

City of Cornelius Agenda Report



To: Peter Brandom, City Manager
From: Barbara Fryer, Community Development Director
Date: January 5, 2026
Subject: Public Hearing – Urban Planning Area Agreement (Ordinance 2026-02)

Requested City Council Action: Hold a public hearing to consider the Planning Commission’s findings and recommendation on a new Urban Planning Area Agreement (UPAA) with Washington County to replace the previously adopted 1988 UPAA.

Previous Council Action: None.

Background: On October 25, 1988, Washington County and Cornelius executed the first and only Urban Planning Area Agreement. City and County staff worked together to modify the 1988 UPAA to meet the current needs of the City. A work session was held with the Planning Commission, prior to proposing the final UPAA.

The Planning Commission Approved Staff Report is attached as an exhibit.

Cost: None.

Advisory Committee Recommendation: The Cornelius Planning Commission held a public hearing on December 9, 2025, to consider the proposed amendment to replace the UPAA. The Planning Commission voted unanimously to recommend the City Council approve City File No. CPA-2025-03 to repeal the 1988 Urban Planning Area Agreement (Appendix B of the Cornelius Comprehensive Plan) and replace it with the proposed Urban Planning Area Agreement.

Staff Recommendation: Hold a public hearing.

Proposed Motion: None.

Exhibit: Planning Commission Approved Staff Report



**CITY OF CORNELIUS
COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING COMMISSION APPROVED
STAFF REPORT**

**Cornelius/Washington County Urban Planning Area Agreement
Type IV Legislative Amendment to the Comprehensive Plan**

Land Use File Number CPA-2025-03

**Planning Commission Hearing Date: December 9, 2025
Staff Report Date: November 21, 2025**

Request: A Type IV Legislative Amendment to the Cornelius Comprehensive Plan to repeal and replace amend Appendix B, Washington County-Cornelius Urban Planning Area Agreement, October 25, 1988.

Case File No. CPA-2025-03

A Type IV Legislative Amendment to the Cornelius Comprehensive Plan to repeal the Urban Planning Area Agreement (UPAA) with Washington County and replace it with a new UPAA and map.

Public Hearing Notice: Type IV – Legislative Comprehensive Plan Amendment

Project Name: Urban Planning Area Agreement

Applicant: City of Cornelius Community Development Department

Site Address: Multiple properties within the Urban Growth Boundary as mapped on the Urban Planning Area Map in this notice.

Legal Description: Multiple properties

Zones: Various Washington County Zones

Applicable Criteria: Statewide Planning Goals (OAR 660-015-0000); Metro Urban Growth Management Functional Plan (Metro Code Section 3.09); Cornelius Comprehensive Plan Amendment Criteria found in Chapter 1; Cornelius Municipal Code Chapter 18.130 Comprehensive Plan, §18.130.020(E) Amendment Procedures.

Process: Approval of a Type IV Legislative Amendment shall be processed consistent with Cornelius Municipal Code (CMC) Section 18.130.020(E). The application shall be processed with notice and a public hearing before the Planning Commission pursuant to CMC Chapter

18.15.030. The notice of the Planning Commission’s decision shall be provided to the applicant, interested parties, and anyone that testifies in the matter.

APPEAL RIGHTS

The Planning Commission makes a recommendation to the City Council concerning the request. 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 appealed to LUBA, it must be raised before the close of the record of the Public Hearing. Such issues must be raised with sufficient specificity to afford the hearing body and parties an adequate opportunity to respond to each issue.

GENERAL FACTS

- The purpose of the Urban Planning Area Agreement (UPAA) is to provide a mechanism for the City and County to work together on planning issues within the urban growth boundary in close proximity to Cornelius.
- Adoption of and UPAA serves to meet Statewide Planning Goals 2 (Land Use Planning) and 14 (Urbanization).

APPLICATION REVIEW

Section 1: Statewide Planning Goals (OAR 660-015-0000)

Goal 1: Citizen Involvement

The UPAA reflects the City and County interests in planning for areas within the Urban Growth Boundary adjacent to the City of Cornelius.

Notice for this amendment was submitted to the Department of Land Conservation and Development through the Post Acknowledgement Plan Amendment web portal (Exhibit A) on October 31, 2025, more than 35 days prior to the first evidentiary hearing of December 9, 2025. Notice was mailed to the necessary parties list (Exhibit B) on November 20, 2025, more than 20 days and less than 45 days prior to the first evidentiary hearing on the proposal. Notice was published in the Forest Grove News Times (Exhibit C) on November 20, 2025, more than 20 days and less than 45 days prior to the first evidentiary hearing on the proposal.

Goal 2: Land Use Planning

This amendment replaces the existing Urban Planning Area Agreement (UPAA). Through following the adopted land use planning processes in the Comprehensive Plan and Cornelius Municipal Code, and by sending notice to necessary parties, the requirements of Goal 2 have been met.

Goals 3 and 4 – Agricultural Land and Forest Land

This proposal does not affect land designated for agricultural uses or land designated for forestry uses. Goals 3 and 4 do not apply.

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

The amendment does not impact natural resources, scenic and historic areas or open spaces. Goal 5 does not apply.

Goal 6 – Air, Water and Land Resources Quality

The amendment does not directly or indirectly impact air, water, and land resources quality. Goal 6 does not apply.

Goal 7 – Areas subject to Natural Disasters and Hazards

This amendment does not directly or indirectly impact areas subject to natural disasters and hazards. Development is subject to Federal, State, Regional and Local regulations regarding flooding. No changes to the regulations, or to land area in or around the flood zones are proposed. Existing regulations apply to new development, such as geotechnical analysis and flood elevation certification. These protective measures and requirements apply to all land adjacent to floodplains. Thus, the requirements of Goal 7 are met when development occurs.

Goal 8 – Recreational

The amendment does not impact any recreational opportunity.

Goal 9 – Economic Development

The plan and map are acknowledged by the Oregon Land Conservation and Development Commission and Metro. The City adopted a new Economic Opportunities Analysis (EOA) in 2023. The proposed amendment will not affect the findings in the EOA or implementation.

Goal 10 – Housing

This project does not directly affect housing. Eighty-nine percent of the City's land is zoned as residential and over 94% of the city's land supply has existing development. The remaining 6% of land is either classified as redevelopable, which may have constraints such as brownfields or natural resource overlays or the land owner is not ready to redevelop. Of the 6% land remaining, approximately 9% is entitled with projects that have stalled due to inflation and economic uncertainty resulting from the current administration's wavering tariff policies. Most of the projects are ramping up for construction in the summer of 2026. The UPAA does not impact the existing residential neighborhoods or any residentially zoned lands. Thus, this Goal does not apply. When properties are annexed into the City, urban zoning is applied as planned for in the City's Comprehensive Plan.

Goal 11 – Public Facilities and Services

Within the current city limits, water, sanitary and storm sewer are available for development. Transportation facilities are sized for planned development through the City's Transportation System Plan (TSP). No new infrastructure is necessary for development within the city limits. The requirements of Goal 11 are met.

Goal 12 – Transportation

The UPAA does not modify the planned development of any land in the city or its UGB. These areas have a planned transportation system that meets the needs of the community. However, the UPAA does specify a process for the City and County to work on an Intergovernmental Agreement to transfer roadways from County to City jurisdiction. Thus, the requirements of Goal 12 have been met.

