



SHOVEL READY REPORT

North Holladay Site, Cornelius

Site Number I00197

45°31'39.50"N 123°03'48.40"W

Greater Portland Region

January 25, 2017



January 25, 2017

Rob Drake, City Manager
City of Cornelius
rdrake@ci.cornelius.or.us

Re: Shovel Ready Certification of North Holladay – 21 acres – Cornelius, Washington County

Dear Mr. Drake:

Business Oregon is pleased to announce that the North Holladay Site, consisting of 21 acres, is now Shovel Ready Certified under authority of Oregon Revised Statutes 284.565 and 285B.283 until 2018.

Certification indicates that the site is determined to be ready for the commencement of improvements in not more than six months (180 days) after a business firm effectively takes steps to acquire the land and to build and operate at the site.

This certification presently meets the following industry profiles (flyer enclosed):

- Manufacturing
- Shipping/Storage
- Warehouse/Distribution
- Food Processing
- Call Center/Business Services
- General Manufacturing

Certifications granted are limited to the information provided to Business Oregon and the third-party consultancy that compiles the Shovel Ready Report (enclosed). Please report development to your Business Oregon regional development officer as soon as it occurs. Recertification is required every two years until the site has been developed.

Thank you,

Chris Harder
Director

Enclosures (2)

C: Carolyn Meece, Regional Business Development Officer; Bobby Lee, Regional Solutions Coordinator

MACKENZIE.

DESIGN DRIVEN | CLIENT FOCUSED

January 25, 2017

Business Oregon
Attention: Sierra Gardiner
775 Summer Street NE, Suite 200
Salem, OR 97301

Re: **North Holladay Industrial Park, Cornelius, Oregon**
Shovel Ready Certification Recommendation
Project Number 2140341.04

Dear Sierra:

Mackenzie has completed the Shovel Ready Report for the North Holladay Industrial Park in Cornelius, Oregon. Upon our review of site conditions and applicable development regulations, Mackenzie recommends approval for certification as a Shovel Ready site (developable within 180 days) for the following Industry Profiles:

- Call Center/Business Services
- Food Processing
- General Manufacturing
- Manufacturing
- Shipping/Storage
- Warehouse/Distribution

We would add the caveat that the Call Center/Business Services industry profile would need to be developed in conjunction with another industry profile since Cornelius Municipal Code Section 18.55.020 limits new general commercial office developments to a footprint (buildings and parking) of no more than 25% of the total site area.

The applicant also requested certification for Campus Industrial/Electronic & Computer Assembly and High Tech Manufacturing/Processing, but we are not recommending certification as a Shovel Ready site for these two Industry Profiles. The existing electric power and natural gas supplies are insufficient for these two Industry Profiles and there is no documented evidence of ability to install upgrades with adequate capacity within 180 days.

Please contact us if you have any questions regarding our review or conclusions.

Sincerely,



Brian Varricchione, PE
Land Use Planning

Enclosures: Marketing Flyer and Final Shovel Ready Report

c: Rob Drake - City of Cornelius
Bobby Lee - Regional Solutions Team



P 503.224.9560 ▪ F 503.228.1285 ▪ W MCKNZE.COM ▪ RiverEast Center, 1515 SE Water Avenue, #100, Portland, OR 97214
ARCHITECTURE ▪ INTERIORS ▪ STRUCTURAL ENGINEERING ▪ CIVIL ENGINEERING ▪ LAND USE PLANNING ▪ TRANSPORTATION PLANNING ▪ LANDSCAPE ARCHITECTURE
Portland, Oregon ▪ Vancouver, Washington ▪ Seattle, Washington

North Holladay Industrial Park, Cornelius



Site Description

21-acre single-owner industrial site in Cornelius, a business-friendly city in the Portland metro region. The site is adjacent to a Washington County freight route (North 10th Avenue) and less than a half-mile from Tualatin Valley Highway (Highway 8). Major utilities are in place and can be upgraded if necessary.

- Call Center/Business Services
- Manufacturing
- Food Processing
- Shipping/Storage
- General Manufacturing
- Warehouse/Distribution

SITE INFORMATION	
Site Name	North Holladay Industrial Park
Site Address	North Holladay Street Cornelius, OR 97113
Within City Limits	Yes
County	Washington County
Geographic Coordinates	45°31'39.50"N 123°03'48.40"W
Total Site Acreage	21.03
Certified Site Boundary Ac.	21.03
For Sale/Lease	For Sale, asking price \$5,945,940
Zoning (incl. Overlays, etc.)	General Industrial zone (M-1). Natural Resources Overlay on west parcel.
Slopes	5% or less
Floodplains	Not present
Other Constraints	0.91 acres wetlands at west end

Contact Information

Rob Drake, Cornelius City Manager
rdrake@ci.cornelius.or.us
 (503) 992-5301

Sierra Gardiner, Employment Lands Specialist
Sierra.Gardiner@oregon.gov
 (503) 689-0119

www.orinfrastructure.org/Infrastructure-Programs/Certified-Sites/

DEVELOPMENT INCENTIVES		
Enterprise Zone	Yes	Forest Grove/ Cornelius
Urban Renewal Area (URA)	No	N/A
Strategic Investment Zone (SIZ)	No	N/A
Rural Renewable Energy Development Zone (RRED)	No	N/A
Tax Increment Financing	No	N/A

AVAILABLE INFRASTRUCTURE		
Water Service	Distance to Line	50'
	Line Size	12"
	System Pressure	55 psi
	Redundant Service	Yes
Sewer Service	Distance to Line	50'
	Line Size	8" (plus 42" line 600' away)
	System Capacity	Sufficient
Stormwater Service	Distance to Line	50'
	Line Size	Varies, 12" to 30"
Fire Service	Available at Site	Hydrants across street
Electric Power Service	Distance to Line	50'
	Dist. to Substation	< 1 mile
	Dual Feed Available	Yes
	Dist. to Dual Feed	¼ mile
	Redundant Service	No
Natural Gas Service	Distance to Line	50'
	Line Size	2" (plus 4" line 2,000' away)
	System Pressure	60 psi
Telecom Service	Distance to Line	50'
Internet Service	Service Type	Fiber optic
Fiber Optic Service	Distance to Cable	50'
	Redundant Service	No

TRANSPORTATION PROXIMITY		
Service	Primacy	Distance
International Airport	Primary	35 miles
	Secondary	180 miles
Regional Airport	Primary	80 miles
	Secondary	110 miles
Interstate	Primary	6.5 miles
	Secondary	25 miles
Highway	Primary	0.5 miles
	Secondary	1.2 miles
Railroad Line	Primary	0.2 miles
Marine Port	Primary	26 miles
Public Transit Line	Primary	0.4 miles

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I. SITE DESCRIPTION

A. Existing Conditions

1. PROPERTY OWNER INFORMATION

- *Owner:*
Susan Davis; Davis Family Trust
2627 NW Highway 47
Forest Grove, OR 97116
(503) 260-6450

- *Location and Definition of Land:*
North Holladay Industrial Park
North Holladay Street between North 4th Avenue and North 10th Avenue, Cornelius

- *Application point-of-contact and mailing address:*
Rob Drake, City Manager
City of Cornelius
1355 North Barlow Street
Cornelius, OR 97113
(503) 992-5301

- *Property ownership (last deed of record or information from the title report):*
According to the title report, title is vested in Susan J. Davis, Surviving Trustee of the Davis Family Trust. The most recent deed was recorded June 8, 2000 as Document Number 2000-065778, Washington County, Oregon.

- *From Commitment letter:*
 - *Site availability for acquisition by a developer or other user:*
The applicant agrees to allow access to and participate in site visits with prospective employers and/or developers and also to list the property at a competitive market rate once the site has been certified.

 - *Is the property for sale or lease?*
The property is for sale.

 - *Does the applicant or another party/entity have a valid option to buy the land?*
No; the applicant is the City of Cornelius and the property is currently for sale.

 - *If the site is available for sale or lease, then what is the price or rent per acre of land, and what is the total price or annual rent for the land?*
Asking price per acre: \$283,140
Total price for land: \$5,945,940

See attached letter of support from the Mayor of Cornelius.



CITY OF CORNELIUS

September 22, 2016

Mackenzie
Attention: Mr. Brian Varricchione
1515 SE Water Avenue, Suite 100
Portland, OR 97214

Re: Shovel Ready Letter of Support

Dear Brian:

The City of Cornelius is pleased to present the following properties, owned by the Davis Family Trust, for consideration in the Business Oregon Industrial Lands Site Certification program. The land is available for immediate development with all required infrastructure available to the edge of the multiple properties.

The City supports the certification of the North Holladay Site for purposes of strategic local investment and high-quality job creation. The land uses presented on the plans and in the documentation are consistent with our current and/or planned zoning requirements.

Please feel free to contact City Manager Rob Drake or me with any questions.

Sincerely,

Jeffrey C. Dalin
Mayor

2. DESCRIPTION OF SITE ELEMENTS





- *Site address (if available; if not, then provide the relative address)*
North Holladay Street between North 4th Avenue and North 10th Avenue
Cornelius, OR 97113
- *Site tax lot(s) or site "legal description" (including a complete listing of the township, range, section, and lot numbers constituting the site)*
The site is in Township 1 North, Range 3 West, Section 33, Willamette Meridian. Site includes tax lots 100 & 400 on Washington County Assessor Map 1N 3 33CA and tax lots 300, 400, 500, 600, and 700 on Washington County Assessor Map 1N 3 33DB.
- *Total site area, in both acres and square feet. If only a portion of the site is to be certified, then provide a map that clearly delineates the Net Contiguous Development Acres (NCDA).*
The site area is 916,212 square feet (21.03 acres), including the unimproved North 7th Court right-of-way that could potentially be vacated by the City of Cornelius.
- *Existing building(s) or other structure(s) on the site:*
The site has no existing structures.
- *Existing parking area(s) on the site:*
The site has no existing parking areas.
- *Easements, liens, leases, etc., affecting or required for site:*
The title report identifies the following easements:
 - The plat of the *Tenth Avenue Industrial Center* subdivision created five-foot easements along all front, side, and rear lot lines "for the construction and maintenance of utilities" (the plat does not specify whether these are public utility easements or identify easement grantees).
 - Washington County acquired a roadway dedication/easement along the east edge of tax lot 1N333DB00400 abutting 10th Avenue in 2008.
 - The City of Cornelius acquired a roadway dedication/easement along the east edge of tax lot 1N333DB00400 in 2015, to a total width of 94 feet from the centerline of 10th Avenue.
- *Significant natural/environmental features to be mitigated or removed*
The National Wetlands Inventory does not identify any federally listed wetlands on the site. However, the 2013 site-specific wetland delineation identified two wetlands at the west end of the site with a combined area of 0.91 acres. These wetlands are surrounded by a regulated vegetated corridor buffer with a width ranging from 25 feet to 50 feet. The plant community in this vegetated corridor is in degraded condition. There are no other water bodies or streams on site. Two old-growth Oregon white oak trees are present.
- *Any other element(s) of note on the site*
None identified.

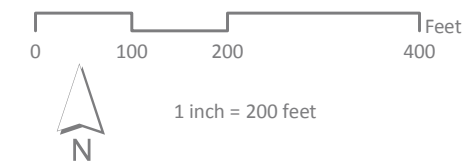
See attached site map; *Tenth Avenue Industrial Center* subdivision plat; Existing Conditions plan illustrating the wetlands at the west end of the site; and Dedication Deed.

N Holladay Industrial Park

Cornelius, Oregon

LEGEND: Aerial map

-  Davis Family Trust site
-  Tax Lots
-  Cornelius City Boundary
-  Urban Growth Boundary (UGB)



SOURCE DATA: Metro RUS Lite Base Data, May 2014
GEOGRAPHIC PROJECTION: NAD 83 HARN, Oregon North Lambert Conformal Conic

Date: 6/9/2014 Map Created By: GF
File: N.HolladayINDPark_aerial Project No: 2120391.00

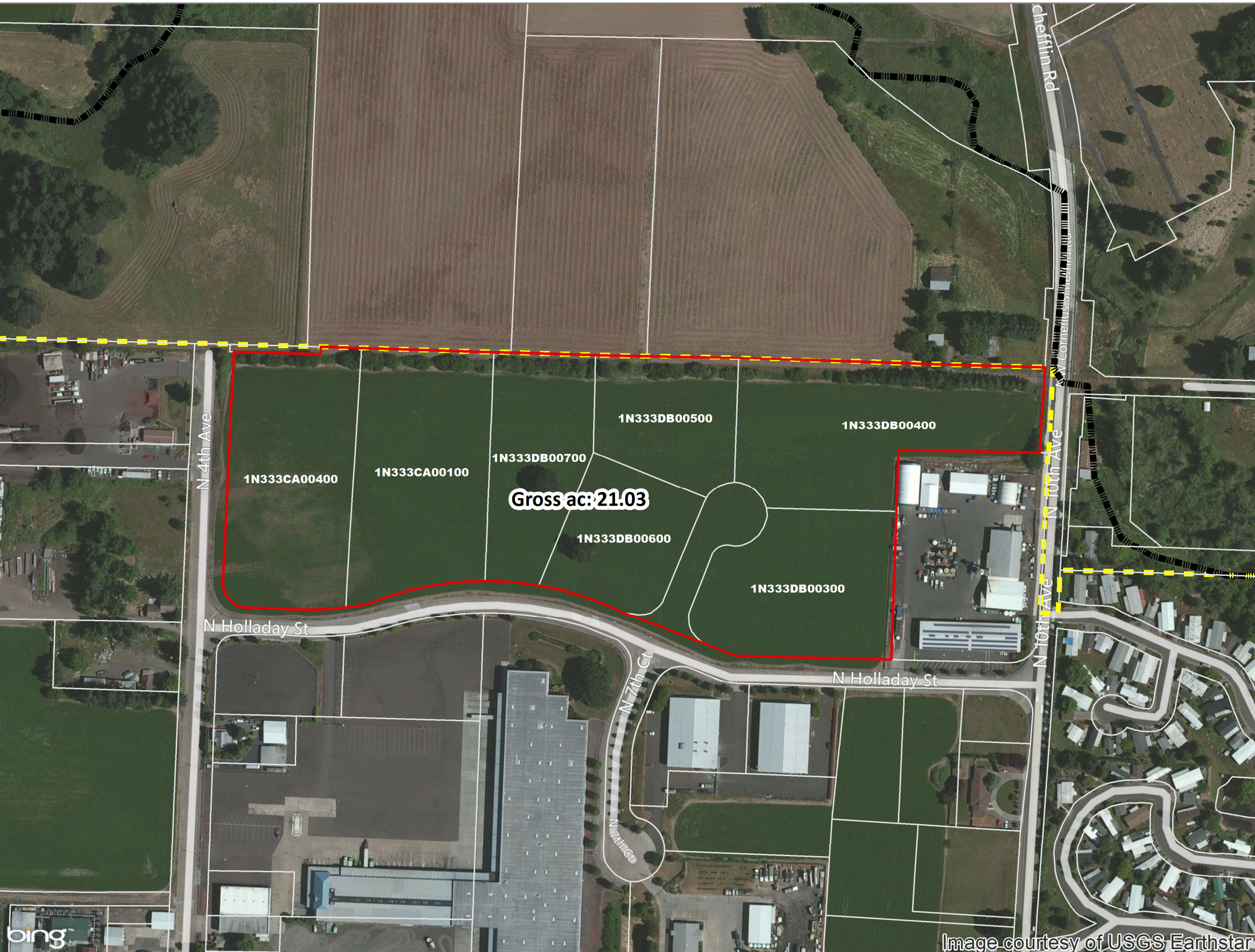
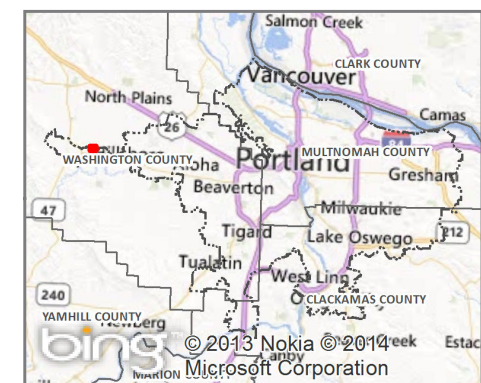
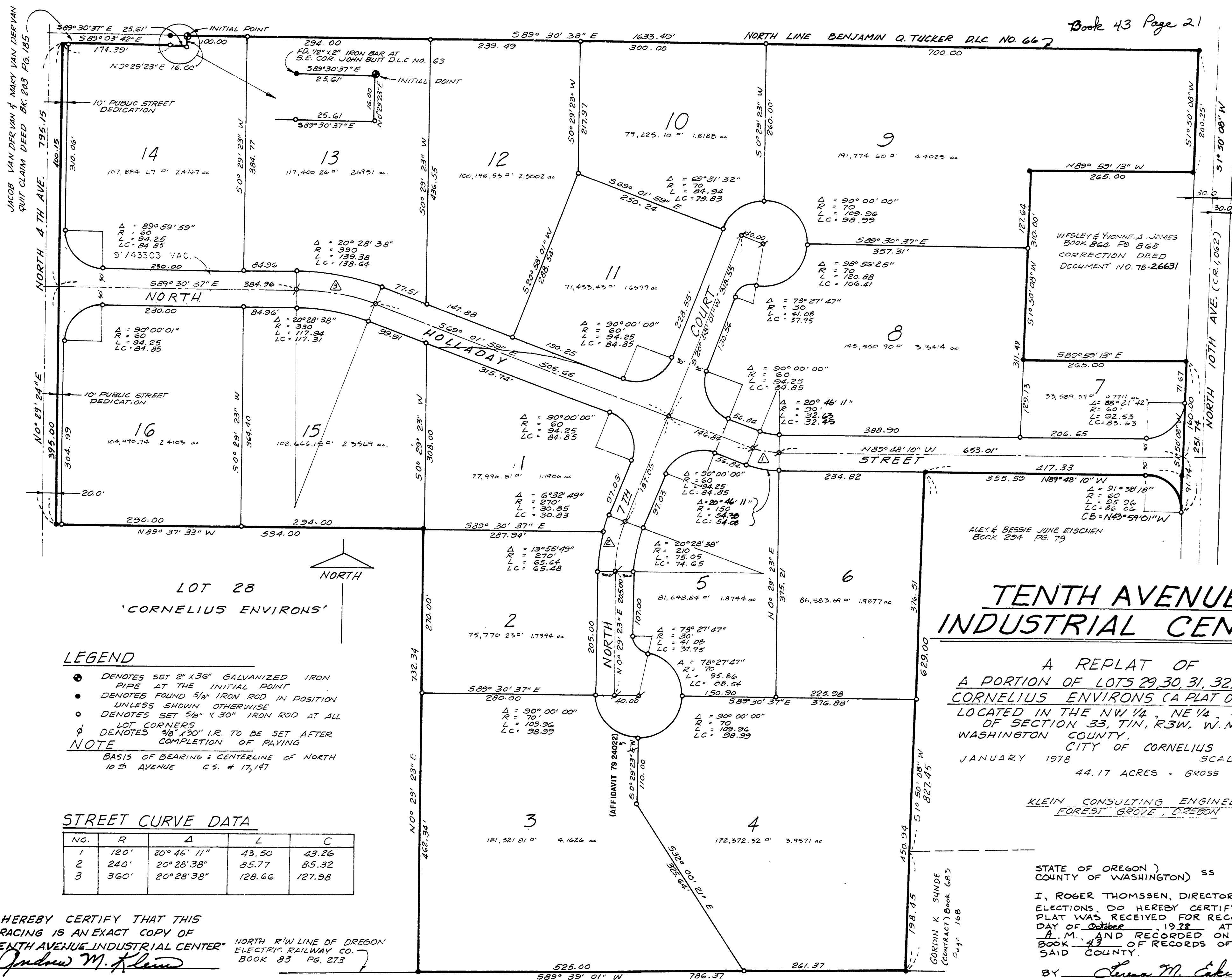


Image courtesy of USGS Earthstar

MACKENZIE.

P 503.224.9560 • F 503.228.1285 • W MCKNZE.COM
RiverEast Center, 1515 SE Water Avenue, #100, Portland, OR 97214

Portland, Oregon • Vancouver, Washington • Seattle, Washington



TENTH AVENUE INDUSTRIAL CENTER

A REPLAT OF
 A PORTION OF LOTS 29, 30, 31, 32, & 33
 CORNELIUS ENVIRONS (A PLAT OF RECORD)
 LOCATED IN THE NW 1/4, NE 1/4, SW 1/4 & SE 1/4
 OF SECTION 33, T1N, R3W, W.M.
 WASHINGTON COUNTY, OREGON
 CITY OF CORNELIUS
 JANUARY 1978 SCALE = 1" = 100'
 44.17 ACRES - GROSS

KLEIN CONSULTING ENGINEERS
 FOREST GROVE, OREGON

LEGEND

- DENOTES SET 2" X 3/8" GALVANIZED IRON PIPE AT THE INITIAL POINT
- DENOTES FOUND 5/8" IRON ROD IN POSITION UNLESS SHOWN OTHERWISE
- DENOTES SET 5/8" X 30" IRON ROD AT ALL LOT CORNERS
- ⊕ DENOTES 5/8" X 30" I.R. TO BE SET AFTER COMPLETION OF PAVING

NOTE
 BASIS OF BEARING = CENTERLINE OF NORTH
 10th AVENUE C.S. # 17,147

STREET CURVE DATA

NO.	R	Δ	L	C
1	120'	20° 46' 11"	43.50	43.26
2	240'	20° 28' 38"	85.77	85.32
3	360'	20° 28' 38"	128.66	127.98

I HEREBY CERTIFY THAT THIS TRACING IS AN EXACT COPY OF 'TENTH AVENUE INDUSTRIAL CENTER'

Andrew M. Klein

NORTH R/W LINE OF OREGON ELECTRIC RAILWAY CO. BOOK 83 PG. 273

GORDIN K. SHINDE
 (CONTRACT) BOOK 685
 PAGE 168

STATE OF OREGON)
 COUNTY OF WASHINGTON) SS

I, ROGER THOMSSON, DIRECTOR OF RECORDS AND ELECTIONS, DO HEREBY CERTIFY THAT THE ORIGINAL PLAT WAS RECEIVED FOR RECORD ON THE 4th DAY OF October, 1978 AT 10:00 O'CLOCK A.M. AND RECORDED ON PAGE 21 & 22 IN BOOK 43 OF RECORDS OF TOWN PLATS OF SAID COUNTY.

BY *Lena M. Eakin*, DEPUTY

TENTH AVENUE INDUSTRIAL CENTER

A REPLAT OF

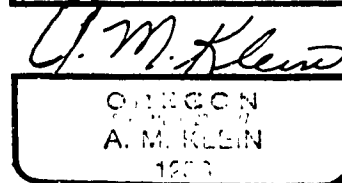
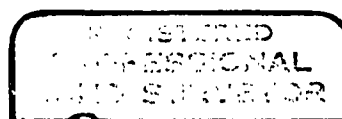
A PORTION OF LOTS 29, 30, 31, 32, & 33 CORNELIUS ENVIRONS (A PLAT OF RECORD)

LOCATED IN THE NW 1/4, NE 1/4, SW 1/4, & SE 1/4 OF SECTION 33, T1N, R3W, W.M.

WASHINGTON COUNTY CITY OF CORNELIUS OREGON
JANUARY 1978 KLEIN CONSULTING ENGINEERS
FOREST GROVE, OREGON

SURVEYORS CERTIFICATE

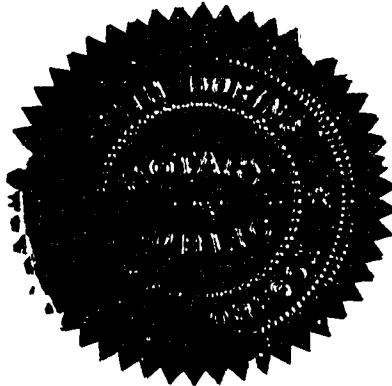
I ANDREW M. KLEIN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT I CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED IN THE ANNEXED PLAT OF "TENTH AVENUE INDUSTRIAL CENTER", THAT AS THE INITIAL POINT OF SAID SURVEY, I SET A GALVANIZED IRON PIPE 2 INCHES IN DIAMETER, 36 INCHES LONG AND 6 INCHES BELOW THE SURFACE OF THE GROUND, SAID POINT BEARS S 89° 30' 37" E 25.61 FEET FROM THE SOUTHEAST CORNER OF THE JOHN BUTT D.L.C. NO. 63 IN SECTION 33, T1N, R3W, W.M. WASHINGTON COUNTY, OREGON; AND SAID INITIAL POINT BEING ON THE NORTH LINE OF LOT 29, CORNELIUS ENVIRONS, A PLAT OF RECORD, WASHINGTON COUNTY, OREGON; THENCE FROM SAID INITIAL POINT S 89° 30' 39" E ALONG THE NORTH LINE OF LOT 29 AND LOT 30, CORNELIUS ENVIRONS, A DISTANCE OF 1633.49 FEET TO THE NORTHEAST CORNER OF SAID LOT 30 AND SAID NORTHEAST CORNER BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 1,062; THENCE S 1° 50' 08" W ALONG THE WEST LINE OF COUNTY ROAD NO. 1,062 A DISTANCE OF 200.25 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO WESLEY JAMES AND YVONNE ALICE JAMES BY DEED RECORDED IN BOOK 864 AT PAGE 865, AND CORRECTED IN DOCUMENT NO. 78-26631 ALL IN DEED RECORDS, WASHINGTON COUNTY, OREGON; THENCE N. 89° 59' 13" W ALONG THE NORTH LINE OF SAID JAMES TRACT A DISTANCE OF 265.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S 1° 50' 08" W PARALLEL TO THE WEST LINE OF COUNTY ROAD NO. 1,062 AND ALONG THE WEST LINE OF SAID JAMES TRACT A DISTANCE OF 310.00 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE S 89° 59' 13" E ALONG THE SOUTH LINE OF SAID JAMES TRACT A DISTANCE OF 265.00 FEET TO THE SOUTHEAST CORNER THEREOF AND A POINT ON THE WEST LINE OF COUNTY ROAD NO. 1,062; THENCE S 1° 50' 08" W ALONG THE WEST LINE OF COUNTY ROAD NO. 1,062, A DISTANCE OF 251.74 FEET TO THE BEGINNING OF A 60 FOOT RADIUS CURVE; THENCE ALONG SAID CURVE (THE LONG CHORD BEARS N 43° 58' 59" W 86.06 FEET) THROUGH A CENTRAL ANGLE OF 91° 38' 18" A DISTANCE OF 95.96 FEET; THENCE N 89° 48' 10" W A DISTANCE OF 355.59 FEET TO A POINT AND SAID POINT BEING N 89° 48' 10" W 417.33 FEET FROM THE WEST LINE OF COUNTY ROAD NO. 1,062; THENCE S 1° 50' 08" W PARALLEL TO THE WEST LINE OF COUNTY ROAD NO. 1,062, A DISTANCE OF 629.00 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A REAL ESTATE CONTRACT BETWEEN JACK D. SMITH AND BERNICE SMITH, HUSBAND AND WIFE AND GORDON K. SUNDE AS RECORDED IN BOOK 683 PAGE 168, DEED RECORDS OF WASHINGTON COUNTY, OREGON; THENCE CONTINUING S 1° 50' 08" W ALONG THE WEST LINE OF SAID SUNDE TRACT AND PARALLEL TO THE WEST LINE OF COUNTY ROAD NO. 1,062 A DISTANCE OF 198.45 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE OREGON ELECTRIC RAILWAY COMPANY AS DESCRIBED IN BOOK 83 AT PAGE 273 DEED RECORDS OF WASHINGTON COUNTY OREGON; THENCE S 89° 39' 01" W ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID RAILWAY A DISTANCE OF 786.37 FEET TO A POINT ON THE EAST LINE OF LOT 28 CORNELIUS ENVIRONS; THENCE N 0° 29' 23" E ALONG THE EAST LINE OF SAID LOT 28 A DISTANCE OF 732.34 FEET TO THE NORTHEAST CORNER THEREOF; THENCE N 89° 37' 33" W ALONG THE NORTH LINE OF SAID LOT 28 A DISTANCE OF 594.00 FEET TO THE NORTH WEST CORNER THEREOF AND SAID CORNER BEING A POINT ON THE EAST LINE OF NORTH 4TH AVENUE, CORNELIUS, OREGON; THENCE N 0° 29' 24" E ALONG THE EAST LINE OF SAID NORTH 4TH AVENUE AND THE WEST LINE OF LOT 29, CORNELIUS ENVIRONS A DISTANCE OF 795.15 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A QUITCLAIM DEED FROM FRANK KLINGER AND FRANCES T. BIBBY TO JACOB VAN DER VAN AND MARY VAN DER VAN AS RECORDED IN BOOK 203 AT PAGE 185 DEED RECORDS OF WASHINGTON COUNTY OREGON; THENCE S 89° 03' 42" E ALONG THE SOUTH LINE OF SAID VAN DER VAN TRACT A DISTANCE OF 174.39 FEET TO A POINT; THENCE CONTINUING ALONG THE SOUTH LINE OF SAID VAN DER VAN TRACT S 89° 30' 37" E A DISTANCE OF 25.61 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE N 0° 29' 23" E ALONG THE EAST LINE OF SAID VAN DER VAN TRACT A DISTANCE OF 16.00 FEET TO THE NORTHEAST CORNER THEREOF AND THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED.



Andrew M. Klein
ANDREW M. KLEIN

SUBSCRIBED TO AND SWORN TO BEFORE ME THIS 1st DAY OF February 1978

Ruth Doring
NOTARY PUBLIC IN AND FOR THE STATE OF OREGON
MY COMMISSION EXPIRES Feb 10, 1979



I HEREBY CERTIFY THAT THIS TRACING IS AN EXACT COPY OF "TENTH AVENUE INDUSTRIAL CENTER".

A. M. Klein

STATE OF OREGON COUNTY OF WASHINGTON S.S.
I, ROGER THOMSSON, DIRECTOR OF RECORDS AND ELECTIONS, DO HEREBY CERTIFY THAT I HAVE COMPARED THE WITHIN PLAT WITH THE ORIGINAL THEREOF, THAT THE SAME IS A FULL, TRUE AND CORRECT COPY THEREOF, AS THE SAME APPEARS OF RECORD IN PLAT BOOK 43 PAGE 2132 THEREOF

BY: Loreen M. Ekin, DEPUTY

Book 43 Page 22

SIDE 2 OF 2

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT FOREST GROVE DEVELOPMENTS INC., AN OREGON CORPORATION AND ALEX EISCHEN AND BESSIE JUNE EISCHEN, HUSBAND AND WIFE DO HEREBY MAKE ESTABLISH AND DECLARE THE ANNEXED MAP OF "TENTH AVENUE INDUSTRIAL CENTER" AS DESCRIBED IN THE ACCOMPANYING SURVEYORS CERTIFICATE, A TRUE MAP AND PLAT THEREOF, ALL LOTS BEING OF THE DIMENSIONS SHOWN AND ALL STREETS AND AVENUES BEING OF THE WIDTHS THEREON SET FORTH AND SAID FOREST GROVE DEVELOPMENTS INC., ALEX EISCHEN AND BESSIE JUNE EISCHEN DO HEREBY DEDICATE TO THE PUBLIC AS PUBLIC WAYS FOREVER, ALL STREETS, AVENUES AND EASEMENTS SHOWN ON SAID MAP. WE ALSO HEREBY GRANT A FIVE (5) FOOT UTILITY EASEMENT THAT SHALL EXIST ALONG ALL FRONT, SIDE AND REAR LOT LINES FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.

FOREST GROVE DEVELOPMENTS INC.

Tim Schauer
TIM SCHAUERMANN PRESIDENT

Arnold Franks
ARNOLD FRANKS SECRETARY



Alex Eischen
ALEX EISCHEN

Bessie June Eischen
BESSIE JUNE EISCHEN

ACKNOWLEDGEMENTS

STATE OF OREGON COUNTY OF WASHINGTON S.S.

BE IT REMEMBERED THAT ON THIS 13th DAY OF June 1978 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED TIM SCHAUERMANN, PRESIDENT OF FOREST GROVE DEVELOPMENTS INC., ARNOLD FRANKS, SECRETARY OF FOREST GROVE DEVELOPMENTS INC., ALEX EISCHEN AND BESSIE JUNE EISCHEN TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN DID SAY THAT HE, TIM SCHAUERMANN AND HE ARNOLD FRANKS DID SIGN IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND HE ALEX EISCHEN AND SHE BESSIE JUNE EISCHEN ARE THE IDENTICAL INDIVIDUALS ABOVE SIGNED AND DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE A FREE ACT AND DEED.

Ruth Doring
NOTARY PUBLIC IN AND FOR OREGON
MY COMMISSION EXPIRES Feb 10, 1979

APPROVALS

APPROVED THIS 3rd DAY OF October 1978
BOARD OF COUNTY COMMISSIONERS
WASHINGTON COUNTY, OREGON

Richard C. Hines

Wilder M. Davis

Bill Bloor

APPROVED THIS 7th DAY OF Sept 1978
WASHINGTON COUNTY SURVEYOR

BY: R. P.

APPROVED THIS 2nd DAY OF October 1978
DIRECTOR OF ASSESSMENT AND TAXATION
(COUNTY ASSESSOR) WASHINGTON COUNTY OREGON
Donald W. Mason, Director

BY: Daisy E. Moor

APPROVED THIS 13th DAY OF September 1978
WASHINGTON COUNTY DEPARTMENT OF PUBLIC HEALTH

BY: H. Kemp

ATTEST THIS 4th DAY OF October 1978

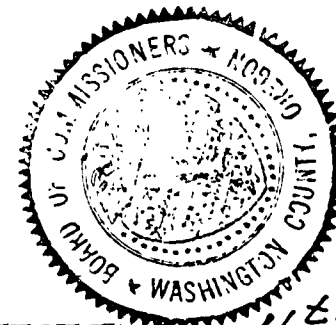
BY: Roger Thomsson
DIRECTOR OF RECORDS AND ELECTIONS
(COUNTY CLERK) WASHINGTON COUNTY, OREGON

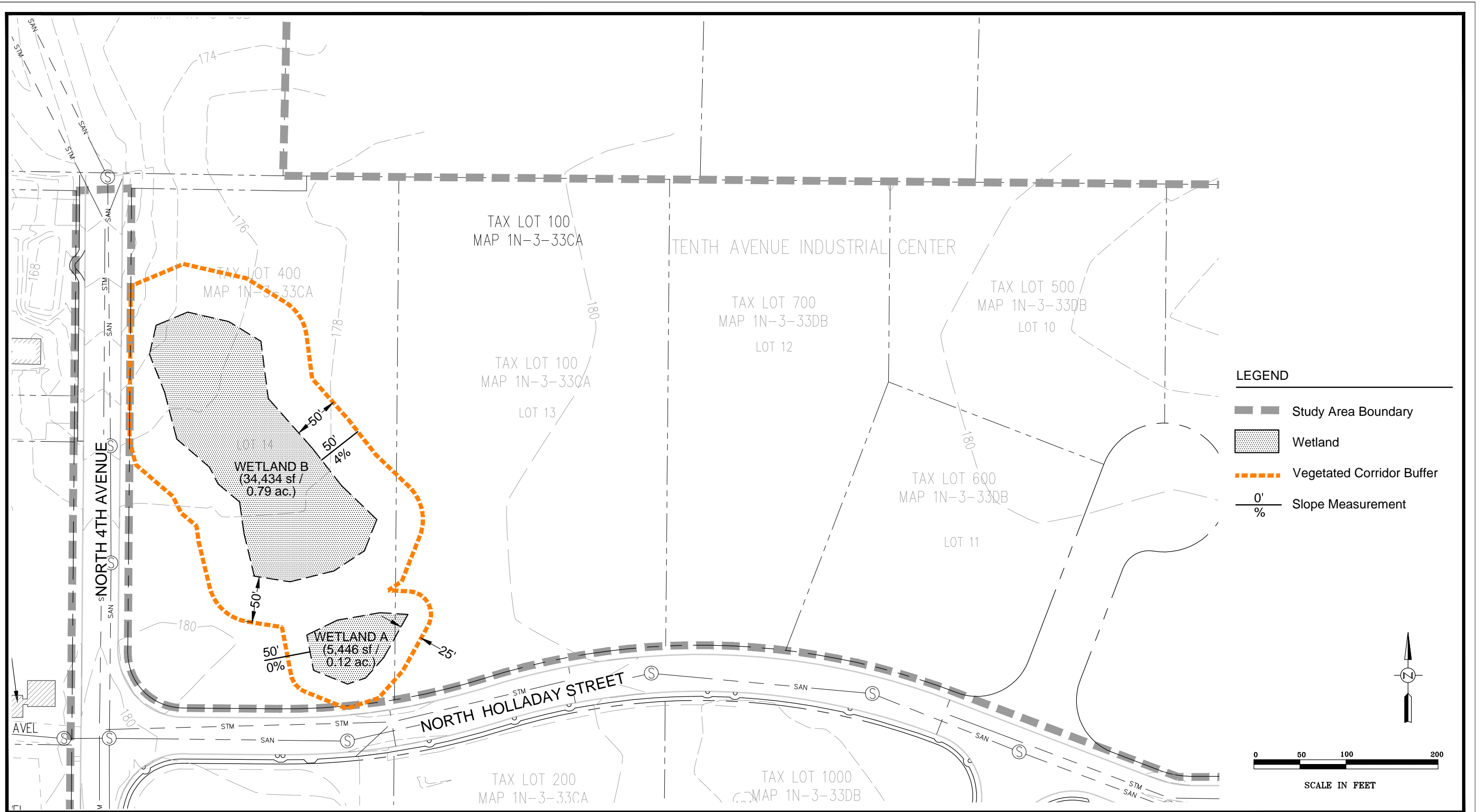
APPROVED THIS 13 DAY OF July 1978
(CITY MANAGER) CITY OF CORNELIUS

BY: L. Corbitt

APPROVED THIS 13th DAY OF July 1978
CITY OF CORNELIUS PLANNING COMMISSION

BY: Charles W. McFarland





Survey provided by Northwest Surveying.

Existing Conditions
North Holladay Industrial Park

FIGURE 2A

07-17-13



02087535201500775610050058

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

Richard Hobernicht
Richard Hobernicht, Director of Assessment and Taxation, Ex-Officio County Clerk



After recording, please return to:

25
36
City of Cornelius
C/O City Recorder
1355 N. Barlow St.
Cornelius, OR 97113

Until a change is requested all tax statements shall be sent to:
No Change

DEDICATION DEED

JOHN E. DAVIS and SUSAN J. DAVIS, in their capacity as trustees of the Davis Family Trust under trust agreement dated June 8, 2000, Grantors, grant to the City of Cornelius, a political subdivision of the State of Oregon, Grantee, on behalf of the public, for the use of the public forever, the following easements in that certain real property situated in the City of Cornelius, County of Washington and State of Oregon, described on the attached Exhibit "A," and shown on the attached Exhibit "B."

The true consideration for this conveyance is \$26,300.00.

PARCEL 1 - DEDICATION OF RIGHT-OF-WAY

Including the right to construct, operate, and maintain a public road, all customary associated uses, and appurtenant facilities.

This document is intended to grant easements on the property described, not to convey fee title or any interest in the underlying property except as expressly stated herein. The easements granted shall not prevent Grantors from the use of said property provided, however, that such use shall not be permitted to interfere with the rights herein granted. Grantor shall not be permitted to endanger the lateral support of any facilities constructed within the easements granted herein.

Grantors hereby covenant to and with Grantee that they are the owner of said property, which is free from all encumbrances, except for easements, conditions and restrictions of record, and will warrant and defend the easement rights herein granted from all lawful claims whatsoever, except as stated herein.

IN WITNESS WHEREOF, the above named Grantors, have caused this instrument to be signed.

DATED this _____ day of _____, 2015.

Deceased Document 2008-011289
JOHN E. DAVIS (TRUSTEE)

STATE OF OREGON)
) ss.
County of Washington)

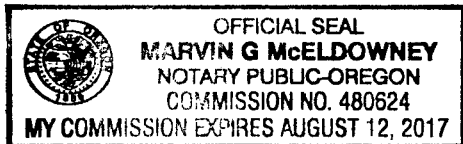
This instrument was acknowledged before me this _____ day of _____, 20__, by
John E. Davis (TRUSTEE).

Notary Public

Susan J Davis TRUSTEE
SUSAN J. DAVIS (TRUSTEE)

STATE OF OREGON)
) ss.
County of Washington)

This instrument was acknowledged before me this 12 day of August, 2015, by
Susan J. Davis (TRUSTEE).



Marvin G McEldowney
Notary Public

Approved As To Form

Chad A. Jacobs
City of Cornelius counsel

Signed & Dated: March 1, 2015

Accepted on behalf of City of Cornelius.

By: *Bobbrah*

Title: *City Manager*

Dated this 4th day of September 2015

Exhibit "A"

**NORTH 10TH AVENUE IMPROVEMENT
PROJECT NO. 100186
FILE NO. 41
JUNE 30, 2014**

MAP AND TAX LOT 1N333DB-00400

A PARCEL OF LAND LOCATED IN THE SE ONE-QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, AND BEING A PORTION OF THAT PROPERTY CONVEYED TO THE DAVIS FAMILY TRUST PER DEED DOCUMENT NO. 2000065778, WASHINGTON COUNTY DEED RECORDS, SAID PARCEL LYING ON THE WESTERLY SIDE OF THE CENTERLINE OF NORTH AND SOUTH 10TH AVENUE, WHICH CENTERLINE IS DESCRIBED AS FOLLOWS:

CENTERLINE DESCRIPTION FOR SOUTH 10TH AVENUE AND NORTH 10TH AVENUE

A ROAD CENTERLINE SITUATED IN THE NORTHEAST ONE-QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, AND THE EAST ONE-HALF OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 3 WEST, WILLAMETTE MERIDIAN, WASHINGTON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING IN THE INTERSECTION OF SOUTH ALPINE STREET AND SOUTH 10TH AVENUE AT CENTERLINE STATION 11+00.00, FROM WHICH A 5/8" IRON ROD MARKING THE SOUTHERLY RIGHT-OF-WAY OF SOUTHERN PACIFIC RAILROAD AND THE WESTERLY RIGHT-OF-WAY OF SOUTH 10TH AVENUE BEARS NORTH 42°57'19" WEST, 42.44 FEET; THENCE NORTH 02°01'23" EAST, 1549.12 FEET TO AN ANGLE POINT AT CENTERLINE STATION 26+49.12, FROM WHICH A 3/4" IRON PIPE MARKING THE SOUTHEAST CORNER OF LOT 34, "CORNELIUS ENVIRONS", WASHINGTON COUNTY PLAT RECORDS, BEARS NORTH 86°20'19" WEST, 30.00 FEET; THENCE NORTH 03°39'41" EAST, 1908.12 FEET TO, AND TERMINATING AT, A 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CH2M HILL" IN A MONUMENT BOX AT CENTERLINE STATION 45+57.24, SAID MONUMENT MARKING P.T. STATION "VC" 883+07.10 ON NW CORNELIUS-SCHEFFLIN ROAD (COUNTY ROAD 1062).

THE CENTERLINE DESCRIBED ABOVE IS PER SURVEY NUMBER 31,958.

BASIS OF BEARINGS:

NORTH 03°39'41" EAST WAS HELD BETWEEN THE CALCULATED CENTERLINE ANGLE POINT AT STATION 26+49.12 AND THE FOUND 5/8" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "CH2M HILL" IN A MONUMENT BOX AT STATION 45+57.24, PER SURVEY NUMBER 31,958.

PARCEL – 1 DEDICATION OF RIGHT-OF-WAY

STATION TO STATION	WIDTH ON THE WESTERLY SIDE OF CENTERLINE
42+20.00 TO 44+20.00	94.00 FEET PARALLEL WITH CENTERLINE

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE EXISTING RIGHT-OF-WAY OF NORTH 10TH AVENUE.

CONTAINS 10,498 SQUARE FEET, MORE OR LESS.

THE ATTACHED EXHIBIT "B" ENTITLED "NORTH 10TH AVENUE FILE #41" IS MADE A PART HEREOF.

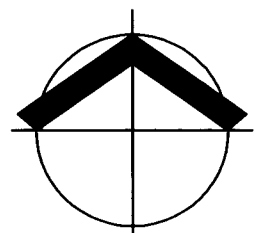
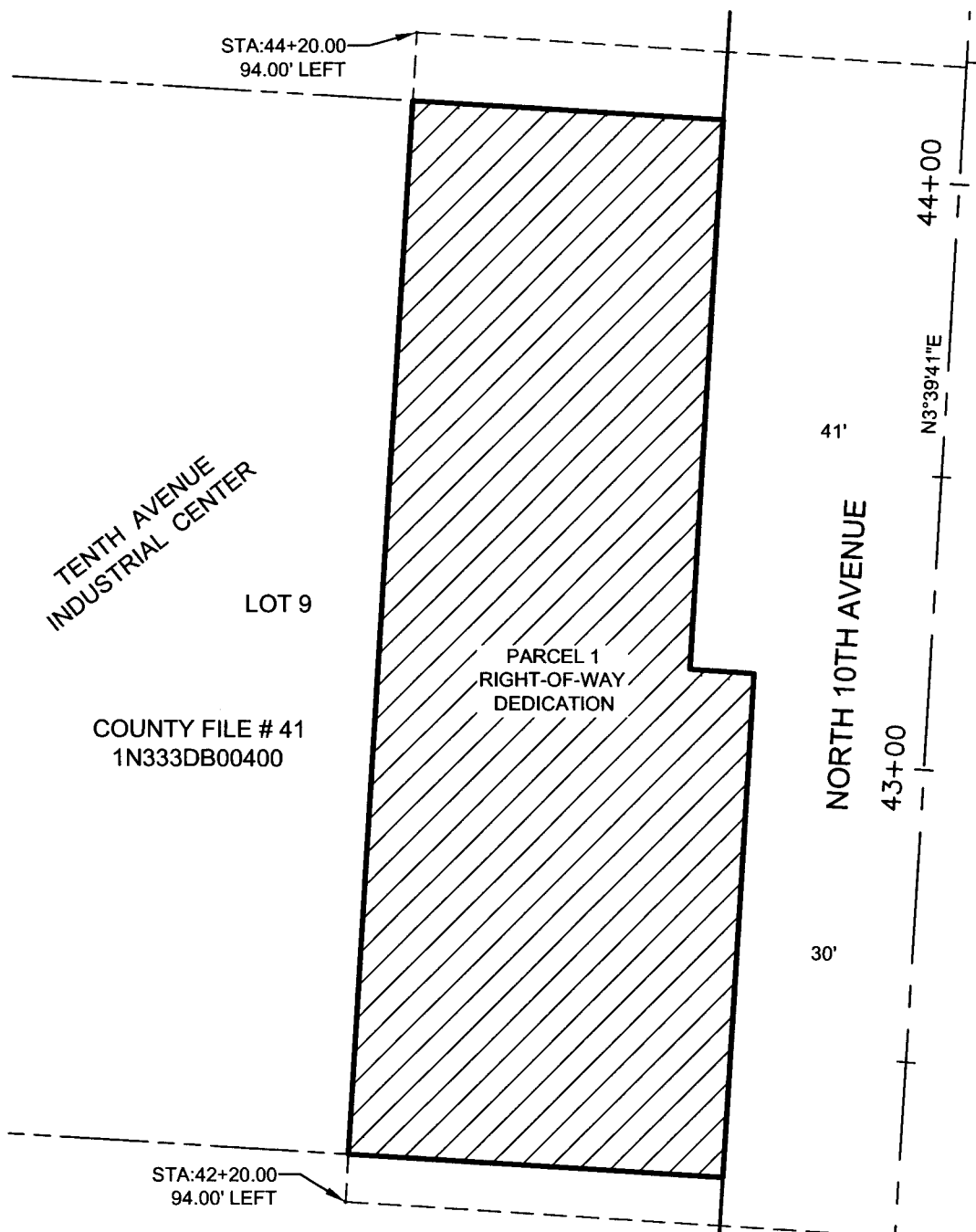
7.7.14

REGISTERED
PROFESSIONAL
LAND SURVEYOR

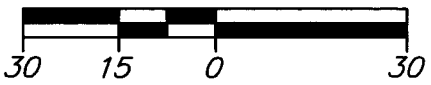
Samantha Bianco

JUL
SAMANTHA BIANCO
61303LS

Renews: 12-31-15



SCALE: 1"=30'



LEGEND:

- PARCEL - 1
- AREA OF DEDICATION
10,498 SQUARE FEET
MORE OR LESS

SEE ATTACHED LEGAL DESCRIPTION



5415 SW WESTGATE DR, SUITE 100
 PORTLAND, OR 97221
 TEL: (503) 419-2500 FAX: (503) 419-2600
 www.cardno.com

EXHIBIT "B"
NORTH 10TH AVENUE
FILE #41

S33, T1N, R3W, WILLAMETTE MERIDIAN
 CITY OF CORNELIUS, WASHINGTON COUNTY, OREGON

PROJECT NO. 100186
 CARDNO NO. 21201210
 DATE: 06/30/2014
 BY: TLB
 SCALE: 1"=30' JK
 PAGE NO. 1 OF 10m

3. EXISTING TRANSPORTATION CONDITIONS AND FUTURE ACCESS

- *Street(s)/right-of-way(s)/highway access*
 - *Include a map of the site indicating access points onto local streets*

See attached map illustrating potential access points on North 4th Avenue and North Holladay Street.
 - *Include any access restrictions or limitations*

New public street access points are available on North 4th Avenue and North Holladay Street provided that a minimum of 100 feet of spacing is maintained.
 - *Include a map of local streets and thoroughfares that highlight all route(s) from the site to the nearest highway(s)*

The City of Cornelius has classified North Holladay Street as a collector street and classified North 10th Avenue as an arterial street. North 4th Avenue is a collector south of Holladay Street and a local street north of Holladay Street. Washington County has designated North 10th Avenue as a Freight Route. The attached transportation route map illustrates that vehicles may utilize either North 4th Avenue or North 10th Avenue to reach the site from Tualatin Valley Highway/Highway 8.
 - *Include information on transportation access or infrastructure improvement plans*

The 2005 Cornelius Transportation System Plan (TSP) did not identify any planned improvements along the site frontage.
- *Distance from inter-modal container facilities, marine ports, international airports, and commercial airports*
 - *Distance to nearest inter-modal container facilities:*

34 miles (Port of Portland Terminal 6)
 - *Distance to nearest marine ports:*
 - 26 miles (Port of Portland Terminal 2)
 - 28 miles (Port of Portland Swan Island Industrial Park)
 - 34 miles (Port of Portland Terminal 4)
 - 34 miles (Port of Portland Terminal 6)
 - 35 miles (Port of Portland Terminal 5)
 - *Distance to nearest international airport:*

35 miles (Portland International Airport)
 - *Distance to nearest commercial airport:*

35 miles (Portland International Airport)
 - *Distance to nearest general aviation airport:*

7 miles (Hillsboro Airport)
- *Traffic flow, impacts, and regulations*
 - *Explain how vehicle trips are regulated, if applicable*

Cornelius Municipal Code 18.143.030 specifies that developments generating 200 or more average weekday trips are required to provide a traffic impact analysis. Lower traffic levels may also require traffic impact analysis if deemed necessary by the City Engineer.

18.143.030 Traffic impact analysis.

For each development proposal that exceeds the analysis threshold of subsection (B) of this section, the application for land use or design review approval shall include a traffic impact analysis as required by this code. The traffic impact analysis shall be based on the type and intensity of the proposed land use change or development and its estimated level of impact to the existing and future local and regional transportation systems.

(A) Engineer Certification. The traffic impact analysis shall be prepared and certified by a traffic engineer or civil engineer licensed in the state of Oregon.

(B) Analysis Threshold. A traffic impact analysis is required when the proposed land use change or development will generate 200 vehicles or more per day (vpd) in average weekday trips as determined by the city engineer.

(C) A traffic impact analysis or some elements of a traffic impact analysis may be required when projects that generate less than 200 average daily vehicle trips and the volume threshold under subsection (B) of this section is not met, but the city engineer finds that the traffic impacts attributable to the development have the potential to significantly impact the safe and efficient operation of the existing public transportation system.

- *Include restrictions, maximums allowed, and trigger points for any infrastructure improvements listed in the transportation response letters (see Section B, Transportation-Related Considerations)*

There are no known trip restrictions with the site. Restrictions and maximums would be dependent upon a traffic impact study at the time of development.

- *Driveway locations and requirements*

There are no existing driveways on site. No driveways are allowed on North 10th Avenue since it is an arterial street. Driveways on North 4th Avenue or North Holladay Street must be at least 100-150 feet from intersections¹ (or greater depending on the traffic impact study and opinion of city engineer per Municipal Code 18.143.050). Shared driveways are required where feasible.

- *A description of street frontages/improvements (existing and required)*

The minimum standard for a three-lane arterial (North 10th Avenue) is 72 feet right-of-way, two 12-foot travel lanes, 12-foot median/turn lane, two 6-foot bicycle lanes, 6-foot

¹ Cornelius Public Works Standards 5.03.c specifies 100 feet from collectors or industrial streets, while Cornelius Municipal Code 18.143.050.C specifies 150 feet from collectors.

landscaping strips between curb and sidewalk, and 5-foot sidewalks. North 10th Avenue currently has bicycle lanes, curbs and sidewalks but does not have a center median/turn lane.

The minimum standard for a two-lane industrial collector (North Holladay Street) is 60 feet right-of-way, two 18-foot travel lanes, 6-foot sidewalks, and 5.5-foot landscaping strips behind the sidewalk. North Holladay Street does not have sidewalks. Development of the site would trigger frontage improvements along abutting street segments, which at a minimum would include sidewalks and possibly street widening.

The minimum standard for a local industrial street (North 4th Avenue) is not identified in City standards, but would likely default to the industrial collector standard of 60 feet right-of-way, two 18-foot travel lanes, 6-foot sidewalks, and 5.5-foot landscaping strips behind the sidewalk. North 4th Avenue does not have sidewalks. Development of the site would trigger frontage improvements along abutting street segments, which at a minimum would include sidewalks and possibly street widening.






- *Street landscaping and required right-of-way improvements*
North 10th Avenue lacks the standard 6-foot landscaping strip between the curb and sidewalk.

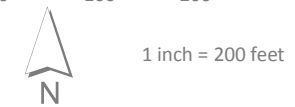
North 4th Avenue and North Holladay Street both lack the standard 5.5-foot landscaping strip behind the sidewalk.
- *If entitlements to develop property will potentially depend on highway or street system improvements to mitigate impacts or enhance accessibility*
Any necessary mitigation will be determined following preparation of a traffic impact study for a specific development proposal. The site currently has proximate access to freight routes and state Highway 8.
- *If readily executable plans exist to mitigate traffic problems (“plans” generally refers to site-specific improvements or mitigation projects, such as additional turn lanes or signalization; however, all referenced plans must include a cost estimate and must clearly demonstrate local capital programming, funding sources, and an implementation timeline in order to determine that development can occur within 180 days)*
None identified.
- *If any relevant (minor/major) system improvement is underway/imminent*
None identified.

N Holladay Industrial Park

Cornelius, Oregon

LEGEND: Access Map

-  Davis Family Trust site
-  Tax Lots
-  Potential Access Points
-  Cornelius City Boundary
-  Urban Growth Boundary (UGB)



SOURCE DATA: Metro RUS Lite Base Data, May 2014
GEOGRAPHIC PROJECTION: NAD 83 HARN, Oregon North Lambert Conformal Conic

Date: 6/10/2014
Map Created By: GF
Project No: 2120391.00

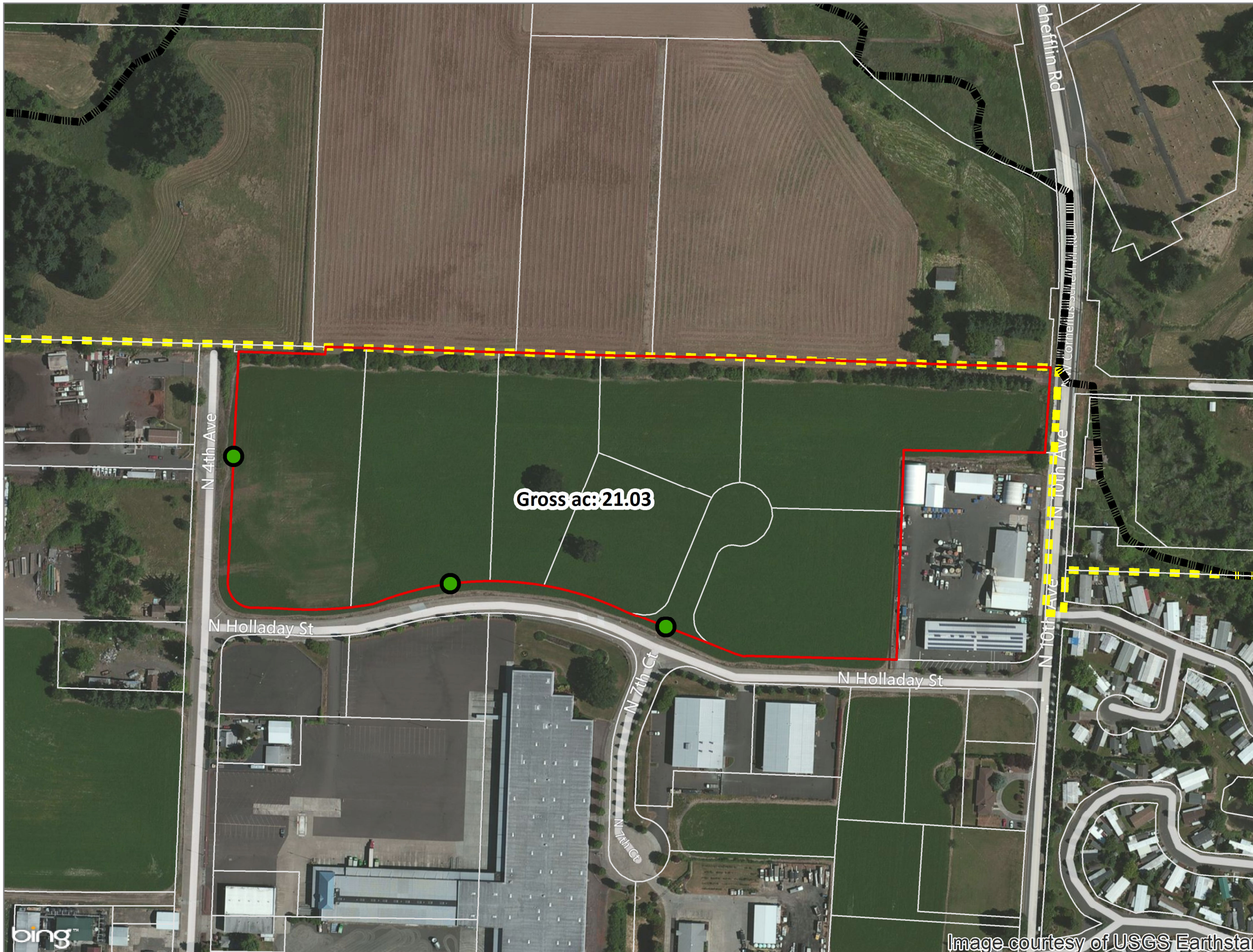
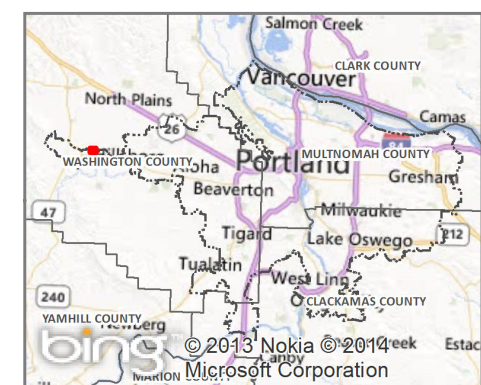


Image courtesy of USGS Earthstar

MACKENZIE.

P 503.224.9560 • F 503.228.1285 • W MCKNZE.COM
RiverEast Center, 1515 SE Water Avenue, #100, Portland, OR 97214





Portland, Oregon • Vancouver, Washington • Seattle, Washington

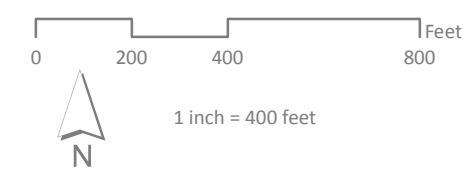
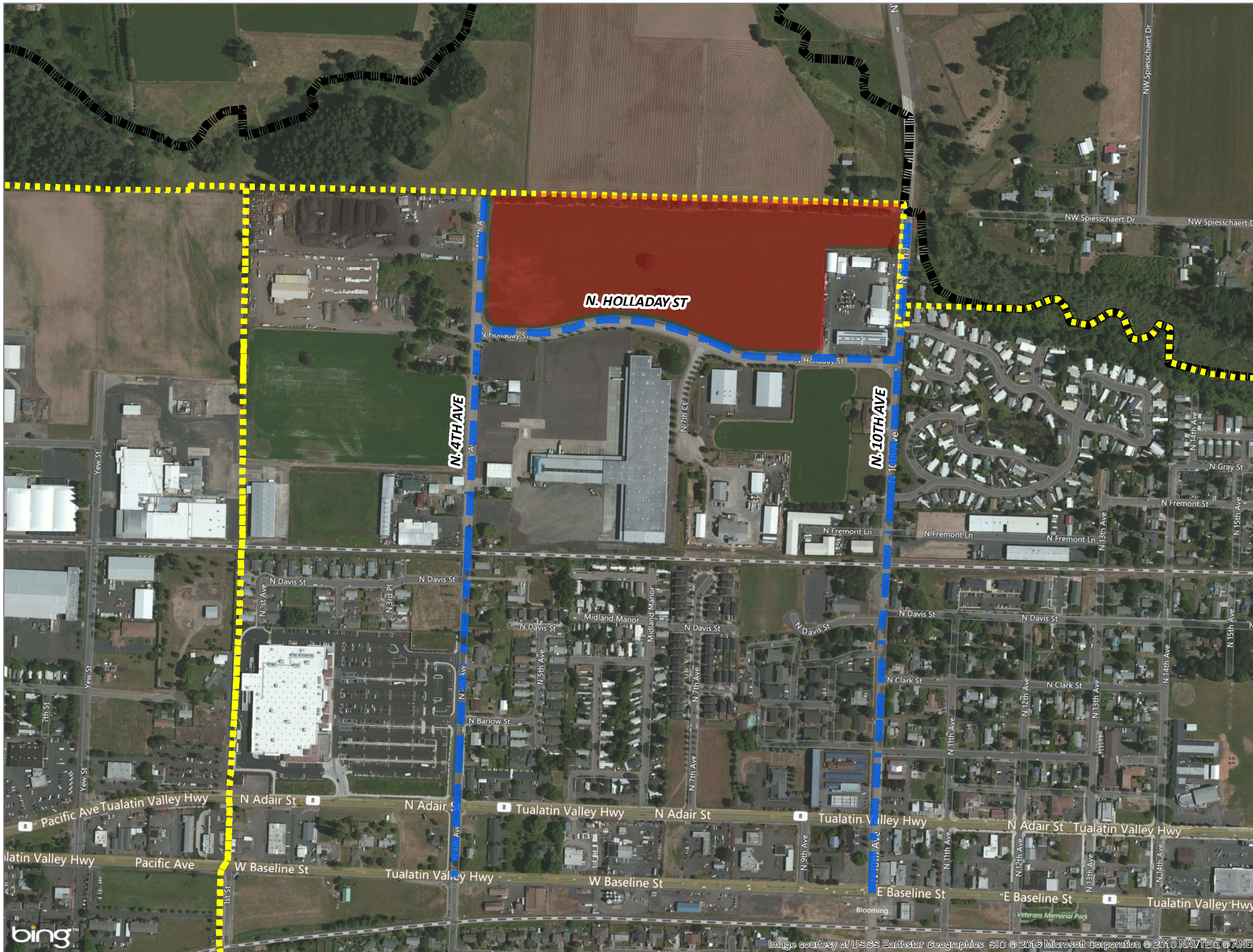
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N Holladay Industrial Park

Cornelius, Oregon

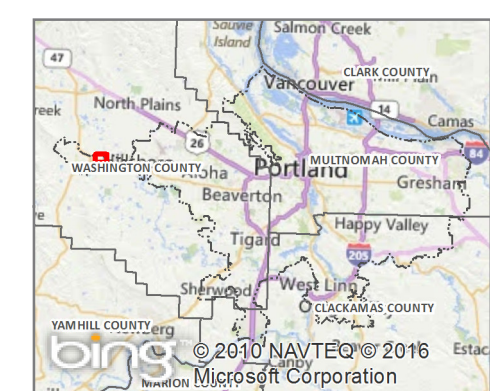
LEGEND: Transportation Routes

-  Davis Family Trust site
-  Cornelius City Boundary
-  Urban Growth Boundary (UGB)
-  Route from Site to Highway



SOURCE DATA: Metro RUS Lite Base Data, May 2014
GEOGRAPHIC PROJECTION: NAD 83 HARN, Oregon North Lambert Conformal Conic

Date: 9/29/2016 Map Created By: BJV
File: N.HolladayINDPark_aerial_TranspRoutes Project No: 2120391.00



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Chapter 18.143
TRANSPORTATION FACILITIES

Sections:

[18.143.010 Purpose and intent.](#)

[18.143.020 General provisions.](#)

[18.143.030 Traffic impact analysis.](#)

[18.143.040 Street design cross-sections per transportation system plan.](#)

[18.143.050 Access standards.](#)

[18.143.060 Transit supportive amenities.](#)

[18.143.070 Intelligent transportation systems.](#)

18.143.010 Purpose and intent.

It is the purpose and intent of this chapter to establish design standards and performance requirements for all streets and other transportation facilities constructed or reconstructed within the city of Cornelius. [Ord. 857 Exh. 1, 2005; Code 2000 § 11.40.61; Ord. 874 Exh. (1)(B), 2006.]

