



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

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Salem, OR 97301-2540

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www.lcd.state.or.us



NOTICE OF ADOPTED AMENDMENT

06/02/2014

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

FROM: Plan Amendment Program Specialist

SUBJECT: City of Cornelius Plan Amendment
DLCD File Number 001-14

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. Due to the size of amended material submitted, a complete copy has not been attached. A Copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Tuesday, June 17, 2014

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

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

***NOTE:** The Acknowledgment or Appeal Deadline is based upon the date the decision was mailed by local government. A decision may have been mailed to you on a different date than it was mailed to DLCD. As a result, your appeal deadline may be earlier than the above date specified. NO LUBA Notification to the jurisdiction of an appeal by the deadline, this Plan Amendment is acknowledged.

Cc: Tim Franz, City of Cornelius
Gordon Howard, DLCD Urban Planning Specialist
Anne Debbaut, DLCD Regional Representative
Thomas Hogue, DLCD Economic Development Policy Analyst

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DLCD FORM 2



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

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.: **CPA-01-14 and ZMA-01-14**

Date of adoption: 5/19/14

Date sent: 5/23/2014

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): 3/17/14

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:

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

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 Industrial
required for this change. | to | Medium Density Residential | 10.91 acres. | A goal exception was |
| Change from
change. | to | | acres. | A goal exception was required for this |
| Change from
change. | to | | acres. | A goal exception was required for this |
| Change from | to | | acres. | A goal exception was required for this change. |

Location of affected property (T, R, Sec., TL and address): T1N, R3W, Sec. 34CB. TL 100

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 General Industrial, M-1	to Multi-Family Residential, A-2	Acres:
10.91		
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:

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

List affected state or federal agencies, local governments and special districts:

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.

There is NO goal exception required for these map changes.



CITY OF CORNELIUS

NOTICE OF DECISION

Zoning Map Amendment

From General Industrial, M-1 to Multi-Family Residential, A-2

ZMA-01-14

Applicant: Paul Harvey
Owner: Harvey Family Trust
Address: 925 N. 19th Avenue, Cornelius, OR 97113
Project: A request for approval of a Zoning Map Amendment of property that is designated as General Industrial, M-1 to Multi-Family Residential, A-2.
Legal Description: 1N3 34CB Tax Lot# 100
Land Size: Approximately 10.91 acres

APPLICABLE CRITERIA:

- Chapter 18.05 (Introduction and General Provisions)
- Chapters 18.10 & 18.15 (Application & Review Procedures)
- Chapter 18.125 (Zone Map Amendment)

ACTION TAKEN:

On May 19, 2014 the City Council based on the facts, findings, conclusions, exhibits, Findings Reports, testimony and evidence presented at the public hearings **approved** a Zoning Map Amendment designating approximately 10.91 acres of land as Multi-Family Residential, A-2.

This decision has been prepared in written form and placed in the file of City records at the Development & Operations building located at 1300 South Kodiak Circle this **23th day of May, 2014** and is available for public inspection. A copy of the written Findings Report and conditions of approvals are attached.

RIGHT OF APPEAL

A decision by the City Council may be appealed to the Land Use Board of Appeals (LUBA). The notice of appeal shall indicate the nature of the interpretation that is being appealed and the matter at issue will be a determination of the appropriateness of the interpretation of the requirements of the Code.

For further information, please contact Tim Franz, Associate Planner (503) 357-3011.

Dick Reynolds
Community Development Director

CITY COUNCIL REPORT

Zoning Map Amendment /ZMA-01-14 Change Zoning from General Industrial, M-1 to Multi-Family Residential, A-2.

Staff Report Date: May 9, 2014

City Council Hearing Date: May 19, 2014

Planning Commission Hearing Date: April 22, 2014

Applicant: Paul Harvey
Owner: Harvey Family Trust
Address: 925 N. 19th Avenue, Cornelius, OR 97113

Project: A request for approval of a Zoning Map Amendment of property that is designated as General Industrial, M-1 to Multi-Family Residential, A-2.

Legal Description: 1N3 34CB Tax Lot# 100
Land Size: Approximately 10.91 acres
Existing Zoning: General Industrial, M-1

Existing Zoning Map Designation: General Industrial, M-1
Proposed Zoning Map Designation Change: Multi-Family Residential, A-2

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

APPEAL RIGHTS

The Planning Commission will make a recommendation to City Council. City Council will make a decision. An appeal of a decision by City Council shall be made to the State Land Use Board of Appeals (LUBA) per ORS 197.830. In order for an issue to be considered for appeal to the Land Use Board of Appeals, it must be raised before the close of the record of the Public Hearing. Such issues must be raised with sufficient specificity so as to afford the hearings body

and the parties an adequate opportunity to respond to each issue. If there is no continuance granted at the hearing, any participant in the hearing may request that the record remain open for at least seven days after the hearing.

APPLICABLE CRITERIA

- Chapter 18.10 & 18.15 (Application & Review Procedures)
- Chapter 18.125 (Zone Map Amendment)

BASIC FACTS and BACKGROUND INFORMATION

1. The subject property is within the City Limits of Cornelius and it is currently zoned for General Industrial, M-1 uses.
2. The property abuts the northern City Limits line and Urban Growth Boundary line along its northern property line.
3. The property abuts the western side of N. 19th Avenue, a designated 'Arterial' street as defined by the City of Cornelius Transportation System Plan (TSP).
4. The property is bisected (west to northeast) by Council Creek and its associate Floodplain area through the northern half of the property.
5. The property is currently developed with vacant meat processing facility and it is addressed as 925 N. 19th Avenue, Cornelius, OR 97113.
6. The applicant amended the City of Cornelius Comprehensive Plan Map from Industrial to Medium Density Residential, though CPA-01-14.
7. The applicant is proposing a Zoning Map Amendment to change the existing Zoning Map of the site from General Industrial, M-1 to Multi-Family Residential, A-2, Exhibit, "A".
8. This application, (ZMA-01-14) is the second (2) of two (2) applications for this site. The approval of this application and the previous application, Comprehensive Plan Amendment (CPA-01-14) are dependent upon each other.
9. The property owner, the family trust has provided signatures authorizing the request for a Zoning Map Amendment of the property from General Industrial, M-1 to Multi-Family Residential, A-2.
10. On January 8, 2014 the applicant held the required neighborhood meeting. There were approximately 6 people in attendance.
11. The Zoning Map Amendment application was submitted and deemed complete on March 10, 2014, Exhibit, "A".

12. On March 17, 2014 staff provide the Oregon Department of Land and Conservation (LCDC) a required notice of the proposal and the date of the first evidentiary hearing (April 22, 2014), Exhibit, "B".
13. On April 30, 2014, Public Notice of the proposal was published in the local paper regarding the application and upcoming public hearing.
14. On April 30, 2014, Public Notice was mailed to property owners within 250 feet of the subject property regarding the application and scheduled public hearing.
15. On April 30, 2014, notice of the proposed Comprehensive Plan Amendment was provided to affected agencies.
16. As of this date, no letters of concern have been received for citizens.
17. As of date the City Engineer, submitted comments, Exhibit, "C".
18. On April 4, 2014 the Oregon Division of State Lands, DSL submitted comments, Exhibit, "E".
19. At the April 22, 2014 Planning Commission hearing regarding ZMA-01-14, there were no opponent to the application and the applicant, Mr. Harvey and his representative, Matt Newman from NW Engineers spoke in favor.
20. On April 22, 2014 the City of Cornelius Planning Commission held a public hearing regarding ZMA-01-14. Based upon the Staff Report, review criteria, findings, conclusions and public testimony, the Planning Commission, 4-0 recommended to the City Council approval of ZMA-01-14, with recommended conditions of approval, Exhibit, "1".

REVIEW CRITERIA

Section 18.125(C), Approval Criteria:

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

Findings: The subject property is within the City of Cornelius's City Limits and thru the CPA-01-14, has been approved to be comprehensively planned from an Industrial to a Medium Density Residential designation. The City through CPA-01-14 has evaluated the State and Metro requirements for amending the City of Cornelius Comprehensive Plan. Such as complying with the State Transportation Planning Rule (TPR), State Economic Rule, Metro's Industrial Lands and the Oregon State Planning Goals.

Within the Planning Commission Recommendation Report staff addressed the State Transportation Planning Rule (TPR) and the Planning Commission found that the proposal will not adversely impact the City of Cornelius Transportation System. When a development proposal is submitted to the City, Public Right-of-Way (ROW) will be required, for the

development to City Standards of N. 19th Avenue and Holladay Street, as planned within the Transportation System Plan (TSP). The transportation facilities will not be adversely impacted as a result of vehicle trips from the proposed zone change and the overall trips generated from the site will be lower than full build out for Industrial uses. When the property owners and developers proceed with development plans they shall comply with City requirements for public improvements/infrastructure constructed and implemented to City standards.

When addressing Metro's Title 4 requirements, The Planning Commission staff found the subject site is isolated and separated from all other lands that are designated as Industrial Areas or Regional Significant Industrial Areas, or a combination of both. The site is listed by Metro as an Industrial Area and not as a Regional Significant Industrial Area. The site is bounded by residential developed lands to the west and east. There is a cemetery to the south and the Urban Growth Boundary (UGB)/City Limits to the north. The site is significantly constrained by the natural resources that are present on the site. The nearby natural resource constraints (Floodplain, wetlands and topographical features) effect the developable area of the site by reducing the 10.91 gross acres to approximately 3.5 useable acres. The site is not a designated employment site on the Metro Employment and Industrial Areas Map and therefore, it does not have a direct effect on the designated employment areas of the city, county or the region.

While the site is designated on the Metro Industrial Area map the employment has been and will be relatively low. The subject site is approximately 10.91 acres in size, however only approximately less than 3.5 acres of the total site can be developed. The employment number for this site when built out for industrial use is estimated to be lower than 26 employees.

On the Metro's Title 4, Industrial and Other Employment Areas Map January 2014, the subject site is listed as an Industrial area. A criterion for Metro designation as Regionally Significant is a 20 acres site. The subject site is 10.91 acres, therefore it is not Regionally Significant.

To amend the City Zoning Map, it must conform to the Comprehensive Plan Map. The City of Cornelius Comprehensive Plan designation was amended to a 'Medium Density Residential' use. The applicant is now proposing to amend the City Zoning Map from a General Industrial, M-1 to a Multi-Family Residential, A-2 zone (CPA-01-14). The Multi-Family Residential, A-2 zone is the only medium density residential zoning district the City has available for 're-zoning' so the request does conform to the Comprehensive Plan Map.

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 through approval of CPA-01-14 was comprehensively planned changing the site from Industrial to a Medium Density Residential use. The applicant is requesting that the City Zoning Map be amended to a Multi-Family Residential, A-2 zone designation. Within the Planning Commission Recommendation Report the Planning Commission concluded that the proposed A-2 zoning designation would be more compatible with the nearby developments and uses than General Industrial uses.

West of the subject site there is a Manufactured Home Park, MHP zone which is developed and commonly known as ‘Smoketree’. There is also Single-Family, R-7 zoning located to the northwest across Council Creek. To the North of the subject site, the property abuts the City Limits and Urban Growth Boundary. To the south of the subject site the property abuts an Industrial zone that is an existing cemetery and will not be redeveloped to industrial uses. To the east of the subject site the properties are zoned and developing as Multi-Family, A-2. The development to the east of the site is commonly known as ‘Sheelar Park’, a 25 unit Planned Unit Development.

The character of the neighborhood will remain intact and be supported with the development of the site to A-2 standards, rather than allowing a non-compatible industrial development. In the future when development occurs, extensions and improvements to services and protections to the sensitive areas will be required. The proposed zoning amendment is more compatible with the uses that surround the site. There is a mixture of single-family dwelling units, townhome units and manufactured home units within a short distance of the site. There is no industrial development nearby or abutting the subject site. Therefore, staff finds that the permitted uses in the proposed Multi-Family, A-2 zone are compatible with the subject property and the neighborhood.

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: As identified above, the properties that abut the subject area to the West are zoned as Manufactured Home Park, MHP (‘Smoketree’) and Single-Family Residential, R-7, (North of Council Creek). To the North of the subject site the property also abuts the City Limits and Urban Growth Boundary with rural agricultural uses. To the south of the subject site the property abuts an Industrial zone, which is an existing cemetery. To the east of the subject site the properties are zoned as Multi-Family, A-2.

The existing M-1 zoning is geographically located away from other larger M-1 zoned properties and areas in the City, Exhibit, “A”. As demonstrated in the Comprehensive Plan Amendment, CPA-01-14, the site is not considered a ‘Significantly Regional Industrial Site’ and basically exists as a ‘spot’ zone. With the proposed zone change from M-1 to A-2, this existing spot zone on the subject site actually becomes more conforming to surrounding zoning/uses.

Based upon the findings above, Staff concludes this criterion is met.

CONCLUSION

The request is for a Zone Map Amendment, ZMA-01-14, Exhibit, “A” as requested by the applicant and property owners from General Industrial, M-1 to Multi-Family Residential, A-2, which is compatible and consistent with the Comprehensive Plan, Statewide Planning Goals and Regional Policies. The subject site has been a derelict, underdeveloped and unused industrial site for over 20-years. Recently, the subject parcel has been comprehensively planned for Medium

Density Residential Uses, through CPA-01-14. The Multi-Family Residential, A-2 zone is the only medium density residential that the City has zone available for approval. The amendment of the City Zoning Map from M-1 to A-2 is consistent with Comprehensive Plan.