Goal 13 - Energy Conservation

Energy conservation measures are found within the solar regulations of the Cornelius Municipal Code and the Building Code. Any future development must be compliant with both. When properties annex into the city, solar regulations would apply.

Goal 14 – Urbanization

This UPAA specifies the city and county planning and coordination responsibilities with regard to land within the Urban Growth Boundary that are within the City's sphere of influence.

Goals 15 through 19 pertain to the Willamette River, Coast and Estuaries. Cornelius is not adjacent to any of these resources. Therefore, Goals 15 through 19 do not apply to this amendment.

Conclusion for Section 1: Statewide Planning Goals

Based on the analysis, staff finds that the Statewide Planning Goals have been met.

Section 2: Metro Urban Growth Management Functional Plan:

Title 1: Housing Capacity

This Comprehensive Plan Amendment does not propose a map amendment or any policy changes that affect housing capacity; therefore, the requirements for Title 1 are not applicable to this amendment.

Title 2: Regional Park Policy – repealed by Metro

Title 3: Regional Water Quality and Flood Management

This Comprehensive Plan Amendment does not propose a map amendment or policy changes that affect implementation of water quality or flood management. Existing regulations will apply to all new development and this amendment does not propose any changes to the regulations or map. Through implementation of the existing regulatory framework for new development, this title is met.

Title 4: Industrial and Other Employment Areas

No lands within the City are designated as Regionally Significant Industrial Area. Metro-

designated employment lands in the City include:

Industrial Areas:

- Northwest UGB area, approximately 56 acres of vacant land,
- North Cornelius Industrial Park, approximately 15 acres of vacant land, over 12 of those acres are owned by Metro and are currently out of potential taxable industrial development.
- Gas Distribution Facility on Baseline Road, approximately 1.20 acres
- North 19th Avenue Cemetery, approximately .96 acres.
- Land around Flax Plant Road, approximately 10.94 acres of potentially redevelopable non-contiguous land with significant flood constraints

Employment Areas:

- City owned and developed land at Kodiak Circle, approximately 3.88 acres.

This Comprehensive Plan Amendment does not propose a map amendment or any policy changes that affect Metro Designated Employment Lands and no additional lands are proposed for addition or removal; therefore, the requirements of Title 4 are not applicable to this amendment.

Title 5: Neighbor Cities was repealed

Title 6: Centers, Corridors, Station Communities, and Main Streets

This Comprehensive Plan Amendment does not propose a map amendment or any policy changes that affect these areas; therefore, the requirements for Title 6 do not apply to this amendment.

Title 7: Housing Choice

This Comprehensive Plan Amendment does not propose a map amendment or any policy changes that affect housing choices; therefore, the requirements for Title 7 do not apply to this amendment.

Title 8: Compliance Procedures

Metro Code §3.07.080 requires amendments to a city or county comprehensive plan to comply with the Functional Plan and the city must provide Metro notice of the amendment. Notice was sent to the Department of Land Conservation and Development through the PAPA notice requirements, which provides that notice to all public agencies in Oregon. Metro is on the City's Necessary Parties list and was sent direct notice of the proposed amendment. Thus, the requirements of Title 8 have been met.

Title 9: Performance Measures was repealed by Metro

Title 10: Functional Plan Definitions do not apply

Title 11: Planning For New Urban Areas

This Comprehensive Plan Amendment does not propose a map amendment or any policy changes that affect housing choices; therefore, the requirements for Title 11 do not apply to this amendment.

Title 12: Protection of Residential Neighborhoods

This Comprehensive Plan Amendment does not propose a map amendment or any policy changes that affect residential uses or neighborhoods; therefore, the requirements for Title 12 do not apply to this amendment.

Title 13: Nature in Neighborhoods

This Comprehensive Plan Amendment does not propose a map amendment or any policy changes that affect natural resources or the ability to implement any conservation measures adjacent to stream corridors; therefore, the requirements for Title 13 do not apply to this amendment.

Title 14: Urban Growth Boundary

This Comprehensive Plan Amendment does not propose a map amendment or any policy changes that affect the Urban Growth Boundary; however, the proposal updates the planning coordination in the unincorporated areas adjacent to the City where both the city and county have an interested in comprehensive planning. The UPAA map is also updated.

Conclusion for Section 2: Metro Urban Growth Management Functional Plan

Based on the analysis, staff finds that the proposal complies with the applicable sections of the Metro Urban Growth Management Plan.

Section 3: Cornelius Comprehensive Plan:

Criteria: The proposed change or amendment must meet a public need. Such need must be documented by appropriate facts and evidence and should extend from the state-wide planning goals, Metro 2040 or the City's own Comprehensive Plan.

The proposed adoption of a new UPAA addresses several significant needs:

- Keeping planning documents current and relevant
- Identifying jurisdictional issues and opportunities and processes for land within urban areas, but outside the city limits, and
- To plan for orderly growth.

Criteria: The amendment is necessary to implement the adopted vision for the community, or to respond to unanticipated local circumstances.

The UPAA has not been adopted anew since the mid-1980s. This amendment is crucial for keeping the planning documents current.

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

Analysis in previous sections addressed state and regional policies. The following is the analysis of conformity with the goals and policies of the Comprehensive Plan.

Chapter 1 Citizen and Agency Involvement

This chapter identifies and documents the processes and procedures for involvement of community members and agency personnel. Notice of this amendment was sent to the agency list.

Chapter 2 Urbanization

This chapter identifies and documents information regarding the efficient use of land, such as minimum density for residential development, in-fill criteria to allow for reasonable adjustments to accommodate development of remnant parcels, provision for accessory dwelling units in residential areas, development of lands within the UGB prior to development outside the UGB, and processes to request Metro to adjust the UGB Boundary. The adjustments noted for efficient use of land have been made in the Cornelius Municipal Code, accessory dwelling units are permitted in conjunction with any single dwelling, the city has an adjustment process that is administrative. The process to request Metro adjust the UGB is irrelevant because the Grand Bargain locked the boundary for Cornelius. The annexation requirements are not applicable to this amendment as it does not involve an UGB annexation. The City/County UPAA addresses the land use processes for land within the City's UGB.

Chapter 3 Land Use

The chapter documents the existing land uses within the city limits. The current Comprehensive Plan map documents the city limits and the city's urban growth boundary and the land use designations applied therein. The updated City/County Urban Planning Area Agreement is a significant step forward in bringing the Comprehensive Plan up-to-date.

Chapter 4 Housing

The chapter documents the existing conditions and factors effecting the housing market in Cornelius. A new Housing Needs Analysis was adopted in 2020.

Chapter 5 Economic Development

The chapter documents the existing conditions, issues and policies for future commercial and industrial development. The proposed UPAA amendment does not affect the City's ability to effect economic development.

Chapter 6 Natural and Cultural Resources

The chapter discusses air, water, and land resources, open spaces and natural resources, archaeological resources, and areas subject to natural disasters. The UPAA does not change the way the city implements any of the regulations related to air, water and land resources, open spaces and natural resources, archaeological resources, or areas subject to natural disasters. This chapter is not applicable to the amendment.

