Land Claim, South 89° 13' East 208.71 feet to the point of beginning.

*This file, originally recorded on 10/05/05 as fee no. 2005-122688
is being re-recorded to change the ^{vesting} ~~vesting~~ of the grantee.



I, Jerry R. Hanson, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, do hereby certify this to be a true and correct copy of the original.

Date: November 10, 2005
By: J. CASTILLO
Title: Deputy Clerk





**First American
Title Company of Oregon**

Customer Service Department
121 SW Morrison Street Suite 300 - Portland, OR 97204
Phone: 503.219.TRIO (8746) Fax: 503.790.7872
Email: cs.portland@firstam.com
Today's Date : 1/19/2016

OWNERSHIP INFORMATION

Owner	: Speer Patrick D	Bldg #	Of
CoOwner	: Gorman Danni M	Ref Parcel Number	: 1S303D0 00201
Site Address	: *no Site Address*	Parcel Number	: R0405902
Mail Address	: 14580 SW Magpie Ln #202 Beaverton Or 97007	T: 01S	R: 03W S: 03 Q: SE QQ:
County	: Washington (OR)		

PROPERTY DESCRIPTION

Map Page Grid :
 Census Tract : 329.02 Block: 3
 Neighborhood : 1S36
 School District : Hillsboro
 Subdivision/Plat :
 Building Use :
 Land Use : 5505 Vacant,Agr,Farm Zone
 Legal : RIVERSIDE ACRES, LOT PT 4, ACRES
 : 13.31, ZONED FARMLAND-POTENTIAL
 : ADDITIONAL TAX LIABILITY

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$79,860
 Mkt Structure :
 Mkt Total : \$94,150
 %Improved :
 M50AssdTotal :
 Levy Code : 00725
 15-16 Taxes : \$177.92
 Millage Rate : 12.0962
 Zoning : FD-20

PROPERTY CHARACTERISTICS

Bedrooms	:	Year Built	:	Patio SqFt	:
Bathrooms	:	EffYearBlt	:	Deck SqFt	:
Heat Method	:	BsmFin SF	:	ExtFinish	:
Foundation	:	BsmUnfinSF	:	Const Type	:
Lot Acres	: 13.31	BldgSqFt	:	Roof Shape	:
Lot SqFt	: 579,784	1stFirSF	:	Roof Matl	:
Garage Type	:	UpperFISF	:	Porch SqFt	:
Garage SF	:	Attic SqFt	:	Paving Matl	:

TRANSFER INFORMATION

Owner Name(s)	Sale Date	Doc#	Sale Price	Deed Type	Loan Amount	Loan Type
:Speer Patrick D	:07/22/1997	67243	:	:Personal Rep	:\$50,000	:Blanket
:Speer Patrick D;Gorman Danni M	:08/01/1996	69206	:	:Personal	:	:
:Speer Laurel E	:12/09/1991	68025	:	:Grant De	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:

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Phone: 503.219.TRIO (8746) Fax: 503.790.7872
Email: cs.portland@firstam.com
Today's Date : 1/19/2016

OWNERSHIP INFORMATION

Owner	: Speer Patrick D	Bldg #	Of
CoOwner	: Gorman Danni M	Ref Parcel Number	: 1S303D0 00500
Site Address	: 1353 SW 345th Ave Hillsboro 97123	Parcel Number	: R0405957
Mail Address	: 14580 SW Magpie Ln #202 Beaverton Or 97007	T: 01S	R: 03W S: 03 Q: SE QQ:
County	: Washington (OR)		

PROPERTY DESCRIPTION

Map Page Grid :
Census Tract : 329.02 Block: 3
Neighborhood : 1S36
School District : Hillsboro
Subdivision/Plat :
Building Use :
Land Use : 5515 Agr, Farm Zone, Improved
Legal : RIVERSIDE ACRES, LOT 2-10 & PT 1,
: ACRES 76.14, ZONED
: FARMLAND-POTENTIAL ADDITIONAL TA...

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$456,840
Mkt Structure : \$20,950
Mkt Total : \$559,230
%Improved : 4
M50AssdTotal : \$20,360
Levy Code : 00725
15-16 Taxes : \$1,261.03
Millage Rate : 12.0962
Zoning : FD-20

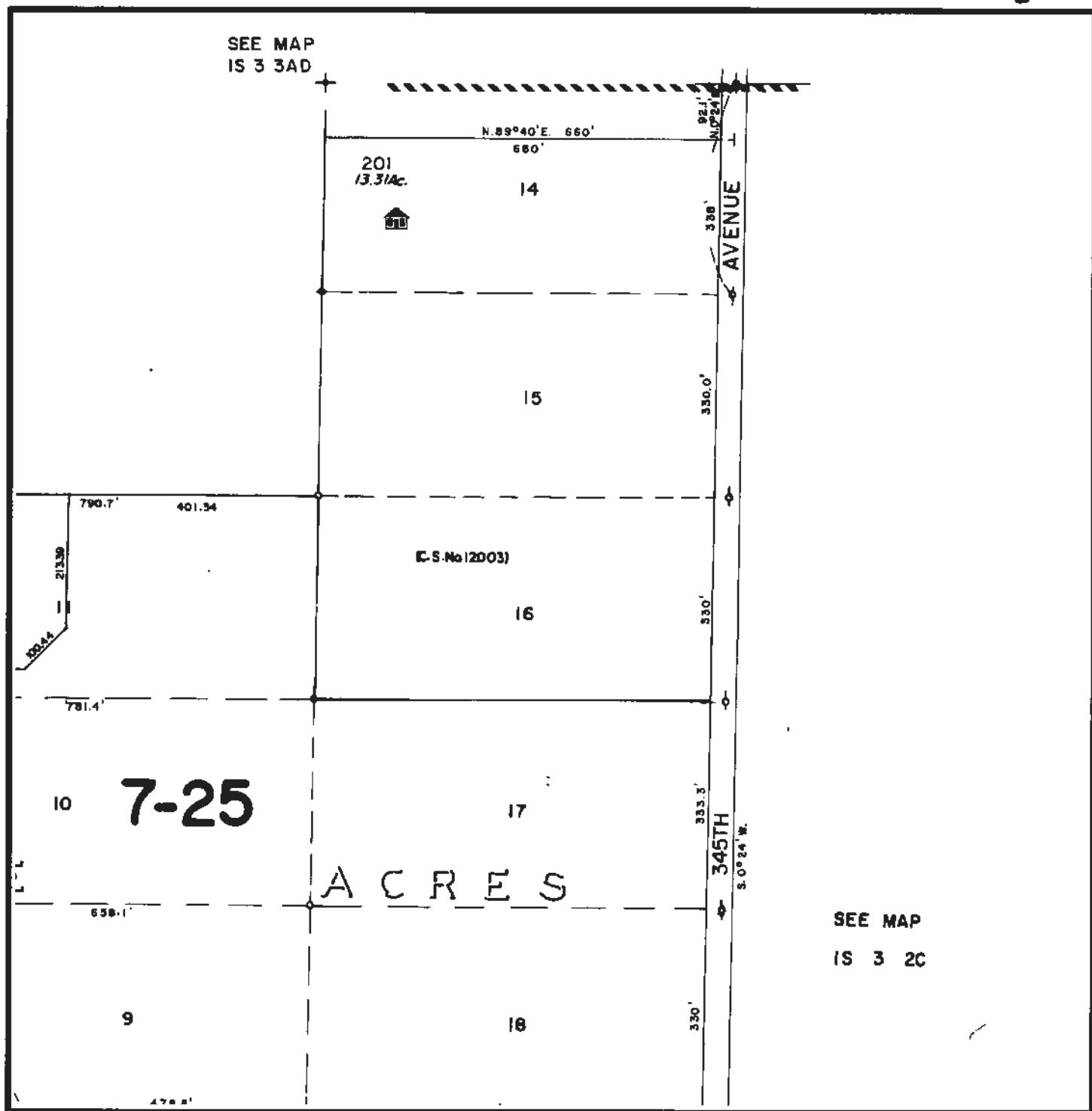
PROPERTY CHARACTERISTICS

Bedrooms	:	Year Built	:	Patio SqFt	:
Bathrooms	:	EffYearBlt	:	Deck SqFt	:
Heat Method	:	BsmFin SF	:	ExtFinish	:
Foundation	:	BsmUnfinSF	:	Const Type	:
Lot Acres	: 76.14	BldgSqFt	:	Roof Shape	:
Lot SqFt	: 3,316,658	1stFlrSF	:	Roof Matl	:
Garage Type	:	UpperFISF	:	Porch SqFt	:
Garage SF	:	Attic SqFt	:	Paving Matl	:

TRANSFER INFORMATION

Owner Name(s)	Sale Date	Doc#	Sale Price	Deed Type	Loan Amount	Loan Type
:Speer Patrick D	:07/22/1997	67243	:	:Personal Rep	:\$50,000	:Blanket
:Speer Patrick D;Gorman Danni M	:08/01/1996	69206	:	:Personal	:	:
:Speer Laurel E	:12/09/1991	68025	:	:Grant De	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:

Reference Parcel #: 1S303D0 00201

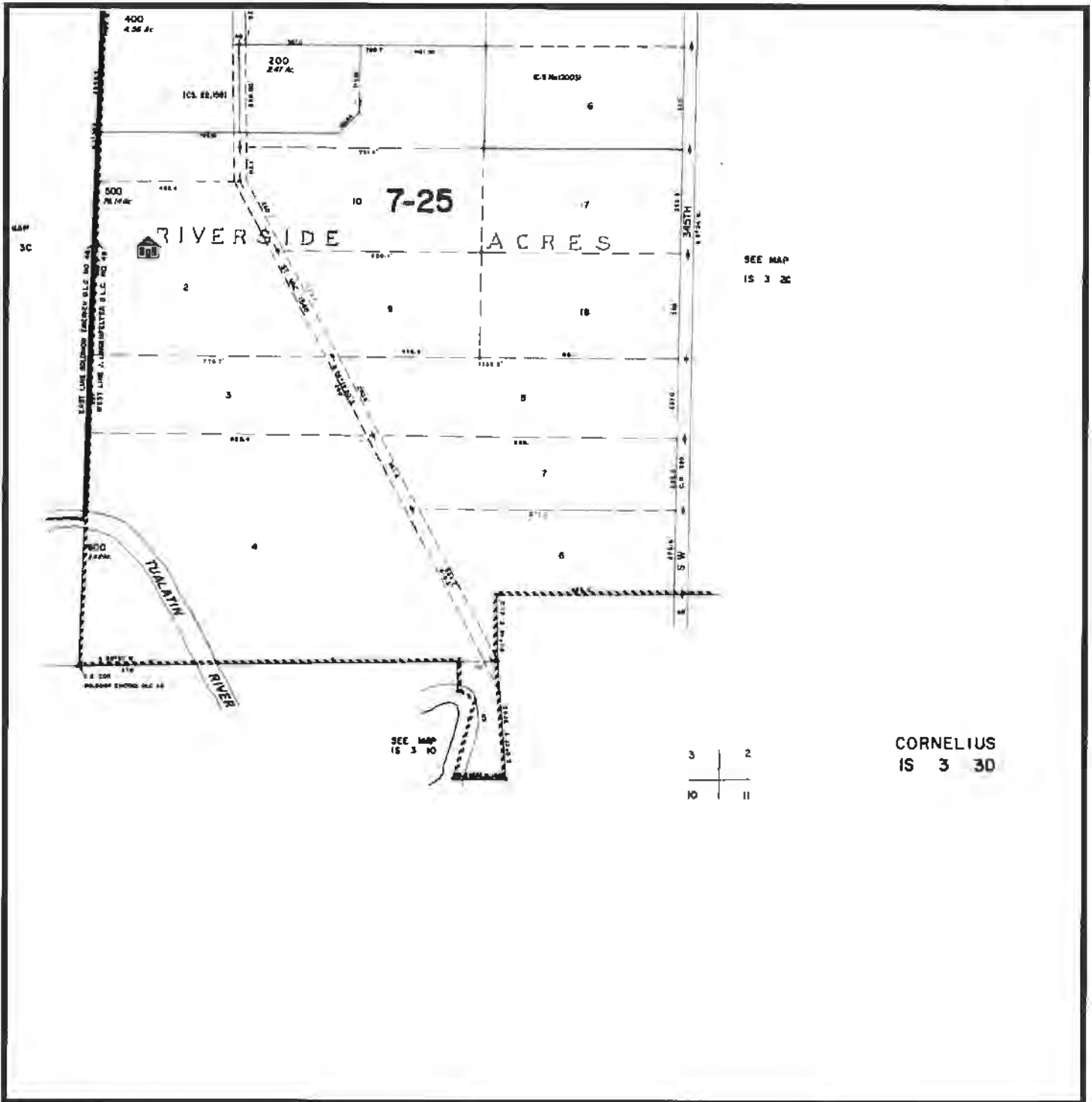


First American
Title Company of Oregon

Customer Service Department
121 SW Morrison Street Suite 300 Portland, OR 97204
Phone: 503.219.TRIO (8746) Fax: 503.790.7872
Email: cs.portland@firstam.com

THIS MAP IS PROVIDED AS A CONVENIENCE IN LOCATING PROPERTY. FIRST AMERICAN TITLE COMPANY OF OREGON ASSUMES NO LIABILITY FOR ANY VARIATIONS AS MAY BE DISCLOSED BY AN ACTUAL SURVEY

Reference Parcel #: 1S303D0 00201



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 121 SW Morrison Street Suite 300 - Portland, OR 97204
 Phone: 503.219.TRIO (8746) Fax: 503.790.7872
 Email: cs.portland@firstam.com
 Today's Date : 1/19/2016

OWNERSHIP INFORMATION

Owner	: Speer Patrick D	Bldg #	Of
CoOwner	: Gorman Danni M	Ref Parcel Number	: 1S303C0 00102
Site Address	: *no Site Address*	Parcel Number	: R0405868
Mail Address	: 14580 SW Magpie Ln #202 Beaverton Or 97007	T: 01S	R: 03W S: 03 Q: SW QQ:
County	: Washington (OR)		

PROPERTY DESCRIPTION

Map Page Grid :
 Census Tract : 329.02 Block: 4
 Neighborhood : 1S36
 School District : Forest Grove
 Subdivision/Plat :
 Building Use :
 Land Use : 5505 Vacant,Agr,Farm Zone
 Legal : ACRES 89.10, ZONED
 : FARMLAND-POTENTIAL ADDITIONAL TAX
 : LIABILITY

ASSESSMENT AND TAX INFORMATION

Mkt Land : \$534,600
 Mkt Structure :
 Mkt Total : \$619,790
 %Improved :
 M50AssdTotal :
 Levy Code : 01523
 15-16 Taxes : \$1,093.12
 Millage Rate : 12.4556
 Zoning : FD-20

PROPERTY CHARACTERISTICS

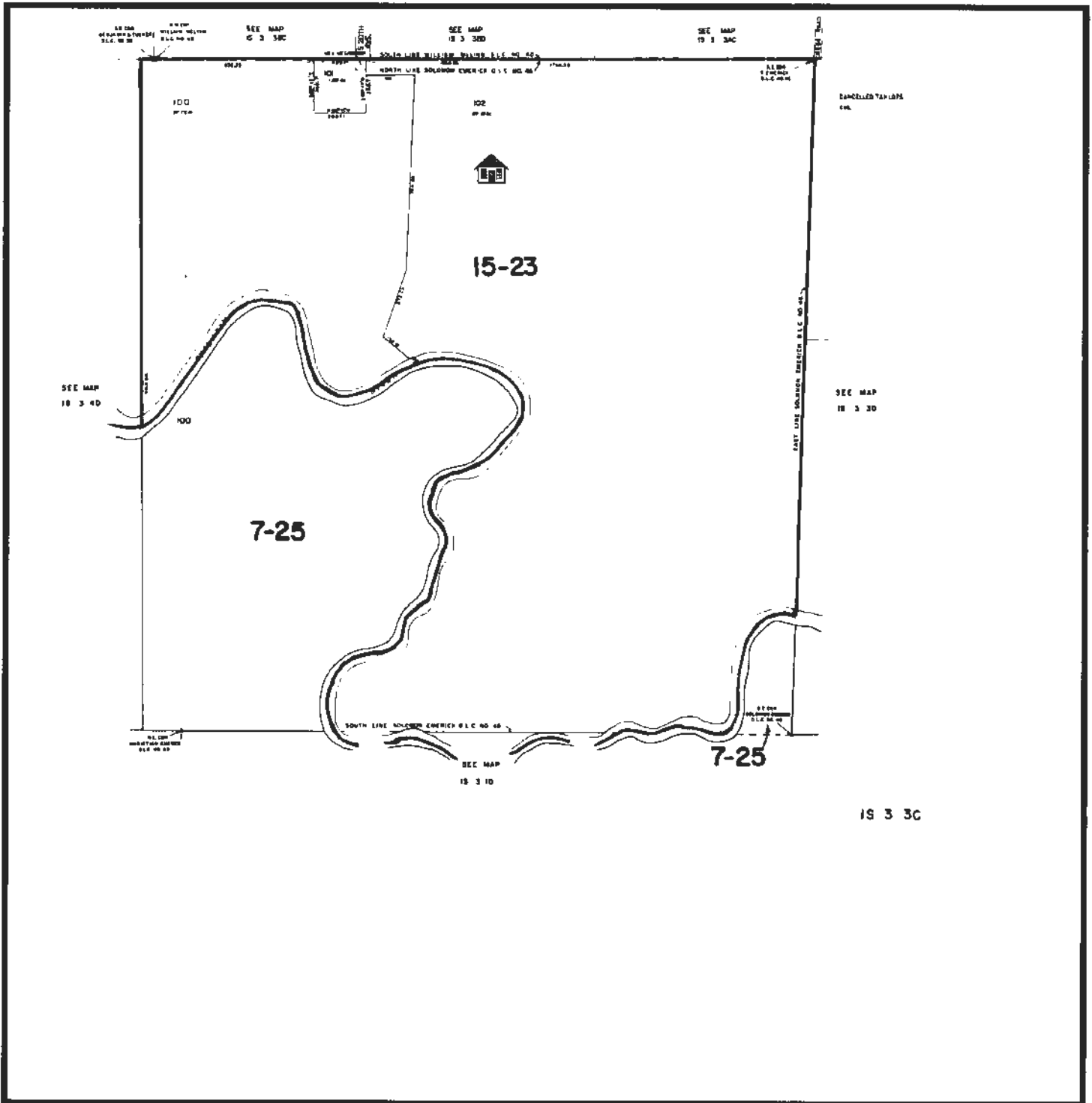
Bedrooms	:	Year Built	:	Patio SqFt	:
Bathrooms	:	EffYearBlt	:	Deck SqFt	:
Heat Method	:	BsmFin SF	:	ExtFinish	:
Foundation	:	BsmUnfinSF	:	Const Type	:
Lot Acres	: 89.10	BldgSqFt	:	Roof Shape	:
Lot SqFt	: 3,881,196	1stFlrSF	:	Roof Matl	:
Garage Type	:	UpperFISF	:	Porch SqFt	:
Garage SF	:	Attic SqFt	:	Paving Matl	:

TRANSFER INFORMATION

Owner Name(s)	Sale Date	Doc#	Sale Price	Deed Type	Loan Amount	Loan Type
:Speer Patrick D	:07/22/1997	67243	:	:Personal Rep	:\$50,000	:Blanket
:Speer Patrick D;Gorman Danni M	:08/01/1996	69206	:	:Personal	:	:
:Speer Laurel E	:12/09/1991	68025	:	:Grant De	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:
:	:	:	:	:	:	:

This title information has been furnished, without charge, in conformance with the guidelines approved by the State of Oregon Insurance Commissioner. The Insurance Division cautions intermediaries that this service is designed to benefit the ultimate insureds. Indiscriminate use only benefiting intermediaries will not be permitted. Said services may be discontinued. No liability is assumed for any errors in this report.

Reference Parcel #: 1S303C0 00102

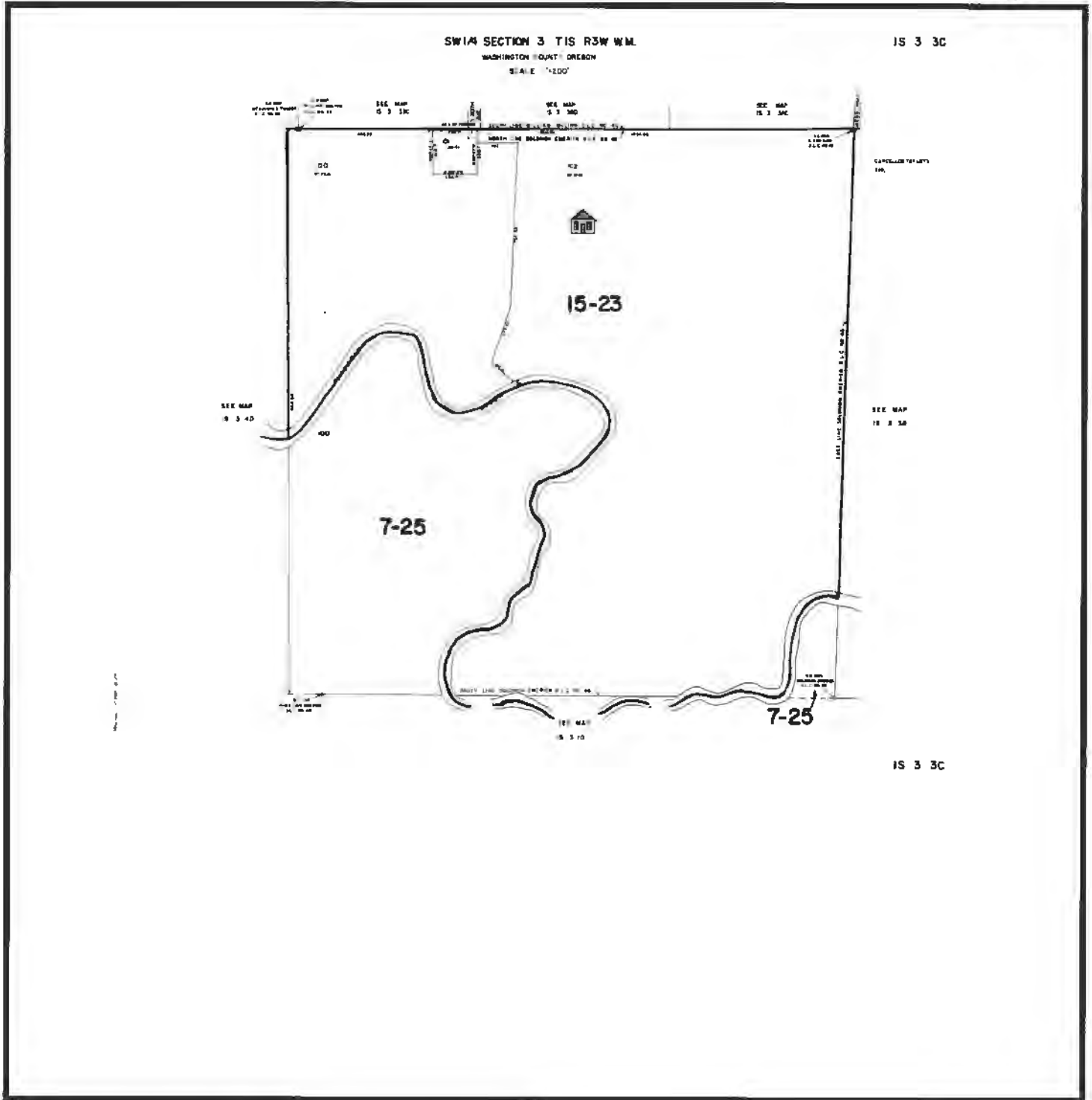


**First American
Title Company of Oregon**

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121 SW Morrison Street Suite 300 Portland, OR 97204
Phone: 503.219.TRIO (8746) Fax: 503.790.7872
Email: cs.portland@firstam.com

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Reference Parcel #: 1S303C0 00102



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Title Company of Oregon**

Customer Service Department
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Email: cs.portland@firstam.com

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1
8
10
20
M

UNTIL A CHANGE IS REQUESTED,
SEND ALL TAX STATEMENTS TO:

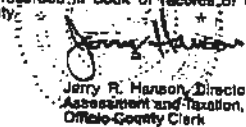
Patrick D. Speer, Danni M. Gorman,
and Michael D. Speer
7253 S.W. Ascent Drive
Portland, Oregon 97225

AFTER RECORDING, RETURN TO:

James W. McClurg
Attorney at Law
106 Sylvia Office Building
1834 S.W. 58th Avenue
Portland, Oregon 97221

STATE OF OREGON } 55
County of Washington }

I, Jerry R. Hanson, Director of Assessment and Taxation and Executive County Clerk for said county, do hereby certify that the within instrument of writing was received and recorded in book of records of said county.



Jerry R. Hanson, Director of Assessment and Taxation, Executive County Clerk

Doc : 97067243
Rect: 190707 58.00
07/23/1997 02:56:38pm

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE ONLY

DEED OF PERSONAL REPRESENTATIVE

Patrick D. Speer, Grantor, the duly appointed, qualified and acting personal representative of the estate of Laurel E. Speer, deceased, conveys to PATRICK D. SPEER, DANNI M. GORMAN, and MICHAEL D. SPEER, as tenants in common with each owning an undivided one-third interest therein, Grantee, the following described real property:

An undivided 88% interest in the real property located in Washington County, Oregon, generally known as Tax Lots 1S33D00102, 1S33D00500 and 1S33D00201, and more particularly described as follows:

PARCEL I

All of Lots 2,3,5,6,7,8,9,10,17 and 18 and part of Lots 1,4, and 11, according to the duly filed plat of RIVERSIDE ACRES, filed October 11, 1911, in Plat Book 5, Page 9, Records of the County of Washington and State of Oregon, in the Southeast quarter of Section 3, Township 1 South, Range 3 West, of the Willamette Meridian, Washington County, Oregon, more particularly described as follows:

Beginning at a point in the center line of Cook Road (County Road No. 528) which is the Northeast corner of said Lot 17; thence South 89° 40' West along the Northerly line thereof, 660.00 feet to the Southeast corner of said Lot 11; thence North 0° 24' East, along the Easterly line thereof, 330.00 feet to the Northeast corner of said Lot 11; thence South 89° 40' West, along the Northerly line thereof, 401.34 feet to an iron rod; thence South 0° 24' West 213.39 feet to an iron rod; thence South 45° 03' 40" West 100.44 feet to an iron rod; thence South 89° 40' West 769.93 feet to a point on the West line of said RIVERSIDE ACRES plat; thence South 01° 30' West, along the Westerly line thereof, 1245.00 feet, more or less, to the center of the Tualatin River; thence down the center of said river with the meanderings thereof in a Southeasterly direction to a point on the South line of the J. Lingenfelter Donation Land Claim No. 49; thence North 88° 57' East, along the South line thereof, 805.00 feet, more or less, to the Northwest corner of Said Lot 5; thence, Southerly, along the West line thereof, to the Southwest corner of said Lot 5; thence North 89° 57' East along the Southerly line, 150.00 feet to the Southeast corner thereof; thence North 05° 27' West 375.5 feet, along the Easterly line thereof, to the Northeast corner of Lot 5; thence North 00° 48' West 211.2 feet to the re-entrant corner on the South line of Lot 6; thence North 89° 11' East, along the Southerly line thereof, 595.3 feet to the Southeast corner of said Lot 6, a point in the center line of said Cook Road; thence North 0° 24' East, along said center line, 1426.9 feet to the place of beginning.

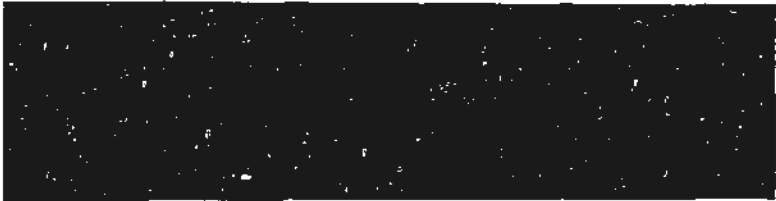
PARCEL II

Lots 14, 15, 16, according to the duly filed plat of RIVERSIDE ACRES, filed October 11, 1911, in Plat Book 5, Page 9, Records of the County of Washington and State of Oregon.

DEED OF PERSONAL REPRESENTATIVE

1-2

PAGE 1 OF 2



EXCEPTING THEREFROM the following described portion thereof:

Beginning at the Northeast corner of Lot 14 of RIVERSIDE ACRES, a recorded subdivision in Washington County, Oregon, said point of beginning being a point in the center of the County Road; thence from the described point of beginning South 89° 40' West along the North line of said lot, a distance of 660 feet, more or less, to the Northwest corner of said Lot 14; thence South 0° 24' West along the West line of said lot, a distance of 92.1 feet to a point; thence North 89° 40' East parallel to the North line of said lot, a distance of 660 feet, more or less, to a point on the East line of said lot; thence North 0° 24' East along the East line of said lot a distance of 92.1 feet to the point of beginning.

PARCEL III

A portion of that certain tract of land in the Solomon Emerick Donation Land Claim No. 46 in Section 3, Township 1 South, Range 3 West, of the Willamette Meridian, in the County of Washington and State of Oregon, as described in that certain Contract of Sale to Russell F. Bazhaad, et ux, recorded in Book 641, Page 112, Washington County, Oregon, said portion being more particularly described as follows:

Beginning at the Northeast corner of the Solomon Emerick Donation Land Claim No. 46 and running thence along the Northerly line thereof, North 85° 14' 20" West 1754.56 feet to an iron pipe at the Northeast corner of that certain tract of land conveyed to Russell F. Bazhaad, et ux, by Deed recorded in Book 635, Page 304, said Deed Records; thence along the Easterly line thereof, South 00° 48' 10" West 60.00 feet to an iron rod; thence parallel to and 60.00 feet distant from the Northerly line of said Donation Land Claim No. 46, South 89° 14' 20" East 190.00 feet to an iron rod; thence South 03° 18' 50" West 764.40 feet to an iron rod; thence South 19° 49' 30" West 273.03 feet to an iron rod; thence South 49° 22' 40" East 194.10 feet to an iron rod on the Northerly bank of the Tualatin River; thence continuing South 49° 22' 40" East 60.00 feet, more or less, to the center of the Tualatin River; thence following the center thereof, through all its meanderings, in a downriver direction to a point on the Easterly line of said Solomon Emerick Donation Land Claim No. 46; thence along said Easterly line, Northerly 2220.00 feet, more or less, to the place of beginning.

EXCEPT that portion lying Southerly of the South line of the Solomon Emerick Donation Land Claim No. 46.