18.143.020 General provisions.

(A) All transportation facilities shall be designed and improved in accordance with the standards of this code and the public works public utilities design standards. In addition, when development abuts or impacts a transportation facility under the jurisdiction of one or more other governmental agencies, the city shall condition the development to obtain permits required by the other agencies.

(B) In order to protect the public from potentially adverse impacts of the proposal, to fulfill an identified need for public services related to the development, or both, development shall provide traffic capacity, traffic safety, and transportation improvements in proportion to the identified impacts of the development.

(C) For applications that meet the threshold criteria of CMC [18.143.030](#)(B), Analysis Threshold, this analysis or limited elements thereof may be required.

(D) The decision-making authority may impose development conditions of approval per this title. Conditions of approval may be based on the traffic impact analysis.

(E) Dedication of rights-of-way shall be determined by the decision-making authority.

(F) Traffic calming may be approved or required by the decision-making authority in a design of the

proposed and/or existing streets within the area of influence or any additional locations identified by the city engineer. Traffic calming measures shall be designed to city standards.

(G) Intersection performance shall be determined using the Highway Capacity Manual 2000 published by the Transportation Research Board. The city engineer may approve a different intersection analysis method prior to use when the different method can be justified. Terms used in this subsection are defined in the Highway Capacity Manual 2000.

(H) City street intersections shall maintain a level of service (LOS) of "D" during the p.m. peak hour of the day. An LOS of "E" may be accepted for local street approaches or driveway access points that intersect with collector or arterial streets, if these intersections are found to operate safely. [Ord. 857 Exh. 1, 2005; Code 2000 § 11.40.62; Ord. 874 Exh. (1)(B), 2006.]

18.143.030 Traffic impact analysis.

For each development proposal that exceeds the analysis threshold of subsection (B) of this section, the application for land use or design review approval shall include a traffic impact analysis as required by this code. The traffic impact analysis shall be based on the type and intensity of the proposed land use change or development and its estimated level of impact to the existing and future local and regional transportation systems.

(A) Engineer Certification. The traffic impact analysis shall be prepared and certified by a traffic engineer or civil engineer licensed in the state of Oregon.

(B) Analysis Threshold. A traffic impact analysis is required when the proposed land use change or development will generate 200 vehicles or more per day (vpd) in average weekday trips as determined by the city engineer.

(C) A traffic impact analysis or some elements of a traffic impact analysis may be required when projects that generate less than 200 average daily vehicle trips and the volume threshold under subsection (B) of this section is not met, but the city engineer finds that the traffic impacts attributable to the development have the potential to significantly impact the safe and efficient operation of the existing public transportation system.

(D) Study Area. The traffic impact analysis shall evaluate the area of influence of the proposed development and all segments of the surrounding transportation system where users are likely to experience a change in the quality of traffic flow. At a minimum, the analysis will consider all road segments, access points, and intersections within the influence area. The city engineer may identify additional locations for study if existing traffic operation, safety, or performance is marginal or substandard. Prior to report preparation, the applicant shall submit the proposed scope and analysis assumptions of the traffic impact analysis. The city engineer shall determine whether the scope and analysis assumptions are adequate.

(E) Traffic impact analysis shall be based on the type and intensity of proposed land use change or

development and its estimated level of impact to the existing and future local and regional transportation systems.

- (1) The traffic impact analysis report shall at a minimum contain the following information:
 - (a) A description of the proposal and/or development including the intended use of the site.
 - (b) Vicinity map shall identify the influence area map, which includes the existing traffic conditions, the functional classification of the subject roads, existing right-of-way and pavement widths, striping, channelization, and all existing driveways and intersections within the influence area.
 - (c) Traffic forecasts of future traffic within the influence area.
 - (d) Traffic impact shall be analyzed to evaluate access, safety, feasibility, operation and performance, considering the movement of site-generated traffic relating to existing conditions, traffic flow, access points and intersections within the influence area. Mitigation for identified deficiencies shall be recommended to provide safe and efficient traffic flow.
 - (e) Technical appendices and other information that demonstrates the technical adequacy of the analysis.
- (2) Traffic Forecasts. The report shall include complete documentation of trip generation calculations including Institute of Transportation Engineers' (ITE) trip generation use code(s), from the most recent published edition. Traffic flow diagrams displaying distribution, assignment, existing, added and total traffic shall be included. Intersections, access points and turning movements within the area of influence shall be included.
- (3) Trip Generation. Estimates for trip generation shall be made for peak-hour traffic. The peak-hour traffic in the analysis will be justified and will at a minimum include the a.m. and p.m. peak hours. Trip generation estimates shall be based on the most recent issue of the ITE trip generation. The city engineer may approve different trip generation rates when trip generation rates are not available in ITE's trip generation or different rates are justified.
- (4) Trip Distribution and Assignment. Traffic generated by the proposed development shall be logically distributed and assigned to the street system within the influence area and any additional locations identified by the city engineer. The trip distribution information shall be based on Washington County, Metro, or ODOT for local traffic patterns no more than 12 months old, or alternative data approved by the city engineer.
- (5) Performance analysis shall be based on safety considerations that evaluate conflicting

turning movements among driveways, intersections and internal traffic. Geometric design concerns shall be addressed and operational improvements shall be considered, evaluated and recommended when determined to be necessary by the standards of Washington County, ODOT or the city engineer. Adequate sight distance shall be addressed at the proposed road access point(s) of the existing and the ultimate road configuration based on the improvements identified in the city transportation system plan. Bicycle, pedestrian and transit issues shall be identified and evaluated. Other operational, circulation, safety, capacity and improvement issues shall be evaluated and addressed as required by the code and the city engineer.

(6) The traffic impact analysis shall identify traffic impacts attributable to a development and the appropriate mitigation measures where a development causes traffic impacts that bring a road below acceptable levels of service, or impacts a road that is already operating below acceptable levels of service, or impacts a road that has a documented safety problem. Mitigation measures shall be implemented as a condition of approval. Mitigation shall include alternative methods to safely and efficiently improve traffic flow through improvements that address the identified deficiencies. Improvements shall be consistent with those identified in the transportation system plan. If traffic signal warrants are met in conformance with the Highway Capacity Manual and the Manual of Uniform Traffic Control Devices, traffic signals shall be required with development. Before a signal can be installed on a state highway, a traffic signal and location shall have been approved by the State Highway Engineer.

(7) State and County Facilities. Access to state (ODOT) and/or Washington County facilities or both requires approval from those agencies. Traffic analyses shall meet ODOT and county requirements, in addition to those of the city for a traffic impact analysis. [Ord. 857 Exh. 1, 2005; Code 2000 § 11.40.63; Ord. 874 Exh. (1)(B), 2006.]

18.143.040 Street design cross-sections per transportation system plan.

Street designs, including minimum right-of-way widths, were approved in the city transportation system plan. Street cross-sections include the right-of-way, paved section, sidewalk and planter strip widths. The functional classification of a street as designated in the transportation system plan shall determine its design and width.

- (A) State highway – Baseline and Adair Streets (see Figure 8-4);*
- (B) Arterial streets (see Figure 8-5);*
- (C) Collector streets (see Figure 8-6);*
- (D) Neighborhood and local streets (see Figure 8-7);*

(1) Constrained local street shall be not more than 150 feet in length, and with no on-street parking, and serving not more than six lots.**

(E) Deviations to Adopted Street Cross-Sections. A deviation from the adopted street cross-sections and/or widths or both shall require demonstration of a hardship or other exceptional circumstances resulting from conditions of the property. Hardship or exceptional circumstances may include, but are not limited to, unique topographic conditions, environmental protection requirements, and existing development and buildings. A request for a deviation shall comply with this title and, where applicable, the Transportation Planning Rule (TPR). [Ord. 874 Exh. (1)(B), 2006; Code 2000 § 11.40.64.]

* Code reviser's note: Figures 8-4, 8-5, 8-6 and 8-7 are found at the end of this chapter.

** Code reviser's note: Ordinance 874 set out this section inadvertently omitting subsection (D)(1). The subsection has been restored at the direction of the city.

18.143.050 Access standards.

Access standards establish requirements and regulations for safe and efficient vehicle access to and from a site and enhance general circulation within a site.

(A) Access Spacing. All modes of transportation shall be provided with safe access to land uses that improve the efficiency of the transportation system. The city transportation system plan minimum access spacing standards shall be applied to all new access points (streets or driveways) on city and state facilities. State facilities shall comply with ODOT standards and requirements for access.

- (1) The minimum access spacing of streets/roadways on arterials is 530 feet.
- (2) The minimum access spacing of streets/roadways on collector streets is 100 feet.
- (3) The minimum access spacing of streets/roadways on neighborhood routes is 100 feet.
- (4) The minimum access spacing of streets/roadways on local streets is 100 feet.
- (5) The minimum access spacing for a special transportation area is 175 feet or mid-block.
- (6) Access spacing for all state facilities shall be coordinated with the Oregon Department of Transportation (ODOT).

(B) An access report shall be submitted with all new development and/or redevelopment proposals that demonstrates the street/driveway is safe as designed and meets adequate stacking, site distance, deceleration distance, on-site circulation and deceleration requirements as set by the city, American Association of State Highway and Transportation Officials (AASHTO), and relevant agencies.

(C) Driveway/Access Points. The location and number of driveways or access points has a direct affect on safe and efficient traffic flow. The following access management standards shall apply

toward new driveways:

(1) Driveways shall not be permitted to be placed in the influence area of collector or arterial street intersections. The influence area of collector or arterial street intersections is that area where queues of traffic commonly form on approach to an intersection. The minimum driveway setback from a collector or arterial street intersection shall be 150 feet measured from the right-of-way line of the intersecting street to the throat of the proposed driveway. The setback may be greater depending upon the influence area, as determined by city engineer review of a traffic impact report submitted by the applicant's traffic engineer. If the subject property has less than 150 feet of street frontage, the applicant shall first investigate a shared access as an option. If a shared access is not possible, the driveway shall be placed as far from the intersection as possible.

(2) Based on the applicants' proposal and its compliance with the comprehensive plan, transportation system plan and the development and zoning code, the city shall require the closing or consolidation of existing driveways or other vehicle access points, the recording of reciprocal access easements (i.e., for shared driveways), and installation of traffic control devices or other measures as a condition of approval to mitigate the impacts of the development.

(3) Driveway accesses on neighborhood routes and local streets shall be a minimum of 25 feet from a curb return, stop bar or crosswalk at a street intersection.

(4) New developments shall provide cross-over easements to ensure potential shared driveway access points where existing conditions (i.e., surrounding land uses, lot configurations, physical characteristics, etc.) warrant consideration.

(5) Access to arterials shall only be from public streets. When a site that has private access onto a principal arterial is redeveloped, the private access shall be eliminated if alternate access exists or can be developed to the site.

(6) Direct access to a collector street shall only be considered if there is no alternative way to access the site. If direct access is permitted by the city, the applicant shall be required to mitigate for any safety or neighborhood traffic management impacts deemed applicable by the city engineer. In no case shall the design of driveways, drive aisles or service drives require or encourage the backward movement or other maneuvering of a vehicle within a street, except for single-family and duplex residences. [Ord. 874 Exh. (1)(B), 2006; Code 2000 § 11.40.65.]

18.143.060 Transit supportive amenities.

(A) New commercial, industrial and institutional buildings developed on sites adjacent to major transit stops shall provide transit-related improvements. The developer shall provide:

- (1) An ADA accessible transit passenger landing pad, if one does not exist; and
- (2) An easement or dedication for the passenger shelter and underground utility connection from the new development to the shelter; and
- (3) Lighting at the transit stop, if it does not currently exist.

The city shall consider the type of use, development size, customer base and employment when applying this section.

(B) For an existing use or proposed use on a site located along an existing transit route where at least 10 off-street parking spaces are required, the applicant may apply for a reduction in the number of required spaces by 10 percent through the provision of a transit pedestrian plaza and connection, subject to city approval. [Ord. 874 Exh. (1)(B), 2006; Code 2000 § 11.40.66.]

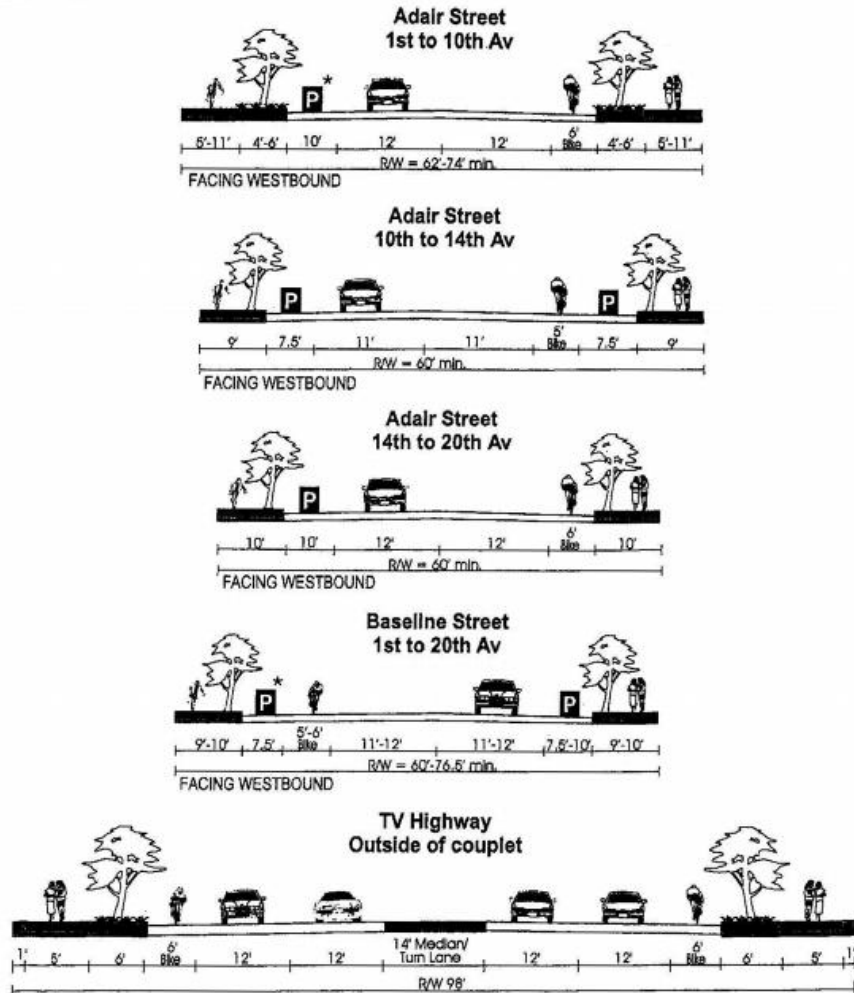
18.143.070 Intelligent transportation systems.

Intelligent transportation systems (ITS) manage and enhance operational performance through advanced technologies and management techniques to help relieve congestion, promote safety and provide suitable transportation strategies.

In order to provide for efficient installation of future intelligent transportation systems (ITS), all roadway improvement projects, including private development with frontage improvements, shall install three-inch conduit to support local interconnect infrastructure. The location, design and type of conduit shall be approved by the city engineer. [Ord. 874 Exh. (1)(B), 2006; Code 2000 § 11.40.67.]

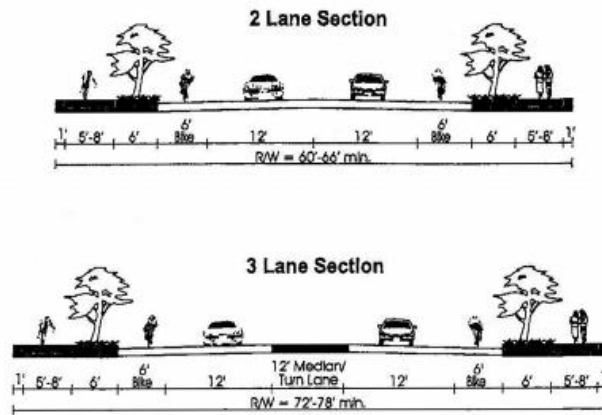


A deviation requires demonstration of hardship or other exceptional circumstances resulting from conditions of the property. Deviations must meet Cornelius Development Code and TPR criteria.



- Notes:**
1. On-street parking requirements at select locations (*) to be determined based on future streetscape design and input from City engineering staff.
 2. Turn lane warrants should be reviewed using Highway Research Record No. 211, NCHRP Report No. 279 or other updated/superseding reference.

**Figure 8-4
 TV HIGHWAY STREET
 CROSS SECTIONS**



Arterial Street Design Characteristics

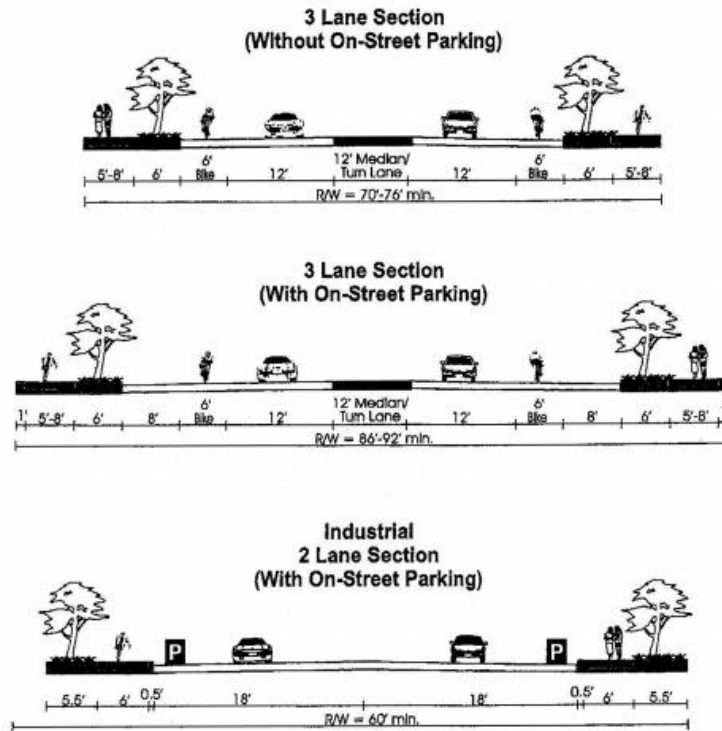
Characteristic	Arterials
Vehicle Lane Widths (Turn Lane - 12 ft.)	12 ft.
On-Street Parking	8 ft. Only in main street area
Bicycle Lanes (minimums)	6 ft.
Sidewalks (minimums)	5-8 ft. *1
Landscape Strips	Required
Raised Medians	Required
Neighborhood Traffic Management (NTM)	Prohibited
Transit	Appropriate
Turn Lanes	When Warranted *2

A deviation requires demonstration of hardship or other exceptional circumstances resulting from conditions of the property. Deviations must meet Cornelius Development Code and TPR criteria.

Notes:

- 8 feet minimum within the main street area.
- Turn lane warrants should be reviewed using Highway Research Record No. 211, NCHRP Report No. 279 or other updated/superseding reference.

**Figure 8-5
ARTERIAL STREETS
CROSS SECTIONS**



P On-street Parking Lane (except at intersections)

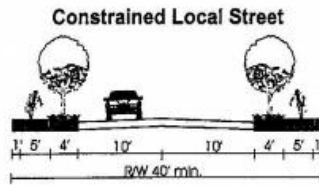
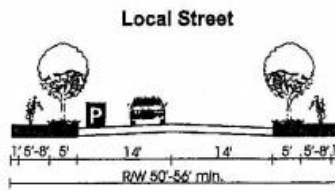
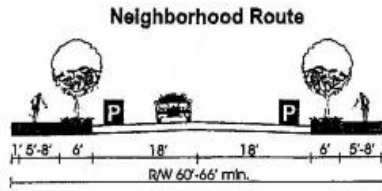
Notes:

1. In constrained conditions on collectors a minimum width of 10 feet may be considered (i.e. for intersection turn lanes).
2. 8 feet minimum within the main street area.
3. Turn lane warrants should be reviewed using Highway Research Record No. 211, NCHRP Report No. 279 or other updated/superseding references.

A deviation requires demonstration of hardship or other exceptional circumstances resulting from conditions of the property. Deviations must meet Cornelius Development Code and TPR criteria.

Collector Street Design Characteristics	
Characteristic	Collectors
Vehicle Lane Widths *1 (Turn Lane - 12 ft.)	12 ft.
On-Street Parking	8 ft.-Optional
Bicycle Lanes (minimums)	6 ft.
Sidewalks (minimums)	5-8 ft. *2
Landscape Strips	Required
Raised Medians	Optional (Required where 2-lane section used)
Neighborhood Traffic Management (NTM)	Under Special Conditions
Transit	Appropriate
Turn Lanes	When Warranted *3

Figure 8-6 COLLECTOR STREETS CROSS SECTIONS



Residential Street Design Characteristics
(typically minimums unless stated otherwise)

Characteristic	Neighborhood Route	Local Street	Constrained Local Street
Vehicle Lane Widths	10 ft.	10 ft.	10 ft.
On-Street Parking	8 ft.	8 ft.	Not Appropriate
Sidewalks	5 ft.	5 ft.	5 ft.
Landscape Strips	6 ft.	5 ft.	4 ft.
Neighborhood Traffic Management (NTM)	Acceptable	Should Not be Necessary	Should Not be Necessary
Bus Route	11 ft. Special Circumstances	Not Appropriate	Not Appropriate

P On-street Parking Lane

A deviation requires demonstration of hardship or other exceptional circumstances resulting from conditions of the property. Deviations must meet Cornelius Development Code and TPR criteria.

**Figure 8-7
RESIDENTIAL STREETS
CROSS SECTIONS**

4. SURROUNDING USES

Analyze the uses adjacent and in proximity to the site by completing the following tables:

TABLE 1: ADJACENT USES

North	Agricultural fields
South	North Holladay Street; Eagle Precision Sheet Metal; RDF&P Distribution, Fabrication, and Powder Coating; and Papa's Toys Car Collection
East	Wilco Farm Store and North 10th Avenue
West	Northwest Environmental and Recycling and residence

TABLE 2: POTENTIALLY INCOMPATIBLE USES IN PROXIMITY TO THE SITE

DISTANCE FROM SITE	BUSINESS/ADDRESS
N/A	N/A

All surrounding uses are industrial and/or compatible with future development of this site. There are no known schools, hospitals, or other sensitive receptors in the vicinity.

See attached letter from Ryan Wells, Community Development Director for City of Cornelius. The only planned jurisdictional land use change that may affect this site is the proposed adoption of regulations that would permit marijuana production and processing facilities as conditional uses.



CITY OF CORNELIUS

September 22, 2016

Mackenzie
Attention: Brian Varricchione
1515 SE Water Ave, Suite 100
Portland, OR 97214

Re: Shovel Ready Report Land Use Information

Dear Brian:

The City of Cornelius provides the following information in accordance with the Site Certification review process for the North Holladay site. The site and vicinity are planned for economic development that is compatible with our current and/or anticipated zoning requirements. Please accept this letter and the attachments as confirmation of the following:

- The base zone for the site is General Industrial Zone (M-1).
- The site is within the Urban Growth Boundary and City limits.
- A portion of the site contains a Natural Resources Overlay (NRO).
- The applicable zoning and/or development code is attached.
- The uses allowed outright in the zone are:
 - a) General uses involving manufacturing, processing, or storage.
 - b) Automobile, truck, marine, motorcycle, motors, machine or appliance service and repair; provided, that all operations, other than storage, are conducted within an enclosed structure, and there shall be no retail sales, except as may be allowed under CMC 18.55.030(I).
 - c) Cabinet shop, light metal fabrication shop, machine shop, but not including retail sales of finished products except if located on an arterial street as designated in the comprehensive plan.
 - d) Research and development facilities.
 - e) Other similar uses as may be approved by the planning commission.
 - f) New general commercial office improvements shall be permitted without the need for direct arterial access; provided, that such use, including required parking, does not exceed 25 percent of the total site area, and providing that all other code requirements are met. Total site area shall be defined by existing tax lots and/or lots under contiguous ownership.
 - g) Existing nonconforming residential structures may be converted to general commercial office use without the need for direct arterial access, provided all other code requirements are met, and provided the conversion complies with all applicable building code requirements.
 - h) Internet and telephone system retail sales without counter sales, which are shipped out or shipped directly to customers of products prepared on site. The total retail sales area shall be less than 25 percent of the total building area in which the use is located. [Ord. 810, 2000; Code 2000 § 11.20.72; Ord. 916 § 1 (Exh. A), 2010.]

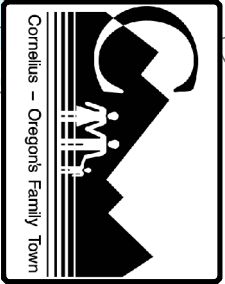
- The following known process could affect future development: Proposed adoption of marijuana regulations that would permit marijuana production and processing facilities as conditional uses in the M-1 zone.
- The following planned uses have currently been identified for adjacent sites that are currently identified: None.
- Any maps depicting the Comprehensive Plan, base zone, and any overlays for the site are attached.
- Documentation of any current and/or anticipated plans that may affect development on the site is attached.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ryan A. Wells', with a long horizontal flourish extending to the right.

Ryan A. Wells, AICP
Community Development Director

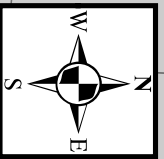
Enclosures: Zoning map for the subject property
Chapters 18.55 and 18.95 of the Cornelius Municipal Code



Subject Property

City of Cornelius

- City Limits
- Tax Lots
- Cornelius UGB
- Natural Resource Overlay NRO
- Flood Plain (FEMA 100-Year)
- Multi-Family A-2
- Single-Family R-7
- Highway Commercial, C-2
- Core Commercial-Employment, CE
- General Industrial, M-1
- Manufactured Home Park, MHP
- Main Street Civic, MSC
- Main Street General Employment, MSG
- Main Street Mixed Use, MSM
- Main Street Retail Commercial, MSR



Updated May 2016 by RAW
Data Source: City of Cornelius & Metro Regional Land Information System (RLIS)



Chapter 18.55
GENERAL INDUSTRIAL ZONE (M-1)

Sections:

[18.55.010 Purpose.](#)

[18.55.020 Permitted uses.](#)

[18.55.030 Conditional uses permitted.](#)

[18.55.040 Prohibited uses.](#)

[18.55.050 Development requirements.](#)

[18.55.060 Performance standards.](#)

[18.55.070 Development standards.](#)

[18.55.080 Signs.](#)

18.55.010 Purpose.

The purpose of the general industrial or M-1 zone is to provide for various industrial activities which require processing, fabrication and storage of raw, primary materials, including outdoor storage areas, heavy equipment storage and other uses not compatible with the commercial or residential zones. [Ord. 810, 2000; Code 2000 § 11.20.71; Ord. 916 § 1 (Exh. A), 2010.]

18.55.020 Permitted uses.

In an M-1 zone the following uses shall be permitted outright; provided, that all operations are conducted within an enclosed structure:

- (A) General uses involving manufacturing, processing, or storage.
- (B) Automobile, truck, marine, motorcycle, motors, machine or appliance service and repair; provided, that all operations, other than storage, are conducted within an enclosed structure, and there shall be no retail sales, except as may be allowed under CMC [18.55.030\(I\)](#).
- (C) Cabinet shop, light metal fabrication shop, machine shop, but not including retail sales of finished products except if located on an arterial street as designated in the comprehensive plan.
- (D) Research and development facilities.
- (E) Other similar uses as may be approved by the planning commission.
- (F) New general commercial office improvements shall be permitted without the need for direct

arterial access; provided, that such use, including required parking, does not exceed 25 percent of the total site area, and providing that all other code requirements are met. Total site area shall be defined by existing tax lots and/or lots under contiguous ownership.

(G) Existing nonconforming residential structures may be converted to general commercial office use without the need for direct arterial access, provided all other code requirements are met, and provided the conversion complies with all applicable building code requirements.

(H) Internet and telephone system retail sales without counter sales, which are shipped out or shipped directly to customers of products prepared on site. The total retail sales area shall be less than 25 percent of the total building area in which the use is located. [Ord. 810, 2000; Code 2000 § 11.20.72; Ord. 916 § 1 (Exh. A), 2010.]

18.55.030 Conditional uses permitted.

The following uses shall be permitted as a conditional use subject to the standards contained in CMC [18.55.060](#) and Chapter 18.105 CMC, Conditional Use Permit. In an M-1 zone the following uses and their accessory uses may be permitted when in accordance with Chapter 18.105 CMC:

- (A) A planned commercial and industrial park, as provided under Chapter 18.110 CMC.
- (B) Any conditional use allowed in a commercial zone, except residential.
- (C) A mobile structure used as a construction and/or security office during site development.
- (D) Parks, open space, recreation areas.
- (E) Cellular transmission towers.
- (F) Administrative, educational or other activities subordinate to a permitted use on the same premises as the principal use.
- (G) Request to exceed the maximum building height.
- (H) Above ground utility yard and above ground storage tanks.
- (I) General retail shall only be permitted as approved by the planning commission where retail sales are in conjunction with and/or directly associated with products manufactured on site. The retail sales shall be subordinate to the primary industrial use approved for the site.
- (J) Outdoor storage and display subject to a Type III review, except when the property abuts and/or is adjacent to M-1 zoned property on all sides in the city then a Type II review is required.
- (K) Wind generation and turbines, subject to setback from all property lines equal to or greater than the height of the wind generation structure.

(L) Caretaker's residence solely intended to provide security for the established principal permitted use of the property. [Ord. 810, 2000; Code 2000 § 11.20.73; Ord. 916 § 1 (Exh. A), 2010; Ord. 2016-011 § 1 (Exh. A), 2016.]

18.55.040 Prohibited uses.

(A) General retail, except as identified as a conditional use in CMC [18.55.030](#).

(B) No residential use shall be permitted, except:

(1) Existing nonconforming structure and/or use.

(2) Caretaker's residence, conditionally permitted in conformance with CMC [18.55.030](#).

(C) Marijuana facilities. [Ord. 810, 2000; Code 2000 § 11.20.74, Ord. 841 Exh. 1, 2003; Ord. 2015-03 § 4 (Exh. A), 2015; Ord. 2016-011 § 1 (Exh. A), 2016.]

18.55.050 Development requirements.

(A) Lot Size. In an M-1 zone there is no minimum lot size, save and except that the lot must be large enough to accommodate the proposed use, including all design standards and functional requirements related to the use.

(B) Setback Requirements. In an M-1 zone the following setbacks shall be the minimum required. The approval authority may require greater setbacks for uses allowed under CMC [18.55.030](#), based on the approval criteria in Chapter 18.105

CMC, the base standard; however, the review body may require a greater or lesser setback based on the design review criteria set forth in this chapter:

(1) The front yard shall be 20 feet, except that:

(a) Parking shall not be allowed within five feet of the front property line.

(b) Where an industrial use abuts a residential zone there shall be a front yard setback of 25 feet.

(2) No side or rear yard shall be required, except:

(a) Fifteen feet when the side yard abuts public street.

(b) Twenty-five feet when abutting any residential zone, except that parking shall not be allowed within 10 feet of the side or rear property line.

(C) Height of Building. No building shall exceed a height of 35 feet, unless approved by the planning commission. [Ord. 810, 2000; Code 2000 § 11.20.75; Ord. 841 Exh. 1, 2003.]

18.55.060 Performance standards.

In an M-1 zone no land or structure shall be used or occupied unless there is continuing compliance with the following standards:

(A) Design Review Approval. All design review requirements and conditions of approval, including all prior attached conditions, shall be satisfied.

(B) Environmental Standards. All uses shall comply with the required air, land, and water quality standards set forth by all state, federal and local jurisdictions (i.e., Department of Environmental Quality, Clean Water Services, and Metro).

(1) Vibration. No vibration other than that caused by highway vehicles or trains shall be permitted which is discernible without instruments at the property line of the use concerned.

(2) Odors. The emission of odorous gases or matter in such quantities as to be readily detectable at any point beyond the property line of the use creating the odors is prohibited.

(C) Heat and Glare.

(1) Except for exterior lighting, operations producing heat or glare shall be conducted entirely within an enclosed structure, such that glare is not visible from a public street or adjacent property.

(2) Exterior lighting shall be designed such that glare is directed away from public streets or adjacent properties.

(D) Insects and Rodents. Materials including wastes shall be managed and stored, and grounds shall be maintained in a manner that will not attract or aid the propagation of insects or rodents or create a health hazard.

(E) Outside Storage. Outside storage shall be appropriately screened consistent with CMC [18.55.070](#)(F)(1). [Ord. 810, 2000; Code 2000 § 11.20.76; Ord. 841 Exh. 2, 2003.]

18.55.070 Development standards.

In an M-1 zone no new use or occupation of land or a structure or a new structure and no change of use of land or a structure shall be permitted unless there is continuing compliance with the following standards:

(A) Landscape Plan.

(1) For all uses in an M-1 zone, the first five feet of lineal street frontage on the subject site shall be landscaped (exclusive of frontage trees) prior to occupancy, in accordance with the approved site plan and the standards set forth herein.

(2) At least 80 percent of the landscape area shall be covered by plant material, lawn, and trees when the plantings are at maturity. The remaining area may be covered in nonvegetative ground cover.

(3) Frontage Trees. Frontage trees shall be required and shall be selected from the approved public works street tree list. The total number of trees shall be determined by dividing the total lineal footage of the site, which abuts a public street, by 50. The location of the trees shall be determined through design review, and the following standards shall apply:

(a) Trees shall be located at least five feet from a utility pole, fire hydrant, driveway, crosswalk, or utility easement, except as may be approved by the public works director, and at least 20 feet from an overhead street light.

(b) There shall be no impervious material within a one-and-one-half-foot radius around the tree trunk.

(c) Trees at the time of planting shall have a minimum height of six feet from ground level, and shall be at least two inches in caliper (d.b.h.).

(d) Trees shall not cause any vision impairment to vehicular traffic.

(e) Installation of required landscaping may be deferred for up to six months; provided, that the owner posts with the city a cash deposit or irrevocable letter of credit assigned to the city for an amount equal to 150 percent of the estimated cost of the landscaping materials and installation by a qualified contractor.

(B) Vehicular Access, Internal Circulation and Clear Vision Areas.

(1) Where possible, vehicular access to industrial developments shall be from abutting arterial or collector streets, and shall be shared with adjacent properties to minimize multiple curb cuts. Access to individual lots from T.V. Highway shall be approved by ODOT with secondary access from adjacent collectors or minor local streets where possible. Except in the case of a multi-building complex, direct lot access to an arterial shall not be permitted, unless there is no viable alternative, and direct access to a local street shall only be allowed as permitted by the review body.

(2) The minimum public street width for industrial development shall comply with the standards and design identified in CMC 18.143.040, Street design cross-sections per transportation system plan.

(3) Internal Access. All internal roadways and drives shall be paved and maintained by the owner in accordance with city standards. No entrance or exit shall be located closer than 100 feet to any intersection of a public street, unless there is no reasonable alternative. They shall

have the following minimum pavement width:

(a) Two-way traffic: 24 feet;

(b) One-way traffic: 20 feet.

(4) Internal sidewalks or pathways shall be provided to ensure safe and convenient pedestrian circulation throughout the development.

(5) Clear vision areas shall be provided at all roadway and driveway intersections in accordance with the vision clearance standards set forth in CMC 18.150.070.

(C) Access Streets – Sidewalks – Drainage.

(1) All streets shall be designed in accordance with standards set forth in Chapter 18.143 CMC, Transportation Facilities, the subdivision code and public works standards.

(2) All driveways for new construction shall have minimum pavement width of 24 feet and shall not be more than 45 feet in width at the curb, unless specifically approved by the review body to meet unusual requirements of a particular use.

(3) Cul-de-sacs shall serve no more than four separate uses and shall have a minimum turning radius of 50 feet measured to the front edge of the curb.

(4) Sidewalks and Improvements.

(a) For all new construction, curbs, gutters, and a minimum six-foot-wide sidewalk, with eight feet at a bus stop, shall be provided along the entire lot frontage, and shall meet ADA accessibility standards.

(b) Site design review Type II requests for remodels, alterations and/or additions to an existing building shall require a sidewalk, if one does not exist; the driveway apron and paved driveway shall be constructed to city standards. Commercial sidewalks shall be curb tight, unless otherwise approved by the review body.

(5) Storm drainage shall be managed through a system of underground drainage lines and catch basins, which convey storm water off the site to a public storm system, and shall comply with Clean Water Services (CWS) standards for water quality and quantity.

(D) Lighting Streets. Streets and walkways shall be lighted during the hours of darkness in accordance with public works standards.

(E) Mailboxes. Except for in-fill partitioning, clustered mailboxes shall be provided, consistent with the locational criteria set by the Post Master. They shall be of uniform style.

(F) Screening.

(1) Sight-obscuring screening shall be provided for all garbage and trash collection areas, and for any approved outdoor storage, or parking lots abutting a residential development. Such screening shall be a minimum six feet in height, and shall consist of a wall of brick, stone, or other substantial material; or a densely planted evergreen hedge and chain link fencing. Such screening shall be provided to a height sufficient to block the view of materials stored as viewed from the sidewalk on the opposite side of the street from the screen wall.

(2) The reviewing body may require nonsight-obscuring screening and/or fencing of parking lots abutting property lines, front yards abutting a public street, or other yards abutting a residential development.

(G) Parking and Loading Space.

(1) Off-Street Parking. Parking shall be provided as set forth in Chapter 18.145 CMC.

(2) Paving and Design. Off-street parking and maneuvering areas shall be paved with asphalt or concrete and designed in accordance with the standards of the off-street parking regulations of this title.

(3) Parking Lot Landscaping. There shall be a five-foot landscaped buffer at the perimeter of all parking lot areas. The parking area shall be screened with evergreen plant material maintained at a minimum of 36 inches in height. Parking lots shall be designed and landscaped so as to break up large paved areas with landscaped islands, every 10 parking spaces. [Ord. 810, 2000; Code 2000 § 11.20.77; Ord. 841 Exh. 2, 2003; Ord. 874 Exh. (1)(B), 2006.]

18.55.080 Signs.

Signs within the M-1 zone may be allowed consistent with Chapter 18.175 CMC. [Ord. 810, 2000; Code 2000 § 11.20.78.]

**Chapter 18.95
NATURAL RESOURCES OVERLAY (NRO)**

Sections:

[18.95.010 Purpose.](#)

[18.95.020 Permitted uses.](#)

[18.95.030 Administrative review approval.](#)

[18.95.040 Conditional uses.](#)

[18.95.050 Prohibited uses.](#)

[18.95.060 Resource protection exception process.](#)

18.95.010 Purpose.

(A) The purpose of the natural resources overlay is to protect the significant natural resources identified in the city's natural resources inventory and map. The natural resources overlay shall protect resources and functional values that have been identified by the city and state as providing benefits to the public. The natural resources overlay complies with the direction of the comprehensive plan and State Planning Goal 5.

(B) Natural resources overlay (NRO) is applicable to the resource sites and abutting properties identified in the natural resources inventory and map, the Goal 5 ESEE analysis and to future lands annexed into the city that are identified as or contain Goal 5 resources.

(C) The natural resources overlay shall encourage coordination between city, county, regional, state and federal agencies concerned with natural resources.

(D) Uses shall comply with requirements and regulations of all jurisdictional agencies including but not limited to Oregon Department of Fish and Wildlife, Oregon Department of Forestry, Division of State Lands and Clean Water Services.

(E) All significant natural resources shall be delineated and applicable protection setbacks and requirements shall be determined from Table A in the natural resource protection plan and implemented.

(F) All parcels newly annexed into the city containing Goal 5 natural resources shall receive a NRO designation over the entire parcel. A property owner may subsequently commission a certified wetland/natural resource inventory delineating protected resource boundaries and establishing a new NRO boundary and respective protective setback consistent with Table A (Natural Resource Protection Setbacks) in the city of Cornelius natural resource protection plan, and in conformance with Clean Water Services regulations. [Ord. 837 § 1, 2, 2003; Code 2000 § 11.20.101; Ord. 2016-

011 § 1 (Exh. A), 2016.]

18.95.020 Permitted uses.

The following uses are permitted outright in the natural resources overlay:

- (A) Resource enhancement and restoration activities.
- (B) Land divisions per Chapter 17.05 CMC.
- (C) Removal of nonnative or invasive vegetative species.
- (D) Dedication of rights-of-way.
- (E) Temporary emergency procedures necessary for the protection of property.
- (F) Actions taken by the city to correct or abate a nuisance.
- (G) Approved storm water discharge.
- (H) Existing lawn within the riparian area may be maintained, but not expanded into the resource area.
- (I) Existing utility lines.
- (J) Existing legal nonconforming structures. Replacement of nonconforming structures shall comply with Chapter 18.135 CMC. [Ord. 837 §§ 1, 2, 2003; Code 2000 § 11.20.102.]

18.95.030 Administrative review approval.

The following uses are permitted in the natural resources overlay, subject to a Type I design review approval, including compliance with other natural resource agencies:

- (A) Repair, maintenance and replacement of existing utility lines.
- (B) Fencing.
- (C) Removal of a hazardous tree.
- (D) Maintenance of streambank stabilization and flood control structures.
- (E) ESEE Analysis Findings and Conclusion. The ESEE analysis findings and conclusions identified in the natural resource protection plan provide site specific exceptions to protection measures based on conflicting uses and mitigating consequences of implementation. The sites are specific to the 2002 Natural Resources Inventory and Map. [Ord. 837 §§ 1, 2, 2003; Code 2000 § 11.20.103.]

18.95.040 Conditional uses.

The following uses are permitted in the natural resources overlay, subject to approval of a

conditional use permit, Chapter 18.105 CMC:

- (A) Streets, roads, recreational trails and paths in the riparian area.
- (B) Fill, grading and/or alteration of topography in the riparian area.
- (C) New drainage facilities, utilities and pump stations.
- (D) Water related recreational facilities.
- (E) New construction or expansion of streambank stabilization and flood control structures.
- (F) New development on property with significant natural resources per Chapter 18.110 CMC, Planned Unit Development (PUD) Conditional Use, and CMC [18.95.060](#), Resource protection exception process.
- (G) Resource protection exception process per CMC [18.95.060](#). [Ord. 837 §§ 1, 2, 2003; Code 2000 § 11.20.104.]

18.95.050 Prohibited uses.

- (A) New development on significant natural resource sites and property, except as identified in CMC [18.95.040](#).
- (B) Removal of native trees and vegetation from resource areas. [Ord. 878 § 1 (Exh. A), 2006; Code 2000 § 20.105.]

18.95.060 Resource protection exception process.

When planned development can occur that provides for the protection of the resource and permitted use through increased densities, clustered development or the transfer of development rights, a plan shall be submitted and approved through the administrative review, Type II process. Any associated partition, subdivision or design review applications that are required with the planned development shall be processed as a Type III application and reviewed by the planning commission.

- (A) New residential, commercial and industrial development or substantial redevelopment requests involving deviation of natural resource protection requirements shall be reviewed through the conditional use permit/planned unit development process.
- (B) Transfer of development rights (TDR) may be applied for as a conditional use permit/planned unit development (PUD). Development rights shall only be transferred between residential zones within the city.
- (C) Proportional Increase in Density on an Individual Parcel. Increased density requests shall provide for a development equal or better than required by the base zone.

(1) Residential PUD. If a parcel loses between 10 and 50 percent of its area to natural resource protection setbacks, then the developer may apply for a conditional use permit/planned unit development (PUD).

(a) Meet the required setback and develop to the existing development standards and lot sizes of the underlying zone; or

(b) Meet the required setback and decrease the minimum lot size by 10 to 50 percent. The reduction in lot size, at a maximum shall be equivalent to percentage of the site lost to the natural resource protection setback.

For example: R-7 zone – 5 acre site, loses 1 acre to natural resource protection setback = 20% loss. The applicant may propose a development with lots 20% smaller than the R-7 lot size or $6,534 \times 0.80 = 5,227$ square foot lot size; and

(c) If a parcel loses more than 50 percent of its area to natural resource protection setbacks, then the developer shall only decrease the minimum lot size by a maximum of 50 percent.

For example: R-7 zone – 5 acre site, loses 3 acres to natural resource protection setback = 60% loss. The applicant shall only be permitted a development with lots 50% smaller than the R-7 lot size or $6,534 \times 0.50 = 3,267$ square foot lot size.

(2) Commercial or Industrial PUD. Natural resource protection setbacks may be applied to meet private landscaping requirements. New development or substantial redevelopment of properties where natural resource protection setbacks are required may request approval of a conditional use permit (CUP) and/or a planned unit development (PUD) to permit a 1:1 ratio exchange for square footage of native landscaped protection setback area in lieu of required private on site landscaping.

For example: A proposed industrial development property has 350 feet of street frontage, which requires 5 feet of landscaped area along the frontage or 1,750 square feet of landscaping. The industrial lot also abuts a significant natural resource for 35 lineal feet and is required to provide a 50-foot setback, which equals 1,750 square feet of natural resource protection. The applicant would be able to request the use of the natural resource protection setback area in lieu of the required private landscaping requirement through the conditional use permit process.

[Ord. 878 § 1 (Exh. A), 2006; Code 2000 § 20.106.]

5. PHOTO REPORT

See attached site photos from the Phase I ESA Report (*Phase I Environmental Site Assessment, North Holladay Industrial Park*, June 12, 2014, prepared by Apex Companies, LLC).

Photograph 1

South end of Subject Property.

Orientation:

Looking east from southwest corner.



Photograph 2

West end of Subject Property.

Orientation:

Looking south from northwest corner.



Photograph 3

North end of Subject Property.

Orientation:

Looking east from northwest corner.



Photograph 4

South end of Subject Property.

Orientation:

Looking west from southeast corner.



Photograph 5

East end of Subject Property.

Orientation:

Looking north from southeast corner.



Photograph 6

East end of south boundary of Subject Property (north of Wilco property).

Orientation:

Looking east.



Photograph 7

East boundary of Subject Property.

Orientation:

Looking north from Wilco store property.



Photograph 8

Wilco store. Adjacent to Subject Property on east.

Orientation:

Looking northeast from North 10th Avenue.



Photograph 9

Wilco store. Adjacent to Subject Property on east.

Orientation:

Looking southeast from northern Subject Property boundary.



Photograph 1

Northwest Environmental &
Recycling. Adjacent to Subject
Property on west.

Orientation:

Looking west.



B. Land Use Information





1. AERIAL VICINITY MAP

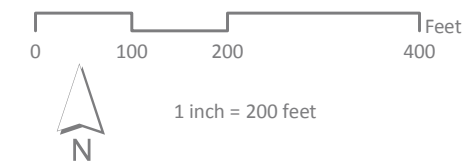
See attached vicinity map.

N Holladay Industrial Park

Cornelius, Oregon

LEGEND: Aerial map

-  Davis Family Trust site
-  Tax Lots
-  Cornelius City Boundary
-  Urban Growth Boundary (UGB)



SOURCE DATA: Metro RUS Lite Base Data, May 2014
GEOGRAPHIC PROJECTION: NAD 83 HARN, Oregon North Lambert Conformal Conic

Date: 6/9/2014 Map Created By: GF
File: N.HolladayINDPark_aerial Project No: 2120391.00

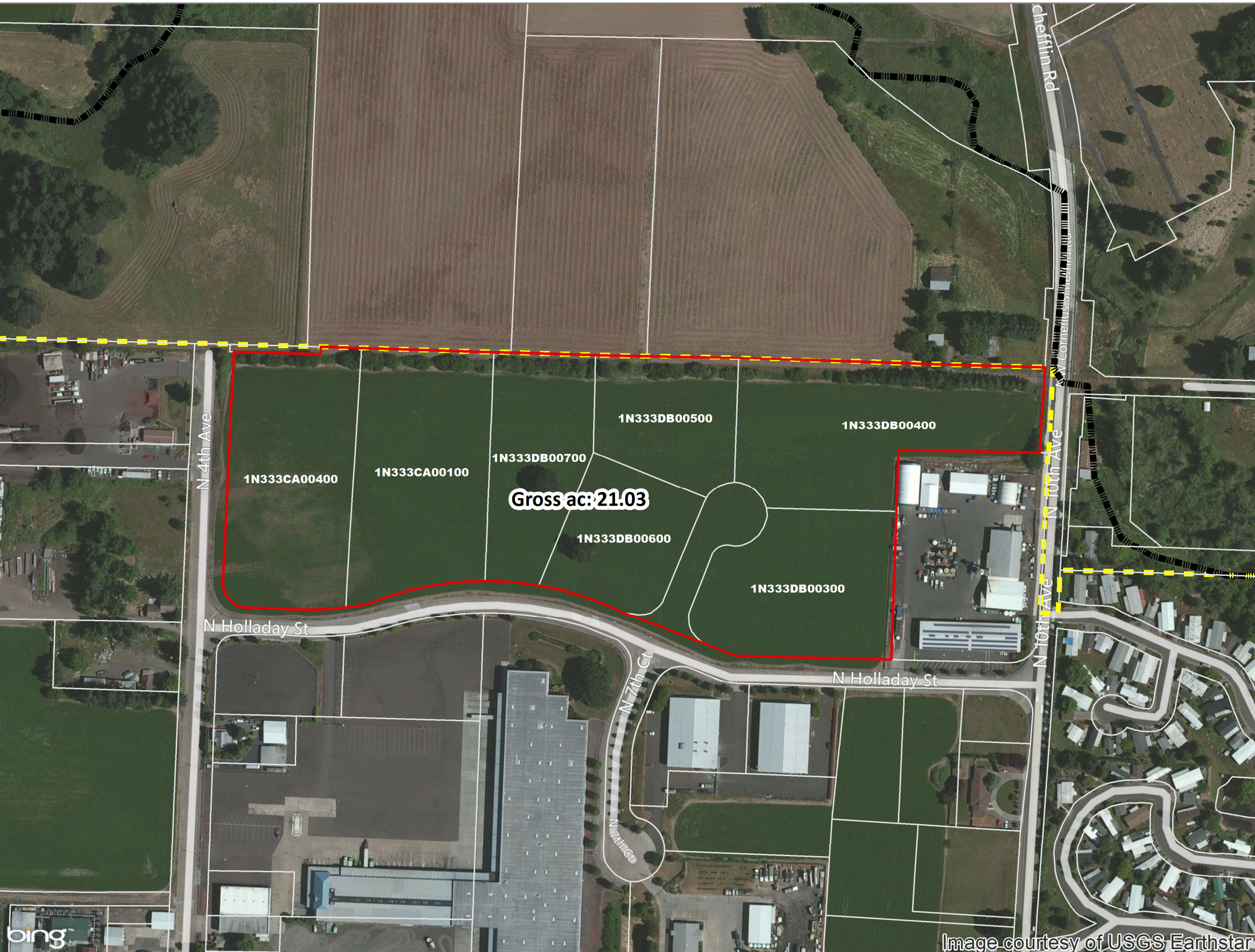
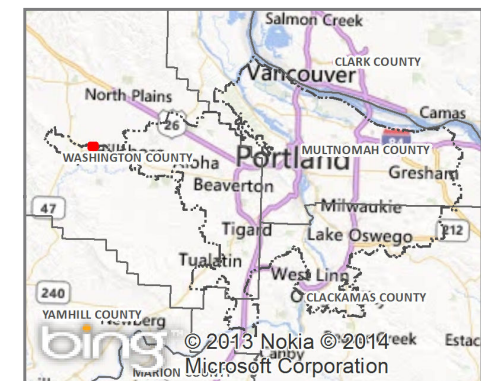


Image courtesy of USGS Earthstar

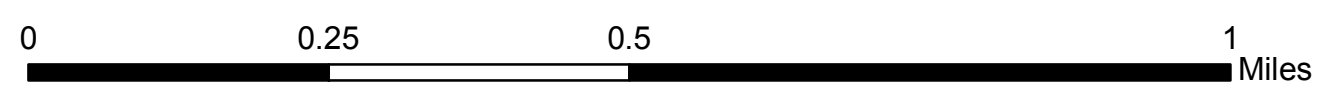
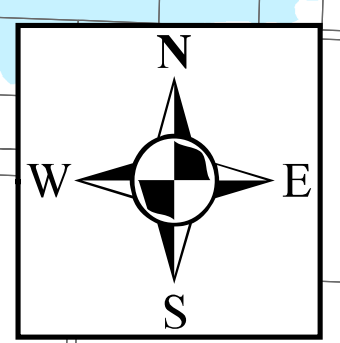
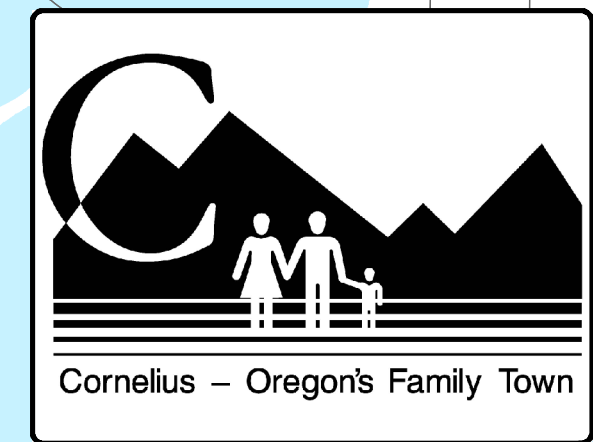
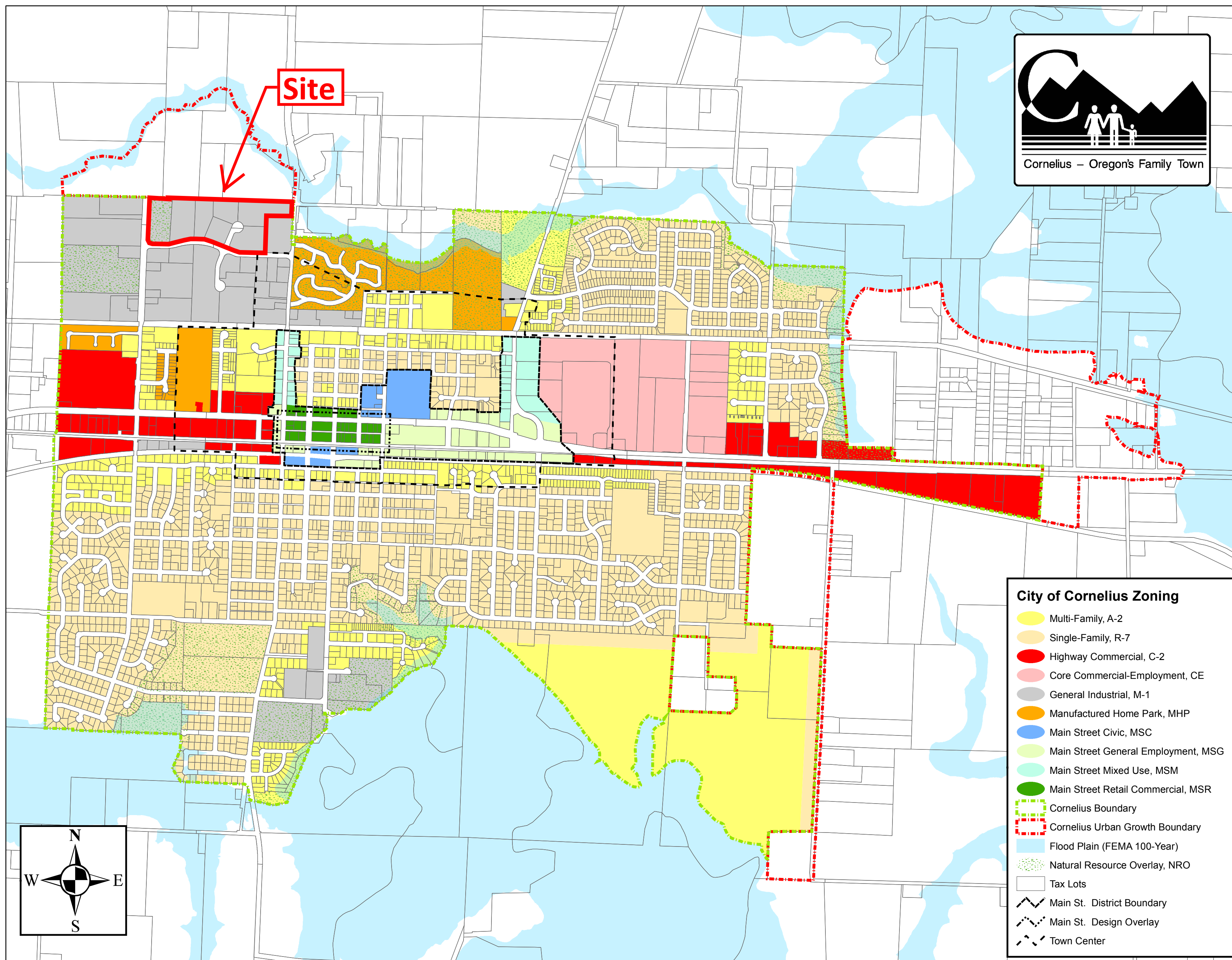
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2. ZONING MAP

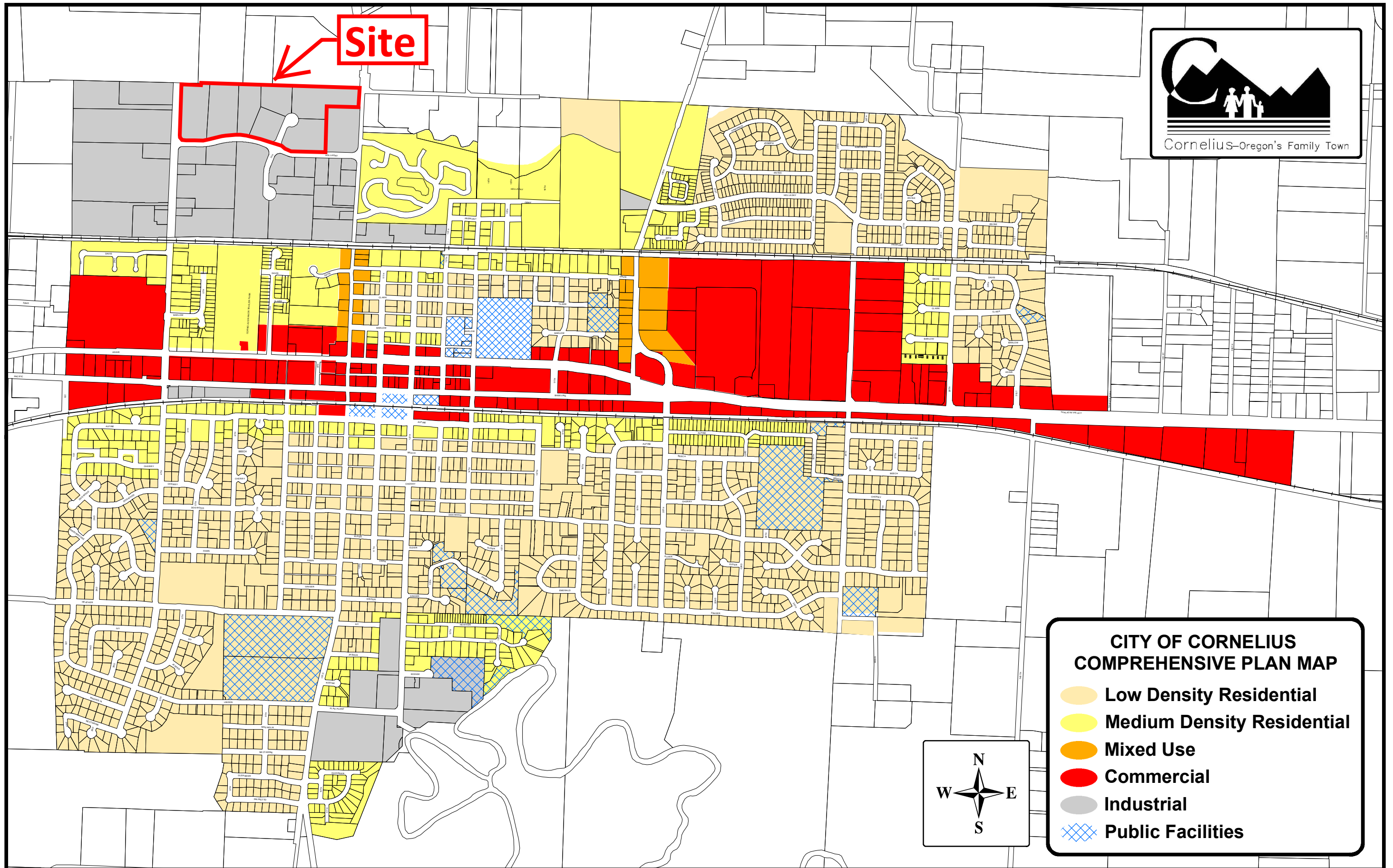
See attached City of Cornelius zoning map.