Chapter 7 Public Facilities and Services

The chapter discusses recreation, schools, sewerage, water, solid waste facilities, transportation, utilities and other public facilities. The proposed amendment does not affect any of the city's facilities and services.

Chapter 8 Transportation System Plan

The chapter addresses transportation for all modes in the city. The proposed amendment does not affect the city's ability to implement the Transportation System Plan or any of the Capital Improvements anticipated to meet the needs of all modes of transport in the city. However, the city's tax base affects the city's ability to build capital improvements.

Conclusion for Section 3: Cornelius Comprehensive Plan

Based on the analysis, staff finds that the proposal complies with the applicable sections of the Cornelius Comprehensive Plan.

Section 4: Cornelius Municipal Code Title 18

The Cornelius Municipal Code Title 18, Section 130.010(D) provides approval criteria for a comprehensive plan amendment. They are as follows:

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

The proposed amendment complies with the Statewide Planning Goals as shown in Section 1. Thus, this criterion is met.

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

The proposed amendment complies with the Metro Urban Growth Management Functional Plan as evidenced by the findings in Section 2 of this report.

(3) The proposed amendment shall address the criteria identified in Chapter 1 of the city comprehensive plan.

The proposed amendment complies with the Cornelius Comprehensive Plan as evidenced by the findings in Section 3 of this report.

Conclusion for Section 4: Cornelius Municipal Code Title 18

Based on the analysis, staff finds that the proposal complies with CMC 18.130.010(D).

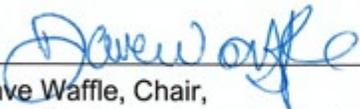
Report Conclusion and Recommendation

The Planning Commission finds that the proposed PMP

- followed the prescribed noticing requirements prescribed by the Department of Land Conservation and Development (Exhibit A), in the Cornelius Comprehensive Plan (Exhibit B) and Cornelius Municipal Code (Exhibit B and C),
- complies with the Statewide Planning Goals and Metro Urban Growth Management Functional Plan, and
- meets the criteria found within the Cornelius Comprehensive Plan and Cornelius Municipal Code.

Therefore, the Planning Commission recommends that the City Council approve the amendment and adopt an ordinance.

Date of Planning Commission Approval: **December 9, 2025**



Dave Waffle, Chair,
Cornelius Planning Commission

Date of recommendation: **November 24, 2025**



Barbara Fryer, AICP, Community Development Director

Exhibits:

- A: DLCD PAPA Notice
- B: Affidavit of Mailed Notice
- C: Newspaper Notice
- D: Proposed Urban Planning Area Agreement

City of Cornelius Agenda Report



To: Peter Brandom, City Manager
From: Barbara Fryer, Community Development Director
Date: January 5, 2026
Subject: Ordinance No. 2026-02: Urban Planning Area Agreement Repeal and Replacement

Requested City Council Action: Approve Ordinance No. 2026-02.

Previous Council Action: The first Urban Planning Area Agreement was signed on October 25, 1988.

Relevant City Strategic Plan Goal(s): Goal 5: Develop the necessary infrastructure to meet the growth, service demands, and emergency preparedness needs of the community.

Background: Originally adopted in 1988, this amendment is the first update to the Urban Planning Area Agreement with Washington County. City and County staff worked to make appropriate changes to the 1988 Agreement. Counsel from Berry, Elsner and Hammond reviewed the UPAA and minor changes were made. The UPAA as presented is concurrently reviewed in the County. The County Planning Commission recommended approval to the Board of County Commissioners. If both the Board of County Commissioners and the Cornelius City Council approve the amendments, the document will supplant the 1988 document. The proposed Urban Planning Area Agreement is attached to the proposed Ordinance as Exhibit A. The findings of fact and conclusions of law are attached to the proposed Ordinance as Exhibit B.

Cost: None.

Advisory Committee Recommendation: The Cornelius Planning Commission held a public hearing on December 9, 2025, to consider the proposed amendment to replace the Urban Planning Area Agreement. The Planning Commission voted unanimously to recommend the City Council approve City File No. CPA-2025-03 to repeal the 1988 Urban Planning Area Agreement and replace it with the proposed Urban Planning Area Agreement.

Staff Recommendation: Approve Ordinance No. 2026-02 as presented.

Proposed Motion: I make a motion to approve Resolution No. 2026-02, AN ORDINANCE OF THE CORNELIUS CITY COUNCIL REPEALING THE URBAN PLANNING AREA AGREEMENT (APPENDIX B OF THE CORNELIUS COMPREHENSIVE PLAN) AND REPLACING IT WITH A NEW URBAN PLANNING AREA AGREEMENT.

Exhibit: Ordinance No. 2026-02 and Exhibits A – Proposed UPAA, and Exhibit B – City Council Findings

ORDINANCE NO. 2026-02

**AN ORDINANCE OF THE CORNELIUS CITY COUNCIL
REPEALING THE URBAN PLANNING AREA AGREEMENT
(APPENDIX B OF THE CORNELIUS COMPREHENSIVE PLAN)
AND REPLACING IT WITH A NEW URBAN PLANNING AREA
AGREEMENT**

WHEREAS, the City adopted its 1988 Urban Planning Area Agreement as Appendix B to its Comprehensive Plan; and

WHEREAS, City and County staff prepared the proposed amendment to the Comprehensive Plan in Land Use File No. CPA-2025-03, consisting of a new Appendix B, Urban Planning Area Agreement; and

WHEREAS, notice of this proposed ordinance was provided as required by law; and

WHEREAS, on December 9, 2025, the Planning Commission held a public hearing to consider the proposed amendment and based on facts, findings and conclusions presented in the staff report and public testimony and evidence in the hearing, the Commission voted 4 ayes to recommend approval of the amendment to the Cornelius City Council; and

WHEREAS, the Cornelius City Council held a public hearing on January 5, 2026, to review the record of the Planning Commission, and to hear and consider additional evidence and testimony on the matter; and

WHEREAS, after considering all of the evidence and testimony presented at said hearing, as well as the Planning Commission recommendation and all of the other information in the record, the City Council finds the proposed Comprehensive Plan Amendment complies with the applicable approval criteria, as set forth in the Comprehensive Plan Findings of Exhibit B.

NOW THEREFORE, THE CITY OF CORNELIUS ORDAINS AS FOLLOWS:

Section 1. The Cornelius Comprehensive Plan Appendix B, Urban Planning Area Agreement, is hereby repealed and replaced as set forth in Exhibit A, attached hereto and incorporated herein by reference.

Section 2. This ordinance is supported by the findings of fact and conclusions of law set forth in Exhibit B, attached hereto and incorporated by reference.

Section 3. The City Recorder is hereby directed and authorized to take such actions as may be necessary and proper to effectuate the adoption of this ordinance.

SUBMITTED to the Cornelius City Council and read into the record at a regular meeting thereof on the 5th day of January 2026, and read for a second time by title only this same day.

ENACTED this the 5th day of January 2026, and this action takes effect 30 days from enactment.