The consideration for this conveyance is: none; this deed is executed pursuant to that certain Order Approving Final Account And Decree Of Final Distribution entered by the Circuit Court of Clackamas County, Oregon, in the matter of the estate of the aforementioned decedent, Clerk's No. P95-09-36.

DATED this 26th day of June, 1997.

Patrick D. Speer
Patrick D. Speer, Personal Representative of the Estate of Laurel E. Speer, Deceased, Grantor

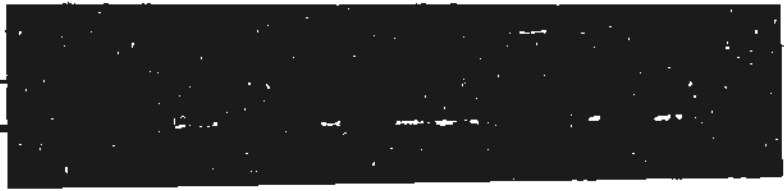
THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

STATE OF OREGON, County of Multnomah) ss.

This instrument was acknowledged before me on June 26, 1997 by Patrick D. Speer, as personal representative of the Estate of Laurel E. Speer, deceased.



James W. McClurg
Notary Public for Oregon
My Commission Expires: 11-19-2000





**EXHIBIT F: CITY OF CORNELIUS
ORDINANCE NO. 2015-06**

**ORDINANCE NO. 2015-06
CORNELIUS, OREGON**

AN ORDINANCE AMENDING THE CITY OF CORNELIUS COMPREHENSIVE PLAN TO IDENTIFY PUBLIC IMPROVEMENTS NECESSARY TO ALLOW FOR URBANIZATION AND ESTABLISHING THE COMPREHENSIVE PLAN DESIGNATION FOR LANDS ADDED TO THE SOUTHEAST URBAN GROWTH BOUNDARY IN 2014

FINDINGS:

1. On April 1st, 2014 approximately 345 acres of land was added to the Metro Urban Growth Boundary for the benefit of the City of Cornelius.
2. Prior to allowing land within the Urban Growth Boundary to annex into the City of Cornelius the City must demonstrate how utilities and services can be provided.
3. The State of Oregon acknowledged the City of Cornelius Comprehensive Plan on July 3rd 1978 after its adoption via Ordinance 500.
4. The City of Cornelius Water Master Plan (a component of the Comprehensive Plan) was deemed acknowledged on March 1st 2004 via the adoption of Ordinance 846.
5. The City of Cornelius Sanitary Sewer System Master Plan (a component of the Comprehensive Plan) was deemed acknowledged on September 20th, 2004 via the adoption of Ordinance 853.
6. The City of Cornelius Transportation System Plan (a component of the Comprehensive Plan) was deemed acknowledged on June 20th 2005 via the adoption of Ordinance 860.
7. The City of Cornelius Parks Master Plan (a component of the Comprehensive Plan) was deemed acknowledged on November 2nd, 2009 via the adoption of Ordinance 911.
8. The City desires to adopt comprehensive plan designations to guide the rezoning of property during the annexation process.
9. The City desires to amend the City of Cornelius Comprehensive Plan and supporting plans to identify future improvements necessary to serve the area of land added to the Northeast Urban Growth Boundary.
10. The City has analyzed the utility needs of the expanded Urban Growth Boundary and has identified public improvements necessary to support urbanization and is amending the Comprehensive Plan to include those improvements.
11. The City has analyzed the Transportation System within the community consistent with The Oregon Transportation Planning Rule and concluded that additional improvements are necessary beyond those currently planned for the future and identified within the Comprehensive Plan.
12. The City has examined the Parks and Open Space needs of the community relative to the Urban Growth Boundary expansion and has proposed specific amendments to the Parks Master Plan to reflect the need for additional parks facilities.
13. The 2014 Urban Growth Boundary Findings and Summary dated October 5, 2015 is incorporated via reference as findings in support of this ordinance.

NOW THEREFORE, BASED ON THE FOREGOING, THE CITY OF CORNELIUS ORDAINS AS FOLLOWS:

Section 1. The City of Cornelius Comprehensive Plan Map is amended as outlined in Exhibit A

Section 2. The City of Cornelius Parks Master Plan, Appendix G of the Comprehensive Plan is amended as outlined in Exhibit B.

Section 3. The City of Cornelius Sanitary Sewer System Master Plan, Appendix H of the Comprehensive Plan is amended as outlined in Exhibit C

Section 4. The City of Cornelius Water Master Plan, Appendix I of the Comprehensive Plan is amended as outlined in Exhibit D.

Section 5. The City of Cornelius Transportation System Plan, Appendix M of the Comprehensive Plan is amended as outlined in Exhibit E.

Section 6. The City of Cornelius Storm Drainage/Surface Water Management Master Plan, Appendix H of the Comprehensive Plan is amended as outlined in Exhibit F.

Section 7. Prior to annexation of land within the SE UGB each applicant shall complete a wetland determination of the property.

Section 8. Land annexed into the City shall have a Natural Resource Overlay Zone applied and be subject to applicable provisions of the Cornelius City Code for those areas that contain wetlands and/or are within the vegetated corridor of the Tualatin River.

Section 9. Upon adoption by the Cornelius City Council, this ordinance shall take effect in 30 days.

PRESENTED AND ADOPTED this 16th day of November, 2015.

City of Cornelius, Oregon

By: Jeffrey C. Dalin
Jeffrey C. Dalin, Mayor

ATTEST:

By: Debby Roth
Debby Roth, MMC, City Recorder-Treasurer

Exhibit A

Comprehensive Plan Map Amendments



**2014 UGB SE Expansion Area
Proposed Zoning Alternative
Draft 5-23-15**



200100 0 200 Feet



Comprehensive Plan / Zoning
Low-density Residential / R-7 (44 Acres)
Medium-density Residential / A-2 (167 Acres)

-  TSP Proposed Signal
-  TSP Collector Street



Low-density Residential / R-7

Medium-density Residential / A-2

Exhibit B

Amendments to the City of Cornelius Parks Master Plan (Appendix G)



CITY OF CORNELIUS

Amendments to 2009 Parks Master Plan:

Staff is recommending that the City of Cornelius Parks Master Plan be amended as set forth below:

1. Remove the portion of the proposed trail along the Council Creek corridor that coincides with private land ownership as show on attached Map 6.
2. Include the following improvements identified in Council Creek Master Plan as components of the City of Cornelius Parks Master Plan
 - a. The proposed east-west trail alignment along the northern railroad right-of-way as shown on Council Creek Regional Trail Master Plan Segment 5 Jobes Ditch
 - b. The proposed North-South trail alignment following 29th Avenue as shown on Council Creek Regional Trail Master Plan Segment 5 Jobes Ditch
 - c. Include Trailhead Locations as shown on Council Creek Regional Trail Master Plan Segment 5 Jobes Ditch
 - d. Include trail design cross sections as shown on the attached excerpt of the Council Creek Trail Master Plan.
3. Change the planned Community Park in the NE area (CP-1) to a Neighborhood Park (NP)

Exhibit C

Amendments to the City of Cornelius Sanitary Sewer Master Plan (Appendix H)

TECHNICAL MEMORANDUM

Date: August 10, 2015
To: Michael Cerbone, Community Development Director, City of Cornelius
Terry Keyes, City Engineer, City of Cornelius
From: Ken Condit, PE, through Keith Jones, AICP
Project: City of Cornelius Comprehensive Plan Amendment --
Urban Growth Boundary Expansion Areas
Subject: Conceptual Analysis of Wastewater Facilities Extensions

A. EXECUTIVE SUMMARY – KEY FINDINGS

1. Southeast Urban Growth Boundary Expansion Area

- a. The extension of sewer service to the Southeast Urban Growth Boundary (UGB) Expansion Area (South Area) will require a pump station and force main.
- b. A central location for the South-Area pump station appears feasible and offers the most flexibility in developing the layout of the future South-Area collector sewers.
- c. It is preferable to have the wastewater (WW) generated by the new school in the northeast portion of the South Area conveyed by gravity to the new pump station serving the South Area.
- d. Under this concept, only the northwest portion of the South Area will be served by direct, gravity flow to the City's existing sewer system.
- e. The WW generated in the South Area will be conveyed to the City's existing South Trunk Sewer under Ginger Street. The preferred point of connection to the South Trunk is at 20th Avenue and Ginger.

2. South Trunk Sewer Upgrade

- a. Our analysis confirms that the upper reaches of the South Trunk must be increased in size to handle existing and projected peak flows. These sewer reaches extend from Heather Street, through Free Orchards Park to Emerald Loop, and east along Ginger to 23rd Avenue.
- b. Within the scope of this study, we have identified 3,005 linear feet of the South Trunk that needs to be increased in size. The scope of our analysis excluded the South Trunk reaches downstream of Heather.

3. Northeast Urban Growth Boundary Expansion Area

- a. A conceptual sewer layout has been developed for the Northeast Urban Growth Boundary Expansion Area (North Area) to show the feasibility of extending gravity sewer service to the area.
- b. The conceptual layout divides the North Area into four sewer sub-basins that would convey WW to the existing North-South Trunk Sewer and/or the existing Council Creek Trunk Sewer.

B. INTRODUCTION

This technical memorandum describes the results of the analysis we performed to address sanitary sewer service extensions into the areas covered by the recent UGB expansion. The analysis was performed as part of the Comprehensive Planning process that is required for lands within the UGB.

Planning-level concepts have been developed to document the feasibility of providing WW facilities in the UGB expansion areas and connecting these facilities to the existing WW infrastructure. The projected impacts of connecting these service extensions to the City's existing sewer system have also been identified.

Clean Water Services (CWS) will need to conduct a separate facilities planning process to address the projected impacts on downstream WW components owned by that agency.

C. SOUTHEAST UGB EXPANSION AREA SERVICE CONCEPT

1. General Concept

- a. The sewer service concept for the South Area assumes future developments will generally follow existing local topography.
- b. Due to the general topography (sloping down toward the river), most of the South Area cannot be served by gravity sewers that would be tributary to the City's existing sewer system. Therefore, gravity sewers for the South Area will need to be tributary to a future South Cornelius Pump Station (SCPS).
- c. The force main for the SCPS will discharge WW into the City's existing South Trunk sewer located under Ginger Street (see Item 5 below for discharge options).
- d. The alignments of future South-Area gravity sewers and the SCPS force main will be affected by development patterns. Alignments shown in our conceptual layout are provided for illustration purposes.

2. Projected WW Production

- a. Projected Build-Out Development:
 - Projected Residential – 1,200 DU
 - Projected Institutional (High School) – 2,500 Students
 - Projected Commercial & Industrial – None
- b. CWS Flow Criteria from West Basin Facilities Plan (Carollo, 2012) and other CWS input:
 - Average Residential Occupancy – 2.6 People/Dwelling Unit (DU)
 - Average Per Capita WW Flow – 67 Gallons per Capita/Day
 - I/I contributions from future developments on currently undeveloped land:
 - Near-term I/I Contribution Factor (25 years for PS planning) – 1,650 gpd/acre (gpad)
 - Long-term I/I Contribution Factor (50 years for sewer planning) – 4,000 gpad
- c. Projected Average Dry-Weather WW Flows at Build-Out.
 - Projected Build-Out Population – 3,120 People
 - Projected Average WW Production – 209,000 Gallons per Day (gpd)
 - Projected Institutional (High School) – 30,000 gpd (12 gpd/student)
 - Projected Total Average WW Flow – 239,000 gpd
- d. Projected Peak Build-Out WW Flows.
 - Estimated Peaking Factor – 3.0 (Peak-to-Average Flow Ratio)
 - Projected Peak WW Contribution – 720,000 gpd
 - Peak Infiltration/Inflow Allowances
 - Near-term I/I Contribution – 297,000 gpd (1,650 gpad x 180 net acres)
 - Long-term I/I Contribution – 720,000 gpd (4,000 gpad x 180 net acres)
 - Net acreage excludes low-lying land along southerly boundary of South Area and half of school site that is assumed to be playing fields.
 - Projected Peak Flow –
 - Near-term (25-year) Planning for PS Capacity – 1,020,0000 gpd ≈ 710 gallons per minute (gpm)
 - Long-term (50-year) Planning for Sewer Capacity – 1,440,0000 gpd ≈ 1,000 gpm

3. South Cornelius Pump Station

- a. Concept-Level PS Capacity – 750 gpm (Preliminary Projection for Build-Out and Near-term I/T).
- b. Approximate Minimum Elevation for Development – 156-160 feet
- c. Approximate PS Floor Level (Top of Wetwell) – Elevation 154-158 feet
- d. Approximate Sewer Inverts at Wetwell – Elevation 140-142 feet
- e. Potential PS Sites Identified for Planning (see Exhibit 1)
 - Site 1 – Central Location near swale south of 26th Avenue
 - Site 2 – SE Location between 345th Avenue and Tualatin River
 - Site 3 – SW Location near swale outlet to river
- f. Site 1 is identified as the preferred site for planning purposes.
 - The more centralized site offers more flexibility in developing the tributary gravity sewers.
 - The central site helps to limit the maximum depth of the tributary gravity sewers.
 - The other two sites would probably require a lower inlet invert at the PS wetwell.

4. School Site Service Options

- a. Sewer service to the school can be extended from the new South-Area collection system or potentially from the existing City sewer system to the west (see Exhibit 1).
- b. Gravity Flow South: This option would have WW from the school conveyed by gravity into the sewer system for the South Area tributary to the future SCPS.
- c. Gravity Flow West:
 - This option would have WW from the school conveyed by gravity into the City's sewer system at the east end of existing Dogwood Street.
 - Flows through the Dogwood sewer eventually reach the South Trunk Sewer at 23rd Avenue.
 - The ability to serve the school site from Dogwood would depend on the actual location and elevation of the school, as well as the elevation, capacity and accessibility of the existing sewer in Dogwood.
- d. For planning purposes we show the school being served by the future South-Area sewers and SCPS. The reasons for this assumption are described below.
 - This approach provides a more conservative projection for the PS capacity.
 - There are concerns about accessibility for maintenance if sewer service were extended from Dogwood.
 - Because the WW contribution from the school is a small portion of the overall South-Area WW flow, future impacts on the existing South Trunk Sewer would likely be similar for either option.

5. South-Area Connection to City's Existing Sewer System

- a. South-Area WW can be discharged into the existing South Trunk Sewer at either 20th Avenue or Webb/26th Avenue (see Exhibit 1)
- b. It is preferable to connect to the South Trunk Sewer at 20th Avenue because that is further downstream and will not impact the existing pipe between 26th and 20th.
- c. The force main from the SCPS can discharge to a gravity sewer in the South Area that will extend west and then north to the intersection of Ginger and 20th as shown in Exhibit 1. Based on the preliminary projection for the SCPS capacity and minimum sewer slope, this South-Area outlet sewer will need to be 12 inches in diameter.

6. Assumptions for Conceptual Layout

- a. The layout assumes the gravity sewers tributary to the SCPS would be 8 inches in diameter with a minimum slope of 0.5%.
- b. The layout assumes a minimum depth to the sewer invert of about 6 feet.

D. IMPACT OF SOUTH AREA ON EXISTING SYSTEM**1. Scope**

Our study of downstream impacts from the South Area was limited to an analysis of the effect the projected peak hourly flow from projected development will have on an upper reach of the existing South Trunk Sewer. This section of the existing sewer extends under Ginger Street, Emerald Loop and the Free Orchards City Park to Heather Street, near 15th Avenue (see Exhibit 1).

2. Background

The 2012 CWS West Basin Facilities Plan (WBFP) previously identified capacity deficiencies in most of the South Trunk Sewer and recommended replacement of about 3,800 feet of this upper reach with larger pipe sizes.

3. Purpose

The purpose of our impact analysis is to provide updated recommendations for pipe replacements. The update is based on the peak flow projections we generated from the current land-use plan for the South Area (see Section C above) and more-recent information on I/I contributions provided by CWS.

4. South Trunk Field Survey

A field survey was performed of the manholes along the upper reach of the South Trunk from Heather Street to 26th Avenue. This survey established current data for existing pipe sizes, invert elevations and manhole rim elevations that were used to generate an updated model of this upper reach. The data is shown in Appendix A.

5. South Trunk Analysis

- a. We evaluated the upper reach of the South Trunk by applying estimates of peak WW and infiltration/inflow contributions from currently developed areas and applying the projected near-term and long-term SCPS flow capacities at the preferred discharge point.
- b. We generated flow estimates from existing, tributary developments using criteria for WW generation listed in the WBFP and updated I/I criteria supplied by CWS. These estimates assume no redevelopment will occur in the tributary areas to significantly increase WW flows.
- c. Breakdowns of the estimated flows into the South Trunk are listed in Table 1 (following page) and shown in Exhibit 2. The projected peak WW flows from developed areas are similar to the WBFP, but do not coincide exactly. The projected I/I contributions are lower than the WBFP because CWS identified a lower, per-acre I/I contribution based on more-recent flow data the agency obtained for the South Trunk sub-basin.

6. Results of Analysis

The pipe replacements identified in our planning-level analysis of the South Trunk are listed in Table 2 (following page). The results of our analysis are further described in the following paragraphs.

- a. Our results generally coincide with the recommendations of the WBFP from Heather (MH #20045) upstream to 20th and Ginger (MH #20034). An 18-inch sewer pipe is needed to convey projected peak flows through these segments for both the near-term and long-term I/I contributions from the South Area.

The 18-inch pipe size assumes the existing, inverted siphons in Free Orchards Park will be replaced with straight, gravity sewers that will be laid aboveground across the low-lying swales. These sewers will need to be supported from pedestrian boardwalks or similar structures through these locations.

Pipe bursting could potentially be used to replace the existing buried 12-inch sewer with an 18-inch pipe. However, the existing South Trunk has a fairly shallow depth of burial under Emerald Loop and where Ginger transitions to 18th Avenue. Consequently, surface heaving could be a major concern with pipe bursting in this stretch. Installation methods will need to be further addressed at a later stage of project development.

- b. Our analysis indicates a 12-inch pipe is needed for the pipe reach in Ginger between 20th and 23rd Avenues based on the average slope. This conclusion contrasts with the WBFP recommendation for a 15-inch pipe along this reach. The difference may result from the lower I/I contribution provided by CWS and a shift of the South-Area sewer connection further downstream along the South Trunk.

It should be noted our survey of the MHs along the South Trunk shows one sewer length in this reach, between MHs #20031 and #20032, has a very mild slope of 0.07%. If this pipe were replaced through pipe bursting, it would continue to have a mild slope, which would reduce the pipe capacity and could promote solids deposition. This issue will need to be considered when evaluating installation methods for this reach.

Table 1
South Trunk Sewer - Projected Flow Contributions

SFR Land Use Factor = 1,200.0 gpad for existing developments (WBFP, TM 2.3, Table 2)
 Peaking Factor = 3.0 (multiplier applied to residential flow)
 Avg. I/I Contribution = 5,150.0 gpad avg. for Basin FG-6 (CWS Input - July 2015)

Area	Inlet MH#	Acreage	Flows from Currently Developed Areas (gpm)				Future SCPS Flow (gpm)		Cumulative Flows (gpm)	
			Base WW	Peak WW	Peak I/I	Total Peak	Near Term	Long Term	Near Term	Long Term
1	22461	20	17	50	72	122	0	0	122	122
2	20030	85	74	223	304	527	0	0	649	649
3	20034	20	17	50	72	122	750	1,000	1,521	1,771
4	20036	55	46	138	197	335	0	0	1,856	2,106
5	20043	8	7	20	29	49	0	0	1,905	2,155
		188	160	481	672	1,155	750	1,000	1,905	2,155
									2.75 MGD	3.10 MGD

Table 2
South Trunk Sewer - Probable Requirements for Pipe Replacements

Pipe Reach	Upstrm MH#	Dnstrm MH#	Location	Existing Size (in.)	Proposed Size (in.)	Reach Length (ft)	Approx. Avg. Slope	Pipe Capacity (gpm) ***
1	20030	20034	23th-20th Ave.	10	12	825	0.25%	775
2	20034	20036	20th-19th Ave.	12	18	510	0.15%	1,780
3	20036	20040	19th Ave-Emerald	12	18	805	0.22%	2,150
4	20040	20043	Emerald-Fawn **	6, 10 & 12	18	420	0.28%	2,425
5	20043	20045	Fawn-Heather **	6 & 10	18	445	0.34%	2,675
Total Length - 3,005							Linear Feet	
12" Pipe - 825							Linear Feet	
18" Pipe - 2,180							Linear Feet	

** Free Orchards Park *** New Pipe w/Max. Depth 80% of Pipe Diameter

E. NORTH EXPANSION AREA SERVICE CONCEPT**1. General Concept:**

- a. The conceptual sewer layout would provide gravity service to the North Area. The layout is shown in Exhibit 3.
- b. The sewer layout is generally based on current development patterns (layout of lots, streets & railroad) with most sewers following an existing R-O-W.
- c. The gravity sewers would be divided into four separate sub-basins: Northwest, Northeast, Southwest and Southeast.
- d. All four sub-basins would be tributary to the Clean Water Services' Council Creek Trunk Sewer.

2. Projected WW Production

- a. Projected Build-Out Development:
 - Projected Residential – 480 DU
 - Projected Commercial – 6 acres
 - Projected Industrial & Institutional – None
- b. CWS Flow Criteria from West Basin Facilities Plan (Carollo, 2012) and other CWS input:
 - Average Residential Occupancy – 2.6 People/Dwelling Unit (DU)
 - Average Per Capita WW Flow – 67 Gallons per Capita/Day
 - Average flow contribution from commercial land – 1,000 gpd/acre (gpac)
 - Long-term I/I contribution from currently undeveloped land – 4,000 gpd/acre (gpac)
- c. Projected Average Dry-Weather WW Flows at Build-Out.
 - Projected Build-Out Population – 1,250 People
 - Projected Residential – 83,620 Gallons per Day (gpd)
 - Projected Commercial – 6,000 gpd
 - Projected Total Average WW Flow – 89,620 gpd
- d. Projected Peak Build-Out WW Flows.
 - Estimated Peaking Factor – 4.0 (Peak-to-Average Flow Ratio)
 - Projected Peak WW Contribution – 358,500 gpd
 - Peak Infiltration/Inflow Allowance – 300,000 gpd (4,000 gpac x 75 net acres)
 - Projected Peak Flow – 660,000 gpd \approx 460 gallons per minute (gpm)

3. Sewer Drainage Pattern

- a. NW Sub-basin
 - This sub-basin would drain to the west along the existing ODOT railroad R-O-W.
 - WW flows would discharge into an existing sewer that extends down from the Trailer Park to the existing North-South Trunk Sewer.
 - The east boundary of the NW sub-basin is limited by a highpoint in the RR line between 338th and 341st Avenues. East of this point the RR grade slopes down to Dairy Creek.

- b. NE Sub-basin
 - This sub-basin would serve areas that generally slope to the north and east toward Council Creek or Dairy Creek.
 - WW flows would discharge through a gravity sewer extending across the RR line and north along 334th Avenue to the existing Council Creek Trunk Sewer.
- c. SW Sub-basin
 - This sub-basin would generally drain west to the existing sewer along East Lane just north of Baseline Street. The service concept is laid out to minimize the amount of area served by the SW Sub-basin due to constraints posed by existing utilities in the Baseline R-O-W.
 - The existing sewer extending along Baseline is on the south side of the R-O-W. Gravity sewer service from the area north of Baseline is prevented from discharging into this existing sewer by the 72-inch water transmission main under the north side of Baseline.
 - Existing utilities along the north side of the Baseline R-O-W limit the space that would be available for a new parallel sewer on the north side of Baseline.
 - The mobile home park on East and West Lanes is currently served by existing gravity sewers.
- d. SE Sub-basin
 - This Sub-basin would serve a small area on the south side of Baseline, east of the current City limit.
 - The area would be served by an extension of the existing 8-inch sewer that extends along the south side of Baseline. The Baseline sewer discharges into the north-south trunk sewer.

4. Approximate Peak WW Flow Distribution to Existing Trunk Sewers

- a. Approximate flow to N-S Trunk (NW, SW & SE Sub-basins) – 290,000 gpd (60%)
- b. Approximate flow directly to Council Creek Trunk (NE Sub-basin) – 195,000 gpd (40%)

5. Assumptions for Conceptual Layout

- a. The layout assumes gravity sewers would be 8 inches in diameter with a minimum slope of 0.5%.
- b. The layout assumes a minimum depth to the sewer invert of 6 feet and a maximum depth of about 15 feet.

F. IMPACT OF NORTH AREA ON EXISTING SYSTEM

1. City’s Baseline Street Sewer

A small amount of additional WW from projected commercial development in the SE Sub-basin will discharge into the City’s existing sewer along the south side of Baseline. This projected WW contribution will be too minor to impact the existing sewer system.

2. North-South Trunk Sewer

The conceptual layout for the North Area would convey projected flows from the NW and SW Sub-basins into the existing CWS North-South Trunk Sewer. CWS records show this line extending from East Lane, just north of Baseline, up to the Council Creek Trunk Sewer. These records also show the line as an 8-inch pipe with most sections between manholes laid at a slope of 0.4%. The North-South Trunk sewer currently receives flows from collector sewers in Baseline and two other City collector sewers north of Baseline.

If future development is evenly distributed throughout the North Area, the NW and SW Sub-basins could carry more than half the projected flows. Since an 8-inch pipe with a 0.4% slope has a capacity of about 0.5 MGD before surcharging, future flows from the NW and SW Sub-basins could surcharge the line. Future CWS facilities planning efforts will need to model the line to verify whether the North-South Trunk will be adequate.

3. Council Creek Trunk Sewer

The sewer service concept for the North Area results in all future WW flows generated in the area being conveyed to the Council Creek Trunk Sewer. The NE Sub-basin will drain directly to this line and the other sub-basins will be conveyed to this line through the North-South Trunk Sewer.

CWS records show the Council Creek line as a 42-inch pipe between the North-South Trunk and 334th Avenue. This existing 42-inch pipe line would need to be at or very near capacity to be impacted at all by the projected WW flows from the North Area. Future CWS modeling of this line will need to address the potential for any impacts from the North Area.

G. ORDER-OF-MAGNITUDE ESTIMATE OF PROBABLE COST

As part of the comprehensive planning process, we developed estimates of the probable project costs for the SCPS, the associated PS force main and downstream South-Area gravity sewer, and the South Trunk Sewer replacements. We used cost information presented in the WBFP as the basis for the estimates and then applied an inflation factor based on the 20-City Average Construction Cost Index (CCI) published by Engineering News Record (ENR).

The probable project costs include a 30% allowance for construction contingencies and a 35% allowance for non-construction costs (engineering, environmental and legal services and project administration).

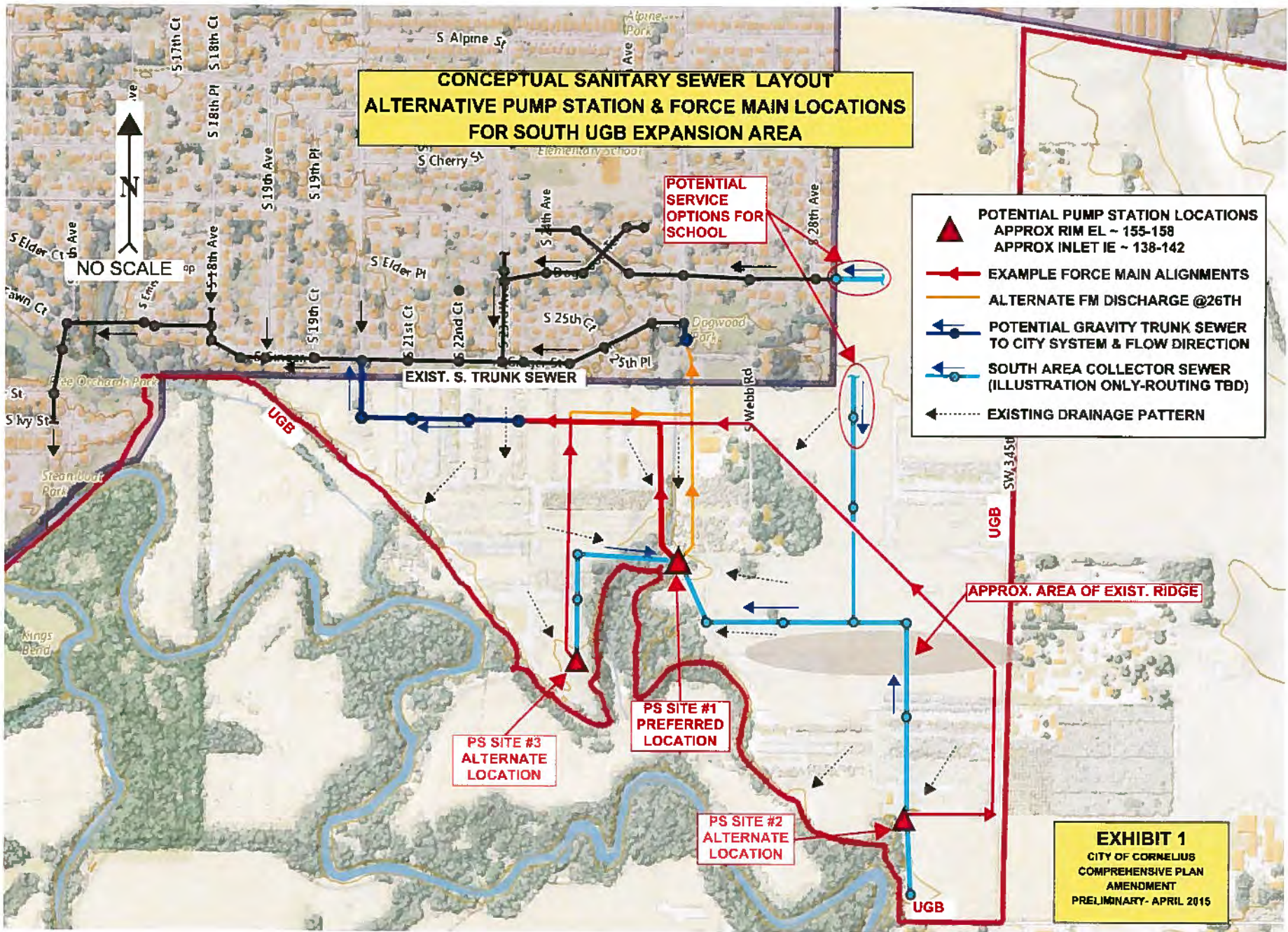
Table 3	
Estimates of Probable Project Costs (July 2015 **)	
Project Description	Probable Cost
750-gpm South Cornelius Pump Station	\$ 880,000
8-inch Force Main & 12-inch Downstream Gravity Sewer	\$ 650,000
South Trunk – Reach 1 Replacement (12-inch Sewer)	\$ 280,000
South Trunk – Reach 2-5 Replacement (18-inch Sewer)	\$ 1,450,000
Total Estimated Probable Project Costs	\$ 3,260,000

** July 2015 ENR CCI = 10,037

The level of detail of these cost estimates is consistent with Estimate Class 4 described by the Association for the Advancement of Cost Engineering International (Recommended Practice #18R-97, Rev. November 2011). Accordingly, the accuracy is anticipated to be within -25% to +35% of the actual cost.