Revised September 2016 by RAW
 Data Source: City of Cornelius & Metro Regional Land Information System (RLIS)

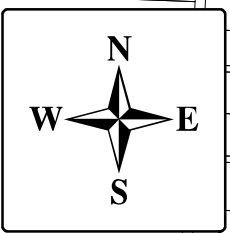
3. COMPREHENSIVE PLAN MAP

See attached City of Cornelius Comprehensive Plan map.



**CITY OF CORNELIUS
COMPREHENSIVE PLAN MAP**

- Low Density Residential
- Medium Density Residential
- Mixed Use
- Commercial
- Industrial
- Public Facilities



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






4. SLOPE AND SOILS MAP

See attached topographic map; soils map; and DOGAMI seismic hazard map.

N Holladay Industrial Park

Cornelius, Oregon

LEGEND: Topographic Map

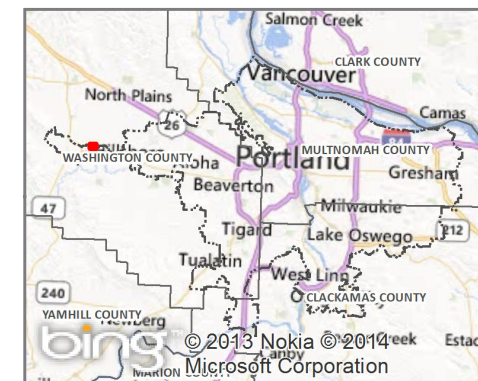
-  Davis Family Trust site
-  2ft contours
-  Tax Lots
-  Cornelius City Boundary
-  Urban Growth Boundary (UGB)

Gross ac: 21.03



SOURCE DATA: Metro RUS Lite Base Data, May 2014
GEOGRAPHIC PROJECTION: NAD 83 HARN, Oregon North Lambert Conformal Conic

Date: 6/9/2014
File: N.HolladayINDPark_topo
Map Created By: GF
Project No: 2120391.00



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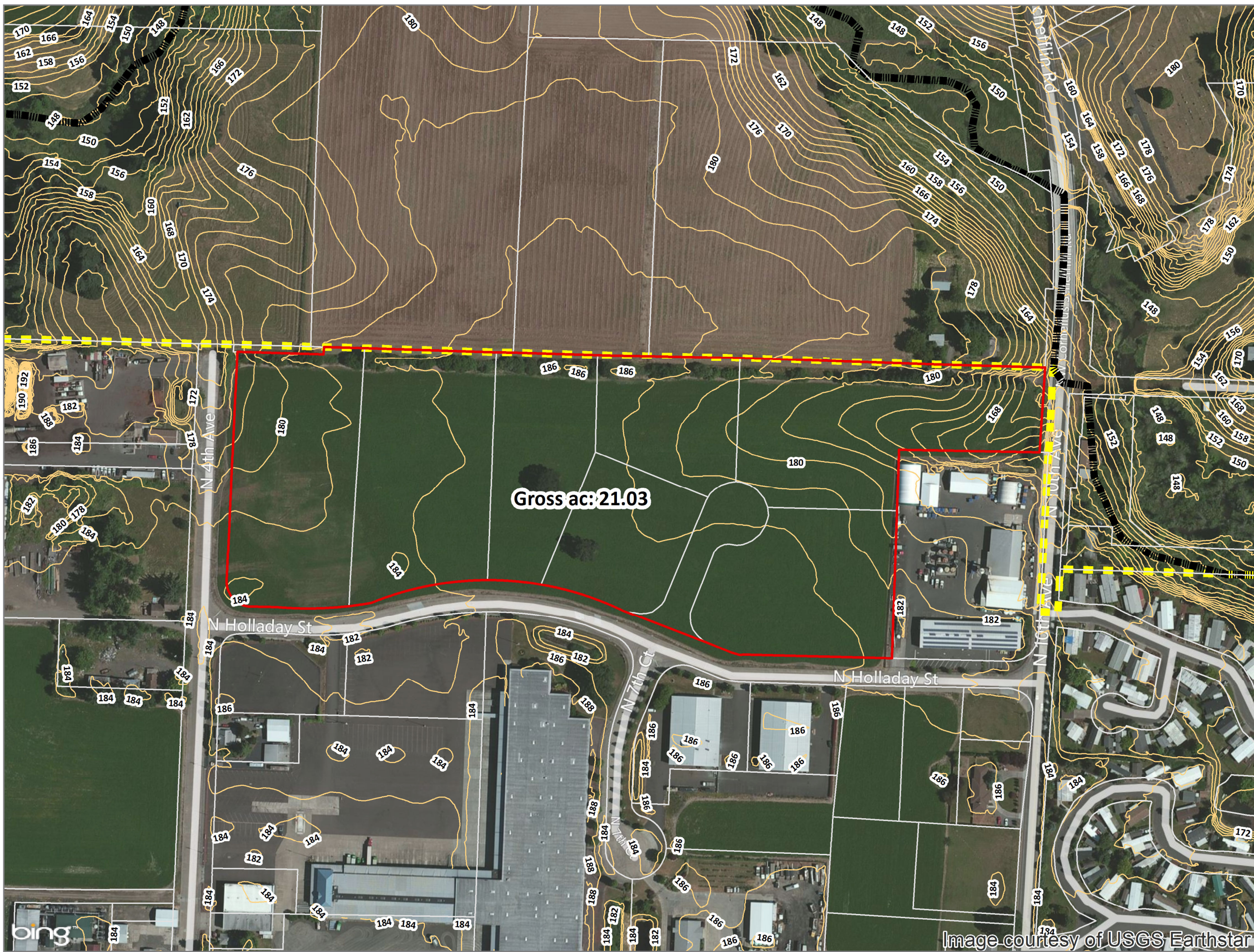


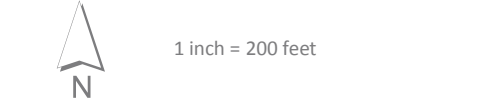
Image courtesy of USGS Earthstar

N Holladay Industrial Park

Cornelius, Oregon

LEGEND: Soils Map

- Davis Family Trust site
- Tax Lots
- Cornelius City Boundary
- Urban Growth Boundary (UGB)



SOURCE DATA:
Metro RLIS Lite Base Data, May 2014
USDA Natural Resource Conservation Service, Dec 2013

GEOGRAPHIC PROJECTION:
NAD 83 HARN, Oregon North
Lambert Conformal Conic

Date: 6/10/2014
File: N.HolladayINDPark_SoilsMap

Map Created By: GF
Project No: 2120391.00

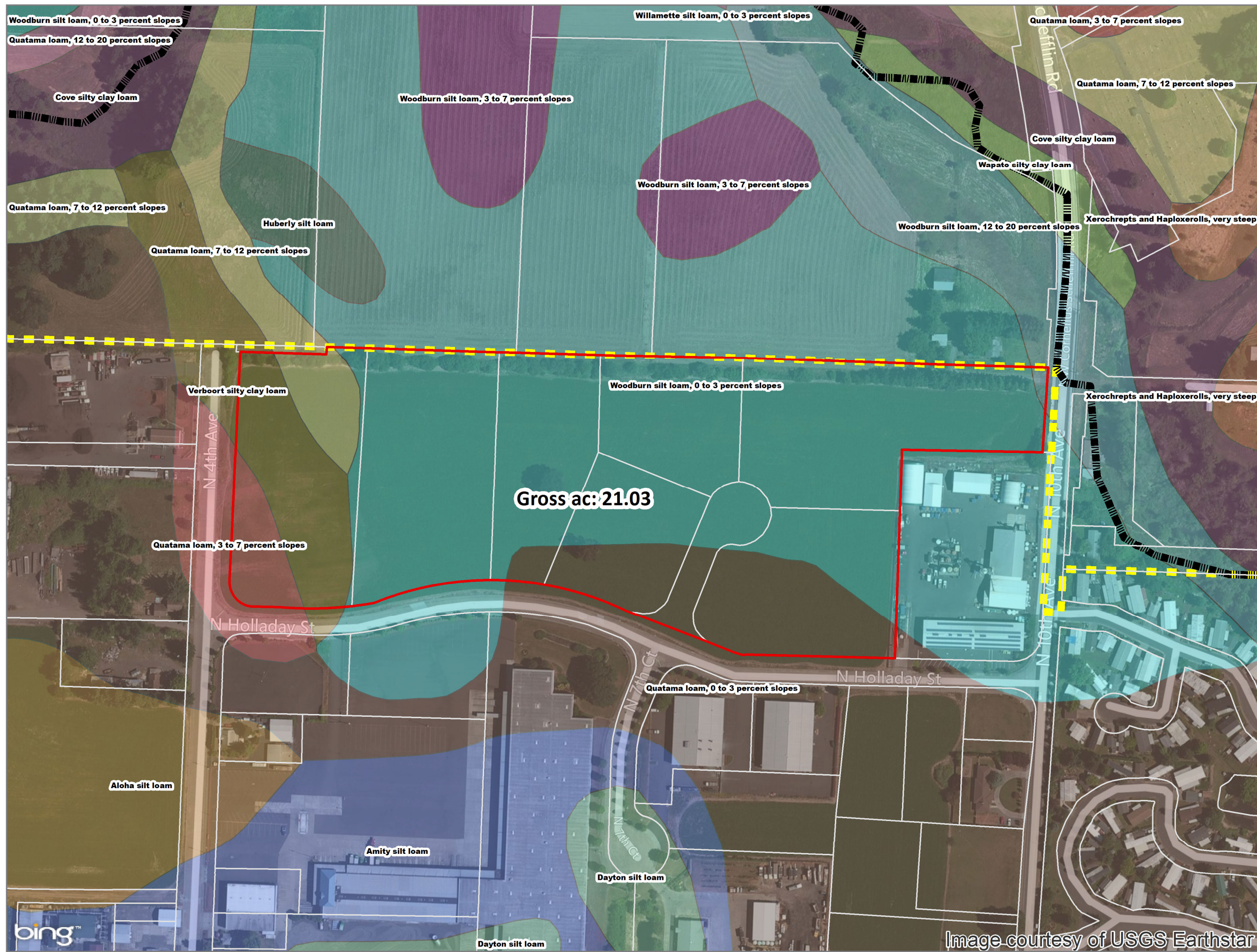
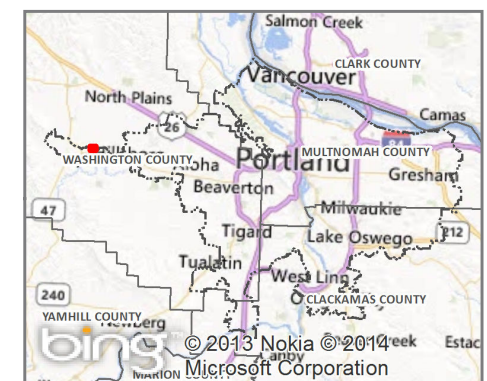


Image courtesy of USGS Earthstar

MACKENZIE.

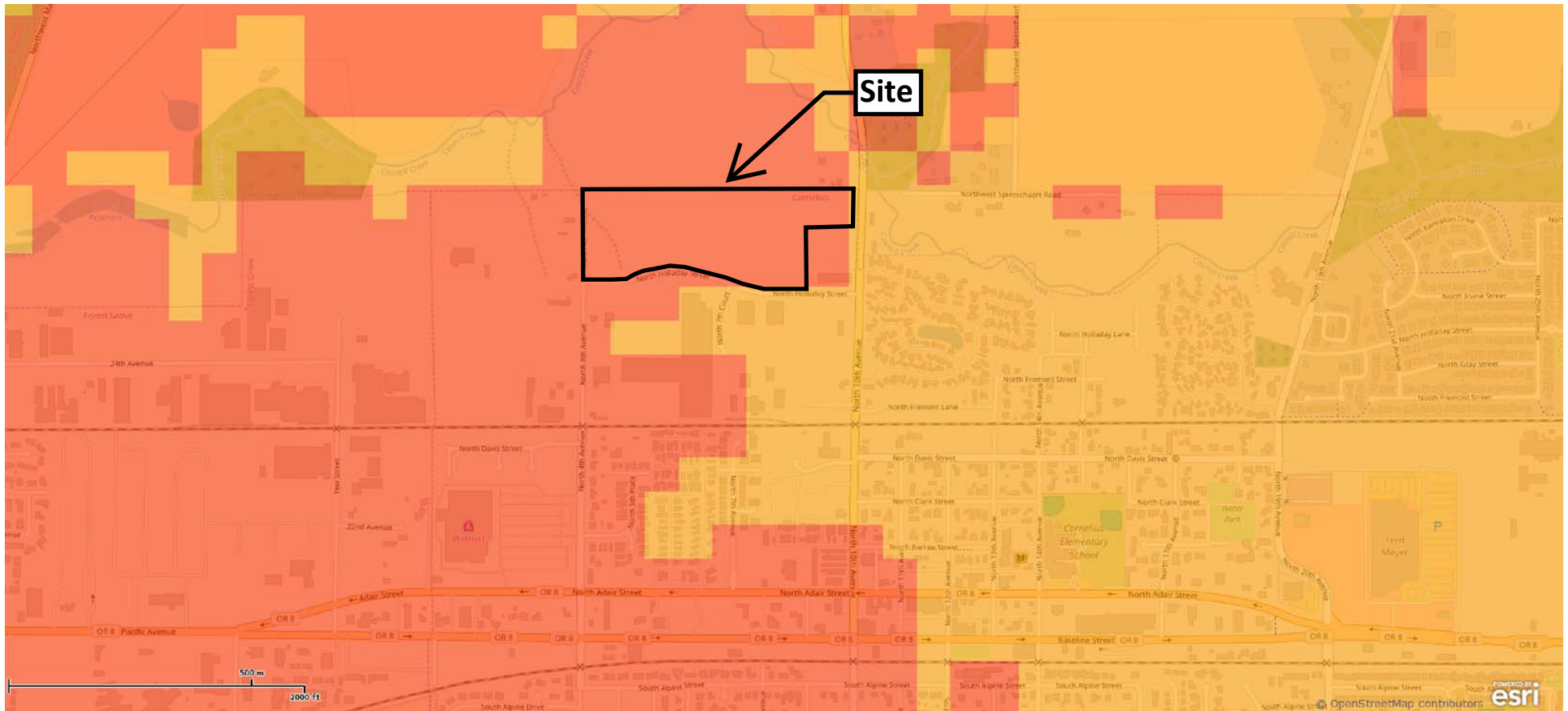
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DOGAMI's HazVu Viewer

Cornelius Earthquake Hazard



For general information only; not to be used for planning purposes. <http://www.oregongeology.org/hazvu> Fri Sep 30 2016 09:53:46 AM.

Earthquake Hazard

Expected Earthquake Shaking

- Violent
- Severe
- Very Strong
- Strong

5. REQUIRED LAND USE APPROVALS

According to the commitment letter provided by the applicant, the following industry profiles are proposed for this site:

- Campus Industrial/Electronic and Computer Assembly
- Manufacturing
- Shipping/Storage
- Warehouse/Distribution
- Food Processing
- Call Center/Business Services
- High Tech Manufacturing/Processing
- General Manufacturing

The attached letter from the City of Cornelius Community Development Director details the allowed uses in the M-1 General Industrial zone applicable at this location. All of the proposed industry profiles would be permitted in the zone, although the footprint of Call Center/Business Services would be restricted to ensure that the building and parking areas utilize no more than 25% of the total site area. The westernmost parcel (tax lot 1N333CA00400) is subject to the City's Natural Resource Overlay; industrial development on this parcel is prohibited unless the City grants a resource protection exception.

- *What kind of land use procedure and application type will be necessary for the proposed development approval on the site (e.g., subdivision, Design Review, Type III)?*

Development on the site is subject to Site Design Review, a Type III process requiring a Planning Commission hearing.

If a development proposal requests a resource protection exception to allow development of tax lot 1N333CA00400, the application would be subject to the conditional use permit/planned unit development process, a Type III process requiring a Planning Commission hearing.

Any proposed property line reconfigurations would require submittal of applications for property line adjustment(s), partition, or subdivision. Property line adjustments and partitions are reviewed by staff, while subdivisions may be decided by staff (Type II process) or the Planning Commission (Type III process) depending on the specific request.

- *Describe the application steps and procedure (e.g. pre-application conference, public hearings, etc.)?*

Type II processes are staff decisions which do not require neighborhood meetings or public hearings.

Type III processes require neighborhood meetings and a public hearing by the Planning Commission. Type III applications also require pre-application conferences.

- *What are the timelines associated with the above application procedure(s)?*

The City is required by state law to issue a final decision for all the land use applications noted above within 120 days (including resolution of any appeals at the local level) of the date that the application is deemed complete. In general, the City aims to issue staff

decisions or schedule a Planning Commission hearing within 45 days of a completeness determination.

- *Are there any planned, ongoing, or pending land use processes that may affect the site?*
As detailed in the attached letter from Ryan Wells, Community Development Director for City of Cornelius, the only planned jurisdictional land use change that may affect this site is the proposed adoption of regulations that would permit marijuana production and processing facilities as conditional uses.

See attached letter from City of Cornelius Community Development Director Ryan Wells; Municipal Code excerpts; and a map illustrating the location of the site within city limits and the urban growth boundary.



CITY OF CORNELIUS

September 22, 2016

Mackenzie
Attention: Brian Varricchione
1515 SE Water Ave, Suite 100
Portland, OR 97214

Re: Shovel Ready Report Land Use Information

Dear Brian:

The City of Cornelius provides the following information in accordance with the Site Certification review process for the North Holladay site. The site and vicinity are planned for economic development that is compatible with our current and/or anticipated zoning requirements. Please accept this letter and the attachments as confirmation of the following:

- The base zone for the site is General Industrial Zone (M-1).
- The site is within the Urban Growth Boundary and City limits.
- A portion of the site contains a Natural Resources Overlay (NRO).
- The applicable zoning and/or development code is attached.
- The uses allowed outright in the zone are:
 - a) General uses involving manufacturing, processing, or storage.
 - b) Automobile, truck, marine, motorcycle, motors, machine or appliance service and repair; provided, that all operations, other than storage, are conducted within an enclosed structure, and there shall be no retail sales, except as may be allowed under CMC 18.55.030(I).
 - c) Cabinet shop, light metal fabrication shop, machine shop, but not including retail sales of finished products except if located on an arterial street as designated in the comprehensive plan.
 - d) Research and development facilities.
 - e) Other similar uses as may be approved by the planning commission.
 - f) New general commercial office improvements shall be permitted without the need for direct arterial access; provided, that such use, including required parking, does not exceed 25 percent of the total site area, and providing that all other code requirements are met. Total site area shall be defined by existing tax lots and/or lots under contiguous ownership.
 - g) Existing nonconforming residential structures may be converted to general commercial office use without the need for direct arterial access, provided all other code requirements are met, and provided the conversion complies with all applicable building code requirements.
 - h) Internet and telephone system retail sales without counter sales, which are shipped out or shipped directly to customers of products prepared on site. The total retail sales area shall be less than 25 percent of the total building area in which the use is located. [Ord. 810, 2000; Code 2000 § 11.20.72; Ord. 916 § 1 (Exh. A), 2010.]

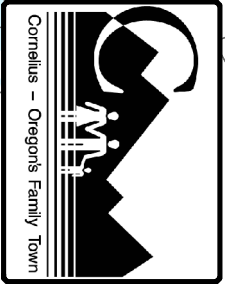
- The following known process could affect future development: Proposed adoption of marijuana regulations that would permit marijuana production and processing facilities as conditional uses in the M-1 zone.
- The following planned uses have currently been identified for adjacent sites that are currently identified: None.
- Any maps depicting the Comprehensive Plan, base zone, and any overlays for the site are attached.
- Documentation of any current and/or anticipated plans that may affect development on the site is attached.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ryan A. Wells', with a long horizontal flourish extending to the right.

Ryan A. Wells, AICP
Community Development Director

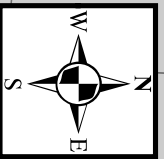
Enclosures: Zoning map for the subject property
Chapters 18.55 and 18.95 of the Cornelius Municipal Code



Subject Property

City of Cornelius

- City Limits
- Tax Lots
- Cornelius UGB
- Natural Resource Overlay NRO
- Flood Plain (FEMA 100-Year)
- Multi-Family A-2
- Single-Family R-7
- Highway Commercial, C-2
- Core Commercial-Employment, CE
- General Industrial, M-1
- Manufactured Home Park, MHP
- Main Street Civic, MSC
- Main Street General Employment, MSG
- Main Street Mixed Use, MSM
- Main Street Retail Commercial, MSR



Updated May 2016 by RAW
Data Source: City of Cornelius & Metro Regional Land Information System (RLIS)



Chapter 18.55
GENERAL INDUSTRIAL ZONE (M-1)

Sections:

[18.55.010 Purpose.](#)

[18.55.020 Permitted uses.](#)

[18.55.030 Conditional uses permitted.](#)

[18.55.040 Prohibited uses.](#)

[18.55.050 Development requirements.](#)

[18.55.060 Performance standards.](#)

[18.55.070 Development standards.](#)

[18.55.080 Signs.](#)

18.55.010 Purpose.

The purpose of the general industrial or M-1 zone is to provide for various industrial activities which require processing, fabrication and storage of raw, primary materials, including outdoor storage areas, heavy equipment storage and other uses not compatible with the commercial or residential zones. [Ord. 810, 2000; Code 2000 § 11.20.71; Ord. 916 § 1 (Exh. A), 2010.]

18.55.020 Permitted uses.

In an M-1 zone the following uses shall be permitted outright; provided, that all operations are conducted within an enclosed structure:

- (A) General uses involving manufacturing, processing, or storage.
- (B) Automobile, truck, marine, motorcycle, motors, machine or appliance service and repair; provided, that all operations, other than storage, are conducted within an enclosed structure, and there shall be no retail sales, except as may be allowed under CMC [18.55.030\(I\)](#).
- (C) Cabinet shop, light metal fabrication shop, machine shop, but not including retail sales of finished products except if located on an arterial street as designated in the comprehensive plan.
- (D) Research and development facilities.
- (E) Other similar uses as may be approved by the planning commission.
- (F) New general commercial office improvements shall be permitted without the need for direct

arterial access; provided, that such use, including required parking, does not exceed 25 percent of the total site area, and providing that all other code requirements are met. Total site area shall be defined by existing tax lots and/or lots under contiguous ownership.

(G) Existing nonconforming residential structures may be converted to general commercial office use without the need for direct arterial access, provided all other code requirements are met, and provided the conversion complies with all applicable building code requirements.

(H) Internet and telephone system retail sales without counter sales, which are shipped out or shipped directly to customers of products prepared on site. The total retail sales area shall be less than 25 percent of the total building area in which the use is located. [Ord. 810, 2000; Code 2000 § 11.20.72; Ord. 916 § 1 (Exh. A), 2010.]

18.55.030 Conditional uses permitted.

The following uses shall be permitted as a conditional use subject to the standards contained in CMC [18.55.060](#) and Chapter 18.105 CMC, Conditional Use Permit. In an M-1 zone the following uses and their accessory uses may be permitted when in accordance with Chapter 18.105 CMC:

- (A) A planned commercial and industrial park, as provided under Chapter 18.110 CMC.
- (B) Any conditional use allowed in a commercial zone, except residential.
- (C) A mobile structure used as a construction and/or security office during site development.
- (D) Parks, open space, recreation areas.
- (E) Cellular transmission towers.
- (F) Administrative, educational or other activities subordinate to a permitted use on the same premises as the principal use.
- (G) Request to exceed the maximum building height.
- (H) Above ground utility yard and above ground storage tanks.
- (I) General retail shall only be permitted as approved by the planning commission where retail sales are in conjunction with and/or directly associated with products manufactured on site. The retail sales shall be subordinate to the primary industrial use approved for the site.
- (J) Outdoor storage and display subject to a Type III review, except when the property abuts and/or is adjacent to M-1 zoned property on all sides in the city then a Type II review is required.
- (K) Wind generation and turbines, subject to setback from all property lines equal to or greater than the height of the wind generation structure.

(L) Caretaker's residence solely intended to provide security for the established principal permitted use of the property. [Ord. 810, 2000; Code 2000 § 11.20.73; Ord. 916 § 1 (Exh. A), 2010; Ord. 2016-011 § 1 (Exh. A), 2016.]

18.55.040 Prohibited uses.

(A) General retail, except as identified as a conditional use in CMC [18.55.030](#).

(B) No residential use shall be permitted, except:

(1) Existing nonconforming structure and/or use.

(2) Caretaker's residence, conditionally permitted in conformance with CMC [18.55.030](#).

(C) Marijuana facilities. [Ord. 810, 2000; Code 2000 § 11.20.74, Ord. 841 Exh. 1, 2003; Ord. 2015-03 § 4 (Exh. A), 2015; Ord. 2016-011 § 1 (Exh. A), 2016.]

18.55.050 Development requirements.

(A) Lot Size. In an M-1 zone there is no minimum lot size, save and except that the lot must be large enough to accommodate the proposed use, including all design standards and functional requirements related to the use.

(B) Setback Requirements. In an M-1 zone the following setbacks shall be the minimum required. The approval authority may require greater setbacks for uses allowed under CMC [18.55.030](#), based on the approval criteria in Chapter 18.105

CMC, the base standard; however, the review body may require a greater or lesser setback based on the design review criteria set forth in this chapter:

(1) The front yard shall be 20 feet, except that:

(a) Parking shall not be allowed within five feet of the front property line.

(b) Where an industrial use abuts a residential zone there shall be a front yard setback of 25 feet.

(2) No side or rear yard shall be required, except:

(a) Fifteen feet when the side yard abuts public street.

(b) Twenty-five feet when abutting any residential zone, except that parking shall not be allowed within 10 feet of the side or rear property line.

(C) Height of Building. No building shall exceed a height of 35 feet, unless approved by the planning commission. [Ord. 810, 2000; Code 2000 § 11.20.75; Ord. 841 Exh. 1, 2003.]

18.55.060 Performance standards.

In an M-1 zone no land or structure shall be used or occupied unless there is continuing compliance with the following standards:

(A) Design Review Approval. All design review requirements and conditions of approval, including all prior attached conditions, shall be satisfied.

(B) Environmental Standards. All uses shall comply with the required air, land, and water quality standards set forth by all state, federal and local jurisdictions (i.e., Department of Environmental Quality, Clean Water Services, and Metro).

(1) Vibration. No vibration other than that caused by highway vehicles or trains shall be permitted which is discernible without instruments at the property line of the use concerned.

(2) Odors. The emission of odorous gases or matter in such quantities as to be readily detectable at any point beyond the property line of the use creating the odors is prohibited.

(C) Heat and Glare.

(1) Except for exterior lighting, operations producing heat or glare shall be conducted entirely within an enclosed structure, such that glare is not visible from a public street or adjacent property.

(2) Exterior lighting shall be designed such that glare is directed away from public streets or adjacent properties.

(D) Insects and Rodents. Materials including wastes shall be managed and stored, and grounds shall be maintained in a manner that will not attract or aid the propagation of insects or rodents or create a health hazard.

(E) Outside Storage. Outside storage shall be appropriately screened consistent with CMC [18.55.070](#)(F)(1). [Ord. 810, 2000; Code 2000 § 11.20.76; Ord. 841 Exh. 2, 2003.]

18.55.070 Development standards.

In an M-1 zone no new use or occupation of land or a structure or a new structure and no change of use of land or a structure shall be permitted unless there is continuing compliance with the following standards:

(A) Landscape Plan.

(1) For all uses in an M-1 zone, the first five feet of lineal street frontage on the subject site shall be landscaped (exclusive of frontage trees) prior to occupancy, in accordance with the approved site plan and the standards set forth herein.

(2) At least 80 percent of the landscape area shall be covered by plant material, lawn, and trees when the plantings are at maturity. The remaining area may be covered in nonvegetative ground cover.

(3) Frontage Trees. Frontage trees shall be required and shall be selected from the approved public works street tree list. The total number of trees shall be determined by dividing the total lineal footage of the site, which abuts a public street, by 50. The location of the trees shall be determined through design review, and the following standards shall apply:

(a) Trees shall be located at least five feet from a utility pole, fire hydrant, driveway, crosswalk, or utility easement, except as may be approved by the public works director, and at least 20 feet from an overhead street light.

(b) There shall be no impervious material within a one-and-one-half-foot radius around the tree trunk.

(c) Trees at the time of planting shall have a minimum height of six feet from ground level, and shall be at least two inches in caliper (d.b.h.).

(d) Trees shall not cause any vision impairment to vehicular traffic.

(e) Installation of required landscaping may be deferred for up to six months; provided, that the owner posts with the city a cash deposit or irrevocable letter of credit assigned to the city for an amount equal to 150 percent of the estimated cost of the landscaping materials and installation by a qualified contractor.

(B) Vehicular Access, Internal Circulation and Clear Vision Areas.

(1) Where possible, vehicular access to industrial developments shall be from abutting arterial or collector streets, and shall be shared with adjacent properties to minimize multiple curb cuts. Access to individual lots from T.V. Highway shall be approved by ODOT with secondary access from adjacent collectors or minor local streets where possible. Except in the case of a multi-building complex, direct lot access to an arterial shall not be permitted, unless there is no viable alternative, and direct access to a local street shall only be allowed as permitted by the review body.

(2) The minimum public street width for industrial development shall comply with the standards and design identified in CMC 18.143.040, Street design cross-sections per transportation system plan.

(3) Internal Access. All internal roadways and drives shall be paved and maintained by the owner in accordance with city standards. No entrance or exit shall be located closer than 100 feet to any intersection of a public street, unless there is no reasonable alternative. They shall

have the following minimum pavement width:

(a) Two-way traffic: 24 feet;

(b) One-way traffic: 20 feet.

(4) Internal sidewalks or pathways shall be provided to ensure safe and convenient pedestrian circulation throughout the development.

(5) Clear vision areas shall be provided at all roadway and driveway intersections in accordance with the vision clearance standards set forth in CMC 18.150.070.

(C) Access Streets – Sidewalks – Drainage.

(1) All streets shall be designed in accordance with standards set forth in Chapter 18.143 CMC, Transportation Facilities, the subdivision code and public works standards.

(2) All driveways for new construction shall have minimum pavement width of 24 feet and shall not be more than 45 feet in width at the curb, unless specifically approved by the review body to meet unusual requirements of a particular use.

(3) Cul-de-sacs shall serve no more than four separate uses and shall have a minimum turning radius of 50 feet measured to the front edge of the curb.

(4) Sidewalks and Improvements.

(a) For all new construction, curbs, gutters, and a minimum six-foot-wide sidewalk, with eight feet at a bus stop, shall be provided along the entire lot frontage, and shall meet ADA accessibility standards.

(b) Site design review Type II requests for remodels, alterations and/or additions to an existing building shall require a sidewalk, if one does not exist; the driveway apron and paved driveway shall be constructed to city standards. Commercial sidewalks shall be curb tight, unless otherwise approved by the review body.

(5) Storm drainage shall be managed through a system of underground drainage lines and catch basins, which convey storm water off the site to a public storm system, and shall comply with Clean Water Services (CWS) standards for water quality and quantity.

(D) Lighting Streets. Streets and walkways shall be lighted during the hours of darkness in accordance with public works standards.

(E) Mailboxes. Except for in-fill partitioning, clustered mailboxes shall be provided, consistent with the locational criteria set by the Post Master. They shall be of uniform style.

(F) Screening.

(1) Sight-obscuring screening shall be provided for all garbage and trash collection areas, and for any approved outdoor storage, or parking lots abutting a residential development. Such screening shall be a minimum six feet in height, and shall consist of a wall of brick, stone, or other substantial material; or a densely planted evergreen hedge and chain link fencing. Such screening shall be provided to a height sufficient to block the view of materials stored as viewed from the sidewalk on the opposite side of the street from the screen wall.

(2) The reviewing body may require nonsight-obscuring screening and/or fencing of parking lots abutting property lines, front yards abutting a public street, or other yards abutting a residential development.

(G) Parking and Loading Space.

(1) Off-Street Parking. Parking shall be provided as set forth in Chapter 18.145 CMC.

(2) Paving and Design. Off-street parking and maneuvering areas shall be paved with asphalt or concrete and designed in accordance with the standards of the off-street parking regulations of this title.

(3) Parking Lot Landscaping. There shall be a five-foot landscaped buffer at the perimeter of all parking lot areas. The parking area shall be screened with evergreen plant material maintained at a minimum of 36 inches in height. Parking lots shall be designed and landscaped so as to break up large paved areas with landscaped islands, every 10 parking spaces. [Ord. 810, 2000; Code 2000 § 11.20.77; Ord. 841 Exh. 2, 2003; Ord. 874 Exh. (1)(B), 2006.]

18.55.080 Signs.

Signs within the M-1 zone may be allowed consistent with Chapter 18.175 CMC. [Ord. 810, 2000; Code 2000 § 11.20.78.]

**Chapter 18.95
NATURAL RESOURCES OVERLAY (NRO)**

Sections:

[18.95.010 Purpose.](#)

[18.95.020 Permitted uses.](#)

[18.95.030 Administrative review approval.](#)

[18.95.040 Conditional uses.](#)

[18.95.050 Prohibited uses.](#)

[18.95.060 Resource protection exception process.](#)

18.95.010 Purpose.

(A) The purpose of the natural resources overlay is to protect the significant natural resources identified in the city's natural resources inventory and map. The natural resources overlay shall protect resources and functional values that have been identified by the city and state as providing benefits to the public. The natural resources overlay complies with the direction of the comprehensive plan and State Planning Goal 5.

(B) Natural resources overlay (NRO) is applicable to the resource sites and abutting properties identified in the natural resources inventory and map, the Goal 5 ESEE analysis and to future lands annexed into the city that are identified as or contain Goal 5 resources.

(C) The natural resources overlay shall encourage coordination between city, county, regional, state and federal agencies concerned with natural resources.

(D) Uses shall comply with requirements and regulations of all jurisdictional agencies including but not limited to Oregon Department of Fish and Wildlife, Oregon Department of Forestry, Division of State Lands and Clean Water Services.

(E) All significant natural resources shall be delineated and applicable protection setbacks and requirements shall be determined from Table A in the natural resource protection plan and implemented.

(F) All parcels newly annexed into the city containing Goal 5 natural resources shall receive a NRO designation over the entire parcel. A property owner may subsequently commission a certified wetland/natural resource inventory delineating protected resource boundaries and establishing a new NRO boundary and respective protective setback consistent with Table A (Natural Resource Protection Setbacks) in the city of Cornelius natural resource protection plan, and in conformance with Clean Water Services regulations. [Ord. 837 § 1, 2, 2003; Code 2000 § 11.20.101; Ord. 2016-

011 § 1 (Exh. A), 2016.]

18.95.020 Permitted uses.

The following uses are permitted outright in the natural resources overlay:

- (A) Resource enhancement and restoration activities.
- (B) Land divisions per Chapter 17.05 CMC.
- (C) Removal of nonnative or invasive vegetative species.
- (D) Dedication of rights-of-way.
- (E) Temporary emergency procedures necessary for the protection of property.
- (F) Actions taken by the city to correct or abate a nuisance.
- (G) Approved storm water discharge.
- (H) Existing lawn within the riparian area may be maintained, but not expanded into the resource area.
- (I) Existing utility lines.
- (J) Existing legal nonconforming structures. Replacement of nonconforming structures shall comply with Chapter 18.135 CMC. [Ord. 837 §§ 1, 2, 2003; Code 2000 § 11.20.102.]

18.95.030 Administrative review approval.

The following uses are permitted in the natural resources overlay, subject to a Type I design review approval, including compliance with other natural resource agencies:

- (A) Repair, maintenance and replacement of existing utility lines.
- (B) Fencing.
- (C) Removal of a hazardous tree.
- (D) Maintenance of streambank stabilization and flood control structures.
- (E) ESEE Analysis Findings and Conclusion. The ESEE analysis findings and conclusions identified in the natural resource protection plan provide site specific exceptions to protection measures based on conflicting uses and mitigating consequences of implementation. The sites are specific to the 2002 Natural Resources Inventory and Map. [Ord. 837 §§ 1, 2, 2003; Code 2000 § 11.20.103.]

18.95.040 Conditional uses.

The following uses are permitted in the natural resources overlay, subject to approval of a

conditional use permit, Chapter 18.105 CMC:

- (A) Streets, roads, recreational trails and paths in the riparian area.
- (B) Fill, grading and/or alteration of topography in the riparian area.
- (C) New drainage facilities, utilities and pump stations.
- (D) Water related recreational facilities.
- (E) New construction or expansion of streambank stabilization and flood control structures.
- (F) New development on property with significant natural resources per Chapter 18.110 CMC, Planned Unit Development (PUD) Conditional Use, and CMC [18.95.060](#), Resource protection exception process.
- (G) Resource protection exception process per CMC [18.95.060](#). [Ord. 837 §§ 1, 2, 2003; Code 2000 § 11.20.104.]

18.95.050 Prohibited uses.

- (A) New development on significant natural resource sites and property, except as identified in CMC [18.95.040](#).
- (B) Removal of native trees and vegetation from resource areas. [Ord. 878 § 1 (Exh. A), 2006; Code 2000 § 20.105.]

18.95.060 Resource protection exception process.

When planned development can occur that provides for the protection of the resource and permitted use through increased densities, clustered development or the transfer of development rights, a plan shall be submitted and approved through the administrative review, Type II process. Any associated partition, subdivision or design review applications that are required with the planned development shall be processed as a Type III application and reviewed by the planning commission.

- (A) New residential, commercial and industrial development or substantial redevelopment requests involving deviation of natural resource protection requirements shall be reviewed through the conditional use permit/planned unit development process.
- (B) Transfer of development rights (TDR) may be applied for as a conditional use permit/planned unit development (PUD). Development rights shall only be transferred between residential zones within the city.
- (C) Proportional Increase in Density on an Individual Parcel. Increased density requests shall provide for a development equal or better than required by the base zone.

(1) Residential PUD. If a parcel loses between 10 and 50 percent of its area to natural resource protection setbacks, then the developer may apply for a conditional use permit/planned unit development (PUD).

(a) Meet the required setback and develop to the existing development standards and lot sizes of the underlying zone; or

(b) Meet the required setback and decrease the minimum lot size by 10 to 50 percent. The reduction in lot size, at a maximum shall be equivalent to percentage of the site lost to the natural resource protection setback.

For example: R-7 zone – 5 acre site, loses 1 acre to natural resource protection setback = 20% loss. The applicant may propose a development with lots 20% smaller than the R-7 lot size or $6,534 \times 0.80 = 5,227$ square foot lot size; and

(c) If a parcel loses more than 50 percent of its area to natural resource protection setbacks, then the developer shall only decrease the minimum lot size by a maximum of 50 percent.

For example: R-7 zone – 5 acre site, loses 3 acres to natural resource protection setback = 60% loss. The applicant shall only be permitted a development with lots 50% smaller than the R-7 lot size or $6,534 \times 0.50 = 3,267$ square foot lot size.

(2) Commercial or Industrial PUD. Natural resource protection setbacks may be applied to meet private landscaping requirements. New development or substantial redevelopment of properties where natural resource protection setbacks are required may request approval of a conditional use permit (CUP) and/or a planned unit development (PUD) to permit a 1:1 ratio exchange for square footage of native landscaped protection setback area in lieu of required private on site landscaping.

For example: A proposed industrial development property has 350 feet of street frontage, which requires 5 feet of landscaped area along the frontage or 1,750 square feet of landscaping. The industrial lot also abuts a significant natural resource for 35 lineal feet and is required to provide a 50-foot setback, which equals 1,750 square feet of natural resource protection. The applicant would be able to request the use of the natural resource protection setback area in lieu of the required private landscaping requirement through the conditional use permit process.

[Ord. 878 § 1 (Exh. A), 2006; Code 2000 § 20.106.]

**Chapter 17.05
LAND DIVISIONS**

Sections:

[17.05.010 Purpose.](#)

[17.05.020 Lot line adjustments.](#)

[17.05.030 Land partitioning.](#)

[17.05.040 Subdivisions.](#)

[17.05.050 Fee ownership subdivision.](#)

17.05.010 Purpose.

The purpose of these regulations is to establish procedures and standards for the division of lands within the city of Cornelius.

(A) Authority.

(1) No person shall subdivide or partition land without first complying with the provisions of this chapter and the laws of the state of Oregon.

(2) The creation of all streets shall be in conformance with requirements for a subdivision or a partition except, however, the community development director may approve the creation of a street to be established by deed without full compliance with the regulations applicable to subdivisions or partitions provided one of the following conditions exists:

(a) The establishment of the street is initiated by the city council; and

(b) The street is declared essential for the purpose of complying with the comprehensive plan, or necessary for adequate traffic circulation; or

(c) The partitioning of land is an incidental effect rather than the primary objective of the street.

(B) Types of Applications. There are four types of land divisions, which are subject to different criteria and procedural requirements:

(1) Lot line adjustments;

(2) Partitions;

(3) Subdivisions;

(4) Fee ownership subdivisions. [Code 2000 § 11.30.21; Ord. 841 Exh. 2, 2003.]

17.05.020 Lot line adjustments.

(A) Procedure Type.

(1) The community development director shall review the request for a lot line adjustment to determine compliance with the standards in subsection (C) of this section. The community development director shall approve or deny the request in writing based on the criteria in subsection (C) of this section, within 45 days of submittal of the request.

(2) If the applicant disagrees with the decision of the community development director, an appeal shall be filed in accordance with CMC 18.15.090(A) within 10 working days.

(B) Application Requirements. The community development director shall provide forms that specify the information required for submission of lot line adjustments. The applicant shall prepare a map together with other supplementary material as may be required and shall submit the necessary number of copies to the community development director.

(C) Approval Criteria. A request for a lot line adjustment must meet all of the following criteria:

(1) An additional lot is not created by the lot line adjustment and the existing parcel reduced in size by the adjustments is not reduced below the minimum lot size established by the approved zoning for that district.

(2) By reducing the lot size, the lot or structure(s) on the lot will not be in violation of the site development regulations for that district.

(D) Appeal of a Decision. Any person receiving notice who disagrees with the community development director's interpretation may appeal that interpretation to the planning commission at its next appropriate regularly scheduled meeting. Any party to the proceeding disagreeing with the planning commission interpretation may appeal that interpretation to the city council at its next appropriate regularly scheduled meeting. [Ord. 810, 2000; Code 2000 § 11.30.22; Ord. 841 Exh. 2, 2003.]

17.05.030 Land partitioning.

(A) Requirements for Land Partitioning Actions.

(1) No person shall partition an area, parcel or tract of land without the approval of the planning commission or the community development director in accordance with the standards and regulations contained in this section.

(2) The standards and regulations of this section shall apply to partitions of land as defined in ORS 92.010(9).

(3) The community development director shall coordinate and assemble through the facilities and design review process the reports and data submitted by the applicant, affected city departments and any governmental agencies having an interest in partitions. The community development director shall determine whether the partition meets the criteria in subsection (C) of this section.

(4) The community development director shall approve, approve with conditions or deny the proposed partition in writing based on the criteria of subsection (C) of this section, within 45 days of submittal of a complete application.

(5) Notice and review of the community development director's decision shall be pursuant to CMC 18.15.030.

(6) If the area or tract of land to be partitioned exceeds two acres, and within one calendar year is being partitioned into more than two parcels, any one of which is less than one acre, full compliance with all requirements for subdivision may be required if the community development director or planning commission determines that the entire parcel being partitioned is in the process of being divided into lots or tracts which would otherwise be subject to subdivision regulations if the partitioning did not occur within one calendar year.

(B) Application Requirements. The community development director shall provide forms that specify the information required for submission of land partitions. The applicant shall prepare a map together with other supplementary material as may be required and shall submit the necessary number of copies to the community development director.

(C) Approval Criteria. A request to partition land must meet all of the following criteria:

- (1) The proposal conforms with the city's comprehensive plan; and
- (2) The proposal complies with all applicable statutory and ordinance requirements and regulations; and
- (3) Adequate public facilities are available to serve the proposal; and
- (4) All proposed lots conform to the size and dimensional requirements of this chapter; and
- (5) All proposed improvements meet city standards.

(D) Required Improvements. For any partitioning of land, where applicable, the following design and development standards and requirements may apply to partitions. These standards shall apply at the point of construction of improvements and/or land developments. The community development director shall have the authority to impose any such standards or requirements as conditions of approval.

(E) Streets. The location, width and grade of streets shall be considered in relation to existing and planned streets, to topographical conditions, to public convenience and safety, and to the proposed use of the land to be served by such streets. Where location is not shown in the comprehensive plan, the arrangement of the streets in a land division shall either:

(1) Provide for the continuation or appropriate projection of existing principal streets in surrounding areas; or

(2) Conform to standards adopted by the city. All streets shall be designed in accordance with standards set forth in Chapter 18.143 CMC, Transportation Facilities.

All streets and alleys within the development and those adjacent streets which directly serve the development shall be fully improved, including grading, base grade, paving, and installation of curbs, all constructed to design specifications as approved by the city engineer. All streets to be constructed and/or improved shall comply with the minimum street improvement standards contained in this title. In cases where physical conditions warrant it, special soils analysis or engineering designs may be required by the city engineer. In addition, where a proposed partition abuts a substandard arterial or collector street, the developer shall provide to the community development director, prior to final plat approval, adequate guarantees that within one year from the issuance of a building permit for construction within the development, such abutting arterial or collector street or streets shall be improved in a manner which is compatible with the standards for streets contained in this title. Adequate guarantee shall consist of formation of a local improvement district or provision of a security in an amount sufficient to cover the estimated actual improvement cost, plus 15 percent.

(F) Easement.

(1) Utility Lines. Easements for sewers, drainage, water mains, electric lines, or other public utilities shall be dedicated. Easements on interior lot lines shall be 20 feet in width, the center line of which shall be the lot lines. Easements along exterior lot lines shall be 20 feet in width, except no easement will be required for those lot lines paralleling a street or other public way. Tie-back easements shall be six feet wide and 20 feet long along lot side lines at change of direction points of the lot lines.

(2) Watercourses. Where a land division is traversed by a watercourse, drainage way, channel, or stream, a storm water easement or drainage right-of-way conforming substantially with the lines of such watercourse, and such further width as will be adequate for the purpose may be required. Streets or parking ways parallel to watercourses may be required. Watercourse easements and drainage rights-of-way shall be consistent with Clean Water Services (CWS).

(G) Lot Size and Shape. Lot size, width, shape and orientation shall conform to the requirements of

this title for the applicable zoning district.

(H) Access. Each lot shall abut upon a public street, for a distance of at least 20 feet, and comply with CMC 18.143.050, Access standards.

(I) Dedications. Public streets, sidewalks, pedestrian ways, bike paths, parks, open space, and other public rights-of-way required by or reasonably related to the development shall be dedicated or otherwise conveyed to the city or the appropriate jurisdiction for maintenance. Further, any park or open space proposed may be required to be dedicated if it is designated on the city's comprehensive plan. Dedication must be approved by the jurisdiction to whom the park or open space is being dedicated prior to final plat approval.

(J) Utilities. All utilities shall be placed underground per standards identified by the city engineer.

(K) Street Trees. Trees shall be installed along street frontages in accordance with the approved public works street tree list and based upon a standard of one tree per 30 lineal feet of street frontage. Actual location and spacing of trees shall be at the discretion of the city.

(L) Compliance with Approvals.

(1) Requirements Prior to Commencement of Work. Prior to any construction, improvements or land development, the developer shall perform the following:

(a) The developer shall file detailed plans and specifications for all public improvements or land development together with a detailed cost estimate and an estimate of time reasonably necessary to complete such improvements for approval by the city engineer or designee.

(b) The developer shall enter into a contract with the city of Cornelius to make, install and complete within the time fixed, but in no case more than two years from the date of execution of said contract without written approval by the city engineer and community development director, all improvements and/or land development in accordance with the approved plans. The developer shall cause to be filed with the city recorder a security acceptable to the community development director payable to the city of Cornelius in a principal sum determined from the approved estimate of the costs of said improvements, and/or land development of this section. The security shall assure the performance of the said contract and the completion of the said improvements, or land development, free of liens.

(c) In cases where both land development and public improvements are to be made, the security required shall be cumulative.

(d) The amount of the security shall be based on an estimate of the cost of the work

approved by the city engineer in accordance with the following schedule:

- (i) Public improvements equals 150 percent of cost estimate.
- (ii) Land development equals 150 percent of cost estimate.

(2) Improvement Procedures. All improvements shall conform to the requirements of this chapter and any other improvements standards or specifications adopted by resolution of the city council and shall be installed in accordance with the following procedures:

- (a) Improvement work shall not be commenced until plans have been checked for adequacy and approved by the city. To the extent necessary for evaluation of the land division proposal, such plans may be required before approval of the final plat.
- (b) Improvement work shall not be commenced until the developer has secured the appropriate development permit. If work has been discontinued for any reason, it shall not be resumed until the city has been notified and consented in writing.
- (c) All required improvements shall be constructed under the inspection and to the specifics of the city engineer and Cornelius Municipal Code. The city may require changes in typical sections and details if unusual conditions arise during construction to warrant such change in the interests of the city or the developer. Upon acceptance of the required improvements, the city engineer shall notify the developer that the improvements are acceptable as per Cornelius Municipal Code. Acceptance shall be in writing.
- (d) All underground utilities, sanitary sewers, storm drains and cable communication system facilities installed in streets shall be constructed prior to the surfacing of such streets. Stubs for service connections for all underground utilities, sanitary sewers and cable communication system facilities shall be placed to such length as will obviate the necessity for disturbing the street improvements when service connections are made.
- (e) A map showing all public improvements as built shall be filed with the city engineer upon completion of said improvements.

(3) Improvement Requirements. Improvements to be installed at the expense of the developer are as follows:

- (a) Streets.
 - (i) All streets, including alleys.
 - (ii) Streets adjacent but only partially within the partition or subdivision.
 - (iii) The extension of the land division streets to the intercepting paving line of

existing streets with which the land division streets intersect.

(iv) Arterial or collector streets which intersect with streets within the development that provide ingress or egress to the development or on which there are traffic impacts reasonably related to the development.

(v) All streets shall be built to city standards.

(b) Catch Basins. Catch basins shall be installed and connected to drainage tile leading to storm sewers or drainage ways.

(c) Monuments and Bench Marks. At each beginning point only.

(d) Surface Drainage and Storm Sewer System. Drainage facilities shall be provided within the land division to connect the land division drainage to drainage ways or storm sewers outside the land division. Design of drainage shall be in accordance with the standards established by the city engineer and shall allow for the extension of the system to serve other areas.

(e) Sanitary Sewers. Sanitary sewers shall be installed to serve the land division and to connect the land division to existing mains.

(f) Water System. Water lines with valves and fire hydrants serving the land division, connecting the land division to city mains, shall be installed in conformance with the city specifications. The design and construction by the developer shall take into account provisions for extension beyond the land division and to adequately grid the city system.

(g) Street Trees. Street trees shall be planted along street frontages in accordance with the following:

(i) For single-family residential land divisions, the developer shall pay a per tree security to the city. The surety bond shall be based upon a standard of one tree per 30 lineal feet of street frontage, with standard rounding methods applied for fractions thereof. The security to be charged and collected shall be established and from time to time amended by resolution of the city council.

(ii) For all other land divisions, trees shall be planted in accordance with an approved street tree plan.

(iii) Trees shall be planted in accordance with the city's approved street tree list.

(h) Bike and Pedestrian Ways. Bike and pedestrian ways shall be constructed according to city engineering specifications.

(i) Other improvements reasonably related to the impacts of the development which may be required at the partial or total expense of the developer:

(i) Improvement of arterial and collector streets providing primary access to land division streets.

(ii) Signals, traffic control devices, and traffic calming devices.

(iii) Intersection improvements.

(iv) Parks and open space shall be improved as required by the city and/or appropriate jurisdiction.

(j) Street Lights. Street lights shall be installed in accordance with city standards.

(k) Curb cuts and driveway installations are not required of the developer but, if installed, shall be according to standards.

(4) Final Plat Approval. The community development director shall review the final plat for compliance with the approved preliminary plat. If the community development director determines that the final plat conforms to the approved preliminary plat, the community development director shall so certify and sign the final plat. If the final plat does not conform, it shall be returned to the developer to correct the deficiencies and must be resubmitted for approval within the time established by the community development director.

(5) Filing of Final Plat. Approval of the final plat by the city as provided by this regulation shall be conditioned on its prompt recording. The developer shall, without delay, submit the final plat for signatures of other public officials required by law. Approval of the final plat shall be null and void if the plat is not recorded within 30 days after the date the last required approving signature has been obtained. Prior to issuance of any development permits the applicant shall provide to the planning department one copy of the recorded final plat signed by all public officials.

(M) Time Limit on Approvals.

(1) The developer shall submit a plat, including a survey, within 12 months after approval of the partition.

(2) The community development director may grant time extensions allowing up to 12 additional months for platting of the partition if justifiable cause is shown; however, a time extension cannot be granted to allow platting to be submitted more than two years from the date the partition was approved.

(3) If the developer wishes to proceed with the partition and has not submitted the plat within

the required time or approved extensions of time, the developer shall resubmit the preliminary plat to the community development director with appropriate information and a fee for reprocessing the request according to the provisions for partition approval in effect at the time of resubmission.

(N) Appeal of a Decision. Any person receiving notice who disagrees with the community development director's interpretation may appeal that interpretation to the planning commission at its next appropriate regularly scheduled meeting. Any party to the proceeding disagreeing with the planning commission interpretation may appeal that interpretation to the city council at its next appropriate regularly scheduled meeting. [Ord. 810, 2000; Code 2000 § 11.30.23; Ord. 841 Exhs. 1, 2, 2003; Ord. 874 Exh. (1)(B), 2006; Ord. 2016-011 § 1 (Exh. A), 2016.]

17.05.040 Subdivisions.

(A) Procedure Type – Preliminary Plats. The community development director shall coordinate and assemble through the facilities and design review process the reports and data submitted by the applicant, affected city departments and any governmental agencies having an interest in subdivisions. The community development director shall determine whether the subdivision meets the criteria in subsection (C) of this section. The community development director or the planning commission shall have the authority to approve, approve with conditions or deny the proposed preliminary plat in writing based on the criteria of subsection (C) of this section within 45 days of its submittal.

(B) Scope of Regulations.

(1) This section shall not apply to any lot or lots forming a part of a subdivision created and recorded prior to the effective date of Ordinance No. 428, except where there is proposed a replatting or modification of lot sizes or the layout and construction of streets or other land improvements requiring a replatting or survey recording. Nor is this section intended to repeal or in any way impair or interfere with existing provisions of other laws or ordinances, except those specifically repealed by Ordinance No. 428, or with private restrictions placed upon property by deed, covenant or other private agreement, or with restrictive covenants running with the land to which the city is a party. However, where this section imposes a greater restriction upon the land than is imposed or required by existing provisions of law, ordinance, contract or deed, this section shall control.

(2) Where an application involves no variance request(s) and/or where modifications to the standards specified in this chapter have been previously approved by the planning commission through the planned unit development process, the community development director may take action to approve or deny the land division pursuant to the Type II procedure provided in CMC 18.10.070(A)(2).

(3) In cases where applications involve a variance requiring a public hearing, the planning

commission shall make the decision regulating land divisions that the community development director would otherwise make. The community development director shall prepare a report summarizing the factors involved including proposed findings, reasons, conclusions and recommendations, and shall place the report on the commission's agenda in a manner consistent with the commission's adopted rules for public hearings. If the materials do not meet the applicable requirements, the community development director shall advise the applicant of the deficiencies and submit the report to the commission with a recommendation for denial.

(4) Neighborhood Review Meeting. Prior to submitting a land division application that is subject to a variance request, the applicant shall conduct a neighborhood review meeting regarding the proposed land division application. The neighborhood review meeting must be held at an accessible location within the Cornelius city limits.

(5) The applicant may withdraw the application at any time.

(C) Approval Criteria. In order to approve a preliminary plat, findings of fact shall be made to support the following conclusions:

(1) The proposal conforms with the city's comprehensive plan; and

(2) The proposal complies with all applicable statutory and ordinance requirements and regulations; and

(3) Adequate public facilities are available to serve the proposal; and

(4) All proposed lots conform to the size and dimensional requirements of this chapter; and

(5) All proposed improvements meet city standards; and

(6) That the phasing plan, if requested, can be carried out in a manner which meets the objectives of the above criteria and provides necessary public improvements for each phase as it develops.

(D) Special Conditions.

(1) No preliminary plat of a subdivision shall be approved which bears a name using a word which is the same as, similar to, or pronounced the same as a word in the name of any other subdivision in Washington County, except for the words "town," "city," "place," "court," "addition," or similar words, unless the land platted is contiguous to and platted by the same party that platted the subdivision bearing that name or unless the party files and records the consent of the party that platted the subdivision bearing that name. All plats must continue the block numbers of the plat of the same name last filed.

(2) No preliminary plat shall be approved unless it bears the signature of the chairman of the planning commission and the community development director.

(3) Streets. No preliminary plat for a proposed subdivision shall be approved unless:

(a) General. The location, width and grade of streets shall be considered in relation to existing and planned streets, to topographical conditions, to public convenience and safety, and to the proposed use of the land to be served by such streets. Where location is not shown in the comprehensive plan, the arrangement of the streets in a division shall either:

(i) Provide for the continuation or appropriate projection of existing principal streets in surrounding areas; or

(ii) Conform to standards adopted by the city. All streets shall be designed in accordance with standards set forth in Chapter 18.143 CMC, Transportation Facilities.

(b) Reserve Strips. Reserve strips or street plugs controlling the access to streets will not be approved unless necessary for the protection of the public welfare or of substantial property rights, and in such cases as they may be required. The control and disposal of the land composed of such strips shall be placed within the jurisdiction of the city under conditions approved by the community development director.

(c) Alignment. As far as practical, all streets other than minor streets or cul-de-sacs shall be in alignment with existing streets by continuations of the center lines thereof.

(d) Future Extension of Streets. Where necessary to give access to or permit a satisfactory future subdivision of adjoining land, streets shall extend to the boundary of the land division, and the resulting dead-end street may be approved with a temporary design. Reserve strips including street plugs may be required to preserve the objectives of street extensions.

(e) Intersection Angles. Streets shall be laid out so as to intersect at an angle as near to a right angle as practical except where topography requires a lesser angle, such as for special intersection design.

(f) Existing Streets. Whenever existing streets adjacent to or within a tract are of inadequate width, additional right-of-way shall be provided at the time of land division.

(g) Half Streets. Half streets, while generally not acceptable, may be approved where essential to the reasonable development of the land division when in conformity with the other requirements of these regulations, and when the community development director

finds it will be practical to require the dedication of the other half when the adjoining property is divided. The community development director may require up to an additional 10 feet of right-of-way and improvements to provide for a safe travel surface. Whenever a half street is adjacent to a tract to be divided, the other half of the street shall be platted within such tract. Reserve strips and street plugs may be required to preserve the objectives of half streets.

(h) Cul-De-Sacs. All cul-de-sacs which are proposed for approval following the effective date of this chapter shall be as short as possible and shall not be more than 200 feet long, except for the modified infill design cul-de-sac which shall not be more than 150 feet long, as measured along the center line of the roadway from the near side right-of-way of the nearest through traffic intersecting street to the farthest point of the cul-de-sac right-of-way, or as approved by the fire chief, whichever is longer. All cul-de-sacs shall terminate with a circular turn around. For cul-de-sacs in residential developments, street design standards shall apply. In proposed development or where redevelopment potential exists, and a street connection is not proposed, one or more accessways may be required to connect a cul-de-sac to public streets, to other accessways, or to property lines to allow for future connections. Redevelopment potential exists when assessed building value per square foot is less than

50 percent of the mean value per square foot of surrounding buildings on lots within a 500-foot distance as measured from any point of the property line. An accessway will not be required where the impacts from new development, redevelopment or both are low and do not provide reasonable justification for the estimated costs of such accessway.

(i) Accessways linking cul-de-sacs shall be as short as possible and, wherever practical, straight enough to allow one end of the path to be seen from the other.

(ii) Accessways linking cul-de-sacs shall be lighted to a minimum level of one-half foot-candle. Lighting shall have cut-off fixtures so that no glare is emitted beyond the accessway and onto adjacent properties.

(i) Grades and Curves. Grades shall not exceed six percent on major or secondary arterials, 10 percent on collector streets, or 12 percent on any other street. In flat areas, allowance shall be made for finished street grades having a minimum slope of one-half percent.

(j) Lots Abutting Arterial Streets. Where a land division abuts or contains an existing or proposed arterial street, the community development director may require frontage roads, reverse frontage lots with suitable depth, screen planting contained in a nonaccess reservation along the rear or side property line, or such other treatment as may be part of an approved street design plan or may be necessary for adequate protection of residential

properties, to provide separation of through and local traffic, and be aesthetically pleasing.

(k) Trees. Trees shall be installed along street frontages in accordance with the approved city street tree list, based upon a standard of one tree per 30 lineal feet of street frontage. Actual location and spacing of trees shall be at the discretion of the city.

(l) The streets and roads shall be named in accordance with standards and plans established by the planning commission.

(m) The minimum street width shall comply with the standards and design identified in CMC 18.143.040, Street design cross-sections per transportation system plan.

The city and the planning commission shall consider in their traffic analysis, congestion management solutions as mandated by Title 6 of the Metro's Urban Growth Management Functional Plan.

(4) Blocks. The lengths, widths, and shapes of blocks shall be designed with due regard to providing adequate building sites suitable to the special needs of the type of use contemplated, needs for convenient access circulation, control and safety of street traffic, and limitations and opportunities of topography. Where streets are required to provide access, blocks shall comply with CMC 18.143.050, Access standards, which are proposed for approval following the effective date of the ordinance codified in this chapter and shall not exceed 530 feet in length between intersecting streets as measured from the near side right-of-way line except where physical or natural constraints preclude a street connection. Application of conditions in subsections (a), (b) and (c) of this section shall be reviewed and may be approved by the city.

(a) Physical or topographic conditions make an accessway connection impracticable. Such conditions include but are not limited to freeways, railroads, slopes in excess of city standards for maximum slopes, wetlands or other bodies of water which make provision of a connection impracticable.

(b) Existing buildings or other development on adjacent lands physically preclude a connection now or in the future considering the potential for redevelopment.

(c) Where accessways would violate provisions of leases, easements, covenants, or restrictions written and recorded as of May 1, 2000.