City of Cornelius, Oregon

By: _____
Jeffrey Dalin, Mayor

Attest: _____
Rachael Bateman, City Recorder

ORDINANCE NO. 2026-02

EXHIBIT A

**Washington County – Cornelius
Urban Planning Area Agreement**

THIS AGREEMENT is entered into this _____ day of _____, 1988 by WASHINGTON COUNTY, a political subdivision of the State of Oregon, hereinafter referred to as ~~the~~ "COUNTY," and ~~the~~ CITY OF CORNELIUS, an incorporated municipality of the State of Oregon, hereinafter referred to as ~~the~~ "CITY".

WHEREAS, ORS 190.010 authorizes CITY and COUNTY to enter into an ~~provides that units of local government may enter into~~ agreements for the performance of any or all functions and activities that either a Party has to the agreement, its officers or agents, have authority to perform; and

WHEREAS, Statewide Planning Goal #2 (Land Use Planning) requires that City, County, State and Federal agency and special district plans and actions shall be consistent with the comprehensive plans of the cities and counties and regional plans adopted under ORS Chapter 268~~197~~; and

WHEREAS, the Oregon Land Conservation and Development Commission requires each jurisdiction requesting acknowledgment of compliance to submit an agreement setting forth the means by which comprehensive planning coordination within the Regional Urban Growth Boundary (UGB) will be implemented; and

WHEREAS, following the Urbanization Forum process, COUNTY through Resolution & Order 09-63, and CITY through Resolution 2009-1722, agreed that all future additions to the UGB during or after 2010 must be governed and urbanized by CITY and agreed to urge Metro to expand the UGB only to such areas as are contiguous to incorporated areas of Washington County; and

WHEREAS, the Oregon State legislature through House Bill 4078-A in 2014 and House Bill 2047 in 2015 validated the acknowledged UGB and Urban and Rural Reserves established through the Metro Regional process involving both COUNTY and CITY; and

WHEREAS, COUNTY and CITY desire to amend the Urban Planning Area Agreement (UPAA) to reflect the changes to the UGB and -CITY's Urban Planning Area; and

WHEREAS, ~~the~~COUNTY and ~~the~~CITY, to ensure coordinated and consistent comprehensive plans, consider it mutually advantageous to establish:

1. An Urban Planning Area Agreement that includes a site-specific Urban Planning Area within the UGB where ~~Regional Urban Growth Boundary within which both the~~COUNTY and ~~the~~CITY maintain an interest in comprehensive planning;
2. A process for coordinating comprehensive planning and development in the Urban Planning Area;

3. ~~Special policies~~ The responsibilities of the CITY and COUNTY regarding comprehensive planning and land use ~~development plan implementation~~ within the Urban Planning Area; and
4. A process to amend the Urban Planning Area Agreement.

NOW THEREFORE, ~~THE COUNTY AND THE CITY~~ AGREE AS FOLLOWS:

I. Location of the Urban Planning Area

The Urban Planning Area mutually defined by ~~the COUNTY and the CITY~~ includes the areas designated on the Washington County – Cornelius UPA “Exhibit “A” to this agreement.

II. Coordination of Comprehensive Planning and Development

A. Amendments to or Adoption of a Comprehensive Plan or Implementing Regulation

1. Definitions

“Comprehensive Plan” means a generalized, coordinated land use map and policy statement of the governing body of a local government that interrelates all functional and natural systems and activities relating to the use of lands, including, but not limited to, sewer and water systems, transportation systems, educational facilities, recreational facilities, and natural resources and air and water quality management programs. “Comprehensive Plan” amendments do not include small tract comprehensive plan map changes.

“Implementing Regulation” means any local government zoning ordinance, adopted under ORS 197, 197A, 215 or 227, a land division ordinance adopted under ORS 92.044 or 92.046, or a similar general ordinance establishing standards for implementing a comprehensive plan. ~~“Implementing regulation” does not include small tract zoning map amendments, conditional use permits, individual subdivision, partitioning or planned unit development approval or denials, annexations, variances, building permits and similar administrative type decisions.~~

2. ~~The COUNTY~~ shall provide ~~the CITY~~ with the appropriate opportunity to participate, review and comment on proposed amendments to or adoption of the COUNTY comprehensive plan or implementing regulations. ~~The CITY~~ shall provide ~~the COUNTY~~ with the appropriate opportunity to participate, review and comment on proposed amendments to or adoption of the CITY comprehensive plan or implementing regulations. The following procedures shall be followed by ~~the COUNTY and the CITY~~ to notify and involve one another in the process to amend or adopt a comprehensive plan or implementing regulation:

- a. ~~The CITY or the COUNTY~~, whichever has jurisdiction over the proposal, hereinafter the “originating agency,” shall notify the other agency, hereinafter the “responding agency,” of the proposed action at the time such planning efforts are initiated, but in no case less than 3545 calendar days prior to the first final hearing on adoption. For a COUNTY or CITY comprehensive plan update that has potential to affect the responding agency’s

land use or transportation system, the originating agency shall provide the responding agency with the opportunity to participate in the originating agency's planning process prior to the notification period, such as serving on the originating agency's advisory committee, if any. The responding agency may participate at its discretion. The specific method and level of involvement shall be finalized by "Memorandums of Understanding" negotiated and signed by the planning directors of the CITY and the COUNTY. The "Memorandums of Understanding" shall clearly outline the process by which the responding agency shall participate in the adoption process. If, at the time of being notified of a proposed action, the responding agency determines it does not need to participate in the adoption process, it may waive the requirement to negotiate and sign a "Memorandum of Understanding".

- b. For a COUNTY or CITY comprehensive plan update that has potential to affect the responding agency's land use or transportation system, tThe originating agency shall transmit the draft amendments by first class mail or as an attachment to electronic mail recommendations on any proposed actions to the responding agency for its review and comment before finalizing. Unless otherwise agreed to in a "Memorandum of Understanding", tThe responding agency shall have ten (10) calendar days after receipt of a draft to submit comments orally or in writing. Lack of response shall be considered "no objection" to the draft.
- c. The originating agency shall respond to the comments made by the responding agency either by a) revising the final recommendations; or b) by submitting a letter to the responding agency explaining why the comments cannot be addressed in the final draft.
- d. Comments from the responding agency shall be given consideration as a part of the public record on the proposed action. If after such consideration, the originating agency acts contrary to the position of the responding agency, the responding agency may seek appeal of the action through the appropriate appeals body and procedures.
- e. Upon final adoption of the proposed action by the originating agency, it shall transmit the adopting ordinance to the responding agency as soon as publicly available, or if not adopted by ordinance, whatever other written documentation is available to properly inform the responding agency of the final actions taken.