The actual cost of the improvements will depend on project scope, design development, and actual market conditions at bid time. Costs will also depend on specific site conditions and other variable factors. More detailed estimates of the probable costs will need to be prepared as part of further project planning and design efforts.

**CONCEPTUAL SANITARY SEWER LAYOUT
ALTERNATIVE PUMP STATION & FORCE MAIN LOCATIONS
FOR SOUTH UGB EXPANSION AREA**



- ▲ POTENTIAL PUMP STATION LOCATIONS
APPROX RIM EL ~ 155-158
APPROX INLET IE ~ 138-142
- EXAMPLE FORCE MAIN ALIGNMENTS
- ALTERNATE FM DISCHARGE @26TH
- POTENTIAL GRAVITY TRUNK SEWER TO CITY SYSTEM & FLOW DIRECTION
- SOUTH AREA COLLECTOR SEWER (ILLUSTRATION ONLY-ROUTING TBD)
- - - EXISTING DRAINAGE PATTERN

EXHIBIT 1
CITY OF CORNELIUS
COMPREHENSIVE PLAN
AMENDMENT
PRELIMINARY- APRIL 2015

**SOUTH TRUNK SEWER EVALUATION
ESTIMATED TRIBUTARY AREAS & FLOWS**

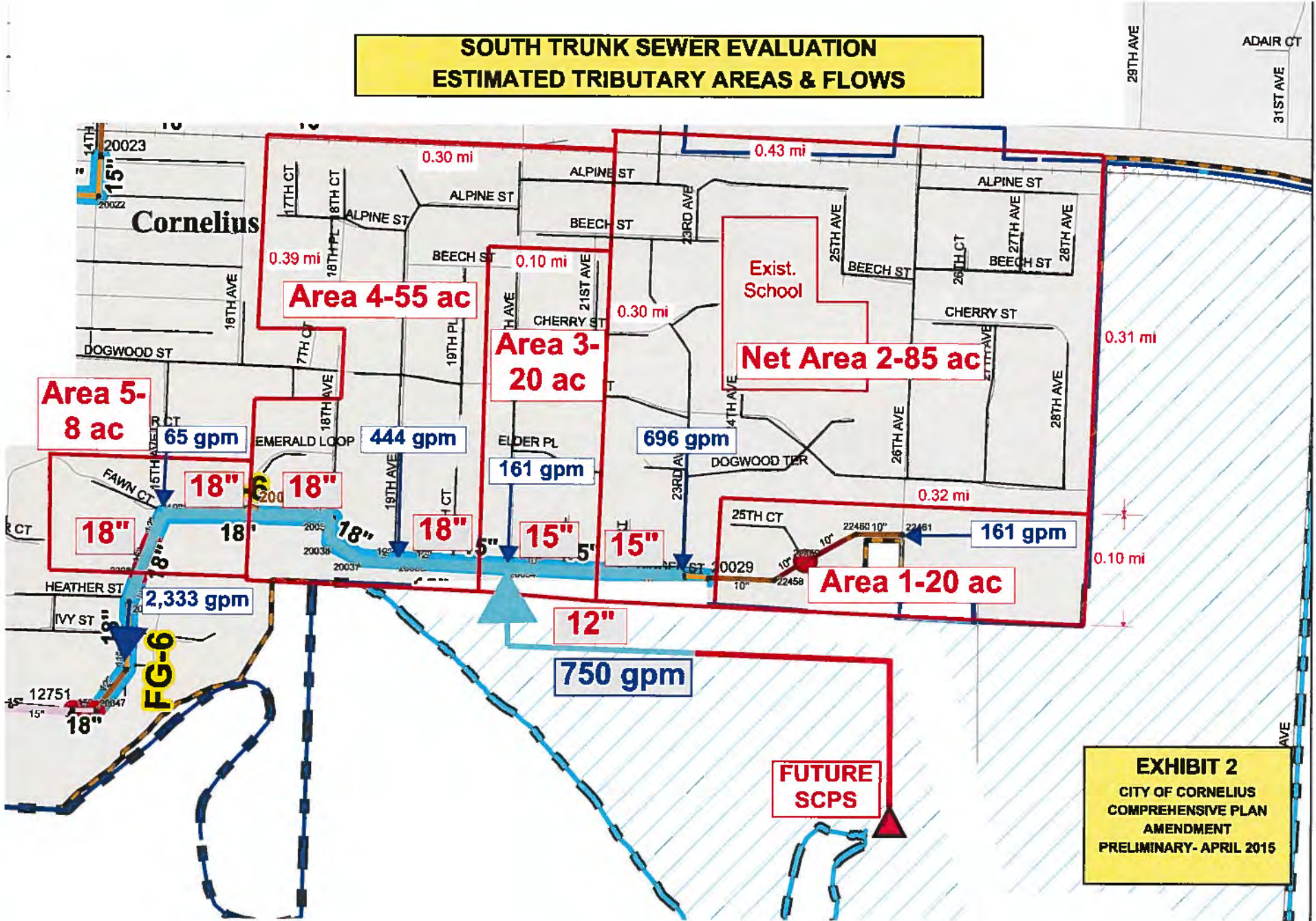
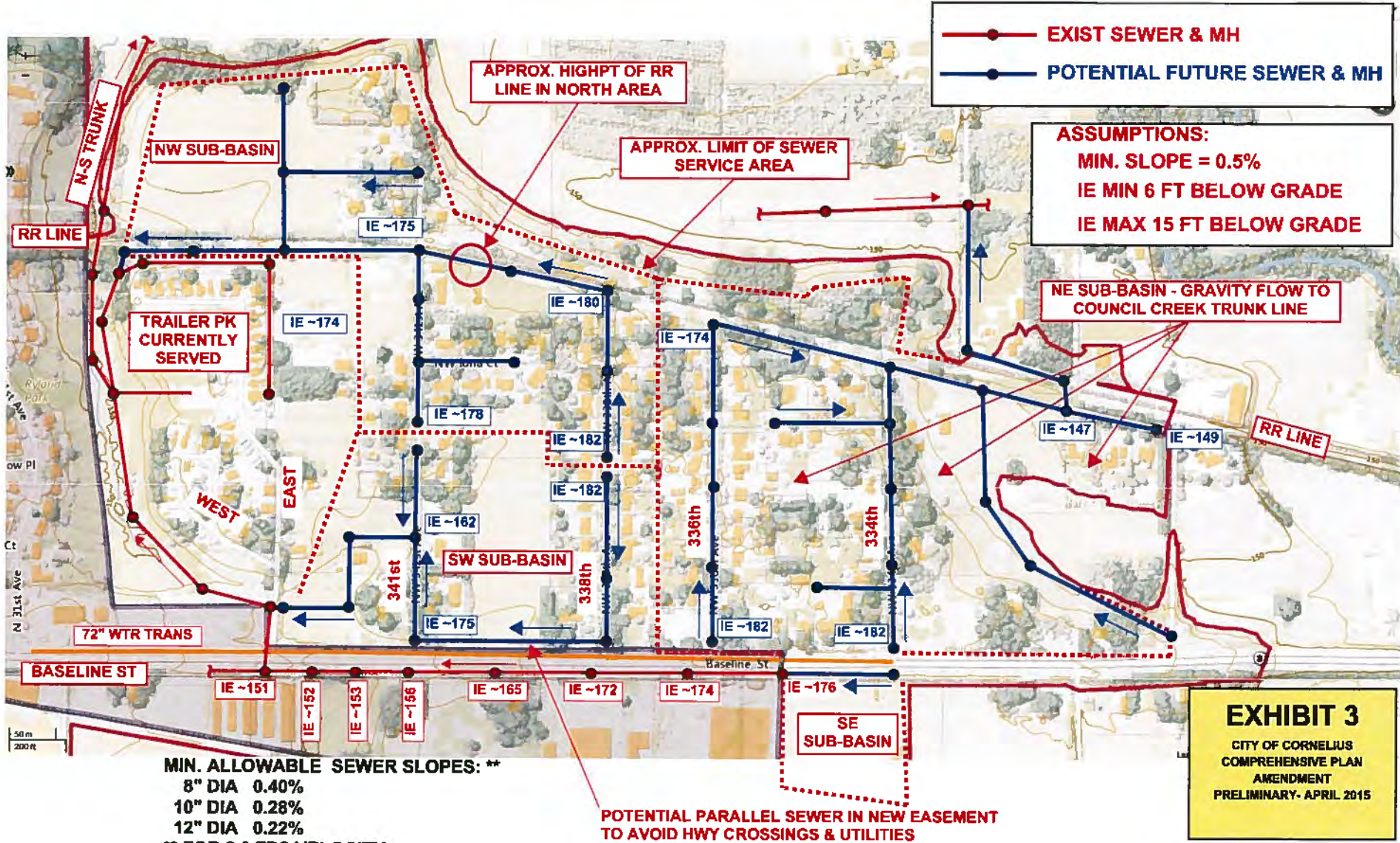


EXHIBIT 2
CITY OF CORNELIUS
COMPREHENSIVE PLAN
AMENDMENT
PRELIMINARY- APRIL 2015

**CONCEPTUAL SANITARY SEWER LAYOUT
FUTURE SERVICE FOR NORTH UGB EXPANSION AREA**



—●— EXIST SEWER & MH
—●— POTENTIAL FUTURE SEWER & MH

ASSUMPTIONS:
MIN. SLOPE = 0.5%
IE MIN 6 FT BELOW GRADE
IE MAX 15 FT BELOW GRADE

NE SUB-BASIN - GRAVITY FLOW TO COUNCIL CREEK TRUNK LINE

TRAILER PK CURRENTLY SERVED

APPROX. HIGHPT OF RR LINE IN NORTH AREA

APPROX. LIMIT OF SEWER SERVICE AREA

MIN. ALLOWABLE SEWER SLOPES: **
8" DIA 0.40%
10" DIA 0.28%
12" DIA 0.22%
** FOR 2.0 FPS VELOCITY

POTENTIAL PARALLEL SEWER IN NEW EASEMENT TO AVOID HWY CROSSINGS & UTILITIES

EXHIBIT 3
CITY OF CORNELIUS
COMPREHENSIVE PLAN
AMENDMENT
PRELIMINARY- APRIL 2015

APPENDIX A

**City of Cornelius
South Trunk Sewer Survey Data**

Model Pipe#	MH#	Location	Rim Elev	MH Inlet			MH Outlet			Run	Slope (ft/ft)
				Size & Mat'l	Dip	IE	Size & Mat'l	Dip	IE		
6122	22461	26th/Ginger	175.77	10"PVC(S)	10	165.77	10"PVC(W)	10.1	165.67		
	22460		173.21	10"PVC(E)	8.14	165.07	10"PVC(SW)	8.25	164.96	216.61	0.0028
6124	22459	25th/Ginger	174.91	10"PVC(NE)	10.53	164.38	10"PVC(SW)	10.7	164.21	263.44	0.0022
6090	22458		174.25	10"PVC(NE)	10.62	163.63	10"PVC(W)	10.79	163.46	168.04	0.0035
6088	20029		173.35	10"PVC(E)	10.95	162.4	10"CSP(W)	11.05	162.3	307.38	0.0034
1	20030	23rd/Ginger	173.23	10"CSP(E)	11.22	162.01	10"CSP(W)	11.29	161.94	108.56	0.0027
2	20031		174.14	10"CSP(E)	12.95	161.19	10"CSP(W)	13.09	161.05	260.11	0.0029
3	20032		173.21	10"CSP(E)	12.27	160.94	10"CSP(W)	12.39	160.82	156.34	0.0007
4	20033		172.54	10"CSP(E)	12.07	160.47	10"CSP(W)	12.19	160.35	122.03	0.0029
5	20034	20th/Ginger	170.84	10"CSP(E)	11.29	159.55	12"CSP(W)	11.39	159.45	282.94	0.0028
6	20035		168.6	12"CSP(E)	9.5	159.1	12"CSP(W)	9.58	159.02	254.93	0.0014
7	20036	19th/Ginger	166.61	12"CSP(E)	8.03	158.58	12"CSP(W)	8.13	158.48	254.70	0.0017
8	20037		163.79	12"CSP(E)	5.6	158.19	12"CSP(NW)	5.7	158.09	149.79	0.0019
9	20038		162.04	12"CSP(SE)	4.34	157.7	12"CSP(N)	4.4	157.64	152.39	0.0026
10	20039	18th/Emerald	164.47	12"CSP(S)	7.28	157.19	12"CSP(W)	7.35	157.12	118.03	0.0038
11	20040	Emerald	160.72	12"CSP(E)	4.33	156.39	12"CSP(W)	4.38	156.34	383.81	0.0019
12	20042	Emerald	161.16	12"CSP(E)	5	156.16	10" ??(W)	5.15	156.01	22.56	0.0080
							10" ??(W)	4.82	156.34		
13 & 15	<i>(Ignore MH# 20079 - blowoff)</i>									394.50	0.0023
	20043	15th/Fawn	160.34	10"CSP(E)	5.25	155.09	12"CSP(SW)	5.3	155.04		
				10"CSP(E)	5.25	155.09					
14	20044	Sou. of Fawn	159.08	12"CSP(NE)	4.5	154.58	12"CSP(SW)	4.4	154.68	130.08	0.0035
							8"CSP(SW)-??	NOT SURVEYED			
213 & 16	<i>(Ignore MH# 20079 - blowoff)</i>									313.56	0.0040
	20045	Heather	157.95	12"CSP(NE)	4.51	153.44	10"CSP(S)	4.53	153.42	<i>(Should be 12" Out?)</i>	
				8"CSP(NE)	4.55	153.40					
???	64144		160.03	12"CSP(N)	6.98	153.05	12"CSP(S)	7.05	152.98	141.59	0.0026

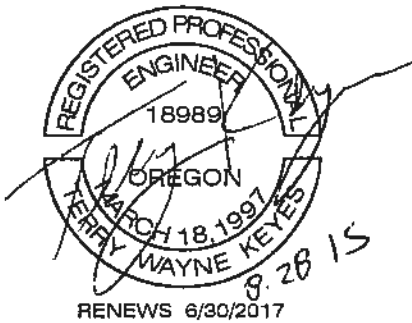
Exhibit D

Amendments to the City of Cornelius Water Master Plan (Appendix I)

Cornelius Urban Growth Boundary Expansion

Water Plan

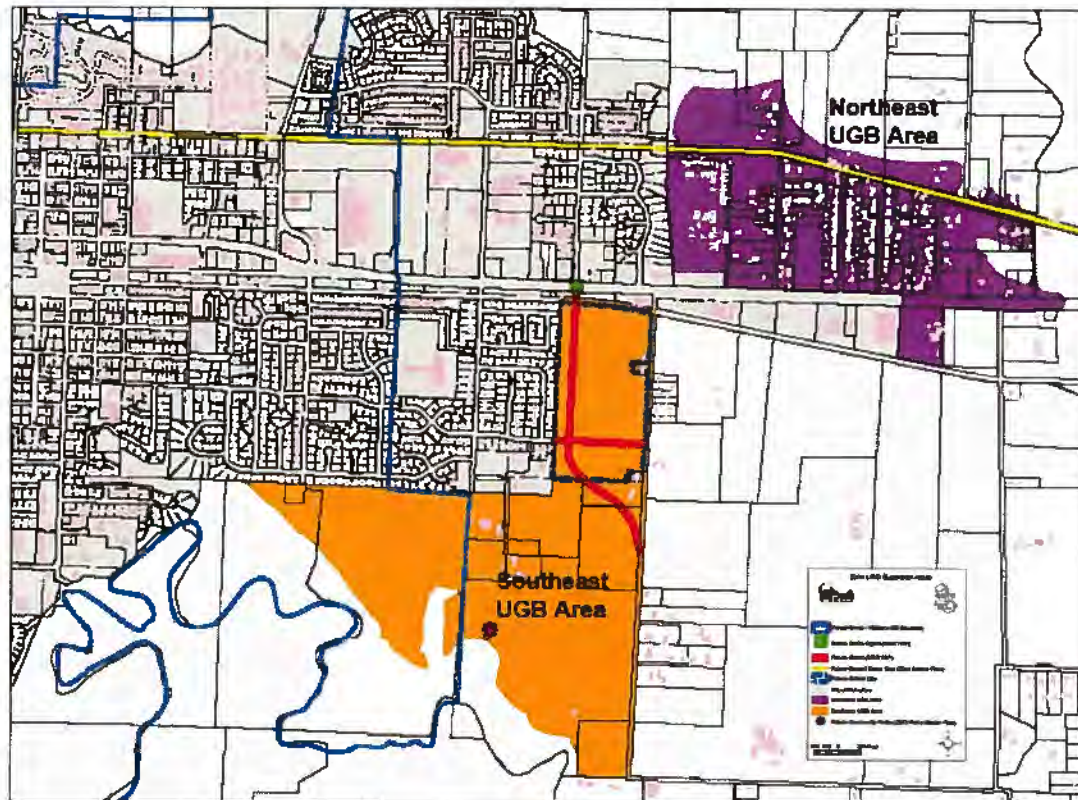
August 28, 2015



Terry Keyes, PE
City Engineer
City of Cornelius

Study Area

The Urban Growth Expansion (UGB) area consists of two parts. The Northeast UGB area is primarily north of Baseline and south of the Council Creek flood plain, just east of the current City limits. The Southeast UGB area is north of the Tualatin River flood plain and west of 345th Avenue. These areas are shown in the map below.



Water Infrastructure – Northeast UGB Area

The City of Hillsboro currently provides water service to the Northeast UGB. Attachment 1 shows the current system. While Hillsboro and Cornelius have had very preliminary talks regarding Cornelius taking over the water system in this area, the City of Cornelius has been cool to the idea because much of the system in the area is undersized and does not meet current standards.

Attachment 2 shows the improvements that are likely needed to bring the water system in this area up to City of Cornelius standards. Most of the improvements involve upgrading the existing lines to 8" and adding fire hydrants. The line on 341st is shown as a 12" line based on the assumption that without a looped system, any significant development north of the railroad will need a 12" line to achieve adequate flow.

The cost of bringing the water infrastructure in this area up to current standards is approximately:

4,000 LF @ \$130/LF = **\$520,000**

This cost cannot be justified based on the limited amount of water user fee revenue the area would produce. Therefore, if the Northeast UGB area is annexed to the City of Cornelius, the annexation will likely occur in small chunks as development occurs. With each annexation, Cornelius will take over the portion of the water system needed to serve that area. The development necessitating the annexation will be primarily responsible for improving the annexed part of the Hillsboro water system to Cornelius standards.

Storage needs for the Northeast UGB area can be easily handled by the City's current 1.5 MG (million-gallons) above ground reservoir and its 50+MG Aquifer Storage and Recovery (ASR) System scheduled to come on line in 2017.

Flow needs for this area can be handled from three sources.

1. 12" Cornelius main line on the north side of Baseline that currently ends at East Lane
2. 12" Cornelius main line on the south side of Baseline that currently ends at the Coastal Farm Store at about 336th Avenue
3. Existing but unused transfer station from the Hillsboro 72" transmission line in Baseline to the Cornelius system at East Lane

In summary, the City of Cornelius can easily serve the Northeast UGB area. The primary concern is the fact that most pipes in this area are substandard. Bringing this area up to current standards is an expensive proposition that is not currently programed into the Cornelius water rate structure. Therefore, improvements to the water infrastructure in this area will be required at the time of development. Until areas are annexed into the City the system within this area will remain within Hillsboro's service district and will be maintained and operated by Hillsboro.

Water Infrastructure Needs – Southeast UGB Area

The Southeast UGB area represents a clean slate in that the area contains almost no existing water infrastructure. The only public water facility in the area is a 2" plastic line from Baseline south along 345th to serve approximately 8 residents within ¼ mile of Baseline. Since most of these residents are outside the UGB expansion area, the City does not intend to upgrade this 2" plastic line in the foreseeable future. However, the south end of this line may be looped into the new water infrastructure in the UGB area to protect against an emergency such as a line break.

When developed, the Southeast UGB area will be served by 12" mains under the planned collector streets. The collector streets are expected to include: 29th south of Baseline, 26th and 20th south of Ginger, Dogwood east of 28th, and a new east-west collector south of the current city limits that connects 20th, 26th and 29th. All local streets will be underlain with 8" water mains, the minimum standard required by Cornelius.

In addition, to provide adequate flow and pressure to this area at build-out, some improvements in the City's existing water system may be required. The needed improvements will be determined when the City completes its water master plan update later this year. However, the improvements to the existing system that are likely to be needed at full development of the UGB area include:

- 12" line to replace existing 8" line in Dogwood from 18th to 20th
- 12" line to replace 8" line in 20th from Dogwood to Southeast UGB area
- 12" line to replace 8" line in 26th from Dogwood to Southeast UGB area

These improvements are not needed initially, but will be required as the area nears build-out. When the City's water master plan update is completed in late 2015, the amount of development the existing system can support will be determined. For development that occurs before the master plan update is complete, the developer will be responsible for proving that the existing system can provide adequate flow and pressure to the UGB area. If adequate flow and pressure cannot be attained, the developer will need to make the improvements noted above.

Storage needs for the Southeast UGB area can be handled by the City's current 1.5 MG above ground reservoir and its 50+MG Aquifer Storage and Recovery (ASR) System scheduled to come on line in 2017.

Water Infrastructure Costs – Southeast UGB Area

All the new water mains in the Southeast UGB area will be installed and funded by developers. However, the City must pay for oversizing of lines greater than 8" size. In other words, while the developers are responsible for funding the installation of 8" lines under all the streets in this area, the City must fund the additional cost of 12" lines where they are needed. The cost of this upsizing of lines to 12" is estimated to be:

12" oversize cost in UGB area = ~10,000 LF @ \$20/LF = \$200,000

Furthermore, the City must fund improvements to piping outside the UGB area. These improvements are listed above and will cost approximately:

12" replacement lines inside UGB area = ~2,200 LF @ \$140/LF = \$300,000

Water SDCs from the southeast UGB area are expected to be:

1,100 single family residences @ \$3,884 SDC per residence = ~\$4M

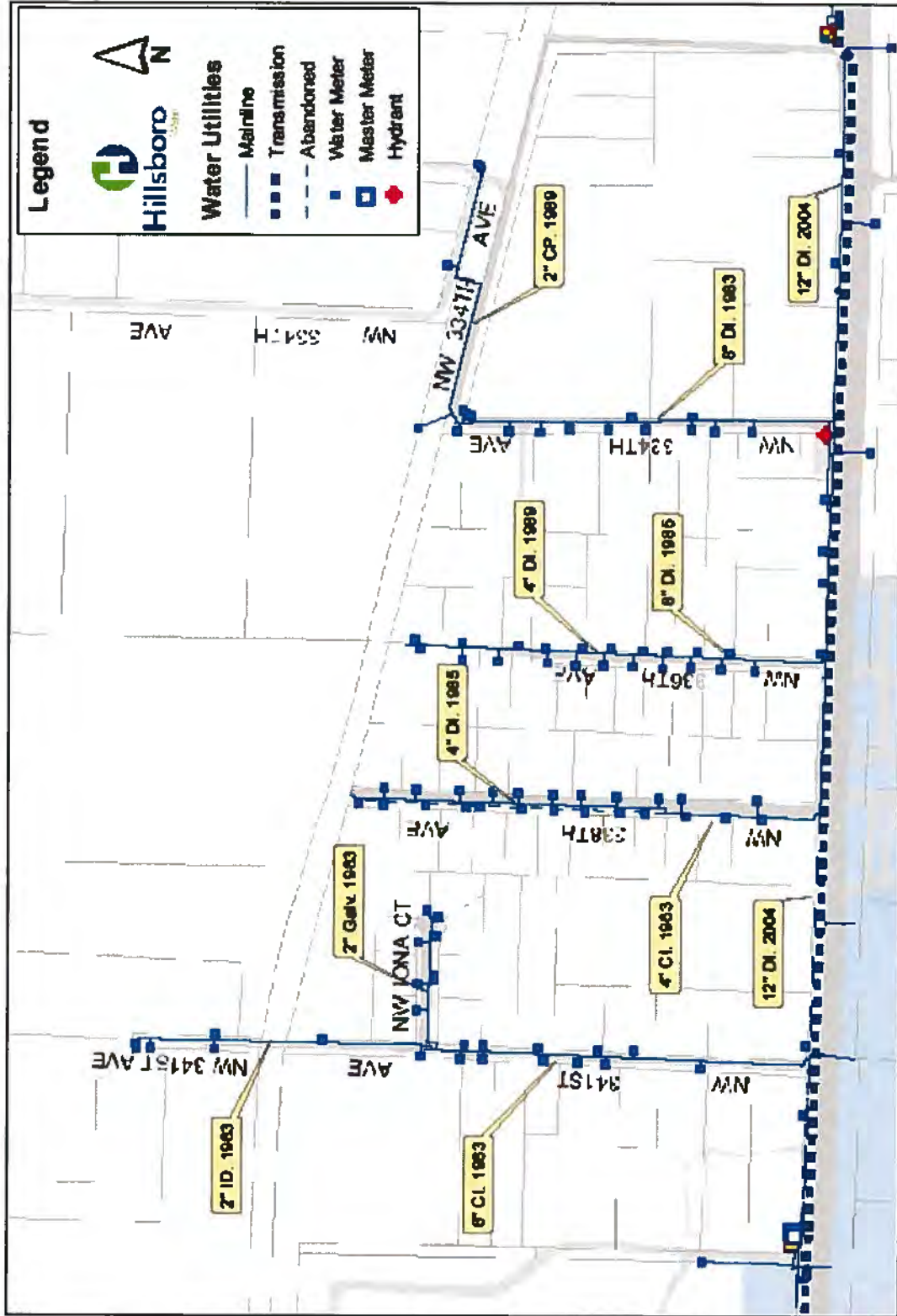
Therefore, the water SDCs captured from the new development in the southeast UGB area are more than adequate to fund the improvements to pipes needed to serve this area.

Recommendations

In the Northeast UGB area, staff recommends the area continue to be served by the City of Hillsboro until parcels are annexed. At the time parcels are annexed into the City of Cornelius, Cornelius should take over the portion of Hillsboro's system needed to serve the annexed parcel. Developers should pay for all improvements needed to bring lines up to City of Cornelius standards.

In the Southeast UGB area, developers should design and install all water mains. The City shall pay for oversizing mains under collectors to 12" from the 8" standard size. The City shall also design, build, and fund improvements necessary to the water mains within the current City boundaries.

Attachment 1 – Hillsboro Water System in Northeast UGB Area



Attachment 2 – Cornelius Water Improvement Needs for Northeast UGB Area

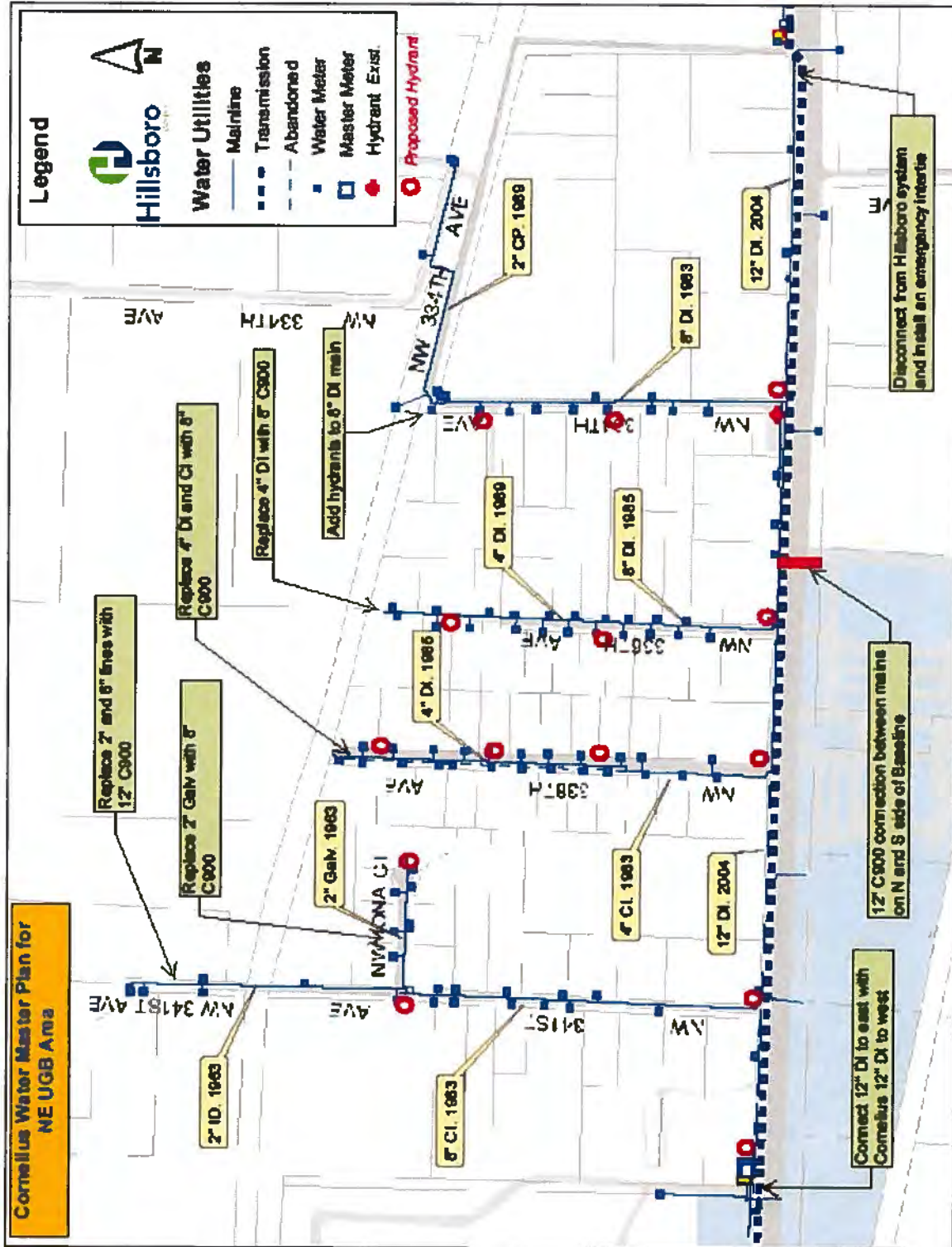


Exhibit E

Amendments to the City of Cornelius Transportation System Plan (Appendix M)



RECOMMENDATIONS

Transportation Planning Rule Findings

The traffic analysis completed for the proposed Cornelius UGB expansion areas found the potential vehicle trip increase would not significantly impact the surrounding transportation system and would satisfy the requirements of OAR 660-012-0060. No capacity improvements to existing facilities beyond those identified in the RTP and Cornelius TSP are required to support the UGB expansion areas. Further analysis of Tualatin Valley Highway west of 345th Avenue should be included in the upcoming Cornelius TSP update to identify specific projects to serve fronting property needs for access, capacity and safety.