(d) Exemptions. Exceptions to block length, street or accessway requirements may be approved by the city, subject to these criteria and CMC 18.115.020(C), Variances – Public Hearing.

(e) An accessway will not be required where the impacts from new development, redevelopment or both are low and do not provide reasonable justification for the estimated costs of such accessway.

(5) Easement.

(a) Utility Lines. Easements for sewers, drainage, water mains, electric lines, or other public utilities shall be dedicated. Easements on interior lot lines shall be 20 feet in width, the center line of which shall be the lot lines. Easements along exterior lot lines shall be 20 feet in width, except no easement will be required for those lot lines paralleling a street or other public way. Tie-back easements shall be six feet wide and 20 feet long along lot side lines at change of direction points of the lot lines.

(b) Watercourses. Where a land division is traversed by a watercourse, drainage way, channel, or stream, a storm water easement or drainage right-of-way conforming substantially with the lines of such watercourse, and such further width as will be adequate for the purpose, may be required. Streets or parking ways parallel to watercourses may be required. Watercourse easements and drainage rights-of-way shall be consistent with Clean Water Services (CWS) standards.

(6) Accessways. Except as otherwise provided in this section, accessways shall be dedicated to the public or reserved as a permanent easement or right-of-way or otherwise open to public use. They shall include a walkway and additional land on either side of the walkway to provide clearance and separation between the walkway and adjacent uses. Where accessways cross driveways, they shall be raised, paved or marked to indicate safe access for pedestrians.

(a) In development for which an application is received on or after the effective date of the ordinance codified in this chapter, any block which is longer than 750 feet, or where indicated by the comprehensive plan, a paved accessway designed and constructed to city standards shall be provided through or near the middle of the block.

(b) Block lengths shall not exceed 1,200 feet.

(c) The city may require accessways to connect from one cul-de-sac to an adjacent cul-de-sac or public street or to pass through unusually shaped blocks. An accessway will not be required where the impacts from new development, redevelopment or both are low and do not provide reasonable justification for the estimated costs of such accessway.

(d) Accessways shall be as short as possible and, wherever practical, straight enough to allow one end of the path to be visible from the other.

(e) Accessways shall be lighted either by street lights on adjacent streets or pedestrian scale lighting along the accessway. Lighting shall have cut-off fixtures so that no glare is

emitted beyond the accessway and onto adjacent properties.

(f) Exemptions. Exceptions to accessway requirements may be approved by the city subject to Chapter 18.115 CMC, Variances.

(7) Lot Size and Shape. Lot size, width, shape and orientation shall conform to the requirements of this chapter for the applicable zoning district.

(a) Where a tract is subdivided into larger parcels than the minimum lot size under the city zoning regulations, such parcels shall be arranged so as to allow the opening of future streets and logical further resubdivisions.

(8) Access. Each lot shall abut upon a public street, for a distance of at least 20 feet.

(9) Dedications. Public streets, sidewalks, pedestrian ways, bike paths, parks, open space, and other public rights-of-way required by or reasonably related to the development shall be dedicated or otherwise conveyed to the city or the appropriate jurisdiction for maintenance. Further, any park or open space proposed may be required to be dedicated if it is designated on the city's comprehensive plan. Dedication must be approved by the jurisdiction to whom the park or open space is being dedicated prior to final plat approval.

(10) Utilities. All utilities shall be placed underground per standards identified by the city engineer.

(11) Street Trees. Trees shall be installed along street frontages in accordance with the approved public works street tree list and based upon a standard of one tree per 30 lineal feet of street frontage. Actual location and spacing of trees shall be at the discretion of the city.

(12) Homeowners' Associations and Declarations. When a homeowners' association agreement or other restrictive covenants are to be recorded with the development, a copy of the appropriate documents shall be submitted for review by the city attorney prior to recordation of the final plat. The city shall review such documents to ensure that common areas are properly maintained and that other restrictions required by the city are included.

(13) Variances. The planning commission may authorize a variance from these regulations when, in its opinion, undue hardship may result from strict compliance. Application for a variance shall be submitted in writing by the subdivider, at the time the preliminary plat is filed, for consideration by the planning commission. The variance request shall address the criteria found in Chapter 18.115 CMC. It should also state fully the grounds for the application and all the facts relied upon by the petitioner.

(14) Planned Unit Development (PUD). A planned unit development approved by the planning commission shall not be subject to the provisions of this section, except as identified in

Chapter 18.110 CMC, Planned Unit Development (PUD) Conditional Use.

(E) Compliance with Approval.

(1) Requirements Prior to Commencement of Work. Prior to any construction, improvements or land development, the developer shall perform the following:

(a) The developer shall file detailed plans and specifications for all public improvements or land development together with a detailed cost estimate and an estimate of time reasonably necessary to complete such improvements for approval by the city engineer or designee.

(b) These submitted plans shall include a plan for erosion control during construction, which conforms to the standards established by resolution of the city council.

(c) The developer shall enter into a contract with the city of Cornelius to make, install and complete within the time fixed, but in no case more than two years from the date of execution of said contract without written approval by the city engineer and community development director, all improvements and/or land development in accordance with the approved plans. The developer shall cause to be filed with the city recorder a security acceptable to the city manager payable to the city of Cornelius in a principal sum determined from the approved estimate of the costs of said improvements and/or land development of this section. The security shall assure the performance of the said contract and the completion of the said improvements or land development, free of liens.

(d) In cases where both land development and public improvements are to be made, the security required shall be cumulative.

(e) The amount of the security shall be based on an estimate of the cost of the work approved by the city engineer in accordance with the following schedule:

(i) Public improvements equals 150 percent of cost estimate.

(ii) Land development equals 150 percent of cost estimate.

(f) Fees. The fees, deposits and charges to be paid by the subdivider may be established or amended by resolution of the council in accordance with the provisions of CMC 18.05.080, General Provisions.

(2) Improvement Procedures. All improvements shall conform to the requirements of this chapter and any other improvements standards or specifications adopted by resolution of the city council and shall be installed in accordance with the following procedures:

(a) Improvement work shall not be commenced until plans have been checked for

adequacy and approved by the city. To the extent necessary for evaluation of the land division proposal, such plans may be required before approval of the final plat.

(b) Improvement work shall not be commenced until the developer has secured the appropriate development permit. If work has been discontinued for any reason, it shall not be resumed until the city has been notified and consented in writing.

(c) All required improvements shall be constructed under the inspection and to the specifics of the city engineer and Cornelius Municipal Code. The city may require changes in typical sections and details if unusual conditions arise during construction to warrant such change in the interests of the city or the developer. Upon acceptance of the required improvements, the city engineer shall notify the developer that the improvements are acceptable as per Cornelius Municipal Code. Acceptance shall be in writing.

(d) All underground utilities, sanitary sewers, storm drains and cable communication system facilities installed in streets shall be constructed prior to the surfacing of such streets. Stubs for service connections for all underground utilities, sanitary sewers and cable communication system facilities shall be placed to such length as will obviate the necessity for disturbing the street improvements when service connections are made.

(e) A map showing all public improvements as built shall be filed with the city engineer upon completion of said improvements.

(3) Improvement Requirements. Improvements to be installed at the expense of the developer are as follows:

(a) Streets.

(i) All streets, including alleys.

(ii) Streets adjacent but only partially within the partition or subdivision.

(iii) The extension of the land division streets to the intercepting paving line of existing streets with which the land division streets intersect.

(iv) Arterial or collector streets which intersect with streets within the development that provide ingress or egress to the development or on which there are traffic impacts reasonably related to the development.

(v) All streets shall be built to city standards.

(b) Catch Basins. Catch basins shall be installed and connected to drainage tile leading to storm sewers or drainage ways.

- (c) Monuments and Bench Marks. At each beginning point only.
- (d) Surface Drainage and Storm Sewer System. Drainage facilities shall be provided within the land division to connect the land division drainage to drainage ways or storm sewers outside the land division. Design of drainage shall be in accordance with the standards established by the city engineer and shall allow for the extension of the system to serve other areas.
- (e) Sanitary Sewers. Sanitary sewers shall be installed to serve the land division and to connect the land division to existing mains.
- (f) Water System. Water lines with valves and fire hydrants serving the land division, connecting the land division to city mains, shall be installed in conformance with the city specifications. The design and construction by the developer shall take into account provisions for extension beyond the land division and to adequately grid the city system.
- (g) Street Trees. Street trees shall be planted along street frontages in accordance with the following:
- (i) For single-family residential land divisions, the developer shall pay a per tree security to the city. The surety bond shall be based upon a standard of one tree per 30 lineal feet of street frontage, with standard rounding methods applied for fractions thereof. The security to be charged and collected shall be established and from time to time amended by resolution of the city council.
 - (ii) For all other land divisions, trees shall be planted in accordance with an approved street tree plan.
 - (iii) Trees shall be planted in accordance with the city's approved public works street tree list.
- (h) Bike and Pedestrian Ways. Bike and pedestrian ways shall be constructed according to city engineering specifications.
- (i) Other improvements reasonably related to the impacts of the development which may be required at the partial or total expense of the developer:
- (i) Improvement of arterial and collector streets providing primary access to land division streets.
 - (ii) Signals, traffic control devices, and traffic calming devices.
 - (iii) Intersection improvements.

(iv) Parks and open space shall be improved as required by the city and appropriate jurisdiction.

(v) Land parcels to be reserved for any special purpose, other than for sale, are to be distinguished from lots intended for sale.

(j) Street Lights. Street lights shall be installed in accordance with city standards.

(k) Curb cuts and driveway installations are not required of the developer but, if installed, shall be according to standards.

(4) Preliminary Approval. After approval of the preliminary plat in the manner indicated in this section, the subdivider may proceed with the final surveying, and preparation of the final plat.

(5) Final Plat Approval. The community development director shall review the final plat for compliance with the approved preliminary plat. If the community development director determines that the final plat conforms to the approved preliminary plat, the community development director shall so certify and sign the final plat. If the final plat does not conform, it shall be returned to the developer to correct the deficiencies and must be resubmitted for approval within the time established by the community development director.

(a) Supplemental Information – Final Plat. The following data shall accompany the final plat:

(i) A preliminary lot, book title report issued by a title insurance company in the name of the owner of the land, showing all parties having any record title interest in the premises.

(ii) A copy of deed restrictions, including building setback lines, if any are applicable to the subdivision, and a copy of any dedication which required separate documents.

(iii) A certificate by the city engineer certifying that the subdivider has complied with one of the following alternatives:

A. All improvements have been installed in accordance with the requirements of these regulations and with the action of the community development director or the planning commission giving tentative approval of the preliminary plat and a maintenance bond posted with the city as provided in this subsection.

B. An agreement has been executed and assurance of performance posted with the city as provided in this subsection.

(b) In subdivisions that are to be served by community water systems and/or community sewage collecting and treatment systems, a certificate from the Washington County

department of public health indicating that these systems have had the necessary official public health clearance and approval by the legally responsible regulating agency.

(c) The following certificates, which may be combined where appropriate:

(i) The final plat shall contain a certificate signed and acknowledged by all parties having any record title interest in the land subdivided.

(ii) An affidavit signed by the engineer or the surveyor responsible for the survey and final map, the signature of such engineer or surveyor to be accompanied by his seal.

(iii) Provisions for all other certifications now or hereafter required by law.

(6) Filing of Final Plat. Approval of the final plat by the city as provided by this regulation shall be conditioned on its prompt recording. The developer shall, without delay, submit the final plat for signatures of other public officials required by law. Approval of the final plat shall be null and void if the plat is not recorded within 30 days after the date the last required approving signature has been obtained.

(a) Prior to issuance of any development permits the applicant shall provide to the planning department one copy of the recorded final plat signed by all public officials.

(F) Modifications. Changes, alterations or enlargements to previously approved preliminary or final subdivision plats shall require a new request for approval through the Type II process.

(G) Time Limit on Approvals – Submission of Final Plat.

(1) The developer shall submit a final plat, including a survey, within 12 months after approval of the preliminary plat. The community development director may grant time extensions allowing up to 12 additional months for final platting if justifiable cause is shown.

(2) If the community development director has authorized a time schedule for phasing the final platting, that schedule shall apply. The community development director may grant time extensions allowing up to 12 additional months for final platting of each phase if justifiable cause is shown; however, a time extension cannot be granted to allow final platting for any phase to be submitted more than five years from the date the preliminary plat was approved.

(3) If the developer wishes to proceed with the land division and has not submitted the final plat within the required time or approved extensions of time, the developer shall resubmit the preliminary plat to the community development director with appropriate information for reprocessing the request according to the provisions for preliminary plat approval in effect at the time of resubmission.

(H) Appeal of a Decision. Appeal of a decision shall be filed in accordance with CMC 18.15.090,

and the period for filing the appeal shall be 10 days. [Ord. 696 § 2, 1989; Ord. 695 § 1, 1990; Ord. 810, 2000; Code 2000 § 11.30.24; Ord. 841 Exhs. 1, 2, 2003; Ord. 874 Exh. (1)(B), 2006; Ord. 2016-011 § 1 (Exh. A), 2016.]

17.05.050 Fee ownership subdivision.

(A) Purpose. To encourage flexibility in building design, while providing for open space, adequate light, air and safety, development in the multi-family, commercial and industrial zones which features multiple units, spaces or dwellings that may be divided by units to allow fee ownership of individual units.

(B) Procedure Type.

(1) The community development director shall coordinate and assemble through the Facilities review process the reports and data submitted by the applicant, affected city departments and any governmental agencies having an interest in fee ownership in the multi-family, commercial and industrial zones. The community development director shall determine whether the request meets the criteria in CMC [17.05.030](#) or [17.05.040](#). The community development director shall approve, approve with conditions or deny the request in writing based upon the criteria of CMC [17.05.030](#) or [17.05.040](#), as appropriate, within 45 days of its submittal.

(2) Notice and review of the community development director's decision shall be pursuant to CMC 18.15.010(B).

(C) Application Requirements. The community development director shall provide forms that specify the information required for review of a fee ownership subdivision. The applicant shall prepare a map together with other supplementary material as may be required and shall submit the necessary number of copies to the community development director.

(D) Approval Criteria. The community development director shall reduce the site development standards for lot area, lot dimension, building setbacks, building coverage, landscaping, parking and street frontage for the lot to allow fee ownership of the land on which the unit rests in the multi-family, commercial and industrial zones, provided the following criteria are met:

(1) As a whole, the development of which the unit is a part meets the criteria of this chapter for lot area, lot dimensions, setbacks, parking, lot coverage, landscaping, public facilities and street frontage.

(2) The development as a whole, the unit for which fee ownership is desired and any unit affected by the division shall meet all building, plumbing and fire code standards.

(3) Ingress and egress is provided to all lots.

(4) Parking is provided in accordance with the standard of this chapter for the individual unit

either on the new lot or through easements as described in subsection (D)(6) of this section. If assigned parking is provided, it shall meet chapter standards.

(5) Adequate public facilities are provided to the new lot.

(6) The applicant provides deed covenants required that address: parking, maintenance of buildings and utilities, landscaping and common areas, ingress and egress. The deed covenants must be approved by the city attorney and community development director.

(E) Special Conditions. Applicant shall comply with application requirements for a subdivision request, CMC [17.05.040](#).

(F) Compliance with Approved Plans. A final plat shall be required for the division of land involving four or more lots and shall be in accordance with CMC [17.05.040](#)(E)(5) and (6).

(G) Time Limit on Approvals.

(1) The developer shall submit a final plat, including a survey, within 12 months after approval of the preliminary plat. The community development director may grant time extensions allowing up to 12 additional months for final platting if justifiable cause is shown.

(2) If the community development director has authorized a time schedule for phasing the final platting, that schedule shall apply. The community development director may grant time extensions allowing up to 12 additional months for final platting of each phase if justifiable cause is shown; however, a time extension cannot be granted to allow final platting for any phase to be submitted more than five years from the date the preliminary plat was approved.

(3) If the developer wishes to proceed with the fee ownership land division and has not submitted the final plat within the required time or approved extensions of time, the developer shall resubmit the preliminary plat to the community development director with appropriate information for reprocessing the request according to the provisions for preliminary plat approval in effect at the time of resubmission.

(H) Appeal of a Decision. Appeal of a decision shall be filed in accordance with CMC 18.15.090, and the period for filing the appeal shall be 10 days. [Ord. 810, 2000; Code 2000 § 11.30.25; Ord. 841 Exh. 2, 2003.]

Chapter 18.15 REVIEW PROCEDURES

Sections:

[18.15.010 Application review.](#)

[18.15.020 Legislative enactments not restricted.](#)

[18.15.030 Notice.](#)

[18.15.040 Hearing procedures.](#)

[18.15.050 Interested officers or employees.](#)

[18.15.060 Hearing body – Conflicts of interest.](#)

[18.15.070 Ex parte contacts.](#)

[18.15.080 Record of proceedings.](#)

[18.15.090 Appeal procedures.](#)

18.15.010 Application review.

Applications for site development permits and land divisions shall be reviewed as follows. A zone change shall be reviewed in accordance with the procedures set forth in CMC 18.125.010.

(A) Type I – Administrative Review. A Type I application shall be processed without need for a public hearing or notification of other property owners.

(B) Type II – Administrative Review. A Type II application shall be processed without need for a public hearing, except as determined appropriate by the community development director.

(1) Upon receipt of an application for a Type II action, public notice of the impending application shall be given pursuant to the provisions of CMC [18.15.030](#). In addition, notice shall be sent to each member of the planning commission. Notice shall be given for general information purposes to provide affected parties the opportunity to review submitted plans and make their comments to the community development director orally or in writing. The community development director shall not hold a public hearing but may allow affected parties to attend meetings of the city for informational purposes.

(2) If the community development director contemplates that persons other than the applicant can be expected to question the application compliance with the comprehensive plan and development standards, the community development director may initiate a public hearing

before the planning commission pursuant to subsection (C) of this section, or the applicant may request that the application for a Type II decision go directly to the planning commission, in which case the notice provision shall follow that for a Type III action as discussed in CMC [18.15.030](#).

(3) Within 10 working days of the final response date, set forth in the notice, the community development director shall review comments received and make a finding for each of any points in dispute and make a final decision. The final decision and supporting findings shall be forwarded to the applicant and affected parties who submitted comments. The notice of decision shall indicate the date of final action, conditions attached, if any, and the right of appeal pursuant to CMC [18.15.090](#).

(4) A Type II decision of the community development director may be appealed by the applicant, any person who is adversely affected or aggrieved or anyone who is entitled to notice under CMC [18.15.030](#)(A).

(C) Type III – Commission Review. A Type III request, as set forth in CMC 18.10.070(B), shall be processed with notice and a public hearing pursuant to CMC [18.15.040](#), as follows:

(1) All Type III requests shall require a preapplication meeting between the applicant and the design review team. The purpose of a preapplication meeting is to obtain a preliminary understanding of the proposed project and to collectively discuss considerations related to planning and land use; building; fire, life, and safety; and public works standards. The community development director shall make available a preapplication meeting request form to be completed and submitted by the applicant to the community development department. Following receipt of the preapplication meeting request form, CDD staff shall schedule a preapplication meeting with the applicant at the earliest available regularly scheduled pre-application meeting date.

(2) Five days prior to submittal of a Type III request which requires review by the planning commission, and for the application to be complete, the applicant shall provide an opportunity to meet with neighboring property owners, residents and businesses by conducting a neighborhood review meeting.

(3) Once a complete application is accepted the community development director shall schedule a public hearing before the planning commission at their next regularly scheduled meeting but not more than 45 days from date of complete application submission. Notice shall be provided pursuant to CMC [18.15.030](#).

(4) The community development director shall prepare a staff report, including conclusionary findings. Said report shall be forwarded to the commission and made available to interested parties at least seven days prior to the date of public hearing. At the public hearing, the staff,

any applicant, and interested persons may present information relevant to the policies, criteria, and standards pertinent to the proposal, giving reasons why the application should or should not be approved or proposing modifications or conditions and the reasons the person believes they are necessary for approval. The hearing body shall make a finding for each of the applicable policies, criteria and standards. The decision, including findings, of the hearing body shall be written and adopted, setting forth all conditions of approval or basis for denial and relevant time periods for compliance with said conditions.

(5) The community development director shall provide notice of final decision to the applicant and interested parties. The notice shall indicate the date the action is to become effective, conditions attached, if any, and the right of appeal pursuant to CMC [18.15.090](#). The notice shall invite persons to submit information within 10 days relevant to the standards pertinent to the proposal and giving reasons why the application should or should not be approved or proposing conditions the person believes are necessary for approval according to the standards. The notice shall also advise the person of the right to appeal the decision on the proposed development if the person's concerns are not resolved. If the application is approved and no appeal filed within the time period allowed, the community development director shall issue a development permit consistent with the standards and conditions of approval.

(6) A decision of the commission may be appealed by the applicant or affected party pursuant to CMC [18.15.090](#).

(D) Council Review.

(1) When a decision or approval of the council is required, the community development director shall schedule a public hearing pursuant to CMC [18.15.040](#). Said hearing shall be scheduled within 60 days of the date of appeal. At the public hearing the staff shall review the report of the planning commission and provide other pertinent information, and interested persons shall be given the opportunity to present testimony and information relevant to the proposal and make final arguments why the matter shall not be approved and, if approved, the nature of the provisions to be contained in approving action.

(2) To the extent that a finding of fact is required, the council shall make a finding for each of the criteria applicable and in doing so may sustain or reverse a finding of the planning commission. The council may delete, add, or modify any of the provisions pertaining to the proposal or attach certain development or use conditions beyond those warranted for compliance with standards in granting an approval if the council determines the conditions are appropriate to fulfill the criteria for approval.

(3) To the extent that a policy is to be established or revised, 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. [Code 2000 § 11.10.31; Ord. 841

Exhs. 1, 2, 2003; Ord. 2016-011 § 1 (Exh. A), 2016.]

18.15.020 Legislative enactments not restricted.

Nothing in CMC [18.15.010](#)(A) through (D) shall limit the authority of the council to make changes in district designations or requirements as part of some more extensive revision of the comprehensive plan, the implementing ordinance or development standards, or relieve a use or development from compliance with other applicable laws. [Code 2000 § 11.10.32.]

18.15.030 Notice.

(A) Administrative Review. Notice of a Type II administrative review without a hearing shall:

- (1) Provide a 20-day period for submitting written comments prior to a final decision;
- (2) Explain the nature of the application and the proposed use or uses which could be authorized;
- (3) Set forth the street address or other easily understood geographical reference to the subject property;
- (4) State the date, time and location of the hearing;
- (5) Include the name of a local government representative to contact and the telephone number where additional information may be obtained;
- (6) State that a copy of the application, all documents and evidence submitted by or on behalf of the applicant and applicable criteria are available for inspection at no cost and will be provided at reasonable cost;
- (7) State that any person who is adversely affected or aggrieved or who is entitled to written notice under this section may appeal the decision by filing a written appeal in the manner as provided in CMC [18.15.090](#);
- (8) State that the decision will not become final until the period for filing an appeal has expired;
- (9) State that a person who is mailed written notice of the decision cannot appeal the decision directly to the land use board of appeals under ORS 197.830.

Notice under this section shall be provided to the applicant and to the owners of record of property on the most recent property tax assessment roll where such property is located within 250 feet of the property that is the subject of the notice.

(B) Quasi-Judicial Evidentiary Hearing. Notice of a Type III decision before the planning commission or an appeal to the planning commission from a Type I or II decision shall:

- (1) Comply with subsections (A)(2) through (6) of this section;

- (2) Notice shall be published in a newspaper of general circulation within the city at least 20 days prior to the initial hearing before the planning commission and city council;
- (3) List the applicable criteria from this title and the plan that apply to the application at issue;
- (4) State that failure of an issue to be raised in a hearing, in person or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue precludes appeal to the board based on that issue;
- (5) State that a copy of the staff report will be available for inspection at no cost at least seven days prior to the hearing and will be provided at reasonable cost; and
- (6) Include a general explanation of the requirements for submission of testimony and the procedure for conduct of hearings.

Notice under this section shall be provided to the applicant and the owners of record of property on the most recent property tax assessment roll where such property is located within 250 feet of the property that is the subject of the notice at least 20 days prior to the date of the hearing.

(C) Appeal to City Council. Notice of a hearing on appeal to the city council pursuant to CMC [18.15.090](#)(D) and (E) shall be provided in the following manner:

- (1) For an on the record appeal, notice shall state the issues raised in the appeal and comply with subsections (A)(2) through (5) of this section.
- (2) For a de novo hearing, state the issues raised in the appeal and comply with the applicable provisions required for a Type III decision under subsection (A)(2) of this section.

(D) Legislative Hearings. A legislative hearing before the planning commission or city council shall be provided in the following manner:

- (1) Notice shall be published in a newspaper of general circulation within the city at least 20 days prior to the initial hearing before the planning commission and city council.
- (2) Notice shall be provided to all affected agencies and organizations recognized in the comprehensive plan and any person or entity requesting notice.
- (3) Notice shall include:
 - (a) The time, date and location of the hearing.
 - (b) A summary of the proposed amendments.
 - (c) A statement that a copy of the proposed amendments are available for review or to purchase a copy. [Code 2000 § 11.10.33; Ord. 841 Exh. 1, 2003.]

18.15.040 Hearing procedures.

(A) Public hearings shall be conducted in accordance with procedures for evidentiary hearings set forth in CMC 2.40.020, Government and Administration, or as otherwise amended by city council action.

(B) Decision. Following the hearing procedure, the hearing body shall approve, conditionally approve, or deny the application, or if the hearing is in the nature of an appeal, affirm, reverse, or remand the decision that is on appeal. A decision on a hearing or an application for a development permit shall be made within 60 days of the application except that with agreement of the hearing body and the applicant or appellant, the processing of a matter under consideration may be extended for a reasonable period of time as determined by the hearing body, but not to exceed six months from the date of the first hearing on the matter.

(C) Findings and Order. The hearing body shall prepare findings of fact and a final order which shall include:

(1) A statement of the applicable criteria against which the proposal was tested, and of the hearing body's interpretation of what would be required to achieve compliance with the criteria and standards.

(2) A statement of the facts which the hearing body found establishing compliance or noncompliance with each applicable criteria and assurance of compliance with applicable standards.

(3) The reasons for a conclusion to approve or deny.

(4) The decision to deny or approve the proposed change with or without conditions. [Code 2000 § 11.10.34.]

18.15.050 Interested officers or employees.

No officer or employee of the city who has a financial or other private interest in a proposal shall participate in discussion with or give an official opinion to the hearing body on the proposal without first declaring for the record the nature and extent of such interest. [Code 2000 § 11.10.35.]

18.15.060 Hearing body – Conflicts of interest.

(A) A member of the hearing body shall disclose any actual or potential conflict of interest before participating in any hearing body proceeding or action on a planning matter involving action on any particular parcel of real estate. No member shall participate as a member of the hearing body if he has an actual conflict of interest. A member of the hearing body may participate as a member of the public at large in cases where he has an actual conflict of interest.

(B) An actual conflict of interest arises when any of the following persons have direct or substantial

financial interest in the particular parcel of real estate or in property immediately adjacent to that real estate:

- (1) The member or his spouse;
- (2) A brother, sister, child, parent, father-in-law, or mother-in-law of the member;
- (3) Any business associate of the member within the previous two years, a prospective partner, an employer or prospective employer.

(C) If a member of the hearing body shows evidence of or declares a potential conflict of interest, members of the public or other members of the hearing body may challenge his participation in hearing body proceedings on the particular issue involved. Following such a challenge, the member of the hearing body may either withdraw from participation or explain the invalidity of the challenge. In cases of potential conflict, the hearing body member himself will decide on his final participation.

(D) A potential conflict of interest arises when the member has an indirect financial interest in the particular parcel of real estate or in property immediately adjacent to that real estate or exhibits bias toward the real estate, its owners, or its tenants.

(E) Disqualification for reasons other than the member's own judgment may be ordered by a majority of the members of a hearing body present and voting. The member who is the subject of the motion for disqualification may not vote on the motion.

(F) Rights of Disqualified Member of the Hearing Body.

(1) An abstaining or disqualified member of the hearing body shall be counted for purposes of forming a quorum. A member who represents personal interest at a hearing may do so only by abstaining from voting on the proposal, physically joining the audience and vacating the seat on the hearing body, and making full disclosure of his or her status and position at the time of addressing the hearing body.

(2) If four or more members of the hearing body abstain or are disqualified, all members present, after stating their reasons for abstention or disqualification, shall by so doing be requalified and proceed to resolve the issues.

(3) Except for appeal hearings conducted by the council, a member present during the presentation of evidence in a hearing may not participate in the deliberations or final decision regarding the matter of the hearing unless the member has reviewed the evidence received.

[Code 2000 § 11.10.36.]

18.15.070 Ex parte contacts.

The general public has a right to have hearing body members free from prehearing or ex parte contacts on matters heard by them. It is recognized that a countervailing public right is free access

to public officials on any matter. Therefore, hearing body members shall reveal any significant prehearing or ex parte contacts with regard to any matter; the member shall so state and shall participate or abstain in accordance with CMC [18.15.060](#). [Code 2000 § 11.10.37.]

18.15.080 Record of proceedings.

City staff shall be present at each hearing and shall cause the proceedings to be recorded electronically, by computer or in writing:

(A) Testimony shall be transcribed if required for judicial review or if ordered by the hearing body.

(B) The hearing body shall, where practicable, retain as part of the hearing record each item of physical or documentary evidence presented and shall have the items marked to show the identity of the person offering the same and whether presented on behalf of a proponent or opponent. Exhibits received into evidence shall be retained in the hearing file until after the applicable appeal period has expired, at which time the exhibits may be released to the person identified thereon, or otherwise disposed of.

(C) Included in the record shall be a brief statement that explains the criteria and standards considered relevant to the decision, states the facts relied upon in rendering the decision, and explains the justification for the decision based on the criteria, standards, and facts set forth.

(D) A person shall have access to the record of the proceedings at reasonable times, places, and circumstances. A person shall be entitled to make copies of the record at the person's own expense. [Code 2000 § 11.10.38.]

18.15.090 Appeal procedures.

(A) Reviewing Body.

(1) Type I and II Decisions. An appeal of a decision by the community development director on issuance of a development permit may be appealed to the planning commission.

(2) Type III Decision. A decision of the planning commission may be appealed to the council.

(B) Timeliness of Appeal.

(1) An appeal must be received by the city within 10 working days of the date the notice of the decision was mailed.

(2) Failure to receive the appeal within 10 working days is jurisdictional.

(3) The day the notice of the decision was mailed shall not be included for purposes of determining the expiration of the appeal period.

(C) Contents of an Appeal. The appeal shall set forth:

- (1) The name of the person or entity appealing the decision.
- (2) The decision being appealed.
- (3) A statement of the issue(s) being appealed with sufficient specificity to allow the city and any person an opportunity to respond.

(D) Hearing on Appeal.

- (1) Planning Commission. An appeal to the planning commission shall be de novo.
- (2) City Council. An appeal to the council shall be on the record unless otherwise approved by the city council under subsection (E) of this section. The record shall include:
 - (a) A staff report.
 - (b) All written documents or other evidence submitted to the city in the proceeding before the planning commission and, if applicable, the proceeding before the community development director.
 - (c) The transcript of the hearing before the planning commission.
 - (d) Any notices provided by the city.

(E) Petition for a De Novo Hearing before City Council. The applicant may petition the city council for a de novo hearing. The city will not accept a petition unless the applicant provides a written extension of the 120-day period under state law for a period of 30 days. The city council shall take final action on the request within 30 days. The decision to approve or deny this request shall be based on the following factors:

- (1) Prejudice to the parties.
- (2) Convenience or availability of evidence at the time of the initial hearing.
- (3) Surprise to opposing parties.
- (4) The competency, relevancy, and materiality of the proposed testimony or other evidence.

The council may allow a new evidentiary hearing or limit new evidence to the issues raised in the appeal. The request shall be decided at a public meeting without hearing or comment. Any comments on the city council's decision on whether to accept additional evidence may be presented at the time of the appeal hearing.

(F) Effective Date of Decisions. A decision of the community development director or planning commission shall become effective 11 working days after the date of the decision unless an appeal is received by the city in accordance with subsection (A) of this section. [Ord. 810, 2000; Code

2000 § 11.10.39; Ord. 841 Exhs. 1, 2, 2003.]

Chapter 18.100 SITE DESIGN REVIEW

Sections:

[18.100.010 Purpose.](#)

[18.100.020 Authority.](#)

[18.100.030 Types of applications.](#)

[18.100.040 Approval criteria.](#)

[18.100.050 Special conditions.](#)

[18.100.060 Compliance with approvals.](#)

18.100.010 Purpose.

The council finds that projects involving building design and development of land should have special review in order to promote and protect the public health, safety, and welfare of the city, to promote orderly growth of the community, to enhance aesthetic values, to assure development which is suitably related to its environment, to prevent both extremes of monotonous uniformity and substantial dissimilarity, and to conform with the comprehensive plan of development of the city, and, that to promote and implement these policies requires consideration of the particular character and impact of new development over and above that included in the zoning, subdivision and building code, ordinances and regulations.

(A) Purposes and Objectives. The council declares that the purposes and objectives of site development requirements and the site design review procedure are to:

- (1) Encourage originality, flexibility, and innovation in site planning and development, including the architecture, landscaping, and graphic design of said development.
- (2) Discourage monotonous, drab, unsightly, dreary, bright, showy, gaudy or cheaply ornate, and inharmonious development.
- (3) Conserve and enhance the city's natural beauty, visual character, and charm by insuring that structures, signs, and other improvements are properly related to their sites, and to surrounding sites and structures, with due regard to the aesthetic qualities of the natural terrain and landscaping, and that proper attention be given to exterior appearances of structures, signs, and other improvements.
- (4) Protect neighboring owners and users by assuring that reasonable provisions have been

made for such matters as surface water drainage, suitable sound and sight buffers, the preservation of views, light and air, and those other aspects of design included under the zoning provisions of this code which may have substantial effects on neighboring land uses.

(5) Ensure timely, orderly, and efficient administration of development permits.

(B) Professional Quality Design Required. All development plans shall be designed and drawn by a person trained, skilled, and knowledgeable in site planning and development. Such plans shall be of typical architectural, engineering, or drafting quality and accuracy as to scale and design detail. [Ord. 665 § 1, 1987; Ord. 810, 2000; Code 2000 § 11.30.11.]

18.100.020 Authority.

(A) Facilities and Design Review Committee. The city manager shall establish a facilities and design review committee (the committee) consisting of at least four city staff members, authorized consultants, or other agency staff, each with appropriate expertise, to properly evaluate proposed development plans. The committee at a minimum shall include representatives from the following departments: community development, public works, building and fire. The committee shall review all Type II and Type III requests. Within three working days of acceptance of a complete application the community development director shall forward copies to the committee. The committee members shall individually or collectively critique and comment on the plans relative to applicable code criteria and requirements. Thirty days prior to the planning commission hearing the applicant shall have the opportunity to meet with the committee and review the committee's recommendation of the request. The community development director shall consider the committee comments and prepare a preliminary staff report for review by the applicant and interested parties pursuant to CMC 18.15.010(B).

(B) Jurisdiction and Powers. Except for Type I review, until an application has been reviewed by the committee and approved by the community development director through Type II review, or the planning commission through a Type III review.

(1) The community development director may make an initial determination whether a proposed project requires an application for site design review or whether the project is exempt under this section. Nothing in this section shall be construed to require the design review approval of ordinary repair, maintenance or replacement of any part of a building, structure, or landscaping. For purposes of this section, the term "major remodeling" means any work that substantially changes the exterior appearance of a building or structure.

(2) Plans submitted for planned unit developments shall be subject to design review of site plans, which shall include any and all information describing the proposed lot and street layout, relationship to adjacent properties, and major road systems, locations of building masses (size, type, and function) and building design. Open spaces, parks and greenways, as well as any recreation facilities, shall be specified.

(C) The provisions of design review shall pertain and conform to the following activities and standards specified in CMC [18.100.030](#)(A), (B), (C) and [18.100.040](#). No permit for building or site development shall be issued until the plans and other documents required by this title have been reviewed, approved and found to be in conformity with these standards. Design review Type I requests shall be processed per CMC 18.15.010(A), Type I – Administrative Review. Design review Type II requests shall be processed per CMC 18.15.010(B), Type II – Administrative Review. Design review Type III requests shall be processed per CMC 18.15.010(C), Type III – Commission Review.

(D) Cumulative Action. As of the date of the ordinance codified in this chapter, cumulative design review actions shall be considered the sum total percent of proposed change(s) to already approved plans. Where applicable:

(1) Design review Type I actions that propose to exceed a sum total of 10 percent change(s) to an approved plan shall be processed as a design review Type II request. The appropriate city application and fee shall be required.

(2) Design review Type II actions that propose a sum total of 50 percent or more change to an approved plan shall be processed as a design review Type III request. The appropriate city application and fee shall be required. [Ord. 665 § 1, 1987; Ord. 810, 2000; Code 2000 § 11.30.12; Ord. 841 Exh. 2, 2003.]

18.100.030 Types of applications.

(A) Design review Type I actions are minor changes to plans already approved by the facilities and design review committee or community development director. Design review Type I actions include:

(1) Site clearing, fill and grading involving more than 20 and less than 50 cubic yards, prior to the issuance of a development permit.

(2) Site plans for single-family dwellings, duplex dwellings and accessory dwelling units.

(3) Acceptance or rejection, upon final inspection of all architectural and site development improvements in accordance with approved plans.

(4) Moving of residential and other structures.

(5) Remodeling that changes by 20 percent or more the exterior appearance of the building or structure elevations.

(6) All fences that are nonresidential or require a building permit shall be reviewed relative to screening, buffering, safety, building code and security.

(7) Change in use or business that does not meet the threshold for a Type II or III review, but

is identified as a different use by the off-street parking standards or as a change of occupancy as defined by the building official.

(8) Conversion of an existing, legal multifamily residential dwelling (i.e., apartments) to condominiums.

(B) Design review Type II actions are changes to previously approved design review plans or other moderate changes to structures or sites, which meet certain thresholds. Type II actions include:

(1) Increases in building area of between 10 and 50 percent when materials substantially match the originals.

(2) Addition or subtraction of similar or compatible approved parking spaces between 10 and 50 percent.

(3) Addition or subtraction of similar or compatible approved landscape area between 10 and 50 percent.

(4) Modification of loading facilities.

(5) Resubmittal of Type III plans which have expired pursuant to CMC [18.100.060\(A\)](#), and are being resubmitted within one year of expiration and exactly as originally approved.

(6) Review of minor development modifications to previously approved master plans/planned unit developments.

(7) Site clearing, fill and grading involving 50 cubic yards or more, prior to the issuance of a development permit.

(8) Other moderate changes to structures or sites.

(C) Design review Type III actions are those which are major and include:

(1) Review of major development revisions to previously approved master plans/planned unit developments.

(2) General site plans for new development or substantial redevelopment.

(3) New development, buildings or structures not part of a previously approved master plan.

(4) Variances proposed with a design review request.

(5) Building additions with an increase of over 50 percent of the existing building area.

(6) Addition of approved parking over 50 percent of the existing area.

(7) Addition of approved landscape area over 50 percent of the existing area. [Ord. 665 § 1, 1987; Ord. 810, 2000; Code 2000 § 11.30.13; Ord. 841 Exhs. 1, 2, 2003; Ord. 916 § 1 (Exh. A), 2010.]

18.100.040 Approval criteria.

In addition to the other requirements of the zoning code and other city ordinances, a project submitted for design review shall comply with the standards and criteria in subsections (A) and (B) of this section; all applications for a sign permit subject to the provisions of the sign code, Chapter 18.175 CMC, inclusive, shall comply with the rules and regulations of the committee adopted under the provisions of Division III of this title and other applicable provisions of the Cornelius Municipal Code.

(A) Technical Standards. Where applicable, required off-site improvements shall be based on proportional analysis.

(1) Facilities and Services. The public and private facilities and services provided by the development are adequate as to location, size, design and timing of construction in order to serve the residents or establishments to be accommodated and meet city standards and the policies and requirements of the comprehensive plan. The service provider is presumed correct in the evidence which they submit;

(2) Traffic Generation. Based on anticipated vehicular and pedestrian traffic generation and the standards and policies of the comprehensive plan, adequate right-of-way and improvements to streets, pedestrian ways, bikeways, transitways and other ways are provided by the development in order to promote safety, reduce congestion, conserve energy and resources, and encourage transit use, bicycling and walking. Consideration shall be given to the need for constructing, widening and/or improving, to the standards of the comprehensive plan and this code, public streets, bicycle, pedestrian, and other ways in the area of the proposed development impacted by the proposed development. This shall include, but not be limited to, improvements to the right-of-way, such as installation of lighting, signalization, turn lanes, median and parking strips, traffic islands, paving, curbs and gutters, sidewalks, bikeways, transit facilities, street drainage facilities, traffic calming devices, and other facilities needed because of anticipated vehicular, transit, bicycle, and pedestrian traffic generation. Access and street design shall comply with the standards identified in Chapter 18.143 CMC, Transportation Facilities, inclusive. Street trees shall be installed to the standards identified in CMC 17.05.040(D)(3)(k). In lieu of actual construction of off-site improvements, the committee may accept written waivers of remonstrance to the formation of local improvement districts for the purpose of providing the needed off-site improvements or cash payment to the city in an amount equal to the estimated cost of said off-site improvements;

(3) Dedication. Adequate dedication or reservation of real property for public use, as well as easements and right of entry for construction, maintenance and future expansion of public

facilities and services, shall be required to protect the public from any potentially deleterious effects resulting from the proposed use to fulfill the need for additional, improved services, whether on- or off-site, created by the proposed use, and to effect the implementation of the standards and policies of the comprehensive plan;

(4) Internal Circulation. There is a safe and efficient circulation pattern within the boundaries of the site. Consideration shall include the layout of the site with respect to the location, number, design and dimensions of vehicular, transit, and pedestrian access, exits, drives, walkways, bikeways, transit stops and facilities, building location and entrances, emergency equipment ways and other related on-site or off-site facilities so that there are adequate off-street parking and loading/unloading facilities provided in a safe, well designed and efficient manner.

Consideration shall include the layout of parking, storage of all types of vehicles and trailers, shared parking lots and common driveways, garbage collection and storage points, as well as the surfacing, lighting, screening, landscaping, concealing and other treatment of the same. Developments shall provide a safe and reasonably direct pedestrian connection from the main entrance to the public right-of-way and/or the pedestrian system or both. The pedestrian connection shall be reasonably free of hazards from automobile traffic, so as to help encourage pedestrian and bicycle travel;

(5) Maintenance of Private Facilities. Adequate means are provided to ensure continued maintenance and necessary normal replacement of private common facilities and areas, drainage ditches, streets and other ways, structures, recreation facilities, landscaping, fill and excavation areas, screening and fencing, ground cover, garbage storage areas and other facilities not subject to periodic maintenance by the city or other public agency;

(6) Public Facilities. The structures and public facilities and services serving the site are designed and constructed in accordance with adopted codes and/or city standards at a level which will provide adequate fire protection and protection from crime and accident, as well as protection from hazardous conditions due to inadequate, substandard or ill-designed development;

(7) Security. Adequate facilities shall be provided to prevent unauthorized entries to the property, facilitate the response of emergency personnel, and optimize fire protection for the building and its occupants. Adequate facilities may include, but not be limited to, the use of lighted house numbers and a project directory for multi-family projects of three or more units;

(8) Grading. The grading and contouring of the site takes place and site surface drainage and on-site storage of surface waters facilities are constructed so there is no adverse affect on neighboring properties, public rights-of-way or the public storm drainage system and that said site development work will take place in accordance with the city site development code;

(9) Utilities. Prior to the development of a site, utilities shall be extended to serve the site or

financially secured for extension to serve the site. Connection to city utilities shall be required prior to final inspection and occupancy. Electric, telephone, and other utility services to new development shall be located underground. New utilities for redeveloped parcels shall be located underground from the right-of-way to the redeveloped parcels;

(10) Accessibility. Access and facilities for physically handicapped people are incorporated into the site and building design with particular attention to providing continuous, uninterrupted access routes;

(11) Bicycle Lanes and Sidewalks. Where street improvements on arterials and collectors are required as a condition of development approval, they shall include bicycle lanes and sidewalks constructed in accordance with city standards.

(B) Design Standards.

(1) Relation of Building to Site. The proposed structures shall be related harmoniously to the terrain and to existing buildings which have a visual relationship to the proposed structure. Building height, bulk, lot area, coverage, setbacks, and scale should be particularly considered with regard to achieving compatible relationships. Screening, except in the industrial zone, exposed storage areas, utility buildings, machinery, service and truck loading areas, solid waste disposal cans, containers and other structures, and other accessory uses and structures, shall be adequately set back and screened. Except as specified in the Main Street district, if a building is constructed, enlarged or altered to meet Type II thresholds and is located within 500 feet of a bus/transit stop, a main entrance door shall be placed on the street side of the bus/transit line and located as close as structurally possible to the bus/transit stop in compliance with this title;

(2) Trees and Vegetation. The development has been designed to, where possible, incorporate and preserve existing trees or vegetation of significant size and species. Consideration shall be given to whether habitat, survival of the tree species, and aesthetics can best be achieved by preserving groves or areas of trees as opposed to only individual trees;

(3) Historic Structures. Consideration is given to the effect of the proposed development on historic buildings or features both on the site and within the immediate area;

(4) Grading and contouring of the site shall take place with particular attention to minimizing the possible adverse effect of grading and contouring on the natural vegetation and physical appearance of the site;

(5) Landscaping. The quality, location, size, and structural and aesthetic design of walls, fences, berms, traffic islands, median areas, hedges, screen planting and landscape areas are such that they serve their intended purposes and have no adverse effect on existing or contemplated abutting land uses;

(6) Lighting. Adequate exterior lighting shall be provided to promote public safety, and shall be designed to avoid unnecessary glare upon other properties;

(7) Solar Access. In determining the appropriate relation of the building or structure to the site, the committee shall require that the building or structure be located on the site in a location and direction that will maintain, where feasible, solar access for adjacent properties and buildings or structures within the site. [Ord. 588 §§ 1, 2, 1981; Ord. 665 § 1, 1987; Ord. 810, 2000; Code 2000 § 11.30.14; Ord. 874 Exh. (1)(B), 2006; Ord. 916 § 1 (Exh. A), 2010.]

18.100.050 Special conditions.

(A) Open Space, Parks and Recreation Areas. Major residential developments, 20 units or more, shall include park and recreation areas, or both. In all multi-family projects, the required park and recreation area shall include a children's play area and play equipment for the use of residents and occupants of the multi-family project. The community development director shall have the power to approve plans for these recreation areas.

(B) Objectionable Uses. Odor, dust, smoke, fumes, noise, glare, heat, and vibration from commercial and industrial uses, or both, which might create a nuisance or be offensive to other uses in the area or be incompatible with such other uses shall be adequately eliminated or controlled by authorized measures. [Ord. 588 § 3, 1981; Ord. 665 § 1, 1987; Ord. 810, 2000; Code 2000 § 11.30.15; Ord. 841 Exh. 2, 2003.]

18.100.060 Compliance with approvals.

(A) Time Limit on Approval. Site design review approvals shall be void after two years unless a building permit has been issued and substantial construction pursuant thereto has taken place.

(B) Certificate of Occupancy. In order to assure completion of the work in the manner and at the time approved, the premises shall not be used or occupied for the purposes set forth in the application until the city has completed a final inspection or issued a certificate of occupancy following completion of the work in substantial conformance to the approved plan. Prior to the final completion of all work, a certificate of occupancy or approval to occupy may be issued for a portion of the premises or conditioned upon further work being completed by a date certain.

(C) Revocation of Approval. The community development director may, upon reasonable notice to the applicant and an opportunity for him to be heard, revoke design review approval previously given and may revoke a certificate of occupancy for any of the following reasons:

(1) Material misrepresentation of fact in the application or in testimony or evidence submitted, whether the misrepresentation is intentional or unintentional.

(2) Failure to complete work within the time and in the manner approved without obtaining an extension of time or modification of plans.




(3) Failure to maintain and use the property in accordance with the approved plans and conditions.

(D) Violation. It shall be unlawful to use or occupy premises for which design review approval is required, or to perform work for which design review approval is required, without complying with the provisions of CMC [18.100.010](#). It shall be unlawful to willfully violate any term or condition of an approved design review. [Ord. 665 § 1, 1987; Ord. 810, 2000; Code 2000 § 11.30.16; Ord. 841 Ex. 2, 2003.]

N Holladay Industrial Park

Cornelius, Oregon

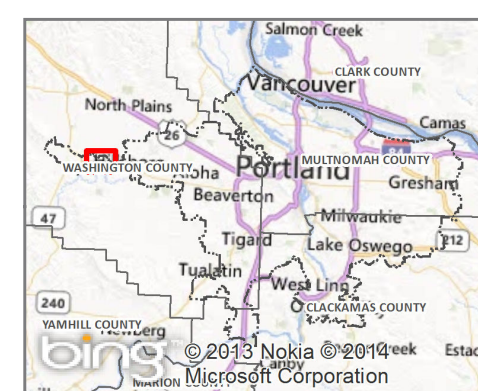
LEGEND: Aerial Map

-  Davis Family Trust site
-  Cornelius City Boundary
-  Urban Growth Boundary (UGB)



SOURCE DATA: Metro RUS Lite Base Data, May 2014
GEOGRAPHIC PROJECTION: NAD 83 HARN, Oregon North Lambert Conformal Conic

Date: 6/9/2014 Map Created By: GF
File: N.HolladayINDPark_aerial_CITYEXTENT Project No: 2120391.00



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6. LEGAL DESCRIPTION/EASEMENTS

Provide the following information for the site from jurisdictional data, and/or an assessor's office, and/or a title company:

- *Title Report(s)*
See attached preliminary title report.
- *APN Number:*
Washington County 1N333CA00100, 1N333CA00400, 1N333DB00300, 1N333DB00400, 1N333DB00500, 1N333DB00600, & 1N333DB00700
- *Tax lot information (site "legal description")*
The site is in Township 1 North, Range 3 West, Section 33, Willamette Meridian. Site includes tax lots 100 & 400 on Washington County Assessor Map 1N 3 33CA and tax lots 300, 400, 500, 600, and 700 on Washington County Assessor Map 1N 3 33DB.

The title report provides the following legal description:

Lots 8, 9, 10, 11 and 12, TENTH AVENUE INDUSTRIAL CENTER, in the City of Cornelius, County of Washington and State of Oregon.

That portion of Lot 1, TENTH AVENUE INDUSTRIAL CENTER lying North of the North line of North Holladay Street, as relocated, which lies adjacent to Lot 12 of said plat;

All of Lot 13 and that portion of Lot 15, TENTH AVENUE INDUSTRIAL CENTER, in the City of Cornelius, County of Washington and State of Oregon, lying North of the North line of relocated N. Holladay Street as described in Dedication Deed recorded August 9, 1991, as Recorders Fee No. 91043304.

All of Lot 14 and that portion of Lot 16, TENTH AVENUE INDUSTRIAL CENTER, in the City of Cornelius, County of Washington and State of Oregon, lying North of the North line of relocated N. Holladay Street as described in Dedication Deed recorded August 9, 1991, as Recorder's Fee No. 91043304.

TOGETHER WITH that portion of vacated North Holladay Street which inured to Lots 11, 12, 13,² 14, 15 and 16 thereto upon vacation thereof, City of Cornelius vacation ordinance No. 712, recorded August 9, 1991 as Recorders Fee No. 91-043303.

Excepting therefrom any portion of Lots 8 and 9 described in Deed to Jeffrey L. Duyck and Laura K. Duyck, in Deed Recorded October 29, 1991 as Recording No. 91060090.

² The title report referred to Lots 11, 12, **14**, 14, 15 and 16 but an examination of applicable maps reveals that the first "14" should be replaced by "13."

City of Cornelius
1355 N. Barlow St
Cornelius, OR 97113

Date: March 2, 2016
Title No.: 472516000675
County: Washington
Dated As Of: March 2, 2016

PROPERTY

We have searched our Tract Indices as to the following described real property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

VESTING

Susan J. Davis, Surviving Trustee of the Davis Family Trust under Trust Agreement dated June 8, 2000

RECORDED INFORMATION

Said property is subject to the following on record matter(s):

1. The Land has been classified as Farm Use, as disclosed by the tax roll. If the Land becomes disqualified, said Land may be subject to additional taxes and/or penalties.
2. City Liens, if any, in favor of the City of Cornelius. An inquiry has been directed to the City Clerk concerning the status of said liens and a report will follow if such liens are found.
3. Rights of the public to any portion of the Land lying within the limits of roads and/or highways.
4. Easement(s) for the purpose(s) shown below and rights incidental thereto, as delineated on or as offered for dedication on
Plat: Tenth Avenue Industrial Center
Purpose: utilities
5. Covenants, conditions and restrictions but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document

Recording Date: May 15, 1985
Recording No: 85-009174

6. Any irregularities, reservations, easements or other matters in the proceedings occasioning the abandonment or vacation of the street/road shown below:

Name: North Holladay Street
Recording Date: August 9, 1991
Recording No: 91-043303

STATUS OF RECORD TITLE REPORT

(continued)

7. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$535,250.00
Dated: July 23, 1992
Trustor/Grantor: John E. Davis and Susan J. Davis
Trustee: John B. Lewis, Attorney at Law
Beneficiary: NFC, Inc., an Oregon corporation
Loan No.: none shown
Recording Date: July 29, 1992
Recording No.: 92-052518

8. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by: Washington County
Purpose: roadway
Recording Date: February 11, 2008
Recording No: 2008-011290
Affects: the East area of Lot 9

and Re-Recording Date: February 22, 2008
and Re-Recording No: 2008-015485
Reason: to correct consideration

and Re-Recording Date: January 1, 2011
and Re-Recording No: 2011-076731
Reason: to correct legal description

9. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by: Washington County
Purpose: roadway
Recording Date: September 11, 2015
Recording No: 2015-077561
Affects: the Easterly area of Lot 9

10. Any invalidity or defect in the title of the vestees in the event that the trust referred to herein is invalid or fails to grant sufficient powers to the trustee(s) or in the event there is a lack of compliance with the terms and provisions of the trust instrument.

If title is to be insured in the trustee(s) of a trust (or if their act is to be insured), this Company will require a copy of said Trust Agreement or a Trust Certification pursuant to ORS Chapter 130.860.

The Company reserves the right to make additional requirements or add additional items or exceptions after review of the requested documentation.

Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2015-2016
Amount: \$53.12
Levy Code: 015.12
Account No.: R1008536
Map No.: 1N333CA-00100 (split code)

Note: Property taxes for the fiscal year shown below are paid in full.

STATUS OF RECORD TITLE REPORT

(continued)

Fiscal Year: 2015-2016
Amount: \$0.00
Levy Code: 007.19
Account No.: R2143527
Map No.: 1N333CA-00100 (Split code remainder)

Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2015-2016
Amount: \$55.34
Levy Code: 015.12
Account No.: R1008563
Map No.: 1N333CA-00400

Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2015-2016
Amount: \$42.94
Levy Code: 007.19
Account No.: R1008572
Map No.: 1N333DB-00300

Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2015-2016
Amount: \$59.15
Levy Code: 007.19
Account No.: R1008581
Map No.: 1N333DB-00400

Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2015-2016
Amount: \$26.28
Levy Code: 007.19
Account No.: R1008590
Map No.: 1N333DB-00500

Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2015-2016
Amount: \$24.23
Levy Code: 007.19
Account No.: R1008607
Map No.: 1N333DB-00600

Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2015-2016

STATUS OF RECORD TITLE REPORT

(continued)

Amount: \$34.76
Levy Code: 007.19
Account No.: R1008616
Map No.: 1N333DB-00700 (split code)

Note: Property taxes for the fiscal year shown below are paid in full.

Fiscal Year: 2015-2016
Amount: \$0.00
Levy Code: 015.12
Account No.: R2143534
Map No.: 1N333DB-00700 (Split code remainder)

Prior to close of escrow, please contact the Tax Collector's Office to confirm all amounts owing, including current fiscal year taxes, supplemental taxes, escaped assessments and any delinquencies.

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

THIS REPORT IS TO BE UTILIZED FOR INFORMATION ONLY.

Any use of this report as a basis for transferring, encumbering or foreclosing the real property described will require payment in an amount equivalent to applicable title insurance premium as required by the rating schedule on file with the Oregon Insurance Division.

The liability for Chicago Title Company of Oregon is limited to the addressee and shall not exceed the Nine Hundred Fifty And No/100 Dollars (\$950.00) paid hereunder.

CHICAGO TITLE COMPANY OF OREGON

Sincerely,

Norman Lee
Title Officer
Norman.Lee@TitleGroup.FNTG.com

EXHIBIT "A"
Legal Description

Lots 8, 9, 10, 11 and 12, TENTH AVENUE INDUSTRIAL CENTER, in the City of Cornelius, County of Washington and State of Oregon.

That portion of Lot 1, TENTH AVENUE INDUSTRIAL CENTER lying North of the North line of North Holladay Street, as relocated, which lies adjacent to Lot 12 of said plat;

All of Lot 13 and that portion of Lot 15, TENTH AVENUE INDUSTRIAL CENTER, in the City of Cornelius, County of Washington and State of Oregon, lying North of the North line of relocated N. Holladay Street as described in Dedication Deed recorded August 9, 1991, as Recorders Fee No. 91043304.

All of Lot 14 and that portion of Lot 16, TENTH AVENUE INDUSTRIAL CENTER, in the City of Cornelius, County of Washington and State of Oregon, lying North of the North line of relocated N. Holladay Street as described in Dedication Deed recorded August 9, 1991, as Recorder's Fee No. 91043304.

TOGETHER WITH that portion of vacated North Holladay Street which inured to Lots 11,12, 14, 14, 15 and 16 thereto upon vacation thereof, City of Cornelius vacation ordinance No. 712, recorded August 9, 1991 as Recorders Fee No. 91-043303.

Excepting therefrom any portion of Lots 8 and 9 described in Deed to Jeffrey L. Duyck and Laura K. Duyck, in Deed Recorded October 29, 1991 as Recording No. 91060090.

7. TAX LOT MAP(S)

See attached Washington County tax maps and the plat of the *Tenth Avenue Industrial Center* subdivision.

NE 1/4 SW 1/4 SECTION 33 TIN R3W W.M.

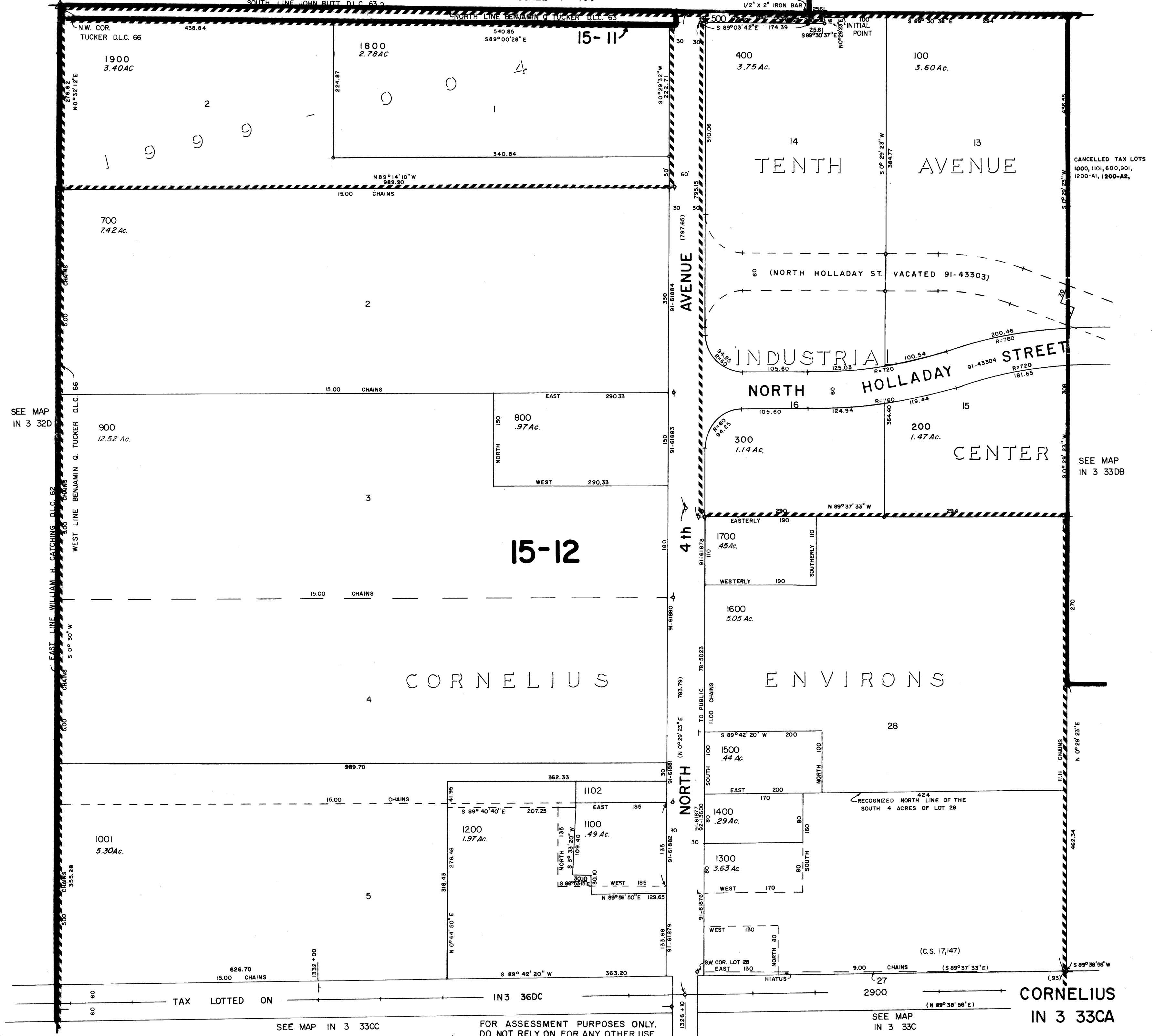
IN 3 33CA

SEE MAP
IN 3 33B

WASHINGTON COUNTY OREGON

SCALE 1" = 100'

S.E. COR. JOHN BUTT
D.L.C. 63
1/2" x 2" IRON BAR



SEE MAP
IN 3 32D

CANCELLED TAX LOTS
1000, 1101, 600, 901,
1200-A1, 1200-A2,

SEE MAP
IN 3 33DB

D. Moor 6-18-79

TAX LOTTED ON IN 3 36DC

SEE MAP IN 3 33C

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

SEE MAP
IN 3 33C

CORNELIUS
IN 3 33CA

NW 1/4 SE 1/4 SECTION 33 TIN R3W W.M.