B. Development Actions Requiring Individual Notice to Property Owners

1. Definition

"Development Action Requiring Notice" means an action by the COUNTY or CITY ~~that a local government which~~ requires notifying by mail the owners of property whowhich could potentially be affected (usually specified as a distance measured in feet) by a proposed development action thatwhich directly affects and is applied to a specific parcel or parcels. Such development actions may include, but are not be limited to small tract zoning or comprehensive plan map amendments, conditional or special use permits, land divisions,

~~individual subdivisions, partitionings or~~ planned unit developments, variances, and other similar actions requiring a quasi-judicial hearings process ~~which is quasi-judicial in nature.~~

2. ~~The COUNTY will provide the CITY with the opportunity to review and comment on proposed development actions requiring notice within the designated Urban Planning Area. The CITY will provide the COUNTY with the opportunity to review and comment on proposed development actions requiring notice within the CITY limits that may have an effect~~ effect ~~on unincorporated portions of the designated Urban Planning Area or~~ COUNTY's transportation network.
3. The following procedures shall be followed by ~~the COUNTY and the CITY~~ to notify one another of proposed development actions:
 - a. ~~The CITY or the COUNTY, whichever has jurisdiction over the proposal, hereinafter the "originating agency," shall send by first class mail~~ or as an attachment to electronic mail a copy of the public hearing notice ~~identifying which identifies~~ the proposed development action to the other agency, hereinafter the responding agency, at the earliest opportunity, but no less than 20 ~~ten (10)~~ calendar days prior to the date of the scheduled public hearing or end of the comment period. The failure of the responding agency to receive a notice shall not invalidate an action if a good faith attempt was made by the originating agency to notify the responding agency.
 - b. The agency receiving the notice may respond at its discretion. Comments may be submitted in written form or an oral response may be made at the public hearing. Lack of written or oral response shall be considered "no objection" to the proposal.
 - c. If received in a timely manner, the originating agency shall include or attach the comments to the written staff report and respond to any concerns addressed by the responding agency in such report or orally at the hearing.
 - d. Comments from the responding agency shall be given consideration as a part of the public record on the proposed action. If, after such consideration, the originating agency acts contrary to the position of the responding agency, the responding agency may seek appeal of the action through the appropriate appeals body and procedures.

~~C. Additional Coordination Requireme~~

- ~~1. The CITY and the COUNTY shall do the following to notify one another of proposed actions which may affect the community, but are not subject to the notification and participation requirements contained in subsections A and B above.:~~
 - ~~a. The CITY or the COUNTY, whichever has jurisdiction over the proposed actions, hereinafter the originating agency, shall send by first class mail a copy of all public hearing agendas which contain the proposed actions to the other agency, hereinafter the responding agency, at the earliest opportunity, but no less than three (3) days prior to the date of the scheduled public hearing. The failure of the responding agency to~~

receive an agenda shall not invalidate an action if a good faith attempt was made by the originating agency to notify the responding agency.

- ~~b. The agency receiving the public hearing agenda may respond at its discretion. Comments may be submitted in written form or an oral response may be made at the public hearing. Lack of written or oral response shall be considered "no objection" to the proposal.~~
- ~~c. Comments from the responding agency shall be given consideration as a part of the public record on the proposed action. If, after such consideration, the originating agency acts contrary to the position of the responding agency, the responding agency may seek appeal of the action through the appropriate appeals body and procedures.~~

III. Comprehensive Planning and Development Responsibilities for Urban Planning Areas

- A. CITY's Urban Planning Area is designated in "Exhibit A" to this Agreement. The following policies are intended to further clarify the respective planning interests and duties of the CITY and the COUNTY as they relate to the Urban Planning Area:
 - ~~1. The CITY shall be responsible for implementing an ongoing citizen involvement and interagency coordination program in conjunction with the comprehensive planning process of the CITY. This involvement program shall apply to the incorporated and unincorporated portions of the CITY urban planning area. The COUNTY shall support the involvement program and participate as necessary.~~
 - ~~B.2 The CITY is shall be responsible for comprehensive planning in the incorporated and unincorporated portions of the CITY's Urban Planning Area, and shall implement the planning process outlined in the CITY's comprehensive plan. The COUNTY shall support the planning process and participate as necessary.~~
 - C. For the Urban Planning Area brought into the UGB through HB 4078-A (2014), COUNTY and CITY shall, within three (3) years of signing this Urban Planning Area Agreement, enter into a separate agreement regarding expectations for road funding, jurisdictional transfer of roadways to and from CITY and COUNTY upon annexation, and access management for county roads. The agreement should describe any changes to CITY and/or COUNTY transportation system plans, other comprehensive plan documents, or codes that have been adopted or will be necessary to implement the agreement.
 - ~~3. The CITY shall be responsible for conducting inventories and designating in the comprehensive plan those lands containing desirable habitat, ecologically and scientifically significant natural areas, water areas and wetlands, and historic sites in the urban planning area as required by the Statewide Planning Goals and Guidelines. The CITY and the COUNTY shall adopt appropriate measures to preserve and protect identified natural, historic and open space resources within the urban planning area.~~

- ~~4. The CITY shall assist and coordinate with federal, state and regional agencies in the development and review of pollution standards and abatement programs affecting the urban planning area, including the State Implementation Plan (SIP) for air quality, the METRO "208" Plan, and the METRO Solid Waste Management Plan. Development within the urban planning area shall conform to all applicable federal, state and regional pollution standards.~~
- ~~5. The CITY shall be responsible for conducting inventories and designating in the comprehensive plan those lands containing natural hazards to urban development in the planning area. The CITY and the COUNTY shall adopt appropriate measures to control, restrict and or minimize urban development on land subject to natural hazards.~~
- ~~6. The CITY shall be responsible for conducting inventories and designating in the comprehensive plan existing and future park and recreation sites in the planning area. The CITY shall implement the park and recreation plan for the urban planning area subject to annexation of appropriate sites to the CITY and commensurate with fiscal policies and financial ability.~~
- ~~7. The CITY shall be responsible for conducting inventories and designating in the comprehensive plan sufficient commercial and industrial lands to meet economic development needs in the urban planning area. The COUNTY shall maintain the urbanizable status of vacant industrial and commercial lands in the unincorporated portions of the urban planning area until needed for urban development in the CITY.~~
- ~~8. The CITY shall be responsible for conducting inventories and designating in the comprehensive plan sufficient residential land to accommodate housing needs in the urban planning area and to comply with the requirements of OAR 660-07-000. The COUNTY shall maintain the urbanizable status of vacant residential lands in the unincorporated portions of the urban planning area until needed for urban development in the CITY.~~
- D. 9. Urban development in the urban planning area shall be served with adequate urban services including sewer, water, storm drainage, streets, and police and fire protection. The CITY shall be responsible for the preparation, adoption and amendment of the public facility plan required by OAR 660-011 within the Urban Planning Area in coordination with other service providers that provide urban services within the CITY's Urban Planning Area.
- E.10. Pursuant to As required by OAR 660-011-00150, the CITY shall prepare and adopt a public facilities plan for the Urban Planning Area. The Plan shall address is identified as the appropriate provider of local water, sanitary sewer, storm sewer and transportation facilities within the Urban Planning Area. The Plan may include by reference the plans and ~~Exceptions include~~ facilities provided by other service providers subject to the terms of any intergovernmental agreement ~~the CITY may have with other service providers; facilities under the jurisdiction of other service providers not covered by an intergovernmental agreement; and future facilities that are more appropriately provided by an agency other than the CITY. The CITY shall provide urban services consistent with annexation and fiscal policies.~~

F11. ~~The~~CITY has developed a transportation plan which addresses the existing and future traffic needs of the Urban Planning Area. ~~The~~CITY shall coordinate local transportation plans, proposals and improvements with ~~the~~COUNTY.

G12. ~~The~~CITY has developed and adopted measures to encourage energy conservation and efficiency in existing and future urban developments within ~~the~~CITY.