Local Improvements

Local roadway projects would be required to support the UGB expansion areas and provide adequate access and internal circulation. Based on the City's functional classification designations¹³ and the future 2040 PM peak hour volume forecasts, recommended local improvements were identified as shown in Table 11. Planning level cost estimates were developed for each roadway project based on the collector cross-section with parking on both sides of the street (shown in Figure 9). If the collector facilities were constructed with a narrower cross-section (shown in Figures 10 and 11) the costs would be lower.

Table 11: Local Improvements to Support UGB Expansion

Project	Description	Planning Level Cost Estimate
20 th Avenue Extension	Construct a collector facility south of Ginger Street then east to 29 th Avenue extension	\$7,450,000
26 th Avenue Extension	Construct a collector facility south of Ginger Street to the 20 th Avenue extension east-west alignment	\$1,300,000
29 th Avenue Extension	Construct a collector facility south of Tualatin Valley Highway to realignment with 345 th Avenue, install railroad crossing treatments on 29 th Avenue, close railroad crossing on 345 th Avenue	\$6,800,000

¹³ Cornelius Transportation System Plan, DKS Associates, adopted June 20, 2005, Figure 8-3.



Dogwood Street Extension	Construct a collector facility east to 345 th Avenue (east UGB expansion area boundary)	\$1,600,000
29 th Avenue/Tualatin Valley Highway Signal	Install a traffic signal, interconnect with adjacent railroad crossing	\$600,000

Note: Collector facility cost estimate based on Figure 9 cross-section

The remaining roadways needed to support future development would function as local streets. The preliminary alignment for the recommended collector facilities are shown on Figure 7. These alignments are conceptual and will be refined with further engineering analysis prior to construction.

Policies and Standards

New policies and standards should be adopted to support the UGB expansion areas:

- Development should be limited to 130 residential units connecting to 20th Avenue and 260 residential units connecting to 26th Avenue prior to construction of the 29th Avenue connection to Tualatin Valley Highway. With a roadway connection between 20th and 26th Avenue, a combined development limit of 390 residential units should be applied.
- Roadway and trail cross-sections shown in Figures 9 to 14 should be incorporated into the Cornelius TSP.

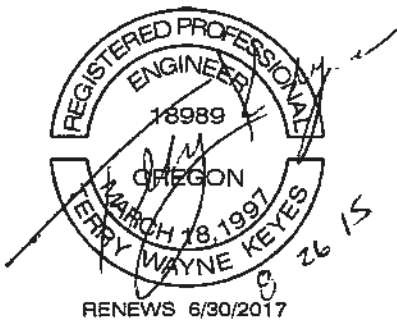
Exhibit F

Amendments to the City of Cornelius Storm Drainage/Surface Water Master Plan (Appendix H)

Cornelius Urban Growth Boundary Expansion

Stormwater Plan

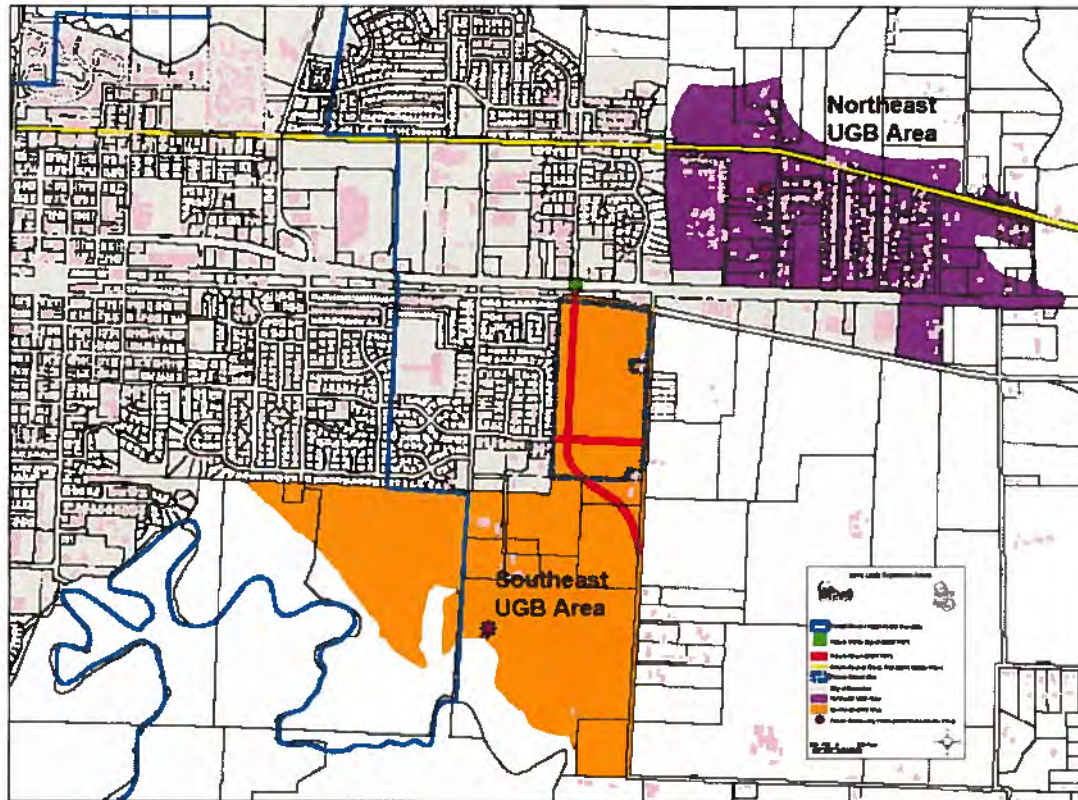
August 26, 2015



Terry Keyes, PE
City Engineer
City of Cornelius

Study Area

The Urban Growth Expansion (UGB) area consists of two parts. The Northeast UGB area is primarily north of Baseline and south of the Council Creek flood plain, just east of the current City limits. The Southeast UGB area is north of the Tualatin River flood plain and west of 345th Avenue. These areas are shown in the map below.



The terrain in these two areas is generally flat. The Northeast area largely slopes to the north toward Council Creek. The only waterway in this area is a large wetland area that separates the UGB expansion area from the current City boundary. This wetland area drains north toward Council Creek.

The Southeast area primarily slopes to the south toward the Tualatin River. The only waterway in this area is an agricultural ditch that starts where 26th Avenue turns into Webb Road and then traverses in a south-southwest direction toward the Tualatin River.

Existing Stormwater Facilities

The only existing stormwater facilities in the Northeast UGB area are roadside and trackside ditches along Baseline, the north-south streets traversing the area, and the railroad north of Baseline.

The stormwater facilities in the Southeast UGB area are limited to the roadside ditches on 345th Avenue and railroad ditches along the railroad south of Baseline.

As development occurs, these facilities are expected to be replaced with facilities meeting current Clean Water Service (CWS) standards.

Stormwater Standards Overview

Any new development in the UGB expansion areas must at a minimum meet the current *Design and Construction (D&C) Standards for Sanitary Sewer and Surface Water Management* issued by CWS.

Some UGB expansion areas in Washington County, notably Tigard's River Terrace and the unincorporated North Bethany, created additional stormwater standards that go beyond the D&C Standards. In the case of River Terrace, severe erosion in the stream corridors coming off the south side of Bull Mountain necessitated a more stringent approach to stormwater control in the area.

In North Bethany's case, CWS desired to incorporate extensive LIDA (low-impact development practices) into the area and pre-built a number of large regional facilities. This was deemed more desirable to the creation of individual stormwater facilities in each development phase.

One downside of the North Bethany approach is that CWS has had difficulty keeping ahead of development with new facilities. Also, by CWS constructing regional facilities rather than each developer constructing their own facilities, North Bethany has a large stormwater fee or system development charge that is unique in Washington County.

Finally, the D&C Standards issued by CWS are expected to change significantly as a result of a new MS4 permit from the State of Oregon, Department of Environmental Quality (DEQ) to CWS. One change in the new MS4 permit will be an increased level of treatment for stormwater. However, the most significant change in the standards is expected to be a requirement to deal with hydro-modification. Instituting this type of requirement is expected to create the need for very large detention and retention facilities on new development sites.

Cornelius Plan

Because Cornelius does not face the problems Tigard does on Bull Mountain and because the City does not have the staff to plan, design, and build regional facilities, as CWS is doing in North Bethany, Cornelius will require developers to meet the current stormwater standards issued by CWS. While this approach is not innovative, it has been used successfully for decades in urban Washington County to manage stormwater runoff.

The only variations from the CWS standards are:

1. Prohibition on the use of proprietary treatment systems, e.g., Stormfilters, for treatment on parts of the system that the City must maintain in the future, i.e., facilities to be dedicated to the City.
2. Unless required by CWS rules, prohibition on single-family residential lot LIDA facilities.

The reason for the prohibition on proprietary systems is the additional maintenance burden these pose for the City at a time when stormwater maintenance funding is extremely limited. Likewise, the single-family lot LIDA facilities require on-going City inspection and oversight that the City does not have funding to undertake.

Costs

Since developers will be responsible for designing and constructing stormwater facilities in the new UGB areas, the City will incur zero capital costs for these systems. The City will, however, incur, increased maintenance costs long-term, but these costs are funded by monthly stormwater fees payable by the new residents and businesses in the area.

Recommendations

Staff recommends the City use the CWS D&C Standards that are applicable at the time of development to address stormwater issues in the UGB areas. Staff further recommends, the following two conditions be placed on all new development in these areas:

1. Prohibition on the use of proprietary treatment systems for treatment on parts of the system that the City must maintain in the future.
2. Unless required by CWS rules, prohibition on single-family residential lot LIDA facilities being used to meet subdivision stormwater quality or quantity requirements.



**EXHIBIT G: NEIGHBORHOOD MEETING
DOCUMENTATION**

February 2, 2016

NEIGHBORHOOD MEETING NOTICE

**Ref: Tax Lots: 1S 3 03AD TL 2600, 1S 3 03C TL 0101, TL 0102 and a portion of TL 0100, and 1S 3 03D TL 0201 and TL 0500
Cornelius, Oregon 97113**

Dear Interested Party:

AKS Engineering & Forestry, LLC is working with The Holt Group, Inc. (the Applicant), regarding the properties located at tax lots 1S 3 03AD Lot 2600, 1S 3 03C Lot 0101, Lot 0102 and a portion of Lot 0100, and 1S 3 03D Lot 0201 and Lot 0500. These properties are currently located in unincorporated Washington County. The Applicant plans to submit a request to the City of Cornelius for annexation into the City's corporate limits as well as for the application of a City zoning designation consistent with the City's SE UGB Area Concept Plan. Prior to submitting this application to the City, we would like to discuss the project in more detail with you. We have scheduled a neighborhood meeting for:

**Monday, February 22, 2016 at 5:30 PM
Free Orchards Elementary School, Library
2499 S. Beech Street
Cornelius, Oregon 97113**

The meeting will be held in the **Library**. There will also be a meeting sign near the building entrance.

The purpose of this meeting is to provide a forum for surrounding property owners/residents to review the project and to identify issues so they can be considered before the formal application is submitted. This meeting gives you the opportunity to share any special information you know about the property involved. We will try to answer questions related to how the project meets relevant development standards consistent with Cornelius' land use regulations.

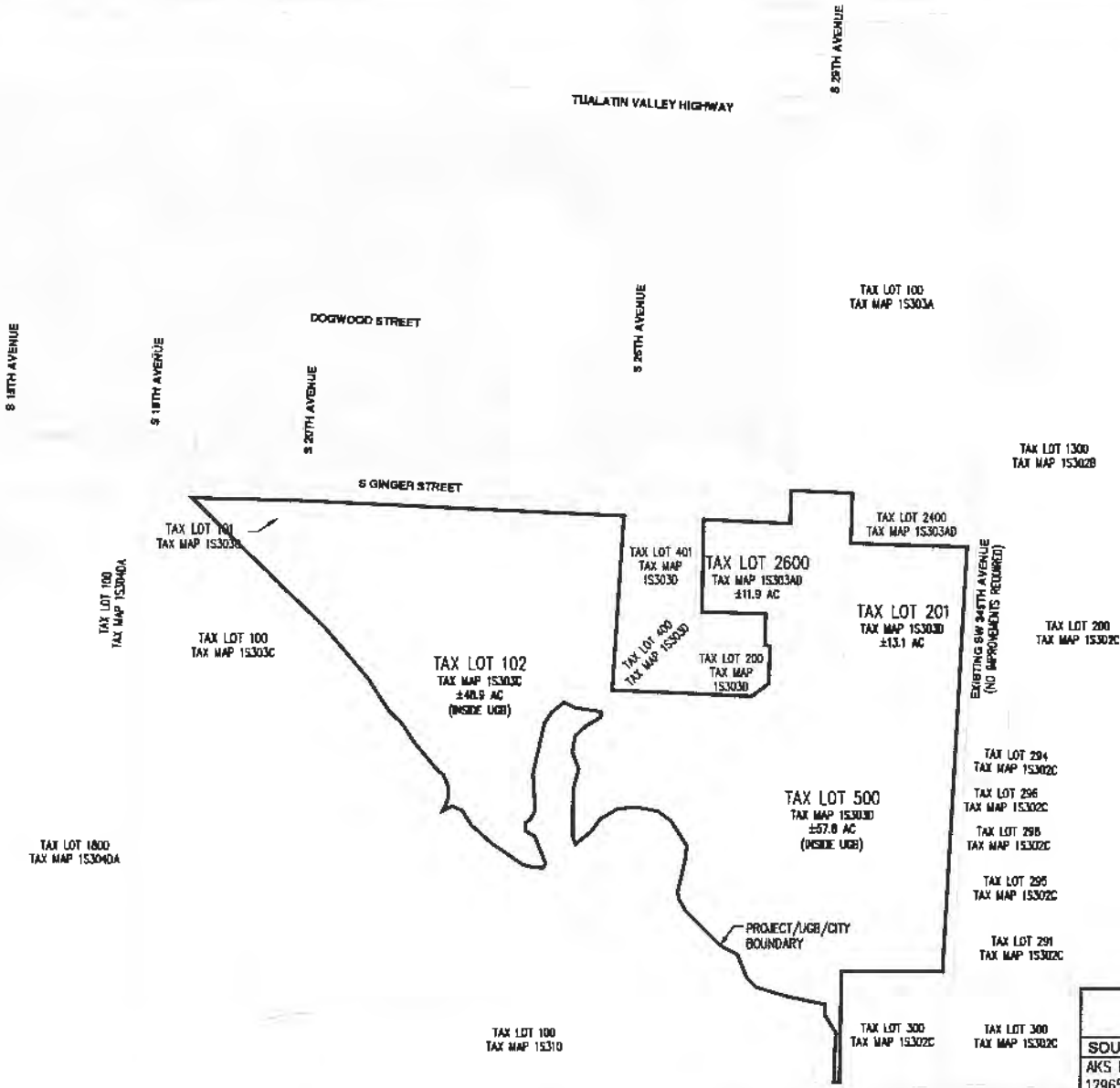
Please note that this will be an informational meeting on preliminary plans. These plans may change slightly before the application is submitted to the City. Depending upon the type of application, you may receive an official notice from the City of Cornelius of your opportunity to participate either by submitting written comments, and/or attending a public hearing.

I look forward to discussing this project with you. If you have questions, but will be unable to attend, please feel free to call me at 503-563-6151.

Sincerely,
AKS ENGINEERING & FORESTRY, LLC

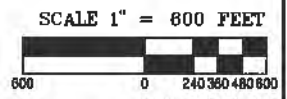


Mimi Doukas, AICP, RLA



LEGEND

————— PROJECT BOUNDARY



DATE: 01/26/2016

PROPERTY BOUNDARY OVERVIEW		EXHIBIT
SOUTH CORNELIUS SUBDIVISION		1
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 P: 503.563.6151 F: 503.563.6152 aks-eng.com		DRWN: MTS CHKD: AHJ AKS JOB: 4636

NEIGHBORHOOD MEETING AFFIDAVIT OF MAILING

STATE OF OREGON)

SS

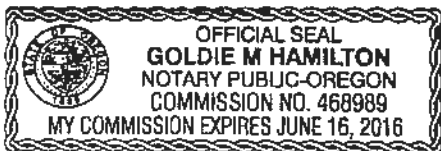
County of Washington)

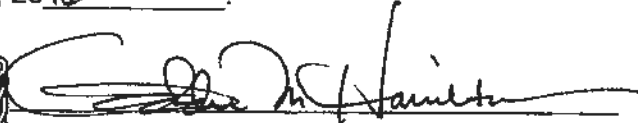
I, Jennifer Petersen, being duly sworn, say that on the 2nd day of February, 2016 I caused to have mailed, to each of the persons on the attached list, a notice of a meeting to discuss a proposed development at tax lots 15303AD 031000
15303D00101 02102 02100 and
15303D00301 00520, a copy of which notice so mailed is attached hereto and made a part thereof.

I further state that said notices were enclosed in envelopes plainly addressed to said persons and were deposited on the date indicated above in the United States Post Office with postage prepaid thereon.


Signature

Subscribed and sworn to, or affirmed, before me this 2nd day of February, 2016.





Notary Public for the State of Oregon

County of Washington

My Commission expires: June 16, 2016

1S302B0 01300
Edmund Duyck
2020 SW 325th Ave
Hillsboro, OR 97123

1S302C0 00200
Edmund Duyck
2020 SW 325th Ave
Hillsboro, OR 97123

1S302C0 00290
Joe Redwine
1540 SW 345th Ave
Hillsboro, OR 97123

1S302C0 00291
Herinckx
1570 SW 345th Ave
Hillsboro, OR 97123

1S302C0 00293
Donald Janis Larsen
1240 SW 345th Ave
Hillsboro, OR 97123

1S302C0 00294
Gary Willis
1330 SW 345th Ave
Hillsboro, OR 97123

1S302C0 00295
Herinckx
1570 SW 345th Ave
Hillsboro, OR 97123

1S302C0 00296
Sharon Singleton
1430 SW 345th Ave
Hillsboro, OR 97123

1S302C0 00297
Robert Brimer
1360 SW 345th Ave
Hillsboro, OR 97123

1S302C0 00298
James Parks
1480 SW 345th Ave
Hillsboro, OR 97123

1S302C0 00300
Hering
3400S SW Cook Rd
Hillsboro, OR 97123

1S303A0 00100
Hillsboro School Dist 1j
3083 NE 49th Pl #200
Hillsboro, OR 97124

1S303AC 04500
Alfonso Mendoza
2598 S Ginger St
Cornelius, OR 97113

1S303AC 04600
Florenco Garrido
2582 S Ginger St
Cornelius, OR 97113

1S303AC 04700
Carl Ammann
Po Box 427
Cornelius, OR 97113

1S303AC 04800
Mick Harrison
2550 S Ginger St
Cornelius, OR 97113

1S303AC 04900
Mary Peters
2532 S Ginger St
Cornelius, OR 97113

1S303AC 05000
Donald Lavoie
2510 S Ginger St
Cornelius, OR 97113

1S303AC 05900
Elpidio Gonzalez Osorio
619 S 25th Ct
Cornelius, OR 97113

1S303AC 06000
Vincent Rosauer
2000 Ramar Rd #545
Bullhead City, AZ 86442

1S303AC 06100
Jose Lara
647 S 25th Ct
Cornelius, OR 97113

1S303AC 06200
Patrick Elven
669 S 25th Ct
Cornelius, OR 97113

1S303AC 06300
Peter Wilson
695 S 25th Ct
Cornelius, OR 97113

1S303AC 06400
Steven Black
2466 S Ginger St
Cornelius, OR 97113

1S303AC 06500
Todd Russell
2424 S Ginger St
Cornelius, OR 97113

1S303AC 06600
Jon Witte
1220 SW 3rd Ave #1616
Portland, OR 97204

1S303AC 06700
Sandy Raney
2348 S Ginger St
Cornelius, OR 97113

1S303AC 06800
Lutheran Communities In Bethesda
600 Hoffmann Dr
Watertown, WI 53094

1S303AC 06900
Pilar Castillo
2387 S Ginger St
Cornelius, OR 97113

1S303AC 07000
Terri Charlesworth
2413 S Ginger St
Cornelius, OR 97113

1S303AC 07100
Jo Ann Bell
2427 S Ginger St
Cornelius, OR 97113

1S303AC 07200
Orville Alleman Jr.
2459 S Ginger St
Cornelius, OR 97113

1S303AC 07300
Victor Rodriguez
2495 S Ginger St
Cornelius, OR 97113

1S303AC 07400
Larry Smuin
735 S 25th Pl
Cornelius, OR 97113

1S303AC 07500
Abraham Lopez Jr.
Po Box 925
Cornelius, OR 97113

1S303AC 07600
Darin Tierney
771 S 25th Pl
Cornelius, OR 97113

1S303AC 07700
Camerino Gonzalez
78S S 25th Pl
Cornelius, OR 97113

1S303AC 07800
Gregory Moore
774 S 25th Pl
Cornelius, OR 97113

1S303AC 07900
Daniel Janko
3320 Catching Ct
Forest Grove, OR 97116

1S303AC 08000
Justin Bruno
2537 S Ginger St
Cornelius, OR 97113

1S303AC 08100
Thomas Carter
2553 S Ginger St
Cornelius, OR 97113

1S303AC 08500
Robert Ferrie
2601 S Dogwood St
Cornelius, OR 97113

1S303AC 09000
Cornelius City
1355 N Barlow St
Cornelius, OR 97113

1S303AC 09900
Heritage Homes Investment Corp
Po Box 190
Forest Grove, OR 97116

1S303AC 10000
Heritage Homes Investment Corp
Po Box 190
Forest Grove, OR 97116

1S303AC 10200
Heritage Homes Investment Corp
Po Box 190
Forest Grove, OR 97116

1S303AD 00200
Arthur Kester
2801 S Dogwood St
Cornelius, OR 97113

1S303AD 00300
Tonya Brandaw
2711 S Dogwood St
Cornelius, OR 97113

1S303AD 00400
Michael Smith
Po Box 651
Cornelius, OR 97113

1S303AD 00402
D Carol Anderson
2803 S Dogwood St
Cornelius, OR 97113

1S303AD 00500
Eveline Huffman
744 S Webb Rd
Cornelius, OR 97113

1S303AD 02200
Michael Siebert
1020 S Webb Rd
Cornelius, OR 97113

1S303AD 02400
Anne Reiling
865 SW 345th Ave
Hillsboro, OR 97123

1S303AD 02500
Roberta Warner
780 S Webb Rd
Cornelius, OR 97113

1S303BC 06200
Michael Gill
1915 S Ginger St
Cornelius, OR 97113

1S303BC 06300
John Vuylsteke
1931 S Ginger St
Cornelius, OR 97113

1S303BC 06400
Roberto Conejo
1947 S Ginger St
Cornelius, OR 97113

1S303BC 06500
Octavio Lopez
1963 S Ginger St
Cornelius, OR 97113

1S303BC 06600
Francisco Andrade
1977 S Ginger St
Cornelius, OR 97113

1S303BC 06700
Peter Salmonsens
1991 S Ginger St
Cornelius, OR 97113

1S303BC 07300
Larry Benson
665 S 20th Ave
Cornelius, OR 97113

1S303BC 07400
Diane Childers
685 S 20th Ave
Cornelius, OR 97113

1S303BC 07500
Marvin Vandervelden
1970 S Ginger St
Cornelius, OR 97113

1S303BC 07600
Pedro Echeverria
656 S 19th Ct
Cornelius, OR 97113

1S303BC 08800
Darrell Drinkwater
1944 S Ginger St
Cornelius, OR 97113

1S303BD 00600
Authority Housing
111 NE Lincoln St #200-L
Hillsboro, OR 97124

1S303BD 00700
Angel Barraza
2000 S Ginger St
Cornelius, OR 97113

1S303BD 00800
Gerald Stamm
693 S 21st Ct
Cornelius, OR 97113

1S303BD 00900
Juan Salinas
4570 SW Murray Blvd #41
Beaverton, OR 97005

1S303BD 01500
Allen Canutt
648 S 21st Ct
Cornelius, OR 97113

1S303BD 01600
James Biggs
692 S 21st Ct
Cornelius, OR 97113

1S303BD 01700
Los Ayers
2160 S Ginger St
Cornelius, OR 97113

1S303BD 01800
Anthony Barry
645 S 22nd Ct
Cornelius, OR 97113

1S303BD 02400
Robert Brennan
644 S 22nd Ct
Cornelius, OR 97113

1S303BD 02500
Dev Co Zurbrugg
380 SE Washington St
Hillsboro, OR 97123

1S303BD 02600
Eusebie Sanchez Ortega
689 S 23rd Ave
Cornelius, OR 97113

1S303BD 02700
Oscar Flores Castro
641 S 23rd Ave
Cornelius, OR 97113

1S303BD 03200
Marty John Argyle
642 S 23rd Ave
Cornelius, OR 97113

1S303BD 03300
Christopher Currin
15265 NW Logie Trl #RD
Hillsboro, OR 97124

1S303BD 03400
Herman Bailey
2303 S Ginger St
Cornelius, OR 97113

1S303BD 03500
Ronald Carlson
2299 S Ginger St
Cornelius, OR 97113

1S303BD 03600
Richard Morrill
2267 S Ginger St
Cornelius, OR 97113

1S303BD 03700
Margi Cantu
2235 S Ginger St
Cornelius, OR 97113

1S303BD 03800
Christopher Zurbrugg
16855 NW Germantown Rd
Portland, OR 97231

1S303BD 03900
Efrain Vazquez Chavez
2169 S Ginger St
Cornelius, OR 97113

1S303BD 04000
Daniel Nicolas-Baltazar
2135 S Ginger St
Cornelius, OR 97113

1S303BD 04100
Dev Co Zurbrugg
380 SE Washington St
Hillsboro, OR 97123

1S303BD 04200
Joy Stitch
10830 SW 55th Ave
Portland, OR 97219

1S303BD 04300
Alfredo Lopez Delgado
2055 S Ginger St
Cornelius, OR 97113

1S303BD 04400
Thomas Tuski
1903 Primrose Ln
Forest Grove, OR 97116

15303C0 00100
Yafa Family
12673 SW Terraview Dr
Tigard, OR 97224

15303D0 00200
Michael Siebert
1020 S Webb Rd
Cornelius, OR 97113

15303D0 00400
Michael Siebert
1020 S Webb Rd
Cornelius, OR 97113

15303D0 00401
Roy Gibson
965 S Webb Rd
Cornelius, OR 97113

15303D0 00402
Roy Gibson
965 S Webb Rd
Cornelius, OR 97113

15303D0 00600
Claude Smith II
2750 NW Monte Vista Ter
Portland, OR 97210

1531000 00100
Martin Scholz
2370 SE Evergreen St
Milwaukie, OR 97222

1531000 00101
Richard Jones
2756 SW Golf Course Rd
Cornelius, OR 97113

1531100 01100
Reinard Okeson
34520 SW Cook Rd
Hillsboro, OR 97123

Tim Franz
City of Cornelius Comm. Dev. Dept.
1300 S. Kodiak Circle
Cornelius, OR 97113

March 1, 2016

Neighborhood Meeting Summary: Laurel Woods Annexation
Cornelius, Oregon 97113

Meeting Date: February 22, 2016

Time: 5:30 PM

Location: Free Orchards Elementary School, Library, 2499 S. Beech Street, Cornelius, Oregon 97113

The following serves as a summary of the primary subjects covered at the Neighborhood Meeting. Mimi Doukas and Zach Pelz from AKS Engineering & Forestry and the Applicant, Rian Tuttle from Holt Group, were present. The meeting began with an overview of the project from Mimi and Ryan and followed with questions and answers from persons in attendance. Business cards with contact information and an attendance sheet were circulated.

Major topics of discussion:

- This application will only include annexation and not site development.
- City has already established zoning for this area – Single-family (R-7) and Multi-family (A-2).
- Intent is propose, through the land division process later, a Planned Unit Development that will allow attached single-family in place of multi-family in the A-2 District.
- Long-term: City plans to realign SW 345th.
- Process and timeline for Annexation and Zone Change.
- Questions from people in attendance.
- Summary and overview of next steps.

Sincerely,

AKS ENGINEERING & FORESTRY, LLC



Mimi Doukas, AICP, RLA



1353 SW 345th Avenue, Cornelius, Oregon

Monday, February 22, 2016

5:30 p.m.

Free Orchards Elementary School, Library

2499 S. Beech Street

NAME

PLEASE PRINT CLEARLY

STREET ADDRESS

PHONE/EMAIL

1. Pete & Brooklynn Wilson
1095 S 25th Ct.
Cornelius OR 97113

2. John & Diane Vuylsteker
1931 S Ginger
Cornelius, OR 97113

3. Herman & Eileen Bailey
2303 S. Ginger Street
Cornelius, OR 97113

4. Larsen
1240 SW 345th
Hillsboro, OR 97123

5. Richard & Theresa Hennick
1570 - S.W. 345th Ave
Hillsboro, OR 97123

6. Anne Reiling
865 SW 345th
Hillsboro Oregon 97123

7. ReNee Lopez
2055 South Ginger St
Cornelius OR 97113

8. Marvin Vandervelden
1970 S. Ginger St
Cornelius OR 97113

9. Joseph & Amanda Auth
325 NW 334th Ave
Hillsboro, OR 97124

10. Cheryl & Robert Brimer
1360 SW 345th Ave.
Hillsboro, OR 97123

11. Diane Childers
685 S. 20th Ave
Cornelius, OR 97113

12. Michael Siebert & Donna Ainslie
1020 S. Webb Rd
Cornelius

13. Roy Gibson
965 S. Webb Rd 97113

14. SCOTT SMITH



1353 SW 345th Avenue, Cornelius, Oregon
Monday, February 22, 2016
5:30 p.m.

Free Orchards Elementary School, Library
2499 S. Beech Street

NAME

PLEASE PRINT CLEARLY

STREET ADDRESS

PHONE/EMAIL

SCOTT SMITH
27448 SAINT HELENS ROAD
SCAPPOOSE, OR 97056 SLIP #400

15. Carmela Bauder
2055 South Ginger Street
Cornelius, OR 97113

22.

