

ORDINANCE NO. 919
CORNELIUS, OREGON

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CORNELIUS,
OREGON APPROVING A TEXT AMENDMENT TO CHAPTER IV, LAND USE OF
THE COMPREHENSIVE PLAN IDENTIFYING THE GENERAL FUTURE USE OF
LAND IN THE NORTH HOLLADAY URBAN GROWTH BOUNDARY AREA AND
INCLUDING A NORTH HOLLADAY URBAN GROWTH DIAGRAM TO THE
APPENDIX

FINDINGS: Metro Regional Government expanded the City of Cornelius urban growth boundary in 2005 to include approximately 56 acres north of the northwest corner of the City and south of Council Creek. Metro required the City to address the Title 11 Urban Growth Boundary planning requirements, prior to annexation into the City.

The Cornelius City Council finds that the minor text amendments, including an urban growth diagram to the Comprehensive Plan have addressed the Metro Title 11 requirements. The subject land is now eligible to apply for City annexation.

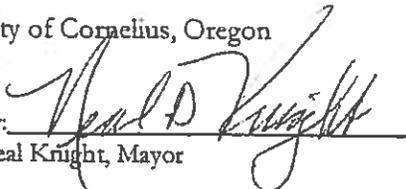
The Cornelius City Council approved the land use decision for the Comprehensive Plan Text Amendments File No. CPA-01-10 based on the facts, findings, conclusions and public testimony.

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

- Section 1. The minor text amendments identified in Exhibit A shall be added to Comprehensive Plan Chapter IV, Land Use.
- Section 2. The Urban Growth Diagram identified in Exhibit B shall be added to Comprehensive Plan Appendix as Appendices N.
- Section 3. Any findings by a court of competent jurisdiction that any portion of this Code is unconstitutional or invalid shall not invalidate other provisions of this Code.
- Section 4. This Ordinance shall be effective 30 days from adoption.

PASSED AND ADOPTED THIS 7th day of February, 2011.

City of Cornelius, Oregon

By: 
Neal Knight, Mayor

ATTEST:

By: 
Debby Roth, CMC
City Recorder-Treasurer

EXHIBITS
Text Amendments and Urban Growth
Diagram

(Exhibits A & B)

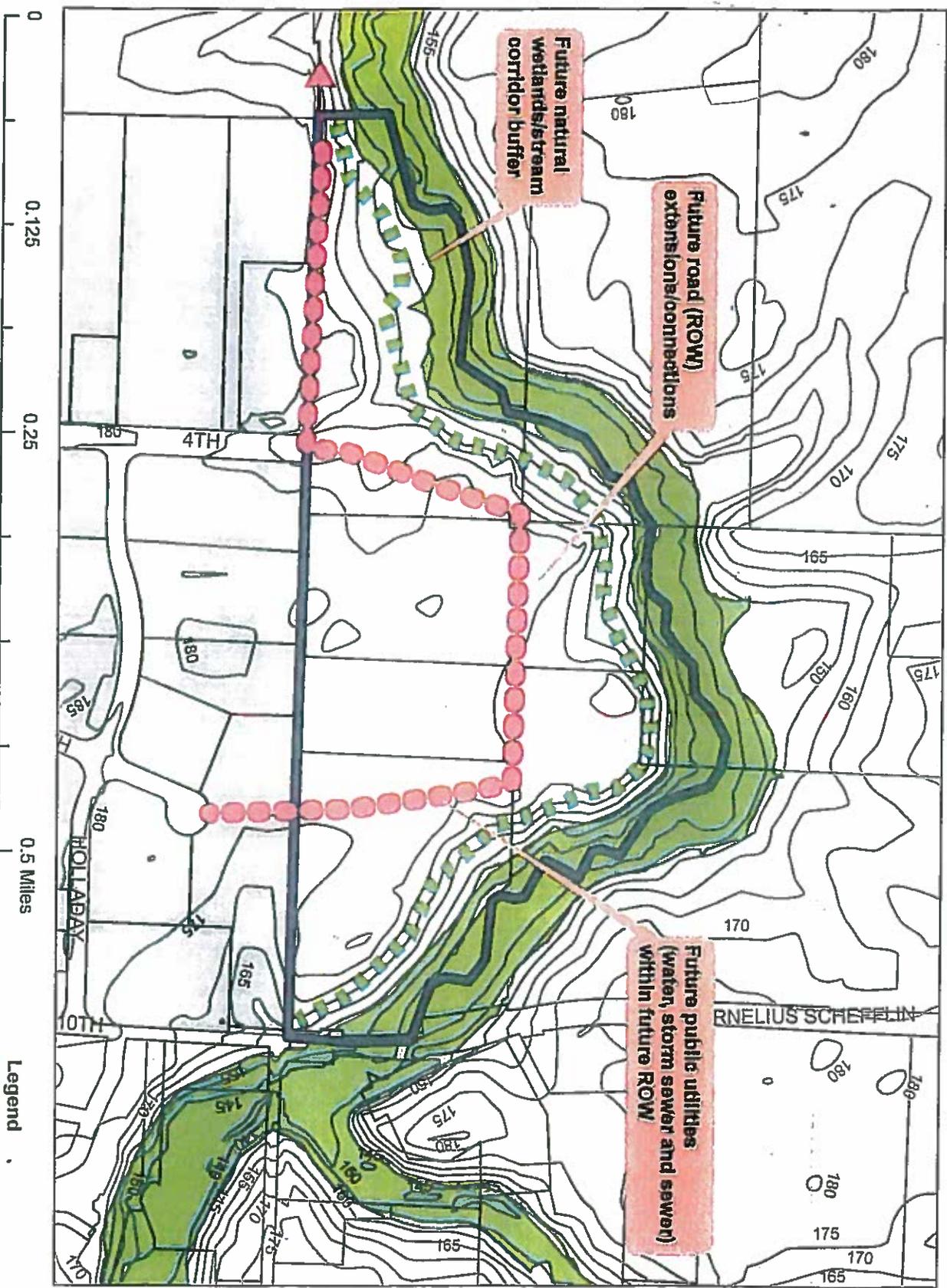
City of Cornelius
Comprehensive Plan
Chapter IV, Land Use

NORTH HOLLADAY INDUSTRIAL PLANNING AREA

The North Holladay Planning Area is approximately 56 acres in size. It is located abutting the north City boundary in the northwest corner of Cornelius (Appendices N). This land is currently outside of the City, but inside the Urban Growth Boundary. This Urban Growth Boundary expansion was approved in November of 2005 when Metro Regional Government adopted Ordinance No. 05-1070A. This action amended the Urban Growth Boundary to increase capacity to accommodate growth in industrial employment.

Therefore, upon annexation of the Planning Area or parts of, into the City it shall be designated and mapped for industrial uses in the City Comprehensive Plan. Prior to development of this land it shall also be approved for the appropriate zoning district to support industrial uses. In coordination with the City's designation of the Planning Area for industrial uses, the Comprehensive Plan process shall include:

- A natural resource assessment of the area to be completed with emphasis given to the protection and enhancement of the Council Creek corridor consistent with the City Natural Resource Protection Plan.
- The street system shall be designed in compliance with the City Transportation System Plan and will connect to existing City streets. Traffic impacts will be managed by the City transportation system. Streets shall be built to City Industrial Street standards.
- City utilities (water, storm and sanitary sewer) are available and abut the Planning Area. Utilities shall be designed to City standards and extended through the development process.



City of Cornelius North Holladay Planning Area Urban Growth Diagram

- Legend**
- North Holladay area
 - 5 foot Contour
 - Taxlots
 - General Industrial, M-1
 - Floodplain