DECISION

Based on the facts, findings, conclusions within the Council Report and Planning Commission Recommendation Staff Report and public testimony the City Council APPROVES ZMA-01-14 (Zoning Map Amendment from General Industrial, M-1 to Multi-Family Residential, A-2), subject to the following conditions:

1. The Zone Map Amendment is only valid if the Comprehensive Plan Amendment (CPA-01-14) has been approved.
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 Multi-Family Residential, A-2 (Exhibit, "D") and shall comply with all of it's zoning and development requirements.

DATE OF DECISION: May 19, 2014.



Jeff Dalin, Mayor



Dick Reynolds, Community Development Director

Exhibits: "1" Planning Commission Recommendation Report
"A" Application
"B" Copy of State Notice
"C" City Engineer Comments
"D" Zoning Designation Map
"E" Division of State Lands comments

**PLANNING COMMISSION
RECOMMENDATION REPORT**

ZMA-01-14

EXHIBIT, "1"

PLANNING COMMISSION RECOMMENDATION REPORT

Zoning Map Amendment /ZMA-01-14 Change Zoning from General Industrial, M-1 to Multi-Family Residential, A-2.

Staff Report Date: April 14, 2014
Planning Commission Hearing Date: April 22, 2014

To: Planning Commission
From: Community Development Department
Applicant: Paul Harvey
Owner: Harvey Family Trust
Address: 925 N. 19th Avenue, Cornelius, OR 97113

Project: A request for approval of a Zoning Map Amendment of property that is designated as General Industrial, M-1 to Multi-Family Residential, A-2.

Legal Description: 1N3 34CB Tax Lot# 100
Land Size: Approximately 10.91 acres
Existing Zoning: General Industrial, M-1

Existing Zoning Map Designation: General Industrial, M-1
Proposed Zoning Map Designation Change: Multi-Family Residential, A-2

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

APPEAL RIGHTS

The Planning Commission will make a recommendation to City Council. City Council will make a decision. An appeal of a decision by City Council shall be made to the State Land Use Board of Appeals (LUBA) per ORS 197.830. In order for an issue to be considered for appeal to the Land Use Board of Appeals, it must be raised before the close of the record of the Public Hearing. Such issues must be raised with sufficient specificity so as to afford the hearings body

and the parties an adequate opportunity to respond to each issue. If there is no continuance granted at the hearing, any participant in the hearing may request that the record remain open for at least seven days after the hearing.

APPLICABLE CRITERIA

- Chapter 18.10 & 18.15 (Application & Review Procedures)
- Chapter 18.125 (Zone Map Amendment)

BASIC FACTS and BACKGROUND INFORMATION

1. The subject property is within the City Limits of Cornelius and it is currently zoned for General Industrial, M-1 uses.
2. The property abuts the northern City Limits line and Urban Growth Boundary Line along it's northern property line.
3. The property abuts the western side of N. 19th Avenue, a designated 'Arterial' street as defined by the City of Cornelius Transportation System Plan (TSP).
4. The property is bisected (west to northeast) by Council Creek and it's associate Floodplain area through the northern half of the property.
5. The property is currently developed with vacant meat processing facility and it is addressed as 925 N. 19th Avenue, Cornelius, OR 97113.
6. The applicant amended the City of Cornelius Comprehensive Plan Map from Industrial to Medium Density Residential, though CPA-01-14.
7. The applicant is proposing a Zoning Map Amendment to change the existing Zoning Map of the site from General Industrial, M-1 to Multi-Family Residential, A-2, Exhibit, "A".
8. This application, (ZMA-01-14) is the second (2) of two (2) applications for this site. The approval of this application and the previous application, Comprehensive Plan Amendment (CPA-01-14) are dependent upon each other.
9. The property owner, the family trust has provided signatures authorizing the request for a Zoning Map Amendment of the property from General Industrial, M-1 to Multi-Family Residential, A-2.
10. On January 8, 2014 the applicant held the required neighborhood meeting. There were approximately 6 people in attendance.
11. The Zoning Map Amendment application was submitted and deemed complete on March 10, 2014, Exhibit, "A".

12. On March 17, 2014 staff provide the Oregon Department of Land and Conservation (LCDC) a required notice of the proposal and the date of the first evidentiary hearing (April 22, 2014), Exhibit, "B".
13. On March 26, 2014, Public Notice of the proposal was published in the local paper regarding the application and upcoming public hearing.
14. On March 26, 2014, Public Notice was mailed to property owners within 250 feet of the subject property regarding the application and scheduled public hearing.
15. On March 26, 2014, notice of the proposed Comprehensive Plan Amendment was provided to affected agencies.
16. As of this date, no letters of concern have been received for citizens.
17. As of date the City Engineer, submitted comments, Exhibit, "C".
18. On April 4, 2014 the Oregon Division of State Lands, DSL submitted comments, Exhibit, "E".

REVIEW CRITERIA

Section 18.125(C)., Approval Criteria:

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

Findings: The subject property is within the City of Cornelius's City Limits and thru the CPA-01-14, has been approved to be Comprehensively planned from an Industrial to a Medium Density Residential designation. The City through CPA-01-14 has evaluated the State and Metro requirements for amending the City of Cornelius Comprehensive Plan. Such as complying with the State Transportation Planning Rule (TPR), State Economic Rule, Metro's Industrial Lands and the Oregon State Planning Goals.

When reviewing the State Transportation Planning Rule (TPR) staff found;

- The adopted City of Cornelius Transportation System Plan (TSP) identifies that N. 19th Avenue is a City 'Arterial' Street, which connects to the Adair and Baseline Streets (Highway 8) to the south and to Susbauer Road (Washington County) to the north. When the subject site is redeveloped, the developer will be required to improve the abutting frontages of the development to current City Standards. Staff also finds that the current ROW of N. 19th Avenue along the frontage of the subject property is approximately 40 feet. For Arterials, the minimum ROW width is 60 feet to 72 feet, depending upon the roadway design. Future ROW dedication for N. 19th Avenue will also be required at the time of a Development Application. When the property is redeveloped new vehicle trips will be generated, which has a direct impact the City Transportation facilities. The City of Cornelius Transportation System Plan also shows that along the southern boundary of the site that there is a planned future extension of N. Holladay Street, a City Collector

Street. Therefore, when a development proposal is submitted to the City, Public Right-of-Way (ROW) will be required, for the future development of Holladay Street, as planned within the TSP.

- The applicant specifically addresses the Transportation Planning Rule (TPR) as identified within the Oregon State Administrative Rules, (OAR's). The applicant identifies that OAR-660-12-0060(1)(C)(A) and (B) are not applicable because the proposed Amendment is not altering the classification of the existing or planned transportation facilities. Section (C) is not affected because the impact of the proposed Amendment will result in lower vehicle trips than what could be permitted with the current Industrial Use. The applicants Traffic Engineer identified that as an Industrial Site at full build out of a 122,000 sq. ft. building, there would be approximately 850 vehicle trips generated. As a Medium Density Residential Use at full build out for approximately 49 housing units, there would be approximately 370 vehicle trips, or 43.5 less trips less than an Industrial Use. The applicant indicated that the existing city transportation facility will not be adversely impacted as a result of trips during AM or PM peak hours because the overall trips generated for the proposal is lower. The adopted City of Cornelius Transportation Plan will not be effected or degraded, due to the proposed Amendments.
- When the property owners and developers proceed with development plans they shall comply with City requirements for public improvements/infrastructure constructed and implemented to City standards. Changes in use, development and/or re-development or all three will require public improvements or the provision of a security for their construction to City standards. The City improvements will provide safe pedestrian, bicycle and vehicular travel to help mitigate impacts from increased residential density.

When addressing Metro's Title 4 requirements, staff found;

- The applicant indicates that based upon the map contained in Title 4, the subject site is isolated and separated from all other lands that are designated as Industrial Areas or Regional Significant Industrial Areas, or a combination of both. The site is listed as an Industrial Area and not as a Regional Significant Industrial Area. The site is bounded by residential developed lands to the west and east. There is a cemetery to the south and the Urban Growth Boundary (UGB)/City Limits to the north.
- The applicant describes how the site is significantly constrained by the natural resources that are present on the site. The nearby natural resource constraints (Floodplain, wetlands and topographical features) effect the developable area of the site by reducing the 10.91 gross acres to approximately 3.5 useable acres. The site is not a designated employment site on the Employment and Industrial Areas Map and therefore does not have a direct effect on the designated employment areas of the city, county or the region.
- While the site is designated on the Industrial Area map the employment is relatively low. The subject site is approximately 10.91 acres in size, however only approximately 3.5 of the total site can be developed. The remaining area consists of the Council Creek stream corridor and it's natural/hazard areas. Staff finds the area that can be developed is not

entirely level and with its proximity to the natural resources and constraints, this site is not an 'attractive' industrial site. Based on the Regional estimate of 10 jobs/net acre, the highest potential number of jobs created with build out is 26 ($3.5 \times .25 = .87$) ($3.5 - .87 = 2.6$) ($2.6 \times 10 = 26$). As an industrial zoned property, if redeveloped, Chapter 18 of the development code requires a buffer and separation from residential uses. The required separation is a 25 foot landscaped area. On this site it would result in approximately 16,550 sq. ft. (.37) [4600 sq. ft. (25' x 184') x 11,950 sq. ft. (25' x 478)] being subtracted from the development site. The employment number theoretically would be lower than 26 employees. This number loss is mitigated by having a large number of vacant available Industrial Sites within the City and within the UGB. The northwest section of the city there will be less impacts to the abutting properties and natural resources. The City has increased its vacant industrial land in the City/UGB, since 1998 by approximately 34 acres (50% increase).

- On the Metro's Title 4, Industrial and Other Employment Areas Map, January 2014, the subject site is listed as an Industrial area. It is not designated as Regionally Significant.
- The subject site is accessed from N. 19th Avenue. This roadway is designated within the City Transportation System Plan (TSP) as an 'Arterial', which is designed/designated for large volumes of traffic and freight. The applicant submitted as part of their application a report of vehicle trips generation by Charbonneau Engineering. The report studied traffic impacts for proposed Comprehensive Plan Amendment from an Industrial to Medium Density Residential use. The report concluded that the proposed Medium Density Residential Use would generate 56.5% less traffic than an Industrial Use on the site. The proposed change would reduce impacts on the main roadways and connectors in the Cornelius area. This would reduce the volume-to-capacity standards of the roadways in the Cornelius area, thereby reducing any adverse impact from generated traffic.
- Within the City of Cornelius Development Code Chapter 18.143.03, Traffic Impact Analysis of the Transportation Facilities, new development must analyze traffic impacts. Based upon the submitted Charbonneau Engineering report, for the proposed 'Amendment', traffic trips are anticipated to be less for a Medium Density Residential Use than for an Industrial use. Additional traffic impact analyses will be required for specific development of the site. These analysis will be based upon a proposed development and will identify necessary improvements to the traffic facilities.
- The subject site is not located within the City of Cornelius Main Street District or the Town Center. It is located north of these two areas and is within walking distance. The close proximity of future residence to the Main Street District and Town Center areas will result in the utilization and strengthen the retail, cultural and civic services and markets.
- On the Metro's Title 4, Industrial and Other Employment Areas Map January 2014, the subject site is listed as an Industrial area. It is not designated as Regionally Significant. The subject site is approximately 10.91 acres in size. The applicant indicates at from the

10.91 gross acres, that only approximately 3.5 net acres is developable/usable. The subject site is less than 20 acres, as identified in the criterion above.

To amend the City Zoning Map, it must conform to the Comprehensive Plan Map. The City of Cornelius Comprehensive Plan designation was amended to a 'Medium Density Residential' use. The applicant is now proposing to amend the City Zoning Map from a General Industrial, M-1 to a Multi-Family Residential, A-2 zone (CPA-01-14). The Multi-Family Residential, A-2 zone is the only medium density residential zoning district the City has available for 're-zoning' so it conforms to the Comprehensive Plan Map.

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 through approval of CPA-01-14 was Comprehensively planned changing the site from Industrial to a Medium Density Residential use. The applicant is requesting that the City Zoning Map be amended to a Multi-Family Residential, A-2 zone designation. The applicant describes in the application materials how the proposed A-2 zoning designation would be more compatible with the nearby developments and uses, Exhibit, "A". The properties that abut the subject area to the West are zoned as Manufactured Home Park, MHP and Single-Family, R-7, (North of Council Creek, R-7 and South of Council Creek, MHP ('Smoketree')). To the North of the subject site, the property abuts the City Limits and Urban Growth Boundary. To the south of the subject site the property abuts an Industrial zone that is an existing cemetery and will not be redeveloped to industrial uses. To the east of the subject site the properties are zoned and developing as Multi-Family, A-2. The development to the east of the site is commonly known as 'Sheelar Park', a 25 unit Planned Unit Development.

The development of the subject site for residential development, as the applicant indicates would strengthen the existing residential character of the local neighborhood and will demonstrate a much greater degree of compatibility. This compatibility is achieved through compliance by the property owner to conform to the A-2 use and development standards that is required and have been implemented by the nearby properties. These are also similar to the residential density uses and standards of the abutting Manufactured Home Park, MHP zone. If the site were to remain as an M-1 zone the industrial uses that would be permitted are more in conflict and not compatible with the existing uses that surround the site. Also future development to the M-1 standard does not offer the same degree of setbacks, height, lot coverage and 'use' protections between the abutting A-2 and MHP zones. The character of the neighborhood will remain intact and be supported with the development of the site to A-2 standards, rather than allowing industrial development.