16. Judy Bradley
623 S. 19th CT
Cornelius, OR 97113

23.

17.

24.

18.

25.

19.

26.

20.

27.

EXHIBIT "B"

AN-01-16 & ZC-01-16

Copy of State Notice



NOTICE OF A PROPOSED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

FOR DLCD USE

File No.:

Received:

Local governments are required to send notice of a proposed change to a comprehensive plan or land use regulation at least 35 days before the first evidentiary hearing. (See OAR 660-018-0020 for a post-acknowledgment plan amendment and OAR 660-025-0080 for a periodic review task). The rules require that the notice include a completed copy of this form.

Jurisdiction: **Cornelius**

Local file no.: **AN 01-16/ZC 01-16**

Please check the type of change that best describes the proposal:

- Urban growth boundary (UGB) amendment** including more than 50 acres, by a city with a population greater than 2,500 within the UGB
- UGB amendment** over 100 acres by a metropolitan service district
- Urban reserve designation**, or amendment including over 50 acres, by a city with a population greater than 2,500 within the UGB
- Periodic review task** – Task no.:
- Any other change** to a comp plan or land use regulation (e.g., a post-acknowledgement plan amendment)

Local contact person (name and title): **Heather Austin, AICP, Consulting Land Use Planner**

Phone: **503-887-2130** E-mail: **heather.austin@3j-consulting.com**

Street address: **5075 SW Griffith Drive Suite 150 City: Beaverton Zip: 97005**

Briefly summarize the proposal in plain language. Please identify all chapters of the plan or code proposed for amendment (maximum 500 characters):

The City of Cornelius received an application for annexation and zoning map amendment for 138 acres in the SE Urban Expansion Area. The proposed map amendment would change the zoning on the property from the Washington County zoning of primarily FD-20 and a small portion of EFU to the City's zoning of A-2 (Medium Density) and R-7 (Low Density) Residential. The A-2 and R-7 zoning was acknowledged for this area by the City when the area was master planned, as adopted by the City in Ord 2015-06.

Date of first evidentiary hearing: **04/26/2016**

Date of final hearing: **05/16/2016**

This is a revision to a previously submitted notice. Date of previous submittal:

Check all that apply:

- Comprehensive Plan text amendment(s)
- Comprehensive Plan map amendment(s) -- Change from _____ to _____
Change from _____ to _____
- New or amended land use regulation
- Zoning map amendment(s) – Change from **FD-20 to A-2 and R-7**
Change from **EFU to A-2 and R-7**
- An exception to a statewide planning goal is proposed – goal(s) subject to exception:
- Acres affected by map amendment: **138**

Location of property, if applicable (site address and T, R, Sec., TL): 1S303AD TL 2600, 1S303C TL 0101, 0100 & 0102, and 1S303D TL 0201 & 0500.

List affected state or federal agencies, local governments and special districts: Washington County, Clean Water Services, City of Cornelius

NOTICE OF A PROPOSED CHANGE – SUBMITTAL INSTRUCTIONS

1. Except under certain circumstances,¹ proposed amendments must be submitted to DLCD's Salem office at least 35 days before the first evidentiary hearing on the proposal. The 35 days begins the day of the postmark if mailed, or, if submitted by means other than US Postal Service, on the day DLCD receives the proposal in its Salem office. **DLCD will not confirm receipt of a Notice of a Proposed Change unless requested.**

2. A Notice of a Proposed Change must be submitted by a local government (city, county, or metropolitan service district). DLCD will not accept a Notice of a Proposed Change submitted by an individual or private firm or organization.

3. **Hard-copy submittal:** When submitting a Notice of a Proposed Change on paper, via the US Postal Service or hand-delivery, print a completed copy of this Form 1 on light green paper if available. Submit **one copy** of the proposed change, including this form and other required materials to:

Attention: Plan Amendment Specialist
Dept. of Land Conservation and Development
635 Capitol Street NE, Suite 150
Salem, OR 97301-2540

This form is available here:

<http://www.oregon.gov/LCD/forms.shtml>

4. **Electronic submittals** of up to 20MB may be sent via e-mail. Address e-mails to plan.amendments@state.or.us with the subject line "Notice of Proposed Amendment."

Submittals may also be uploaded to DLCD's FTP site at http://www.oregon.gov/LCD/Pages/papa_submittal.aspx.

E-mails with attachments that exceed 20MB will not be received, and therefore FTP must be used for these electronic submittals. **The FTP site must be used for all .zip files** regardless of size. The maximum file size for uploading via FTP is 150MB.

¹ 660-018-0022 provides:

(1) When a local government determines that no goals, commission rules, or land use statutes apply to a particular proposed change, the notice of a proposed change is not required [a notice of adoption is still required, however]; and
(2) If a local government determines that emergency circumstances beyond the control of the local government require expedited review such that the local government cannot submit the proposed change consistent with the 35-day deadline, the local government may submit the proposed change to the department as soon as practicable. The submittal must include a description of the emergency circumstances.

<http://www.oregon.gov/LCD/Pages/forms.aspx>

Include this Form 1 as the first pages of a combined file or as a separate file.

5. **File format:** When submitting a Notice of a Proposed Change via e-mail or FTP, or on a digital disc, attach all materials in one of the following formats: Adobe .pdf (preferred); Microsoft Office (for example, Word .doc or docx or Excel .xls or xlsx); or ESRI .mxd, .gdb, or .mpk. For other file formats, please contact the plan amendment specialist at 503-934-0017 or plan.amendments@state.or.us.

6. **Text:** Submittal of a Notice of a Proposed Change for a comprehensive plan or land use regulation text amendment must include the text of the amendment and any other information necessary to advise DLCD of the effect of the proposal. "Text" means the specific language proposed to be amended, added to, or deleted from the currently acknowledged plan or land use regulation. A general description of the proposal is not adequate. The notice may be deemed incomplete without this documentation.

7. **Staff report:** Attach any staff report on the proposed change or information that describes when the staff report will be available and how a copy may be obtained.

8. **Local hearing notice:** Attach the notice or a draft of the notice required under ORS 197.763 regarding a quasi-judicial land use hearing, if applicable.

9. **Maps:** Submittal of a proposed map amendment must include a map of the affected area showing existing and proposed plan and zone designations. A paper map must be legible if printed on 8½" x 11" paper. Include text regarding background, justification for the change, and the application if there was one accepted by the local government. A map by itself is not a complete notice.

10. **Goal exceptions:** Submittal of proposed amendments that involve a goal exception must include the proposed language of the exception.

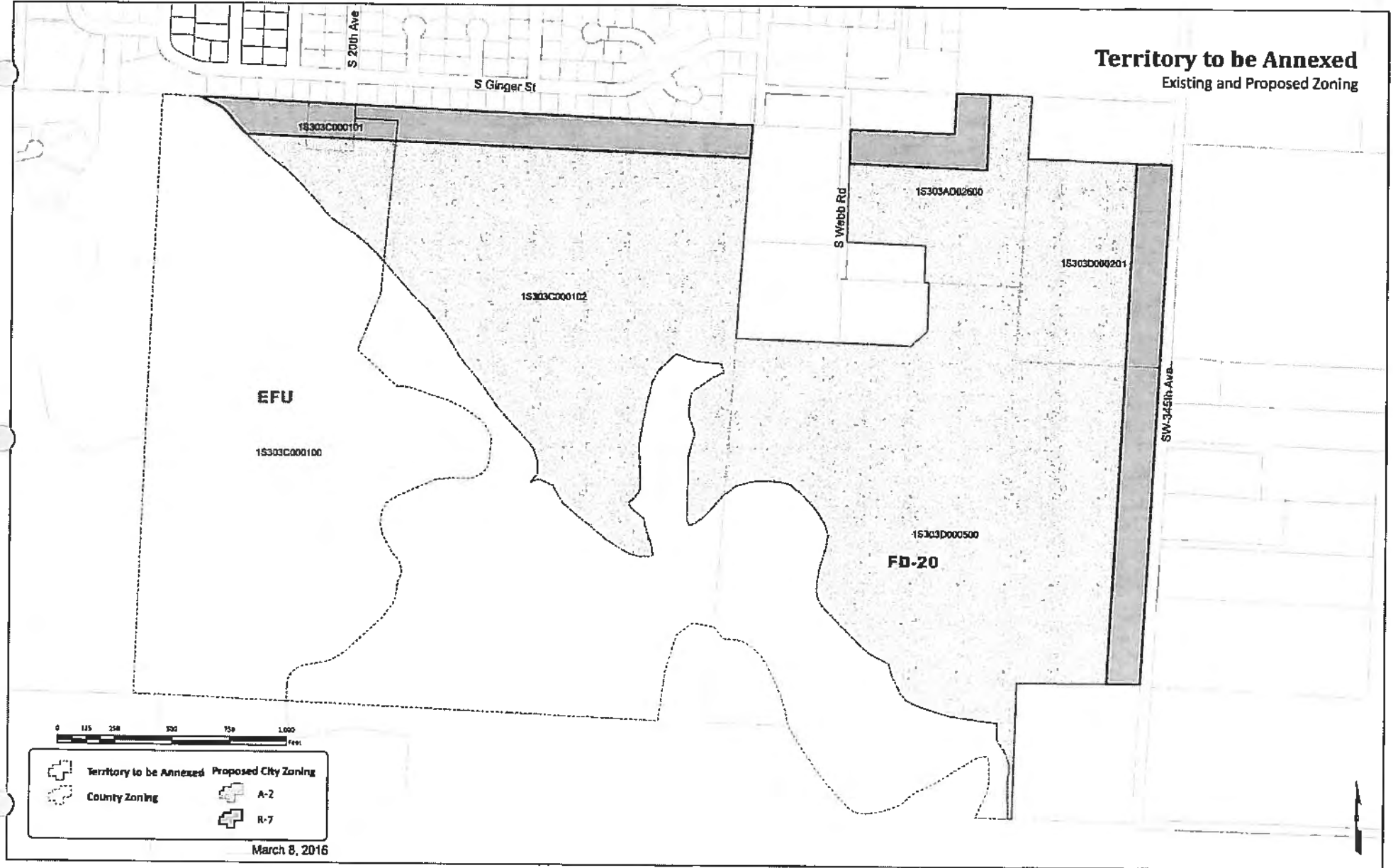
If you have any questions or would like assistance, please contact your DLCD regional representative or the DLCD Salem office at 503-934-0017 or e-mail plan.amendments@state.or.us.

Notice checklist. Include all that apply:

- Completed Form 1
- The text of the amendment (e.g., plan or code text changes, exception findings, justification for change)
- Any staff report on the proposed change or information that describes when the staff report will be available and how a copy may be obtained
- A map of the affected area showing existing and proposed plan and zone designations
- A copy of the notice or a draft of the notice regarding a quasi-judicial land use hearing, if applicable
- Any other information necessary to advise DLCD of the effect of the proposal

Territory to be Annexed

Existing and Proposed Zoning





CITY OF CORNELIUS

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City of Cornelius Planning Commission on Tuesday, **April 26, 2016 at 7:00 PM** in the City of Cornelius Council Chambers, 1310 N. Adair Street, Cornelius, Oregon, to consider the following:

Request: A Type IV Annexation and Map Amendment (**AN 01-16/ZC 01-16**) application to bring 138 acres into the City limits and to apply A-2 and R-7 zoning designations.

Applicant: Mimi Doukas, AICP, RLA, AKS Engineering and Forestry

Property Owner: Rockwell Investments, LLC, Danni Gorman, Patrick Speer, Michael Speer, and Yafa and Said Sedghi

Location: Southeast of the current city limits, within the Urban Growth Boundary (UGB) SE Area Concept Plan. West of SW 345th Avenue, north of SW Cook Street, east of S 18th Avenue and south of S Ginger Street.

Map: 1S303AD TL 2600, 1S303C TL 0100, 0102 & part of 0100, and 1S303D TL 0201 and 0500.

Applicable Review Criteria: Chapters 18.10 & 18.15 (Application & Review Procedures); Chapter 18.20 Single-Family Residential Zone (R-7); Chapter 18.35 Multi-Family Residential Zone (A-2); Chapter 18.95 Natural Resource Overlay (NRO); Chapter 18.125 Zone Map Amendment & Comprehensive Plan Chapter II, Urbanization, Policies, 4 (Annexation Review)

At the time and place listed above all persons will be given a reasonable opportunity to give testimony either for or against the proposal. Testimony may be either in oral or written form and must be relevant to the criteria listed above on which the proposal will be evaluated. At the public hearing, the Chair will open the public hearing, a staff report will be presented, interested persons will be allowed to speak for or against the proposal or to ask questions, Commission members will ask any general questions, and the public hearing will be closed.

The Planning Commission will make a recommendation to the City Council. The City Council will conduct a public hearing and make the final city decision in this matter. In order for an issue to be considered for appeal to the State Land Use Board of Appeals (LUBA), it must be raised before the close of the record of the City Council 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 might request that the record remain open for at least seven days after the hearing.

A copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for review at the Community Development Department, 1300 S. Kodiak Circle during regular business hours. A Staff Report will be available at least seven (7) days prior to the scheduled public hearing. Copies may also be purchased at a reasonable cost of 25 cents per page.

If you have questions regarding the application or would like to submit written comments you may contact Tim Franz, Associate Planner at (503) 357-3011, City of Cornelius, Community Development Department or Heather Austin, AICP, Consulting Land Use Planner at (503) 887-2130.

Territory to be Annexed
Existing and Proposed Zoning

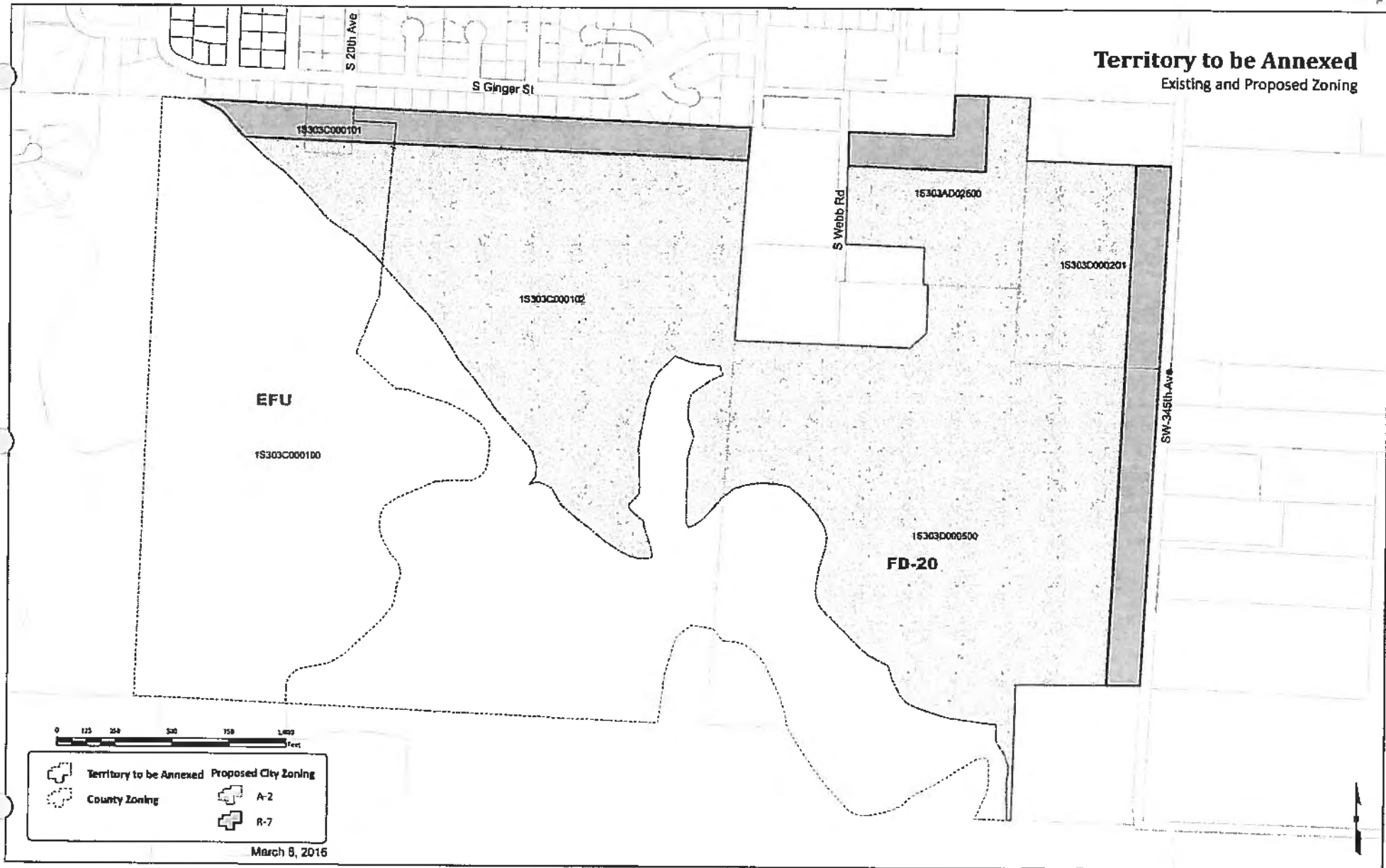


EXHIBIT “C”

AN-01-16 & ZC-01-16

Public Comments

Tim Franz

From: Tim Franz
Sent: Monday, March 28, 2016 8:47 AM
To: Heather Austin
Subject: FW: R-7 zoning

-----Original Message-----

From: Tim Kindblade [mailto:tjkindblade@gmail.com]
Sent: Sunday, March 27, 2016 5:32 PM
To: Tim Franz <tfranz@ci.cornelius.or.us>
Subject: R-7 zoning

Tim,
I just got a Notice of Public Hearing about an application to add R-7 south of S. Ginger St, where I live. I do not think its a good idea, since it is in the flood plain area. Every year it floods following heavy rains. It will be cost-prohibitive to develop because it will require thousands and thousands of cubic yards of backfill to raise the lots elevation.
Tim Kindblade.

Sent from my iPhone

EXHIBIT “D”

AN-01-16 & ZC-01-16

Agency Comments



WASHINGTON COUNTY OREGON

April 25, 2016

RECEIVED

APR 26 2016

Community
Development

Tim Franz, Associate Planner
City of Cornelius
Community Development
1355 North Barlow Street
Cornelius, OR 97113

Re: **Annexation and Map Amendments (AN D1-16/ZC D1-16)**

Mr. Franz:

Thank you for the opportunity to comment on the annexation and map amendment application AN D1-16/ZC D1-16, being considered by your Planning Commission on April 26, 2016. The proposal is to annex property within the Urban Growth Boundary (UGB) in an area located southeast of the current city limits. This area contains several lots and portions of several other lots that are split by the UGB. Three of the subject parcels are currently split by the UGB, with the portion inside the UGB and adjacent to the City designated FD-20 (Future Development-20 acre) and the portion outside the UGB designated EFU (Exclusive Farm Use).

The County understands the applicant's desire to proceed with this annexation in order to undertake their development plans. However, the County has concerns with the timing of the annexation and its impact on future land divisions on the subject site. We have discussed our concerns with your Planning Director, Ryan Wells, and the applicant's attorney.

Prior to annexation to the City, the County believes there needs to be a property division at the UGB line. This could be done through a partition or potentially through a Property Line Adjustment (PLA). Since the portions outside the UGB appear to be smaller than the minimum lot size in EFU (80 acres), a partition is not yet possible. The County is currently in the process of amending its regulations to allow the creation of lots smaller than allowed by the zone if the parcel is split by the UGB, however this is not yet on the books. Alternatively, we understand the applicant is considering a PLA to address this issue and has started discussions with Current Planning staff.

Annexation of only a portion of several lots would create the situation where the lots would be located in both the County and the City, and land use jurisdiction would be confused. The County requests the City delay the effective date of any annexation until either a partition or a PLA is completed/recorded. We believe this would be the cleanest and most expeditious way to move forward for both the jurisdictions and the applicant.

If you have any questions about these comments or would like to discuss them further, please contact Theresa Cherniak, Principal Planner at 503-846-3961.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew Singelakis". The signature is fluid and cursive, written over a light blue horizontal line.

Andrew Singelakis, AICP
Director, Land Use & Transportation

cc: Andy Back, Washington County DLUT
Theresa Cherniak, Washington County DLUT
Sambo Kirkman, Washington County DLUT
Mike Robinson, Perkins Coie
Rob Drake, City of Cornelius
Ryan Wells, City of Cornelius

Tim Franz

From: Terry Keyes
Sent: Tuesday, March 29, 2016 2:49 PM
To: Tim Franz; Heather Austin
Subject: RE: AN-01-16 & ZC-01-16 - Engineering Comments

Tim,

Engineering has the following comments on the annexation application and zone change for the southeast UGB area.

Water

The City's existing water system can support the proposed residential development in the UGB expansion area. No improvements to the City system, other than that currently under development, i.e., ASR, is required.

Sanitary Sewer

To allow significant development, i.e., greater than 100-200 homes, the City existing sanitary sewer from 20th/Ginger to the Public Works yard needs to be upsized. The project will be funded in total by Clean Water Services (CWS). The project to upsize this line is included in the City and Clean Water Services capital budgets for FY 16-17. Work is expected to be completed within 2 years.

In addition, the great majority of the annexation area requires a new regional sewage pump station. The developer is aware of this and is working with CWS and the City to design and construct the pump station. Without the pump station, most of the area cannot develop.

Stormwater and Sensitive Areas

Stormwater treatment for new development is typically handled on a regional basis in stormwater treatment facilities constructed by the developer. Therefore, stormwater is typically not a constraint on annexation or development.

The annexation area borders extensive sensitive areas, i.e., wetlands. Under CWS rules, these wetland area will need vegetated corridors set aside between the wetlands and development. The developer will need to work the CWS on establishment of these vegetated corridors. CWS will eventually issue a *Service Provider Letter* for the development or phases of the development that defines the boundaries of development.

Transportation

As spelled out in the *Cornelius Urban Growth Boundary Expansion Transportation Report*, the annexation area can be partially served with the existing street system in the City. Specifically, the collectors of 20th and 26th can accommodate about 390 new residential units before impacts to existing neighborhoods dictate the need for another north-south connection with Highway 8 (Baseline). The City is in the process of planning the new South 29th collector street. This new road should be completed by the time the 390 home threshold is hit. If South 29th is not completed in time, the existing 345th will serve as a temporary north-south connection from the annexation area to Baseline.

Clean Water Services Annexation

Development of this property must meet CWS rules for sanitary sewage, stormwater, sensitive areas, and erosion control. However, the annexation area is not now part of the CW5 service district. The annexation area will need to be annexed into the CWS service area prior to any development being approved. The CWS annexation process is a county process.

Public Works Standards

The City is in the process of developing new Public Works Standards. These standards are intended to be applied to the public infrastructure created in the UGB expansion area. All development in this area should be conditioned to meet the next Public Works Standards.

Terry W. Keyes, PE

City Engineer

City of Cornelius

1355 N. Barlow Street

Cornelius, OR 97113

503-992-5372 phone

503-357-3424 fax

tkeyes@ci.cornelius.or.us

Tim Franz

From: BROOKING Joshua C <Joshua.C.BROOKING@odot.state.or.us>
Sent: Friday, April 08, 2016 2:24 PM
To: 'Heather Austin'
Cc: Tim Franz; Ryan Wells
Subject: RE: City of Cornelius Annexation/Zone Change

Heather,

Thanks for the information. Section 9 of OAR 660-0012-0060 is the most applicable for the City to make the associated finding, since the zone change is consistent with the Comprehensive Plan (per the 2014/2015 UGB expansion). Please let me know if you have any questions! Thanks and have a great weekend!

Joshua Brooking
Assistant Planner
ODOT Region 1, Development Review
(503)-731-3049
joshua.c.brooking@odot.state.or.us

From: Heather Austin [mailto:heather.austin@3j-consulting.com]
Sent: Wednesday, April 06, 2016 2:54 PM
To: BROOKING Joshua C
Cc: Tim Franz; Ryan Wells
Subject: RE: City of Cornelius Annexation/Zone Change

Hi Joshua-

As you suspected, the applicant is relying on the work done by DKS in 2014/15 for TPR analysis. The section of the submitted narrative addressing this is attached to this e-mail. The original DKS findings were also included as an exhibit and will be utilized in the City's review. Please let me know if you need more on this at this time.

Thanks!

Heather

Heather Austin, AICP

3J Consulting, Inc.
Ph: (503) 887-2130

From: BROOKING Joshua C [mailto:Joshua.C.BROOKING@odot.state.or.us]
Sent: Tuesday, April 05, 2016 3:52 PM
To: Heather Austin
Subject: City of Cornelius Annexation/Zone Change

Hello Heather,

ODOT is in receipt of the DLCD notice for the proposed annexation and zone change from Future Development (FD-20) and Exclusive Farm Use (EFU) to Medium Density Residential (A-2) and Low Density Residential (R-7) for approximately 138 acres on the southeast side of Cornelius. Has the applicant submitted documentation regarding Transportation Planning Rule (TPR) -0060 requirements for the zone change? The proposed zone change will trigger the City to make the associated TPR findings. I believe that as part of the UGB expansion in 2014/15, DKS made associated and relevant TPR findings that can be carried over and apply to this zone change.

As an additional note, the Region 1 Development Review Traffic Analyst for this area is reviewing a scope of work for a traffic analysis for the development, I intend on providing a brief bullet point reminder regarding the TPR requirements for zone changes too.

Please let me know! Thank you in advance!

Joshua Brooking
Assistant Planner
ODOT Region 1, Development Review
(503)-731-3049
joshua.c.brooking@odot.state.or.us

Tim Franz

From: Matt Johnston
Sent: Tuesday, March 15, 2016 12:10 PM
To: Tim Franz; 'heather.austin@3j-consulting.com'
Subject: RE: AN-01-16 & ZC-01-16

Tim and Heather, I have reviewed this annexation packet for SE Cornelius. The fire department has no comments regarding land being annexed into the City of Cornelius.

*Matt Johnston
Cornelius Fire Department
1311 N. Barlow St
Cornelius, OR 97113
503-357-3840 (Station)
503-319-9352 (Cell)*

From: Tim Franz
Sent: Wednesday, March 09, 2016 12:30 PM
To: Rob Drake <rdrake@ci.cornelius.or.us>; Rich Mead <rmead@forestgrove-or.gov>; Terry Keyes <tkeyes@ci.cornelius.or.us>; Diane Tuski <Dtuski@ci.cornelius.or.us>; Mark Crowell <mcrowell@ci.cornelius.or.us>; Matt Johnston <mjohnston@ci.cornelius.or.us>
Cc: Heather Austin <heather.austin@3j-consulting.com>; Al Roque <Al_Roque@co.washington.or.us>
Subject: AN-01-16 & ZC-01-16

Hello,

Attached is a pdf copy of the Annexation and Zone Change application request that we received yesterday. This is for approximately 138 acres of land within the SE UGB. At this time we are only reviewing the Annexation and Zone Change request. The subdivision and development applications will follow soon afterwards.

There will be no DR meeting until the end of this month/first part of April. Therefore, when you can, please begin your review of the application and submit any comments you have regarding the proposal to Planning by April 4th. This will allow us enough time to incorporate your comments into the staff report.

Due to my upcoming schedule and limited availability, we have asked Heather Austin, 3J Consulting to assist with the review of this application. Please be sure to copy Heather on any correspondences/comments regarding this proposal.

If you have any questions, please let Heather or myself know.

Thanks,

Tim Franz, Associate Planner

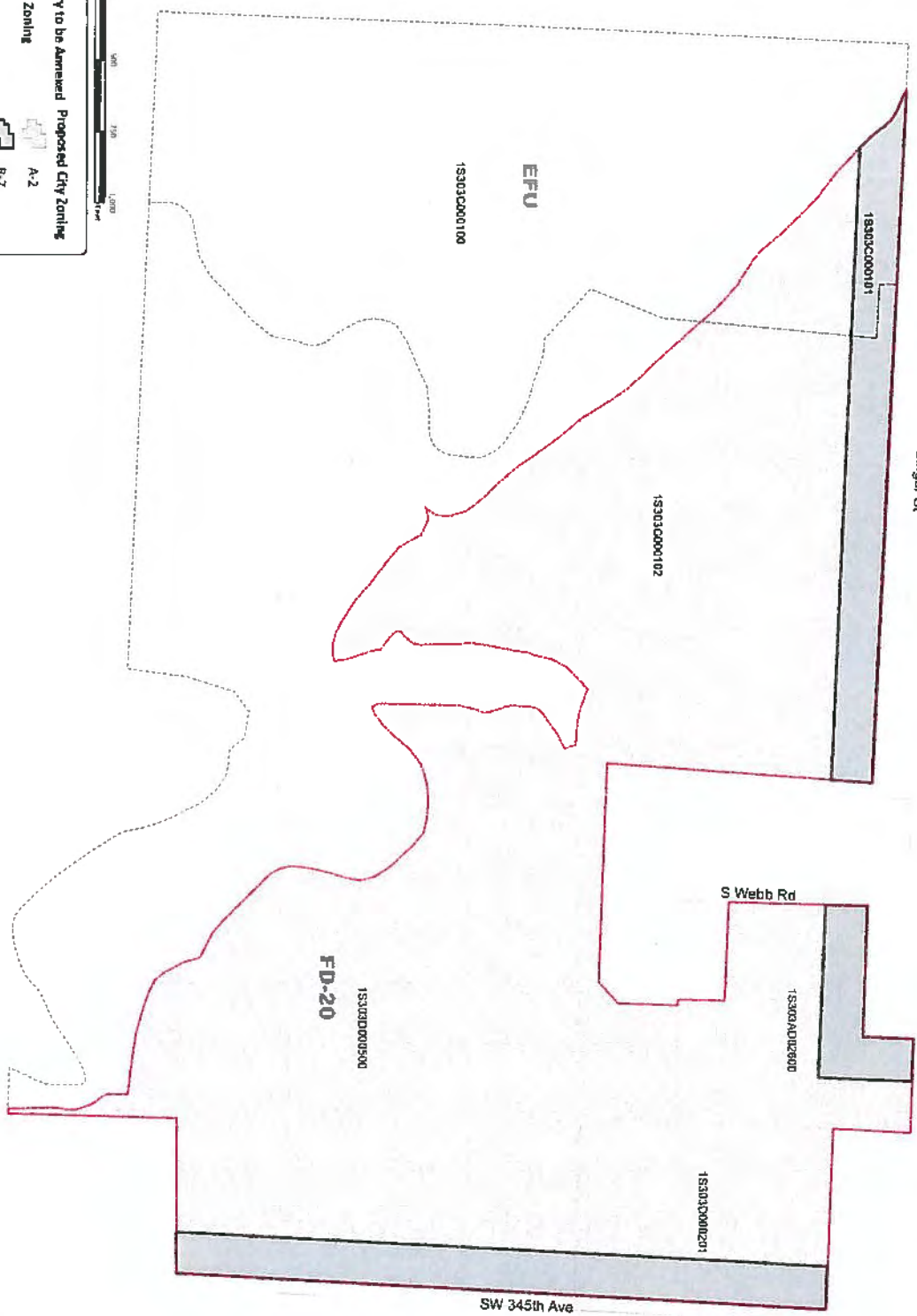
*City of Cornelius
Community Development
(503) 357-3011*

EXHIBIT “E”

AN-01-16 & ZC-01-16

**Map of proposed annexation and zone
change area**

Territory to be
Existing and P



Territory to be Amended
Proposed City Zoning
Density Zoning

1/8" = 1000'

A-2
R-7

March 9, 2016

EXHIBIT “F”

AN-01-16 & ZC-01-16

Development Agreement

Washington County, Oregon **2016-027543**
D-AG
Stn=18 K GRUNEWALD 04/13/2016 11:21:06 AM
\$115.00 \$11.00 \$5.00 \$20.00 **\$151.00**

I, Richard Hobernicht, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

Richard Hobernicht, Director of Assessment and Taxation, Ex-Officio

After recording return to:

Michael C. Robinson
Perkins Coie LLP
1120 NW Couch Street, Tenth Floor
Portland, OR 97209-4128

FIRST AMERICAN 2488746-BLDRS

NON-STATUTORY DEVELOPMENT AGREEMENT

between

City of Cornelius, Oregon, and Holt Properties-OR, Inc.