H13. ~~The~~CITY shall monitor and regulate the conversion of vacant and agricultural land to urban uses through the extension of water and sewer service, land partitioning requirements and annexations within the Urban Planning Area. Unincorporated urbanizable land shall not be converted to urban development prior to annexation to ~~the~~CITY.

IV. Amendments to the Urban Planning Area Agreement

A. The following procedures shall be followed by ~~the~~CITY and ~~the~~COUNTY to amend the language of this agreement or the Urban Planning Area boundary:

1. ~~The~~CITY or COUNTY, whichever jurisdiction proposes an amendment to this Agreement~~originates the proposal~~, shall submit a formal request for amendment to the responding agency.
2. The formal request shall contain the following:
 - a. A statement describing the proposed amendment.
 - b. A statement of findings indicating why the proposed amendment is necessary.
 - c. If the request is to amend the Urban Planning Area boundary, a map which clearly indicates the proposed change and surrounding area.
3. CITY and COUNTY shall make good faith efforts to resolve requests to amend this Agreement. Upon receipt of a request to amend for amendment this Agreement from the originating agency, the responding agency shall schedule a review of the request before the appropriate reviewing body, with said review to be held and make a recommendation to the appropriate reviewing body within 90 45-calendar days of the date the request is received.
4. ~~CITY and COUNTY shall make good faith efforts to resolve requests to amend this agreement.~~Consideration of the request shall be scheduled with the reviewing body as soon as possible after a recommendation is made. ~~Upon completion of the review, the reviewing body may approve the request, deny the request, or make a determination that the proposed amendment warrants additional review.~~
5. If the reviewing body it is determined~~it is determined~~ that additional review is necessary, the following procedures shall be followed by ~~the~~CITY and COUNTY:

- a. If inconsistencies noted by both Parties cannot be resolved in the review process as outlined in Section IV, A(3), ~~the CITY and the COUNTY~~ may agree to initiate a joint study. ~~Such a study shall commence within 90 days of the date it is determined that a proposed amendment creates an inconsistency, and shall be completed within 90 days of said date.~~ Methodologies and procedures regulating the conduct of the joint study shall be mutually agreed upon by ~~the CITY and the COUNTY~~ prior to commencing the study.
 - b. Upon completion of the joint study, the study and the recommendations drawn from it shall be included within the record of the review. The agency considering the proposed amendment shall give careful consideration to the study prior to making a final decision on the proposed amendment.
- B. The Parties will jointly review this Agreement ~~periodically, every two (2) years, or more frequently if mutually needed,~~ to evaluate the effectiveness of the processes set forth herein and ~~determine if conditions warrant to make any necessary amendments. The review process shall commence two (2) years from the date of execution and shall be completed within 60 days.~~ Both Parties shall make a good faith effort to resolve any inconsistencies that may have developed since the previous review. If, ~~after completion of the 60 day review period~~ inconsistencies still remain at the conclusion of the joint periodic review, either Party may terminate this Agreement.
- C. Any change to CITY boundary due to annexation or any change to the UGB boundary within CITY's Urban Planning Area automatically amends "Exhibit A" without further amendment to this Agreement.
- V. ~~This Urban Planning Area Agreement shall become effective upon execution by COUNTY and CITY and shall then~~ repeals and replaces the Washington County – Cornelius Urban Planning Area Agreement dated October 25, 1988~~September 9, 1986~~. The effective date of this Agreement shall be the last date of signature on the signature pages.

This Agreement commences on _____, 1988.

IN WITNESS WHEREOF the Parties have executed this Urban Planning Area Agreement on the date set opposite their signatures.

CITY OF CORNELIUS

By _____ Date _____
City Manager ~~Mayer~~

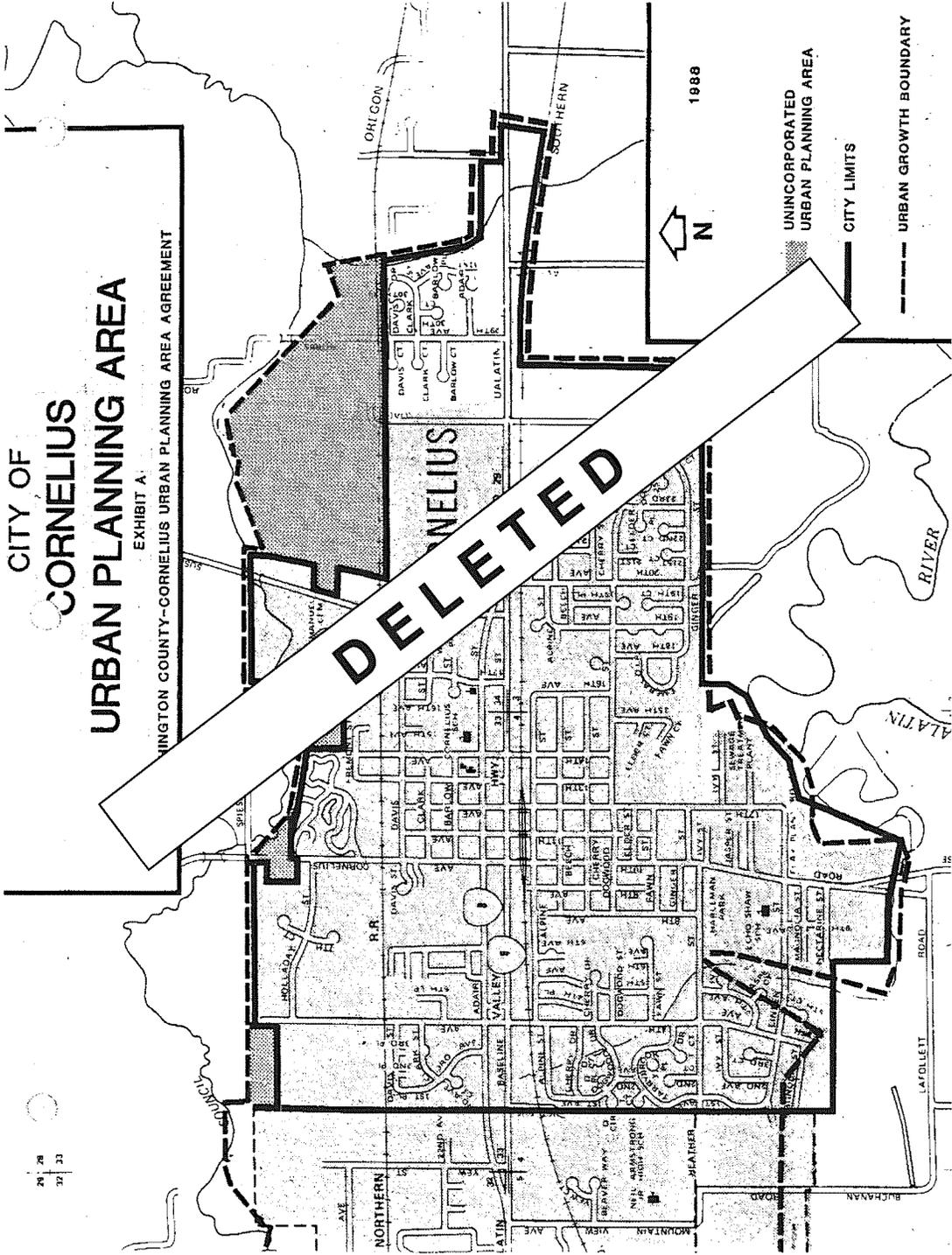
WASHINGTON COUNTY

By _____ Date _____
Chairman, Board of County Commissioners

By _____ Date _____
Recording Secretary

The Washington County – Cornelius Urban Planning Area Agreement is amended to reflect the following:

The current 'EXHIBIT A' map is deleted and replaced with a new map:



abcdef Proposed additions
abedef Proposed deletions

ORDINANCE NO. 2026-02

EXHIBIT B

Comprehensive Plan Amendment Review Criteria:

The Cornelius Municipal Code Title 18, Section 130.010(D) provides approval criteria for a comprehensive plan amendment. Each criterion is indicated in *bold italic typeface* below and findings are addressed thereunder.