The City Engineer and the Division of State Lands (DSL) submitted comments, Exhibit, "C & E". In the future when development occurs, extensions and improvements to services and protections to the sensitive areas will be required. The proposed zoning amendment is more compatible with the uses that surround the site. There is a mixture of single-family dwelling units, townhome units and manufactured home units within a short distance of the site. There is

no nearby or abutting industrial development. Therefore, staff finds that the permitted uses in the proposed Multi-Family, A-2 zone are compatible with the subject property and the neighborhood.

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: As identified above, the properties that abut the subject area to the West are zoned as Manufactured Home Park, MHP and Single-Family, R-7, (North of Council Creek, R-7 and South of Council Creek, MHP ('Smoketree')). To the North of the subject site, the property abuts the City Limits and Urban Growth Boundary. To the south of the subject site the property abuts an Industrial zone, which is an existing cemetery. To the east of the subject site the properties are zoned as Multi-Family, A-2.

The proposal will re-zone approximately 10.91 acres of approximately 12.49 acres from Industrial, M-1 land to Multi-Family, A-2. In this area of the City the existing three industrial properties are the subject site, a 1.00 acre parcel to the south that is a cemetery and approximately .58 acres abutting the cemetery. The applicant indicated that the proposed A-2 zoning designation is complementary to the neighboring properties and does not create any new 'spot zone' or 'island' zoning, other than the abutting 1.58 acres zoned M-1, which are not associated with this application.

The existing M-1 zoning is geographically located away from other larger M-1 zoned properties and areas, Exhibit, "A". As demonstrated in the Comprehensive Plan Amendment, CPA-01-14, the site is not considered a 'Significantly Regional Industrial Site' and basically exists as a 'spot' zone. With the proposed zone change from M-1 to A-2, this existing spot zone on the subject site actually becomes more conforming to surrounding zoning/uses.

Based upon the findings above, Staff concludes this criterion is met.

CONCLUSION

The request is for a Zone Map Amendment, ZMA-01-14, Exhibit, "A" as requested by the applicant and property owners from General Industrial, M-1 to Multi-Family Residential, A-2, which is compatible and consistent with the Comprehensive Plan, Statewide Planning Goals and Regional Policies. The subject site has been a derelict, underdeveloped and unused industrial site for over 20-years. Recently, the subject parcel has been comprehensively planned for Medium Density Residential Uses, through CPA-01-14. The Multi-Family Residential, A-2 zone is the only medium density residential that the City has zone available for approval. The amendment of the City Zoning Map from M-1 to A-2 is consistent with Comprehensive Plan Map.

RECOMMENDATION

Based on the facts, findings, conclusion in the Staff Report and public testimony the Community Development Director and the Planning Commission recommend APPROVAL of ZMA-01-14 to City Council, subject to the following condition:

1. The request shall be reviewed for approval by the City Council.
2. The Zone Map Amendment is only valid if the Comprehensive Plan Amendment (CPA-01-14) has been approved and all conditions of approval have been satisfied.
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 Multi-Family Residential, A-2 (Exhibit, "D") and shall comply with all of it's zoning and development requirements.

DATE OF RECOMMENDATION: April 22, 2014.



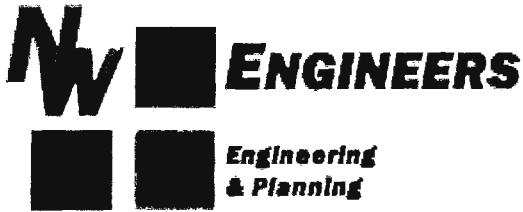
Amy Scheckla-Cox, Planning Commission Chair



Dick Reynolds, Community Development Director

Exhibits: "A" Application
"B" Copy of State Notice
"C" City Engineer Comments
"D" Zoning Designation Map
"E" Division of State Lands comments

EXHIBIT
“A”
ZMA-01-14



NW Engineers, LLC
3409 NW John Olsen Place
Hillsboro, OR 97124
Phone (503) 601-4401
Fax (503) 601-4402
Website www.nw-eng.com

APPLICANT'S STATEMENT

For

"N 19th Avenue Zone Change"

REQUEST

Amendment to the Zoning Ordinance to Change the zoning of a
10.91-acre site from M-1 to A-2

APPLICANT

Paul Andrew Harvey
11419 NW Laidlaw Road
Portland, OR 97229

PROPERTY OWNER

Harvey Family Trust
Judelle and Edgar Harvey
2980 SW Garden View Avenue
Portland, OR 97225

REPRESENTATIVE

Matt Newman
NW Engineers, LLC
3409 NW John Olsen Place
Hillsboro, OR 97124

LEGAL DESCRIPTION

Tax Map 1N3 34CB, Tax Lot 100
Cornelius, Oregon

"N 19TH AVENUE ZONE CHANGE"

TABLE OF CONTENTS

1

DEVELOPMENT APPLICATION FORM

2

APPLICANT'S STATEMENT

3

EXHIBITS

RECEIVED

MAR 10 2014

Comm
Develop



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>3/10/14</u>	Date Complete: <u>3/10/14</u>	↓ File Number ↓
Application Fee: <u>2,670-</u>	Receipt Number: <u>150050</u>	<u>ZMA-01-14</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 type="checkbox"/> Annexation | <input type="checkbox"/> Vacation | <input type="checkbox"/> Subdivision—Preliminary Plat |
| <input type="checkbox"/> Other → please describe: _____ | | |

APPLICANT INFORMATION

Name: PAUL ANDREW HARVEY Signature: [Signature]
 Mail Address: 11419 NW Laidlaw Rd Portland OR 97229
 Phone: 503 780 1236 Fax: 503 649 5114 E-mail: PAHFD@comcast.net

PROPERTY OWNER INFORMATION

Name: Judith E Harvey Signature: [Signature]
 Mail Address: 2980 SW Garden View Ave Portland OR 97225
 Phone: 503 292 5919 Fax: 503 648 5551 E-mail: PAHFD@comcast.net

SUBJECT SITE INFORMATION

Property Address: 925 N 19th Avenue
 Map & Tax Lot Number(s): 1N3 34CB 100
 Current Zoning: M-1 Total Size of Site: 10.91 AC
 Existing Use: VACANT - FORMER MEAT PACKING PLANT
 Proposes Use: RESIDENTIAL DEVELOPMENT

Revised August 2006

Phone 503.357.3011

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

Fax 503.357.3424

II. Amendment to the Zoning Ordinance

Chapter 18.125 of the Cornelius Zoning Ordinance contains the procedure and criteria for any changes to the zoning ordinance, in the form of a zone change on a specific property within the city. 18.125.010 Procedure contains the following subsections:

(A) *Authorization to Initiate Amendments.*

Finding: According to this section, an amendment may be initiated by the property owner. In this case, the property owner, in fact, is the individual who has initiated this amendment, and has signed the required application form and paid the required fee.

(B) *Application Requirements.*

Finding: The property owner has filed the required application form with the city's community development department. In addition, the required fee(s) have also been paid.

(C) *Approval Criteria*

This section contains three specific criteria that must be addressed and satisfied. These three criteria are:

- *The proposal conforms with the city's comprehensive plan.*

Finding: Once the application for the comprehensive plan amendment, which is concurrently applied for with the zone change application, is approved to allow the site to be designated Residential rather than Industrial, the proposed zone change from M-1 (General Industrial) to A-2 (Multi-Family Residential) will fully conform with the city's comprehensive plan. As part of the comprehensive plan amendment, conformance with the goals and policies of the comprehensive plan will be confirmed.

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

Finding: Because the site, as it is currently designated for industrial use, is isolated and disconnected from other industrial uses in Cornelius, it is the potential development of the site for industrial use that would create the material and adverse impact on the character of the local neighborhood. Being surrounded by residential zoning and development on three sides (east, west and south), the site would be more compatible with the existing development, uses, and zoning if it is zoned A-2 than if it is zoned

M-1. With the developable portion of the subject site on the southerly portion of the total site, and the adjacent development to this developable portion is residential, the potential compatibility with the character of the local neighborhood is much greater if the site is zoned and developed for residential uses than if zoned and developed for industrial uses. Residential zoning and development will give strength to the existing residential character of the local neighborhood, and will demonstrate a much greater degree of compatibility. Therefore, the proposed A-2 zoning for the site would be a much better suited to the site and the local neighborhood, thus fulfilling this criterion.

- *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".*

Finding: Zoning to the east is a combination of R-7 (Single Family) and A-2 (Multi-Family), while zoning to the west is a combination of A-2 (Multi-Family) and MHP (Mobile Home Park). To the north is the local urban growth boundary and city limits, while to the south there is additional A-2 (Multi-Family) zoning. Therefore, the current M-1 (General Industrial) zoning is really the inappropriate zoning given the character of the local neighborhood. In effect, the current industrial zoning is really a "spot zoning" created in the past that must be questioned. As an industrial site, the subject property is isolated and completely separated from all other industrially zoned property in the city.

By rezoning the site to A-2, the zoning will become a part of the local neighborhood, with zoning that will be part of the overall pattern. The A-2 zoning will be complementary to the A-2 zoning that exists on three sides, east, west and south, and appropriate for the MHP zoning to the west and R-7 zoning to the east. In short, the proposed A-2 zoning is much more appropriate than the current M-1 zoning, and will remove the specter of "spot zoning" that currently exists. Rezoning of the subject site will completely fulfill and satisfy this criterion.






“N 19TH AVENUE ZONE CHANGE”

Exhibit No.	Exhibit Title
1	Aerial Photograph
2	Topography and Natural Features
3	Partial Topography Map prepared by Caswell/Hertel Surveyors
4	Existing Zoning Map
5	Proposed Zoning Map
6	Neighborhood Meeting Documentation
7	Tax Map
8	Site Photographs

Aerial Photograph

Exhibit No. 1

Legend

-  Subject Property: 1N334CB00100
-  Urban Growth Boundary
-  Cornelius City Limits
-  Tax Lots
-  Stream



3409 NW JOHN OLSEN PLACE
HILLSBORO, OREGON 97124
T: 503.601.4401
F: 503.601.4402
W: www.nw-eng.com

Aerial Overlay 925 N 19th Avenue City of Cornelius, Oregon

Source:
Metro Data Resource Center's RLIS Live Data, Feb. 2014

Date:
03/05/2014










Scale:
1 in. = 200 ft.

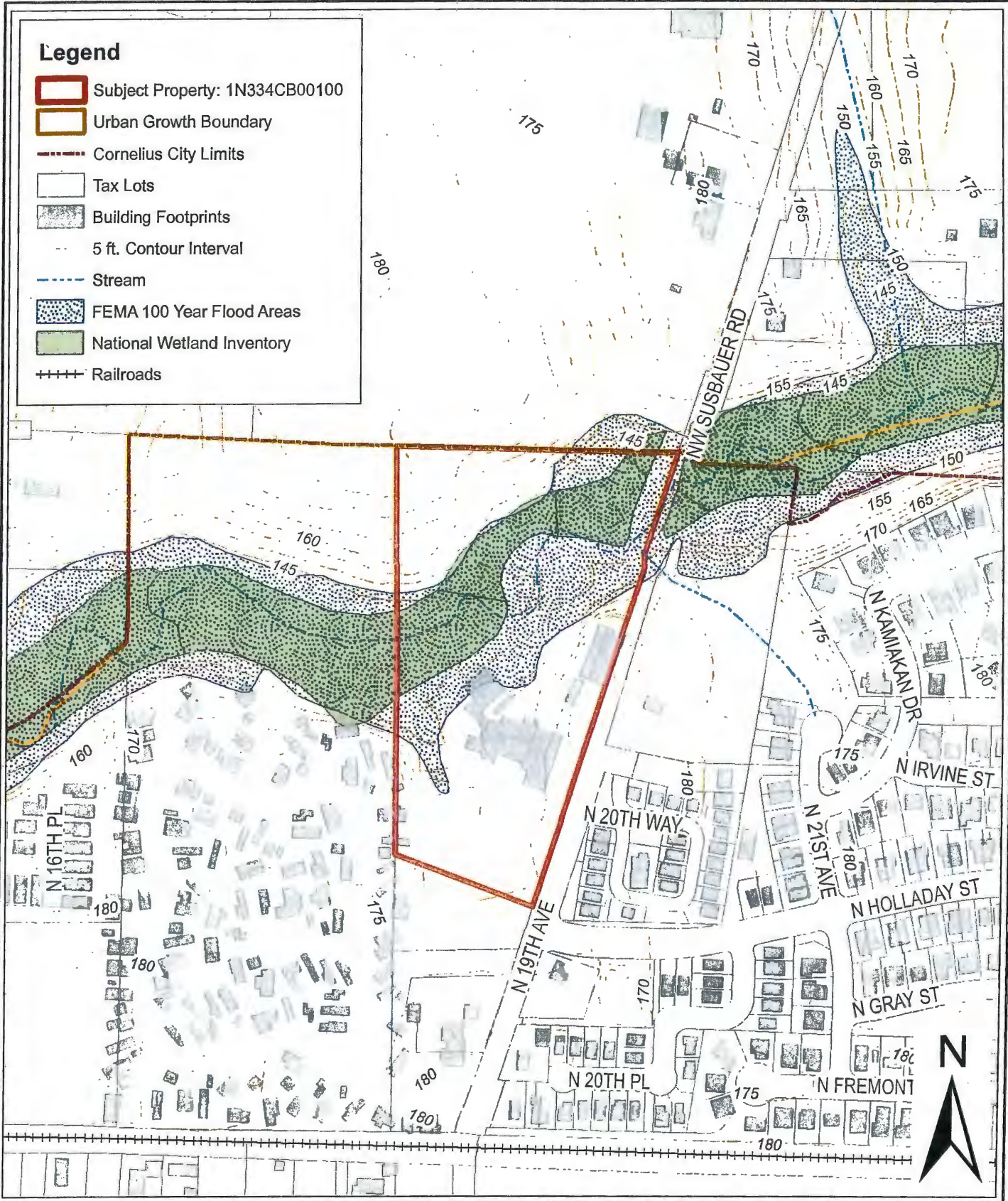
Project #:
N0258

Drawn By: CEB

Topography and Natural Features

Legend

-  Subject Property: 1N334CB00100
-  Urban Growth Boundary
-  Cornelius City Limits
-  Tax Lots
-  Building Footprints
-  5 ft. Contour Interval
-  Stream
-  FEMA 100 Year Flood Areas
-  National Wetland Inventory
-  Railroads



3409 NW JOHN OLSEN PLACE
 HILLSBORO, OREGON 97124
 T: 503.601.4401
 F: 503.601.4402
 W: www.nw-eng.com

Topography and Natural Features
 925 N 19th Avenue
 City of Cornelius, Oregon

Source:
 Metro Data Resource Center's RLIS Live Data, Feb. 2014

Date:
 03/05/2014

Scale:
 1 in. = 300 ft.