This Development Agreement ("Agreement") is made and entered into this 1st day of April, 2016 by and between the **CITY OF CORNELIUS**, a municipal corporation of the State of Oregon ("City"), and **HOLT PROPERTIES-OR, INC.**, an Oregon corporation ("Developer") pursuant to the City's home rule authority and is not a statutory development agreement under ORS Chapter 94. The City and Developer may be referred to jointly in this Agreement as the "Parties" and individually as a "Party."

RECITALS

A. Developer is the owner of that real property generally located south of Ginger Street in the area commonly known as the City's Southeast Urban Growth Boundary Expansion Area (the "Property"). The Property is shown in **Exhibit 1** and may be amended by the Parties as provided for in this Agreement.

B. The Property is located inside the acknowledged Portland Metropolitan Urban Growth Boundary (the "UGB") and is adjacent to, but outside of, the City limits.

First American Title Accommodation
Recording Assumes No Liability

C. On November 16, 2015, the City adopted Ordinance 2015-06 ("Ordinance"), which assigned City Comprehensive Plan designations for the Property and identified public improvements necessary to allow for development of the Property consistent with these Comprehensive Plan designations if the City annexes the Property. The Ordinance is now final and effective.

D. Developer desires to annex the Property to the City and to develop the Property in multiple phases for single-family residential dwellings ("Project"). With these uses and density, the Project would be consistent with the Comprehensive Plan designations the City assigned to the Property in the Ordinance.

E. Developer and the City desire to enter this Agreement to ensure the timely construction and orderly provision of adequate public facilities to the Property and Project and to memorialize their respective obligations as to same.

F. The City Council, with a quorum present, will review and consider this Agreement in a duly noticed public meeting on April 4, 2016.

AGREEMENT

In consideration of the mutual promises and performance obligations of each Party set out in this Agreement, City and Developer hereby agree to the following terms and conditions and respective obligations:

1. Transportation Improvements.

A. South 20th Avenue.

(1) Developer shall, at Developer's expense, use best efforts to acquire the necessary right-of-way to extend South 20th Avenue ("20th Avenue Extension") from its current southern terminus to the Property, as depicted on the map in **Exhibit 2**. The 20th Avenue extension shall be a city-approved cross section and right-of-way no wider than that shown in **Exhibit 3**. However, if Developer is unable to acquire the necessary right-of-way through best efforts before such time as the 20th Avenue Extension is needed, City shall agree to request that the City Council consider a resolution to acquire this right-of-way through purchase or eminent domain proceedings. Under either scenario, the cost to acquire the right-of-way shall be at Developer's expense.

(2) Before January 1, 2019, Developer shall, at Developer's expense, complete the design and engineering, obtain all required permits, and

substantially construct, or cause the substantial construction of, the 20th Avenue Extension.

B. South 29th Avenue.

(1) When the Developer pays TDT fees for the equivalent of 300 single-family homes on the Property, the City will initiate the public bidding process to construct and cause to be completed the extension of South 29th Avenue (the "City Extension") to the City's then-effective collector street standards, from the south side of the intersection with East Baseline Street (Oregon Highway 8) south to the southern boundary of the planned school site and east from the end of South Alpine Street to SW 345th Avenue as depicted in the map in **Exhibit 4** and described as tax lot 100 (Map 15303A). The City Extension will include all standard utility improvements for a City Collector street.

(2) The City Extension shall include all necessary permits from the Oregon Department of Transportation ("ODOT") and ODOT Rail.

(3) The Developer shall, at Developer's expense, install a 12 inch (12") diameter temporary storm sewer line consisting of high-density polyethylene ("HDP") pipe with variable slope with one access point approximately midway on the pipe if the pipe is longer than 1000 feet and with native backfill from the south end of the school tax lot to connect to a permanent stormwater treatment facility to be constructed by Developer. The temporary storm sewer line shall be located in a 15' wide temporary easement in favor of the City to be obtained by the Developer at its expense and the temporary easement shall not prohibit farming activities. The City agrees to grant all necessary approvals for construction of the temporary storm sewer line.

(4) Developer shall, at Developer's expense, complete the surveying, design, engineering, permitting and substantial construction of South 29th Avenue from the Property north to the south boundary of the school tax lot as further depicted in the map in **Exhibit 4** ("Developer Extension"), where it will connect with the City Extension. This improvement shall be constructed incrementally with each phase of the Project. If the City does not construct the City Extension, then Developer can continue to access the Project through South 20th Avenue and South 26th Avenue streets for all phases of the Project.

(i) Developer shall substantially complete the Developer Extension on or before issuance of a certificate of occupancy for any structure located in the northernmost phase of the Project. The "Northernmost Phase" is

the phase adjacent to the tax lot owned by the school district (Tax Lot 100, Map 1530(A)).

2. Water Line Improvements and Sanitary Sewer System Improvements.

Developer shall, at Developer's expense, design and construct a sanitary sewer pump station to serve the Project, in accordance with Clean Water Services' standards and requirements. The City acknowledges that it: (A) has, or will have, adequate water capacity to serve all phases of the Project when needed; and (B) that it will have adequate sanitary sewer capacity and service lines to serve all phases of the Project when Developer completes and Clean Water Services accepts the pump station. The pump station may be eligible for system development charges payable by Clean Water Services ("CWS"), subject to the City's normal practice for CWS credits.

3. On-Site Public Improvements.

Except as expressly provided otherwise in this Agreement, Developer shall, at Developer's expense, construct all street and utility improvements to serve the Project that are located on the Property. Developer may phase these improvements consistent with the phasing of the Project and the conditions of applicable plat approvals issued by the City.

4. System Development Charges and Credits.

Developer shall be responsible for payment of City's SDC's and Washington County's transportation development tax ("TDT") at applicable rates in the normal course of construction. Developer may request SDC and TDT credits. The City shall review any SDC or TDT credit application in good faith, and the City shall grant such request, provided that it complies with the City's required procedures and applicable local or state substantive approval criteria. The City recognizes that ORS 223.304(5)(c) allows it to grant greater or additional credits to Developer for improvements to sanitary sewer and water improvements as a means of sharing the cost of such improvements. With respect to transportation improvements, the City may grant greater or additional TDT credits to developer for transportation improvements if Washington County authorizes such an additional credit.

The City agrees that the following improvements may be eligible for SDC credits, subject to the City's normal practice for determining SDC credits.

A. Water.

The difference in cost between 8" and 12" diameter (or larger) upsized water mains or other pipes.

B. Collector Streets.

- Pavement width or extra capacity in excess of 28' local street that is not used for parking.
- Additional thickness of asphaltic concrete, or base rock, over and above the local street standard.
- Sidewalk width in excess of 5'.
- Right of width in excess of 50'.
- 13.5% of extra capacity cost for engineering, survey and other similar expenses.
- Any other extra capacity improvements such as but not limited to safety improvements and striping.

C. Trail Path at VC Corridor (6' wide paved path).

5. Conditions Precedent.

The Parties' obligations in this Agreement are contingent upon: (A) Developer obtaining approval of annexation of the Property into the City and all land use and other permits required to construct the Project; and (B) Developer constructing the Project. In the event these conditions are not met, this Agreement shall terminate and the Parties shall have no further rights or obligations hereunder.

6. Nature of Agreement.

The City hereby confirms that it can approve and execute this Agreement pursuant to its home rule charter and not pursuant to ORS 94.504 *et seq.*, and does further confirm that this Agreement does not constitute or concern the adoption, amendment, or application of the Statewide Planning Goals, a comprehensive plan provision, or a land use regulation, the City and Developer acknowledging and agreeing that Developer shall obtain any and all land use approvals required for the Project in due course on another date in accordance with all applicable laws and regulations. Specifically, the Parties agree that approval and execution of this Agreement does not annex, zone, divide, or grant

any other land use approval for the Property or the Project and does not impinge upon the City's future review of Developer's applications for the Project. The Parties further agree that each Party has the authority to adopt this Agreement outside of ORS Chapter 94 and the adoption of this Agreement is not, nor does it establish, a Local Improvement District.

7. Compliance with all Local and State Laws.

A. In carrying out this Agreement, the Developer shall follow and comply with all applicable local and state laws, including any requirement that state law may place on the Developer to pay prevailing wages for construction of the improvements required by this Agreement.

B. The City agrees that this Agreement may be used as evidence to support a finding of adequacy of public improvements as required by applicable provisions of the Cornelius Municipal Code, Title 17, "Subdivisions," or Title 18, "Zoning," for subsequent land use, limited land use, expedited land division, permit and zoning map amendment applications ("Applications") for the Project.

8. Assignability of Agreement.

This Agreement shall be not be assigned by the Developer, in whole or in part, absent the written approval of the City, which shall not be unreasonably withheld. The terms and conditions contained in this Agreement shall, subject to the provisions of this section, apply to and bind the heirs, successors, personal representatives, and assigns of the Parties hereto.

9. Remedies.

A. Each Party shall have all available remedies at law or in equity to recover damages and compel the performance of the other Party pursuant to this Agreement. The rights and remedies afforded under this Agreement are not exclusive and shall be in addition to and cumulative with any and all rights otherwise available at law or in equity. The exercise by either Party of any one or more of such remedies shall not preclude the exercise by it, at the same or different time, of any other such remedy for the same default or breach or of any of its remedies for any other default or breach by the other Party, including, without limitation, the right to compel specific performance.

B. Developer releases the City, its officers, employees, agents and contractors from any and all liability for the extent of public improvements required under this Agreement. Holt reserves any and all rights to challenge any

additional exactions imposed by the City through this Agreement or in subsequent Applications.

10. Miscellaneous Provisions.

10.1 Notice. Any notice or communication required to be delivered to one Party under this Agreement by the other Party shall be in writing and shall be dispatched by registered or certified mail, postage prepaid, return receipt requested, or delivered by either personal delivery or nationally-recognized overnight courier (such as UPS or Federal Express) or by facsimile transmission, and

10.1.1 In the case of a notice or communication to Developer, addressed as follows:

Rian Tuttle
Holt Properties-OR, Inc.
604 W Evergreen Boulevard
Vancouver, Washington 98660

With copy to: Michael C. Robinson
Perkins Coie LLP
1120 NW Couch Street, Tenth Floor
Portland, Oregon 97209-4128

10.1.2 In the case of a notice or communication to City, addressed as follows:

Rob Drake, City Manager
City of Cornelius
1355 N Barlow Street
Cornelius, Oregon 97113

With copy to: David Doughman, City Attorney
Beery Elsner Hammond LLP
1750 SW Harbor Way Suite 380
Portland, Oregon 97201

or addressed in such other way in respect to a Party as that Party may, from time to time designate in writing dispatched as provided in this section. Otherwise, this Agreement permits the Parties to deliver informal or "day-to-day"

communications via all normal and customary means, including electronic and telephonic communications.

10.2 Headings. Any titles of the sections of this Agreement are inserted for convenience of reference only and shall be disregarded in construing or interpreting any of its provisions.

10.3 Counterparts. In the event this Agreement is executed in two (2) or more counterparts, each counterpart shall be deemed to be an original, and such counterparts shall constitute one and the same instrument.

10.4 Waivers. No waiver made by either Party with respect to the performance, or manner or time thereof, of any obligation of the other Party or any condition inuring to its benefit under this Agreement shall be considered a waiver of any other rights of the Party making the waiver. No waiver by the City or Developer of any provision of this Agreement or any breach thereof shall be of any force or effect unless in writing; and no such waiver shall be construed to be a continuing waiver.

10.5 Time of the Essence. Time is of the essence under this Agreement.

10.6 Choice of Law. This Agreement shall be interpreted under the laws of the State of Oregon.

10.7 Calculation of Time. All periods of time referred to herein shall include Saturdays, Sundays, and legal holidays in the State of Oregon, except that if the last day of any period falls on any Saturday, Sunday, or legal holiday in the State of Oregon, the period shall be extended to include the next day which is not a Saturday, Sunday, or such a holiday.

10.8 Construction. In construing this Agreement, singular pronouns shall be taken to mean and include the plural and the masculine pronoun shall be taken to mean and include the feminine and the neuter, as the context may require.

10.9 Severability. If any clause, sentence or any other portion of the terms and conditions of this Agreement becomes illegal, null or void for any reason, the remaining portions will remain in full force and effect to the fullest extent permitted by law.

10.10 Place of Enforcement. Any action or suit to enforce or construe any provision of this Agreement by any Party shall be brought in the Circuit Court

of the State of Oregon for Washington County, or the United States District Court for the District of Oregon.

10.11 Good Faith and Reasonableness. The Parties intend that the obligations of good faith and fair dealing apply to this Agreement generally and that no negative inferences be drawn by the absence of an explicit obligation to be reasonable in any portion of this Agreement. The obligation to be reasonable shall only be negated if arbitrariness is clearly and explicitly permitted as to the specific item in question, such as in the case of a Party being given "sole discretion" or being allowed to make a decision in its "sole judgment."

10.12 Condition of City Obligations. All City obligations pursuant to this Agreement which require the expenditure of funds are contingent upon future appropriations by the City as part of the local budget process. Nothing in this Agreement implies an obligation on the City to appropriate any such monies.

10.13 Cooperation in the Event of Legal Challenge. In the event of any legal action instituted by a third party or other governmental entity or official challenging the validity of any provision of this Agreement, the Parties agree to cooperate in defending such action.

10.14 Enforced Delay, Extension of Times of Performance. In addition to the specific provisions of this Agreement, performance by any Party shall not be in default where delay or default is due to war; insurrection, strikes, riots, floods, drought, earthquakes, fires, casualties, acts of God, governmental restrictions imposed or mandated by governmental entities other than the City, enactment of conflicting state or federal laws or regulations, new or supplementary environmental regulation, litigation or similar bases for excused performance which is not within reasonable control of the Party to be excused.

10.15 Other Necessary Acts. Each Party shall execute and deliver to the other all such further instruments and documents and take such additional acts (which, in the case of the City, shall require adopting necessary ordinances and resolutions) as may be reasonably necessary to carry out this Agreement in order to provide and secure to the other Parties the full and complete enjoyment of rights and privileges hereunder.

10.16 Entire Agreement. This Agreement constitutes the entire agreement between the Parties as to the subject matter covered by this Agreement.

10.17 Interpretation of Agreement. This Agreement is the result of arm's length negotiations between the Parties and shall not be construed against any Party by reason of its preparation of this Agreement.

10.18 Capacity to Execute; Mutual Representations. The Parties each warrant and represent to the other that this Agreement constitutes a legal, valid, and binding obligation of that Party. Without limiting the generality of the foregoing, each Party represents that its governing authority has authorized the execution, delivery, and performance of this Agreement by it. The individuals executing this Agreement warrant that they have full authority to execute this Agreement on behalf of the entity for whom they purport to be acting. Each Party represents to the other that neither the execution and delivery of this Agreement, nor performance of the obligations under this Agreement will conflict with, result in a breach of, or constitute a default under, any other agreement to which it is a party or by which it is bound.

10.19 Amendment or Modification. No amendment, change, or modification of this Agreement shall be valid, unless in writing and signed by the Parties.

10.20 Relationship. Nothing herein shall be construed to create an agency relationship or a partnership or joint venture between the Parties.

10.22 Recording; Covenant. The City shall cause this Agreement to be recorded among the Deed Records in and for Washington County, Oregon. This Agreement shall constitute a covenant running with the Property and shall be binding upon and be enforceable by the Parties and their successors and assigns.

10.23 Effective Date. This Agreement shall take effect upon execution and approval by both Parties.

10.24 Term of Agreement. This Agreement shall be effective until it is fully implemented. This term shall be tolled in the event of an appeal of the annexation or any land use decision for the Property until a final appellate judgment is entered.

12. City Manager Authority to Enter into Addenda to this Agreement. The City Manager may, at his discretion, enter into such addenda to this Agreement without City Council approval as he determines are necessary to fully implement the intent of the Agreement.

Executed as of the day and year first above written.

HOLT PROPERTIES-OR, INC.,
an Oregon corporation

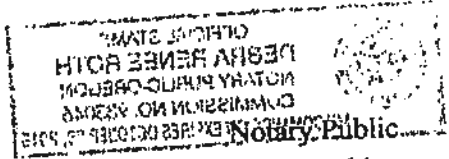
By: [Signature]
Print Name: Greg Kubicek
Title: President

Washington)
STATE OF OREGON)
) ss.
County of Clark)

The foregoing instrument was acknowledged before me this 6 day of April 2016, by Greg Kubicek as President of Holt Properties-OR, Inc., an Oregon corporation, on behalf of said company.

[Signature]
Notary Public for ~~Oregon~~ Washington
My Commission Expires: 4-15-17

SEAL:



State of Washington
KRISTA A HARVILL-SORTER
MY COMMISSION EXPIRES
APRIL 15, 2017

CITY OF CORNELIUS, OREGON

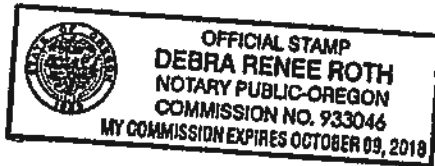
By: Rob Drake
Print Name: Rob Drake
Title: City Manager

STATE OF OREGON)
County of Washington) ss.

The foregoing instrument was acknowledged before me this 5th day of April 2016, by Rob Drake as City Manager of the City of Cornelius, Oregon, duly authorized by the City Council to execute this agreement on behalf said city.

Debra Renee Roth
Notary Public for Oregon
My Commission Expires: 10/9/2018

SEAL:





AKS ENGINEERING & FORESTRY, LLC
 12965 SW Herman Road, Suite 100, Tualatin, OR 97062
 P: (503) 563-6151 F: (503) 563-6152

OFFICES IN: TUALATIN, OR - VANCOUVER, WA - SALEM-KEIZER, OR

EXHIBIT 1

A tract of land in the northeast, northwest, southwest and southeast one-quarters of Section 3, Township 1 South, Range 3 West, Willamette Meridian, Washington County, Oregon, and being portions of the William McLinn Donation Land Claim No. 40, the Solomon Emerick Donation Land Claim No. 46, and the Josiah Lingenfelter Donation Land Claim No. 49, and being more particularly described as follows:

Commencing at the southwest corner of the William McLinn Donation Land Claim No. 40; thence along the line common to the William McLinn Donation Land Claim No. 40, the Solomon Emerick Donation Land Claim No. 46, and the south line of "Rancho Verde", Washington County Plat Records, South $87^{\circ}31'25''$ East 844.21 feet; thence along the line common to the William McLinn Donation Land Claim No. 40, the Solomon Emerick Donation Land Claim No. 46, and the south line of "Quail Park", Washington County Plat Records, South $87^{\circ}20'33''$ East 2.58 feet to the Point of Beginning; thence leaving said common line and continuing along the easterly line of that tract described in Deed Document No. 2005-122688, Washington County Deed Records, South $02^{\circ}31'10''$ West 61.36 feet to an angle point; thence South $87^{\circ}23'35''$ East 190.06 feet to an angle point; thence South $05^{\circ}10'11''$ West 619.62 feet to the Urban Growth Boundary; thence along the Urban Growth Boundary: South $41^{\circ}59'26''$ East 367.64 feet; thence South $32^{\circ}23'21''$ East 202.10 feet; thence South $43^{\circ}00'53''$ East 91.05 feet; thence South $34^{\circ}01'40''$ East 105.49 feet; thence South $38^{\circ}42'35''$ East 130.15 feet; thence South $42^{\circ}48'02''$ East 149.86 feet; thence South $21^{\circ}45'50''$ East 66.75 feet; thence South $00^{\circ}03'11''$ West 58.50 feet; thence South $31^{\circ}54'49''$ West 48.87 feet; thence North $67^{\circ}19'59''$ East 30.38 feet; thence South $66^{\circ}14'17''$ East 67.28 feet; thence South $32^{\circ}03'45''$ East 92.34 feet; thence South $50^{\circ}08'45''$ East 230.29 feet; thence South $58^{\circ}06'28''$ East 128.49 feet; thence South $72^{\circ}30'22''$ East 51.17 feet; thence North $87^{\circ}40'11''$ East 52.86 feet; thence North $33^{\circ}06'06''$ East 26.19 feet; thence North $24^{\circ}13'48''$ West 35.44 feet; thence North $16^{\circ}26'21''$ West 116.21 feet; thence North $54^{\circ}23'03''$ West 48.84 feet; thence North $32^{\circ}14'07''$ West 36.51 feet; thence North $03^{\circ}14'40''$ East 13.73 feet; thence North $45^{\circ}48'52''$ East 52.62 feet; thence North $09^{\circ}55'04''$ East 50.08 feet; thence North $03^{\circ}29'11''$ West 143.94 feet; thence North $07^{\circ}28'24''$ East 68.16 feet; thence North $12^{\circ}17'30''$ East 233.11 feet; thence North $29^{\circ}47'05''$ East 88.17 feet; thence North $47^{\circ}54'57''$ East 82.12 feet; thence South $69^{\circ}16'25''$ East 75.61 feet; thence South $81^{\circ}21'28''$ East 133.77 feet; thence South $08^{\circ}25'29''$ East 36.10 feet; thence South $61^{\circ}53'09''$ West 105.54 feet; thence South $48^{\circ}03'33''$ West 66.21 feet; thence South $04^{\circ}53'56''$ West 88.04 feet; thence South $15^{\circ}21'30''$ East 94.45 feet; thence South $12^{\circ}44'18''$ West 112.59 feet; thence South $01^{\circ}17'17''$ West 267.10 feet; thence South $26^{\circ}34'54''$ East 32.07 feet; thence North $56^{\circ}43'46''$ East 76.75 feet; thence North $41^{\circ}49'10''$ East 131.25 feet; thence North $52^{\circ}27'52''$ East 51.22 feet; thence North $70^{\circ}35'53''$ East 63.54 feet; thence North $83^{\circ}59'26''$ East 61.24 feet; thence South

85°59'46" East 82.15 feet; thence South 77°02'28" East 40.48 feet; thence South 55°54'16" East 59.70 feet; thence South 41°15'25" East 131.28 feet; thence South 30°00'17" East 65.92 feet; thence South 02°47'22" East 48.22 feet; thence South 13°23'56" West 183.94 feet; thence South 07°28'37" West 49.81 feet; thence South 17°37'43" East 53.72 feet; thence South 32°26'16" East 45.09 feet; thence South 44°58'45" East 262.13 feet; thence South 63°04'13" East 108.35 feet; thence South 19°50'54" East 78.66 feet; thence South 27°38'57" East 69.99 feet; thence South 47°16'00" East 51.88 feet; thence South 70°38'14" East 163.00 feet; thence South 82°09'08" East 233.74 feet; thence South 01°14'48" West 68.56 feet; thence South 33°49'07" East 66.04 feet; thence South 21°32'57" East 54.14 feet to the west line of the Josiah Lingenfelter Donation Land Claim No. 49; thence along the west line of said Josiah Lingenfelter Donation Land Claim No. 49 South 01°36'01" West 249.46 feet to the south line of Section 3, Township 1 South, Range 3 West, Willamette Meridian; thence along the south line of said Section 3 South 87°40'04" East 31.16 feet to the easterly line of Lot 5, "Riverside Acres", Washington County Plat Records; thence leaving said Urban Growth Boundary, along said easterly line North 02°59'49" West 375.77 feet to the northeast corner of said Lot 5, also being on the southerly line of Lot 6, of said plat; thence along said southerly line North 01°43'06" East 211.26 feet to an angle point; thence continuing along said southerly line South 88°22'02" East 575.33 feet to the westerly right-of-way line of S.W. 345th Avenue (Washington County Road No. 528); thence along said westerly right-of-way line (20 feet from centerline) North 02°49'41" East 2324.45 feet to the northerly line of that tract of land described as Parcel II in Deed Document Numbers 96069206 and 97067243; thence along said northerly line North 87°53'22" West 639.90 feet to the easterly line of Parcel 2, Partition Plat No. 1997-039; thence along said easterly line North 02°49'41" East 274.09 feet to the northeast corner of said Parcel 2; thence along the northerly line of said Parcel 2 North 87°55'58" West 331.71 feet; thence along said northerly line of Parcel 2 South 02°04'46" West 182.47 feet to the south line of the William McLinn Donation Land Claim No. 40; thence along said south line and said northerly line of Parcel 2 North 87°56'55" West 460.48 feet to the easterly right-of-way line of S.W. Webb Road; thence along said easterly right-of-way line (20 feet from centerline) South 01°12'40" West 493.00 feet to the southerly line of Parcel 2, said Partition Plat No. 1997-039; thence along said southerly line South 87°53'22" East 346.74 feet to an angle point; thence South 01°21'46" West 165.75 feet to an angle point; thence South 87°53'22" East 23.65 feet to the northerly line of that tract of land described as Parcel I in Deed Document Numbers 96069206 and 97067243; thence along said northerly line South 02°47'27" West 213.03 feet to an angle point; thence South 47°25'33" West 100.65 feet to an angle point; thence North 87°54'24" West 768.75 feet to the easterly line of that tract of land described as Parcel III in Deed Document Numbers 96069206 and 97067243; thence along said easterly line North 03°56'32" East 944.40 feet to the northwest corner of the Josiah Lingenfelter Donation Land Claim No. 49 and being a point on the south line of Partition Plat No. 2015-017, Washington County Plat records; thence along said south line South 87°43'37" East 9.43 feet to the westerly right-of-way line of South 26th Avenue; thence along said westerly right-of-way line (25 feet from centerline) North 02°16'29" East 132.44 feet to an angle point; thence North 88°02'40" West 5.00 feet to an angle point; thence along said westerly right-of-way line (30 feet from centerline) North 02°16'29" East 87.60 feet to the northeast corner of Parcel 3, Partition

Plat No. 2015-017; thence along the north line of said Parcel 3 North 87°22'33" West 145.00 feet to the northwest corner of said Parcel 3; thence along the west line of said Parcel 3 South 02°19'13" West 219.96 feet to the line common to the William McLinn Donation Land Claim No. 40, the Solomon Emerick Donation Land Claim No. 46, plat of "Quail Park", and plat of Quail Park II"; thence along said common line North 87°20'33" West 1613.52 feet to the Point of Beginning.

Contains 132.83 acres, more or less.

Bearings are based on the Oregon Coordinate System of 1983, North Zone.