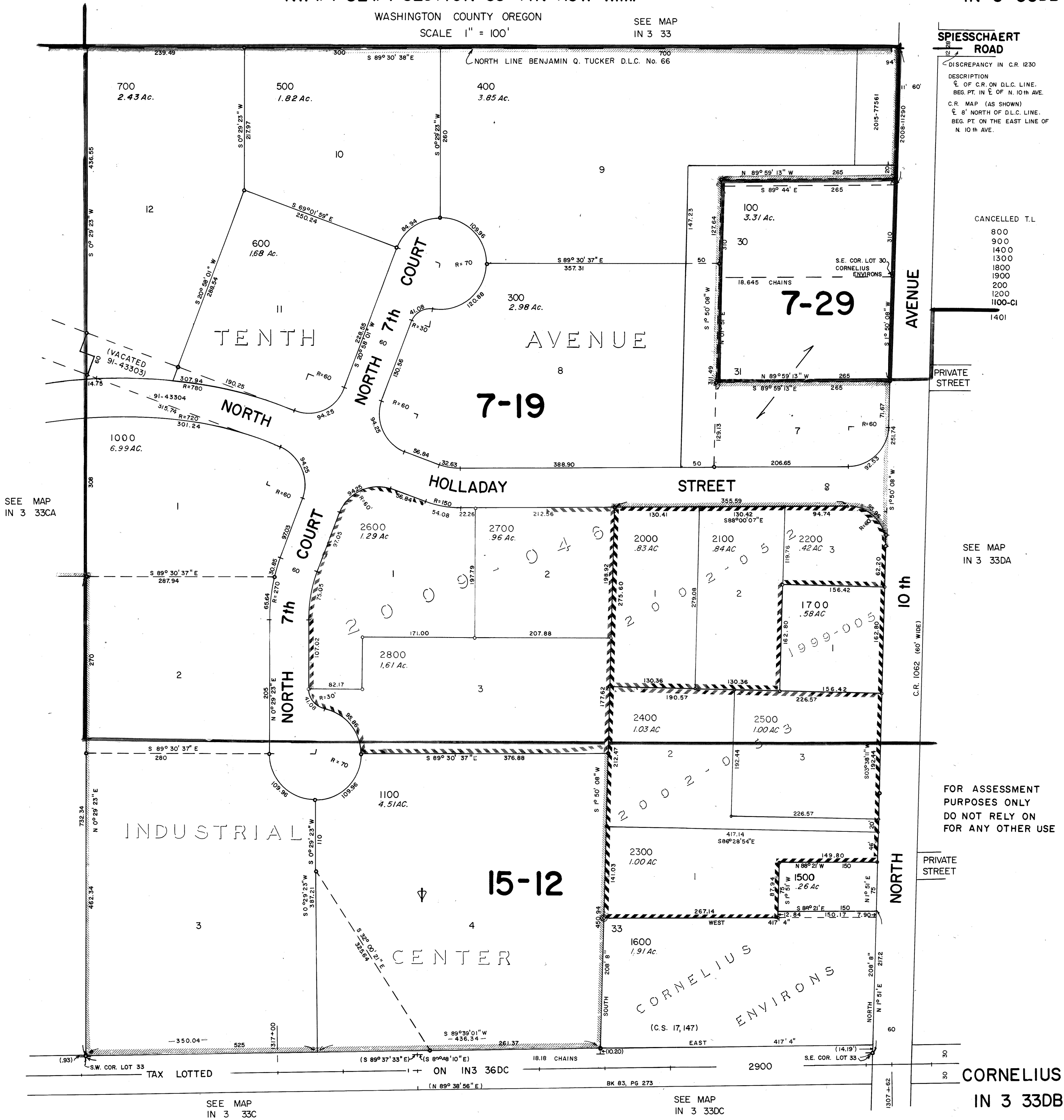
IN 3 33DB

WASHINGTON COUNTY OREGON

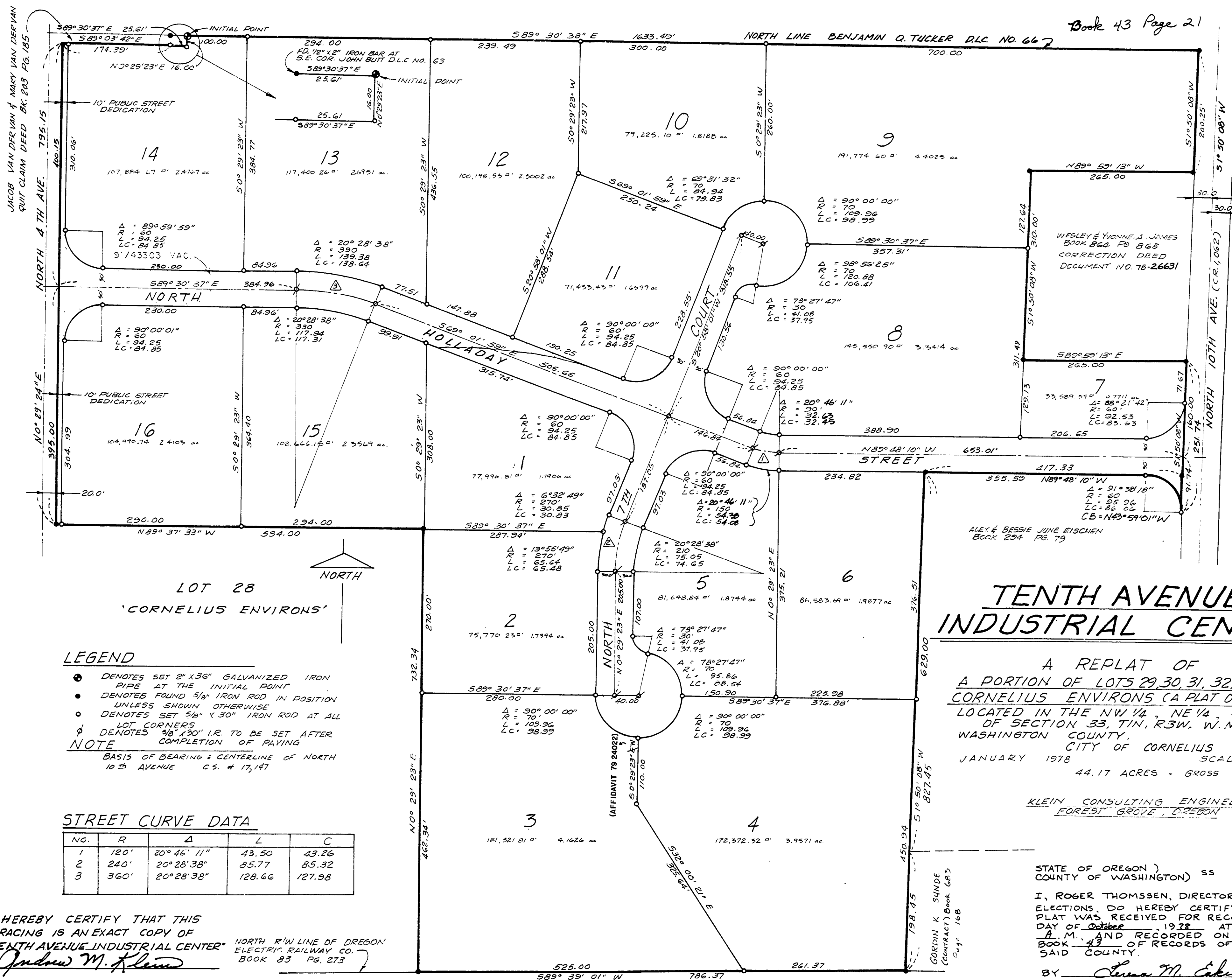
SEE MAP

SCALE 1" = 100'

IN 3 33



D. Moor 6-18-29



TENTH AVENUE INDUSTRIAL CENTER

A REPLAT OF
 A PORTION OF LOTS 29, 30, 31, 32, & 33
 CORNELIUS ENVIRONS (A PLAT OF RECORD)
 LOCATED IN THE NW 1/4, NE 1/4, SW 1/4 & SE 1/4
 OF SECTION 33, T1N, R3W, W.M.
 WASHINGTON COUNTY, OREGON
 CITY OF CORNELIUS
 JANUARY 1978 SCALE • 1" = 100'
 44.17 ACRES - GROSS

KLEIN CONSULTING ENGINEERS
 FOREST GROVE, OREGON

LEGEND

- DENOTES SET 2" X 3/8" GALVANIZED IRON PIPE AT THE INITIAL POINT
- DENOTES FOUND 5/8" IRON ROD IN POSITION UNLESS SHOWN OTHERWISE
- DENOTES SET 5/8" X 30" IRON ROD AT ALL LOT CORNERS
- ⊕ DENOTES 5/8" X 30" I.R. TO BE SET AFTER COMPLETION OF PAVING

NOTE
 BASIS OF BEARING: CENTERLINE OF NORTH 10TH AVENUE C.S. # 17,147

STREET CURVE DATA

NO.	R	Δ	L	C
1	120'	20° 46' 11"	43.50	43.26
2	240'	20° 28' 38"	85.77	85.32
3	360'	20° 28' 38"	128.66	127.98

I HEREBY CERTIFY THAT THIS TRACING IS AN EXACT COPY OF 'TENTH AVENUE INDUSTRIAL CENTER'

Andrew M. Klein

NORTH R/W LINE OF OREGON ELECTRIC RAILWAY CO. BOOK 83 PG. 273

GORDIN K. SHINDE
 (CONTRACT) BOOK 685
 PAGE 168

STATE OF OREGON)
 COUNTY OF WASHINGTON) SS

I, ROGER THOMSSON, DIRECTOR OF RECORDS AND ELECTIONS, DO HEREBY CERTIFY THAT THE ORIGINAL PLAT WAS RECEIVED FOR RECORD ON THE 4TH DAY OF October, 1978 AT 10:00 O'CLOCK A.M. AND RECORDED ON PAGE 21 & 22 IN BOOK 43 OF RECORDS OF TOWN PLATS OF SAID COUNTY.

BY *Lena M. Eakin*, DEPUTY

TENTH AVENUE INDUSTRIAL CENTER

A REPLAT OF

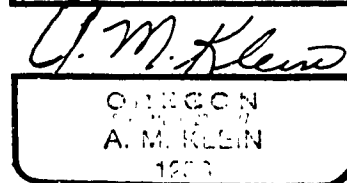
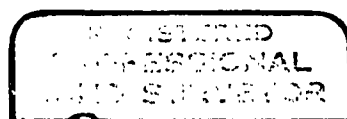
A PORTION OF LOTS 29, 30, 31, 32, & 33 CORNELIUS ENVIRONS (A PLAT OF RECORD)

LOCATED IN THE NW 1/4, NE 1/4, SW 1/4, & SE 1/4 OF SECTION 33, T1N, R3W, W.M.

WASHINGTON COUNTY CITY OF CORNELIUS OREGON
JANUARY 1978 KLEIN CONSULTING ENGINEERS
FOREST GROVE, OREGON

SURVEYORS CERTIFICATE

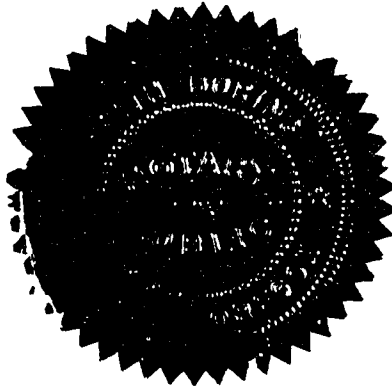
I ANDREW M. KLEIN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON HEREBY CERTIFY THAT I CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED IN THE ANNEXED PLAT OF "TENTH AVENUE INDUSTRIAL CENTER", THAT AS THE INITIAL POINT OF SAID SURVEY, I SET A GALVANIZED IRON PIPE 2 INCHES IN DIAMETER, 36 INCHES LONG AND 6 INCHES BELOW THE SURFACE OF THE GROUND, SAID POINT BEARS S 89° 30' 37" E 25.61 FEET FROM THE SOUTHEAST CORNER OF THE JOHN BUTT D.L.C. NO. 63 IN SECTION 33, T1N, R3W, W.M. WASHINGTON COUNTY, OREGON; AND SAID INITIAL POINT BEING ON THE NORTH LINE OF LOT 29, CORNELIUS ENVIRONS, A PLAT OF RECORD, WASHINGTON COUNTY, OREGON; THENCE FROM SAID INITIAL POINT S 89° 30' 39" E ALONG THE NORTH LINE OF LOT 29 AND LOT 30, CORNELIUS ENVIRONS, A DISTANCE OF 1633.49 FEET TO THE NORTHEAST CORNER OF SAID LOT 30 AND SAID NORTHEAST CORNER BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 1,062; THENCE S 1° 50' 08" W ALONG THE WEST LINE OF COUNTY ROAD NO. 1,062 A DISTANCE OF 200.25 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED TO WESLEY JAMES AND YVONNE ALICE JAMES BY DEED RECORDED IN BOOK 864 AT PAGE 865, AND CORRECTED IN DOCUMENT NO. 78-26631 ALL IN DEED RECORDS, WASHINGTON COUNTY, OREGON; THENCE N. 89° 59' 13" W ALONG THE NORTH LINE OF SAID JAMES TRACT A DISTANCE OF 265.00 FEET TO THE NORTHWEST CORNER THEREOF; THENCE S 1° 50' 08" W PARALLEL TO THE WEST LINE OF COUNTY ROAD NO. 1,062 AND ALONG THE WEST LINE OF SAID JAMES TRACT A DISTANCE OF 310.00 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE S 89° 59' 13" E ALONG THE SOUTH LINE OF SAID JAMES TRACT A DISTANCE OF 265.00 FEET TO THE SOUTHEAST CORNER THEREOF AND A POINT ON THE WEST LINE OF COUNTY ROAD NO. 1,062; THENCE S 1° 50' 08" W ALONG THE WEST LINE OF COUNTY ROAD NO. 1,062, A DISTANCE OF 251.74 FEET TO THE BEGINNING OF A 60 FOOT RADIUS CURVE; THENCE ALONG SAID CURVE (THE LONG CHORD BEARS N 43° 58' 59" W 86.06 FEET) THROUGH A CENTRAL ANGLE OF 91° 38' 18" A DISTANCE OF 95.96 FEET; THENCE N 89° 48' 10" W A DISTANCE OF 355.59 FEET TO A POINT AND SAID POINT BEING N 89° 48' 10" W 417.33 FEET FROM THE WEST LINE OF COUNTY ROAD NO. 1,062; THENCE S 1° 50' 08" W PARALLEL TO THE WEST LINE OF COUNTY ROAD NO. 1,062, A DISTANCE OF 629.00 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A REAL ESTATE CONTRACT BETWEEN JACK D. SMITH AND BERNICE SMITH, HUSBAND AND WIFE AND GORDON K. SUNDE AS RECORDED IN BOOK 683 PAGE 168, DEED RECORDS OF WASHINGTON COUNTY, OREGON; THENCE CONTINUING S 1° 50' 08" W ALONG THE WEST LINE OF SAID SUNDE TRACT AND PARALLEL TO THE WEST LINE OF COUNTY ROAD NO. 1,062 A DISTANCE OF 198.45 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE OREGON ELECTRIC RAILWAY COMPANY AS DESCRIBED IN BOOK 83 AT PAGE 273 DEED RECORDS OF WASHINGTON COUNTY OREGON; THENCE S 89° 39' 01" W ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID RAILWAY A DISTANCE OF 786.37 FEET TO A POINT ON THE EAST LINE OF LOT 28 CORNELIUS ENVIRONS; THENCE N 0° 29' 23" E ALONG THE EAST LINE OF SAID LOT 28 A DISTANCE OF 732.34 FEET TO THE NORTHEAST CORNER THEREOF; THENCE N 89° 37' 33" W ALONG THE NORTH LINE OF SAID LOT 28 A DISTANCE OF 594.00 FEET TO THE NORTH WEST CORNER THEREOF AND SAID CORNER BEING A POINT ON THE EAST LINE OF NORTH 4TH AVENUE, CORNELIUS, OREGON; THENCE N 0° 29' 24" E ALONG THE EAST LINE OF SAID NORTH 4TH AVENUE AND THE WEST LINE OF LOT 29, CORNELIUS ENVIRONS A DISTANCE OF 795.15 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A QUITCLAIM DEED FROM FRANK KLINGER AND FRANCES T. BIBBY TO JACOB VAN DER VAN AND MARY VAN DER VAN AS RECORDED IN BOOK 203 AT PAGE 185 DEED RECORDS OF WASHINGTON COUNTY OREGON; THENCE S 89° 03' 42" E ALONG THE SOUTH LINE OF SAID VAN DER VAN TRACT A DISTANCE OF 174.39 FEET TO A POINT; THENCE CONTINUING ALONG THE SOUTH LINE OF SAID VAN DER VAN TRACT S 89° 30' 37" E A DISTANCE OF 25.61 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE N 0° 29' 23" E ALONG THE EAST LINE OF SAID VAN DER VAN TRACT A DISTANCE OF 16.00 FEET TO THE NORTHEAST CORNER THEREOF AND THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED.



Andrew M. Klein
ANDREW M. KLEIN

SUBSCRIBED TO AND SWORN TO BEFORE ME THIS 12th DAY OF February 1978

Ruth Doring
NOTARY PUBLIC IN AND FOR THE STATE OF OREGON
MY COMMISSION EXPIRES Feb 10, 1979



I HEREBY CERTIFY THAT THIS TRACING IS AN EXACT COPY OF "TENTH AVENUE INDUSTRIAL CENTER".

A. M. Klein

STATE OF OREGON
COUNTY OF WASHINGTON S.S.
I, ROGER THOMSSON, DIRECTOR OF RECORDS AND ELECTIONS, DO HEREBY CERTIFY THAT I HAVE COMPARED THE WITHIN PLAT WITH THE ORIGINAL THEREOF, THAT THE SAME IS A FULL, TRUE AND CORRECT COPY THEREOF, AS THE SAME APPEARS OF RECORD IN PLAT BOOK 43 PAGE 2132 THEREOF

BY: Loreen M. Ekin, DEPUTY

Book 43 Page 22

SIDE 2 OF 2

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT FOREST GROVE DEVELOPMENTS INC., AN OREGON CORPORATION AND ALEX EISCHEN AND BESSIE JUNE EISCHEN, HUSBAND AND WIFE DO HEREBY MAKE ESTABLISH AND DECLARE THE ANNEXED MAP OF "TENTH AVENUE INDUSTRIAL CENTER" AS DESCRIBED IN THE ACCOMPANYING SURVEYORS CERTIFICATE, A TRUE MAP AND PLAT THEREOF, ALL LOTS BEING OF THE DIMENSIONS SHOWN AND ALL STREETS AND AVENUES BEING OF THE WIDTHS THEREON SET FORTH AND SAID FOREST GROVE DEVELOPMENTS INC., ALEX EISCHEN AND BESSIE JUNE EISCHEN DO HEREBY DEDICATE TO THE PUBLIC AS PUBLIC WAYS FOREVER, ALL STREETS, AVENUES AND EASEMENTS SHOWN ON SAID MAP. WE ALSO HEREBY GRANT A FIVE (5) FOOT UTILITY EASEMENT THAT SHALL EXIST ALONG ALL FRONT, SIDE AND REAR LOT LINES FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.

FOREST GROVE DEVELOPMENTS INC.

Tim Schauer
TIM SCHAUERMANN PRESIDENT

Arnold Franks
ARNOLD FRANKS SECRETARY



Alex Eischen
ALEX EISCHEN

Bessie June Eischen
BESSIE JUNE EISCHEN

ACKNOWLEDGEMENTS

STATE OF OREGON
COUNTY OF WASHINGTON S.S.

BE IT REMEMBERED THAT ON THIS 13th DAY OF June 1978 BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, PERSONALLY APPEARED TIM SCHAUERMANN, PRESIDENT OF FOREST GROVE DEVELOPMENTS INC., ARNOLD FRANKS, SECRETARY OF FOREST GROVE DEVELOPMENTS INC., ALEX EISCHEN AND BESSIE JUNE EISCHEN TO ME PERSONALLY KNOWN, WHO BEING DULY SWORN DID SAY THAT HE, TIM SCHAUERMANN AND HE ARNOLD FRANKS DID SIGN IN BEHALF OF SAID CORPORATION BY AUTHORITY OF ITS BOARD OF DIRECTORS AND HE ALEX EISCHEN AND SHE BESSIE JUNE EISCHEN ARE THE IDENTICAL INDIVIDUALS ABOVE SIGNED AND DO HEREBY ACKNOWLEDGE SAID INSTRUMENT TO BE A FREE ACT AND DEED.

Ruth Doring
NOTARY PUBLIC IN AND FOR OREGON
MY COMMISSION EXPIRES Feb 10, 1979

APPROVALS

APPROVED THIS 3rd DAY OF October 1978
BOARD OF COUNTY COMMISSIONERS
WASHINGTON COUNTY, OREGON

Richard C. Hines

Wilder M. Davis

Bill Bloor

APPROVED THIS 7th DAY OF Sept 1978
WASHINGTON COUNTY SURVEYOR

BY: R. P.

APPROVED THIS 2nd DAY OF October 1978
DIRECTOR OF ASSESSMENT AND TAXATION
(COUNTY ASSESSOR) WASHINGTON COUNTY
OREGON Donald W. Mason, Director

BY: Daisy E. Moor

APPROVED THIS 13th DAY OF September 1978
WASHINGTON COUNTY DEPARTMENT OF PUBLIC HEALTH

BY: H. Kemp

ATTEST THIS 4th DAY OF October 1978

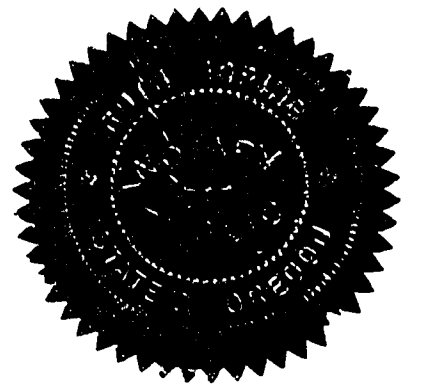
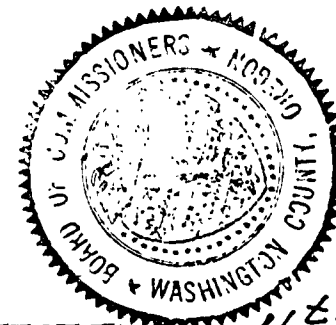
BY: Roger Thomsson
DIRECTOR OF RECORDS AND ELECTIONS
(COUNTY CLERK) WASHINGTON COUNTY, OREGON

APPROVED THIS 13 DAY OF July 1978
(CITY MANAGER) CITY OF CORNELIUS

BY: L. Corbitt

APPROVED THIS 13th DAY OF July 1978
CITY OF CORNELIUS PLANNING COMMISSION

BY: Charles W. McFarland



8. ASSESSOR INFORMATION

Provide assessment and taxation information for the site from jurisdictional data and/or an assessor's office, and confirm that the site is not in a special tax deferral.

Washington County Assessor records indicate that the property is currently in farm deferral. Assessment information for each of the lots, as of 9/30/16, is listed below.

Tax Lot 1N333CA00100

Tax Lot ID:	1N333CA00100
Property Account ID's:	R1008536, R2143527
Property Classification:	5403 - SPECIALLY ASSESSED - UNZONED FARMLAND - VACANT - INDUSTRIAL
Neighborhood Code:	YFGC
Latitude / Longitude:	45.5276016 / 123.064830
<i>Assessed Values for Account R1008536</i>	
Roll Date:	9/21/2015
Taxcode:	15.12
Market Land Value:	\$0
Market Bldg Value:	\$0
Special Market Value:	\$469,140
Market Total Value:	\$469,140
Taxable Assessed Value:	\$3,300
Legal:	TENTH AVENUE INDUSTRIAL CENTER Lot:13S P, 13, 15 PLUS PT VACATED ST
Lot Size:	A&T Acres: 3.59
Bldg Sq Ft:	0
Year Built:	N/A
<i>Assessed Values for Account R2143527</i>	
Roll Date:	9/21/2015
Taxcode:	7.19
Market Land Value:	\$0
Market Bldg Value:	\$0
Special Market Value:	\$1,310
Market Total Value:	\$1,310
Taxable Assessed Value:	\$0
Legal:	TENTH AVENUE INDUSTRIAL CENTER, LOT PT 15
Lot Size:	A&T Acres: 0.01
Bldg Sq Ft:	0
Year Built:	N/A

Tax Lot 1N333CA00400

Tax Lot ID:	1N333CA00400
Property Account ID:	R1008563
Property Classification:	5403 - SPECIALLY ASSESSED - UNZONED FARMLAND - VACANT - INDUSTRIAL
Neighborhood Code:	YFGC
Latitude / Longitude:	45.5275368 / 123.065953
<i>Assessed Values for Account R1008563</i>	
Roll Date:	9/21/2015
Taxcode:	15.12
Market Land Value:	\$0
Market Bldg Value:	\$0
Special Market Value:	\$490,050
Market Total Value:	\$490,050
Taxable Assessed Value:	\$3,440
Legal:	TENTH AVENUE INDUSTRIAL CENTER, LOT 14, PT 16 PLUS PT VACATED ST
Lot Size:	A&T Acres: 3.75
Bldg Sq Ft:	0
Year Built:	N/A

Tax Lot 1N333DB00300

Tax Lot ID:	1N333DB00300
Property Account ID:	R1008572
Property Classification:	5403 - SPECIALLY ASSESSED - UNZONED FARMLAND - VACANT - INDUSTRIAL
Neighborhood Code:	YFGC
Latitude / Longitude:	45.5269626 / 123.061506
<i>Assessed Values for Account R1008572</i>	
Roll Date:	9/21/2015
Taxcode:	7.19
Market Land Value:	\$0
Market Bldg Value:	\$0
Special Market Value:	\$408,870
Market Total Value:	\$408,870
Taxable Assessed Value:	\$2,730
Legal:	TENTH AVENUE INDUSTRIAL CENTER, LOT PT 8
Lot Size:	A&T Acres: 2.98
Bldg Sq Ft:	0
Year Built:	N/A

Tax Lot 1N333DB00400

Tax Lot ID:	1N333DB00400
Property Account ID:	R1008581
Property Classification:	5403 - SPECIALLY ASSESSED - UNZONED FARMLAND - VACANT - INDUSTRIAL
Neighborhood Code:	YFGC
Latitude / Longitude:	45.5279289 / 123.061040
<i>Assessed Values for Account R1008581</i>	
Roll Date:	9/21/2015
Taxcode:	7.19
Market Land Value:	\$0
Market Bldg Value:	\$0
Special Market Value:	\$561,200
Market Total Value:	\$561,200
Taxable Assessed Value:	\$3,760
Legal:	TENTH AVENUE INDUSTRIAL CENTER, LOT PT 9
Lot Size:	A&T Acres: 3.85
Bldg Sq Ft:	0
Year Built:	N/A

Tax Lot 1N333DB00500

Tax Lot ID:	1N333DB00500
Property Account ID:	R1008590
Property Classification:	5403 - SPECIALLY ASSESSED - UNZONED FARMLAND - VACANT - INDUSTRIAL
Neighborhood Code:	YFGC
Latitude / Longitude:	45.5279588 / 123.062698
<i>Assessed Values for Account R1008590</i>	
Roll Date:	9/21/2015
Taxcode:	7.19
Market Land Value:	\$0
Market Bldg Value:	\$0
Special Market Value:	\$249,730
Market Total Value:	\$249,730
Taxable Assessed Value:	\$1,670
Legal:	TENTH AVENUE INDUSTRIAL CENTER, TRACT 10
Lot Size:	A&T Acres: 1.82
Bldg Sq Ft:	0
Year Built:	N/A

Tax Lot 1N333DB00600

Tax Lot ID:	1N333DB00600
Property Account ID:	R1008607
Property Classification:	5403 - SPECIALLY ASSESSED - UNZONED FARMLAND - VACANT - INDUSTRIAL
Neighborhood Code:	YFGC
Latitude / Longitude:	45.5272351 / 123.063065
<i>Assessed Values for Account R1008607</i>	
Roll Date:	9/21/2015
Taxcode:	7.19
Market Land Value:	\$0
Market Bldg Value:	\$0
Special Market Value:	\$230,520
Market Total Value:	\$230,520
Taxable Assessed Value:	\$1,540
Legal:	TENTH AVENUE INDUSTRIAL CENTER, LOT 11 PLUS PT VACATED ST
Lot Size:	A&T Acres: 1.68
Bldg Sq Ft:	0
Year Built:	N/A

Tax Lot 1N333DB00700

Tax Lot ID:	1N333DB00700
Property Account ID's:	R1008616, R2143534
Property Classification:	5403 - SPECIALLY ASSESSED - UNZONED FARMLAND - VACANT - INDUSTRIAL
Neighborhood Code:	YFGC
Latitude / Longitude:	45.5276973 / 123.063824
<i>Assessed Values for Account R1008616</i>	
Roll Date:	9/21/2015
Taxcode:	7.19
Market Land Value:	\$0
Market Bldg Value:	\$0
Special Market Value:	\$314,940
Market Total Value:	\$314,940
Taxable Assessed Value:	\$2,210
Legal:	TENTH AVENUE INDUSTRIAL CENTER, LOT 12, PT 1 PLUS PT VACATED ST
Lot Size:	A&T Acres: 2.41
Bldg Sq Ft:	0
Year Built:	N/A
<i>Assessed Values for Account R2143534</i>	
Roll Date:	9/21/2015
Taxcode:	15.12
Market Land Value:	\$0
Market Bldg Value:	\$0
Special Market Value:	\$1,310
Market Total Value:	\$1,310
Taxable Assessed Value:	\$0
Legal:	-
Lot Size:	A&T Acres: 0.01
Bldg Sq Ft:	0
Year Built:	N/A

II. LOCAL CODE REQUIREMENTS

A. Development Standards

1. BASE ZONE AND OVERLAYS

The North Holladay Site is zoned M-1 General Industrial by the City of Cornelius (see zoning map in Section I.B.2). This zone allows a wide range of uses including those in the applicant's proposed industry profiles (though the footprint of Call Center/Business Services would be restricted to ensure that the building and parking areas utilize no more than 25% of the total site area). The westernmost parcel (tax lot 1N333CA00400) is subject to the City's Natural Resource Overlay; industrial development on this parcel is prohibited unless the City grants a resource protection exception.

See attached letter from City of Cornelius Community Development Director Ryan Wells which includes Municipal Code excerpts detailing the M-1 zone and Natural Resource Overlay standards.



CITY OF CORNELIUS

September 22, 2016

Mackenzie
Attention: Brian Varricchione
1515 SE Water Ave, Suite 100
Portland, OR 97214

Re: Shovel Ready Report Land Use Information

Dear Brian:

The City of Cornelius provides the following information in accordance with the Site Certification review process for the North Holladay site. The site and vicinity are planned for economic development that is compatible with our current and/or anticipated zoning requirements. Please accept this letter and the attachments as confirmation of the following:

- The base zone for the site is General Industrial Zone (M-1).
- The site is within the Urban Growth Boundary and City limits.
- A portion of the site contains a Natural Resources Overlay (NRO).
- The applicable zoning and/or development code is attached.
- The uses allowed outright in the zone are:
 - a) General uses involving manufacturing, processing, or storage.
 - b) Automobile, truck, marine, motorcycle, motors, machine or appliance service and repair; provided, that all operations, other than storage, are conducted within an enclosed structure, and there shall be no retail sales, except as may be allowed under CMC 18.55.030(I).
 - c) Cabinet shop, light metal fabrication shop, machine shop, but not including retail sales of finished products except if located on an arterial street as designated in the comprehensive plan.
 - d) Research and development facilities.
 - e) Other similar uses as may be approved by the planning commission.
 - f) New general commercial office improvements shall be permitted without the need for direct arterial access; provided, that such use, including required parking, does not exceed 25 percent of the total site area, and providing that all other code requirements are met. Total site area shall be defined by existing tax lots and/or lots under contiguous ownership.
 - g) Existing nonconforming residential structures may be converted to general commercial office use without the need for direct arterial access, provided all other code requirements are met, and provided the conversion complies with all applicable building code requirements.
 - h) Internet and telephone system retail sales without counter sales, which are shipped out or shipped directly to customers of products prepared on site. The total retail sales area shall be less than 25 percent of the total building area in which the use is located. [Ord. 810, 2000; Code 2000 § 11.20.72; Ord. 916 § 1 (Exh. A), 2010.]

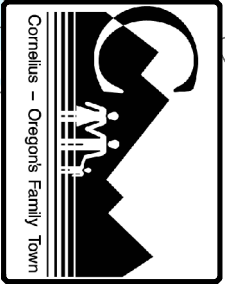
- The following known process could affect future development: Proposed adoption of marijuana regulations that would permit marijuana production and processing facilities as conditional uses in the M-1 zone.
- The following planned uses have currently been identified for adjacent sites that are currently identified: None.
- Any maps depicting the Comprehensive Plan, base zone, and any overlays for the site are attached.
- Documentation of any current and/or anticipated plans that may affect development on the site is attached.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ryan A. Wells', with a long horizontal flourish extending to the right.

Ryan A. Wells, AICP
Community Development Director

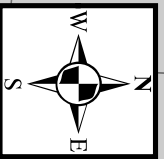
Enclosures: Zoning map for the subject property
Chapters 18.55 and 18.95 of the Cornelius Municipal Code



Subject Property

City of Cornelius

- City Limits
- Tax Lots
- Cornelius UGB
- Natural Resource Overlay NRO
- Flood Plain (FEMA 100-Year)
- Multi-Family A-2
- Single-Family R-7
- Highway Commercial, C-2
- Core Commercial-Employment, CE
- General Industrial, M-1
- Manufactured Home Park, MHP
- Main Street Civic, MSC
- Main Street General Employment, MSG
- Main Street Mixed Use, MSM
- Main Street Retail Commercial, MSR



Updated May 2016 by RAW
Data Source: City of Cornelius & Metro Regional Land Information System (RLIS)



Chapter 18.55
GENERAL INDUSTRIAL ZONE (M-1)

Sections:

[18.55.010 Purpose.](#)

[18.55.020 Permitted uses.](#)

[18.55.030 Conditional uses permitted.](#)

[18.55.040 Prohibited uses.](#)

[18.55.050 Development requirements.](#)

[18.55.060 Performance standards.](#)

[18.55.070 Development standards.](#)

[18.55.080 Signs.](#)

18.55.010 Purpose.

The purpose of the general industrial or M-1 zone is to provide for various industrial activities which require processing, fabrication and storage of raw, primary materials, including outdoor storage areas, heavy equipment storage and other uses not compatible with the commercial or residential zones. [Ord. 810, 2000; Code 2000 § 11.20.71; Ord. 916 § 1 (Exh. A), 2010.]

18.55.020 Permitted uses.

In an M-1 zone the following uses shall be permitted outright; provided, that all operations are conducted within an enclosed structure:

- (A) General uses involving manufacturing, processing, or storage.
- (B) Automobile, truck, marine, motorcycle, motors, machine or appliance service and repair; provided, that all operations, other than storage, are conducted within an enclosed structure, and there shall be no retail sales, except as may be allowed under CMC [18.55.030\(I\)](#).
- (C) Cabinet shop, light metal fabrication shop, machine shop, but not including retail sales of finished products except if located on an arterial street as designated in the comprehensive plan.
- (D) Research and development facilities.
- (E) Other similar uses as may be approved by the planning commission.
- (F) New general commercial office improvements shall be permitted without the need for direct

arterial access; provided, that such use, including required parking, does not exceed 25 percent of the total site area, and providing that all other code requirements are met. Total site area shall be defined by existing tax lots and/or lots under contiguous ownership.

(G) Existing nonconforming residential structures may be converted to general commercial office use without the need for direct arterial access, provided all other code requirements are met, and provided the conversion complies with all applicable building code requirements.

(H) Internet and telephone system retail sales without counter sales, which are shipped out or shipped directly to customers of products prepared on site. The total retail sales area shall be less than 25 percent of the total building area in which the use is located. [Ord. 810, 2000; Code 2000 § 11.20.72; Ord. 916 § 1 (Exh. A), 2010.]

18.55.030 Conditional uses permitted.

The following uses shall be permitted as a conditional use subject to the standards contained in CMC [18.55.060](#) and Chapter 18.105 CMC, Conditional Use Permit. In an M-1 zone the following uses and their accessory uses may be permitted when in accordance with Chapter 18.105 CMC:

- (A) A planned commercial and industrial park, as provided under Chapter 18.110 CMC.
- (B) Any conditional use allowed in a commercial zone, except residential.
- (C) A mobile structure used as a construction and/or security office during site development.
- (D) Parks, open space, recreation areas.
- (E) Cellular transmission towers.
- (F) Administrative, educational or other activities subordinate to a permitted use on the same premises as the principal use.
- (G) Request to exceed the maximum building height.
- (H) Above ground utility yard and above ground storage tanks.
- (I) General retail shall only be permitted as approved by the planning commission where retail sales are in conjunction with and/or directly associated with products manufactured on site. The retail sales shall be subordinate to the primary industrial use approved for the site.
- (J) Outdoor storage and display subject to a Type III review, except when the property abuts and/or is adjacent to M-1 zoned property on all sides in the city then a Type II review is required.
- (K) Wind generation and turbines, subject to setback from all property lines equal to or greater than the height of the wind generation structure.

(L) Caretaker's residence solely intended to provide security for the established principal permitted use of the property. [Ord. 810, 2000; Code 2000 § 11.20.73; Ord. 916 § 1 (Exh. A), 2010; Ord. 2016-011 § 1 (Exh. A), 2016.]

18.55.040 Prohibited uses.

(A) General retail, except as identified as a conditional use in CMC [18.55.030](#).

(B) No residential use shall be permitted, except:

(1) Existing nonconforming structure and/or use.

(2) Caretaker's residence, conditionally permitted in conformance with CMC [18.55.030](#).

(C) Marijuana facilities. [Ord. 810, 2000; Code 2000 § 11.20.74, Ord. 841 Exh. 1, 2003; Ord. 2015-03 § 4 (Exh. A), 2015; Ord. 2016-011 § 1 (Exh. A), 2016.]

18.55.050 Development requirements.

(A) Lot Size. In an M-1 zone there is no minimum lot size, save and except that the lot must be large enough to accommodate the proposed use, including all design standards and functional requirements related to the use.

(B) Setback Requirements. In an M-1 zone the following setbacks shall be the minimum required. The approval authority may require greater setbacks for uses allowed under CMC [18.55.030](#), based on the approval criteria in Chapter 18.105

CMC, the base standard; however, the review body may require a greater or lesser setback based on the design review criteria set forth in this chapter:

(1) The front yard shall be 20 feet, except that:

(a) Parking shall not be allowed within five feet of the front property line.

(b) Where an industrial use abuts a residential zone there shall be a front yard setback of 25 feet.

(2) No side or rear yard shall be required, except:

(a) Fifteen feet when the side yard abuts public street.

(b) Twenty-five feet when abutting any residential zone, except that parking shall not be allowed within 10 feet of the side or rear property line.

(C) Height of Building. No building shall exceed a height of 35 feet, unless approved by the planning commission. [Ord. 810, 2000; Code 2000 § 11.20.75; Ord. 841 Exh. 1, 2003.]

18.55.060 Performance standards.

In an M-1 zone no land or structure shall be used or occupied unless there is continuing compliance with the following standards:

(A) Design Review Approval. All design review requirements and conditions of approval, including all prior attached conditions, shall be satisfied.

(B) Environmental Standards. All uses shall comply with the required air, land, and water quality standards set forth by all state, federal and local jurisdictions (i.e., Department of Environmental Quality, Clean Water Services, and Metro).

(1) Vibration. No vibration other than that caused by highway vehicles or trains shall be permitted which is discernible without instruments at the property line of the use concerned.

(2) Odors. The emission of odorous gases or matter in such quantities as to be readily detectable at any point beyond the property line of the use creating the odors is prohibited.

(C) Heat and Glare.

(1) Except for exterior lighting, operations producing heat or glare shall be conducted entirely within an enclosed structure, such that glare is not visible from a public street or adjacent property.

(2) Exterior lighting shall be designed such that glare is directed away from public streets or adjacent properties.

(D) Insects and Rodents. Materials including wastes shall be managed and stored, and grounds shall be maintained in a manner that will not attract or aid the propagation of insects or rodents or create a health hazard.

(E) Outside Storage. Outside storage shall be appropriately screened consistent with CMC [18.55.070](#)(F)(1). [Ord. 810, 2000; Code 2000 § 11.20.76; Ord. 841 Exh. 2, 2003.]

18.55.070 Development standards.

In an M-1 zone no new use or occupation of land or a structure or a new structure and no change of use of land or a structure shall be permitted unless there is continuing compliance with the following standards:

(A) Landscape Plan.

(1) For all uses in an M-1 zone, the first five feet of lineal street frontage on the subject site shall be landscaped (exclusive of frontage trees) prior to occupancy, in accordance with the approved site plan and the standards set forth herein.

(2) At least 80 percent of the landscape area shall be covered by plant material, lawn, and trees when the plantings are at maturity. The remaining area may be covered in nonvegetative ground cover.

(3) Frontage Trees. Frontage trees shall be required and shall be selected from the approved public works street tree list. The total number of trees shall be determined by dividing the total lineal footage of the site, which abuts a public street, by 50. The location of the trees shall be determined through design review, and the following standards shall apply:

(a) Trees shall be located at least five feet from a utility pole, fire hydrant, driveway, crosswalk, or utility easement, except as may be approved by the public works director, and at least 20 feet from an overhead street light.

(b) There shall be no impervious material within a one-and-one-half-foot radius around the tree trunk.

(c) Trees at the time of planting shall have a minimum height of six feet from ground level, and shall be at least two inches in caliper (d.b.h.).

(d) Trees shall not cause any vision impairment to vehicular traffic.

(e) Installation of required landscaping may be deferred for up to six months; provided, that the owner posts with the city a cash deposit or irrevocable letter of credit assigned to the city for an amount equal to 150 percent of the estimated cost of the landscaping materials and installation by a qualified contractor.

(B) Vehicular Access, Internal Circulation and Clear Vision Areas.

(1) Where possible, vehicular access to industrial developments shall be from abutting arterial or collector streets, and shall be shared with adjacent properties to minimize multiple curb cuts. Access to individual lots from T.V. Highway shall be approved by ODOT with secondary access from adjacent collectors or minor local streets where possible. Except in the case of a multi-building complex, direct lot access to an arterial shall not be permitted, unless there is no viable alternative, and direct access to a local street shall only be allowed as permitted by the review body.

(2) The minimum public street width for industrial development shall comply with the standards and design identified in CMC 18.143.040, Street design cross-sections per transportation system plan.

(3) Internal Access. All internal roadways and drives shall be paved and maintained by the owner in accordance with city standards. No entrance or exit shall be located closer than 100 feet to any intersection of a public street, unless there is no reasonable alternative. They shall

have the following minimum pavement width:

(a) Two-way traffic: 24 feet;

(b) One-way traffic: 20 feet.

(4) Internal sidewalks or pathways shall be provided to ensure safe and convenient pedestrian circulation throughout the development.

(5) Clear vision areas shall be provided at all roadway and driveway intersections in accordance with the vision clearance standards set forth in CMC 18.150.070.

(C) Access Streets – Sidewalks – Drainage.

(1) All streets shall be designed in accordance with standards set forth in Chapter 18.143 CMC, Transportation Facilities, the subdivision code and public works standards.

(2) All driveways for new construction shall have minimum pavement width of 24 feet and shall not be more than 45 feet in width at the curb, unless specifically approved by the review body to meet unusual requirements of a particular use.

(3) Cul-de-sacs shall serve no more than four separate uses and shall have a minimum turning radius of 50 feet measured to the front edge of the curb.

(4) Sidewalks and Improvements.

(a) For all new construction, curbs, gutters, and a minimum six-foot-wide sidewalk, with eight feet at a bus stop, shall be provided along the entire lot frontage, and shall meet ADA accessibility standards.

(b) Site design review Type II requests for remodels, alterations and/or additions to an existing building shall require a sidewalk, if one does not exist; the driveway apron and paved driveway shall be constructed to city standards. Commercial sidewalks shall be curb tight, unless otherwise approved by the review body.

(5) Storm drainage shall be managed through a system of underground drainage lines and catch basins, which convey storm water off the site to a public storm system, and shall comply with Clean Water Services (CWS) standards for water quality and quantity.

(D) Lighting Streets. Streets and walkways shall be lighted during the hours of darkness in accordance with public works standards.

(E) Mailboxes. Except for in-fill partitioning, clustered mailboxes shall be provided, consistent with the locational criteria set by the Post Master. They shall be of uniform style.

(F) Screening.

(1) Sight-obscuring screening shall be provided for all garbage and trash collection areas, and for any approved outdoor storage, or parking lots abutting a residential development. Such screening shall be a minimum six feet in height, and shall consist of a wall of brick, stone, or other substantial material; or a densely planted evergreen hedge and chain link fencing. Such screening shall be provided to a height sufficient to block the view of materials stored as viewed from the sidewalk on the opposite side of the street from the screen wall.

(2) The reviewing body may require nonsight-obscuring screening and/or fencing of parking lots abutting property lines, front yards abutting a public street, or other yards abutting a residential development.

(G) Parking and Loading Space.

(1) Off-Street Parking. Parking shall be provided as set forth in Chapter 18.145 CMC.

(2) Paving and Design. Off-street parking and maneuvering areas shall be paved with asphalt or concrete and designed in accordance with the standards of the off-street parking regulations of this title.

(3) Parking Lot Landscaping. There shall be a five-foot landscaped buffer at the perimeter of all parking lot areas. The parking area shall be screened with evergreen plant material maintained at a minimum of 36 inches in height. Parking lots shall be designed and landscaped so as to break up large paved areas with landscaped islands, every 10 parking spaces. [Ord. 810, 2000; Code 2000 § 11.20.77; Ord. 841 Exh. 2, 2003; Ord. 874 Exh. (1)(B), 2006.]

18.55.080 Signs.

Signs within the M-1 zone may be allowed consistent with Chapter 18.175 CMC. [Ord. 810, 2000; Code 2000 § 11.20.78.]

**Chapter 18.95
NATURAL RESOURCES OVERLAY (NRO)**

Sections:

[18.95.010 Purpose.](#)

[18.95.020 Permitted uses.](#)

[18.95.030 Administrative review approval.](#)

[18.95.040 Conditional uses.](#)

[18.95.050 Prohibited uses.](#)

[18.95.060 Resource protection exception process.](#)

18.95.010 Purpose.

(A) The purpose of the natural resources overlay is to protect the significant natural resources identified in the city's natural resources inventory and map. The natural resources overlay shall protect resources and functional values that have been identified by the city and state as providing benefits to the public. The natural resources overlay complies with the direction of the comprehensive plan and State Planning Goal 5.

(B) Natural resources overlay (NRO) is applicable to the resource sites and abutting properties identified in the natural resources inventory and map, the Goal 5 ESEE analysis and to future lands annexed into the city that are identified as or contain Goal 5 resources.

(C) The natural resources overlay shall encourage coordination between city, county, regional, state and federal agencies concerned with natural resources.

(D) Uses shall comply with requirements and regulations of all jurisdictional agencies including but not limited to Oregon Department of Fish and Wildlife, Oregon Department of Forestry, Division of State Lands and Clean Water Services.

(E) All significant natural resources shall be delineated and applicable protection setbacks and requirements shall be determined from Table A in the natural resource protection plan and implemented.

(F) All parcels newly annexed into the city containing Goal 5 natural resources shall receive a NRO designation over the entire parcel. A property owner may subsequently commission a certified wetland/natural resource inventory delineating protected resource boundaries and establishing a new NRO boundary and respective protective setback consistent with Table A (Natural Resource Protection Setbacks) in the city of Cornelius natural resource protection plan, and in conformance with Clean Water Services regulations. [Ord. 837 § 1, 2, 2003; Code 2000 § 11.20.101; Ord. 2016-

011 § 1 (Exh. A), 2016.]

18.95.020 Permitted uses.

The following uses are permitted outright in the natural resources overlay:

- (A) Resource enhancement and restoration activities.
- (B) Land divisions per Chapter 17.05 CMC.
- (C) Removal of nonnative or invasive vegetative species.
- (D) Dedication of rights-of-way.
- (E) Temporary emergency procedures necessary for the protection of property.
- (F) Actions taken by the city to correct or abate a nuisance.
- (G) Approved storm water discharge.
- (H) Existing lawn within the riparian area may be maintained, but not expanded into the resource area.
- (I) Existing utility lines.
- (J) Existing legal nonconforming structures. Replacement of nonconforming structures shall comply with Chapter 18.135 CMC. [Ord. 837 §§ 1, 2, 2003; Code 2000 § 11.20.102.]

18.95.030 Administrative review approval.

The following uses are permitted in the natural resources overlay, subject to a Type I design review approval, including compliance with other natural resource agencies:

- (A) Repair, maintenance and replacement of existing utility lines.
- (B) Fencing.
- (C) Removal of a hazardous tree.
- (D) Maintenance of streambank stabilization and flood control structures.
- (E) ESEE Analysis Findings and Conclusion. The ESEE analysis findings and conclusions identified in the natural resource protection plan provide site specific exceptions to protection measures based on conflicting uses and mitigating consequences of implementation. The sites are specific to the 2002 Natural Resources Inventory and Map. [Ord. 837 §§ 1, 2, 2003; Code 2000 § 11.20.103.]

18.95.040 Conditional uses.

The following uses are permitted in the natural resources overlay, subject to approval of a

conditional use permit, Chapter 18.105 CMC:

- (A) Streets, roads, recreational trails and paths in the riparian area.
- (B) Fill, grading and/or alteration of topography in the riparian area.
- (C) New drainage facilities, utilities and pump stations.
- (D) Water related recreational facilities.
- (E) New construction or expansion of streambank stabilization and flood control structures.
- (F) New development on property with significant natural resources per Chapter 18.110 CMC, Planned Unit Development (PUD) Conditional Use, and CMC [18.95.060](#), Resource protection exception process.
- (G) Resource protection exception process per CMC [18.95.060](#). [Ord. 837 §§ 1, 2, 2003; Code 2000 § 11.20.104.]

18.95.050 Prohibited uses.

- (A) New development on significant natural resource sites and property, except as identified in CMC [18.95.040](#).
- (B) Removal of native trees and vegetation from resource areas. [Ord. 878 § 1 (Exh. A), 2006; Code 2000 § 20.105.]

18.95.060 Resource protection exception process.

When planned development can occur that provides for the protection of the resource and permitted use through increased densities, clustered development or the transfer of development rights, a plan shall be submitted and approved through the administrative review, Type II process. Any associated partition, subdivision or design review applications that are required with the planned development shall be processed as a Type III application and reviewed by the planning commission.

- (A) New residential, commercial and industrial development or substantial redevelopment requests involving deviation of natural resource protection requirements shall be reviewed through the conditional use permit/planned unit development process.
- (B) Transfer of development rights (TDR) may be applied for as a conditional use permit/planned unit development (PUD). Development rights shall only be transferred between residential zones within the city.
- (C) Proportional Increase in Density on an Individual Parcel. Increased density requests shall provide for a development equal or better than required by the base zone.

(1) Residential PUD. If a parcel loses between 10 and 50 percent of its area to natural resource protection setbacks, then the developer may apply for a conditional use permit/planned unit development (PUD).

(a) Meet the required setback and develop to the existing development standards and lot sizes of the underlying zone; or

(b) Meet the required setback and decrease the minimum lot size by 10 to 50 percent. The reduction in lot size, at a maximum shall be equivalent to percentage of the site lost to the natural resource protection setback.

For example: R-7 zone – 5 acre site, loses 1 acre to natural resource protection setback = 20% loss. The applicant may propose a development with lots 20% smaller than the R-7 lot size or $6,534 \times 0.80 = 5,227$ square foot lot size; and

(c) If a parcel loses more than 50 percent of its area to natural resource protection setbacks, then the developer shall only decrease the minimum lot size by a maximum of 50 percent.

For example: R-7 zone – 5 acre site, loses 3 acres to natural resource protection setback = 60% loss. The applicant shall only be permitted a development with lots 50% smaller than the R-7 lot size or $6,534 \times 0.50 = 3,267$ square foot lot size.

(2) Commercial or Industrial PUD. Natural resource protection setbacks may be applied to meet private landscaping requirements. New development or substantial redevelopment of properties where natural resource protection setbacks are required may request approval of a conditional use permit (CUP) and/or a planned unit development (PUD) to permit a 1:1 ratio exchange for square footage of native landscaped protection setback area in lieu of required private on site landscaping.

For example: A proposed industrial development property has 350 feet of street frontage, which requires 5 feet of landscaped area along the frontage or 1,750 square feet of landscaping. The industrial lot also abuts a significant natural resource for 35 lineal feet and is required to provide a 50-foot setback, which equals 1,750 square feet of natural resource protection. The applicant would be able to request the use of the natural resource protection setback area in lieu of the required private landscaping requirement through the conditional use permit process.

[Ord. 878 § 1 (Exh. A), 2006; Code 2000 § 20.106.]

2. ALLOWED AND PROHIBITED USES

The site is comprised of multiple parcels, identified as Washington County Assessor tax map 1N333CA lots 100 and 400 and tax map 1N333DB lots 300, 400, 500, 600, & 700. Additionally, the site includes a public right-of-way (North 7th Court) which has been dedicated to the public but never improved; this land could potentially be vacated by the City of Cornelius if it is demonstrated that the street is unnecessary.

The site's M-1 (General Industrial) zoning allows a wide range of uses including those in the applicant's proposed industry profiles, as detailed in the attachment to Section I.B.5 (though the footprint of Call Center/Business Services would be restricted to ensure that the building and parking areas utilize no more than 25% of the total site area). The proposed industry profiles are consistent with the site's *Industrial* comprehensive plan designation. As described in Section I.B.5, future development of the site would require a pre-application conference and neighborhood meeting, followed by a public hearing at the Cornelius Planning Commission as part of the City's Site Design Review process. Following application submittal, the land use review process may take on the order of 2-4 months to complete depending on the complexity of the proposal and the Planning Commission's agenda availability (by law, the City is allowed 120 days to issue a land use decision and resolve local appeals, with the clock starting when the City deems the application complete). Limited architectural review occurs as part of the Site Design Review to ensure that buildings are compatible with their surroundings. The site is not subject to special design district or design overlay requirements.

It may be necessary to reconfigure property lines and extinguish existing utility easements to accommodate specific development plans. Any proposed property line reconfigurations would require submittal of applications for property line adjustment(s), partition, or subdivision. Property line adjustments and partitions are reviewed by staff, while subdivisions may be decided by staff (Type II process) or the Planning Commission (Type III process) depending on the specific request. It may also be possible to consolidate all land use applications into one proceeding reviewed by the Planning Commission.

A wetlands delineation in 2013 identified 0.91 acres of wetlands at the west end of the property. As noted in Section II.C.5, the Oregon Department of State Lands concurred with the wetlands delineation and the delineation is valid through March 24, 2019. If development is proposed to impact the existing wetlands then the application would be subject to the conditional use permit/planned unit development process which requires a Planning Commission hearing. Additionally, state wetlands permits would be required if the wetlands impacts exceed 50 cubic yards.

Cornelius Municipal Code 18.143.030 specifies that developments generating 200 or more average weekday trips are required to provide a traffic impact analysis. Section II.B.4 includes a traffic impact analysis for the proposed industry profiles and concludes that "it is anticipated there is sufficient capacity to sustain all of the subject land uses." The City Engineer will likely require a project-specific traffic impact study to be submitted with land use applications.

Development of the site is subject to the following standards for the M-1 zone:

- Front setback: 20 feet for buildings, 5 feet for parking areas
- Site setback abutting public streets: 15 feet
- Other side setbacks: 0 feet
- Rear setback: 0 feet
- Maximum building height: 35 feet unless approved by the Planning Commission

There are no identified land use plans or alterations that may affect the site with the exception of potential new regulations that would permit marijuana production and processing facilities as conditional uses.

B. Transportation-Related Considerations

1. ODOT ACCESS

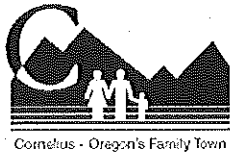
The site does not have street frontage on an ODOT right-of-way so no ODOT access permits would be necessary to serve the development.

2. COUNTY ACCESS

The site does not have street frontage on a Washington County right-of-way so no Washington County access permits would be necessary to serve the development.

3. CITY ACCESS

The site is adjacent to North 4th Avenue, North 10th Avenue, and North Holladay Street, all of which are under City of Cornelius jurisdiction. The attached letter from the City Engineer states that driveways should be at least 100 feet from street intersections and provides an illustration of allowable driveway locations, noting that access points would be reviewed and approved as part of the City's site plan review process. The letter also indicates that a traffic impact study (TIS) may be required depending on trip generation levels for the proposed development, and that mitigation may be necessary depending on the results of the TIS. The trip generation analysis included below in Section II.B.4 indicates that the roadway network has sufficient capacity for development of the site with the industry profiles identified in the Commitment Letter.



CITY OF CORNELIUS

October 20, 2016

Mackenzie
Attention: Brian Varricchione
1515 SE Water Avenue
Suite 100
Portland, OR 97214

Subject: Shovel Ready Report Transportation, Water, Sanitary Sewer, and Stormwater Information for North Holladay Site in Cornelius, Oregon

Dear Brian:

The City of Cornelius provides the following information in accordance with the Site Certification review process for the North Holladay Industrial Park site.

Transportation

- The process for accessing a City of Cornelius right-of-way is as follows:
Access points to public right-of-way are determined during the site plan review and approval process. In this process, the applicant proposes locations for access. These proposed locations are reviewed by the City Engineer and modifications recommended, if needed.
- The standards for accessing a City of Cornelius right-of-way are as follows:
Driveways shall be a minimum of 100-feet back from the right-of-way of an arterial, collector, or industrial street. North 10th Avenue, North 4th Avenue, and Holladay Street are industrial streets.

Driveways to industrial parcels shall be designed to the City's commercial driveway standards. Commercial driveways are generally limited to 30-feet wide.
- A map of functionally appropriate access points on/off site and in/out of the site is attached.
The map is attached and labeled Attachment 1.
- A traffic impact study or traffic impact analysis [will/will not] be required at the time of development. If a traffic impact study/analysis has been performed for this site previously, a copy is attached.
If a use creating significant traffic is proposed for the site, a traffic impact study will likely be required. This study would concentrate on ability of the North 10th Avenue and Holladay Street intersection to handle the additional traffic

generated from the site. If the intersection is likely to fail, mitigation alternatives will need to be evaluated in the study.

No currently relevant traffic studies are available for this area.

- Development on the site [will/will not] potentially depend on highway or public street system improvements.
Site development is not dependent on future system improvements.
- The maximum allowed trips and trigger points for off site transportation improvements (e.g., interchange ramp improvements, signal improvements, etc.) are as follows:
The City has no criteria for allowed trips or trigger points for requiring off-site street improvements. Off site improvements are determined by the traffic study and the proposed use.
- The relevant section of the local Transportation System Plan and associated maps are attached.
The Transportation System Plan (TSP) does not specifically address development of this site. However, all portions of the TSP are relevant to some degree in development of this site. A copy of the plan can be found on the City's website:

[http://www.ci.cornelius.or.us/vertical/sites/%7B74DDA728-822C-4D15-9791-000615642E9D%7D/uploads/Transportation System Plan \(DKS 2005\).pdf](http://www.ci.cornelius.or.us/vertical/sites/%7B74DDA728-822C-4D15-9791-000615642E9D%7D/uploads/Transportation%20System%20Plan%20(DKS%202005).pdf)

- The applicable development code and/or standards are attached.
The City's Public Works Standards can be found at the following web link:

[http://www.ci.cornelius.or.us/vertical/sites/%7B74DDA728-822C-4D15-9791-000615642E9D%7D/uploads/PW Stds 7-20-16.pdf](http://www.ci.cornelius.or.us/vertical/sites/%7B74DDA728-822C-4D15-9791-000615642E9D%7D/uploads/PW%20Std%207-20-16.pdf)

The applicable sections related to transportation improvements can be found in Title 12 (Public Improvements) and Title 18 (Zoning) of the City's development code. These sections can be found at the following web link:

<http://www.codepublishing.com/OR/Cornelius/>

- Any applicable maps, diagrams, etc. are attached.
None
- Documentation of any current and/or anticipated plans that may affect access to the site is attached.
None

Water

- The applicable fee(s) for a water meter on the site is/are:
The water meter and water system development charge (SDC) for the site is based on size of water meter. Meter sizes start at ½" and increase by ½" increments.

As an example, for a 1" meter, the meter cost is \$650 and the SDC is \$23,093. For a 2" meter, the meter cost is \$1,250 and the SDC is \$73,892.
- A pressure regulator [is/is not] required for development on the site.
A PRV is not required for this site.
- Construction of a water main [is/is not] required for the site.
If North 7th Court north of Holladay St. is constructed, an 8" public waterline will be required to be installed in this street. Otherwise, no new public water mains are anticipated with development of this site.
- Any meter for the site will be provided/installed by:
Meters 2" and smaller are provided and installed by the City. Meters larger than 2" are provided and installed by the contractor developing the site. These larger meters and their installation must meet City specifications.
- There [is/is not] an advantage to providing a separate meter for landscaping irrigation on the site.
This is a question for the site architect to answer, not the City.
- The process for installing a water meter is as follows:
The site developer must first receive approval of construction plans for site development. Once plans are approved by the Building Department, and if applicable, the City Engineer, the City will install meters 2" and smaller. Larger meters are installed by the contractor for the site and inspected by the City.
- The storm drain requirements for the site are as follows:
This question seems inappropriate in the water section and is instead answered in the section dealing with stormwater.
- The total water system capacity in Gallons Per Day is:
The City purchases water from the City of Hillsboro. Hillsboro delivers water to Cornelius via a 72" pipeline that runs from the Joint Water Commission Treatment Plan, south of Forest Grove, to Hillsboro.

The amount of water the City of Cornelius can purchase defines the City's system capacity. An upper limit to the amount of water the City of Cornelius can purchase has not been set, so the capacity of the city system is undefined.
- The current average daily use of the system is:
Approximately 1.0 MGD

- The maximum daily use of the system is:
Approximately 1.5 MGD
- If the water service is currently at the site, then the peak flow value available in Gallons Per Day is:
Unknown
- The water line currently in service at or available to the site is _____ in size.
12" public water mains border the site on North 4th Avenue, Holladay Street, and North 10th Avenue.
- The applicable development code and/or standards are attached.
The City's Public Works Standards can be found at the following web link:

http://www.ci.cornelius.or.us/vertical/sites/%7B74DDA728-822C-4D15-9791-000615642E9D%7D/uploads/PW_Stds_7-20-16.pdf

The applicable sections related to transportation improvements can be found in Title 13 (Public Utilities) and Title 18 (Zoning) of the City's development code. These sections can be found at the following web link:

<http://www.codepublishing.com/OR/Cornelius/>

- Any maps, diagrams, or other relevant graphical documentation is attached.
None
- Documentation of any current and/or anticipated plans that may affect development on the site is attached.
None

Sanitary Sewer

- The applicable fee(s) for a sewer connection and/or installation on the site is/are:
The sanitary sewer system development charge (SDC) is based on EDU (equivalent dwelling unit), which is based on a fixture count of the proposed facility. The current SDC for sanitary sewer is \$5,532/EDU.
- An existing sewer connection that could serve the site is located at:
An existing public sanitary sewer exists along Holladay Street and North 4th Avenue. Development on the site can connect to these lines at any point in their runs.
- Construction of a sewer main [is/is not] required for the site.
If N. 7th Court north of Holladay St. is constructed, an 8" public sanitary will be required to be installed in this street. Otherwise, no new public sanitary sewers are anticipated with development of this site.
- The process for installing a sewer line is as follows:

Construction plans for a public sanitary sewer line must be developed by a professional engineer and approved by the City Engineer. Once approved, the applicant must bond for the cost of the line. This bond is released after the line is constructed and accepted by the City.