Project #:
 N0258

Drawn By: CEB

**Partial Topography Map Prepared by
Caswell/Hertel Surveyors**

TOPOGRAPHIC SURVEY

FOR ED HARVEY
 IN THE WILLIAM McINN D.L.C. NO. 67
 IN THE WEST 1/2 OF SECTION 34, T. 1 N., R. 3 W., W.M.
 WASHINGTON COUNTY
 SEPTEMBER 24, 2013



NOTES

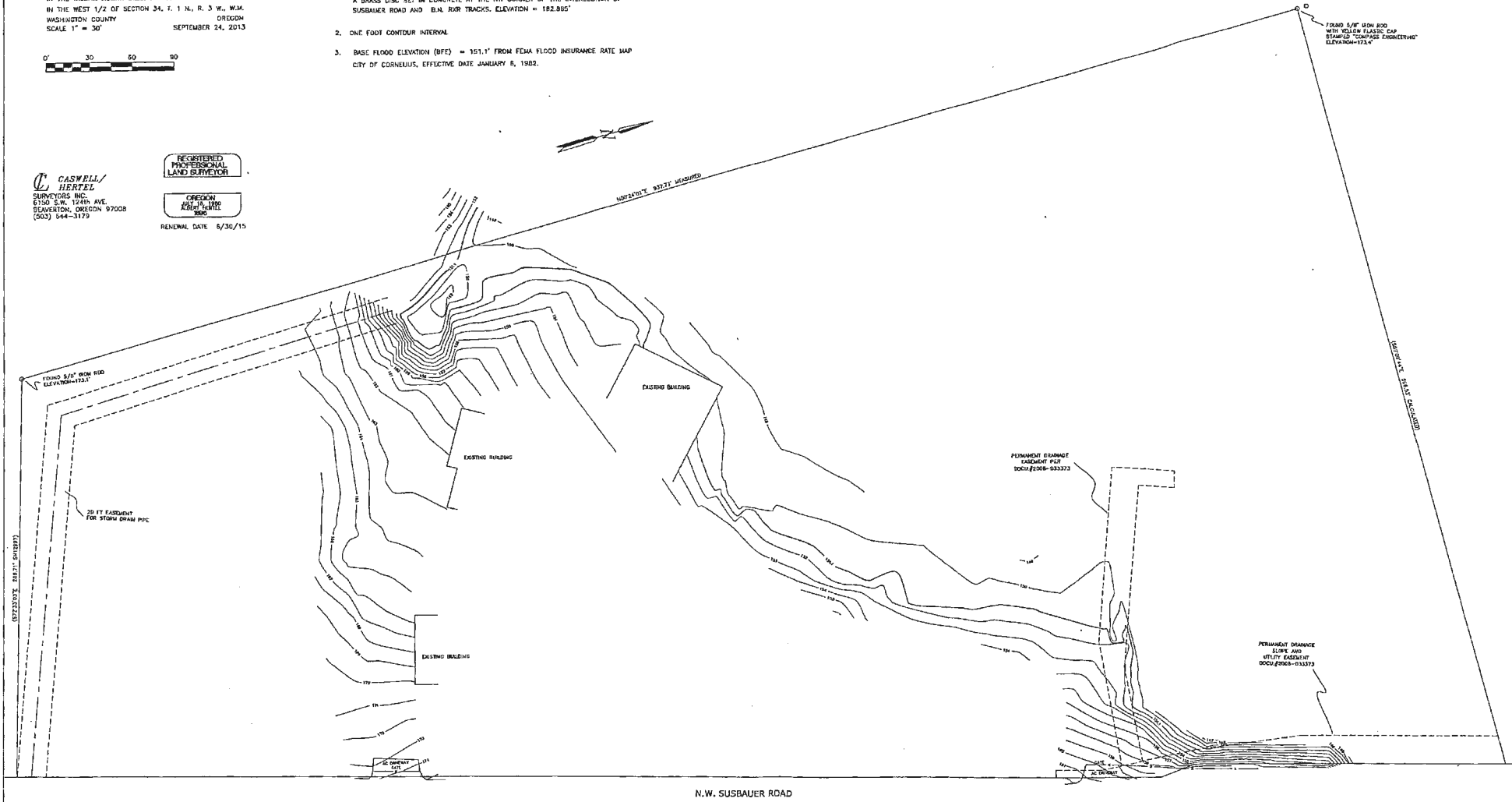
- VERTICAL DATUM = NVD 28 FROM WASHINGTON COUNTY BENCH MARK NO. 501
 A BRASS DISC SET IN CONCRETE AT THE NW CORNER OF THE INTERSECTION OF
 SUSBAUER ROAD AND B.N. RR TRACKS. ELEVATION = 182.950'
- ONE FOOT CONTOUR INTERVAL
- BASE FLOOD ELEVATION (BFE) = 151.1' FROM FEMA FLOOD INSURANCE RATE MAP
 CITY OF CORNELLUS, EFFECTIVE DATE JANUARY 8, 1982.

**CASWELL/
 HERTEL**
 SURVEYORS INC.
 8130 S.W. 12TH AVE.
 BEAVERTON, OREGON 97008
 (503) 544-3179

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

OREGON
 REG. NO. 1190
 CASWELL/HERTEL
 3000

RENEWAL DATE 8/30/15



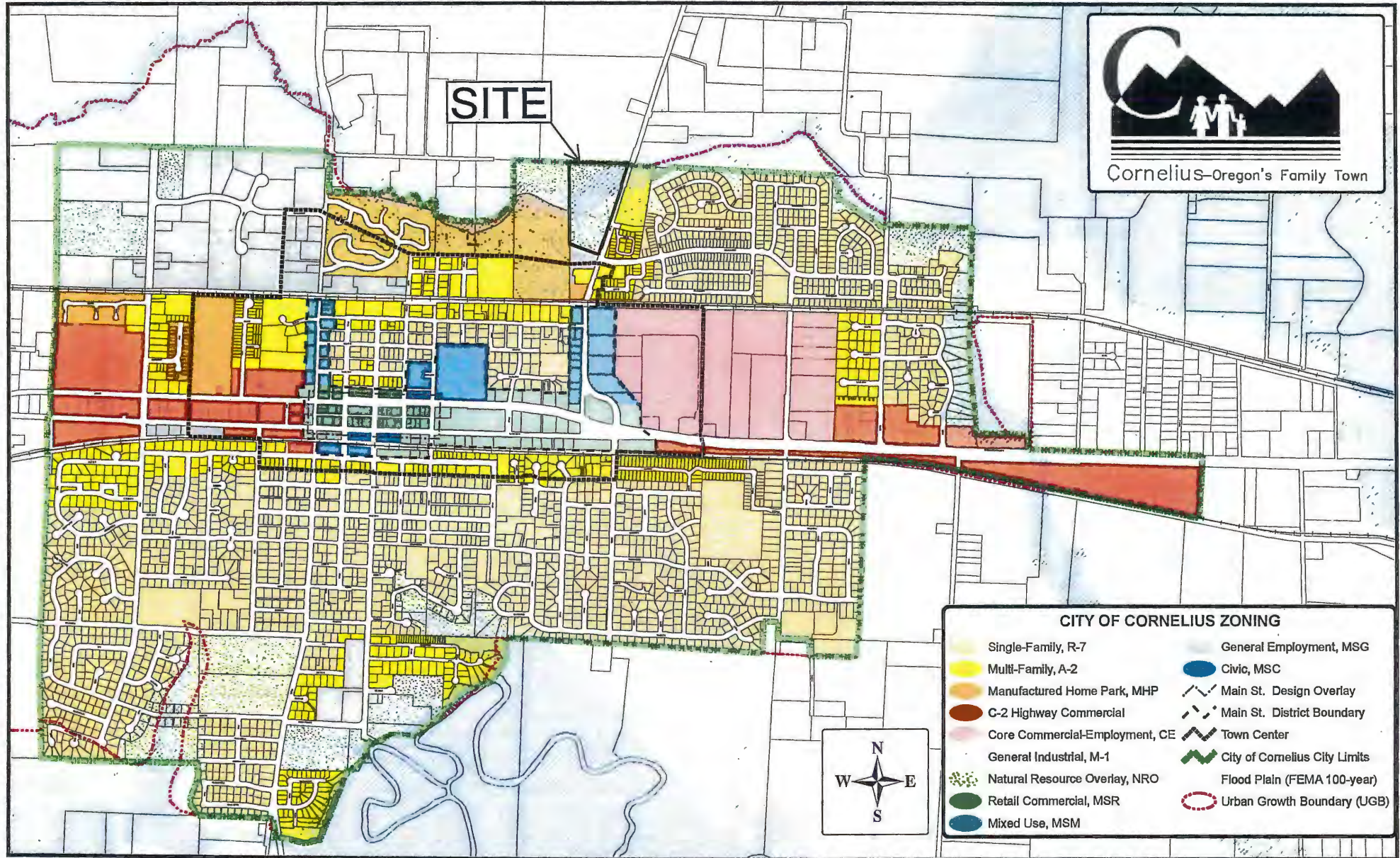
REVISIONS

DATE	BY	REVISION

DRAWN BY: BOB WHITE CHECKED BY: JOB NUMBER: 5147

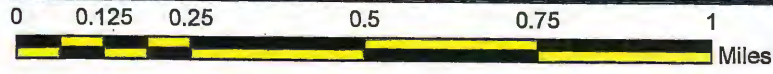
Existing Zoning Map

SITE



CITY OF CORNELIUS ZONING

Single-Family, R-7	General Employment, MSG
Multi-Family, A-2	Civic, MSC
Manufactured Home Park, MHP	Main St. Design Overlay
C-2 Highway Commercial	Main St. District Boundary
Core Commercial-Employment, CE	Town Center
General Industrial, M-1	City of Cornelius City Limits
Natural Resource Overlay, NRO	Flood Plain (FEMA 100-year)
Retail Commercial, MSR	Urban Growth Boundary (UGB)
Mixed Use, MSM	



Revised: January 2013 By: T.N.F.
 Source: City of Cornelius & Metro Regional Land Information System (RLIS)