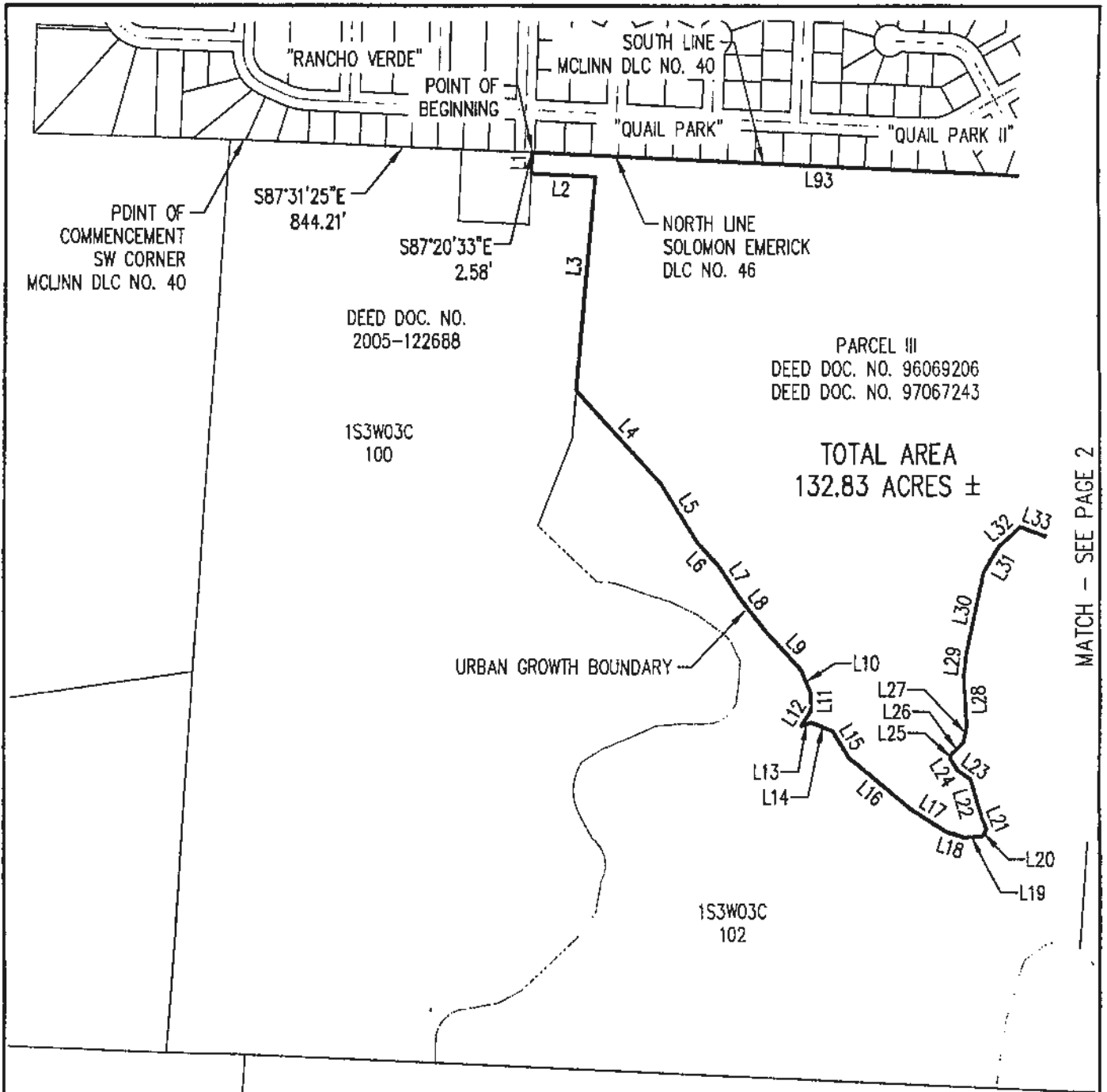
4/12/2016

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Samantha R. Bianco

OREGON
JULY 13, 2004
SAMANTHA R. BIANCO
61303LS

RENEWS: 12/31/17



MATCH - SEE PAGE 2



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Samantha R. Bianco

OREGON
JULY 13, 2004
SAMANTHA R. BIANCO
61303LS
RENEWS: 12/31/17

SCALE: 1" = 400'

DATE: 04/12/2016

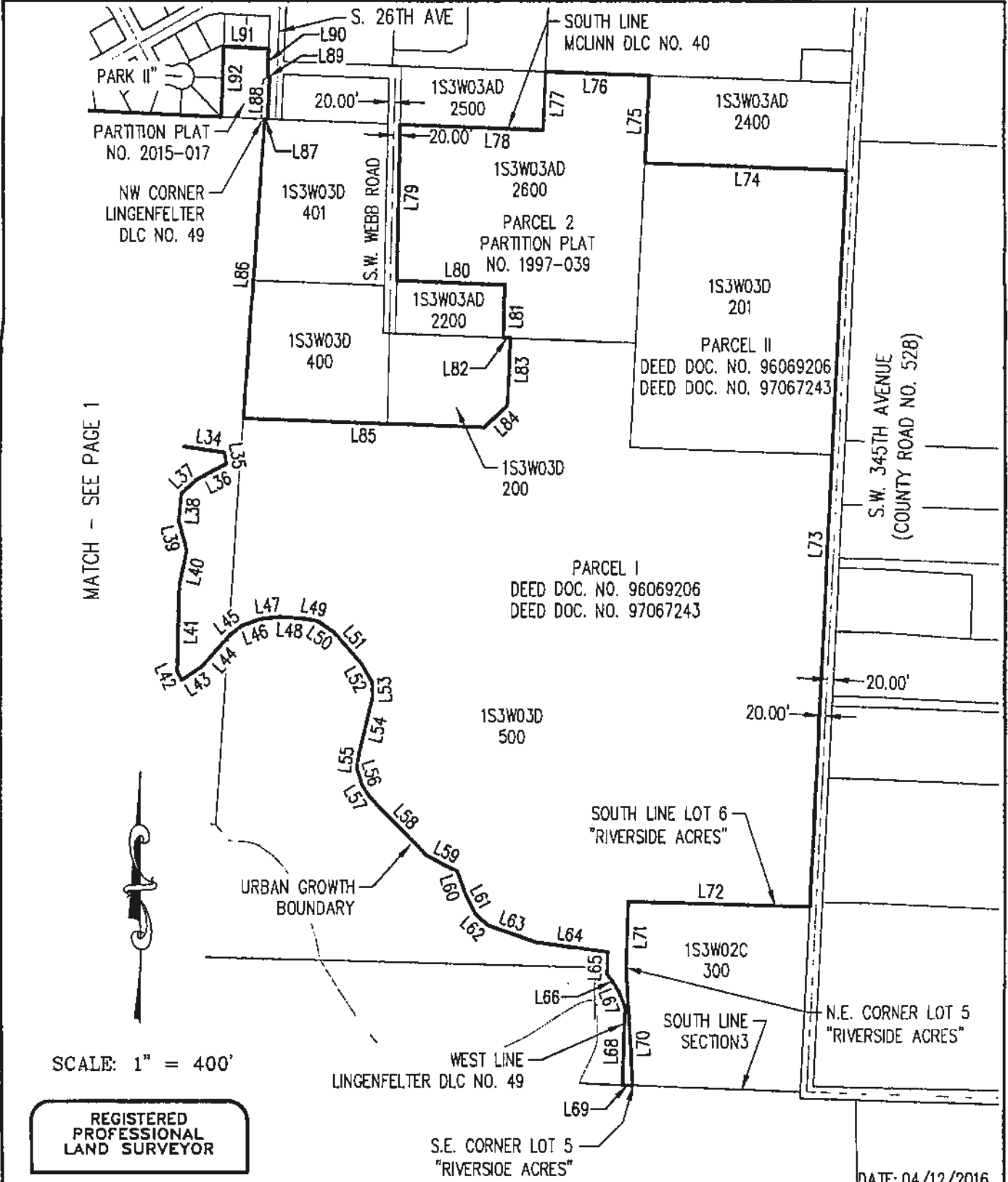
EXHIBIT 1

EXHIBIT
1

AKS ENGINEERING & FORESTRY, LLC
9600 NE 126TH AVE, STE 2520
VANCOUVER, WA 98682
P: 360.882.0419 F: 360.882.0426 aks-eng.com



DRWN: BJA
CHKD: SRB
AKS JOB:
4636



SCALE: 1" = 400'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Samantha R. Bianco
OREGON
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LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S02° 31' 10"W	61.36'
L2	S87° 23' 35"E	190.06'
L3	S05° 10' 11"W	619.62'
L4	S41° 59' 26"E	367.64'
L5	S32° 23' 21"E	202.10'
L6	S43° 00' 53"E	91.05'
L7	S34° 01' 40"E	105.49'
L8	S38° 42' 35"E	130.15'
L9	S42° 48' 02"E	149.86'
L10	S21° 45' 50"E	66.75'
L11	S00° 03' 11"W	58.50'
L12	S31° 54' 49"W	48.87'
L13	N67° 19' 59"E	30.38'
L14	S66° 14' 17"E	67.28'
L15	S32° 03' 45"E	92.34'
L16	S50° 08' 45"E	230.29'
L17	S58° 06' 28"E	128.49'
L18	S72° 30' 22"E	51.17'
L19	N87° 40' 11"E	52.86'
L20	N33° 06' 06"E	26.19'
L21	N24° 13' 48"W	35.44'
L22	N16° 26' 21"W	116.21'
L23	N54° 23' 03"W	48.84'
L24	N32° 14' 07"W	36.51'

LINE TABLE		
LINE	DIRECTION	LENGTH
L25	N03° 14' 40"E	13.73'
L26	N45° 48' 52"E	52.62'
L27	N09° 55' 04"E	50.08'
L28	N03° 29' 11"W	143.94'
L29	N07° 28' 24"E	68.16'
L30	N12° 17' 30"E	233.11'
L31	N29° 47' 05"E	88.17'
L32	N47° 54' 57"E	82.12'
L33	S69° 16' 25"E	75.61'
L34	S81° 21' 28"E	133.77'
L35	S08° 25' 29"E	36.10'
L36	S61° 53' 09"W	105.54'
L37	S48° 03' 33"W	66.21'
L38	S04° 53' 56"W	88.04'
L39	S15° 21' 30"E	94.45'
L40	S12° 44' 18"W	112.59'
L41	S01° 17' 17"W	267.10'
L42	S26° 34' 54"E	32.07'
L43	N56° 43' 46"E	76.75'
L44	N41° 49' 10"E	131.25'
L45	N52° 27' 52"E	51.22'
L46	N70° 35' 53"E	63.54'
L47	N83° 59' 26"E	61.24'
L48	S85° 59' 46"E	82.15'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Samantha R. Bianco
OREGON
JULY 13, 2004
SAMANTHA R. BIANCO
61303LS
RENEWS: 12/31/17

DATE: 04/12/2016

EXHIBIT 1	EXHIBIT 1
AKS ENGINEERING & FORESTRY, LLC 9600 NE 126TH AVE, STE 2520 VANCOUVER, WA 98682 P: 360.882.0419 F: 360.882.0426 aks-eng.com	DRWN: BJA CHKD: SRB AKS JOB: 4636



LINE TABLE		
LINE	DIRECTION	LENGTH
L49	S77° 02' 28"E	40.48'
L50	S55° 54' 16"E	59.70'
L51	S41° 15' 25"E	131.28'
L52	S30° 00' 17"E	65.92'
L53	S02° 47' 22"E	48.22'
L54	S13° 23' 56"W	183.94'
L55	S07° 28' 37"W	49.81'
L56	S17° 37' 43"E	53.72'
L57	S32° 26' 16"E	45.09'
L58	S44° 58' 45"E	262.13'
L59	S63° 04' 13"E	108.35'
L60	S19° 50' 54"E	78.66'
L61	S27° 38' 57"E	69.99'
L62	S47° 16' 00"E	51.88'
L63	S70° 38' 14"E	163.00'
L64	S82° 09' 08"E	233.74'
L65	S01° 14' 48"W	68.56'
L66	S33° 49' 07"E	66.04'
L67	S21° 32' 57"E	54.14'
L68	S01° 36' 01"W	249.46'
L69	S87° 40' 04"E	31.16'
L70	N02° 59' 49"W	375.77'
L71	N01° 43' 06"E	211.26'
L72	S88° 22' 02"E	575.33'

LINE TABLE		
LINE	DIRECTION	LENGTH
L73	N02° 49' 41"E	2324.45'
L74	N87° 53' 22"W	639.90'
L75	N02° 49' 41"E	274.09'
L76	N87° 55' 58"W	331.71'
L77	S02° 04' 46"W	182.47'
L78	N87° 56' 55"W	460.48'
L79	S01° 12' 40"W	493.00'
L80	S87° 53' 22"E	346.74'
L81	S01° 21' 46"W	165.75'
L82	S87° 53' 22"E	23.65'
L83	S02° 47' 27"W	213.03'
L84	S47° 25' 33"W	100.65'
L85	N87° 54' 24"W	768.75'
L86	N03° 56' 32"E	944.40'
L87	S87° 43' 37"E	9.43'
L88	N02° 16' 29"E	132.44'
L89	N88° 02' 40"W	5.00'
L90	N02° 16' 29"E	87.60'
L91	N87° 22' 33"W	145.00'
L92	S02° 19' 13"W	219.96'
L93	N87° 20' 33"W	1613.52'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

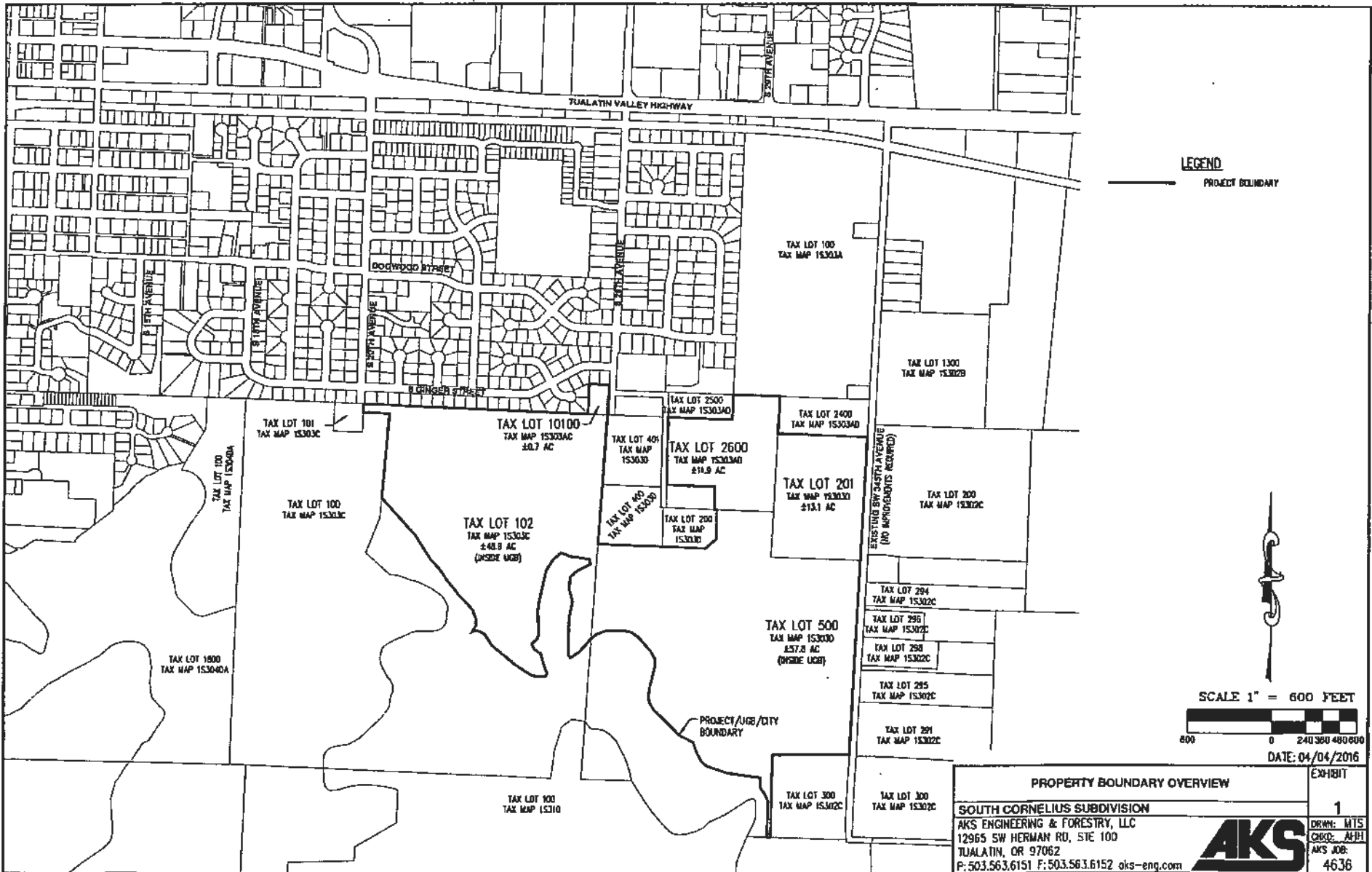
Samantha R. Bianco

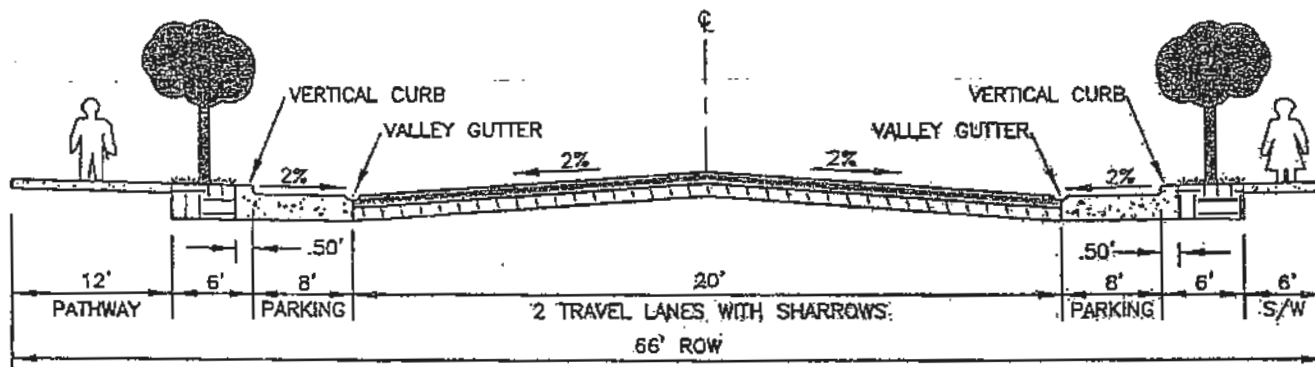
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SAMANTHA R. BIANCO
61303LS
RENEWS: 12/31/17

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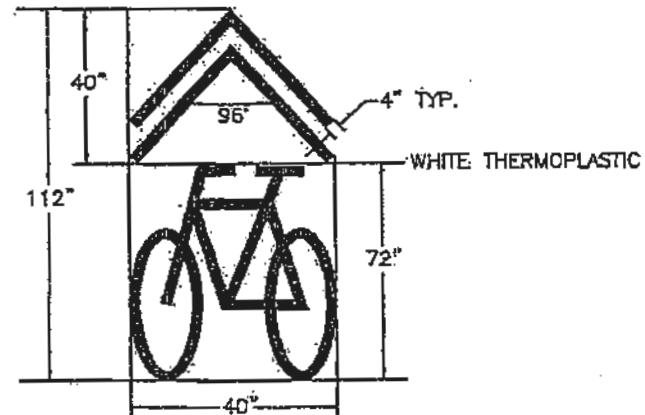






NOTES:

1. TRAVEL LANE PAVEMENT IS AC.
2. PARKING AREAS ARE CONCRETE PAVEMENT
3. WHERE THE CENTERLINE GRADE EXCEEDS 3% FOR MORE THAN 200 FEET, THE CROSS SECTION SHALL BE MODIFIED AS FOLLOWS:
 - a. A 6 FOOT UPHILL BIKE LANE SHALL BE ADDED.
 - b. THE BIKE LANE SHALL BE AC PAVEMENT.
 - c. RIGHT-OF-WAY WIDTH EXPANDS BY 6 FEET.
 - d. SHARROWS ARE NOT REQUIRED IN THE UPHILL TRAVEL LANE.
 - e. IF A PARKING LANE EXISTS, THE BIKE LANE SHALL BE LOCATED BETWEEN THE PARKING LANE AND TRAVEL LANE.



SHARROW DETAIL

N.T.S.

DRAFT

COLLECTOR STREET
(NON-INDUSTRIAL)
PARKING ON BOTH SIDES

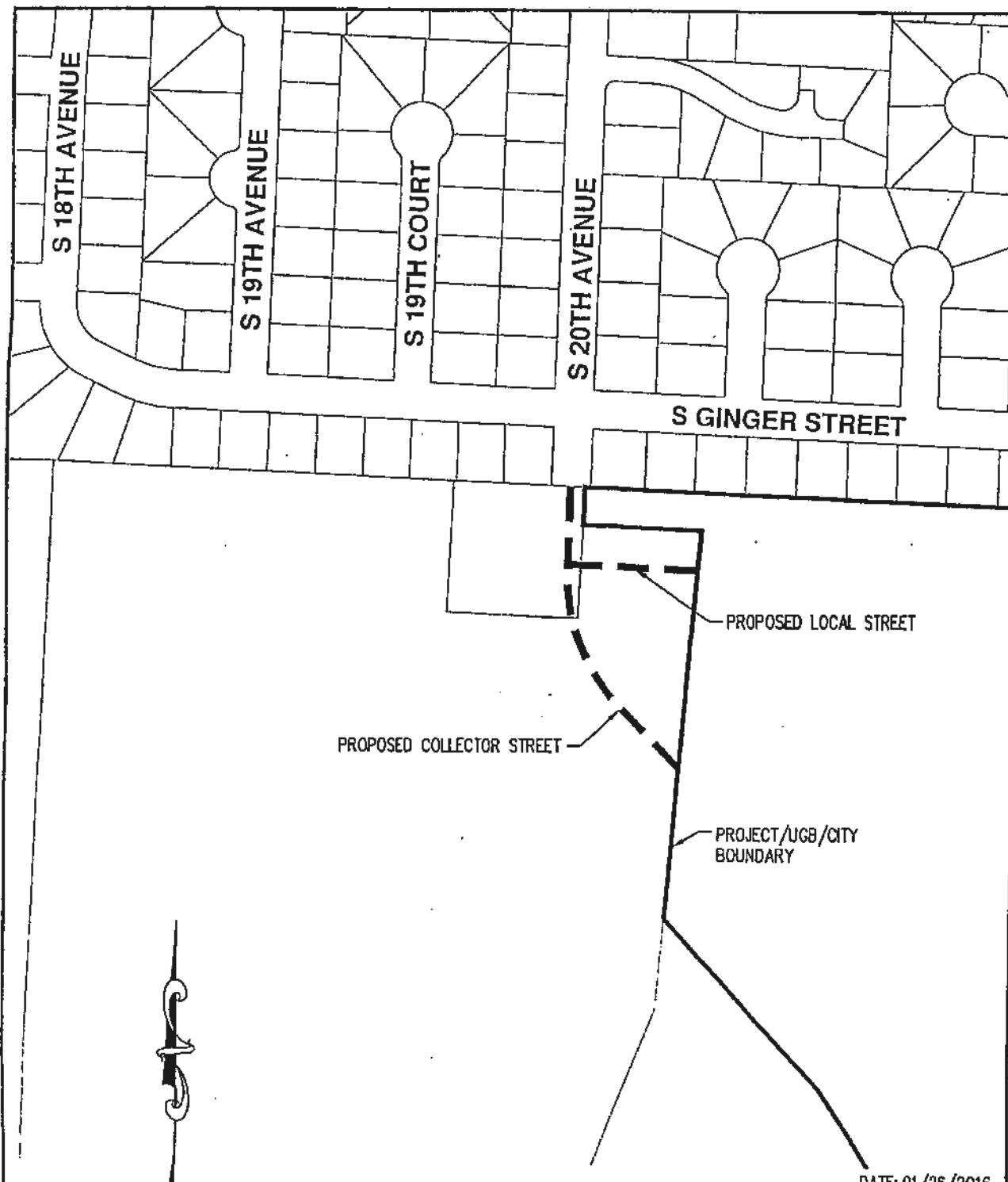
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EXHIBIT 2

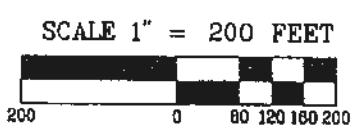
A ORIGINAL ISSUE TDC 09/29/15

CITY OF CORNELIUS
DEVELOPMENT & OPERATIONS
1335 N. BARLOW ST., CORNELIUS, OR 97113 (503)357-3011
Terry Keyes, P.E.
City Engineer





DATE: 01/26/2016



S 20TH AVENUE EXTENSION		EXHIBIT 3
AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 P: 503.563.6151 F: 503.563.6152 aks-eng.com		DRWN: MTS CHKD: AHH AKS JOB: 4636



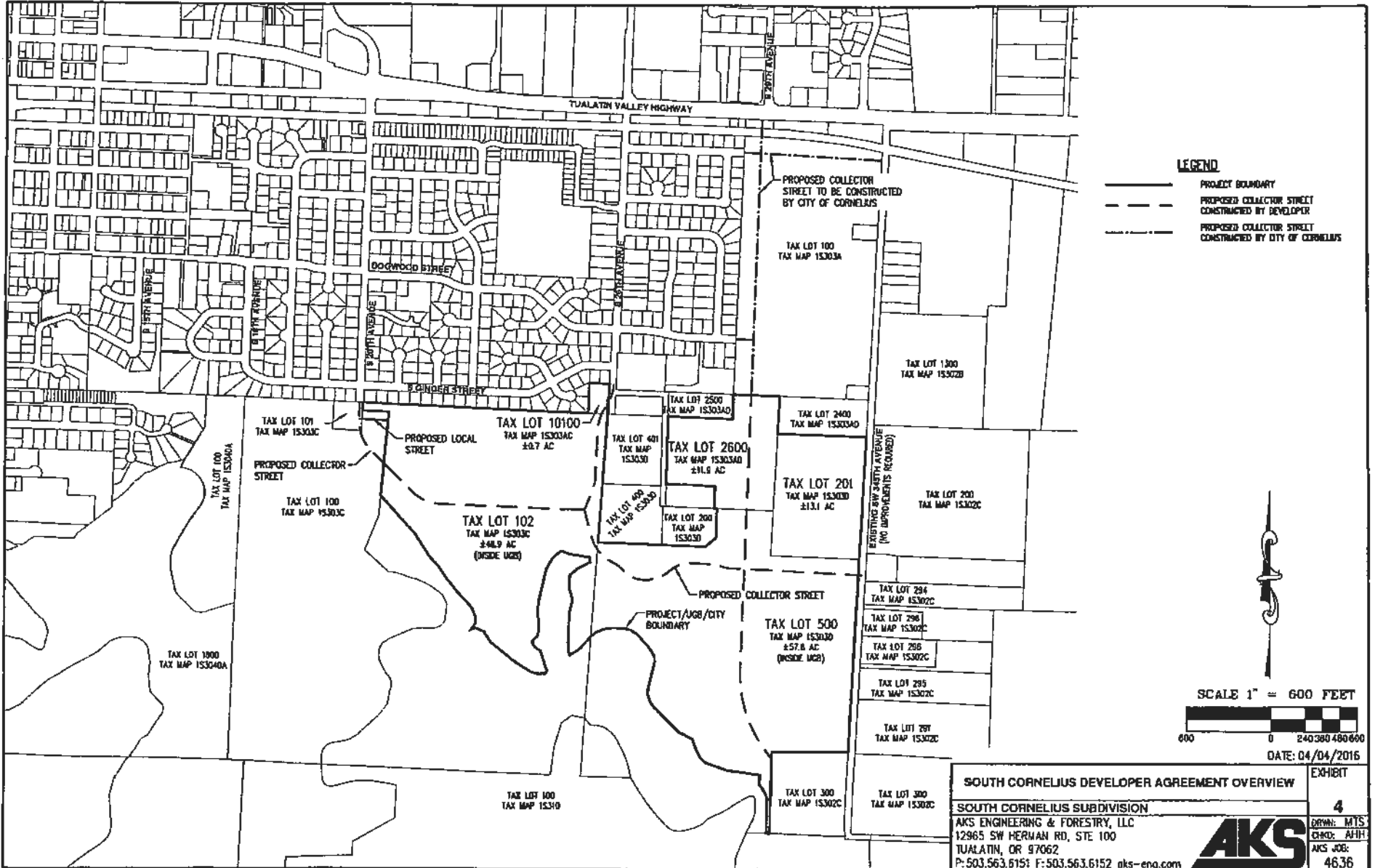


EXHIBIT "G"
AN-01-16 & ZC-01-16

Planning Commission
Recommendation Report

**CITY OF CORNELIUS
COMMUNITY DEVELOPMENT DEPARTMENT**

Laurel Woods Annexation and Zoning Map Amendment

**Annexation of Approximately 138 Acres into the City of Cornelius and
Change of Zoning from County Future Urban Development (FD-20) and
County Exclusive Farm Use (EFU) to City of Cornelius Single-Family
Residential (R-7) and Multi-Family Residential (A-2).**

AN-01-16 & ZC-01-16

Planning Commission Hearing: April 26, 2016

Staff Report Date: April 19, 2016

- Request:** A request for approval of a boundary change that would result in annexation of approximately 138 acres located inside the Urban Growth Boundary (UGB), adjacent to the City's southeast boundary. Additionally, a request for approval of a Zone Map Amendment (County FD-20 and EFU to City R-7 and A-2) for the same 138 acres.
- Applicant:** The Holt Group, Inc.
- Owner(s):** Patrick D. Speer, Michael D. Speer, Danni M. Gorman, Rockwell Investments, LLC, Yafa Trust and Said Sedghi
- Legal Description:** 1S303AD TL 2600, 1S303C TL 0101, and portions of 0100 and 0102, and 1S303D TL 0201 and a portion of 0500
- Land Size:** Approximately 138 acres
- Existing Zoning:** Washington County Future Development (FD-20) and Exclusive Farm Use (EFU)
- Proposed Zoning:** City of Cornelius Single-Family Residential (R-7) and Multi-Family Residential (A-2)
- Process:** The annexation and zone change proposal (AN-01-16 & ZC-01-16) was initiated by the applicant with consent/approval from 100% of the property owners. The requestor has filed an application with the Community Development Department on forms prescribed by the Community Development Director or designee. Before taking final action on a proposed amendments, the Planning Commission (Commission) shall hold a public

hearing. The Commission shall, within forty (40) days after a hearing, recommend to the City Council (Council) approval, disapproval, or modification of the proposed amendments. 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. Any 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

Annexation:

There are no specific criteria for deciding city boundary changes within Oregon State Statutes. However, the State Legislature has directed Metro Regional Services (Metro) to establish criteria, which must be used by all cities within the Metro boundary; these criteria are found in Metro Code Chapter 3.09. The City Comprehensive Plan identifies annexation requirements in *Chapter II, Urbanization, Policies*.

Zoning Map Amendment:

- Chapter 18.10 & 18.15 (Application & Review Procedures)
- Chapter 18.125 (Zone Map Amendment)

BASIC FACTS AND BACKGROUND INFORMATION

1. The subject property is located adjacent to the southeastern boundary of the City of Cornelius within the UGB (UGB), adjacent to Quail Park and Quail Park II.
2. The UGB that delineates the southern extent of the subject property was created in 2014 through HB 4078, commonly known as the 'Grand Bargain'.

3. The area proposed for annexation and zone change consists of three (3) tax lots and three (3) portions of tax lots zoned by Washington County as Future Development (FD-20) and Exclusive Farm Use (EFU).
4. The site is currently used for the production of agricultural nursery products and is undeveloped with the exception of a single outbuilding located just north of the intersection of SW 345th Avenue and SW Cook Road.
5. The subject property owners have provided signatures authorizing the request for annexation and zone change. A copy of these signatures is found in Exhibit "A".
6. The subject site is part of the lands added to the Southeast UGB in 2014, and is subject to Ordinance No. 2015-06, "An Ordinance Amending the City of Cornelius Comprehensive Plan to Identify Public Improvements Necessary to Allow for Urbanization and Establishing the Comprehensive Plan Designation for Lands Added to the Southeast UGB in 2014".
7. Though not applicable to this application for annexation and zoning map amendment, staff notes that a portion of one or more of the lots included in this application is outside of the UGB and are, therefore, not included with this request. While the City can annex and zone change a portion of a lot, the eventual subdivision potential of this lot may be affected by the portion of the property outside of the UGB and within Washington County jurisdiction. The City has contacted the Washington County Board of County Commissioners to recommend expediting work that would allow partitions for lands straddling the UGB in the County.
8. On February 22, 2016 the applicant held the required neighborhood meeting. There were approximately 16 people in attendance.
9. The annexation and zone change application was submitted on March 2, 2016 and deemed complete on March 12, 2016 (see Exhibit "A").
10. On March 16, 2016 staff provided the Oregon Department of Land and Conservation (DLCD) a required notice of the proposal and the date of the first evidentiary hearing (April 26, 2016) (see Exhibit "B").
11. On March 23, 2016, Public Notice of the proposal was published in the local newspaper regarding the application and upcoming public hearing.
12. On March 23, 2016, Public Notice was mailed to property owners within 250 feet of the subject property regarding the application and scheduled public hearing.
13. On March 23, 2016, notice of the proposed annexation and zone change was provided to affected agencies.
14. As of this date, the City has received one e-mail from an adjacent property owner, stating that he is concerned with development in the floodplain based on annual flooding of areas near his home. This e-mail is included as Exhibit "C".