- The total sanitary system capacity in Gallons Per Day is:
Unknown. However, the system has sufficient capacity to serve this site.
- The current average daily use of the system is:
Unknown
- The maximum daily use of the system is:
 - *Unknown*
- If the sewage service is currently at the site, the peak flow value available in Gallons Per Day is:
Unknown. However, the system has sufficient capacity to serve this site.
- The applicable development code and/or standards are attached.
The City's Public Works Standards can be found at the following web link:

http://www.ci.cornelius.or.us/vertical/sites/%7B74DDA728-822C-4D15-9791-000615642E9D%7D/uploads/PW_Std%7C7-20-16.pdf

Standards that are not in the City's Public Works Standards can be found in the Design and Construction Standards for Sanitary Sewer and Surface Water Management from Clean Water Services. These standards can be found at the following web link:

<http://cleanwaterservices.org/permits-development/design-construction-standards/>

The applicable sections related to sanitary sewer improvements can be found in Title 12 (Public Improvements), Title 13 (Public Utilities), and Title 18 (Zoning) of the City's development code. These sections can be found at the following web link:

<http://www.codepublishing.com/OR/Cornelius/>

- Any maps, diagrams, or other relevant graphical documentation is attached.
None
- Documentation of any current and/or anticipated plans that may affect development on the site is attached.
None

Stormwater

- The applicable fee(s) for stormwater service on the site is/are:
The stormwater system development charge (SDC) is based on the amount of impervious surface on a development site. Every 2,640 sq. ft. of impervious surface equals one EDU (equivalent dwelling unit). The stormwater SDC is then \$1,890/EDU or \$1,890 per 2,640 sq.ft. of impervious surface.
- Existing stormwater facilities that could serve the site are located at:
Storm sewers with adequate capacity to serve the site are located on N. 4th Avenue, Holladay Street, and N. 10th Avenue.
- The storm drain requirements for the site are as follows:
The stormwater requirements for development in Cornelius are determined by the stricter of the requirements of the City's Public Works Standards and Clean Water Services Design and Construction Standards for Sanitary Sewer and Surface Water Management.

The City's Public Works Standards can be found at the following web link:

http://www.ci.cornelius.or.us/vertical/sites/%7B74DDA728-822C-4D15-9791-000615642E9D%7D/uploads/PW_Std%7Cs_7-20-16.pdf

The Clean Water Services Standards can be found at:

<http://cleanwaterservices.org/permits-development/design-construction-standards/>

- Construction of stormwater facilities [is/is not] required for the site.
Treatment and possibly detention of stormwater will be required for any development on the site.

In addition, if N. 7th Court, north of Holladay is constructed, a public storm sewer will need to be constructed along this street.
- The process for constructing the above stormwater facilities is as follows:
Construction plans for a public storm sewer line and all stormwater treatment and detention facilities must be developed by a professional engineer and approved by the City Engineer. Once approved, the applicant must bond for the cost this construction. This bond is released after the line is constructed and accepted by the City.
- The applicable development code and/or standards are attached.
The City's Public Works Standards can be found at the following web link:

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Page 7
Mr. Varricchione
October 20, 2016

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<http://www.codepublishing.com/OR/Cornelius/>

- Any maps, diagrams, or other relevant graphical documentation is attached.
None
- Documentation of any current and/or anticipated plans that may affect development on the site is attached.
None

Please feel free to contact me with any questions.

Sincerely,






Terry Keyes, PE
City Engineer

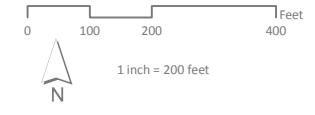
Enclosures

N Holladay Industrial Park

Cornelius, Oregon

LEGEND: Aerial map

-  Davis Family Trust site
-  Tax Lots
-  Cornelius City Boundary
-  Urban Growth Boundary (UGB)



SOURCE DATA: Metro RUS Life Base Data, May 2014
GEOGRAPHIC PROJECTION: NAD 83 HARN, Oregon North Lambert Conformal Conic

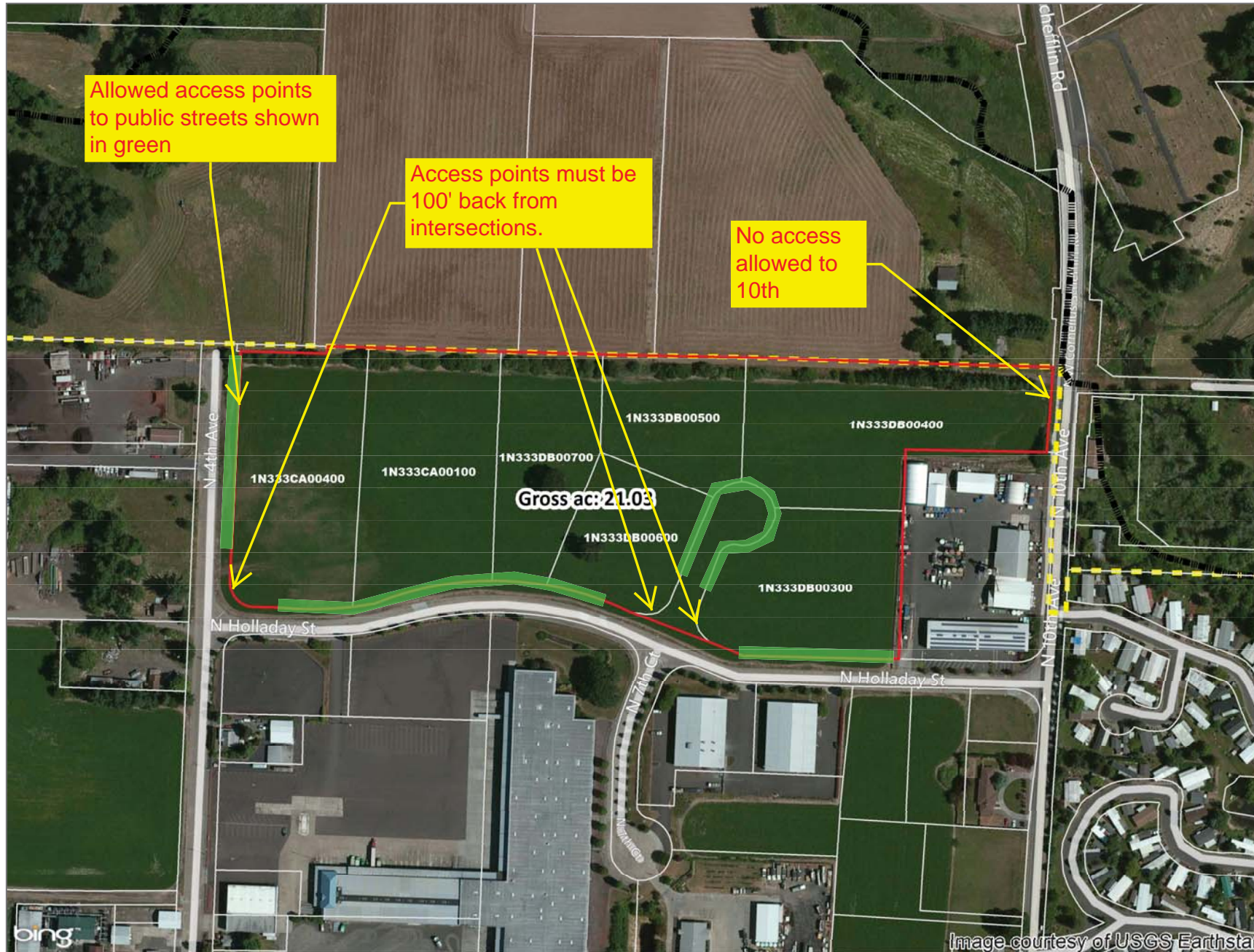
Date: 6/9/2014
Map Created by: GF
File: N.Holladay/NDPark_aerial Project No: 2120391.00



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Image courtesy of USGS Earthstar

4. TRAFFIC/TRIP GENERATION REPORT/ANALYSIS

Introduction

The North Holladay industrial site in the City of Cornelius, Washington County is located north of North Holladay Street between North 4th Avenue and North 10th Avenue. The site is approximately 0.4 miles north of Baseline Street/North Adair Street (Oregon Highway 8).

Oregon Highway 8 is a State Principal Arterial, North Holladay Street is a City Urban Collector, NW 10th Avenue is a City Urban Minor Arterial, and Cornelius Schefflin Road north of North Holladay Street is a County Urban Minor Arterial.

A traffic impact analysis was conducted to determine if the subject land uses would require mitigation. Existing volumes on North 10th Avenue, North Holladay Street, and Tualatin Valley Highway were obtained to determine traffic impacts. A trip distribution using existing traffic data was developed to estimate project trip distribution. The estimated project trip assignment was added to the existing turning movement volumes to determine if adequate capacity will be available on the existing roadways.

Trip Generation

The following industry profiles have been selected by the applicant in the “Commitment for Certification” application as those desired to be site certified:

- Campus Industrial/Electronic and Computer Assembly
- Manufacturing
- Shipping/Storage
- Warehouse/Distribution
- Food Processing
- Call Center/Business Services
- High Tech Manufacturing/Processing
- General Manufacturing

The Institute of Transportation Engineers’ (ITE) *Trip Generation Manual, 9th Edition* was used to estimate the trip generation for the desired land uses listed above. Not every application land use has a corresponding category in the manual; therefore, Table 1 presents the ITE land use categories that were deemed most appropriate for estimating trip generation for the range of uses listed above.

TABLE 1 – APPLICABLE ITE LAND USES	
ITE Land Use Code (LUC)	ITE Land Use Category
110	General Light Industrial
140	Manufacturing
150	Warehousing
152	High-Cube Warehouse/Distribution Center
160	Data Center
715	Single-Tenant Office Building

Cornelius Municipal Code 18.143.030(B) specifies that developments generating over 200 vehicle trips per day will be required to submit a traffic impact analysis (TIA). Oregon Department of Transportation (ODOT) will review any TIA for developments impacting state facilities.

Table 2 indicates whether a traffic study is required for the subject land uses.

TABLE 2 – TRAFFIC STUDY REVIEW REQUIREMENTS							
ITE LUC	ITE Land Use	Size (Acres)	Floor Area Ratio (FAR)	Size (thousand square feet)	Project Daily Trips	ODOT Review Required?	Traffic Study Required?
110	General Light Industrial	21.03	-	-	1,089	Yes	Yes
140	Manufacturing	21.03	-	-	818	Yes	Yes
150	Warehousing	21.03	-	-	1,223	Yes	Yes
152	High-Cube Warehouse/Distribution Center	21.03	0.25	229.02	385	Yes	Yes
160	Data Center	21.03	0.25	229.02	227	Yes	Yes
715	Single-Tenant Office Building	21.03	0.25	229.02	2,668	Yes	Yes

As noted above, all of the subject land uses are anticipated to require a traffic study based on a size of 21.03 acres and a 0.25 FAR where applicable (to provide conservative trip generation estimates, no adjustments have been made to account for on-site wetlands at the west end of the site). It is important to note that the highest trip generator based on square footage and available ITE data is the “Single-Tenant Office Building” land use. Trip generation estimates for this land use are conservative estimates since the City’s zoning code limits office space and associated parking to 25% of the total site area for the subject site and the developed Floor Area Ratio would be lower.

The AM and PM peak hour trip generation estimates for each land use were developed to determine the impact for each land use assumption. The peak hour trip generation estimates are presented in Table 3.

TABLE 3 – PEAK HOUR TRIP GENERATION ESTIMATES			
ITE LUC	ITE Land Use	AM Peak Hour	PM Peak Hour
110	General Light Industrial	158	194
140	Manufacturing	156	176
150	Warehousing	209	191
152	High-Cube Warehouse/Distribution Center	6	27
160	Data Center	21	21
715	Single-Tenant Office Building	412	398

Existing Volumes

Existing (year 2016) volumes were estimated by growth-adjusting historical 2013 turning movement counts (TMCs) obtained from the *North Holiday Industrial Park and Annexation and Zone Change TIA*, dated September 6, 2013. Per the City’s Transportation System Plan (TSP), a 2.4% annual growth over 3 years was applied to the 2013 TMC volumes to obtain 2016 turning movement volumes for the following intersections.

- North Holladay Street/North 10th Avenue
- North Adair Street/North 10th Avenue
- West Baseline Street/North 10th Avenue

A site access on North 4th Avenue is possible, but for the purpose of this traffic impact analysis, all traffic was assumed to access the site via North 10th Avenue as a worst-case analysis based on higher PM peak hour traffic volumes at the North Adair Street and West Baseline Street intersections with North 10th Avenue.

Operational Standards

For those developments that require a traffic impact analysis, sufficient information will be required to demonstrate the level of impact on the roadway network for the proposed development and whether off-site mitigation of impacts would be necessary. The City’s capacity standard is a level of service (LOS) ‘D’ during the weekday PM peak hour. ODOT’s performance standards for Highway 8/Tualatin Valley Highway are a volume-to-capacity ratio (v/c) of 1.1 within the Cornelius Main Street District (10th Avenue to 20th Avenue) and a v/c of 0.99 for Tualatin Valley Highway outside the Main Street District.

Project Distribution

Trip distribution on North 10th Avenue, North Adair Street, and West Baseline Street was estimated based on surrounding land uses and existing 2013 traffic volumes. The following trip distribution was estimated using existing traffic data:

- 15% to/from the north on North 10th Avenue/NW Cornelius Schefflin Road
- 60% from the east on North Adair Street
- 60% to the east on Baseline Street
- 15% from the west on Baseline Street
- 15% to the west on North Adair Street

- 10% to/from the south on South 10th Avenue

Project Impact

The project trip assignment was added to the 2016 PM peak hour volumes to estimate total traffic volumes per land use. Synchro software utilizing the HCM 2000 methodology was used to estimate the post-development operations of the study intersections identified above. A 70-second cycle length was assumed for the North Adair Street/North 10th Avenue and West Baseline Street/North 10th Avenue intersections, per the *Proposed Retail Center – North Adair Street/North 4th Avenue TIA*, dated August 2005. Peak hour factors (PHFs) were set to the Synchro default of 0.92.

TABLE 4 – POST-DEVELOPMENT PM PEAK HOUR INTERSECTION OPERATIONS				
ITE LUC	ITE Land Use	Intersection Operation (v/c-LOS-Delay (in seconds))		
		North Holladay Street/Site Access	North Adair Street/North 10th Avenue	West Baseline Street/North 10th Avenue
110	General Light Industrial	0.33-B-12.5	0.80-B-19.9	0.62-B-14.7
140	Manufacturing	0.25-B-12.3	0.78-C-22.5	0.60-B-14.1
150	Warehousing	0.30-B-12.4	0.79-C-21.8	0.61-B-14.3
152	High-Cube Warehouse/Distribution Center	0.13-B-10.9	0.73-B-18.3	0.59-B-13.8
160	Data Center	0.13-B-10.8	0.73-B-18.2	0.59-B-13.8
715	Single Tenant Office Building	0.61-C-17.5	0.89-C-26.3	0.73-B-18.0

All study area intersections are anticipated to perform at a v/c ratio less than 0.9 and level of service better than 'D'. The "Single-Tenant Office Building" land use resulted in the greatest impact on intersection operations at the three study intersections analyzed. While it is not anticipated this land use will have such an impact on the roadway network that will require mitigation, it is important to note the building size assumed for this land use is a conservative estimate since the City's zoning for the subject site only allows for 25% of the site to be developed with office and associated parking.

Conclusion

Due to the relatively low background traffic volumes in the area, it is anticipated there is sufficient capacity to sustain all of the industry profiles requested in the "Commitment for Certification" letter under existing conditions.

5. RIGHT-OF-WAY/FRONTAGE IMPROVEMENTS

The City's 2005 TSP identified future right-of-way needs for 10th Avenue, assuming a three-lane cross-section. The existing width of North 10th Avenue varies from approximately 40 to 50 feet wide between North Adair Street and North Holladay Street. The City's right-of-way standard for an Arterial is a minimum of 72-feet for a three-lane section. No further right-of-way dedication is anticipated along North 10th Avenue as a result of the property owner's 2015 dedication of right-of-way to provide 94 feet from the centerline (see attachment in Section I.A.2).

North Holladay Street is approximately 40 feet wide between North 4th Avenue and North 10th Avenue. The right-of-way standard for an industrial two-lane Collector is a minimum of 60 feet, including sidewalks and on-street parking on both sides of the road. The existing right-of-way width is 60 feet so no right-of-way dedication is anticipated along North Holladay Street.

North 4th Avenue is approximately 40 feet wide north of North Holladay Street. The right-of-way standard for a local industrial street is not identified in City standards, but may default to the industrial Collector standard applicable on North Holladay Street. The existing right-of-way width is 60 feet so no right-of-way dedication is anticipated along North 4th Avenue.

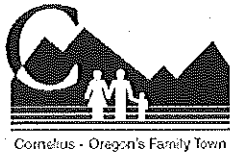
Frontage improvements including new sidewalks will be required on North Holladay Street and North 4th Avenue, per Cornelius Municipal Code 18.43.040. Improvements may also be required on North 10th Avenue if the City requires a three-lane section at that location.

6. DRIVEWAY AND CIRCULATION STANDARDS

- *What are the right-of-ways and easements that provide access to the site?*
 - North Holladay Street and North 4th Avenue are proposed to provide access to the site. There is also an existing unimproved public cul-de-sac (North 7th Court) that could be used as an access point connecting to North Holladay Street or that could potentially be vacated by the City Council.

- *What are the driveway access standards and requirements for the proposed use? Note any limitation on access.*
 - The minimum driveway setback from a collector or arterial street intersection (North Holladay Street/North 10th Avenue and North Holladay Street/North 4th Avenue) is 100-150 feet³ as measured from the right-of-way line of the intersecting street to the throat of the proposed driveway. See attached letter from the City Engineer.
 - No driveway access will be allowed on North 10th Avenue. Direct access to a collector street (North Holladay Street) shall only be considered if there is no alternative way to access the site. Given the shape and width of the site, and based on comments from the City Engineer, it is anticipated that the City will allow driveways on North Holladay Street.

³ Cornelius Public Works Standards 5.03.c specifies 100 feet from collectors or industrial streets, while Cornelius Municipal Code 18.143.050.C specifies 150 feet from collectors.



CITY OF CORNELIUS

October 20, 2016

Mackenzie
Attention: Brian Varricchione
1515 SE Water Avenue
Suite 100
Portland, OR 97214

Subject: Shovel Ready Report Transportation, Water, Sanitary Sewer, and Stormwater Information for North Holladay Site in Cornelius, Oregon

Dear Brian:

The City of Cornelius provides the following information in accordance with the Site Certification review process for the North Holladay Industrial Park site.

Transportation

- The process for accessing a City of Cornelius right-of-way is as follows:
Access points to public right-of-way are determined during the site plan review and approval process. In this process, the applicant proposes locations for access. These proposed locations are reviewed by the City Engineer and modifications recommended, if needed.
- The standards for accessing a City of Cornelius right-of-way are as follows:
Driveways shall be a minimum of 100-feet back from the right-of-way of an arterial, collector, or industrial street. North 10th Avenue, North 4th Avenue, and Holladay Street are industrial streets.

Driveways to industrial parcels shall be designed to the City's commercial driveway standards. Commercial driveways are generally limited to 30-feet wide.
- A map of functionally appropriate access points on/off site and in/out of the site is attached.
The map is attached and labeled Attachment 1.
- A traffic impact study or traffic impact analysis [will/will not] be required at the time of development. If a traffic impact study/analysis has been performed for this site previously, a copy is attached.
If a use creating significant traffic is proposed for the site, a traffic impact study will likely be required. This study would concentrate on ability of the North 10th Avenue and Holladay Street intersection to handle the additional traffic

generated from the site. If the intersection is likely to fail, mitigation alternatives will need to be evaluated in the study.

No currently relevant traffic studies are available for this area.

- Development on the site [will/will not] potentially depend on highway or public street system improvements.

Site development is not dependent on future system improvements.

- The maximum allowed trips and trigger points for off site transportation improvements (e.g., interchange ramp improvements, signal improvements, etc.) are as follows:

The City has no criteria for allowed trips or trigger points for requiring off-site street improvements. Off site improvements are determined by the traffic study and the proposed use.

- The relevant section of the local Transportation System Plan and associated maps are attached.

The Transportation System Plan (TSP) does not specifically address development of this site. However, all portions of the TSP are relevant to some degree in development of this site. A copy of the plan can be found on the City's website:

[http://www.ci.cornelius.or.us/vertical/sites/%7B74DDA728-822C-4D15-9791-000615642E9D%7D/uploads/Transportation System Plan \(DKS 2005\).pdf](http://www.ci.cornelius.or.us/vertical/sites/%7B74DDA728-822C-4D15-9791-000615642E9D%7D/uploads/Transportation%20System%20Plan%20(DKS%202005).pdf)

- The applicable development code and/or standards are attached.

The City's Public Works Standards can be found at the following web link:

[http://www.ci.cornelius.or.us/vertical/sites/%7B74DDA728-822C-4D15-9791-000615642E9D%7D/uploads/PW Stds 7-20-16.pdf](http://www.ci.cornelius.or.us/vertical/sites/%7B74DDA728-822C-4D15-9791-000615642E9D%7D/uploads/PW%20Std%207-20-16.pdf)

The applicable sections related to transportation improvements can be found in Title 12 (Public Improvements) and Title 18 (Zoning) of the City's development code. These sections can be found at the following web link:

<http://www.codepublishing.com/OR/Cornelius/>

- Any applicable maps, diagrams, etc. are attached.

None

- Documentation of any current and/or anticipated plans that may affect access to the site is attached.

None

Water

- The applicable fee(s) for a water meter on the site is/are:
The water meter and water system development charge (SDC) for the site is based on size of water meter. Meter sizes start at ½" and increase by ½" increments.

As an example, for a 1" meter, the meter cost is \$650 and the SDC is \$23,093. For a 2" meter, the meter cost is \$1,250 and the SDC is \$73,892.
- A pressure regulator [is/is not] required for development on the site.
A PRV is not required for this site.
- Construction of a water main [is/is not] required for the site.
If North 7th Court north of Holladay St. is constructed, an 8" public waterline will be required to be installed in this street. Otherwise, no new public water mains are anticipated with development of this site.
- Any meter for the site will be provided/installed by:
Meters 2" and smaller are provided and installed by the City. Meters larger than 2" are provided and installed by the contractor developing the site. These larger meters and their installation must meet City specifications.
- There [is/is not] an advantage to providing a separate meter for landscaping irrigation on the site.
This is a question for the site architect to answer, not the City.
- The process for installing a water meter is as follows:
The site developer must first receive approval of construction plans for site development. Once plans are approved by the Building Department, and if applicable, the City Engineer, the City will install meters 2" and smaller. Larger meters are installed by the contractor for the site and inspected by the City.
- The storm drain requirements for the site are as follows:
This question seems inappropriate in the water section and is instead answered in the section dealing with stormwater.
- The total water system capacity in Gallons Per Day is:
The City purchases water from the City of Hillsboro. Hillsboro delivers water to Cornelius via a 72" pipeline that runs from the Joint Water Commission Treatment Plan, south of Forest Grove, to Hillsboro.

The amount of water the City of Cornelius can purchase defines the City's system capacity. An upper limit to the amount of water the City of Cornelius can purchase has not been set, so the capacity of the city system is undefined.
- The current average daily use of the system is:
Approximately 1.0 MGD

- The maximum daily use of the system is:
Approximately 1.5 MGD
- If the water service is currently at the site, then the peak flow value available in Gallons Per Day is:
Unknown
- The water line currently in service at or available to the site is _____ in size.
12" public water mains border the site on North 4th Avenue, Holladay Street, and North 10th Avenue.
- The applicable development code and/or standards are attached.
The City's Public Works Standards can be found at the following web link:

http://www.ci.cornelius.or.us/vertical/sites/%7B74DDA728-822C-4D15-9791-000615642E9D%7D/uploads/PW_Stds_7-20-16.pdf

The applicable sections related to transportation improvements can be found in Title 13 (Public Utilities) and Title 18 (Zoning) of the City's development code. These sections can be found at the following web link:

<http://www.codepublishing.com/OR/Cornelius/>

- Any maps, diagrams, or other relevant graphical documentation is attached.
None
- Documentation of any current and/or anticipated plans that may affect development on the site is attached.
None

Sanitary Sewer

- The applicable fee(s) for a sewer connection and/or installation on the site is/are:
The sanitary sewer system development charge (SDC) is based on EDU (equivalent dwelling unit), which is based on a fixture count of the proposed facility. The current SDC for sanitary sewer is \$5,532/EDU.
- An existing sewer connection that could serve the site is located at:
An existing public sanitary sewer exists along Holladay Street and North 4th Avenue. Development on the site can connect to these lines at any point in their runs.
- Construction of a sewer main [is/is not] required for the site.
If N. 7th Court north of Holladay St. is constructed, an 8" public sanitary will be required to be installed in this street. Otherwise, no new public sanitary sewers are anticipated with development of this site.
- The process for installing a sewer line is as follows:

Construction plans for a public sanitary sewer line must be developed by a professional engineer and approved by the City Engineer. Once approved, the applicant must bond for the cost of the line. This bond is released after the line is constructed and accepted by the City.

- The total sanitary system capacity in Gallons Per Day is:
Unknown. However, the system has sufficient capacity to serve this site.
- The current average daily use of the system is:
Unknown
- The maximum daily use of the system is:
 - *Unknown*
- If the sewage service is currently at the site, the peak flow value available in Gallons Per Day is:
Unknown. However, the system has sufficient capacity to serve this site.
- The applicable development code and/or standards are attached.
The City's Public Works Standards can be found at the following web link:

http://www.ci.cornelius.or.us/vertical/sites/%7B74DDA728-822C-4D15-9791-000615642E9D%7D/uploads/PW_Std%7C7-20-16.pdf

Standards that are not in the City's Public Works Standards can be found in the Design and Construction Standards for Sanitary Sewer and Surface Water Management from Clean Water Services. These standards can be found at the following web link:

<http://cleanwaterservices.org/permits-development/design-construction-standards/>

The applicable sections related to sanitary sewer improvements can be found in Title 12 (Public Improvements), Title 13 (Public Utilities), and Title 18 (Zoning) of the City's development code. These sections can be found at the following web link:

<http://www.codepublishing.com/OR/Cornelius/>

- Any maps, diagrams, or other relevant graphical documentation is attached.
None
- Documentation of any current and/or anticipated plans that may affect development on the site is attached.
None

Stormwater

- The applicable fee(s) for stormwater service on the site is/are:
The stormwater system development charge (SDC) is based on the amount of impervious surface on a development site. Every 2,640 sq. ft. of impervious surface equals one EDU (equivalent dwelling unit). The stormwater SDC is then \$1,890/EDU or \$1,890 per 2,640 sq.ft. of impervious surface.
- Existing stormwater facilities that could serve the site are located at:
Storm sewers with adequate capacity to serve the site are located on N. 4th Avenue, Holladay Street, and N. 10th Avenue.
- The storm drain requirements for the site are as follows:
The stormwater requirements for development in Cornelius are determined by the stricter of the requirements of the City's Public Works Standards and Clean Water Services Design and Construction Standards for Sanitary Sewer and Surface Water Management.

The City's Public Works Standards can be found at the following web link:

http://www.ci.cornelius.or.us/vertical/sites/%7B74DDA728-822C-4D15-9791-000615642E9D%7D/uploads/PW_Std%7Cs_7-20-16.pdf

The Clean Water Services Standards can be found at:

<http://cleanwaterservices.org/permits-development/design-construction-standards/>

- Construction of stormwater facilities [is/is not] required for the site.
Treatment and possibly detention of stormwater will be required for any development on the site.

In addition, if N. 7th Court, north of Holladay is constructed, a public storm sewer will need to be constructed along this street.
- The process for constructing the above stormwater facilities is as follows:
Construction plans for a public storm sewer line and all stormwater treatment and detention facilities must be developed by a professional engineer and approved by the City Engineer. Once approved, the applicant must bond for the cost this construction. This bond is released after the line is constructed and accepted by the City.
- The applicable development code and/or standards are attached.
The City's Public Works Standards can be found at the following web link:

http://www.ci.cornelius.or.us/vertical/sites/%7B74DDA728-822C-4D15-9791-000615642E9D%7D/uploads/PW_Std%7Cs_7-20-16.pdf

Page 7
Mr. Varricchione
October 20, 2016

Standards that are not in the City's Public Works Standards can be found in the Design and Construction Standards for Sanitary Sewer and Surface Water Management from Clean Water Services. These standards can be found at the following web link:

<http://cleanwaterservices.org/permits-development/design-construction-standards/>

The applicable sections related to sanitary sewer improvements can be found in Title 12 (Public Improvements), Title 13 (Public Utilities), and Title 18 (Zoning) of the City's development code. These sections can be found at the following web link:

<http://www.codepublishing.com/OR/Cornelius/>

- Any maps, diagrams, or other relevant graphical documentation is attached.
None
- Documentation of any current and/or anticipated plans that may affect development on the site is attached.
None

Please feel free to contact me with any questions.

Sincerely,






Terry Keyes, PE
City Engineer

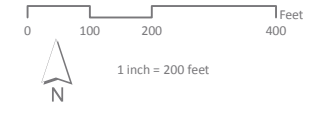
Enclosures

N Holladay Industrial Park

Cornelius, Oregon

LEGEND: Aerial map

-  Davis Family Trust site
-  Tax Lots
-  Cornelius City Boundary
-  Urban Growth Boundary (UGB)



SOURCE DATA: Metro RUS Life Base Data, May 2014
GEOGRAPHIC PROJECTION: NAD 83 HARN, Oregon North Lambert Conformal Conic
Date: 6/9/2014
Map Created by: GF
File: N.Holladay/NDPark_aerial
Project No: 2120391.00



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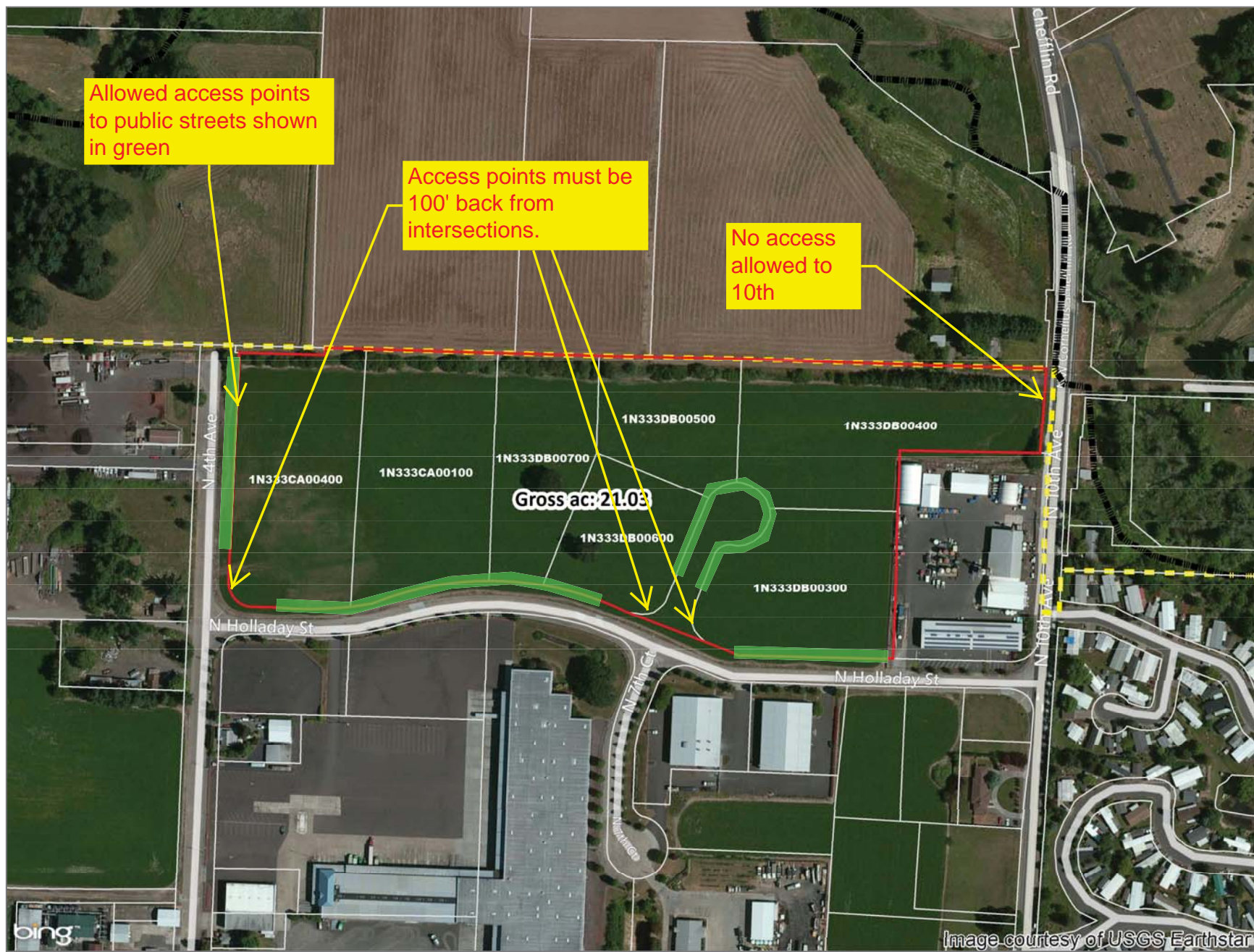


Image courtesy of USGS Earthstar

7. FREIGHT RAIL SERVICE

The applicant has proposed the following industry profiles for this site:

- Campus Industrial/Electronic and Computer Assembly
- Manufacturing
- Shipping/Storage
- Warehouse/Distribution
- Food Processing
- Call Center/Business Services
- High Tech Manufacturing/Processing
- General Manufacturing





The site does not have direct rail access or an existing rail spur but there are two rail lines within a half mile. According to the TSP, both lines are operated by Portland & Western Railroad. One rail line is approximately 1,000 feet south of the site, north of Davis Street, while the second rail line is approximately 0.5 miles south of the site adjacent to Tualatin Valley Highway/West Baseline Street (Oregon Highway 8). Both lines run east-west through the City of Cornelius. See attached map.

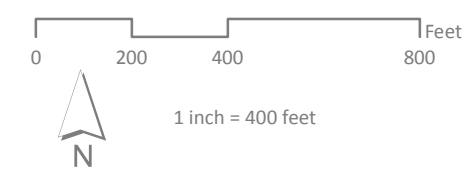
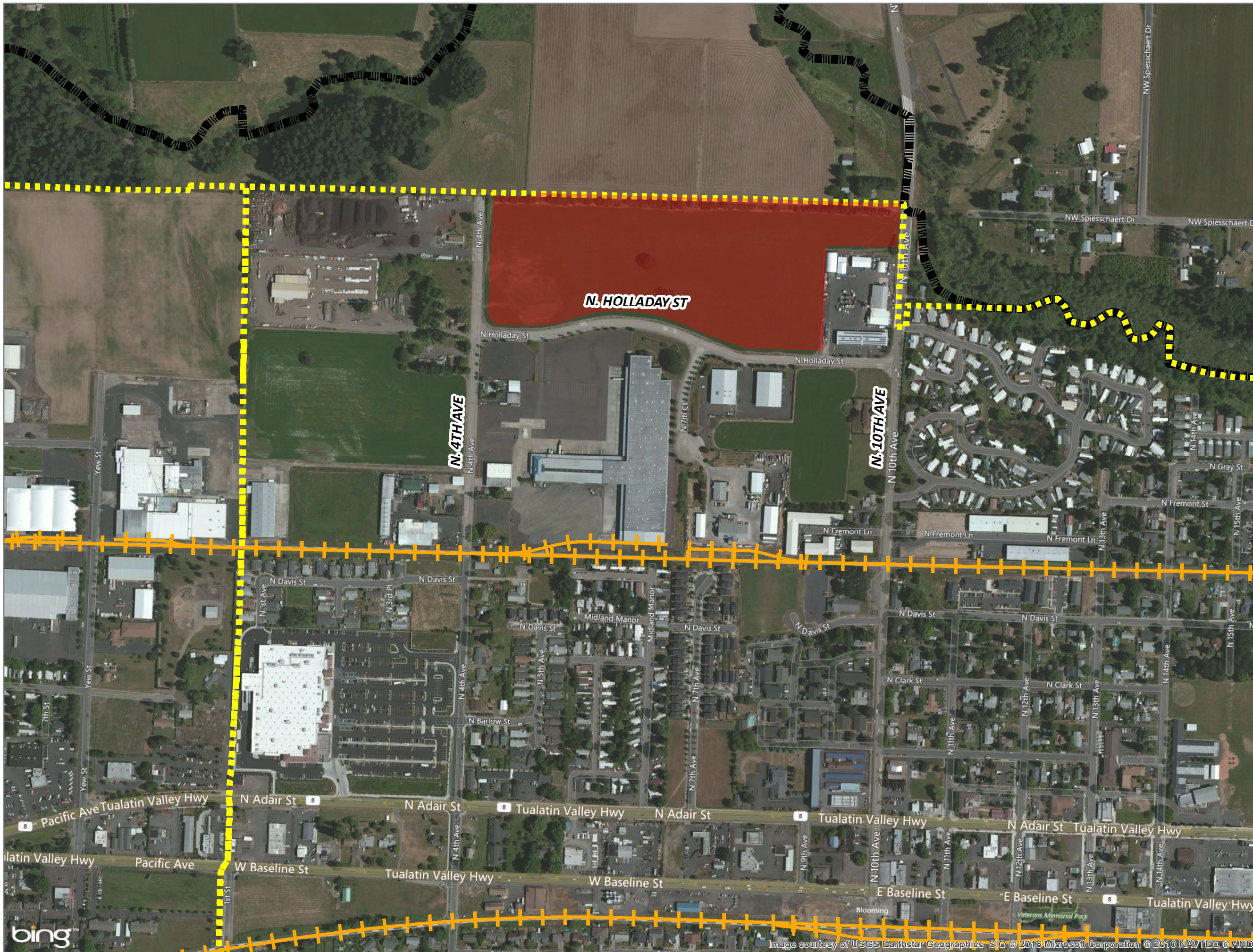
According to the Business Oregon Industrial Development Competitive Matrix, most of these industry profiles prefer railroad access, meaning that rail access would increase the feasibility of site development. However, rail access is not identified as a competitive or required factor for any of the proposed industry profiles.

N Holladay Industrial Park

Cornelius, Oregon

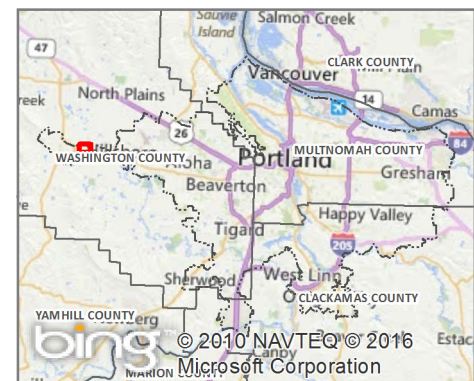
LEGEND: Railroad Access

-  Davis Family Trust site
-  Cornelius City Boundary
-  Urban Growth Boundary (UGB)
-  Railroads



SOURCE DATA: Metro RUS Lite Base Data, May 2014
GEOGRAPHIC PROJECTION: NAD 83 HARN, Oregon North Lambert Conformal Conic

Date: 10/5/2016
Map Created By: BJV
File: N.HolladayINDPark_aerial_Railroads
Project No: 2120391.00



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C. Environmental Considerations

1. STORMWATER MANAGEMENT

Storm drainage service at the North Holladay site is provided by the City of Cornelius. According to City utility maps, the eastern portion of North Holladay Street contains 24-inch and 30-inch storm lines, which connect to a 24-inch line flowing north in North 10th Avenue. The western portion of North Holladay Street contains 12-inch and 18-inch storm lines, which connect to a 30-inch line flowing north in North 4th Avenue and ultimately discharging to Council Creek approximately 600 feet from the northwest corner of the site.

Stormwater treatment would be required as part of the stormwater management design for the site. Additionally, stormwater detention may be required if the City or Clean Water Services identifies downstream deficiencies, in which case development would be required to manage the on-site runoff to ensure the post-development runoff rates do not exceed pre-development runoff rates for the 2, 10, and 25-year 24-hour storm events.

Given the size of the nearby storm lines, industrial development at the site is not anticipated to encounter stormwater constraints that would negatively impact development timeframes. Based on the information provided, the storm drainage system is available to the site and has available capacity or can be upgraded to accommodate the selected industrial profiles. Further details are provided in the attached letter from the City Engineer, located in Section II.D.3 (*Stormwater Service*).

2. ENVIRONMENTAL CONTAMINATION/HAZARDOUS MATERIALS

Apex Companies, LLC (Apex) completed a Phase I Environmental Site Assessment (ESA) in 2014 and found the site to be in agricultural use. Apex conducted a site visit, made historical inquiries, and compiled environmental interviews and questionnaires to gather information. While Apex found no evidence of recognized environmental conditions in connection with the property, it did observe that the site may have residue in the soil from herbicides and pesticides used on site.

The Oregon Department of Environmental Quality (DEQ) has reviewed the Phase I ESA and has indicated that it cannot issue a “No Further Action” (NFA) determination until additional data is collected to demonstrate that there are no significant health or environmental risks. DEQ recommends that additional soil sampling (and possibly cleanup) be performed for the site to provide data to support an NFA determination. DEQ has provided a letter indicating a schedule which would enable this process to complete within 180 days.

See attached ESA executive summary and DEQ response letter for more detail.

PHASE I ENVIRONMENTAL SITE ASSESSMENT

**North Holladay Industrial Park
Northeast Corner of North 4th Avenue and North Holladay Street
Cornelius, Oregon**

June 12, 2014

Prepared for:

City of Cornelius
Community Development
1300 S Kodiak Circle
Cornelius, Oregon 97113

Prepared by:



Apex Companies, LLC
3015 SW First Avenue
Portland, Oregon

Apex Job No: 320002138-00.001

EXECUTIVE SUMMARY

Apex Companies, LLC (Apex) performed a Phase I environmental site assessment (Phase I ESA) of the North Holladay Industrial Park property, located at the northeast corner of the intersection of North 4th Avenue and North Holladay Street in Cornelius, Oregon (Subject Property), in general conformance with the scope and limitations of ASTM Standard E1527-13. This Phase I ESA was prepared on behalf of the City of Cornelius ("Client" or the "User").

The Subject Property consists of seven tax lots, totaling 20.32 acres, and is located on the northern edge of the City of Cornelius in a mixed industrial/rural area. The Subject Property is bordered to the north by agricultural fields. A Wilco Farm Store, an agricultural supplier, and North 10th Avenue are present to the east. North Holladay Street, followed by Eagle Precision Sheet Metal, RDF&P Distribution, Fabrication, and Powder Coating, and Papa's Toys Car Collection are present south of the Subject Property. North 4th Avenue, followed by Northwest Environmental and Recycling and a residence, are present to the west. The Subject Property is currently used for agricultural purposes, specifically the farming of field crops (currently orchard grass). Public sewer and water services are available at the Subject Property.

Based on a review of historical photographs, the Subject Property has been developed agriculturally since at least 1951 and the site has been in constant agricultural use since that time. Surrounding properties have also been historically used for agriculture. The current location of the Wilco store (adjacent to the Subject Property on the east) and Northwest Environmental and Recycling (adjacent to Subject Property on the west) were developed commercially by 1963. Holladay Street was developed by 1994, and the buildings currently present on the south side of Holladay Street were present in their current configuration by approximately 2005.

No specific information about historical agricultural practices at the Subject Property is available; however, herbicides and pesticides may have been used for agricultural activities. It is possible that residual pesticides and herbicides remain in soil at the subject property. Historical agricultural use of the property is not considered a recognized environmental condition (REC) because: (1) concentrations of pesticides and herbicides in soil are expected to be generally low if they were applied according to the manufacturer's instructions; and (2) assuming the Subject Property is developed for commercial/industrial purposes, the presence of herbicides and pesticides, if any, would not likely elicit an enforcement action if brought to the attention of regulatory authorities. In the event that the Subject Property was used for residential purposes, assessment of pesticides and herbicides is recommended.

In summary, this assessment has revealed no RECs in connection with the Subject Property.



Oregon

Kate Brown, Governor

Department of Environmental Quality

Northwest Region

700 NE Multnomah St, Suite 600

Portland, OR 97232

(503) 229-5263

FAX (503) 229-6945

TTY 711

October 24, 2016

Sierra Gardiner
Oregon Business Development Dept.
775 Summer St. NE, Suite 200
Salem, OR 97301-1280

Re: Industrial Lands Review, ECSI# 6145
North Holladay Industrial Park

Dear Ms. Gardiner:

Based on your request, the Oregon Department of Environmental Quality (DEQ) has reviewed environmental conditions on the North Holiday Industrial Park tax lots 1N333CA00100, 1N333CA00400, 1N333DB00300, 1N333DB00400, 1N333DB00500, 1N333DB00600, and 1N333DB00700. This review is limited to the developable area within the above tax lots (also shown in Figure 1), of approximately 21 acres near Cornelius.

DEQ's review was designed to assist the Oregon Business Development Department (OBDD)¹ in the Industrial Lands Site Certification process for the property. The objective of the review is to determine site status and any additional work needed in DEQ's Cleanup Program to satisfy Certification criteria. DEQ's review was limited to the June 12, 2014 Phase I Environmental Site Assessment prepared by Apex on behalf of their client, City of Cornelius. Apex found no "[recognized environmental conditions](#)" (RECs²) on the property.

The subject property has been in consistent agricultural production since at least 1951. No specific information about historical agricultural practices at the Subject Property is available; however, herbicides and pesticides may have been used for agricultural activities. It is possible that residual pesticides and herbicides remain in soil at the subject property.

DEQ issues *No Further Action* (NFA) determinations for sites where analytical data confirms that any RECs identified during Phase I reviews have been addressed or otherwise pose no significant risks to human health or the environment. DEQ cannot issue an NFA for the North Holiday Industrial Park at this time and recommends completing the following action to provide the basis for a future DEQ NFA decision.

- Perform an onsite soil investigation following DEQ's *Guidance for Evaluating Residual Pesticides on Lands formerly Used for Agricultural Production*. Please use the Commercial/Industrial redevelopment sampling scheme within the guidance.

¹ DEQ's review was performed consistent with the OBDD and DEQ Interagency Agreement for Technical Consultation effective November 18, 2010 and amended in April 2014. The purpose of this agreement is to facilitate DEQ review of environmental site assessments submitted to OBDD in conjunction with Industrial Lands Certification projects.

² Recognized Environmental Condition, or REC, is a term used to identify potential environmental liability within the context of a Phase I Environmental Site Assessment. ASTM (The American Society for Testing and Materials) defines a REC in its E1527-13 standard as "the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions."

Based on DEQ's current understanding of the property, additional investigative work (and cleanup, if needed) can be incorporated into future redevelopment plans to address site concerns and receive a DEQ NFA within 180 days (consistent with Industrial Lands Tier 1/Shovel Ready Certification), following the schedule below. The site owner's hiring an environmental consultant as early as possible before the 180-day "clock" starts will increase the likelihood of meeting the schedule.

Day 1: Owner's consultant provides a detailed schedule of when actions will be performed and when deliverables will be submitted to DEQ. This should include a schedule for contingencies that may apply – noting the action as 'if applicable'. Deliverables include a sampling work plan and soil characterization report.

Day 15: DEQ provides its response schedule, with deliverables or updated decision points.

Day 45: Environmental contractor incorporates DEQ comments and submits final work plan for DEQ approval.

Day 55: DEQ approves work plan.

Day 65: Environmental contractor implements work plan.

Day 95: Environmental contractor submits draft soil characterization report and any additional contingency recommendations to DEQ for review and comment.

Day 115: DEQ completes review and provides comments on characterization report.

Day 130: Environmental contractor incorporates DEQ comments and submits final soil characterization report for DEQ or finalize contingency measures.

Day 180 (or before): DEQ completes NFA, notifying both OBDD and site owner.

Please understand that if new environmental information becomes available prior to or during the completion of remaining items, an NFA may not be possible within the Certification timeframe.

Also note that DEQ oversight of future work will require a Voluntary Agreement to cover our costs leading to the NFA. At your request, DEQ can provide an estimate of oversight costs before follow-up work begins. When the project resumes, contact DEQ's Cleanup Program Representative at 503-229-5369 and indicate the project is for Industrial Lands Certification for direct DEQ staff assignment.

Please contact me with any questions, at 503-229-5040 or miller.sarah@deq.state.or.us

Sincerely,



Sarah Miller
NW Region Cleanup Section

Cc: Rob Drake, City of Cornelius
Brian Varricchione, McKenzie
Cheryl Grabham, DEQ Regional Solutions Team (*electronic only*)
Kevin Parrett, DEQ Region Cleanup Manager (*electronic only*)

Enc: Figure 1

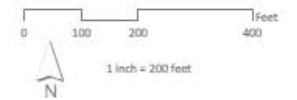


N Holladay Industrial Park

Cornelius, Oregon

LEGEND: Aerial map

- Davis Family Trust site
- Tax Lots
- Cornelius City Boundary
- Urban Growth Boundary (UGB)



SOURCE DATA:
 Map: 100 276 New Data, May 2018
GEOGRAPHIC PROJECTION:
 NAD 83 HARN Oregon North
 Lambert Conformal Conic

Date: 6/20/2018 Map Created By: GP
 File: N.Holladay/NDP/Parcel.mxd Project No.: 222891212



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Figure 1. N Holladay Industrial Park

3. CULTURAL PROTECTIONS AND ARCHAEOLOGICAL RESOURCES

SHPO has reviewed the Site Certification application. No previous surveys have been completed near the proposed project area, and the site is in a general area known to have a high probability for possessing archaeological sites and/or buried human remains. SHPO recommends extreme caution during ground-disturbing activities. If archeological objects or sites are discovered during construction, construction activities would need to cease until the findings can be reviewed by a professional archeologist.

The appropriate Indian tribes and federal agency (if needed) should be consulted to ensure compliance with applicable laws and archeological protections. The attached SHPO response letter provides additional information. The letter did not identify specific issues that may hinder development of the site within 180 days.



Oregon

Kate Brown, Governor

Parks and Recreation Department

State Historic Preservation Office

725 Summer St NE Ste C

Salem, OR 97301-1266

Phone (503) 986-0690

Fax (503) 986-0793

www.oregonheritage.org



October 24, 2016

Mr. Brian Varricchione
Mackenzie
River East Center
1515 SE Water Ave, Ste 100
Portland, OR 97214

RE: SHPO Case No. 14-0848
North Holladay Industrial Park (Davis Property)
DOE industrial site decision
1N 3W 33, Cornelius, Washington County

Dear Mr. Varricchione:

Our office recently received a request to review your application for the project referenced above. In checking our statewide archaeological database, it appears that there have been no previous surveys completed near the proposed project area. However, the project area lies within an area generally perceived to have a high probability for possessing archaeological sites and/or buried human remains. In the absence of sufficient knowledge to predict the location of cultural resources within the project area, extreme caution is recommended during project related ground disturbing activities. Under state law (ORS 358.905 and ORS 97.74) archaeological sites, objects and human remains are protected on both state public and private lands in Oregon. As noted in your draft Inadvertent Discovery Plan (IDP) if archaeological objects or sites are discovered during construction, all activities should cease immediately until a professional archaeologist can evaluate the discovery. Please be sure to modify the proposed plan with the specific project name and details so that the plan is useful. As is, it is only a template and will not assist construction personnel if anything is found during project construction. If you have not already done so, be sure to consult with all appropriate Indian tribes regarding your proposed project. If the project has a federal nexus (i.e., federal funding, permitting, or oversight) please coordinate with the appropriate lead federal agency representative regarding compliance with Section 106 of the National Historic Preservation Act (NHPA). If you have any questions about the above comments or would like additional information, please feel free to contact our office at your convenience. In order to help us track your project accurately, please reference the SHPO case number above in all correspondence.

Sincerely,

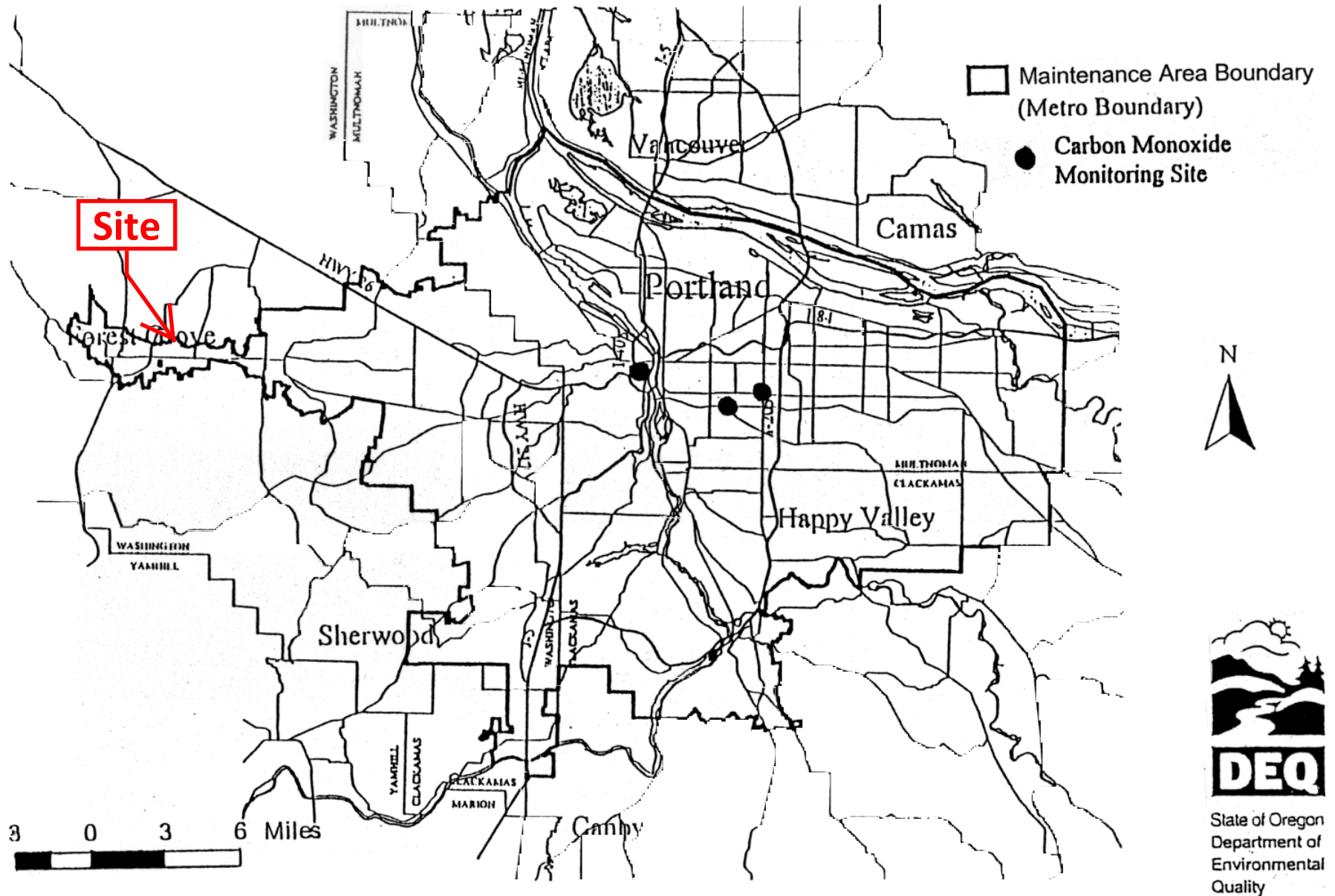
Dennis Griffin, Ph.D., RPA
State Archaeologist
(503) 986-0674
dennis.griffin@oregon.gov

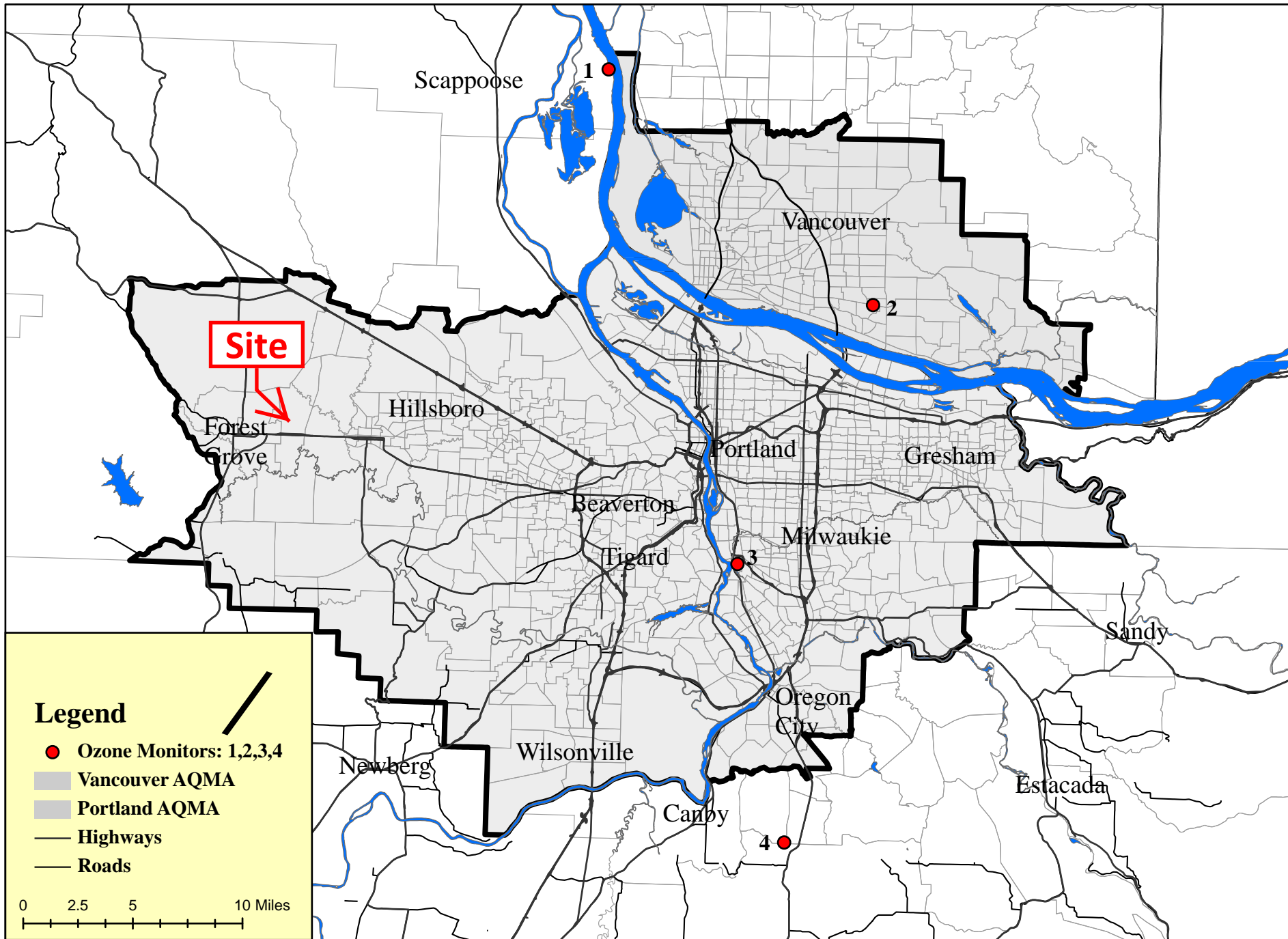


4. AIR QUALITY REGULATIONS

As illustrated in the attached maps, Oregon DEQ data indicate that there are two air quality nonattainment areas in the state, one at Klamath Falls and one at Oakridge. Additionally, there are eight air quality maintenance areas, including the Portland maintenance area for carbon monoxide and ozone in which the North Holladay site is located. Additionally, DEQ has measured high particulate matter levels in Washington County. Some industry profiles may be subject to air quality restrictions due to regulations associated with DEQ's New Source Review Program.

Appendix D9-1 Portland Area Carbon Monoxide Monitoring Network





5. WETLANDS AND WATERWAYS

The July 9, 2013 wetlands report prepared by Pacific Habitat Services (*A Wetland Delineation for the North Holladay Industrial Park Project in Cornelius, Oregon*) identified 0.91 acres of wetlands at the west end of the property. No specific development plans have been prepared for the site, so it is unknown whether development would impact the existing wetlands or require state wetlands permits.

Oregon Department of State Lands (DSL) provided the attached letter confirming that DSL had previously concurred with the wetlands delineation for this site, valid through March 24, 2019. The wetland delineation identified 0.91 acres of wetlands on site. DSL indicated that alterations within the wetlands over 50 cubic yards would require a Removal-Fill Permit from DSL but smaller alterations would not require the permit. If proposed development activities require a Removal-Fill Permit then DSL is required by statute to issue a decision within 90 days of determining that an application is complete. Therefore, DSL concludes that the site can be developed within 180 days (barring no comments during the public review period that lead to permit delays).

Due to the presence of wetlands, the westernmost parcel (tax lot 1N333CA00400) is subject to the City's Natural Resource Overlay; industrial development on this parcel is prohibited unless the City grants a resource protection exception.



Oregon

Kate Brown, Governor

Department of State Lands

775 Summer Street NE, Suite 100

Salem, OR 97301-1279

(503) 986-5200

FAX (503) 378-4844

www.oregon.gov/dsl

State Land Board

October 17, 2016

Kate Brown
Governor

LWD600
Mackenzie
Attention: Brian Varricchione
1515 SE Water Ave, Suite 100
Portland, OR 97214

Jeanne P. Atkins
Secretary of State

Ted Wheeler
State Treasurer

Re: Shovel Ready Certification Report Concurrence Response
Department of State Lands, Aquatic Resource Management: North Holladay Site

Dear Brian:

DSL has received the request to provide concurrence to the documentation provided in the Shovel Ready Certification Report for the North Holladay Site in Cornelius. For this site, DSL provides concurrence that the site can be developed within 180 days with the following understandings:

- DSL has concurred with wetland delineation #WD2013-0348 that includes the subject site. Within the identified site (see attached maps), two wetlands totaling 0.91 acres are identified. The delineation remains valid until March 24, 2019.
- Ground alteration in excess of 50 cubic yards within the delineated wetland areas will require a Removal-Fill Permit from DSL. We have not received an application, nor issued any removal-fill permits, for the subject site.
- If the site is developed in a manner that avoids the delineated wetlands entirely or minimizes alteration to less than 50 cubic yards, then no removal-fill permit is required.
- If a permit is required, then by statute, DSL is obligated to make a removal-fill permit decision within 90 days of determining the application to be complete.