Proposed Zoning Map

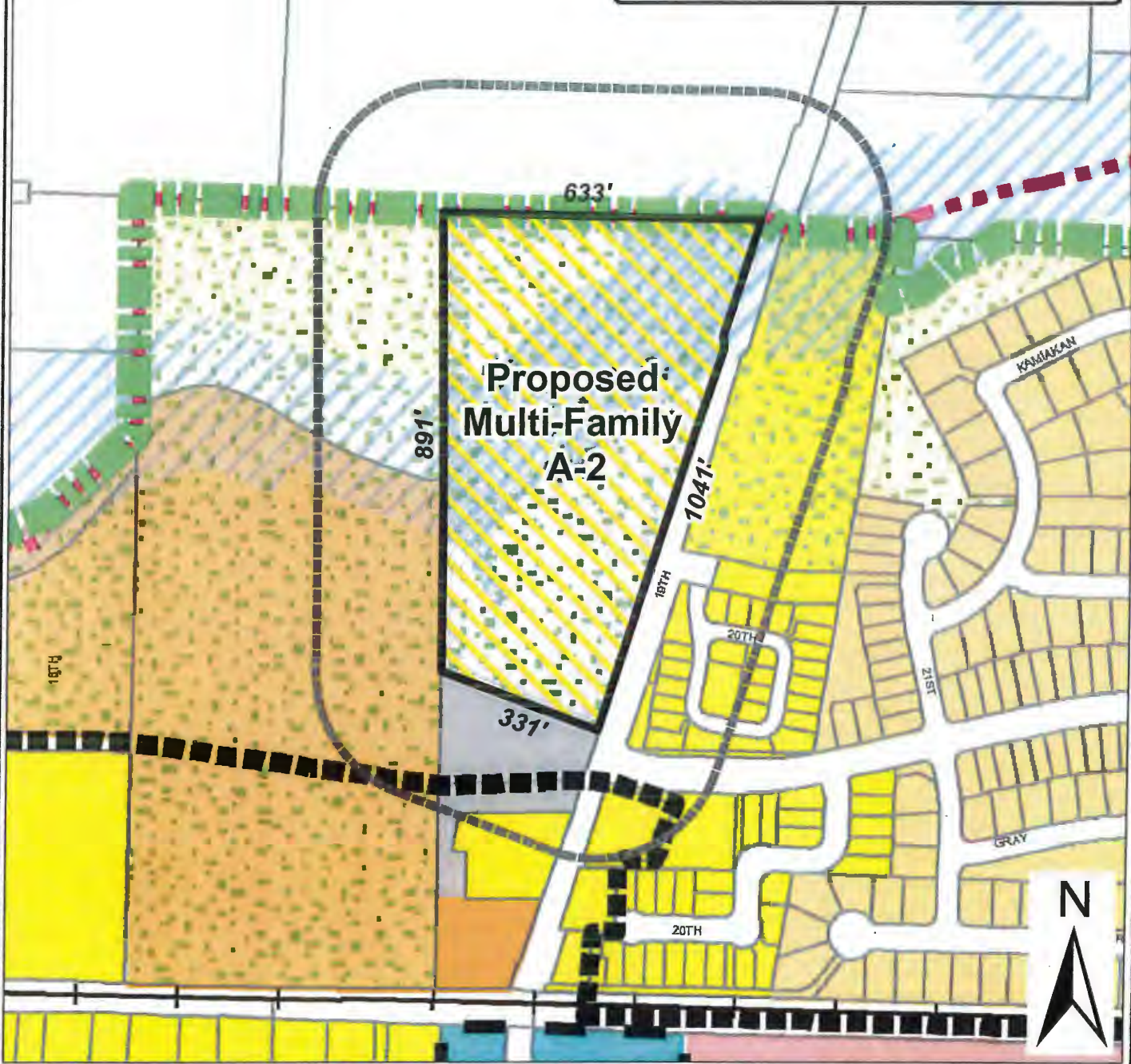
Legend



Subject Property: 1N334CB00100
 250 ft Buffer of Subject Property

CITY OF CORNELIUS ZONING

- Single-Family, R-7
- Multi-Family, A-2
- Manufactured Home Park, MHP
- C-2 Highway Commercial
- Core Commercial-Employment, CE
- General Industrial, M-1
- Natural Resource Overlay, NRO
- Retail Commercial, MSR
- Mixed Use, MSM
- General Employment, MSG
- Civic, MSC
- Main St. Design Overlay
- Main St. District Boundary
- Town Center
- City of Cornelius City Limits
- Flood Plain (FEMA 100-year)
- Urban Growth Boundary (UGB)



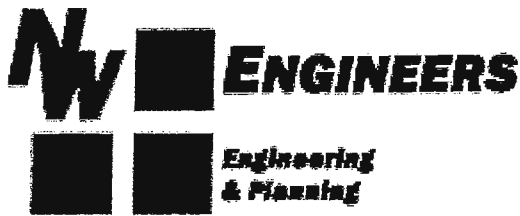
NW ENGINEERS
 Engineering & Planning
 3409 NW JOHN OLSEN PLACE
 HILLSBORO, OREGON 97124
 T: 503.601.4401
 F: 503.601.4402
 W: www.nw-eng.com

Proposed Zoning Map 925 N 19th Avenue City of Cornelius, Oregon

Source:
 Metro Data Resource Center's RLIS Live Data, Feb. 2014 and
 City of Cornelius Zoning Map, Jan. 2013

Date:	03/05/2014
Scale:	1 in. = 300 ft.
Project #:	N0258
Drawn By:	CEB

Neighborhood Meeting Documentation



NW Engineers, LLC
3409 NW John Olsen Place
Hillsboro, OR 97124
Phone (503) 601-4401
Fax (503) 601-4402
Email gregt@nw-eng.com

Neighborhood Meeting Notes
Harvey Property - Plan Amendment
925 N. 19th Avenue

January 8, 2014, 6:30 pm

Location: Centro Cultural of Washington Co
Community Room
1110 N. Adair Street
Cornelius, Oregon 97113

Property Owner - Paul Harvey

Representatives - Matt Newman

Attendees: Approximately 6 people

Meeting Notes:

The meeting began at 6:30 when neighbors had arrived. Mr. Newman of NW Engineers and Mr. Harvey introduced themselves as representative and son of owner, respectively. Two hand-outs were provided showing the potential 49-lot development plan. The others in the room identified themselves and where they live (or own property).

Mr. Newman stated that although a potential development plan is shown on the drawing, the purpose of the meeting was to discuss the proposed Plan Amendment and Zone Change. He first described the land use process through the City of Cornelius which is necessary for a Plan Amendment. He and Mr. Harvey then spoke about site conditions, potential habitat buffers, road access, building demolition and the ultimate plan for additional housing on the property. Once the Plan Amendment and Zone Change is approved, additional studies would be conducted including wetland delineation, Geotechnical evaluation, Traffic studies, preliminary design and engineering, etc. which is necessary before a subdivision land use application is submitted.

There were several questions from neighbors which were addressed by Mr. Newman and Mr. Harvey and the neighbors expressed general support for the project.

The meeting adjourned at 7:15.

Sincerely,

A handwritten signature in black ink, appearing to read 'Matt Newman', written over a horizontal line.

Matt Newman
Planning Manager

DEVELOPER OR AGENT: MATT NEWMAN

PROJECT LOCATION: 925 N 19th Avenue

AFFIDAVIT OF MAILING NOTICE

I, MATT NEWMAN, being first duly sworn; say that I am
(represent) the party intended to submit an application to the City of Cornelius for a
proposed COMP PLAN AMENDMENT affecting land located at
925 N 19th Avenue, ZONE CHANGE and that pursuant to Ordinance 810, Chapter
18.10, and the guidelines set out by the Planning Director, did on the 18th
day of DECEMBER, 2013, personally mail notice to affected property
owners within 250 feet of the proposed development site.

Sign and Date in the presence of a Notary Public. Certain City staff are Notary Publics and are available for witnessing.

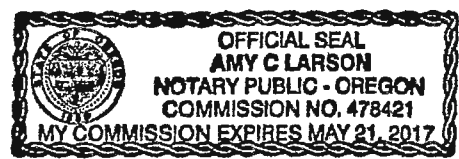
Signature: *Matt Newman*

Dated this 5th day of MARCH, 2014.

Subscribed and sworn to before me this 5th day of March,
2014.

Notary Public for the State of Oregon

My Commission expires: May 21, 2017



DEVELOPER OR AGENT: MATT NEWMAN

PROJECT LOCATION: 925 N 19th Avenue

AFFIDAVIT OF POSTING NOTICE

I, MATT NEWMAN, being first duly sworn; say that I am (represent) the party intended to submit an application to the City of Cornelius for a proposed COMP PLAN AMENDMENT affecting land located at 925 N 19th Avenue, and that pursuant to Ordinance 810, Chapter ZONE CHANGE 18.10, and the guidelines set out by the Planning Director, did on the 18th day of DECEMBER, 2013, personally post public notice to on the proposed development site.

Sign and Date in the presence of a Notary Public. Certain City staff are Notary Publics and are available for witnessing.

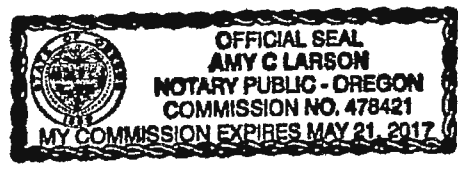
Signature: [Handwritten Signature]

Dated this 5th day of MARCH, 2014.

Subscribed and sworn to before me this 5th day of March, 2014.

Notary Public for the State of Oregon

My Commission expires: May, 21 2017



NEIGHBORHOOD MEETING ATTENDANCE ROSTER

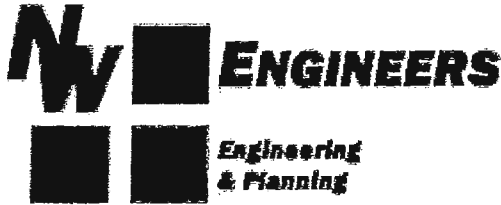
PROJECT: HARVEY DEVELOPMENT

MEETING DATE: 1-8-14

PLEASE PRINT LEGIBLY!

NAME	FULL MAILING ADDRESS & E-MAIL ADDRESS	CITY, STATE	ZIP CODE	PHONE #
NW ENGINEERS MATT NEWMAN	3409 NW John Olsen PLACE	Hillsboro	97124	503 601-4401
Pat Decker	33589 SW Laurel Rd	Hillsboro	97123	503-628-1931
Eric Thompson	pdxerict@yahoo.com	Portland	97229	503-706-6133
PAUC HARVEY	11419 N. W. Laidlaw Rd.	Portland	97229	503-780-1236
ERIC HARVEY	20772 SW MARINA ST.	BEAV	97007	925-818-9232
Bill Michels	507 N. 19th Ave. SR 21	CORNWALLUS	97113	503 3274738
Roy Gibson	9165 S. Webb Rd		97113	503-640-5502
Dorek Brown	# 250 615 SW Macadam Ave	Portland	97219	(503) 703-6090

MEETING NOTICE
PROPOSAL: COMPREHENSIVE PLAN AMENDMENTS
ZONE MAP AMENDMENT AND DEVELOPMENT CENTER CREATIVITY
SUPPORT RESOLUTION, SUBDIVISION WITH A SPECIAL USE AND RELATED
SINGLE FAMILY ZONING
DATE: 01 / 08 / 14; TIME: 6 . 30 . PM
PLACE: GUNNISON TRAILS OF WASHINGTON COUNTY
110 N ADAMS ST, SCHWABEVILLE, MO 64783
CONTACT: Matt Newman
503.601.4401 • www.nw-otg.com



NW Engineers, LLC
3409 NW John Olsen Place
Hillsboro, OR 97124
Phone (503) 601-4401
Fax (503) 601-4402
Website www.nw-eng.com

December 18, 2013

Dear Property Owner/HOA Representative:

Re: Neighborhood Meeting for Proposed Comprehensive Plan Amendment (CMA) and Zone Map Amendment (ZMA) and a 49 residential unit Planned Development on an existing Industrial site on the west side of N 19th Avenue, Cornelius, Oregon.

NW Engineers represents Harvey Family Trust, the property owner of the site identified by the Washington County assessor as Tax Lot 100 of Tax Map 1N3 34CB (refer to enclosed Exhibit). The site is further described as 925 N 19th Avenue, Cornelius, Oregon 97113.

The applicant is proposing a Comprehensive Plan Amendment and Zone Map Amendment from Industrial, M-1, to Multi-Family Residential, A-2, and to develop an approximate 49 unit residential subdivision with a mix of attached and detached single family homes. The location will be on the site of the vacant meat processing plant (to be demolished), on the west side of N 19th Avenue. Access to the site will be from a new street intersecting with N 19th Avenue across from the proposed new access street to the existing subdivision on the east side of N 19th Avenue. The site is designated M-1 (General Industrial) on the City of Cornelius Zoning Map.

Prior to submitting the CMA and ZMA applications to the City of Cornelius for review and approval, we wish to discuss the proposal in more detail with the surrounding property owners and residents. Accordingly, you are invited to attend an informational meeting for the proposal at the following date, time and location:

DATE: Wednesday January 8, 2014
TIME: 6:30 p.m. – 7:30 p.m.
PLACE: Centro Cultural of Washington County
Community Room
1110 N. Adair St.
Cornelius OR, 97113








This will be an informational meeting to review and discuss the preliminary development plans. The plans may be altered prior to submittal of the application to the City of Cornelius. We look forward to discussing this proposal with you. Feel free to fax your comments to (503) 601-4402, or email to mattn@nw-eng.com if you will be unable to attend the meeting.