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

Statewide Planning Goals

Goal 1 – Citizen Involvement: To develop a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the planning process.

The Urban Planning Area Agreement reflects the City and County interests in planning for areas within the Urban Growth Boundary adjacent to the City of Cornelius.

Notice for this amendment was submitted to the Department of Land Conservation and Development through the Post Acknowledgement Plan Amendment web portal on October 31, 2025, more than 35 days prior to the first evidentiary hearing of December 9, 2025. Notice was mailed to the necessary parties list on November 20, 2025, more than 20 days and less than 45 days prior to the first evidentiary hearing on the proposal. Notice was published in the Forest Grove News Times on November 20, 2025, more than 20 days and less than 45 days prior to the first evidentiary hearing on the proposal.

Goal 2 – Land Use Planning: To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.

This amendment replaces the existing Urban Planning Area Agreement. By following the adopted land use planning processes in the Comprehensive Plan and Cornelius Municipal Code, and by sending notice to necessary parties, the requirements of Goal 2 have been met.

Goal 3 – Agricultural Land and Goal 4 – Forest Land: To preserve and maintain agricultural and forest lands.

This proposal does not affect outside the Urban Growth Boundary, therefore; Goals 3 and 4 are not applicable.

Goal 5 – Natural Resources, Scenic and Historic Areas, and Open Space: To protect natural resources and conserve scenic and historic areas and open spaces.

The amendment does not impact natural resources, scenic and historic areas or open spaces. Goal 5 is not applicable.

Goal 6 – Air, Water and Land Resources Quality: To maintain and improve the quality of the air, water and land resources of the state.

The amendment does not directly or indirectly impact air, water, and land resources quality. Goal 6 is not applicable.

Goal 7 – Areas subject to Natural Disasters and Hazards: To protect people and property from natural hazards.

This amendment does not directly impact areas subject to natural disasters and hazards. Park property development is subject to Federal, State, Regional, and Local regulations regarding flooding. No changes to the regulations or to land in or around the flood zones are proposed. Existing regulations apply to new development, such as geotechnical analysis and flood elevation certification. These protective measures and requirements apply to all land adjacent to floodplains. Thus, the requirements of Goal 7 are met when development occurs.

Goal 8 – Recreational: To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.

The amendment does not impact any recreational opportunity. This criterion is inapplicable to the amendment.

Goal 9 – Economic Development: To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

The Cornelius Comprehensive Plan and Map are acknowledged by the Oregon Land Conservation and Development Commission and Metro. The City adopted a new Economic Opportunities Analysis (EOA) in 2023. The proposed amendment will not affect the findings in the EOA or implementation.

Goal 10 – Housing: To provide for the housing needs of citizens of the state.

This project does not affect housing. Eighty-nine percent of the City’s land is zoned as residential and over 94% of the city’s land supply has existing development. The remaining 6% of land is either classified as redevelopable, which may have constraints such as brownfields or natural resource overlays, or the landowner is not ready to redevelop. Of the 6% land remaining, approximately 9% is entitled with projects that have stalled due to inflation and economic uncertainty resulting from the current administration’s wavering tariff policies. Most of the projects are ramping up for construction in the summer of 2026.

The Urban Planning Area Agreement does not impact the existing residential neighborhoods or any residentially zoned lands. Thus, this Goal does not apply. When properties are annexed into the City, urban zoning is applied as planned for in the City’s Comprehensive Plan.

Goal 10 is inapplicable to the proposed amendment.

Goal 11 – Public Facilities and Services: To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

Within the current city limits, water, sanitary, and storm sewers are available for development. No new infrastructure is necessary for development within the city limits. Existing water, storm and sanitary sewer is located within Tualatin Valley Highway for the NE UGB area and would need to be brought to the individual developments/redevelopments in this area. For the NE UGB area off of N. 4th Avenue, the water is sized appropriately and is stubbed at the north end of the road. There is storm sewer in N. 4th Avenue and a sanitary sewer trunk line in Council Creek. Transportation facilities are sized for planned development through the City’s Transportation System Plan (TSP). The requirements of Goal 11 are met.

Goal 12 – Transportation: To provide and encourage a safe, convenient and economic transportation system.

The Urban Planning Area Agreement does not modify the planned development of any land in the city or its UGB. These areas have a planned transportation system that meets the needs of the community. However, the URBAN PLANNING AREA AGREEMENT does specify a process for the City and County to work on an Intergovernmental Agreement to transfer roadways from County to City jurisdiction. Thus, the requirements of Goal 12 have been met.

Goal 13 - Energy Conservation: To conserve energy.

Energy conservation measures are found within the solar regulations of the Cornelius Municipal Code and the Building Code. Any future development must be compliant with both. When

City of Cornelius

Ordinance No 2026-02: Comprehensive Plan Amendment Urban Planning Area Agreement

properties annex into the city, solar regulations would apply. Goal 13 has been met.

Goal 14 – Urbanization: To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.

This Urban Planning Area Agreement specifies the city and county planning and coordination responsibilities with regard to land within the Urban Growth Boundary that are within the City’s sphere of influence. Thus, Goal 14 has been met.

Statewide Planning Goals 15 through 19 pertain to the Willamette River, Oregon Coast and Estuaries. Cornelius is not adjacent to any of these resources. Therefore, Goals 15 through 19 are inapplicable to this amendment.

Conclusions: Based on the findings above, the City Council finds that the proposed amendment complies with the Statewide Planning Goals. Thus, this criterion is met.

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

Metro Urban Growth Management Functional Plan: applicable to changes to Metro city comprehensive plans pursuant to Chapter 3.07 of the Metro Code.

Title 1: Housing Capacity

This Comprehensive Plan Amendment does not propose a map amendment or any policy changes that affect housing capacity; therefore, the requirements for Title 1 are not applicable to this amendment.

Title 2: Regional Park Policy - repealed by Metro

Title 3: Regional Water Quality and Flood Management

This Comprehensive Plan Amendment does not propose a map amendment or policy changes that affect implementation of water quality or flood management. Existing regulations will apply to all new development and this amendment does not propose any changes to the regulations or any maps. Through implementation of the existing regulatory framework for new development, this title is met.