Assuming that an applicant for this site submits a complete application (as defined by administrative rule), and assuming there are no substantive comments received during the application public review period that would significantly delay permit processing, then DSL concludes that the site can be developed within 180 days.

Please contact me for more information regarding DSL's response to Shovel Ready Certification Report regarding the North Holladay Site.

Sincerely,



Lori Warner-Dickason
Northern Field Operations Manager
Aquatic Resources Management

Attachments


Cc: Melinda Butterfield, DSL


N Holladay Industrial Park

Cornelius, Oregon

LEGEND: Aerial map

 Davis Family Trust site

 Tax Lots

 Cornelius City Boundary

 Urban Growth Boundary (UGB)



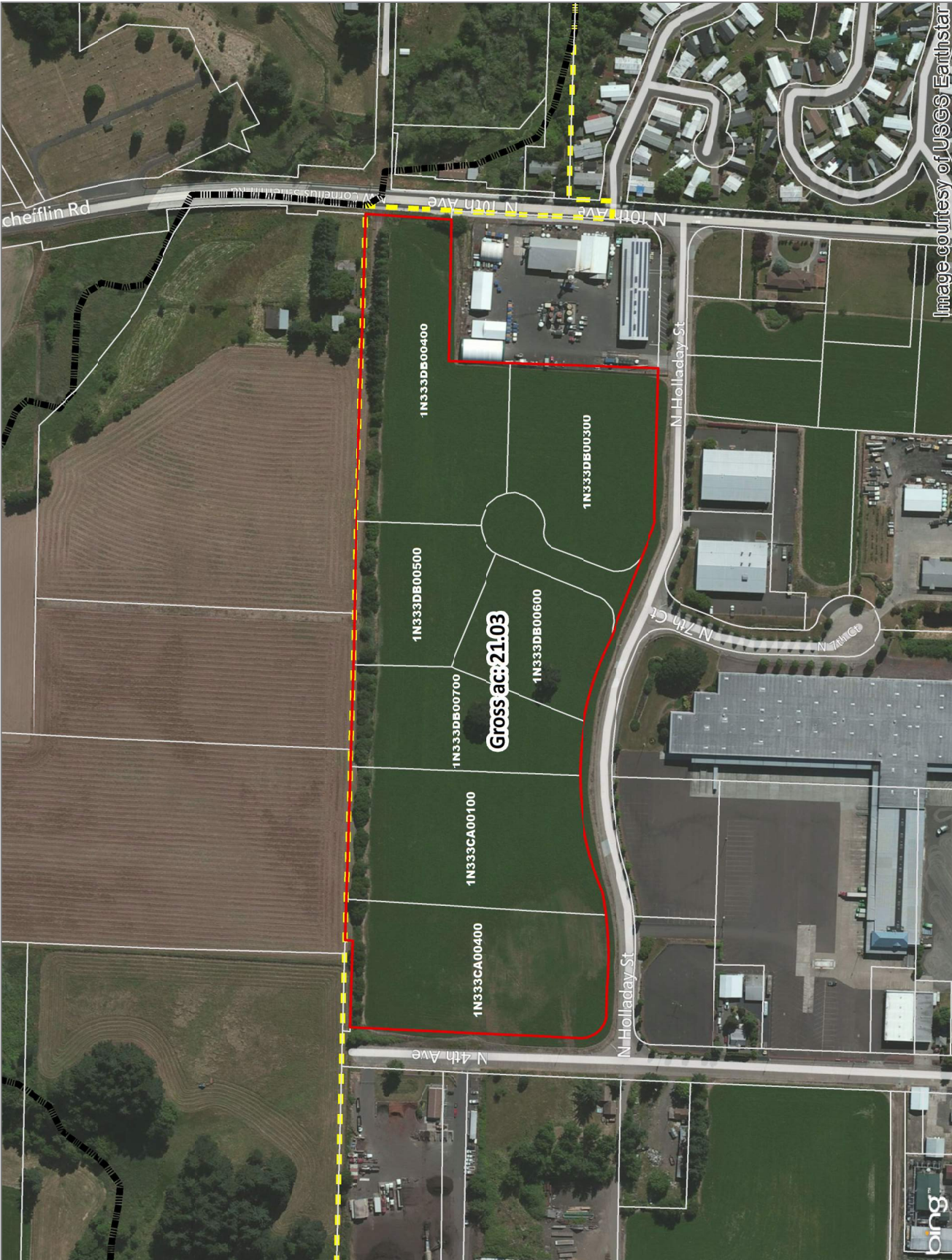
ESRI SOURCE PROJECTIONS:
NAD 83 HARN, Oregon North
Lambert Conformal Conic
May 2014

Date: 6/9/2014 Map Overlay: G
File: N Holladay Industrial Park



MACKENZIE:

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North
Holladay
Site

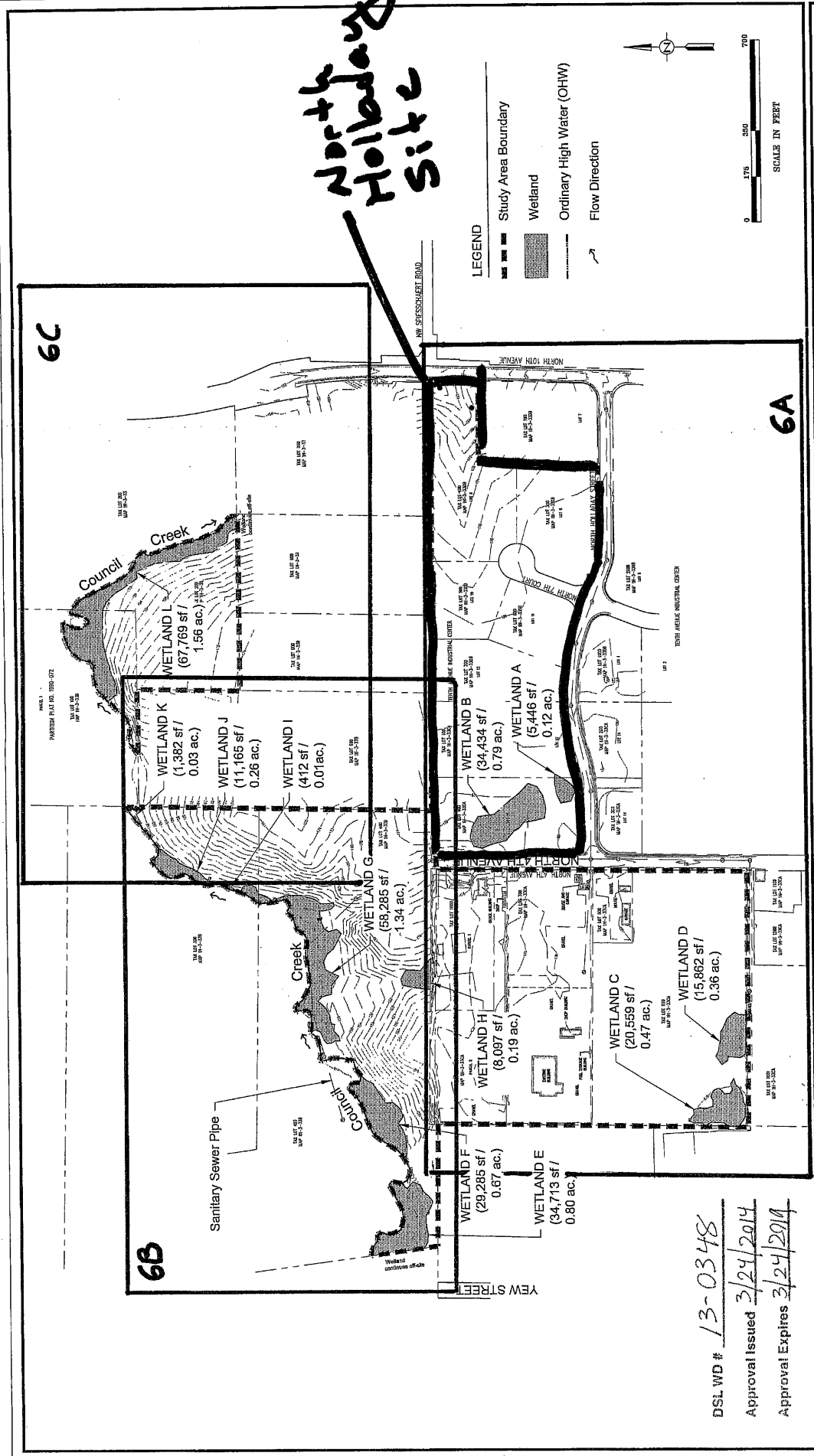


FIGURE
6

Wetland Delineation Overall Study Area
North Holladay Industrial Park
Index Map W#13-0348

DSL WD # 13-0348
Approval Issued 3/24/2014
Approval Expires 3/24/2019

Survey provided by Northwest Surveying.
Survey accuracy is sub-centimeter.



Date: 11/17/18
NW: NGVD 24

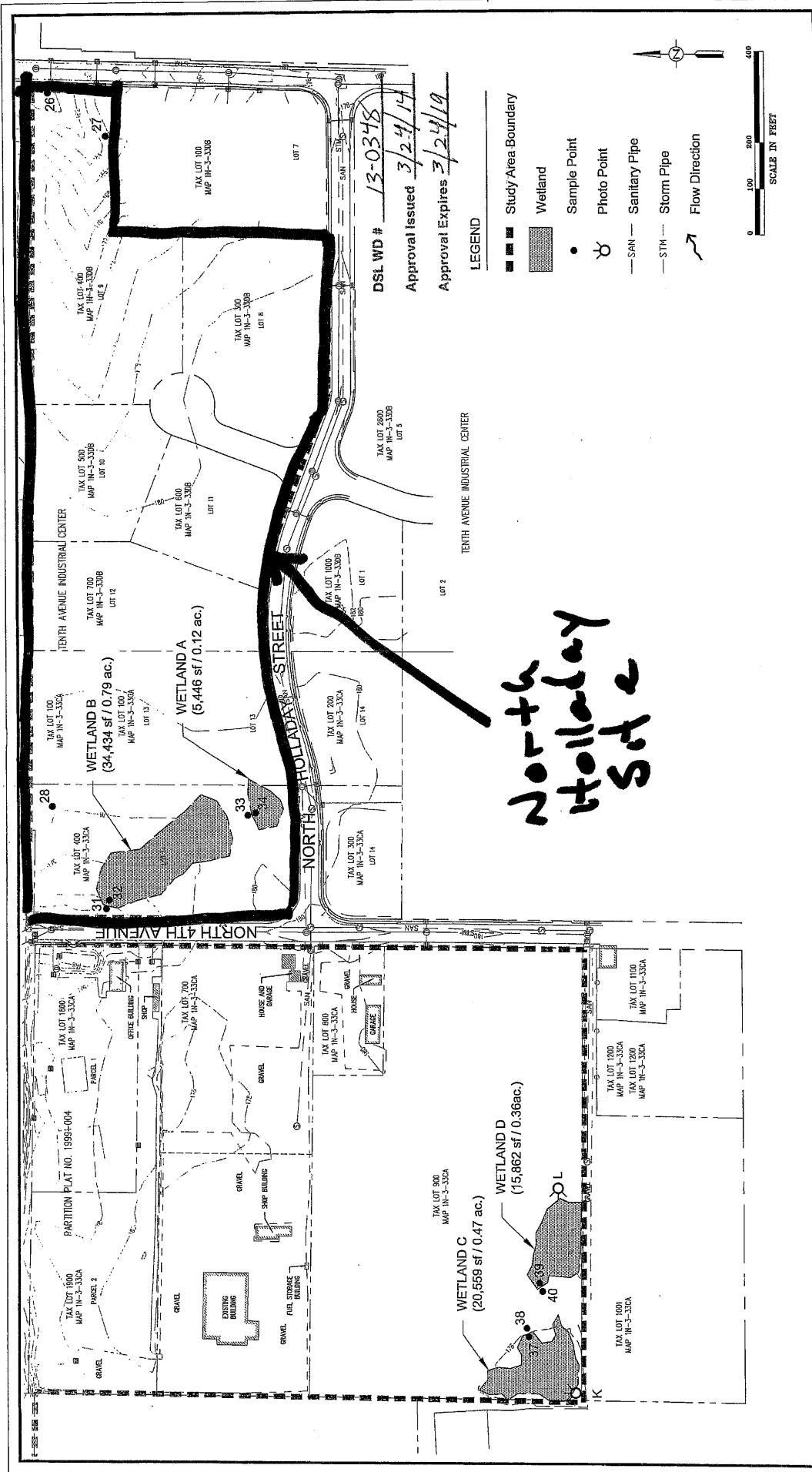


FIGURE
6A

Wetland Delineation
North Holladay Industrial Park

07-17-13

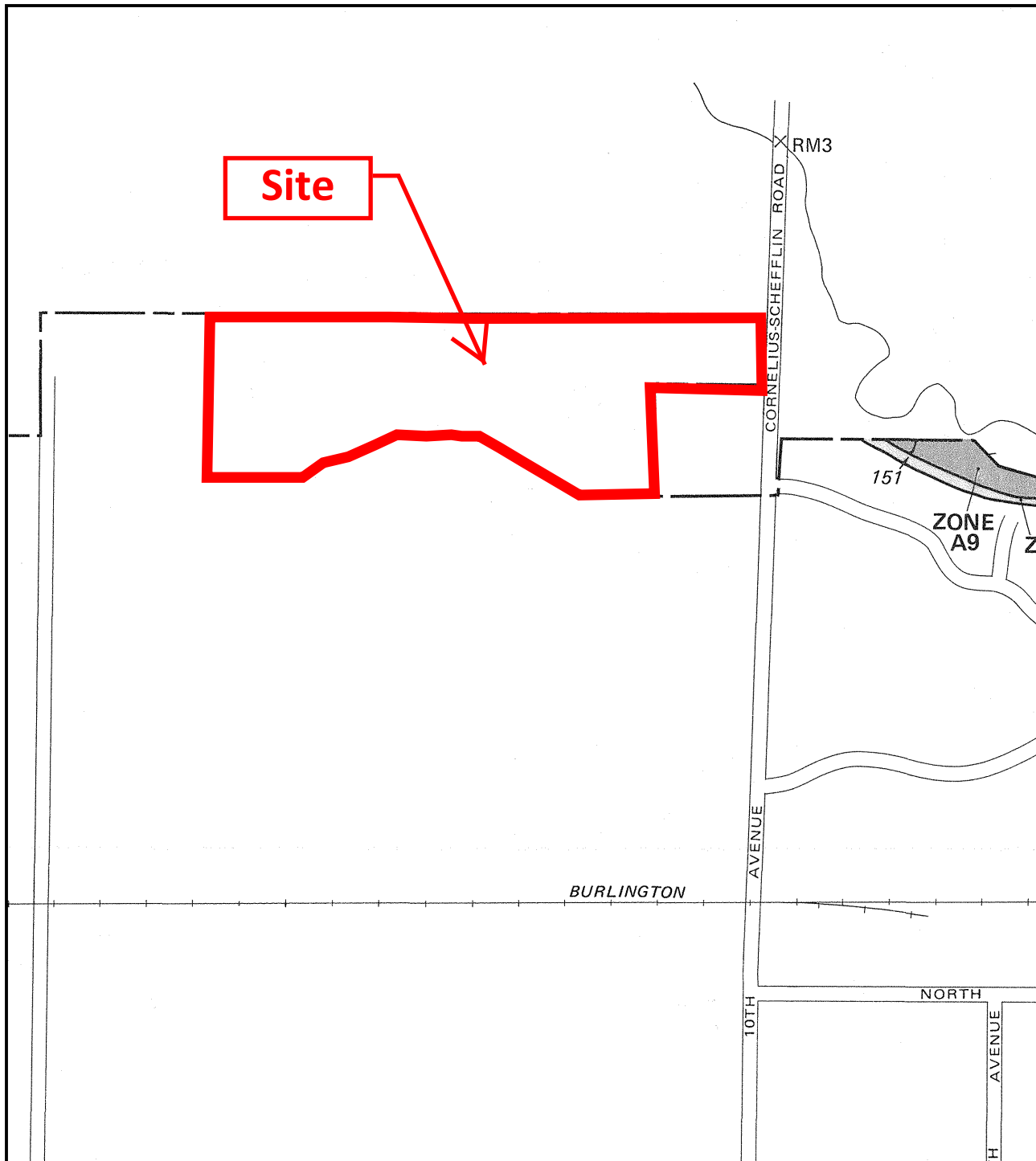


Survey provided by Northwest Surveying.
Survey and Sample point accuracy is sub-centimeter;
Accuracy for sample points 26, 27 and 28 is +/- 3 feet.

Drawn: **NC/VD 24**

6. FLOODPLAINS

The attached FEMA FIRMette map and the Area Floodplain Map demonstrate that no portion of the site falls within the Special Flood Hazard Area (100-year floodplain).



APPROXIMATE SCALE
 400 0 400 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
 FLOOD INSURANCE RATE MAP

CITY OF
CORNELIUS,
OREGON
 WASHINGTON COUNTY

ONLY PANEL PRINTED

COMMUNITY-PANEL NUMBER
 410261 0001 A

EFFECTIVE DATE:
 JANUARY 6, 1982










federal emergency management agency
 federal insurance administration

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

N Holladay Industrial Park

Cornelius, Oregon

LEGEND: Area Floodplain Map

-  Davis Family Trust site
-  Tax Lots
-  Stream Line
-  1996 flood inundation - Goal 5
-  FEMA 100 year floodplain
-  Wetlands (Locally Corrected)
-  Cornelius City Boundary
-  Urban Growth Boundary (UGB)



SOURCE DATA: Metro RUS Lite Base Data, May 2014
GEOGRAPHIC PROJECTION: NAD 83 HARN, Oregon North Lambert Conformal Conic

Date: 6/9/2014
Map Created By: GF
File: N.HolladayINDPark_FloodplainMap
Project No: 2120391.00



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Image courtesy of USGS Earthstar

7. GEOLOGIC STABILITY/GEOTECHNICAL REPORT

No geotechnical engineering reports were provided by the applicant for this site. See the attached following maps and reports for soil information at the site:

- Topographic map: As demonstrated by the topographic map, the site is relatively flat, with the exception of a gentle slope from west to east at the northeast corner of the site. Landslide hazard is negligible.
- Earthquake Hazard Zone, from Oregon Department of Geology and Mineral Industries (DOGAMI) website: This map indicates "Severe" earthquake hazard at the site.
- Soil Survey Map and Report, from NRCS data: These maps and report indicates the site surface soils are generally loams.






In general, the soils at the site do not appear to present unusual challenges for development, including the industrial profiles selected for site certification. Site-specific investigation and design will be required to demonstrate code conformance for seismic risks for any future development.

See attached maps and reports depicting slopes, earthquake hazard zones, and soils.

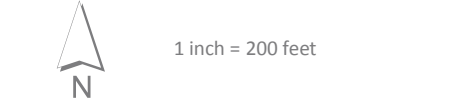
N Holladay Industrial Park

Cornelius, Oregon

LEGEND: Topographic Map

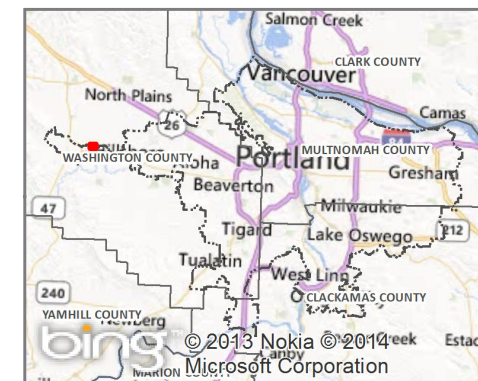
-  Davis Family Trust site
-  2ft contours
-  Tax Lots
-  Cornelius City Boundary
-  Urban Growth Boundary (UGB)

Gross ac: 21.03



SOURCE DATA: Metro RUS Lite Base Data, May 2014
GEOGRAPHIC PROJECTION: NAD 83 HARN, Oregon North Lambert Conformal Conic

Date: 6/9/2014
File: N.HolladayINDPark_topo
Map Created By: GF
Project No: 2120391.00



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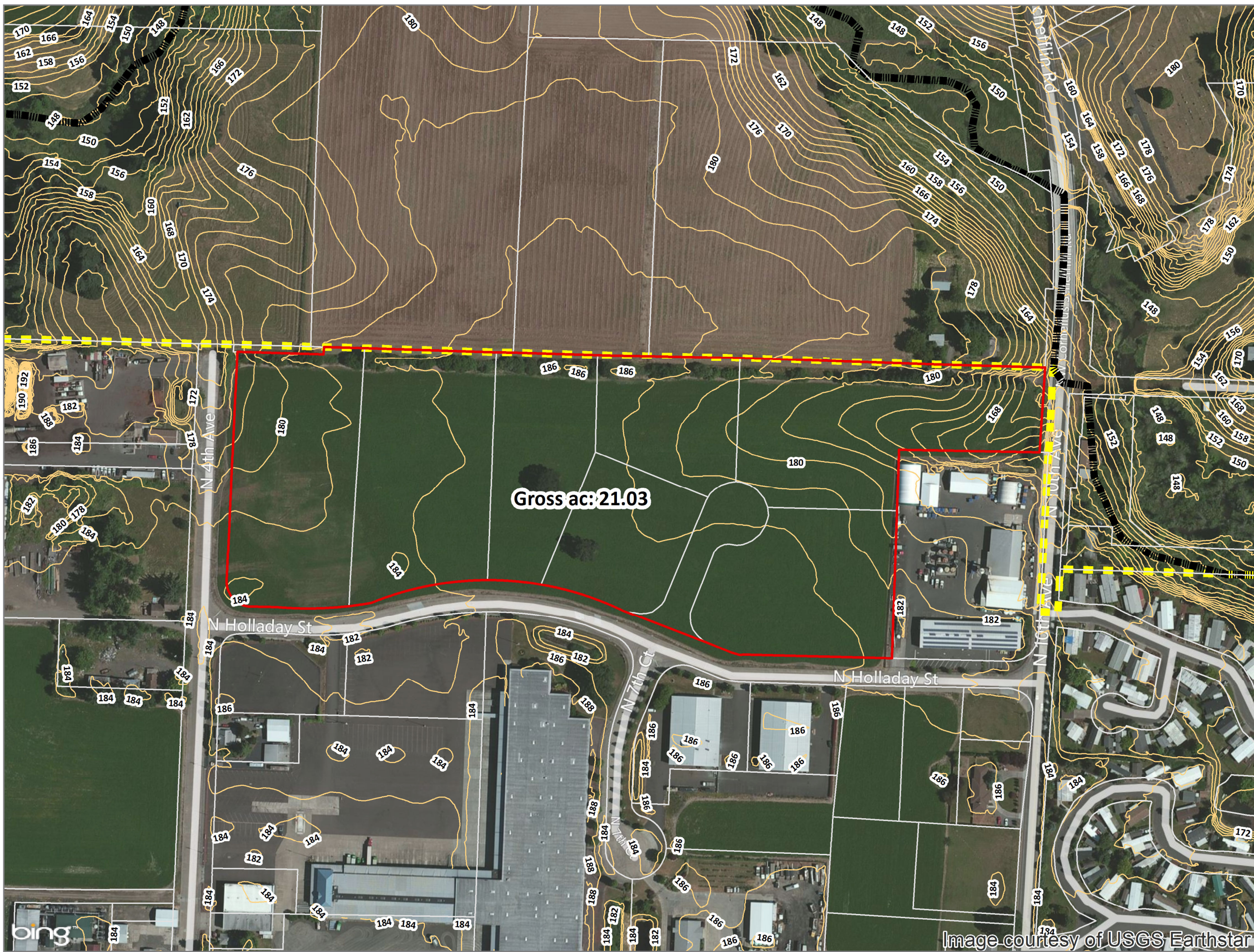
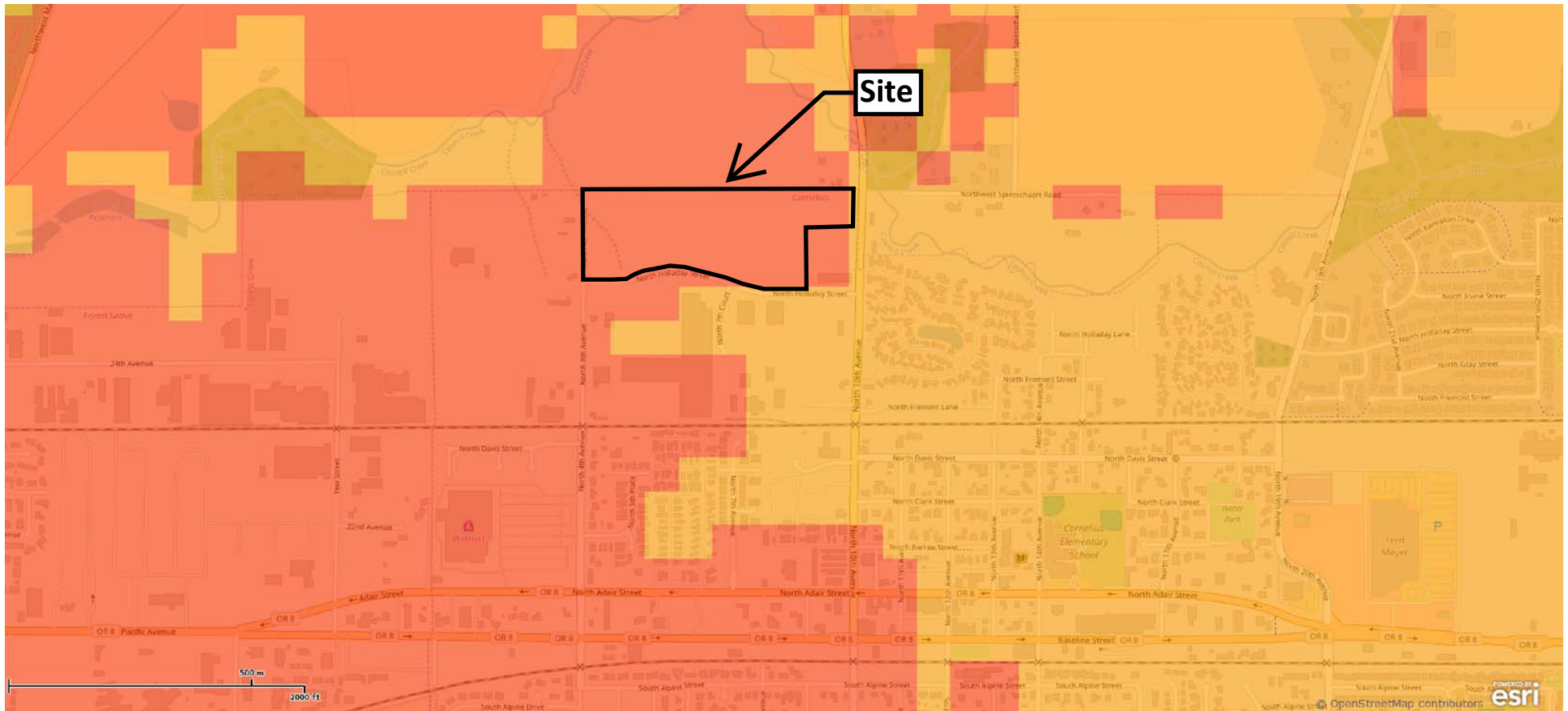


Image courtesy of USGS Earthstar

DOGAMI's HazVu Viewer

Cornelius Earthquake Hazard



For general information only; not to be used for planning purposes. <http://www.oregongeology.org/hazvu> Fri Sep 30 2016 09:53:46 AM.

Earthquake Hazard





Expected Earthquake Shaking

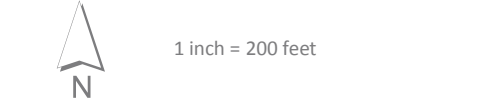
- Violent
- Severe
- Very Strong
- Strong

N Holladay Industrial Park

Cornelius, Oregon

LEGEND: Soils Map

-  Davis Family Trust site
-  Tax Lots
-  Cornelius City Boundary
-  Urban Growth Boundary (UGB)

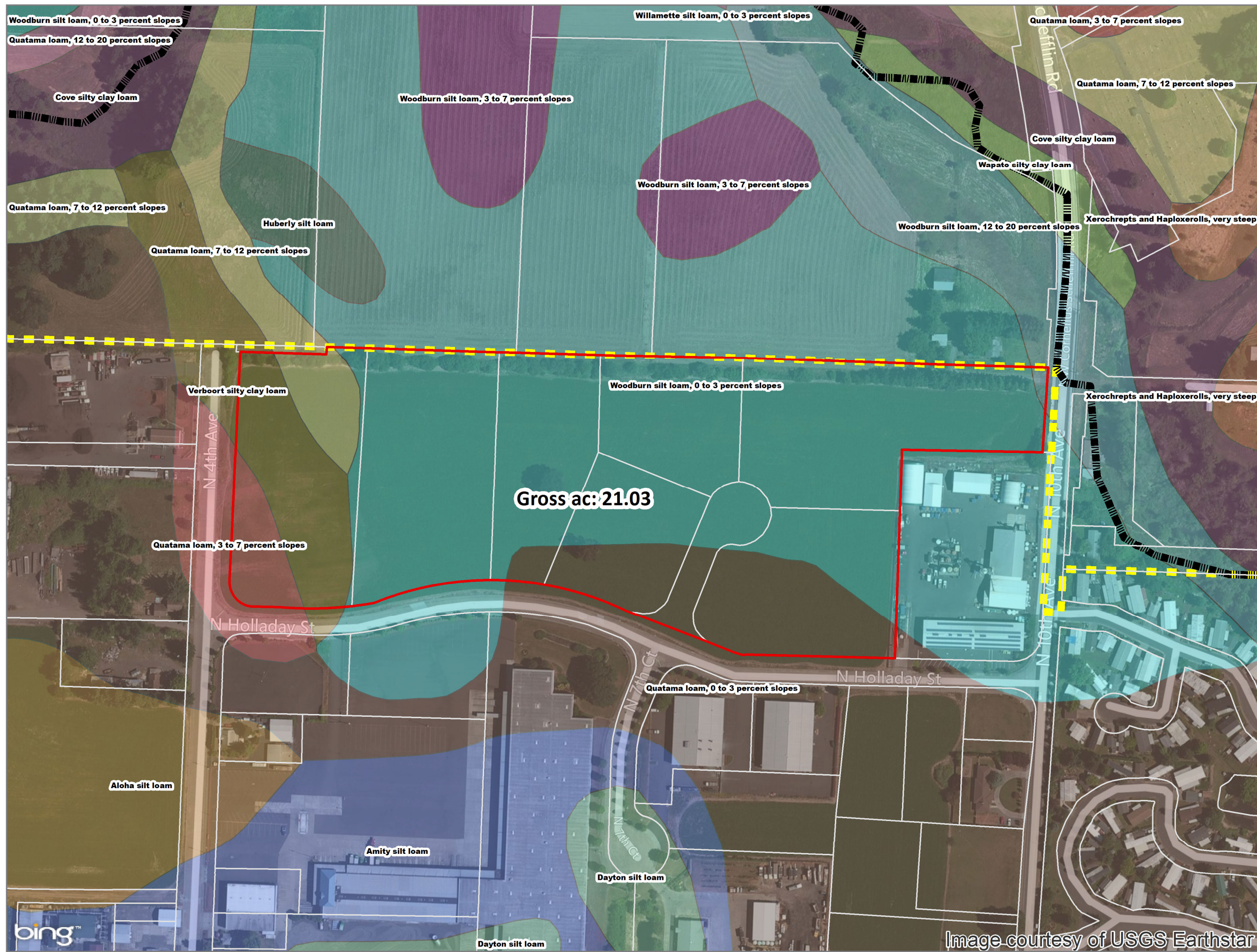
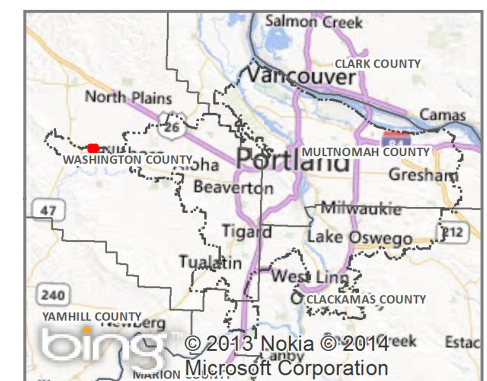


SOURCE DATA: Metro RLIS Lite Base Data, May 2014
USDA Natural Resource Conservation Service, Dec 2013

GEOGRAPHIC PROJECTION: NAD 83 HARN, Oregon North Lambert Conformal Conic

Date: 6/10/2014
File: N.HolladayINDPark_SoilsMap

Map Created By: GF
Project No: 2120391.00



Gross ac: 21.03

Image courtesy of USGS Earthstar



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Custom Soil Resource Report for Washington County, Oregon

North Holladay Site



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<http://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil scientists classified and named the soils in the survey area, they compared the

Custom Soil Resource Report

individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



Map Scale: 1:3,060 if printed on A landscape (11" x 8.5") sheet.


0 45 90 180 270 Meters

0 100 200 400 600 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84


MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)


Soils


 Soil Map Unit Polygons


 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry


 Miscellaneous Water

 Perennial Water

 Rock Outcrop


 Saline Spot

 Sandy Spot

 Severely Eroded Spot


 Sinkhole


 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot


 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Washington County, Oregon
 Survey Area Data: Version 13, Sep 18, 2015

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 8, 2010—Sep 4, 2011

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Washington County, Oregon (OR067)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
37A	Quatama loam, 0 to 3 percent slopes	3.5	16.6%
37B	Quatama loam, 3 to 7 percent slopes	1.0	4.8%
37C	Quatama loam, 7 to 12 percent slopes	0.7	3.3%
42	Verboort silty clay loam	2.0	9.6%
45A	Woodburn silt loam, 0 to 3 percent slopes	13.9	65.5%
45D	Woodburn silt loam, 12 to 20 percent slopes	0.1	0.3%
Totals for Area of Interest		21.2	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially

Custom Soil Resource Report

where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Washington County, Oregon

37A—Quatama loam, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 21zl
Elevation: 140 to 250 feet
Mean annual precipitation: 40 to 50 inches
Mean annual air temperature: 52 to 54 degrees F
Frost-free period: 165 to 210 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Quatama and similar soils: 85 percent
Minor components: 4 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Quatama

Setting

Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Loamy alluvium

Typical profile

H1 - 0 to 15 inches: loam
H2 - 15 to 30 inches: clay loam
H3 - 30 to 62 inches: loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: About 24 to 36 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Moderate (about 8.8 inches)

Interpretive groups

Land capability classification (irrigated): 2w
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: C
Other vegetative classification: Moderately Well Drained < 15% Slopes
(G002XY004OR)
Hydric soil rating: No

Minor Components

Huberly

Percent of map unit: 4 percent
Landform: Terraces
Landform position (three-dimensional): Tread

Custom Soil Resource Report

Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Poorly Drained (G002XY006OR)
Hydric soil rating: Yes

37B—Quatama loam, 3 to 7 percent slopes

Map Unit Setting

National map unit symbol: 21zm
Elevation: 140 to 250 feet
Mean annual precipitation: 40 to 50 inches
Mean annual air temperature: 52 to 54 degrees F
Frost-free period: 165 to 210 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Quatama and similar soils: 85 percent
Minor components: 4 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Quatama

Setting

Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Loamy alluvium

Typical profile

H1 - 0 to 15 inches: loam
H2 - 15 to 30 inches: clay loam
H3 - 30 to 62 inches: loam

Properties and qualities

Slope: 3 to 7 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: About 24 to 36 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Moderate (about 8.8 inches)

Interpretive groups

Land capability classification (irrigated): 2e
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: C
Other vegetative classification: Moderately Well Drained < 15% Slopes (G002XY004OR)

Custom Soil Resource Report

Hydric soil rating: No

Minor Components

Huberly

Percent of map unit: 4 percent

Landform: Terraces

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Other vegetative classification: Poorly Drained (G002XY006OR)

Hydric soil rating: Yes

37C—Quatama loam, 7 to 12 percent slopes

Map Unit Setting

National map unit symbol: 21zn

Elevation: 140 to 250 feet

Mean annual precipitation: 40 to 50 inches

Mean annual air temperature: 52 to 54 degrees F

Frost-free period: 165 to 210 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Quatama and similar soils: 85 percent

Minor components: 4 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Quatama

Setting

Landform: Terraces

Landform position (three-dimensional): Riser

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Loamy alluvium

Typical profile

H1 - 0 to 15 inches: loam

H2 - 15 to 30 inches: clay loam

H3 - 30 to 62 inches: loam

Properties and qualities

Slope: 7 to 12 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Moderately well drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)

Depth to water table: About 24 to 36 inches

Frequency of flooding: None

Frequency of ponding: None

Custom Soil Resource Report

Available water storage in profile: Moderate (about 8.8 inches)

Interpretive groups

Land capability classification (irrigated): 3e

Land capability classification (nonirrigated): 3e

Hydrologic Soil Group: C

Other vegetative classification: Moderately Well Drained < 15% Slopes
(G002XY004OR)

Hydric soil rating: No

Minor Components

Huberly

Percent of map unit: 4 percent

Landform: Terraces

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Other vegetative classification: Poorly Drained (G002XY006OR)

Hydric soil rating: Yes

42—Verboort silty clay loam

Map Unit Setting

National map unit symbol: 2202

Elevation: 100 to 400 feet

Mean annual precipitation: 40 to 60 inches

Mean annual air temperature: 50 to 54 degrees F

Frost-free period: 165 to 210 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Verboort and similar soils: 90 percent

Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Verboort

Setting

Landform: Flood plains

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Straified, moderately fine and fine textured alluvium

Typical profile

H1 - 0 to 19 inches: silty clay loam

H2 - 19 to 33 inches: clay

H3 - 33 to 60 inches: silty clay loam

Custom Soil Resource Report

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: 16 to 26 inches to abrupt textural change
Natural drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: About 0 to 24 inches
Frequency of flooding: Frequent
Frequency of ponding: None
Available water storage in profile: Low (about 3.8 inches)

Interpretive groups

Land capability classification (irrigated): 3w
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: D
Other vegetative classification: Poorly Drained (G002XY006OR)
Hydric soil rating: Yes

Minor Components

Dayton

Percent of map unit: 4 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Poorly Drained (G002XY006OR)
Hydric soil rating: Yes

Wapato

Percent of map unit: 3 percent
Landform: Flood plains
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Poorly Drained (G002XY006OR)
Hydric soil rating: Yes

Labish

Percent of map unit: 2 percent
Landform: Flood plains, lakebeds (relict)
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Poorly Drained (G002XY006OR)
Hydric soil rating: Yes

Cove, silty clay loam surface

Percent of map unit: 1 percent
Landform: Flood plains
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: Yes

45A—Woodburn silt loam, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2208
Elevation: 150 to 400 feet
Mean annual precipitation: 40 to 50 inches
Mean annual air temperature: 50 to 54 degrees F
Frost-free period: 165 to 210 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Woodburn and similar soils: 85 percent
Minor components: 1 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Woodburn

Setting

Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Old alluvium

Typical profile

H1 - 0 to 16 inches: silt loam
H2 - 16 to 31 inches: silty clay loam
H3 - 31 to 60 inches: silt loam

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 25 to 32 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: High (about 12.0 inches)

Interpretive groups

Land capability classification (irrigated): 2w
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: C
Other vegetative classification: Moderately Well Drained < 15% Slopes
(G002XY004OR)
Hydric soil rating: No

Minor Components

Dayton

Percent of map unit: 1 percent
Landform: Terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: Poorly Drained (G002XY006OR)
Hydric soil rating: Yes

45D—Woodburn silt loam, 12 to 20 percent slopes

Map Unit Setting

National map unit symbol: 220c
Elevation: 150 to 400 feet
Mean annual precipitation: 40 to 50 inches
Mean annual air temperature: 50 to 54 degrees F
Frost-free period: 165 to 210 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Woodburn and similar soils: 85 percent
Minor components: 1 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Woodburn

Setting

Landform: Terraces
Landform position (three-dimensional): Riser
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Old alluvium

Typical profile

H1 - 0 to 16 inches: silt loam
H2 - 16 to 31 inches: silty clay loam
H3 - 31 to 60 inches: silt loam

Properties and qualities

Slope: 12 to 20 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 25 to 32 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: High (about 12.0 inches)

Custom Soil Resource Report

Interpretive groups

Land capability classification (irrigated): 3e

Land capability classification (nonirrigated): 3e

Hydrologic Soil Group: C

*Other vegetative classification: Moderately Well Drained >15% Slopes
(G002XY003OR)*

Hydric soil rating: No

Minor Components

Dayton

Percent of map unit: 1 percent

Landform: Terraces

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Other vegetative classification: Poorly Drained (G002XY006OR)

Hydric soil rating: Yes

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Custom Soil Resource Report

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8. ENDANGERED OR THREATENED SPECIES

ODFW has reviewed documentation for the North Holladay site and has found no known threatened, endangered ESA-listed species, proposed, or candidate species onsite. The agency concurred that the site can be developed within 180 days consistent with Shovel Ready Certification, but did identify two recommendations and two requirements to protect habitat. See attached letter for more information.



Oregon

John A. Kitzhaber MD., Governor

Department of Fish and Wildlife

Wildlife Division
4034 Fairview Industrial Dr. S.
Salem, OR 97302
(503) 947-6300
FAX: (503) 947-6330
Internet: www.dfw.state.or.us

November 15, 2016

Mackenzie
Attn: Brian Varricchione
River East Center
1515 SE Water Ave, Suite 100
Portland, OR 97214



Re: Shovel Ready Certification Report concurrence response

Oregon Department of Fish and Wildlife: North Holladay Site, Washington County

Dear Brian,

The Oregon Department of Fish and Wildlife (ODFW) has reviewed the documentation provided in the Shovel Ready Certification Report for the North Holladay Site, Washington County. It is the policy of the state of Oregon to manage fish and wildlife to prevent serious depletion of indigenous species and to provide the optimum recreational and aesthetic benefits for present and future generations of the citizens of this state (ORS 496.012). In accordance with our mission, ODFW provides the following comments and recommendations for the proposed site certification:

ODFW has no concerns regarding the Shovel Ready Certification.

There are no known Threatened, Endangered¹ or Sensitive Species². Follow recommended Best Management Practices.

Effects, although measurable, would be acceptable.

The applicant has provided a survey report(s) and defined the development footprint so that fish, wildlife and/or habitat resources will be avoided, minimized and/or buffered consistent with ODFW recommendations.

The proposal may have adverse impacts and mitigation actions are recommended below.

¹ http://www.dfw.state.or.us/wildlife/diversity/species/threatened_endangered_candidate_list.asp

² http://www.dfw.state.or.us/wildlife/diversity/species/docs/SSL_by_taxon.pdf

The applicant has provided a survey report(s) and if the recommended actions identified in the July 2, 2014 ODFW correspondence (see Attachment A) are followed, would address impacts to fish, wildlife and/or habitat resources of the State.

Based on the information provided in the Shovel Ready Certification Report and following the above recommendations, ODFW concurs that the site can be developed within 180-days consistent with the Shovel Ready Certification.

ODFW appreciates the opportunity to provide comments and recommendations regarding wildlife and habitat resources of the state. Please contact me with any questions or more information regarding ODFW's response to Shovel Ready Certification Report regarding the North Holladay site.

Sincerely,

A handwritten signature in black ink that reads "Joy Vaughan". The signature is written in a cursive, flowing style.

Joy Vaughan
ODFW Land Use and Waterway Alterations Coordinator

Cc: Sierra Gardiner, Business Oregon
Jeff Boechler, Susan Barnes, Tom Murtagh-ODFW

Attachment A

Northwest Region Community Solutions Team Proposed Industrial Decision Ready Certification Site Review Oregon Department of Fish and Wildlife

Project Name: North Holladay Industrial Park (Davis Family Trust site)

Project Location: Township 1N, Range 3W, Section 33CA, Tax Lots 100 and 400; Section 33DB, Tax Lots 300, 400, 500, 600, and 700. North of N. Holladay St. between N. 4th Ave and N. 10th Ave. in Cornelius, Washington County.

Current Zoning: Industrial

Review Date: July 3, 2014

Reviewer: Susan Barnes, ODFW Regional Conservation Biologist

Information Used for Site Review:

- Aerial photograph and Tax Lot map (McKenzie, 2013)
- Wetland Delineation report (Pacific Habitat Services, July 2013)
- Natural Resource Assessment report (Pacific Habitat Services, Sept. 2013)
- Wetland Determination letter from DSL to City of Cornelius (March 24, 2014)
- ORBIC element occurrence data query (June 2014)
- ODFW wildlife data query (June 2014)
- Metro's Metromap on-line habitat tool (June 2014)
- Site visit on June 25, 2014

General Site Conditions:

- The property consists of 7 tax lots and appears to have been subject to past tiling to drain wetland features.
- The majority of the site is in agricultural production (perennial ryegrass).
- Two wetlands (Wetland A and B) totaling 0.91 have been delineated on the site.
- Remnant Oregon white oak habitat is present, including two old-growth Oregon white oak trees.
- The site is relatively flat with a slight downward slope to the east toward Council Creek. The NE corner of the site has slopes greater than 10%. Council Creek flows west to east northeast and east of the property. Council Creek is a tributary to Dairy Creek, tributary to the Tualatin River.
- The property is adjacent to light industrial/commercial development to the west and south. Lands to the north are dominated by agriculture as they are outside the Urban Growth Boundary. Agricultural lands also occur to the south. A Wilco Agronomy facility occurs immediately adjacent to the SE.

FISH AND WILDLIFE RESOURCES

1) Special Status Species / Habitats:

Threatened or Endangered Species & Habitats: No Federal or State Threatened (T) or Endangered (E) ESA-listed species, Proposed (P), or Candidate (C) species were observed during the site visit or are known by ODFW staff to occur on the property of interest. If any T, E, P, or C species is found on the property, it is recommended that ODFW be contacted immediately.

According to the ORBIC and ODFW wildlife observation data queries, the following Federal or State listed species have been recorded within two (2) miles of the property of interest: Nelson's sidalcea (Federal Threatened, State Threatened) and Steelhead (Upper Willamette River ESU, winter run). Steelhead (Upper Willamette River ESU, winter run) (Federally T and State Sensitive-Vulnerable) occur in the Tualatin River and tributaries. The Tualatin River and tributaries are classified as rearing habitat according to ODFW's fish distribution maps. Spawning occurs in tributaries including Dairy Creek.

State Sensitive Species and Other Priority Species & Habitats: No State Sensitive Species were observed on the property during the site visit. Chipping sparrow (OCS Strategy Species) and band-tailed pigeon (Federal Species of Concern) were observed on or immediately adjacent to the property of interest during the site visit. Evidence of use by acorn woodpecker (Federal Species of Concern, State Sensitive-Vulnerable, OCS Strategy Species) was documented during the site visit (granary in old-growth oak tree).

According to the ORBIC and ODFW wildlife observation data queries, the following State Sensitive and other priority species have been recorded within two (2) miles of the property of interest: Coastal cutthroat trout, Pacific (western) pond turtle, American bald eagle, and western bluebird.

Coastal cutthroat trout (State Sensitive-Vulnerable, OCS Strategy Species) spawn and rear in the middle and upper reaches of Tualatin River Basin and rear throughout the mainstem Tualatin River. Western pond turtles (Federal Species of Concern, State Sensitive-Critical, OCS Strategy Species) are known to be present within and near Council Creek, with the closest recorded location being less than 0.5 mile away. The property of interest provides low to moderate suitable nesting habitat for western pond turtle given its close proximity to Council Creek, lack of overhead tree canopy cover, presence of bare soils, and disturbance history. An active bald eagle (Federal Delisted, State Delisted, State Sensitive-Vulnerable) nest site is located approximately 1.5 miles southwest of the property at Fernhill Wetlands. The property of interest seasonally provides moderate quality suitable foraging habitat for bald eagle; foraging habitat is not considered a limiting factor for bald eagles in this area. Western bluebird (State Sensitive-Vulnerable, OCS Strategy Species) have been sighted in the area. The property of interest provides low to moderate suitable nesting and foraging habitat for western bluebird.

In addition to the species addressed above, the property of interest provides suitable habitat for the following State Sensitive and Other Priority Species: various bat species, common nighthawk, slender-billed (white-breasted) nuthatch, western painted turtle, and red-legged frog.

Priority Habitats: Two priority habitats as identified in the Oregon Conservation Strategy (OCS) occur on the property: wetland habitat and Oregon white oak habitat. Several mid-seral Oregon white oak trees occur along the northern property boundary and two old-growth Oregon white trees occur in the middle of the site.

2) Wetland / Riparian Habitat

A total of 0.91 acres of wetlands (Wetlands A and B) have been delineated on the property. No surface water was present during the site visit, though evidence of past surface water ponding was obvious based on soil conditions and plant morphology. Though not delineated as wetland, evidence of ponded water was also present on Tax Lot 400 (Sec. 33DB). Although altered and degraded by past and present agricultural practices, these wetland features provide habitat functions and values that vary through the seasons. Wetlands A and B likely serve as breeding and foraging habitat for native pond-breeding amphibians and as foraging, hiding and resting habitat for a variety of shorebirds and waterfowl. During the site visit Wetlands A and B were found to host at least one breeding pair of Savannah sparrows. Wetland values likely fluctuate seasonally and from year to year based on weather (i.e., precipitation patterns). Metro has rated the very eastern part of the property (Tax Lot 400, Sec. 33DB where the slope is >10%) as Class 2 Riparian Habitat, indicating the historic riparian area of Council Creek located immediately east of the property. N. 10th Ave and several manmade structures exist where the Council Creek riparian habitat historically occurred.

3) Upland Habitat

The majority of the site is currently in agricultural production (perennial ryegrass). A few non-native forbs (e.g., thistle, Queen Anne's lace) are present throughout the crop. Rocky fill was observed along the western and southern property boundaries, probably in association with adjacent roads. A portion of the western property boundary is infested with Himalayan blackberry. A bare dirt area about 20 feet wide lies between the crop and the northern property boundary. The northern property boundary is vegetated with native trees and shrubs (e.g., Oregon White Oak, Douglas hawthorn, bitter cherry, red alder, Douglas fir, Oregon grape, snowberry, thimbleberry, bracken fern, trailing blackberry, poison oak) and non-native tree and shrubs (e.g., ornamental apple tree, hazelnut cultivar, European hawthorn, black locust, Himalayan blackberry) present. Metro has rated a portion of Tax Lot 400 (Sec. 33DB) as Class C Upland Habitat. The two old-growth Oregon white oak trees (approximately 42 inches dbh and 50 inches dbh) in the center of the property and the vegetated northern property boundary are the most notable upland habitat features. Although upland habitat are degraded due to past and current agricultural management practices, surrounding land uses, and non-native invasive plant species, the property provides habitat for a variety of wildlife species based on wildlife detected during the site visit and on habitat conditions observed.

OVERALL ASSESSMENT / CONSERVATION RECOMMENDATIONS

Overall habitat values on the property are low to moderate due to past and current land use activities (i.e., clearing, grading, filling, tiling and agricultural practices), adjacent development, and non-native invasive vegetation. The perennial ryegrass somewhat mimics upland prairie and the remnant wetland features mimic wet prairie as indicated by plant morphology and species observed. Wildlife habitat values on the property are enhanced given its close proximity to Council Creek and the presence of remnant wetland and Oregon white oak habitats.

The following conservation actions are recommended or required (as per applicable wildlife law) in any future development action on the property of interest:

- 1) ODFW recommends that any stormwater detention/treatment facilities associated with future development be constructed in a manner that maximizes on-site habitat values for wildlife species (e.g., amphibian egg mass attachment sites), benefits downstream fish and wildlife resources such as water quality, and prevents possible future conflict with or harm to fish and wildlife resources.
- 2) ODFW recommends that all Oregon white oak trees on the property be retained and that the root systems of Oregon white oak trees on or immediately adjacent to the site be protected. Oregon white oak habitat (even single trees) is a habitat of particular concern in the Willamette Valley because the majority has been significantly impacted by land conversion, invasive species, and vegetation changes. Oregon white oak is used by more than 200 species of native wildlife in the area. Recommended conservation actions for Oregon white oak habitat include: maintain existing oak habitat, maintain a buffer around oak habitat to protect functional values, control invasive plants, manage to maintain/restore oak habitat structure and encourage oak reproduction through removal of competing trees species and planting of oak trees. Efforts to connect remnant patches of oak are also recommended.
- 3) Wildlife species classified as “Nongame Wildlife Protected” may not be killed (OAR 635-044-0130). Some of these species, such as western pond turtle and red-legged frog, are not able to readily move out of harm’s way. Contact ODFW for guidance on avoiding direct mortality to Nongame Wildlife Protected species as they be present on the site at certain times of the year or under certain environmental conditions.
- 4) With a few exceptions (e.g., English house sparrow, European starling and rock dove) all wild birds and their active nests are protected by state (OAR 635-044-0130) and federal (Migratory Bird Treaty Act administered by the U.S. Fish and Wildlife Service [USFWS]) wildlife law. All project activities are to be conducted in a manner to avoid / minimize potential for “take” of protected birds and/or their active nests. Contact ODFW and the USFWS for guidance on avoiding / minimizing potential for “take” of protected bird species and/or their active nests on the property of interest. E.g., timing of vegetation removal, scouting for nests during the nest building season and prior to egg laying.

ODFW HABITAT CATEGORY

ODFW's preliminary categorization of habitats present on the property is that the **cultivated upland area** is a "Habitat Category 5" and the **agricultural wetland area** is a "Habitat Category 4". According to ODFW's Fish and Wildlife Habitat Mitigation Policy (OAR 635-415-0000), "Habitat Category 5" is habitat for fish and wildlife having high potential to become essential or important habitat. The mitigation goal, if impacts are unavoidable, is to provide a net benefit in habitat quantity or quality. Mitigation can be in-kind or out-of-kind and either in-proximity or off-proximity. "Habitat Category 4" habitats are important habitats for fish and wildlife species, but not technically limited. The mitigation goal for Habitat Category 4 habitat is no net loss in either habitat quantity or quality. Acceptable mitigation approaches are to avoid impacts through alternatives to the proposed action, or if impacts are unavoidable to mitigate these effects through reliable in-kind or out-of-kind, in-proximity or off-proximity habitat mitigation to achieve no net loss of pre-development habitat quantity or quality. **Old-growth Oregon white oak trees** are "Habitat Category 1". Category 1 Habitat is essential, limited, and irreplaceable habitat for fish and wildlife species. The mitigation goal is no loss of either habitat quantity or quality. Mitigation is limited to protecting existing habitat quantity and quality. **Mid-seral Oregon white oak trees** are categorized as "Habitat Category 2". The mitigation goal for Habitat Category 2 habitat s if impacts are unavoidable is no net loss of either habitat quantity or quality and to provide a net benefit of habitat quantity or quality.

WILDLIFE / WILDLIFE SIGN DETECTED DURING SITE VISIT

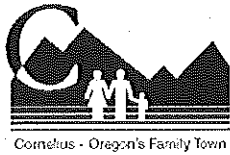
Red-tailed hawk, American goldfinch, hummingbird sp., cedar waxwing, American robin, Steller's jay, rufous-sided towhee, violet-green swallow, savannah sparrow, dark-eyed junco, song sparrow, red-winged blackbird, common yellowthroat, acorn woodpecker (acorn granary), black-capped chickadee, chipping sparrow, Brewer's blackbird, band-tailed pigeon, western wood-pewee, house finch, Canada goose (scat), black-tailed deer (tracks, trails and beds), coyote (scat), California ground squirrel, mole sp. (mounds).

D. Utility Service Providers

1. WATER SERVICE

Water service at the North Holladay site is provided by the City of Cornelius. 12-inch water mains currently exist in all abutting streets, and service can be extended into the site as needed. The City purchases water from the City of Hillsboro and does not have a defined upper limit to the amount it can purchase. The City's current average daily water use is approximately 1.0 MGD.

Based on the information provided, the water system is constructed to the site and has available capacity to accommodate the selected industrial profiles. Further details are provided in the attached letter from the City Engineer.



CITY OF CORNELIUS

October 20, 2016

Mackenzie
Attention: Brian Varricchione
1515 SE Water Avenue
Suite 100
Portland, OR 97214

Subject: Shovel Ready Report Transportation, Water, Sanitary Sewer, and Stormwater Information for North Holladay Site in Cornelius, Oregon

Dear Brian:

The City of Cornelius provides the following information in accordance with the Site Certification review process for the North Holladay Industrial Park site.

Transportation

- The process for accessing a City of Cornelius right-of-way is as follows:
Access points to public right-of-way are determined during the site plan review and approval process. In this process, the applicant proposes locations for access. These proposed locations are reviewed by the City Engineer and modifications recommended, if needed.
- The standards for accessing a City of Cornelius right-of-way are as follows:
Driveways shall be a minimum of 100-feet back from the right-of-way of an arterial, collector, or industrial street. North 10th Avenue, North 4th Avenue, and Holladay Street are industrial streets.

Driveways to industrial parcels shall be designed to the City's commercial driveway standards. Commercial driveways are generally limited to 30-feet wide.
- A map of functionally appropriate access points on/off site and in/out of the site is attached.
The map is attached and labeled Attachment 1.
- A traffic impact study or traffic impact analysis [will/will not] be required at the time of development. If a traffic impact study/analysis has been performed for this site previously, a copy is attached.
If a use creating significant traffic is proposed for the site, a traffic impact study will likely be required. This study would concentrate on ability of the North 10th Avenue and Holladay Street intersection to handle the additional traffic

generated from the site. If the intersection is likely to fail, mitigation alternatives will need to be evaluated in the study.

No currently relevant traffic studies are available for this area.

- Development on the site [will/will not] potentially depend on highway or public street system improvements.
Site development is not dependent on future system improvements.
- The maximum allowed trips and trigger points for off site transportation improvements (e.g., interchange ramp improvements, signal improvements, etc.) are as follows:
The City has no criteria for allowed trips or trigger points for requiring off-site street improvements. Off site improvements are determined by the traffic study and the proposed use.
- The relevant section of the local Transportation System Plan and associated maps are attached.

The Transportation System Plan (TSP) does not specifically address development of this site. However, all portions of the TSP are relevant to some degree in development of this site. A copy of the plan can be found on the City's website:

[http://www.ci.cornelius.or.us/vertical/sites/%7B74DDA728-822C-4D15-9791-000615642E9D%7D/uploads/Transportation System Plan \(DKS 2005\).pdf](http://www.ci.cornelius.or.us/vertical/sites/%7B74DDA728-822C-4D15-9791-000615642E9D%7D/uploads/Transportation%20System%20Plan%20(DKS%202005).pdf)

- The applicable development code and/or standards are attached.
The City's Public Works Standards can be found at the following web link:

[http://www.ci.cornelius.or.us/vertical/sites/%7B74DDA728-822C-4D15-9791-000615642E9D%7D/uploads/PW Stds 7-20-16.pdf](http://www.ci.cornelius.or.us/vertical/sites/%7B74DDA728-822C-4D15-9791-000615642E9D%7D/uploads/PW%20Std%207-20-16.pdf)

The applicable sections related to transportation improvements can be found in Title 12 (Public Improvements) and Title 18 (Zoning) of the City's development code. These sections can be found at the following web link:

<http://www.codepublishing.com/OR/Cornelius/>

- Any applicable maps, diagrams, etc. are attached.
None
- Documentation of any current and/or anticipated plans that may affect access to the site is attached.
None

Water

- The applicable fee(s) for a water meter on the site is/are:
The water meter and water system development charge (SDC) for the site is based on size of water meter. Meter sizes start at ½" and increase by ½" increments.

As an example, for a 1" meter, the meter cost is \$650 and the SDC is \$23,093. For a 2" meter, the meter cost is \$1,250 and the SDC is \$73,892.
- A pressure regulator [is/is not] required for development on the site.
A PRV is not required for this site.
- Construction of a water main [is/is not] required for the site.
If North 7th Court north of Holladay St. is constructed, an 8" public waterline will be required to be installed in this street. Otherwise, no new public water mains are anticipated with development of this site.
- Any meter for the site will be provided/installed by:
Meters 2" and smaller are provided and installed by the City. Meters larger than 2" are provided and installed by the contractor developing the site. These larger meters and their installation must meet City specifications.
- There [is/is not] an advantage to providing a separate meter for landscaping irrigation on the site.
This is a question for the site architect to answer, not the City.
- The process for installing a water meter is as follows:
The site developer must first receive approval of construction plans for site development. Once plans are approved by the Building Department, and if applicable, the City Engineer, the City will install meters 2" and smaller. Larger meters are installed by the contractor for the site and inspected by the City.
- The storm drain requirements for the site are as follows:
This question seems inappropriate in the water section and is instead answered in the section dealing with stormwater.
- The total water system capacity in Gallons Per Day is:
The City purchases water from the City of Hillsboro. Hillsboro delivers water to Cornelius via a 72" pipeline that runs from the Joint Water Commission Treatment Plan, south of Forest Grove, to Hillsboro.

The amount of water the City of Cornelius can purchase defines the City's system capacity. An upper limit to the amount of water the City of Cornelius can purchase has not been set, so the capacity of the city system is undefined.
- The current average daily use of the system is:
Approximately 1.0 MGD

- The maximum daily use of the system is:
Approximately 1.5 MGD
- If the water service is currently at the site, then the peak flow value available in Gallons Per Day is:
Unknown
- The water line currently in service at or available to the site is _____ in size.
12" public water mains border the site on North 4th Avenue, Holladay Street, and North 10th Avenue.
- The applicable development code and/or standards are attached.
The City's Public Works Standards can be found at the following web link:

http://www.ci.cornelius.or.us/vertical/sites/%7B74DDA728-822C-4D15-9791-000615642E9D%7D/uploads/PW_Stds_7-20-16.pdf

The applicable sections related to transportation improvements can be found in Title 13 (Public Utilities) and Title 18 (Zoning) of the City's development code. These sections can be found at the following web link:

<http://www.codepublishing.com/OR/Cornelius/>

- Any maps, diagrams, or other relevant graphical documentation is attached.
None
- Documentation of any current and/or anticipated plans that may affect development on the site is attached.
None

Sanitary Sewer

- The applicable fee(s) for a sewer connection and/or installation on the site is/are:
The sanitary sewer system development charge (SDC) is based on EDU (equivalent dwelling unit), which is based on a fixture count of the proposed facility. The current SDC for sanitary sewer is \$5,532/EDU.
- An existing sewer connection that could serve the site is located at:
An existing public sanitary sewer exists along Holladay Street and North 4th Avenue. Development on the site can connect to these lines at any point in their runs.
- Construction of a sewer main [is/is not] required for the site.
If N. 7th Court north of Holladay St. is constructed, an 8" public sanitary will be required to be installed in this street. Otherwise, no new public sanitary sewers are anticipated with development of this site.
- The process for installing a sewer line is as follows:

Construction plans for a public sanitary sewer line must be developed by a professional engineer and approved by the City Engineer. Once approved, the applicant must bond for the cost of the line. This bond is released after the line is constructed and accepted by the City.