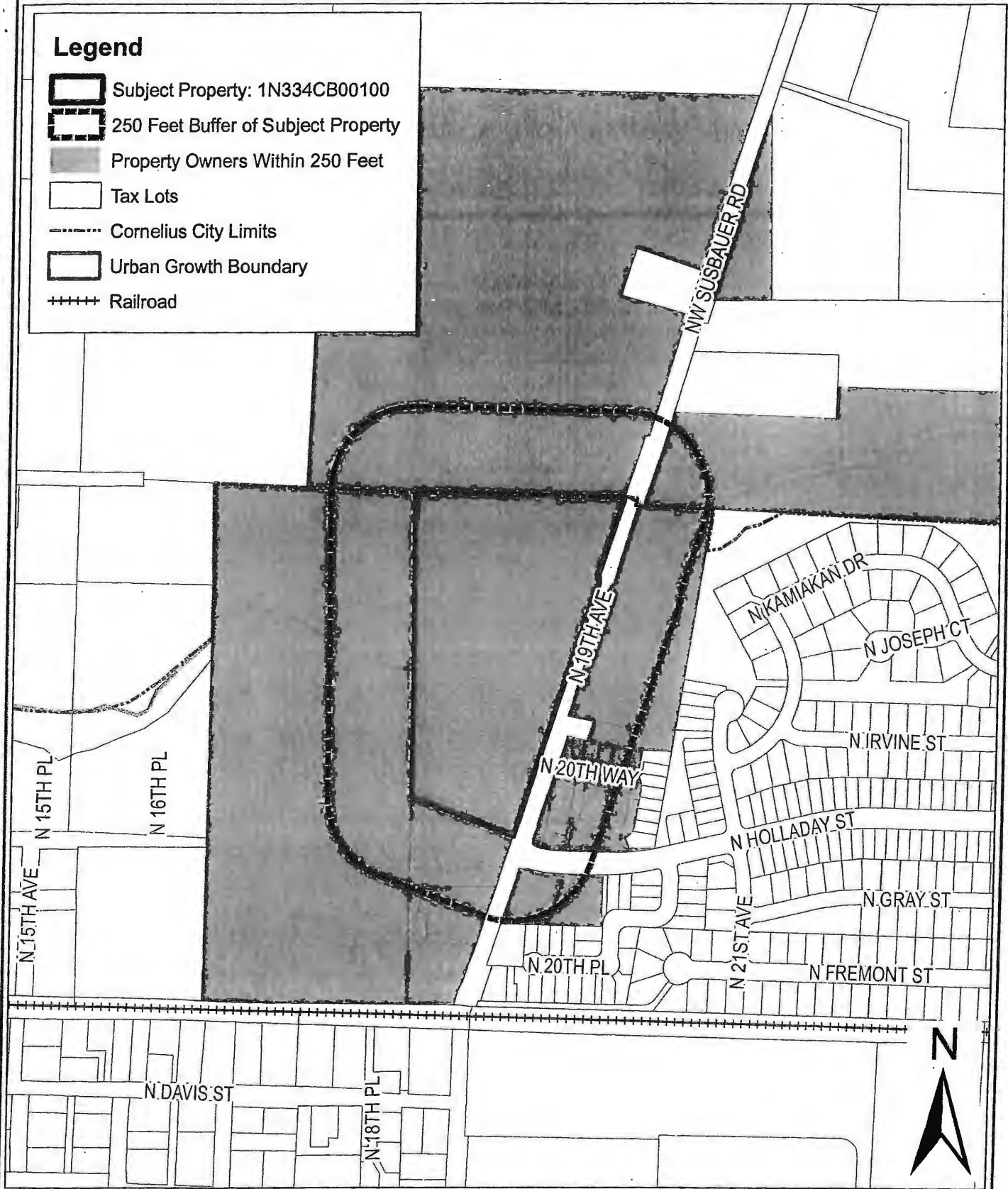
Sincerely,


Matthew Newman
Planning Manager

Engineering • Planning
Director: Greg Thiel, PE
Planning Manager: Matt Newman

Legend

-  Subject Property: 1N334CB00100
-  250 Feet Buffer of Subject Property
-  Property Owners Within 250 Feet
-  Tax Lots
-  Cornelius City Limits
-  Urban Growth Boundary
-  Railroad



NW ENGINEERS
 Engineering & Planning
 3409 NW JOHN OLSEN PLACE
 HILLSBORO, OREGON 97124
 T: 503.601.4401
 F: 503.601.4402
 W: www.nw-eng.com

Neighborhood Mtg. Notice Exhibit
925 N 19th Avenue
City of Cornelius, Oregon

Source:
 Metro Data Resource Center's RLIS Live Data, August, 2013

Date:	12/17/2013
Scale:	1 in. = 400 ft.
Project #:	N0258
Drawn By:	CEB

TLID	OWNER	OWNER ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP
1N334CB00900	LAZARO JORGE	1727 ASH ST #B	FOREST GROVE	OR	97116-2864
1N334CB00800	SMOKETREE MHC LLC	1818 GILBRETH RD #240	BURLINGAME	CA	94010-1217
1N334CB00700	EMANUEL LUTHERN CONGREGATION OF CORNELIUS	PO BOX 505	CORNELIUS	OR	97113-0505
1N334CB00600	SMOKETREE MHC LLC	1818 GILBRETH RD #240	BURLINGAME	CA	94010-1217
1N334CB00200	METRO BY OFFICE OF METRO ATTY	600 NE GRAND AVE	PORTLAND	OR	97232-2736
1N334CB00100	HARVEY FAMILY TRUST	21250 SW TV HWY	ALOHA	OR	97006-1748
1N334CA23400	SHEELAR PARK OWNERS OF LOTS 1-25				00000
1N334CA23300	SHEELAR PARK OWNERS OF LOTS 1-25				00000
1N334CA23200	SHEELAR PARK OWNERS OF LOTS 1-25				00000
1N334CA23100	SHEELAR PARK OWNERS OF LOTS 1-25				00000
1N334CA23000	BLAKE DEANN & LOREN	845 N 20TH WAY	CORNELIUS	OR	97113-8553
1N334CA22900	DIXON SHAWN & DIXON ROCKELLE	857 N 20TH WAY	CORNELIUS	OR	97113-8553
1N334CA22800	FURNISH FRANK & BEVERLY	3184 SE ROOD BRIDGE RD	HILLSBORO	OR	97123-8653
1N334CA22700	SHIROTA BRYAN & LARYSA	873 N 20TH WAY	CORNELIUS	OR	97113-8553
1N334CA22600	GONZALEZ GLORIA MARQUEZ	887 N 20TH WAY	CORNELIUS	OR	97113-8553
1N334CA22500	MCMULLEN EDDIE H & LISA M.	895 N 20TH WAY	CORNELIUS	OR	97113-8553
1N334CA22400	VONGTAPE CECILE N	897 N 20TH WAY	CORNELIUS	OR	97113-8553
1N334CA22300	WHITTAKER GENE A	PO BOX 603	CORNELIUS	OR	97113-0603
1N334CA22200	WHITTAKER GENE A	PO BOX 603	CORNELIUS	OR	97113-0603
1N334CA22100	FRIEBEL WILLIAM PAUL & FRIEBEL DEBRA SUSANN	15888 N BANK RD	ROSEBURG	OR	97470-7705
1N334CA22000	NIETO ELISEO	867 N 20TH WAY	CORNELIUS	OR	97113-8553
1N334CA21900	LARA-ESQUIVEL LEOBARDO & RIVAS-MIRANDA ROSA VIOLETA	871 N 20TH WAY	CORNELIUS	OR	97113-8553
1N334CA21800	NODINE CHELSEA L	883 N 20TH WAY	CORNELIUS	OR	97113-8553
1N334CA20900	DAVIS JEREMY TODD	836 N 20TH WAY	CORNELIUS	OR	97113-8553
1N334CA20800	WORK PAUL R	2776 NE CHARLOIS DR	HILLSBORO	OR	97124-1344
1N334CA20700	YOUNG SID JR & CHANHEI	PO BOX 651	BANKS	OR	97106-0651
1N334CA20600	KEARNS KEVIN J	808 N 20TH WAY	CORNELIUS	OR	97113-8553
1N334CA20300	COUNCIL CREEK ESTATES HOMEOWNERS ASSOCIATION				00000
1N334CA16800	COUNCIL CREEK ESTATES OWNERS ASS				00000
1N334CA00500	KLYM STELLA	1801 NW UPISHUR STE #210	PORTLAND	OR	97209-1744
1N334CA00201	DECKER PATRICIA JEAN REV LIV TR	650 N 19TH AVENUE	CORNELIUS	OR	97113-9229
1N334CA00200	MARTINEZ GERARDO & MARIA L	33589 SW LAUREL RD	HILLSBORO	OR	97123-9037
1N3340000500	METRO BY OFFICE OF METRO ATTY	901 N 21ST AVE	CORNELIUS	OR	97113-7393
1N3340000401	JACOBSMUHLEN MEATS INC	600 NE GRAND AVE	PORTLAND	OR	97232-2736
		1395 NW SUSBAUER ROAD	CORNELIUS	OR	97113-6331

Tax Map

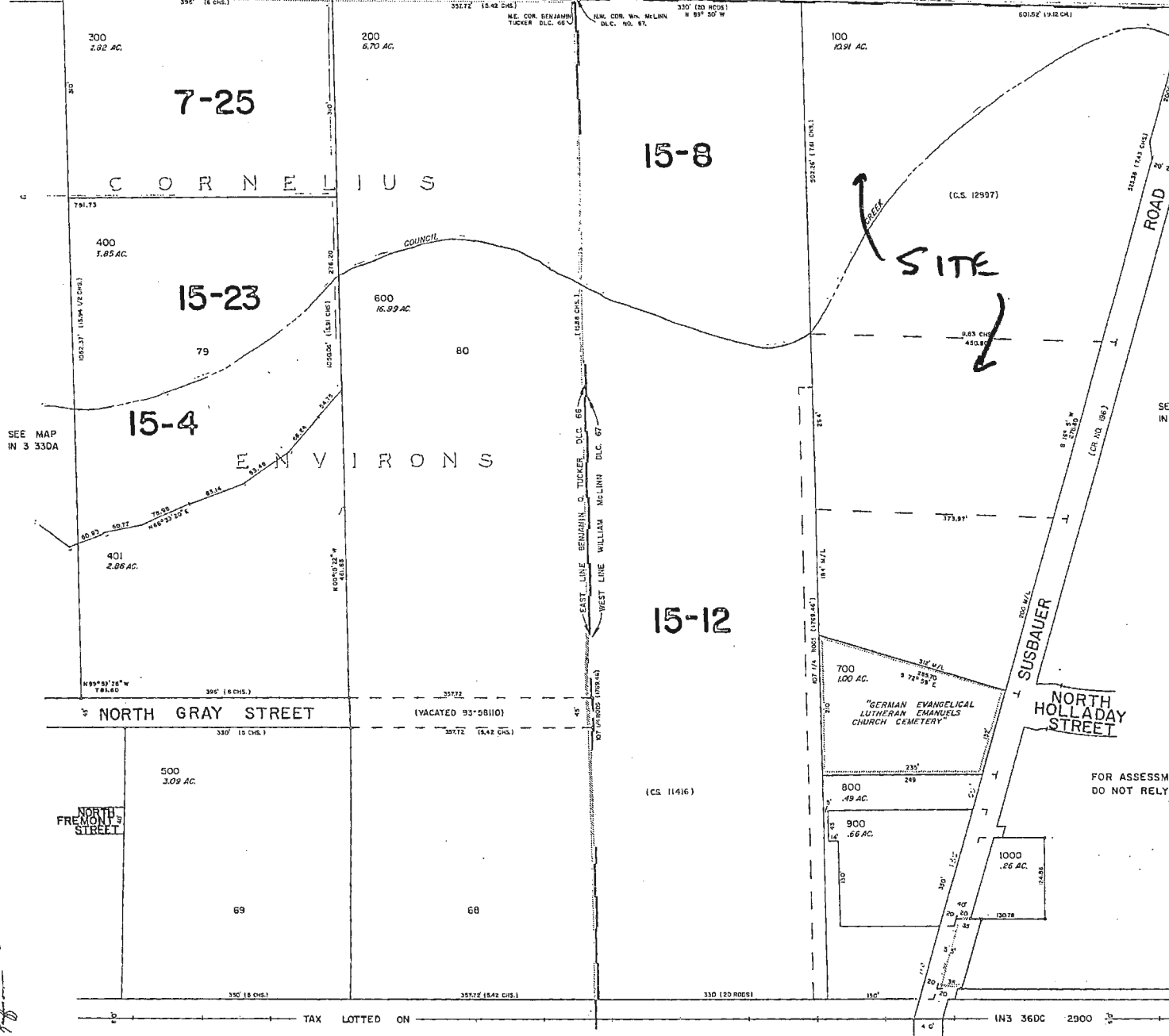
Exhibit No. 7

WASHINGTON COUNTY OREGON

SCALE 1" = 100'

SEE MAP IN 3 34

SPIESSCHAERT ROAD



CANCELLED TLNO'S
 1100,1200,1300,1400,
 1500,1600,1700,1800,
 1900,2000,2100,2200,
 2300,2400,2500,
 2600,2700,2800,

SEE MAP
 IN 3 34CA

FOR ASSESSMENT PURPOSES ONLY
 DO NOT RELY ON FOR ANY OTHER USE

2-11-01

SEE MAP
 IN 3 330D

SEE MAP
 IN 3 34CC

SEE MAP
 IN 3 34CD

CORNELIUS
 IN 3 34CB

Site Photographs

N. 19th AVENUE



LOOKING SOUTH



LOOKING NORTH



CEMETARY TO SOUTH



EXISTING BUILDINGS



NORTH SIDE OF SITE



EAST SIDE OF N. 19TH AVE

③



EXISTING BUILDINGS





MH PARK TO WEST



WETLANDS

6



ACCESS ROAD IN REAR OF SITE
ADJACENT TO BUFFER



(7)



NORTH SIDE OF SITE



WETLANDS

EXHIBIT
“B”
ZMA-01-14



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: **City of Cornelius**

Local file no.: **CPA-01-14 & ZMA-01-14**

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): **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-**

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

The applicnat/property owner is propoising a Comprehensive Plan Map Amendment and Zoning Map Amendment from Industial to Multi-Family Residential.

Date of first evidentiary hearing: **04/22/2014**

Date of final hearing: **Unknown at this time**

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 **Industrial** to **Medium Density Residential**
Change from _____ to _____
- New or amended land use regulation
- Zoning map amendment(s) – Change from **General Industrial, M-1** to **Multi-Family Residential, A-2**
Change from _____ to _____
- An exception to a statewide planning goal is proposed – goal(s) subject to exception:

Acres affected by map amendment: **10.91**

Location of property, if applicable (site address and T, R, Sec., TL): **1N3 34CB Tax Lot #100**

List affected state or federal agencies, local governments and special districts:

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.