Title 4: Industrial and Other Employment Areas

No lands within the City are designated as Regionally Significant Industrial Area. Metro-designated employment lands in the City include:

Industrial Areas:

City of Cornelius

Ordinance No 2026-02: Comprehensive Plan Amendment Urban Planning Area Agreement

- Northwest UGB area, approximately 56 acres of vacant land,
- North Cornelius Industrial Park, approximately 15 acres of vacant land, over 12 of those acres are owned by Metro and are currently out of possible taxable industrial development.
- Gas Distribution Facility on Baseline Road, approximately 1.20 acres
- North 19th Avenue Cemetery, approximately .96 acres.
- Land around Flax Plant Road, approximately 10.94 acres of potentially redevelopable non-contiguous land with significant flood constraints.

Employment Areas:

- City owned and developed land at Kodiak Circle, approximately 3.88 acres.

This Comprehensive Plan Amendment does not propose a map amendment or any policy changes that affect Metro Designated Employment Lands and no additional lands are proposed for addition or removal; therefore, the requirements of Title 4 are not applicable to this amendment.

Title 5: Neighbor Cities and Rural Reserves - repealed by Metro

Title 6: Centers, Corridors, Station Communities, and Main Streets

This Comprehensive Plan Amendment does not propose a map amendment or any policy changes that affect these areas; therefore, the requirements for Title 6 are not applicable to this amendment.

Title 7: Housing Choice

This Comprehensive Plan Amendment does not propose a map amendment or any policy changes that affect housing choices; therefore, the requirements for Title 7 are not applicable to this amendment.

Title 8: Compliance Procedures

Metro Code §3.07.0810 requires amendments to a city or county comprehensive plan to comply with the Functional Plan and the City must provide Metro notice of the amendment. Notice was sent to the Department of Land Conservation and Development through the PAPA notice requirements, which the Department then provides notice to all public agencies in Oregon. Metro is on the City's Necessary Parties list and was sent direct notice of the proposed amendment. Thus, the requirements of Title 8 have been met.

Title 9: Performance Measures - repealed by Metro

Title 10: Functional Plan Definitions do not apply

Title 11: Planning For New Urban Areas

The Urban Planning Area Agreement covers only those areas within Urban Growth Boundaries. This Comprehensive Plan Amendment does not propose a map amendment or any policy changes that affect housing choices; therefore, the requirements for Title 11 do not apply to this amendment.

Title 12: Protection of Residential Neighborhoods

This Comprehensive Plan Amendment does not propose a map amendment or any policy changes that affect residential uses or neighborhoods; therefore, the requirements for Title 12 do not apply to this amendment.

Title 13: Nature in Neighborhoods

This Comprehensive Plan Amendment does not propose a map amendment or any policy changes that affect natural resources or the ability to implement any conservation measures adjacent to stream corridors; therefore, the requirements for Title 13 do not apply to this amendment.

Title 14: Urban Growth Boundary

This Comprehensive Plan Amendment does not propose a map amendment or any policy changes that affect the Urban Growth Boundary; however, the proposal updates the planning coordination in the unincorporated areas adjacent to the City where both the city and county have an interest in comprehensive planning. The Urban Planning Area Agreement map is also updated.

Metro's Regional Framework Plan: statements adopted by Metro that synthesize the 2040 Growth Concept and regional policies.

Conclusions: As further described herein, the new Urban Planning Area Agreement generally meets Metro's 2040 Growth Concept statements and regional policies.

(3) The proposed amendment shall address the criteria identified in Chapter 1 of the city comprehensive plan.

First Comprehensive Plan Amendment Chapter 1 Criteria: The proposed change or amendment must meet a public need. Such need must be documented by appropriate facts and evidence and should extend from the state-wide planning goals, Metro 2040 or the City's own Comprehensive Plan.

The proposed adoption of a new Urban Planning Area Agreement addresses several significant needs:

- Keeping planning documents current and relevant
- Identifying jurisdictional issues and opportunities and processes for land within urban

- areas, but outside the city limits, and
- To plan for orderly growth.

Second Comprehensive Plan Amendment Chapter 1 Criteria: The amendment is necessary to implement the adopted vision for the community, or to respond to unanticipated local circumstances.

The Urban Planning Area Agreement has not been adopted anew since the mid-1980s. This amendment is crucial for keeping the planning documents current. Local Circumstances have changed due to increased development. Population growth increased 49% from 2000 to 2023.

Third Comprehensive Plan Amendment Chapter 1 Criteria: The proposed change or amendment must be in conformance with the unamended goals and policies of the Comprehensive Plan, as well as being consistent with state and regional policies.

Analysis in previous sections addressed state and regional policies. The following is the analysis of conformity with the goals and policies of the Comprehensive Plan.

Chapter I Citizen and Agency Involvement

This chapter identifies and documents the processes and procedures for involvement of community members and agency personnel. Notice of this amendment was sent to the agency list. The requirements of this chapter have been met.

Chapter 2 Urbanization

This chapter identifies and documents information regarding the efficient use of land, such as minimum density for residential development, in-fill criteria to allow for reasonable adjustments to accommodate development of remnant parcels, provision for accessory dwelling units in residential areas, development of lands within the UGB prior to development outside the UGB, and processes to request Metro to adjust the UGB Boundary. The adjustments noted for efficient use of land have been made in the Cornelius Municipal Code, accessory dwelling units are permitted in conjunction with any single dwelling, the City has an adjustment process that is administrative. The process to request Metro adjust the UGB is irrelevant because the “Grand Bargain” locked the boundary for Cornelius. The annexation requirements are not applicable to this amendment as it does not involve UGB annexation. The City/County Urban Planning Area Agreement addresses the land use processes for land within the City’s UGB. Thus, the requirements of this chapter are not applicable to this proposal.

Chapter 3 Land Use

The chapter documents the existing land uses within the city limits. The current Comprehensive Plan map documents the city limits and urban growth boundary and the land use designations applied therein. The updated City/County Urban Planning Area Agreement is a significant step forward in bringing the Comprehensive Plan up-to-date and provides a process for aligning the City and County policies and land use regulations. The proposal will improve compliance with this chapter when annexations occur.

Chapter 4 Housing

The chapter documents the existing conditions and factors affecting the housing market in Cornelius. A new Housing Needs Analysis was adopted in 2020. The requirements of this chapter have been met.

Chapter 5 Economic Development

The chapter documents the existing conditions, issues, and policies for future commercial and industrial development. The proposed Urban Planning Area Agreement amendment will not affect the City's ability to effect economic development.

Chapter 6 Natural and Cultural Resources

The chapter discusses air, water, and land resources, open spaces and natural resources, archaeological resources, and areas subject to natural disasters. The Urban Planning Area Agreement does not change the way the city implements any of the regulations related to air, water and land resources, open spaces and natural resources, archaeological resources, or areas subject to natural disasters. This chapter is not applicable to the amendment.

Chapter 7 Public Facilities and Services

The chapter discusses recreation, schools, sewerage, water, solid waste facilities, transportation, utilities, and other public facilities. The proposed amendment does not affect any of the city's facilities or services.

Chapter 8 Transportation System Plan

The chapter addresses transportation for all modes in the city. The proposed amendment does not affect the City's ability to implement the Transportation System Plan, or any of the Capital Improvements anticipated to meet the needs of all modes of transport in the city limits. However, the city's tax base affects the city's ability to build capital improvements. The requirements of this chapter have been met.

Conclusions: Based on the findings above, the City Council finds that this criterion has been met.