15. As of this date, the City Engineer, the Fire Department and ODOT Region 1 have submitted comments regarding the proposal, which are found in Exhibit “D”.

ANNEXATION REVIEW CRITERIA

The City Comprehensive Plan identifies the following annexation policies in *Chapter II, Urbanization, Policies*, section 4:

a. Annexation will be permitted if:

- (1) The City is able to provide adequate services to the area, including sewer, water, administration, and fire protection. The new area can meet city standards for roads, sewers, water, and other services and appropriate amendments to the City’s Public Facilities Master Plans have been considered.*

Findings: The applicant has submitted an annexation application (Exhibit “A”), to annex into the City of Cornelius three parcels and three portions of parcels that total approximately 138 acres. To serve the property with adequate service, the following analysis is provided:

Water – Water services is supplied to the City of Cornelius 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 (Oregon State Highway 8). In addition, Cornelius has a 1.5 mg reservoir and pump station, which are used for standby purposes only.

The area proposed for the annexation can be served by City Water. The City Engineer submitted comments regarding the application, found in Exhibit “D”. He states:

“The City’s existing water system can support the proposed residential development in the UGB expansion area. No improvements to the City system, other than that currently under development, i.e., ASR, is required.”

Sewer – The parcels, when developed, will be required to connect to the City sewer system. The City Engineer submitted comments, found in Exhibit “D”, in which he states:

“To allow significant development, i.e., greater than 100-200 homes, the City’s existing sanitary sewer from 20th/Ginger to the Public Works yard needs to be upsized. The project will be funded in total by Clean Water Services (CWS). The project to upsized this line is included in the City and Clean Water Services capital budgets for FY 16-17. Work is expected to be completed within 2 years.

In addition, the great majority of the annexation area requires a new regional sewage pump station. The developer is aware of this and is working with CWS and the City to design and construct the pump station. Without the pump station, most of the area cannot develop.”

Storm Drainage – Clean Water Services (CWS) has responsibility for surface water management within the Washington County UGB. CWS has entered into an intergovernmental agreement with the City of Cornelius for allocation of City and CWS responsibilities. The City has responsibilities for operations and maintenance of storm and surface water facilities within the City. In the County, responsibility for maintaining drainage associated with roads remains with the County Department of Land Use and Transportation. Therefore, road related drainage facilities do not transfer to the City upon annexation, unless the road transfers to the City. The City may not issue permits for construction within or modification to a wetland or floodway without first receiving approval from CWS.

No development within the City of Cornelius can occur unless the property is within CWS’s district. Therefore, prior to any future land divisions or development within the subject property, it shall be annexed into CWS’s district jurisdiction. The applicant/owner shall be responsible for applying for the necessary CWS district annexation approval, which is administered and approved through Washington County. This shall be a condition of approval.

The City Engineer submitted comments regarding the Storm Drainage of the area, found in Exhibit “D”. He states:

“Stormwater treatment for new development is typically handled on a regional basis in stormwater treatment facilities constructed by the developer. Therefore, stormwater is typically not a constraint on annexation or development.”

Fire – The subject property is currently located within the Cornelius Rural Fire Protection District (CRFPD). The City will withdraw these lands from the CRFPD upon annexation per ORS 222.111(4), 222.120(5), and 222.520. The City will cause the annexed property to be withdrawn from the district on the effective date of the annexation, after which the CRFPD’s tax levy value shall no longer apply. The City Fire Department has submitted a statement that the Fire Department does not have any comments on the proposed annexation and map amendment. This statement, submitted via email, is found in Exhibit “D”.

Police – The territory annexed is within the Washington County Enhanced Sheriff’s Patrol District (ESD), which, in addition to the basic County-wide level of protection, provides 93 officers. The City will withdraw these lands from the ESD upon annexation per ORS 222.111(4), 222.120(5), and 222.520. The City will cause the annexed property to be withdrawn from the ESD on the

effective date of the annexation, after which the ESD's tax levy value shall no longer apply. Upon annexation, police services shall be provided by the City of Cornelius Police Department, which provides 24 hours/day service. The City's population is 12,161 based upon the US Census and is served by 13 sworn officers for a level of service of approximately 1.07 officers per 1,000 population. Staff notes that currently the City of Cornelius is under contract with the Washington County Sheriff's Office for police services within the community. Therefore police services within these areas will be equal to or greater than what is currently provided.

Parks & Recreation – The City of Cornelius Parks Master Plan was amended by Ordinance No. 2015-06 to incorporate trail alignments, trail heads, and trail design cross sections that will be implemented concurrent with the development of the subject property subsequent to the annexation. Within this time frame the applicant will also be conditioned to address 'CP-2' of the Parks Master Plan, which identifies a future Community Park within the area subject to the proposed annexation and zone change.

Transportation – The subject property is currently located within the Washington County Urban Road Maintenance District (URMD). The City will withdraw the subject property from the URMD upon annexation per 222.111(4), 222.120(5), and 222.520. If the City declares the territory withdrawn from the URMD on the effective date of the annexation (AN-01-13), the URMD's tax levy value shall no longer apply.

The City Engineer submitted comments regarding transportation in this area, found in Exhibit "D". He states:

"As spelled out in the Cornelius UGB Expansion Transportation Report, the annexation area can be partially served with the existing street system in the City. Specifically, the collectors of 20th and 26th can accommodate about 390 new residential units before impacts to existing neighborhoods dictate the need for another north-south connection with Highway 8 (Baseline). The City is in the process of planning the new South 29th collector street. This new road should be completed by the time the 390 home threshold is hit. If South 29th is not completed in time, the existing 345th will serve as a temporary north-south connection from the annexation area to Baseline."

Street Lights – Once the subject property is within the City of Cornelius, the roads shall be developed to City standards, including street lighting. The City Engineer will determine the location and placement of street lighting per the Public Works Public Utilities Design Standards.

Vector Control - The territory is within the boundary of Washington County Service District for Vector Control. The City may withdraw the territory from the District upon annexation.

Conclusions: Based upon the findings above, Staff concludes that adequate infrastructure and services including water, sewer, police, administration, fire and streets are available and can be coordinated to provide service to the subject property. This criterion is met.

- (2) *The proposed use of the area to be annexed conforms with the Comprehensive Plan, or has been Master Planned, including all adjacent and intervening properties. The City does not intend to support piecemeal annexations.*

Findings: Washington County granted the City of Cornelius comprehensive planning authority within the regional UGB (See Urban Planning Area Agreement, provision III.A.2). The subject property is currently located within the UGB and designated predominantly for Future Development (FD-20), a County urban zoning designation, with a small area of Exclusive Farm Use (EFU) zoning.

The subject property is within UGB as recognized by Metro, Washington County, and the State. The County's plan designation and zoning designation continue to apply upon annexation to the City until the City makes a change to these designations (ORS 215.130). Per Ordinance No. 2015-06, "An Ordinance Amending the City of Cornelius Comprehensive Plan to Identify Public Improvements Necessary to Allow for Urbanization and Establishing the Comprehensive Plan Designation for Lands Added to the Southeast UGB in 2014", the subject property has been designated as Low-Density Residential and Medium-Density Residential (see Exhibit "A"). This application is for annexation and zoning map amendment to apply city zoning designations of Single-Family Residential (R-7) and Multi-Family Residential (A-2), consistent with the Comprehensive Plan designations for the subject property adopted via Ordinance 2015-06.

The surrounding properties that are within the City of Cornelius are zoned for residential development, thus no piecemeal annexation or City 'spot' zoning designation will occur. City services can be provided to the subject property, as demonstrated in the previous section.

Conclusions: Based upon the findings above, Staff finds that the proposed annexation is consistent with the Comprehensive Plan for urban uses. The proposed annexation is not a piecemeal annexation. This criterion is met.

- (3) *A substantial portion of the area to be annexed is contiguous to the City and represents a logical direction for city expansion.*

Findings: The subject property abuts the southeastern corporate limits of the City of Cornelius. The general design and plan of the City infrastructure and services support expansion in this direction. In addition, because the subject property is currently located within the Metro UGB, and because this property was added to the UGB for the explicit purpose of accommodating regional urbanization in the near term, annexation of this site represents the Region's first choice for local corporate annexation and is therefore a logical selection for expansion of the City of Cornelius.

Conclusions: Based upon the findings above, Staff finds that the subject annexation is contiguous to the City and represents a logical direction for city expansion. This criterion is met.

Metro Chapter 3.09

When evaluating an annexation of a UGB area, the City also must comply with the applicable State and Metro Code requirements. All boundary changes in the Portland Metropolitan area must address Chapter 3.09 of the Metro Code. The applicable sections are found below:

3.09.010 Purpose and Applicability

The purpose of this chapter is to carry out the provisions of ORS 268.347 to 268.354. This chapter applies to boundary changes within the boundaries of Metro or of urban reserves designated by Metro and any annexation of territory to the Metro boundary. Nothing in this chapter affects the jurisdiction of the Metro Council to amend the region's UGB (UGB).

Findings: Chapter 3.09 of the Metro Code implements those Oregon Revised Statutes (ORS) in Sections 268.347 through 268.354 relating to boundary changes within a metropolitan service district. The criteria listed in the applicable Metro Code sections below fully implement the relevant State statutes.

Conclusions: Based upon the findings above, Staff finds that that Metro and State annexation criteria are met.

3.09.040 Requirements for Petitions

A. A petition for a boundary change must contain the following information:

- 1. The jurisdiction of the reviewing entity to act on the petition;*
- 2. A map and a legal description of the affected territory in the form prescribed by the reviewing entity;*
- 3. For minor boundary changes, the names and mailing addresses of all persons owning property and all electors within the affected territory as shown in the records of the tax assessor and county clerk; and*
- 4. For boundary changes under ORS 198.855(3), 198.857, 222.125 or 222.170, statements of consent to the annexation signed by the requisite number of owners or electors.*

B. A city, county and Metro may charge a fee to recover its reasonable costs to carry out its duties and responsibilities under this chapter.

Findings: The Applicant seeks annexation into the corporate limits of the City of Cornelius. The City of Cornelius has jurisdiction over amendments/annexations into its corporate boundary. A map and legal description of the affected territory, a list of the names and mailing addresses of all persons owning property and all electors within the affected territory, and signed statements of consent to the annexation are included in Exhibit A. The Applicant has enclosed a check made payable to Metro in the amount of \$400 for the annexation review fee.

Conclusions: Based upon the findings above, Staff finds that the requirements for petitions for annexation have been adequately addressed in their application. These criteria have been met.

3.09.045 Expedited Decisions

D. To approve a boundary change through an expedited process, the city shall:

- 1. Find that the change is consistent with expressly applicable provisions in:
 - a. Any applicable urban service agreement adopted pursuant to ORS 195.065;*
 - b. Any applicable annexation plan adopted pursuant to ORS 195.205;*
 - c. Any applicable cooperative planning agreement adopted pursuant to ORS 95.020(2) between the affected entity and a necessary party;*
 - d. Any applicable public facility plan adopted pursuant to a statewide planning goal on public facilities and services;*
 - e. Any applicable comprehensive plan;*
 - f. Any applicable concept plan; and**
- 2. Consider whether the boundary change would:
 - a. Promote the timely, orderly and economic provision of public facilities and services;*
 - b. Affect the quality and quantity of urban services; and*
 - c. Eliminate or avoid unnecessary duplication of facilities or services.**

E. A city may not annex territory that lies outside the UGB, except it may annex a lot or parcel that lies partially within and partially outside the UGB.

Findings: The most recent Urban Planning Area Agreement between the City of Cornelius and Washington County was adopted on November 24, 1988 and predates the Region's efforts to urbanize the property that is the subject of this application. Although outdated, this 1988 agreement includes notification requirements, methods for evaluating the adequacy of public facilities, and policies for natural resource protection that remain in use today. While this Urban Planning Area Agreement does not legally apply to the property subject to this annexation application, the provisions of this agreement have been or will be implemented during the annexation of this property. The Applicant is not aware of any additional cooperative agreements pertaining to the urbanization of the property subject to this annexation application.

The City of Cornelius approved amendments to its Comprehensive Plan and supporting documents relating in part to the property subject to this annexation through Ordinance No. 2015-06 on November 16, 2015. This Ordinance amends the City's public facility plans to prescribe the type and quantity of public facilities that will be necessary to serve future urbanization in the southeast UGB area. This Ordinance also establishes a mechanism to fund the capital and long-term maintenance costs associated with this new infrastructure.

Finally, adoption of Ord. 2015-06 established a general land use concept that will guide the character and future uses of land in the southeast UGB area. This concept comprises a mix of residential and open space uses where low-density residential uses abut existing residential development adjacent to the City's south and east boundaries and medium density uses are located within the interior. As part of this concept, parks, public open spaces, and trails will provide recreational amenities for new residents in this area. New development is expected to be connected by a logical arrangement of Collector and Local streets that will provide efficient vehicular and

pedestrian circulation to and through the area. The property included in this annexation application was added to the Metro UGB on April 1, 2014, with the passage of House Bill 4078.

Conclusions: Based upon the findings above, Staff finds that the applicable criteria from Metro Code Section 3.09.045 have been met.

3.09.050 Hearing and Decision Requirements for Decisions Other Than Expedited Decisions

A. The following requirements for hearings on petitions operate in addition to requirements for boundary changes in ORS Chapters 198, 221 and 222 and the reviewing entity's charter, ordinances or resolutions.

B. Not later than 15 days prior to the date set for a hearing the reviewing entity shall make available to the public a report that addresses the criteria identified in subsection (D) and includes the following information:

- 1. The extent to which urban services are available to serve the affected territory, including any extra territorial extensions of service;*
- 2. Whether the proposed boundary change will result in the withdrawal of the affected territory from the legal boundary of any necessary party; and*
- 3. The proposed effective date of the boundary change.*

C. The person or entity proposing the boundary change has the burden to demonstrate that the proposed boundary change meets the applicable criteria.

D. To approve a boundary change, the reviewing entity shall apply the criteria and consider the factors set forth in subsections (D) and (E) of section 3.09.045.

Findings: The applicable provisions from the above listed Oregon Revised Statutes are implemented through the City of Cornelius' Municipal and Zoning Codes. Responses to these criteria under Section (B) are included in the main narrative of the annexation application (see Exhibit "A"). Responses to the criteria in Subsection D of Metro Code Section 3.09.045 are included above in the applicable findings. The boundary change will not result in the withdrawal of the affected territory from the legal boundary of a necessary party. The Applicant expects that this annexation will become effective on June 1, 2016. The Applicant's responses to and the City's evaluation of these criteria demonstrate that adequate public services are or can be made available to serve future development on this site.

Conclusions: Based upon the findings above, Staff finds that the requirements for decision other than expedited decisions for annexation have been adequately addressed in the annexation application. These criteria have been met.

Statewide Planning Goals

The proposed annexation of the property is required to meet the Statewide Planning Goals, which are:

Goal 1 – Citizen Involvement

The applicant conducted a Neighborhood Meeting on February 22, 2016 to explain their proposal and answer questions. Sixteen (16) neighbors and property owners attended the meeting. Upon receipt of a complete application from the applicant the City prepared and published a public notice announcing public hearings to be held before the Planning Commission and the City Council concerning the request. The Planning Commission hearing is scheduled for 7:00 PM on Tuesday, January 26, 2016 in the City Council Chambers, 120 N. 13th Avenue, Cornelius. The City Council hearing has been scheduled for May 23, 2016. Notice shall be provided in a local newspaper prior to the public hearings. Notice was also sent to individual property owners within 250 feet of the subject property. It is the provision of public notices and public hearings that give the opportunity for citizens to submit comment, testimony, ask questions, receive answers or challenge the proposed request. After a decision is rendered 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 sufficient opportunity to be involved in the review of this request and the planning process.

Goal 2 – Land Use Planning

City Annexation requests are coordinated with the County and Metro Regional Services. The subject property is located within the UGB. The UGB is an area acknowledged by the County and Metro Regional Services for future or existing urban uses and growth.

The City of Cornelius has an established procedure identified in Section 18.10.00 of the Cornelius Municipal Code, which addresses the application, review, notice, decision and appeal procedures for land use planning. The applicant has submitted, with an application form 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 Comprehensive Plan requesting approval of an annexation. The City application procedure provides a planning process for review of a request, which must comply with approval criteria. The policy framework of the Comprehensive Plan drives this process.

Goal 3 – Agricultural Land

The subject property is currently zoned predominantly as County Future Development, FD-20, a Washington County Urban zoning designation. There is a very small portion of Exclusive Farm Use (EFU) designated property within the proposal. However, this small amount of EFU area was deemed appropriate to include in the UGB in 2014 and has been master planned for residential uses as adopted by Ordinance 2015-06. No agricultural land outside of the UGB is affected by this proposal.

Goal 4 – Forest Land

This goal is not applicable.

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

The City Engineer provided comments regarding natural resources on the site, included as Exhibit “D”. He states:

“The annexation area borders extensive sensitive areas, i.e., wetlands. Under CWS rules, these wetland areas will need vegetated corridors set aside between the wetlands and development. The developer will need to work the CWS on establishment of these vegetated corridors. CWS will eventually issue a Service Provider Letter for the development or phases of the development that defines the boundaries of development.”

The City of Cornelius has provisions within its adopted Comprehensive Plan and Zoning Code to protect natural resource, scenic, historical, and open spaces areas. The subject property is to be comprehensively zoned as Single-Family and Multi-Family Residential. As such, the subject property will be subject to the City of Cornelius Development Standards, which addresses Statewide Planning Goal 5. Prior to approval of any development on the site, a natural resource assessment will need to be completed to determine if the proposed development area contains a sensitive natural resources or habitats. If so there will be buffer or vegetated corridor requirements to protect this resource. A Service Provider Letter will be issued by the City or CWS describing any development and/or protection requirements related to this resource.

Ordinance 2015-06, Section 7, states, “Prior to annexation of land within the SE UGB each applicant shall complete a wetland determination of the property”. Section 8 states, “land annexed into the City shall have a Natural Resource Overlay Zone applied and be subject to applicable provisions of the Cornelius City Code for those areas that contain wetlands and/or are within the vegetated corridor of the Tualatin River”.

As of the date of this report, Staff has not received a wetland determination for this site. However, the Applicant shall be conditioned to provide a wetland determination for the property which includes wetlands and/or area within the vegetated corridor of the Tualatin River. This information will be used to designate the appropriate Natural Resource Overlay (NRO).

Staff finds the goal can be met once the applicant provides a wetland determination and delineation for the site. Therefore, prior to acceptance of any development application within the annexed area of this application, a certified wetland determination and delineation for the proposed development area shall be submitted to the City of Cornelius Community Development Department for review and approval. From these approved report(s), the NRO zone shall be applied accordingly so protection of the Goal 5 resources are maintained along the vegetated corridor of the Tualatin River or any wetlands within or near the development area. This shall be a condition of approval.

Goal 6 – Air, Water and Land Resources Quality

The urbanization of the subject property into the City boundary may result in development and create conditions for greater impacts to air, water, and land due to more intense urban uses that are permitted with the City. The City's has adopted policies to comply with regional, state and federal programs for monitoring and protection of air, water and land resources. City services for transportation systems, water delivery, storm water, and sanitary sewer are available and all have the capacity to accept build out of these parcels to the proposed low and medium density residential standards.

Goal 7 – Areas Subject to Natural Disasters and Hazards

Development shall only be possible through the City's implementation of its Development & Zoning Code. The City identifies areas of natural disasters and hazards (i.e., 100 year floodplain). Floodplain elevations are determined and addressed through the approved land use process. The property is not within any designated floodplain. As the subject property is relatively flat, there is also little risk of any landslides or other unforeseen geological hazard. City, Regional, and State requirements are in place or have been adopted by the City to protect against natural disasters or hazards.

Staff notes that the creation of the UGB through HB 4078 which followed the 100 year floodplain boundary of the Tualatin River. Therefore, future development within the City will not result in increased risk of flooding.

Goal 8– Recreation

The City of Cornelius Parks Master Plan (adopted 2009) was amended by Ordinance No. 2015-06 to incorporate trail alignments, trail heads, and trail design cross sections that will be implemented concurrent with the development of the subject property subsequent to the annexation. Within this time frame the applicant will also be conditioned to address 'CP-2' of the Parks Master Plan, which identifies a future Community Park in the area of the proposed annexation and zone change.

Goal 9– Economic Development

The applicant's proposal requests a Zoning Map Amendment to a City of Cornelius designation from Washington County zoning designations. There are three (3) tax lots and three (3) portions of tax lots proposed for annexation for a total of approximately 138 acres. This property has not been fully developed/maintained for residential development. The development and redevelopment of this property to the City Single-Family Residential and Multi-Family Residential densities and standards would increase opportunities for construction and a wider tax base for the City. Therefore, staff finds that the proposed annexation would enhance the local economy and City tax base.

Goal 10 – Housing

Cornelius currently has limited room for residential growth, especially vacant buildable land for residential development. The annexed area would create a significant opportunity to provide single-family and multi-family residences, per the approved Comprehensive Plan. The annexation of this 138 acres would increase the City’s ability to provide a variety of housing product, thus enhancing the City’s compliance with Goal 10.

Goal 12 – Transportation

Joshua Brooking, ODOT Region 1, Development Review, submitted comments included in Exhibit “D” stating that Section 9 of OAR 660-0012-0060 is the most applicable for the City to make the associated finding, since the zone change is consistent with the Comprehensive Plan (per the 2014/2015 UGB expansion). OAR 660-012-0060(9) Plan and Land Use Regulation Amendments reads:

“(9) Notwithstanding section (1) of this rule, a local government may find that an amendment to a zoning map does not significantly affect an existing or planned transportation facility if all of the following requirements are met.

- (a) The proposed zoning is consistent with the existing comprehensive plan map designation and the amendment does not change the comprehensive plan map;*
- (b) The local government has an acknowledged TSP and the proposed zoning is consistent with the TSP; and*
- (c) The area subject to the zoning map amendment was not exempted from this rule at the time of an UGB amendment as permitted in OAR 660-024-0020(1)(d), or the area was exempted from this rule but the local government has a subsequently acknowledged TSP amendment that accounted for urbanization of the area.”*

The City finds that the proposed zoning map amendment does not significantly affect an existing or planned transportation facility because the zoning is consistent with the existing Comprehensive Plan Map designation adopted by Ordinance 2015-06 and does not change the Comprehensive Plan Map. The City of Cornelius has an acknowledged TSP and the proposed zoning is consistent with the TSP. The area subject to the zoning map amendment was not exempted from this rule.

To further support future transportation growth within the new UGB area and abutting transportation facilities the City of Cornelius has entered into a Development Agreement with the Holt Group LLC., included as Exhibit “F”. The Development Agreement describes thresholds that will trigger transportation facility improvements to accommodate future development/growth within the proposed area of this annexation and zone change request. The Development Agreement is consistent with the Comprehensive Planning and Transportation System Planning that was done with the adoption of Ordinance 2015-06 & 2015-07.

Goal 13 – Energy Conservation

The proposed annexation of the subject property into the City has the potential for more intensive use of the subject property. Any development or re-development that occurs on the subject property shall comply with the requirements found in the City Development & Zoning Code and the Structural Specialty Code for energy efficiency. Any new buildings shall be in compliance with the Building Code and will result in improved energy efficiency and conservation.

Goal 14 – Urbanization

Goal 14 states that urbanization shall be based on the orderly and efficient transition from rural to urban land use. The City has an Urban Planning Area Agreement (UPAA) with the County, which recognizes this area. These parcels are adjacent to the current city limits and subject to a recently approved Comprehensive Plan designation for the southeast UGB area. City services are available for the efficient extension and use of public facilities and services, which maximizes the efficiency of land use on the fringe of an urban area.

Goal 15 – Willamette River Greenway

This goal is not applicable.

Goal 16 – Estuarine Resources

This goal is not applicable.

Goal 17 – Coastal Shorelands

This goal is not applicable.

Goal 18 – Beaches and Dunes

This goal is not applicable.

Goal 19 – Ocean Resources

This goal is not applicable.

Conclusions: Based upon the findings above, Staff finds the proposed annexation is consistent with the annexation policies and represents a logical direction for City expansion. The proposed annexation meets the applicable terms of the UPAA between the County and City, is consistent and complies to Chapter 3.09 of Metro’s Local Government Boundary Changes requirements, meets Metro’s Regional Management Function Plan, and Complies with the Oregon Statewide Planning Goals. These criteria are met.

ZONING MAP AMENDMENT REVIEW CRITERIA

Section 18.125(C), Approval Criteria:

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

Findings: The City updated the Comprehensive Plan via Ordinance 2015-06 (Exhibit "B") to address urban services and apply comprehensive planning designations to the Southeast UGB expansion area. As the proposed annexation and zoning map amendment are entirely within the Southeast UGB expansion area, and the proposed zoning designation complies directly with the Comprehensive Plan amendment, this proposal complies with the City's Comprehensive Plan.

Conclusions: Based upon the finding above, Staff concludes this criterion is met.

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

Findings: The property is within the City UGB. The site, proposed for residential use, is immediately adjacent to an area of Cornelius developed exclusively as residential. The proposed zoning will "buffer" the existing Single-Family Residential (R-7) neighboring properties with R-7 zoning. Outside of the buffer, the A-2, Multi-Family Residential zoning designation will be applied (see Exhibit "E"). The character of the neighborhood will be maintained by the buffered style of residential development while permitting a mix of housing types in the Southeast UGB expansion area.

Conclusions: Based upon the findings above, Staff concludes this 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".*

Findings: The subject property directly abuts City of Cornelius Single-Family Residential (R-7) zoning to the north. The proposed R-7 zoning designation immediately adjacent to the existing R-7 is complementary to the neighboring City properties and does not create any 'spot zone' or 'island' zoning. Adjacent to the proposed R-7 zoning is A-2, Multi-Family Residential zoning. This zoning will not be immediately adjacent to the existing R-7 zoning but will complement the new R-7 zoning development.

The City does have a 1988 Urban Planning Area Agreement (UPAA) with the County. The proposed City zoning will not create any City 'spot' zoning, but it will create a small pocket of County zoning that is surrounded by City zoned property. In the future these property owners may choose to be annexed into the City of Cornelius. Until such time, the City will not 'force' a property owner to annex, nor will the City seek annexation of a property without full property owner consent. Through the 2014 Urban Growth Boundary public hearings for Ordinances 2015-06 & 2015-17, this position by the City was stated within the written and recorded record.

Conclusions: Based upon the findings above, Staff finds that this criterion is met.

RECOMMENDATION

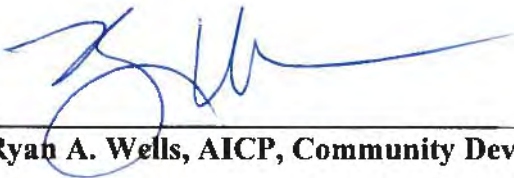
The request is for approval of an annexation and zoning map amendment for approximately 138 acres with Right-of-Way (ROW), south of the City boundary that is adjacent to the City's southern boundary. The territory proposed for annexation and zoning map amendment is located within the UGB. Washington County zoning designations identify the subject property predominantly as land for Future Development (FD-20) with a small portion of Exclusive Farm Use (EFU) area. The requested zoning map amendment would change the zoning to R-7 for Single-Family Residential and A-2 for Multi-Family Residential. The proposal for annexation and zoning map amendment is consistent with the Urban Planning Area Agreement between the City and the County for inclusion into the City of Cornelius, the Comprehensive Plan, all applicable standards from Metro Code Section 3.09, and the Oregon Statewide Planning Goals.

Based upon the facts, findings and conclusions in the Staff Report, the Community Development Director recommends that the Planning Commission recommend approval of AN-01-16/ZC 01-16 to the Cornelius City Council, subject to the following conditions:

1. The request shall be reviewed for approval by the City Council.
2. The only area to be annexed into the City shall be the land that is located within the UGB, as requested by the applicant/property owners and shown in Exhibit "A".
3. The Zone Map Amendment is only applicable to the subject property as identified in the staff report.
4. The subject property shall be zoned as Single-Family Residential, R-7 and Multi-Family Residential, A-2 (Exhibit "E") and shall comply with all applicable zoning and development requirements.
5. The parcels and Right-of-Way (ROW) approved for annexation are identified on Map Number and Tax Lot Number 1S303AD, 1S303C and 1S303D, as requested by the applicant and property owners, as shown in Exhibits "A" and "E".
6. Prior to acceptance of and any development application within the annexed area included in this application, a certified wetland determination and delineation applicable to the proposed development area shall be submitted to the City of Cornelius Development Department for review and approval. From these approved report(s), the NRO zone shall be applied accordingly so protection of the Goal 5 resources are maintained along the vegetated corridor of the Tualatin River or any wetlands within or near the development area.
7. Prior to any land division or development on the subject property, the applicant/developer shall dedicate Right-of-Way (ROW) to City Street Design standards consistent with the Transportation System Plan and identify public infrastructure development consistent with Public Works Public Utilities Design Standards.

8. Prior to filing for regional mapping changes with Metro and to filing with the Oregon Department of Revenue for the annexed property, the applicant and/or property owners or both shall pay the current fee to the City of Cornelius for payment to Metro Regional Services for required boundary mapping updates relating to the annexed property.
9. Prior to any land division or development, the applicant/owner shall submit and receive approval from Washington County to annex the subject property into the jurisdictional boundary of the Clean Water Services (CWS) service district.

DATE OF STAFF REPORT AND RECOMMENDATION: April 19, 2016



Ryan A. Wells, AICP, Community Development Director

- Exhibits:
- “A” Application submittal with amended legal description
 - “B” Copy of State Notice
 - “C” Public Comments received
 - “D” Agency Comments received
 - “E” Map depicting proposed zoning map designations
 - “F” Signed Development Agreement