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.

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>

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



CITY OF CORNELIUS

NOTICE OF PUBLIC HEARINGS

NOTICE IS HEREBY GIVEN that two (2) Public Hearings will be held before the City of Cornelius Planning Commission on Tuesday, April 22, 2014 at 7:00 PM in the City of Cornelius Council Chambers, 1310 N. Adair, Cornelius, Oregon, to consider the following:

Request: CPA-01-14; Amendment of the City Comprehensive Plan Map of one (1) tax lot that approximately 10.91 acres in size from Industrial to Medium Density Residential.

Applicant: Paul Harvey.
Owner: Harvey Family Trust.
Site Address: 925 N. 19th Avenue, Cornelius, OR 97113.
Legal Description: 1N3 34CB Tax Lot #100
Review Criteria: Chapter 18.05 (Introduction and General Provisions); Chapters 18.10 & 18.15 (Application & Review Procedures); Chapter 18.130 (Comprehensive Plan).

Request: ZMA-01-14; Amendment to the City of Cornelius Zone Map of one (1) tax lot that is approximately 10.91 acres in size from General Industrial, M-1 to Multi-Family Residential, A-2.

Applicant: Paul Harvey.
Owner: Harvey Family Trust.
Site Address: 925 N. 19th Avenue.
Legal Description: 1N3 34CB Tax Lot #100
Review Criteria: Chapter 18.05 (Introduction and General Provisions); Chapters 18.10 & 18.15 (Application & Review Procedures); Chapter 18.125 (Zone Map Amendment).

At the time and place listed above all persons will be given a reasonable opportunity to give testimony either for or against each 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(s), 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.

In order for an issue to be considered for appeal to the City Council, 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 might request that the record remain open for at least seven days after the hearing.

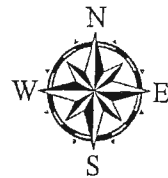
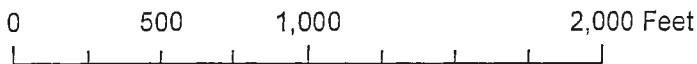
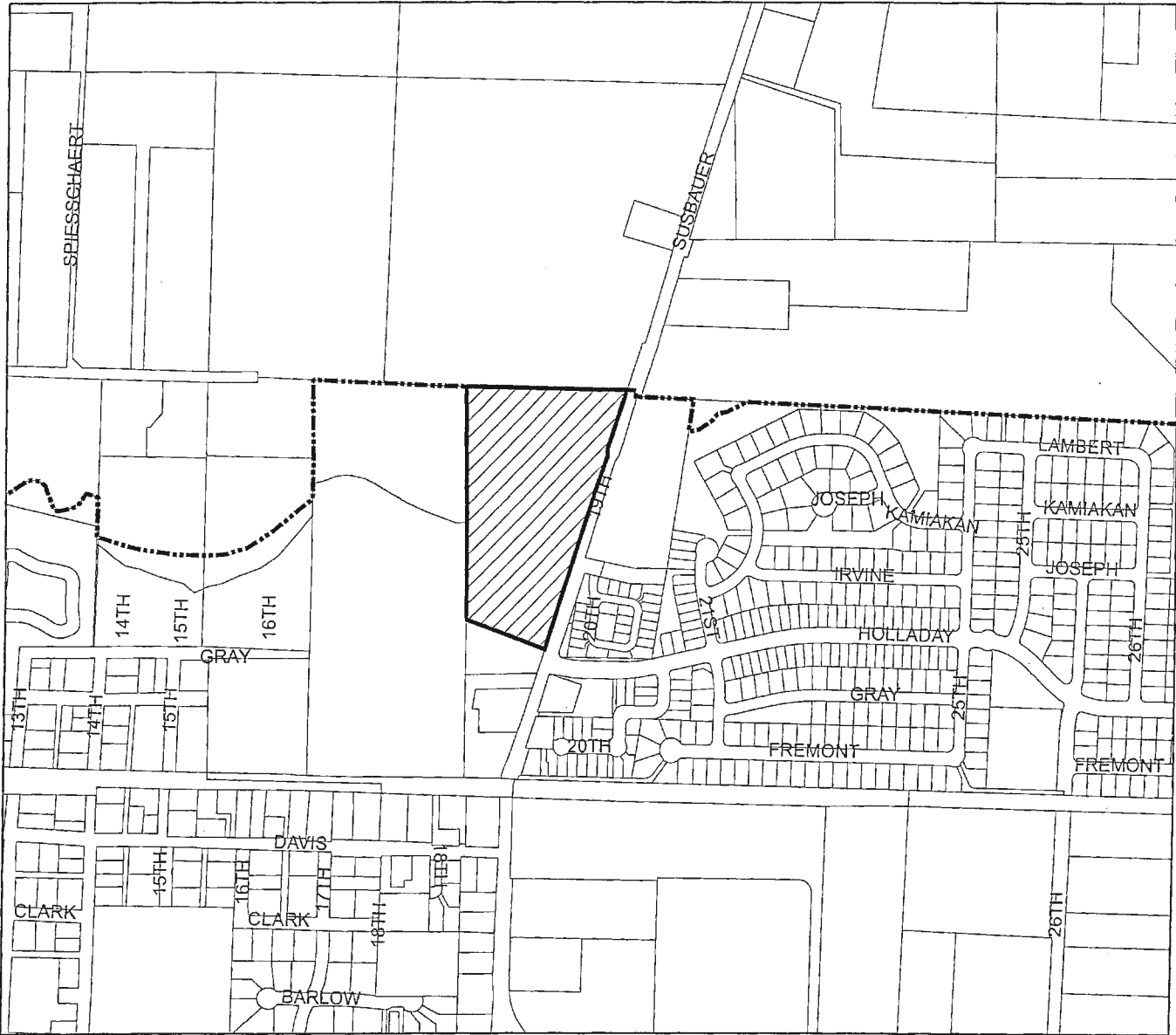
A copy of the application(s), all documents and evidence relied upon by the applicant and applicable criteria are available for review at the Community Development Department, 1300 S. Kodiak Circle during regular business hours, at least seven (7) days prior to the scheduled public hearing. Copies may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

If you have questions regarding the application(s) or would like to submit written comments you may contact Tim Franz, Associate Planner at (503) 357-3011, City of Cornelius, Community Development Department.




City of Cornelius

File # CPA-01-14 & ZMA-01-14

925 N. 19th Avenue (1N3 34CB, Tax Lot #100)



Legend

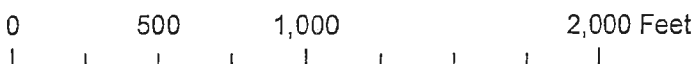
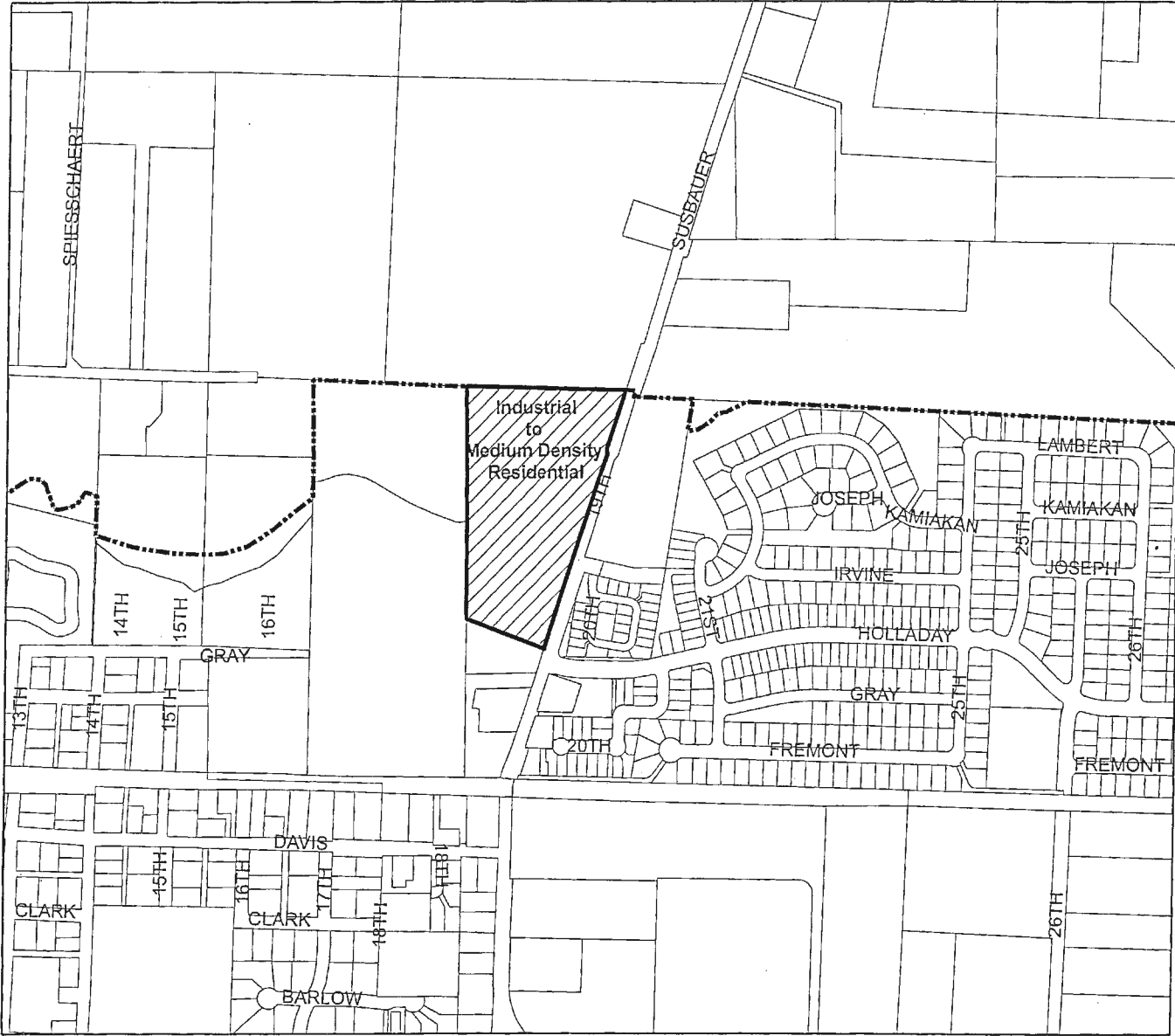
-  Subject Site
-  City Limits
-  Tax Lots

Disclaimer: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. The information within this map may not indicate the most current/actual conditions. The city does not verify all information provided nor guarantees its accuracy. The use of any information that may be provided by the City will be completely at your own risk. Source: City of Cornelius & Metro Regional Land Information System (RLIS).

City of Cornelius

File # CPA-01-14

925 N. 19th Avenue (1N3 34CB, Tax Lot #100)



Legend

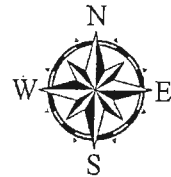
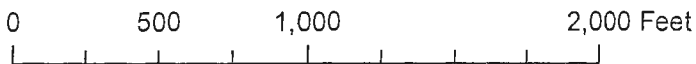
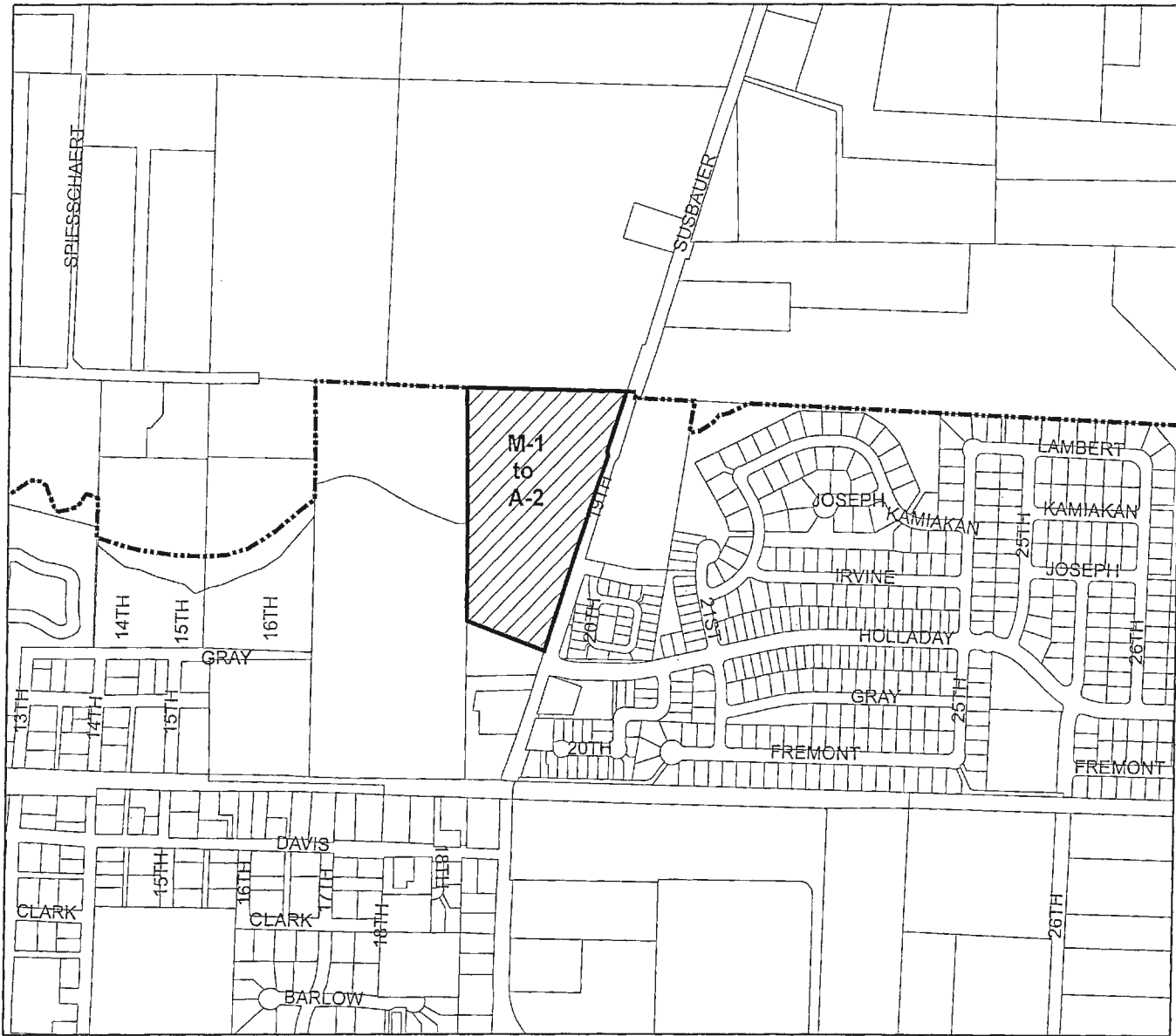
- Subject Site
- City Limits
- Tax Lots

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City of Cornelius

File # ZMA-01-14

925 N. 19th Avenue (1N3 34CB, Tax Lot #100)



Legend

- Subject Site
- City Limits
- Tax Lots

Disclaimer: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. The information within this map may not indicate the most current/actual conditions. The city does not verify all information provided nor guarantees its accuracy. The use of any information that may be provided by the City will be completely at your own risk. Source: City of Cornelius & Metro Regional Land Information System (RLIS).

EXHIBIT
“C”
ZMA-01-14

Memo

Subject: Engineering Comments on N. 19th Comp Plan Amendment and Zone Change

Date: March 20, 2014

By: Terry, Keyes, P.E., City Engineer

These comments are based on existing conditions on site. The comments are intended to help in the formation of conditions of approval for the Comprehensive Plan Amendment and Zone Change Request. The comments discussing infrastructure improvements are not intended to be conditions on these applications. Rather these comments included to assist the applicant and future developers to understand the improvements that are needed with any development of the site.

More comprehensive engineering and public works comments will be provided when development proposals are submitted for these parcels.

General

The site consists of 10.91 acres on the west side of N. 19th, just south of Council Creek. The site is bordered by Council Creek on the north, N. 19th Avenue on the east, a mobile home park on the west and the cemetery on the south.

Street

N. 19th is classified as an arterial. The arterial dimensions vary depending on whether the street is two lanes or three lanes. A three lane arterial occurs when a middle turn lane exists. The dimensions for the two types of arterials are provided below:

	2 Lane	3 Lane
ROW Width	60'	72'
Lane widths	12'	12'
Bike Lanes	6' both sides	6' both sides
Parkway strip	6' both sides	6' both sides
Sidewalk	5' both sides	5' both sides
ROW to edge of sidewalk	1'	1'

North 19th will need to be improved on the west side to these dimensions as part of site development. In addition, street trees and illumination will be required on 19th adjacent to the site.

The City's adopted TSP calls for Holladay to eventually connect between Gray Street and 19th as a collector. This means the site plan must allow for the future Holladay Street extension along the southern boundary of the site. At a minimum this will include a ½ width (30 foot) right of way dedication for the future collector street.

All internal roads for this development that are public streets shall meet City standards for local residential streets.

Water

A 12" water main currently exists in North 19th, adjacent to the site. This water main will be sufficient to serve the site.

Sanitary Sewer

While sanitary sewers exist in the vicinity of the site, the developer will need to study the best route to connect to the existing sanitary sewers as part of site development engineering.

Stormwater

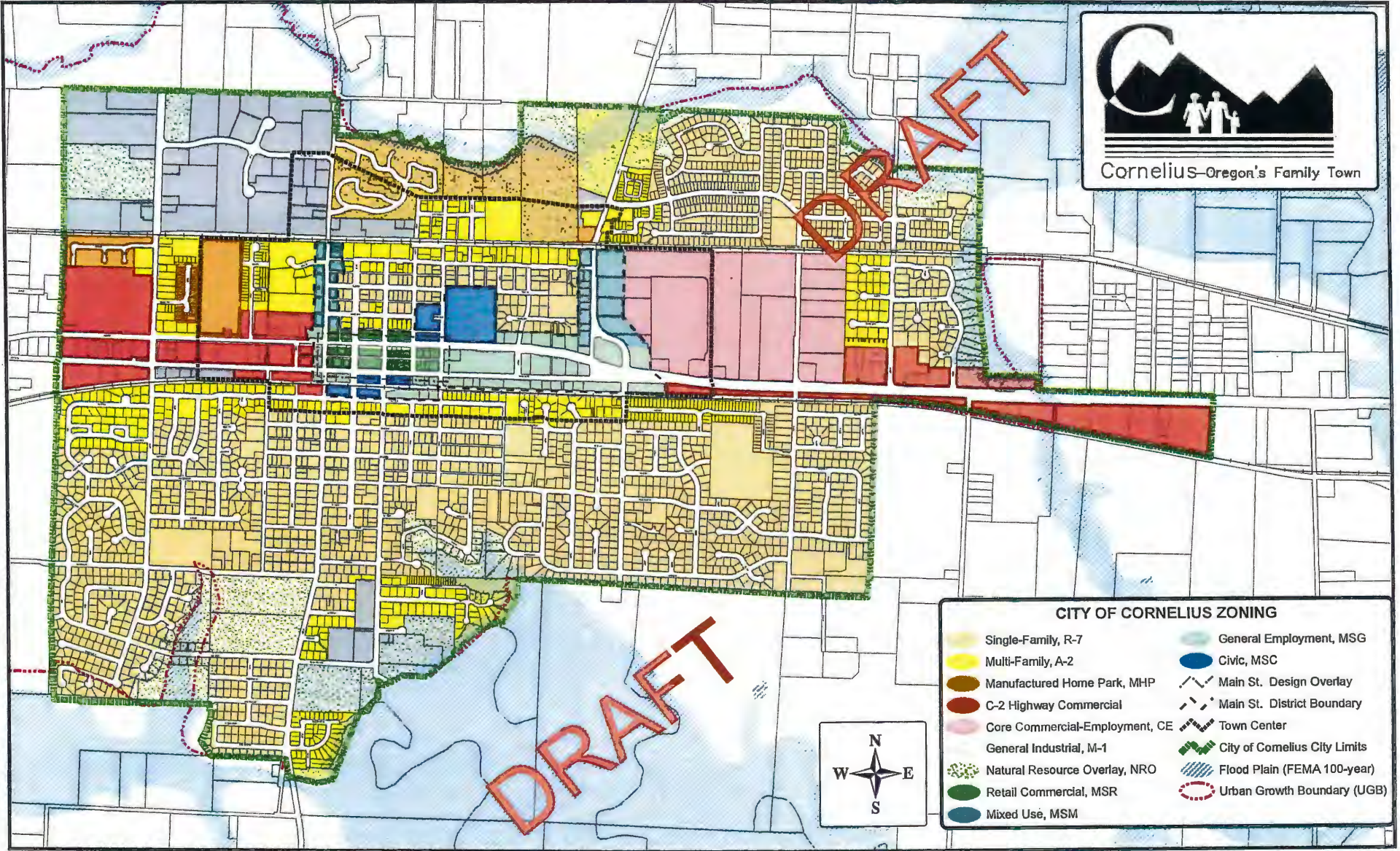
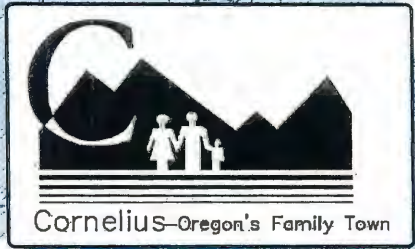
The site is adjacent to Council Creek. Therefore, the site will need a Site Assessment approved by Clean Water Services that establishes a vegetated corridor through the site.

Storm runoff from the site can easily be treated before discharge to Council Creek. All runoff from the site will need to be treated in public water quality facilities. The treatment requirements are those contained in Clean Water Services Design and Construction Standards.

The site contains a major storm outfall from the City storm sewer system on the west side of the site. This outfall will need to be preserved or relocated to a suitable location.

Also, a biofiltration swale that treats runoff from N. 19th is located on the south side of Council Creek on this parcel. The swale will need to be preserved or relocated to a suitable location.

EXHIBIT
“D”
ZMA-01-14



CITY OF CORNELIUS ZONING

Single-Family, R-7	General Employment, MSG
Multi-Family, A-2	Civic, MSC
Manufactured Home Park, MHP	Main St. Design Overlay
C-2 Highway Commercial	Main St. District Boundary
Core Commercial-Employment, CE	Town Center
General Industrial, M-1	City of Cornelius City Limits
Natural Resource Overlay, NRO	Flood Plain (FEMA 100-year)
Retail Commercial, MSR	Urban Growth Boundary (UGB)
Mixed Use, MSM	

0 0.125 0.25 0.5 0.75 1 Miles

Revised: April 2014 By: T.N.F.
 Source: City of Cornelius & Metro Regional Land Information System (RLIS)

EXHIBIT
“E”
ZMA-01-14

RECEIVED

APR 03 2014

Community Development

OFFSITE WETLAND DETERMINATION REPORT
OREGON DEPARTMENT OF STATE LANDS

BATCH
WD#: 2014-0196

775 Summer Street NE, Suite 100, Salem OR 97301-1279 Phone: (503) 986-5200

At your request, an offsite wetland determination has been conducted on the property described below.

County: Washington

City: Cornelius

Other Name & Address: Tim Franz, City of Cornelius, Community Development Department, 1355 N Barlow St.,
Cornelius, OR 97113

Township: IN

Range: 3W

Section: 34

Q/Q: CB

Tax Lot(s): 100


Project Name: Harvey Family Land Trust

Site Address/Location:

- The National Wetlands Inventory or Local Wetlands Inventory shows a wetland/waterway on the property.
- The county soil survey shows hydric (wet) soils on the property. Hydric soils indicate that there may be wetlands.
- It is unlikely that there are jurisdictional wetlands or waterways on the property based upon a review of wetlands maps, the county soil survey and other information. An onsite investigation by a qualified professional is the only way to be certain that there are no wetlands.
- There are wetlands/waterways on the property that are subject to the state Removal-Fill Law.
 - A state permit is required for ≥ 50 cubic yards of fill, removal, or ground alteration in the wetlands or waterways.
 - A state permit may be required for any amount of fill, removal, or other ground alteration in the Essential Salmonid Habitat and hydrologically associated wetlands.
- A state permit will be/will not be required for project because/if
- The proposed parcel division may create a lot that is largely wetland and thus create future development problems.
- A wetland determination or delineation is needed prior to site development; the wetland delineation report should be submitted to the Department of State Lands for review and approval.
- A permit may be required by the Army Corps of Engineers: (503) 808-4373

Note: This report is for the state Removal-Fill Law only. City or County permits may be required for the proposed activity.

Comments: This lot has a large proportion of wetlands and waterways. Part of the site includes a wetland/waterway identified on the Cornelius Local Wetland Inventory (CC-1). This site also has areas of hydric (wetland) soils. A wetland delineation is recommended prior to development. The Department of State Lands will require a permit for ≥ 50 cubic yards of fill, removal, or ground alteration in the wetlands or waterways.

Determination by: 

Date: 4/02/14

This jurisdictional determination is valid for five years from the above date, unless new information necessitates a revision. Circumstances under which the Department may change a determination and procedures for renewal of an expired determination are found in OAR 141-090-0045 (available on our web site or upon request). The applicant, landowner, or agent may submit a request for reconsideration of this determination in writing within six months from the above date.

This is a preliminary jurisdictional determination and is advisory only.

Copy To: Other Enclosures: email: Community_Development@ci.cornelius.or.us

FOR OFFICE USE ONLY

Entire Lot(s) Checked? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Waters Present <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Maybe	Request Received: 3/28/14
LWI Area: Council Creek LWI Code: CC-1	Latitude: 45.527 Longitude: -123.049	Related DSL File # N/A
Has Wetlands? <input checked="" type="checkbox"/> Y <input type="checkbox"/> N <input type="checkbox"/> Unk	ESH? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Wild & Scenic? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N
State Scenic? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	Coast Zone? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N	<input type="checkbox"/> Unk
Adjacent Waterbody: Council Creek	NWI Quad: Forest Grove	<input checked="" type="checkbox"/> Scanned <input checked="" type="checkbox"/> Mailings Completed <input checked="" type="checkbox"/> Data Entry Completed

City of Cornelius
Community Development
1355 N Barlow St
Cornelius, OR 97113



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**LAND CONSERVATION
AND DEVELOPMENT**

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