- The total sanitary system capacity in Gallons Per Day is:
Unknown. However, the system has sufficient capacity to serve this site.
- The current average daily use of the system is:
Unknown
- The maximum daily use of the system is:
 - *Unknown*
- If the sewage service is currently at the site, the peak flow value available in Gallons Per Day is:
Unknown. However, the system has sufficient capacity to serve this site.
- The applicable development code and/or standards are attached.
The City's Public Works Standards can be found at the following web link:

http://www.ci.cornelius.or.us/vertical/sites/%7B74DDA728-822C-4D15-9791-000615642E9D%7D/uploads/PW_Std%7C7-20-16.pdf

Standards that are not in the City's Public Works Standards can be found in the Design and Construction Standards for Sanitary Sewer and Surface Water Management from Clean Water Services. These standards can be found at the following web link:

<http://cleanwaterservices.org/permits-development/design-construction-standards/>

The applicable sections related to sanitary sewer improvements can be found in Title 12 (Public Improvements), Title 13 (Public Utilities), and Title 18 (Zoning) of the City's development code. These sections can be found at the following web link:

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- Any maps, diagrams, or other relevant graphical documentation is attached.
None
- Documentation of any current and/or anticipated plans that may affect development on the site is attached.
None

Stormwater

- The applicable fee(s) for stormwater service on the site is/are:
The stormwater system development charge (SDC) is based on the amount of impervious surface on a development site. Every 2,640 sq. ft. of impervious surface equals one EDU (equivalent dwelling unit). The stormwater SDC is then \$1,890/EDU or \$1,890 per 2,640 sq.ft. of impervious surface.
- Existing stormwater facilities that could serve the site are located at:
Storm sewers with adequate capacity to serve the site are located on N. 4th Avenue, Holladay Street, and N. 10th Avenue.
- The storm drain requirements for the site are as follows:
The stormwater requirements for development in Cornelius are determined by the stricter of the requirements of the City's Public Works Standards and Clean Water Services Design and Construction Standards for Sanitary Sewer and Surface Water Management.

The City's Public Works Standards can be found at the following web link:

http://www.ci.cornelius.or.us/vertical/sites/%7B74DDA728-822C-4D15-9791-000615642E9D%7D/uploads/PW_Std%7Cs_7-20-16.pdf

The Clean Water Services Standards can be found at:

<http://cleanwaterservices.org/permits-development/design-construction-standards/>

- Construction of stormwater facilities [is/is not] required for the site.
Treatment and possibly detention of stormwater will be required for any development on the site.

In addition, if N. 7th Court, north of Holladay is constructed, a public storm sewer will need to be constructed along this street.
- The process for constructing the above stormwater facilities is as follows:
Construction plans for a public storm sewer line and all stormwater treatment and detention facilities must be developed by a professional engineer and approved by the City Engineer. Once approved, the applicant must bond for the cost this construction. This bond is released after the line is constructed and accepted by the City.
- The applicable development code and/or standards are attached.
The City's Public Works Standards can be found at the following web link:

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Mr. Varricchione
October 20, 2016

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The applicable sections related to sanitary sewer improvements can be found in Title 12 (Public Improvements), Title 13 (Public Utilities), and Title 18 (Zoning) of the City's development code. These sections can be found at the following web link:

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- Any maps, diagrams, or other relevant graphical documentation is attached.
None
- Documentation of any current and/or anticipated plans that may affect development on the site is attached.
None

Please feel free to contact me with any questions.

Sincerely,


Terry Keyes, PE
City Engineer

Enclosures

2. SANITARY SEWER SERVICE

Sewer service at the North Holladay site is provided by the City of Cornelius. According to City utility maps, there are existing 8-inch sanitary sewer lines in North Holladay Street and North 4th Avenue but no sewer line is present in the abutting portion of North 10th Avenue. The sewer mains flow west in North Holladay Street and north in North 4th Avenue before connecting to a Clean Water Services (CWS) main at the end of North 4th Avenue, which then flows into a 42-inch sewer approximately 600 feet downstream.

The existing 8-inch lines would provide sufficient capacity for the following industry profiles:

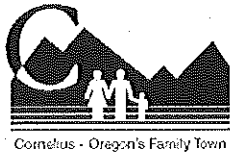
- Manufacturing
- Shipping/Storage
- Warehouse/Distribution
- Call Center/Business Services
- General Manufacturing

The following industry profiles generally require larger sewer lines than 8-inch mains:

- Campus Industrial/Electronic and Computer Assembly (requires 10"-12" sewer)
- Food Processing (requires 10"-12" sewer)
- High Tech Manufacturing/Processing (requires 12"-18" sewer)

Since a 42-inch sewer main is located approximately 600 feet from the northwest corner of the site, it would be possible to replace the 8-inch line between the site and the 42-inch main, and the associated construction costs should not be prohibitive for the industry profiles that require larger pipes than an 8-inch sewer main. The City Engineer has noted that CWS allows utility upgrades through wetland areas when needed but may require minor mitigation plantings.

Based on the information provided, the sewer system is available to the site and has available capacity or can be upgraded to accommodate the selected industrial profiles. Further details are provided in the attached letter and email from the City Engineer.



CITY OF CORNELIUS

October 20, 2016

Mackenzie
Attention: Brian Varricchione
1515 SE Water Avenue
Suite 100
Portland, OR 97214

Subject: Shovel Ready Report Transportation, Water, Sanitary Sewer, and Stormwater Information for North Holladay Site in Cornelius, Oregon

Dear Brian:

The City of Cornelius provides the following information in accordance with the Site Certification review process for the North Holladay Industrial Park site.

Transportation

- The process for accessing a City of Cornelius right-of-way is as follows:
Access points to public right-of-way are determined during the site plan review and approval process. In this process, the applicant proposes locations for access. These proposed locations are reviewed by the City Engineer and modifications recommended, if needed.
- The standards for accessing a City of Cornelius right-of-way are as follows:
Driveways shall be a minimum of 100-feet back from the right-of-way of an arterial, collector, or industrial street. North 10th Avenue, North 4th Avenue, and Holladay Street are industrial streets.

Driveways to industrial parcels shall be designed to the City's commercial driveway standards. Commercial driveways are generally limited to 30-feet wide.
- A map of functionally appropriate access points on/off site and in/out of the site is attached.
The map is attached and labeled Attachment 1.
- A traffic impact study or traffic impact analysis [will/will not] be required at the time of development. If a traffic impact study/analysis has been performed for this site previously, a copy is attached.
If a use creating significant traffic is proposed for the site, a traffic impact study will likely be required. This study would concentrate on ability of the North 10th Avenue and Holladay Street intersection to handle the additional traffic

generated from the site. If the intersection is likely to fail, mitigation alternatives will need to be evaluated in the study.

No currently relevant traffic studies are available for this area.

- Development on the site [will/will not] potentially depend on highway or public street system improvements.
Site development is not dependent on future system improvements.
- The maximum allowed trips and trigger points for off site transportation improvements (e.g., interchange ramp improvements, signal improvements, etc.) are as follows:
The City has no criteria for allowed trips or trigger points for requiring off-site street improvements. Off site improvements are determined by the traffic study and the proposed use.
- The relevant section of the local Transportation System Plan and associated maps are attached.
The Transportation System Plan (TSP) does not specifically address development of this site. However, all portions of the TSP are relevant to some degree in development of this site. A copy of the plan can be found on the City's website:

[http://www.ci.cornelius.or.us/vertical/sites/%7B74DDA728-822C-4D15-9791-000615642E9D%7D/uploads/Transportation System Plan \(DKS 2005\).pdf](http://www.ci.cornelius.or.us/vertical/sites/%7B74DDA728-822C-4D15-9791-000615642E9D%7D/uploads/Transportation%20System%20Plan%20(DKS%202005).pdf)

- The applicable development code and/or standards are attached.
The City's Public Works Standards can be found at the following web link:

[http://www.ci.cornelius.or.us/vertical/sites/%7B74DDA728-822C-4D15-9791-000615642E9D%7D/uploads/PW Stds 7-20-16.pdf](http://www.ci.cornelius.or.us/vertical/sites/%7B74DDA728-822C-4D15-9791-000615642E9D%7D/uploads/PW%20Std%207-20-16.pdf)

The applicable sections related to transportation improvements can be found in Title 12 (Public Improvements) and Title 18 (Zoning) of the City's development code. These sections can be found at the following web link:

<http://www.codepublishing.com/OR/Cornelius/>

- Any applicable maps, diagrams, etc. are attached.
None
- Documentation of any current and/or anticipated plans that may affect access to the site is attached.
None

Water

- The applicable fee(s) for a water meter on the site is/are:
The water meter and water system development charge (SDC) for the site is based on size of water meter. Meter sizes start at ½" and increase by ½" increments.

As an example, for a 1" meter, the meter cost is \$650 and the SDC is \$23,093. For a 2" meter, the meter cost is \$1,250 and the SDC is \$73,892.
- A pressure regulator [is/is not] required for development on the site.
A PRV is not required for this site.
- Construction of a water main [is/is not] required for the site.
If North 7th Court north of Holladay St. is constructed, an 8" public waterline will be required to be installed in this street. Otherwise, no new public water mains are anticipated with development of this site.
- Any meter for the site will be provided/installed by:
Meters 2" and smaller are provided and installed by the City. Meters larger than 2" are provided and installed by the contractor developing the site. These larger meters and their installation must meet City specifications.
- There [is/is not] an advantage to providing a separate meter for landscaping irrigation on the site.
This is a question for the site architect to answer, not the City.
- The process for installing a water meter is as follows:
The site developer must first receive approval of construction plans for site development. Once plans are approved by the Building Department, and if applicable, the City Engineer, the City will install meters 2" and smaller. Larger meters are installed by the contractor for the site and inspected by the City.
- The storm drain requirements for the site are as follows:
This question seems inappropriate in the water section and is instead answered in the section dealing with stormwater.
- The total water system capacity in Gallons Per Day is:
The City purchases water from the City of Hillsboro. Hillsboro delivers water to Cornelius via a 72" pipeline that runs from the Joint Water Commission Treatment Plan, south of Forest Grove, to Hillsboro.

The amount of water the City of Cornelius can purchase defines the City's system capacity. An upper limit to the amount of water the City of Cornelius can purchase has not been set, so the capacity of the city system is undefined.
- The current average daily use of the system is:
Approximately 1.0 MGD

- The maximum daily use of the system is:
Approximately 1.5 MGD
- If the water service is currently at the site, then the peak flow value available in Gallons Per Day is:
Unknown
- The water line currently in service at or available to the site is _____ in size.
12" public water mains border the site on North 4th Avenue, Holladay Street, and North 10th Avenue.
- The applicable development code and/or standards are attached.
The City's Public Works Standards can be found at the following web link:

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- Any maps, diagrams, or other relevant graphical documentation is attached.
None
- Documentation of any current and/or anticipated plans that may affect development on the site is attached.
None

Sanitary Sewer

- The applicable fee(s) for a sewer connection and/or installation on the site is/are:
The sanitary sewer system development charge (SDC) is based on EDU (equivalent dwelling unit), which is based on a fixture count of the proposed facility. The current SDC for sanitary sewer is \$5,532/EDU.
- An existing sewer connection that could serve the site is located at:
An existing public sanitary sewer exists along Holladay Street and North 4th Avenue. Development on the site can connect to these lines at any point in their runs.
- Construction of a sewer main [is/is not] required for the site.
If N. 7th Court north of Holladay St. is constructed, an 8" public sanitary will be required to be installed in this street. Otherwise, no new public sanitary sewers are anticipated with development of this site.
- The process for installing a sewer line is as follows:

Construction plans for a public sanitary sewer line must be developed by a professional engineer and approved by the City Engineer. Once approved, the applicant must bond for the cost of the line. This bond is released after the line is constructed and accepted by the City.

- The total sanitary system capacity in Gallons Per Day is:
Unknown. However, the system has sufficient capacity to serve this site.
- The current average daily use of the system is:
Unknown
- The maximum daily use of the system is:
 - *Unknown*
- If the sewage service is currently at the site, the peak flow value available in Gallons Per Day is:
Unknown. However, the system has sufficient capacity to serve this site.
- The applicable development code and/or standards are attached.
The City's Public Works Standards can be found at the following web link:

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Standards that are not in the City's Public Works Standards can be found in the Design and Construction Standards for Sanitary Sewer and Surface Water Management from Clean Water Services. These standards can be found at the following web link:

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- Any maps, diagrams, or other relevant graphical documentation is attached.
None
- Documentation of any current and/or anticipated plans that may affect development on the site is attached.
None

Stormwater

- The applicable fee(s) for stormwater service on the site is/are:
The stormwater system development charge (SDC) is based on the amount of impervious surface on a development site. Every 2,640 sq. ft. of impervious surface equals one EDU (equivalent dwelling unit). The stormwater SDC is then \$1,890/EDU or \$1,890 per 2,640 sq.ft. of impervious surface.
- Existing stormwater facilities that could serve the site are located at:
Storm sewers with adequate capacity to serve the site are located on N. 4th Avenue, Holladay Street, and N. 10th Avenue.
- The storm drain requirements for the site are as follows:
The stormwater requirements for development in Cornelius are determined by the stricter of the requirements of the City's Public Works Standards and Clean Water Services Design and Construction Standards for Sanitary Sewer and Surface Water Management.

The City's Public Works Standards can be found at the following web link:

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The Clean Water Services Standards can be found at:

<http://cleanwaterservices.org/permits-development/design-construction-standards/>

- Construction of stormwater facilities [is/is not] required for the site.
Treatment and possibly detention of stormwater will be required for any development on the site.

In addition, if N. 7th Court, north of Holladay is constructed, a public storm sewer will need to be constructed along this street.
- The process for constructing the above stormwater facilities is as follows:
Construction plans for a public storm sewer line and all stormwater treatment and detention facilities must be developed by a professional engineer and approved by the City Engineer. Once approved, the applicant must bond for the cost this construction. This bond is released after the line is constructed and accepted by the City.
- The applicable development code and/or standards are attached.
The City's Public Works Standards can be found at the following web link:

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Mr. Varricchione
October 20, 2016

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<http://www.codepublishing.com/OR/Cornelius/>

- Any maps, diagrams, or other relevant graphical documentation is attached.
None
- Documentation of any current and/or anticipated plans that may affect development on the site is attached.
None

Please feel free to contact me with any questions.

Sincerely,



Terry Keyes, PE
City Engineer

Enclosures

From: Terry Keyes <tkeyes@ci.cornelius.or.us>
Sent: Thursday, October 27, 2016 10:13 AM
To: Brian Varricchione
Subject: RE: File Transfer: City Engineer review of Business Oregon Shovel Ready certification application for North Holladay si - Business Oregon Site Certification-- North Holladay Site, Cornelius

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Filed by Newforma

Brian,

The 8" line belongs to the City and the 42" line belongs to CWS.

If the 8" line needs to be enlarged, there should be no issues with permits. Utility lines are allowed to cross wetlands. Some relatively minor mitigation, i.e., plantings, may be required, but nothing special. CWS allows this type of activity all the time and does many sewer upgrades through wetland themselves.

Does that answer your question?

Terry W. Keyes, PE
City Engineer
City of Cornelius

1355 N. Barlow Street
Cornelius, OR 97113
503-992-5372 phone
503-357-3424 fax
tkeyes@ci.cornelius.or.us

From: Brian Varricchione [mailto:BVarricchione@mcknze.com]
Sent: Thursday, October 27, 2016 9:52 AM
To: Terry Keyes
Subject: RE: File Transfer: City Engineer review of Business Oregon Shovel Ready certification application for North Holladay si - Business Oregon Site Certification-- North Holladay Site, Cornelius

Hi Terry,

I've got a follow-up question on sewer service, specifically the ability to enlarge the pipe size if needed. I understand there's a 42-inch CWS sewer line by Council Creek, about 600 feet downstream from the end of North 4th Avenue. If a developer needed to upsize the existing 8-inch sewer line from the site to the 42-inch line (at their cost), is that a possibility? I know it's feasible from a construction standpoint but wanted to get your thoughts on permitting and dealing with CWS.

Thanks,
Brian

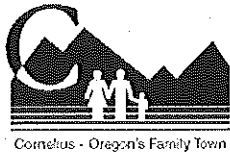
Brian Varricchione, PE
Land Use Planning

3. STORMWATER SERVICE

Storm drainage service at the North Holladay site is provided by the City of Cornelius. According to City utility maps, the eastern portion of North Holladay Street contains 24-inch and 30-inch storm lines, which connect to a 24-inch line flowing north in North 10th Avenue. The western portion of North Holladay Street contains 12-inch and 18-inch storm lines, which connect to a 30-inch line flowing north in North 4th Avenue and ultimately discharge to Council Creek approximately 600 feet from the northwest corner of the site.

Stormwater treatment would be required as part of the stormwater management design for the site. Additionally, stormwater detention may be required if the City or Clean Water Services identifies downstream deficiencies, in which case development would be required to manage the on-site runoff to ensure the post-development runoff rates do not exceed pre-development runoff rates for the 2, 10, and 25-year 24-hour storm events.

Given the size of the nearby storm lines, the potential industrial development at the site is not anticipated to encounter stormwater constraints that would negatively impact development timeframes. Based on the information provided, the storm drainage system is available to the site and has available capacity or can be upgraded to accommodate the selected industrial profiles. Further details are provided in the attached letter from the City Engineer.



CITY OF CORNELIUS

October 20, 2016

Mackenzie
Attention: Brian Varricchione
1515 SE Water Avenue
Suite 100
Portland, OR 97214

Subject: Shovel Ready Report Transportation, Water, Sanitary Sewer, and Stormwater Information for North Holladay Site in Cornelius, Oregon

Dear Brian:

The City of Cornelius provides the following information in accordance with the Site Certification review process for the North Holladay Industrial Park site.

Transportation

- The process for accessing a City of Cornelius right-of-way is as follows:
Access points to public right-of-way are determined during the site plan review and approval process. In this process, the applicant proposes locations for access. These proposed locations are reviewed by the City Engineer and modifications recommended, if needed.
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The map is attached and labeled Attachment 1.
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If a use creating significant traffic is proposed for the site, a traffic impact study will likely be required. This study would concentrate on ability of the North 10th Avenue and Holladay Street intersection to handle the additional traffic

generated from the site. If the intersection is likely to fail, mitigation alternatives will need to be evaluated in the study.

No currently relevant traffic studies are available for this area.

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Site development is not dependent on future system improvements.

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- Any applicable maps, diagrams, etc. are attached.

None

- Documentation of any current and/or anticipated plans that may affect access to the site is attached.

None

Water

- The applicable fee(s) for a water meter on the site is/are:
The water meter and water system development charge (SDC) for the site is based on size of water meter. Meter sizes start at ½" and increase by ½" increments.

As an example, for a 1" meter, the meter cost is \$650 and the SDC is \$23,093. For a 2" meter, the meter cost is \$1,250 and the SDC is \$73,892.
- A pressure regulator [is/is not] required for development on the site.
A PRV is not required for this site.
- Construction of a water main [is/is not] required for the site.
If North 7th Court north of Holladay St. is constructed, an 8" public waterline will be required to be installed in this street. Otherwise, no new public water mains are anticipated with development of this site.
- Any meter for the site will be provided/installed by:
Meters 2" and smaller are provided and installed by the City. Meters larger than 2" are provided and installed by the contractor developing the site. These larger meters and their installation must meet City specifications.
- There [is/is not] an advantage to providing a separate meter for landscaping irrigation on the site.
This is a question for the site architect to answer, not the City.
- The process for installing a water meter is as follows:
The site developer must first receive approval of construction plans for site development. Once plans are approved by the Building Department, and if applicable, the City Engineer, the City will install meters 2" and smaller. Larger meters are installed by the contractor for the site and inspected by the City.
- The storm drain requirements for the site are as follows:
This question seems inappropriate in the water section and is instead answered in the section dealing with stormwater.
- The total water system capacity in Gallons Per Day is:
The City purchases water from the City of Hillsboro. Hillsboro delivers water to Cornelius via a 72" pipeline that runs from the Joint Water Commission Treatment Plan, south of Forest Grove, to Hillsboro.

The amount of water the City of Cornelius can purchase defines the City's system capacity. An upper limit to the amount of water the City of Cornelius can purchase has not been set, so the capacity of the city system is undefined.
- The current average daily use of the system is:
Approximately 1.0 MGD

- The maximum daily use of the system is:
Approximately 1.5 MGD
- If the water service is currently at the site, then the peak flow value available in Gallons Per Day is:
Unknown
- The water line currently in service at or available to the site is _____ in size.
12" public water mains border the site on North 4th Avenue, Holladay Street, and North 10th Avenue.
- The applicable development code and/or standards are attached.
The City's Public Works Standards can be found at the following web link:

http://www.ci.cornelius.or.us/vertical/sites/%7B74DDA728-822C-4D15-9791-000615642E9D%7D/uploads/PW_Stds_7-20-16.pdf

The applicable sections related to transportation improvements can be found in Title 13 (Public Utilities) and Title 18 (Zoning) of the City's development code. These sections can be found at the following web link:

<http://www.codepublishing.com/OR/Cornelius/>

- Any maps, diagrams, or other relevant graphical documentation is attached.
None
- Documentation of any current and/or anticipated plans that may affect development on the site is attached.
None

Sanitary Sewer

- The applicable fee(s) for a sewer connection and/or installation on the site is/are:
The sanitary sewer system development charge (SDC) is based on EDU (equivalent dwelling unit), which is based on a fixture count of the proposed facility. The current SDC for sanitary sewer is \$5,532/EDU.
- An existing sewer connection that could serve the site is located at:
An existing public sanitary sewer exists along Holladay Street and North 4th Avenue. Development on the site can connect to these lines at any point in their runs.
- Construction of a sewer main [is/is not] required for the site.
If N. 7th Court north of Holladay St. is constructed, an 8" public sanitary will be required to be installed in this street. Otherwise, no new public sanitary sewers are anticipated with development of this site.
- The process for installing a sewer line is as follows:

Construction plans for a public sanitary sewer line must be developed by a professional engineer and approved by the City Engineer. Once approved, the applicant must bond for the cost of the line. This bond is released after the line is constructed and accepted by the City.

- The total sanitary system capacity in Gallons Per Day is:
Unknown. However, the system has sufficient capacity to serve this site.
- The current average daily use of the system is:
Unknown
- The maximum daily use of the system is:
 - *Unknown*
- If the sewage service is currently at the site, the peak flow value available in Gallons Per Day is:
Unknown. However, the system has sufficient capacity to serve this site.
- The applicable development code and/or standards are attached.
The City's Public Works Standards can be found at the following web link:

http://www.ci.cornelius.or.us/vertical/sites/%7B74DDA728-822C-4D15-9791-000615642E9D%7D/uploads/PW_Std%7C7-20-16.pdf

Standards that are not in the City's Public Works Standards can be found in the Design and Construction Standards for Sanitary Sewer and Surface Water Management from Clean Water Services. These standards can be found at the following web link:

<http://cleanwaterservices.org/permits-development/design-construction-standards/>

The applicable sections related to sanitary sewer improvements can be found in Title 12 (Public Improvements), Title 13 (Public Utilities), and Title 18 (Zoning) of the City's development code. These sections can be found at the following web link:

<http://www.codepublishing.com/OR/Cornelius/>

- Any maps, diagrams, or other relevant graphical documentation is attached.
None
- Documentation of any current and/or anticipated plans that may affect development on the site is attached.
None

Stormwater

- The applicable fee(s) for stormwater service on the site is/are:
The stormwater system development charge (SDC) is based on the amount of impervious surface on a development site. Every 2,640 sq. ft. of impervious surface equals one EDU (equivalent dwelling unit). The stormwater SDC is then \$1,890/EDU or \$1,890 per 2,640 sq.ft. of impervious surface.
- Existing stormwater facilities that could serve the site are located at:
Storm sewers with adequate capacity to serve the site are located on N. 4th Avenue, Holladay Street, and N. 10th Avenue.
- The storm drain requirements for the site are as follows:
The stormwater requirements for development in Cornelius are determined by the stricter of the requirements of the City's Public Works Standards and Clean Water Services Design and Construction Standards for Sanitary Sewer and Surface Water Management.

The City's Public Works Standards can be found at the following web link:

http://www.ci.cornelius.or.us/vertical/sites/%7B74DDA728-822C-4D15-9791-000615642E9D%7D/uploads/PW_Std%7C7-20-16.pdf

The Clean Water Services Standards can be found at:

<http://cleanwaterservices.org/permits-development/design-construction-standards/>

- Construction of stormwater facilities [is/is not] required for the site.
Treatment and possibly detention of stormwater will be required for any development on the site.

In addition, if N. 7th Court, north of Holladay is constructed, a public storm sewer will need to be constructed along this street.
- The process for constructing the above stormwater facilities is as follows:
Construction plans for a public storm sewer line and all stormwater treatment and detention facilities must be developed by a professional engineer and approved by the City Engineer. Once approved, the applicant must bond for the cost this construction. This bond is released after the line is constructed and accepted by the City.
- The applicable development code and/or standards are attached.
The City's Public Works Standards can be found at the following web link:

http://www.ci.cornelius.or.us/vertical/sites/%7B74DDA728-822C-4D15-9791-000615642E9D%7D/uploads/PW_Std%7C7-20-16.pdf

Page 7
Mr. Varricchione
October 20, 2016

Standards that are not in the City's Public Works Standards can be found in the Design and Construction Standards for Sanitary Sewer and Surface Water Management from Clean Water Services. These standards can be found at the following web link:

<http://cleanwaterservices.org/permits-development/design-construction-standards/>

The applicable sections related to sanitary sewer improvements can be found in Title 12 (Public Improvements), Title 13 (Public Utilities), and Title 18 (Zoning) of the City's development code. These sections can be found at the following web link:

<http://www.codepublishing.com/OR/Cornelius/>

- Any maps, diagrams, or other relevant graphical documentation is attached.
None
- Documentation of any current and/or anticipated plans that may affect development on the site is attached.
None

Please feel free to contact me with any questions.

Sincerely,



Terry Keyes, PE
City Engineer

Enclosures

4. ELECTRIC POWER SERVICE

Electric power service is provided to the site by Portland General Electric (PGE). Overhead electrical lines are present on North 4th Avenue and North 10th Avenue, while North Holladay Street has underground utilities. The substation serving this property is less than a mile from the site. According to the attached letter from PGE, the existing infrastructure has a peak load capacity of 3.8 MW, while loads beyond that point would require upgrades such as additional feeder or transformer capacity.

The existing electric power infrastructure would provide sufficient capacity for the following industry profiles:

- Campus Industrial/Electronic and Computer Assembly
- Manufacturing
- Shipping/Storage
- Warehouse/Distribution
- Call Center/Business Services
- General Manufacturing

The following industry profiles may require infrastructure upgrades:

- Food Processing (requires 2-6 MW)

The following industry profiles would require infrastructure upgrades:

- High Tech Manufacturing/Processing (requires 4-6 MW)

Based on follow-up conversations with PGE staff, the existing electric infrastructure would likely adequately serve the type of industrial development that PGE would expect to locate at this site. If upgrades were needed, the cost and timelines would vary as follows:

- Extending a new underground feeder line to the site to increase load capacity to approximately 4 MW would cost on the order of \$1.2 million to install and would take 6-9 months to complete.
- Upgrading the transformers at the substation to increase the load capacity up to 28 MW would cost on the order of \$1.5 million (plus the \$1.2 million cost of a new feeder line, noted above) and would take 18-24 months to complete.



Portland General Electric

One World Trade Center
121 SW Salmon Street
Portland, Oregon 97204

October 20, 2016

Mr. Brian Varricchione
Land Use Planning
Mackenzie
RiverEast Center
1515 SE Water Ave, Suite 100
Portland, OR 97214

RE: Industrial Land Site Certification for the City of Cornelius - identified industrial site as the North Holladay Industrial Park

Mr. Varricchione:

The above referenced industrial area located along N Holladay St. bounded to the west by N 4th Ave. and to the east by N 10th Ave. is located within the Portland General Electric (PGE) service territory. Electrical services provided by PGE to the North Holladay Industrial Park are as follows:

- PGE's Cornelius substation serves the industrial site and is located less than a mile to the east of the property.
- Currently the 13kV feeder most adjacent to the site coming from Cornelius substation has 3.8 MW peak load capacity available.
- Any load additions above 3.8 MW in this area will require infrastructure upgrades, which could include adding additional feeder or transformer capacity.

Additional information on construction, service requirements, and more can be found on our website at www.portlandgeneral.com/construction. PGE is committed to working closely with future customers to establish a more detailed service plan that can meet stringent timelines and requirements.

Sincerely,

A handwritten signature in black ink that reads "Melissa Hunting". The signature is written in a cursive style and is placed on a light gray rectangular background.

Melissa Hunting
Business Development Specialist
503-464-7784
melissa.hunting@pgn.com

5. NATURAL GAS SERVICE

The natural gas service provider for this site is Northwest Natural Gas Company (NW Natural). A 2-inch gas main is located in North Holladay Street. According to the attached letter from NW Natural, the existing infrastructure has an operating of approximately 60 psi and “typical commercial or light industrial facilities can be served with natural gas within 90 days.” However, other user types that require more gas (e.g., heavy industrial uses) would necessitate infrastructure upgrades that would take longer than 180 days to plan and complete.

The existing natural gas infrastructure would provide sufficient capacity for the following industry profiles:

- Shipping/Storage
- Warehouse/Distribution
- Call Center/Business Services

The following industry profiles would require infrastructure upgrades to provide the preferred minimum size line for the industry types:

- Campus Industrial/Electronic and Computer Assembly (preferred size 6” main)
- Manufacturing (preferred size 4”-6” main)
- Food Processing (preferred size 4” main)
- High Tech Manufacturing/Processing (preferred size 6” main)
- General Manufacturing (preferred size 4” main)

Based on follow-up conversations with NW Natural staff, it is possible to extend a new gas main to the site to serve users with higher gas demands than the current 2-inch main can satisfy. A 4-inch main is located in 4th Avenue approximately 2,000 feet south of North Holladay Street, while a 6-inch main is located approximately 3,200 feet to the south of North Holladay Street. Extension of the 4-inch main is likely feasible within 180 days but extension of the 6-inch main would be a longer endeavor as it would require crossing both legs of the Highway 8 couplet and two sets of railroad tracks.

Andrea Kuehnel, PE
Field Engineer
20285 SW Cipole Rd.
Sherwood, OR 97140
Telephone: (503) 226-4211 x 4376
Email: andrea.kuehnel@nwnatural.com



October 26, 2016

Mackenzie
Attention: Brian Varricchione
RiverEast Center
1515 SW Water St, Suite 100
Portland, OR 97214

Re: Shovel Ready - Natural Gas Service Information
North Holladay Site in Cornelius, Oregon.
NWNG Plat 2-030-008

Recently, Northwest Natural was contacted by Mackenzie regarding the availability of natural gas service for the North Holladay Industrial Park site. The 21.03 acre site is comprised of seven tax lots. The estimated gas usage for the development is not known at this time.

Existing Gas Distribution System

- The subject property is not currently served with natural gas.
- Existing gas infrastructure consists of a 2-inch poly main in the N Holladay Street right-of-way along the site's south property frontage. The gas main has an operating pressure of approximately 60 psi.

Ability to Serve the Site within 180 Days

NW Natural has natural gas facilities in close proximity to the site. It is anticipated the subject property developed with typical commercial or light industrial facilities can be served with natural gas within 90 days, once the prospective customer has initiated the customer acquisition process (described below). Projects that would use a significant amount of natural gas, such as for heavy industrial or gas power facilities, may exceed the existing gas infrastructure capacity and would require further evaluation and planning time in excess of 180 days.

Service to New Customers

As a general statement, we at Northwest Natural evaluate proposed development projects on a case-by-case basis. When a development is identified and approximate natural gas loads determined, we are able to assess the capacity and ability of our gas distribution system to serve the development. Each proposed natural gas project undergoes an economic analysis that compares the cost to serve with the anticipated revenue. For most proposed

October 26, 2016
Mackenzie
North Holladay – Cornelius, OR
Page 2 of 2

commercial/industrial development, we are able to utilize our existing infrastructure or build what is necessary to serve.

Northwest Natural operates under the jurisdiction and is subject to the Rules and Regulations of the Public Utility Commission (PUC) of Oregon. Service is provided pursuant to the Tariff (rates, rules and regulations) of the Company on file with the PUC. Such Tariff is subject to change as provided by law. NW Natural installs, owns and maintains all facilities up to and including the meter pursuant to the provisions of such Tariff. Facilities beyond the meter are the responsibility of the builder or owner. In accordance with existing tariff rules for natural gas distribution in the service area of NW Natural, future private development will be responsible for providing a trench and/or conduit for installation of this new natural gas service line.

When a formal application for gas service is submitted, a cost estimate for the gas service line and main extension necessary to serve the proposed industrial development will be performed. In accordance with PUC regulations, this cost estimate will be compared to anticipated revenue in order to determine if any monetary contribution from the customer will be required to serve the proposed industrial development.

Major Account Services Contact Information

A prospective customer is encouraged to contact our Major Account Services (MAS) for specific questions related to the cost of the initial gas installation and monthly rate schedules for natural gas delivery. MAS representatives are available to take calls from 7:30 am to 5:30 pm on business days at 1-800-422-4012 ext. 2512. MAS can also provide copies of its rates, rules and regulations and other information requested. Useful information regarding gas service is also available on our website at www.nwnatural.com under the 'Business' tab.

We appreciate being included in the planning process. Please contact me if you have any questions or require more information.

Sincerely,



Andrea F. Kuehnel, PE
Field Engineer

6. TELECOMMUNICATIONS SERVICE

Frontier Communications has provided information indicating that fiber optic cables on the south side of Holladay Street can be extended to the site to provide phone, video, and high-speed internet at speeds of up to one gigabit per second (“Ethernet GigE”). It would be the developer’s responsibility to extend conduit to the site to accommodate extensions of the fiber optic system. Frontier staff has indicated that the construction timeline would be dependent upon the developer’s schedule. Based on the short distance from telecommunications infrastructure to the site it should be feasible to extend service to the site within 180 days and the cost is not anticipated to be out of proportion to the development.

See attached correspondence from Frontier Communications.

From: Calo, Peter [mailto:Peter.Calo@ftr.com]

Sent: Monday, October 17, 2016 1:17 PM

To: Brian Varricchione

Cc: Prouty, Marcus; Vandecoevering, Joseph; Nguyen, Tam; Calo, Peter

Subject: RE: File Transfer: Frontier Communications Review of Business Oregon Shovel Ready certification application for North H - Business Oregon Site Certification-- North Holladay Site, Cornelius

Brian,

Our Frontier maps indicate that there are fiber (FTTP) cables in the vicinity on the south side of Holladay street, therefore service will be available with phone line, video and high speed internet and Ethernet GigE.

The Developer must work with Frontier prior to any construction in order to build the conduit plan to the site.

Regards,

Peter M. Calo

Manager Engineering & Construction

Frontier Communications

4155 SW Cedar Hills Blvd.

Beaverton, OR 97005

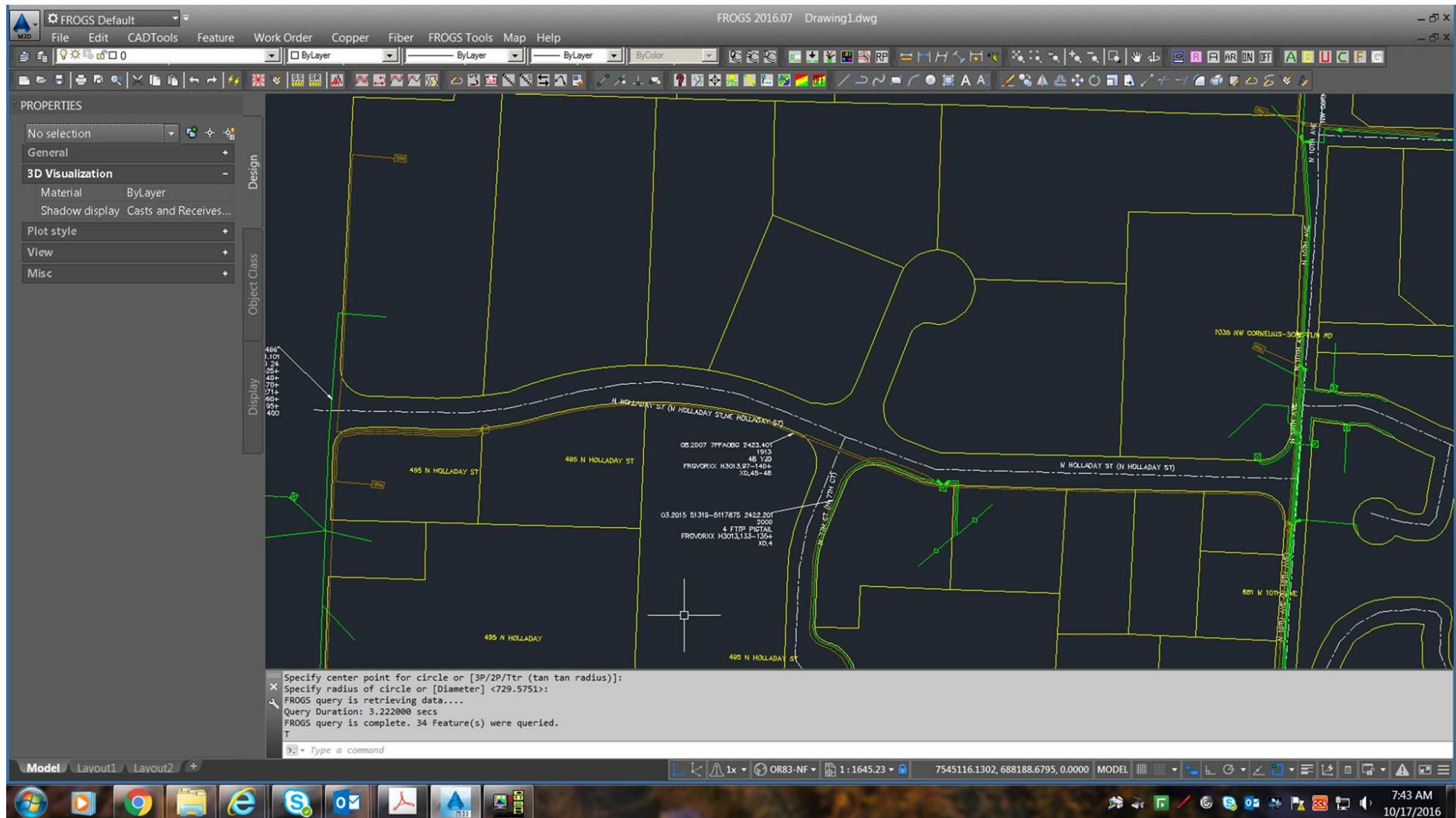
503-526-0357 (o)

503-467-9250 (c)

peter.calo@ftr.com



"I Can Help You!"



From: Nguyen, Tam <tam.minh.nguyen@ftr.com>
Sent: Thursday, November 03, 2016 8:10 AM
To: Brian Varricchione
Subject: RE: File Transfer: Frontier Communications Review of Business Oregon Shovel Ready certification application for North H - Business Oregon Site Certification-- North Holladay Site, Cornelius

Attachments: Frontier Developer Packet - Oregon.pdf; Will Serve Letter North of Holladay street The Shovel Ready.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Categories: Filed by Newforma

Brian,

Your requested, attached is letter which indicated Frontier will serve customer at this location.

Regarding your question of time line and process, attached is Frontier Developer guide. The time line is on Developer schedule, Developer/ builder must contact Frontier local engineer prior of any construction at the site in order to obtain the instruction how to place the conduit and customer will be inform the type of service to building, such as copper or fiber based on customer needs.

Tam Nguyen
Network Engineer
Frontier Communications
4155 SW Cedar Hills Blvd
Beaverton, OR 97005
Office – 503.641.4463
Cell – 971.708.3062
tam.minh.nguyen@ftr.com

November 03, 2016

Brian Varricchione, PE
Land Use Planning
MACKENZIE
RiverEast Center
1515 SE Water Ave., Suite 100
Portland, OR 97214

Re: Will Serve Inquiry – The Shovel Ready

Mr. Varricchione,

Please be advised that the site at North of Holladay Street and between 4th and 10th Ave. in the city of Cornelius that is being considered for industrial project ‘The Shovel ready’ is within Frontier Communications local exchange serving area.

Frontier facilities will be constructed under the terms and conditions of the company’s Tariff.

Attached is a copy of Frontier’s Builder Guide. If the developer makes a request to have Frontier facilities constructed to serve the development, the Tariff requires that all exterior path and building interior must be placed according to Frontier standards before cables or fiber would be installed. Additional line extension charges may apply.

Frontier would also require the assigned new 911 address and approved site plans for the proposed new facility before any further action could be taken in this matter. Please contact OSP Engineer, Tam Nguyen with plan sets as well as any inquiry about specific path or building requirements.

Tam can be reached at 503-641-4463, or via email at tam.minh.nguyen@ftr.com

Thank you,

Pete Calo
Engineering Manager
Beaverton, OR



DEVELOPER TO SIGN BELOW FOR FRONTIER PACKET

DEVELOPER: [Click here to enter text.](#)

**BUILDER TO SIGN BELOW FOR FRONTIER PACKET AT
THE PRE-CONN MEETING**

BUILDER: [Click here to enter text.](#)

ESTIMATED IN SERVICE DATE: [Click here to enter text.](#)



ATTENTION OWNER / BUILDER

We at FRONTIER Communications know how important telephone service is to you. We want to make certain service is installed when it's needed, **WITHOUT DELAY OR INCONVENIENCE**. FRONTIER is taking a pro-active approach to providing telephone service to new homes or commercial buildings under construction.

MAKING THIS A REALITY REQUIRES ONLY A PHONE CALL ON YOUR PART.

Please provide us with the address of your home or building under construction once the following steps have been completed.

- 1) Your contractor has completed pre-wiring for telephone service.
- 2) The service wire or conduit has been placed. (See attached specifications)
- 3) The exterior siding is on the house and the ends of the wire are run through the exterior beside the power meter location or within 20 feet.

FRONTIER ENGINEER CAN BE REACHED BY CALLING

[Click here to enter text.](#)

FOR THE INSPECTION OF CONDUITS CALL

[Click here to enter text.](#)



**Frontier Communications
Network Engineering**

**FRONTIER
BUILDER'S GUIDELINES
WASHINGTON / OREGON**

Dear Builder/Developer,

Thank you for reading the FRONTIER Builder/Developer Guidelines. The following are FRONTIER Communications requirements for builder and / or developers. These items must be inspected and approved by FRONTIER at least 30 days prior to start of FRONTIER construction in order to guarantee timely service. This information has been designed to assist in the coordination of the placement of telephone facilities between FRONTIER Network Services and your Company.

Please review these guidelines and keep them for future reference.

Project name: [Click here to enter text.](#)

Frontier Work Order Number: [Click here to enter text.](#) Exchange: [Click here to enter text.](#)

On Site Contact: [Click here to enter text.](#) Phone: [Click here to enter text.](#)

The Frontier representative for this project will be:

Engineer Name: [Click here to enter text.](#) Phone: [Click here to enter text.](#)

1. REQUEST FOR THE PLACEMENT OF TELEPHONE FACILITIES

The builder/developer shall notify FRONTIER at least 90 days prior to the development start date. This will allow FRONTIER to plan, design and schedule construction of the telephone facilities to the development in a timely manner.



As soon as the building plans are complete, the developer/contractor should schedule a meeting with the local FRONTIER Engineer.

The following information shall be supplied to FRONTIER (at no expense to FRONTIER):

- A. One (1) set of the E-2 electrical layout drawings indicating proposed termination points for telephone cables. The demarcation point should be located as described in Section A- 3. Page 5
- B. One (1) set of site development plans or development Plat and Power Company design plan.
- C. Expected development start/completion dates.
- D. Building usage and a line forecast (estimate of the maximum number of lines) so a proper entrance cable size can be determined.

Please note that telephone service to construction trailers and/or make shift sales offices will be considered temporary according to the General Exchange Tariffs. All temporary services will be placed and removed at the expense of the customer. Request for service should be placed through FRONTIER's Customer Contact Center or Branch Office.

2. RIGHT-OF-WAY / PRIVATE PROPERTY

- A. The builder/developer shall grant to FRONTIER a valid right-of-way easement for the installation and maintenance of telephone facilities.
- B. Conduit shall be placed at a minimum depth of 36" except when compliance with local municipality codes requires different depths.
- C. Builder/developer is to provide at minimum 4"DB-100/60 or 2"DB-120 PVC conduit under private roads, driveways, curbs or parking lots as designated within the confines of the project. FRONTIER requires telephone cable that will be placed under the streets proposed for City, County or State maintenance to be placed in Schedule 80 PVC conduit and DB (Direct Buried) PVC in all other locations. The builder/developer is to place the PVC conduit prior to the paving of streets or the placement of curbs. Conduit sizes are to be specified by Frontier. (Note: for crossings, use 4" conduit for cable placement or to provision for a future terminal and 2" conduit for drop placement). Provision of a spare entrance duct is required where station density requirements are subject to expansion.
- D. The entrance structure 4" PVC conduit as determined by Frontier for the telephone cable is to be placed by your contractor at your expense and will remain as your



property. This conduit shall not be shared with commercial power cables. The cable placed inside the structure will remain the property of FRONTIER.

This structure will be placed from a point within 20 feet [7 m] of where the electrical service enters your building to a location along your property line as directed by your FRONTIER Engineer.

- E. Frontier will provide pedestal housings at all stub-up locations at no cost to the project, providing that the location of the stub-up is appropriate for this application. Any sub surface Hand Holes will be to Frontier specifications at the contractors' expense.

3. DEMARCATION POINTS

A. General

- 1 The point of demarcation will be located at the Minimum Point of Entry (MPOE) of the building. The telephone demarcation (FCC Part 68) is defined as the point of interconnection between the telephone network facilities and the customer owned deregulated wiring and equipment. Frontier will only place one demarcation per building.
- 2 FRONTIER will attempt to accommodate the builder/ developer's preference when locating the point of connection (demarcation) for the service lateral. The location of the demarcation point will be within 20 feet [7 m] to the electrical meter base or suitable power disconnect.
- 3 All demarcation points shall be in an accessible and in a serviceable location.
- 4 For aerial service installation utilizing a weather head or masthead, see pg. 16 and consult the Frontier engineer directly for specific requirements. With installations of this manner, great stress will be applied during the initial installation and this stress will vary greatly depending upon span length, cable gauge, and/or cable size. Also, there is a possibility of additional cable being added in the future. Adequately consider issues for current code requirements:
 1. Separation from power service - 12" minimum at building attachment and mid span.
 2. Separation from power on customer service pole is 40".
 3. Height clearance above driveway/parking lot – 18' minimum
 4. Vertical clearance above structure per Code.
 5. Frontier will **Not** attach to any power mast.



B. Townhouses and single family houses:

1. The Network Interface Demarcation (NID) shall be located approximately five (5) feet above final grade. Inside locations (i.e. garages, closets, etc.) are not suitable for demarcation locations.
2. Provide a 2" PVC conduit through the footing of the building when buried service wire is routed through the foundation and back outside to the telco NID
3. A minimum of 3 feet [0.9 m] of inside wire shall extend outside the building near the electrical meter base. See drawing 6 of 7 page 20

c. Business and apartments:

1. The builder/developer are to provide fire retardant plywood backboards for multifamily dwellings and commercial buildings. See Drawing 7 of 7 page 21 for typical backboard detail. For remodels of inside and outside backboards see Drawing 6 of 7 page 20.
2. Top of all backboards are to be placed 6' above floor.
3. Plywood backboards must be fire retardant or painted with a non-conductive fire retardant white cover coat. The backboard should be permanently attached to the wall.
4. Conduits for telephone cables shall be stubbed up to 2" below the lower left corner of the backboard.
5. Supply and install plywood backboards in utility/equipment rooms, as indicated on drawings for the installation of all FRONTIER inside demarcation equipment requirements.
6. All backboards installed for Frontier to be Telephone Only.
7. All inside Backboards to have a double duplex 120 VAC outlet.
8. The builder/customer will provide a 24 hour access key and the Frontier technician will place a lock box at the entrance.



4. PRE-CONSTRUCTION REQUIREMENTS

Before trenching or plowing operations begin, the builder/developer shall perform all of the following items and do so at no expense or penalty to FRONTIER.

- A. Final grade must be established before pedestal housings are placed. If final grade is changed after the pedestal is set and requiring the pedestal to be reset, the developer will be responsible for all costs incurred.
- B. Mark all necessary property lines and corner points to insure the proper location of telephone facilities within the utility easement.
- C. Backfill excavations around the footings, foundations and walks that conflict with the location of the proposed telephone facilities.
- D. Locate at the time the proposed telephone facilities are staked-all private facilities (water, septic, private electric lines and gas lines).
- E. Provide any development revisions or changes in the approved site plans that would affect the proposed installation of telephone facilities.
- F. Provide access for cable placement under roads, curbs, parking lots, sidewalks and driveways as per Section 2C. page 4
- G. Frontier will provide all cables, pedestals, terminal, placing and splicing in developer provided conduits at no additional cost to the developer/builder/owner. Placing of telephone facilities will be scheduled when construction of physical structures is complete.
- H. Developer/Owner/Builder will be responsible for all costs incurred to relocate telephone facilities after the cable has been placed (i.e. lot line changes and driveway relocations).



5. INSTALLATION OF TELEPHONE FACILITIES

- A. The conditions as set forth in Section 4, parts (A) through (H), having been met, FRONTIER will schedule installation of telephone facilities. Failure to provide an unobstructed easement will require a rescheduling of construction.
- B. If a two (2) week notice has not been given to FRONTIER by the builder/developer, the builder/ developer shall be responsible for all excavation and boring cost including conduit under driveways, sidewalks, carports, garages, retaining walls and patios which have been constructed by the builder/ developer within the easement right-of-way.
- C. The builder/developer shall allow sufficient time for trenches to settle before laying sod, seeding, installing driveways, walks and patios and shall not hold FRONTIER responsible for any settlement of trenches.

6. CONDUIT SPECIFICATIONS

- A. When it is a requirement of the project to place underground utilities, Frontier will require the builder to provide 4"DB-100/60 and/or 2"DB-120 minimum plastic (PVC), which is rated by Underwriter's Laboratories as direct buried (DB), within the confines of the complex or subdivision. Conduit sizes are to be specified by the Frontier representative. All coupling and bends must be 4"DB-100/60 or 2"DB-120. Provision of a spare entrance duct is required where station density requirements are subject to expansion. **(Note: For crossings, use 4" conduit for cable placement or to provision for a future terminal and 2" conduit for drop placement).**
- B. All 2" and 4" conduits are to have jetline with a minimum strength of 200 pounds.
- C. Conduit stub-ups are to be 16 inches above final grade (as set at power company transformer), capped and placed min. two feet from the left rear side of the transformer (as looking from the curb). See drawing 2 of 7 sheet 16.
- D. All 90 degree bends must have a minimum radius of 24 inches on 2 inch PVC and 36 inches on 4 inch PVC.
- E. No more than a total of 360° of bends in any one conduit run. To avoid installation difficulties, curves or bends in excess of 90° in the entrance conduit are not acceptable. In runs over 300'; bends must be metal or fiberglass to prevent being burned through due to friction from the winching rope.



Runs over 300' may need additional stub-ups for pulling purposes. Check with the Frontier representative for exact locations as applicable.

- F. All conduits, stubbed at the property line, will be capped with duct plugs and clearly marked as to location.
- G. All conduit stub-up locations must be tightly clustered and be configured to fit in Frontier standard pedestal drawing 1 of 7 page 15 upper right corner. All conduits within the cluster will be a uniform height of 16" above final grade, capped with duct plugs, and contain required jet line.
- H. All conduits must be free of foreign materials. All PVC joints must be glued.
- I. All conduit set at walls will be flush against them and secured with "U" clamps or Unistrut and clamps.
- J. Conduit shall be placed at a minimum depth of 36" except when compliance with local municipality codes requires different depths. A minimum of 12" separation from electric power and gas lines is to be maintained.
- K. Conduit runs provided for Frontier shall only have Frontier cable and or sub-duct inside of conduit.
- L. The builder/developer will provide (when entrance cable extends beyond 50 feet after entering the building) Rigid Metal Conduit (RMC) or Intermediate Metal Conduit (IMC) from the point of entrance into the building to the protected terminal location. The ends of all metal conduits shall be reamed, bushed and grounded as required by the National Electrical Code (NEC)® Article 250. Metal conduit runs that exceed 270 degrees of bends shall have metal pull boxes of 18"x12"x8" minimum size.
- M. The entrance cable will be provided and owned by Frontier.
- N. Position conduits at pole locations to utilize the same standoff brackets as power risers. Riser must be plumb as it breaks grade and Frontier will extend riser vertically above the first standoff bracket. If pole has existing power transformer, align stub-up so as to run vertically on the same side of the pole. Stub-up conduit, where practical, opposite from oncoming traffic. Conduit should be stubbed up 16" above grade while maintaining a minimum of 6" separation from pole. If there is no existing riser or power transformer, stub up conduit on the gain side (a stamp or tag indicating pole size) of the pole. If there is no existing transformer, riser stamp or tag, place the stub-up on the opposite side of traffic. See drawing 4 of 7 pg.18.



7. CHARGES

- A. The builder/developer shall be responsible for all cost associated with the relocation of any existing telephone lines which conflict with the site development and relocation of facilities necessitated by changes in the project by the builder/developer.
- B. The builder/developer shall also bear all cost associated with the relocation of proposed facilities due to grading or backfilling. Any FRONTIER facilities damaged after being installed shall be replaced at the expense of the builder/developer.

8. ELECTRICAL PROTECTION - GROUNDING

FRONTIER places facilities in accordance with applicable NEC[®] and municipal codes. For most telecommunications systems ANSI Standard TIA 607 provided the minimum requirements for grounding of structures. This standard presents a general design concept that has been field and time tested.

- A. The Builder/Developer will provide access to an approved electrical ground in accordance with current N.E.C. Article 250-94 at the Main Disconnect Service Panel. This ground shall consist of, at minimum, two, 8' X 5/8" diameter ground rods spaced 8 feet apart and connected to the Main neutral buss. Frontier requests that the telephone-building terminal (D-Mark) be located within 20 feet [7 m] of the electrical meter base or suitable power disconnect and approved ground system.
- B. Number 6 AWG **solid insulated** ground wire, attached to the approved power company ground, is to be installed at each protected building entrance terminal location. The ground system must comply with current N.E.C. requirements. No more than 2 bends in the ground wire are allowed. No splices in the ground wire are allowed. Minimum bend radius of the ground wire is 6".
- C. It is highly recommended that the primary grounding conductor be as short as possible, not to exceed 6.0m (20 ft) in length. This 20 ft restriction reduces the impedance of the grounding conductor and results in a lower potential difference between the communications system conductor and the equipment and the electrical conductors and equipment in the building. This will reduce the fire hazards and shock hazard to persons in the event that electric utility power lines come in contact with communication conductors.



- D. If the 20-ft rule is extended then a separate communications ground rod meeting the minimum criteria of 800.100(B)(3)(2) of the NEC 2008 Edition shall be driven.

A bonding jumper not smaller than 6 AWG insulated solid copper shall be connected between the communications grounding electrode and the power grounding electrode system at the building where separate electrodes are used. If greater than 50' use #2 awg.

- E. Building steel may be used in lieu of a ground rod if steel columns are imbedded in the concrete foundation and the power company is using building steel as a ground source. The ground wire shall be attached with 2-hole compression lugs with long barreled sleeve.
- F. For subdivisions FRONTIER will provide all associated grounding material. The builder/developer is required to place a 5/8 inch by 8 foot galvanized ground rod at each location where conduit is stubbed up. The required placement of the ground rod is adjacent to the pedestal in undisturbed earth, with the distance between the conduit and ground rod being 3 feet or less. It shall be driven to a depth of not less than 2.44m (8 ft) except that, where rock bottom is encountered, the electrode shall be driven at an oblique angle not to exceed 45 degrees from the vertical. The top of the ground rod must have a depth of 4 inches or more below final grade. A solid #6 bare copper conductor will be connected to the ground rod with an AMP C-LOK ground rod clamp and have 3' of slack stubbed up at the top of the conduits. When stub-ups are placed within 6' of a power transformer, the builder/developer will provide a #6 solid bare ground bare wire bonded to the transformer ground electrode system in addition to the ground rod. Connection to the transformer ground electrode system is to be done with power utility approved connectors. If Power Utility Co. refuses attachment to Frontier pedestals, then the pedestals must be a min. of 8' away from powers transformer.

9. EQUIPMENT ROOMS

The equipment room, besides housing customer-owned voice and data equipment, may also house FRONTIER's equipment depending on service requirements. Please size the equipment room with this in mind.

For large installations FRONTIER will need a rigid 4' by 8' by 3/4" plywood fire retardant backboard or painted with a non-conductive **fire retardant white cover coat**. The backboard should be permanently attached to the wall. *See Section 3.C.1 for smaller room sizes.*



Builder to identify all service wires (apartment/unit to terminal room) with apartment/unit number. Service wires to be taped or marked with 24" tie off ground tape and waterproof ink at the plywood backboard location.

Example: Unit A #101 (on each service wire)

The equipment room (and the telecommunications point of entrance) should be located close to the electrical service equipment. A short distance is required to minimize intersystem grounding disturbances and to optimize the grounding design.

The builder/customer will provide a 24 hour access key and the Frontier technician will place a lock box at the entrance.

10. POINT OF ENTRANCE

FRONTIER requires that the point of entry for telecommunications wiring and cables be within 20 feet (7 m) of the electrical service entry point.

11. UTILITY LOCATION SERVICES

In many locations FRONTIER is a participant in Utility Location program. Before digging, boring or grading, please contact your area Utility Location Service and allow 48 hours for utility locations to be completed. The Utility Location Service telephone number for your area is listed in the Telephone Directory.

For your convenience, we have listed some of the commonly used telephone numbers for FRONTIER services. Additional numbers may be found under "How to reach FRONTIER" in your local FRONTIER Directory.

12. FRONTIER TELEPHONE DIRECTORY

Service Request

- Business 877-462-8188
- Residential 877-462-8188

Repair Service

- Business 877-462-8188
- Residential 877-462-8188

- Utility Cable Location Service 811
- FRONTIER Engineering To be provided locally



13. RECOMMENDED REFERENCES AND STANDARDS

The following are recommended reference and standards documents:

- NFPA 70 - *National Electrical Code (NEC)*®
- EIA/TIA-568 - *Commercial Building Telecommunications Wiring Standard.*
- EIA/TIA-569 - *Commercial Building Standard for Telecommunications Pathways and Spaces.*
- EIA/TIA-570 - *Residential and Light Commercial Telecommunications Wiring Standard.*
- EIA/TIA-607 - *Commercial Building Grounding and Bonding Requirements for Telecommunications.*
- BICSI TDMM - *Telecommunications Distribution Methods Manual.*



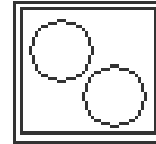
REVISIONS

Revision 2: 10/25/04

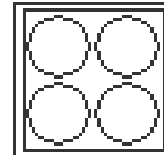
- Page 4, section 2.C. added
 - (Note: for crossings, use 4" conduit for cable placement or to provision for a future terminal and 2" conduit for drop placement)

- Page 8, section 6.A added
 - (Note: for crossings, use 4" conduit for cable placement or to provision for a future terminal and 2" conduit for drop placement)

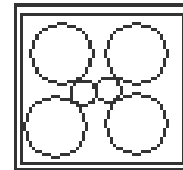
TYPICAL DETAIL OF
PVC STUB-UP
AND DUCT ARRANGMENT
COMMERCIAL / RESIDENTIAL



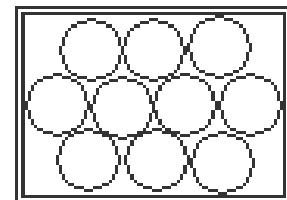
8" SQUARE PEDESTAL
MAX. 2-4" CONDUITS



10" SQUARE PEDESTAL
MAX. 4-4" CONDUITS

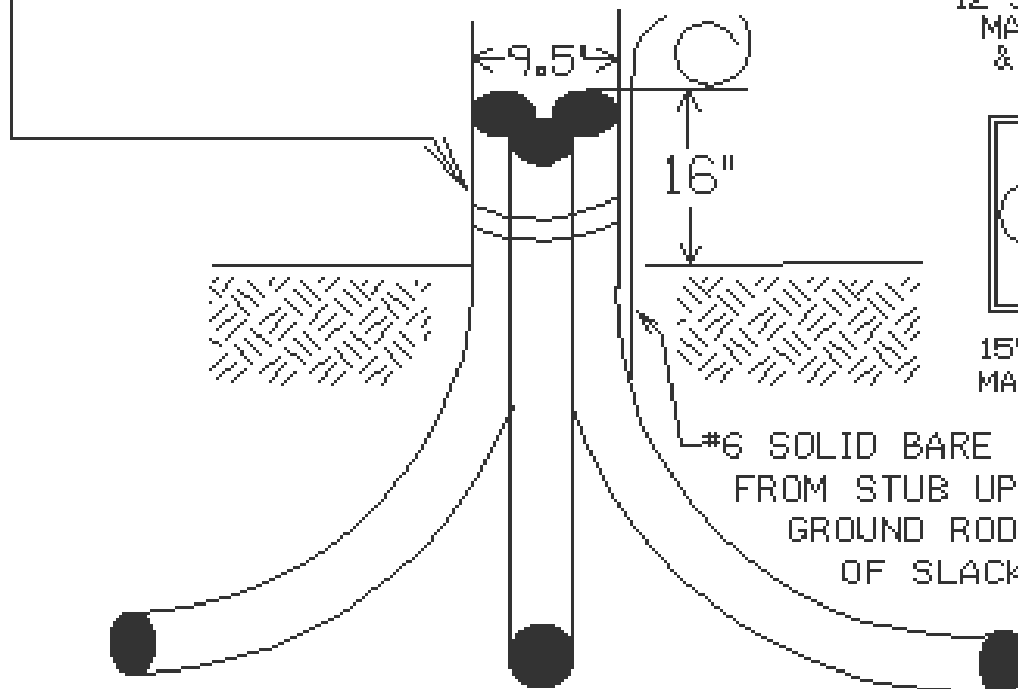


12" SQUARE PEDESTAL
MAX. 4-4" CONDUITS
& 2-2" CONDUITS



15" X 21" PEDESTAL
MAX. 10-4" CONDUITS

CAP DUCTS WITH DUCT PLUGS
AND WRAP PVC TOGETHER
WITH DUCT TAPE
TAPE DOWN PULL LINE
MARK CONDUITS FOR FRONTIER



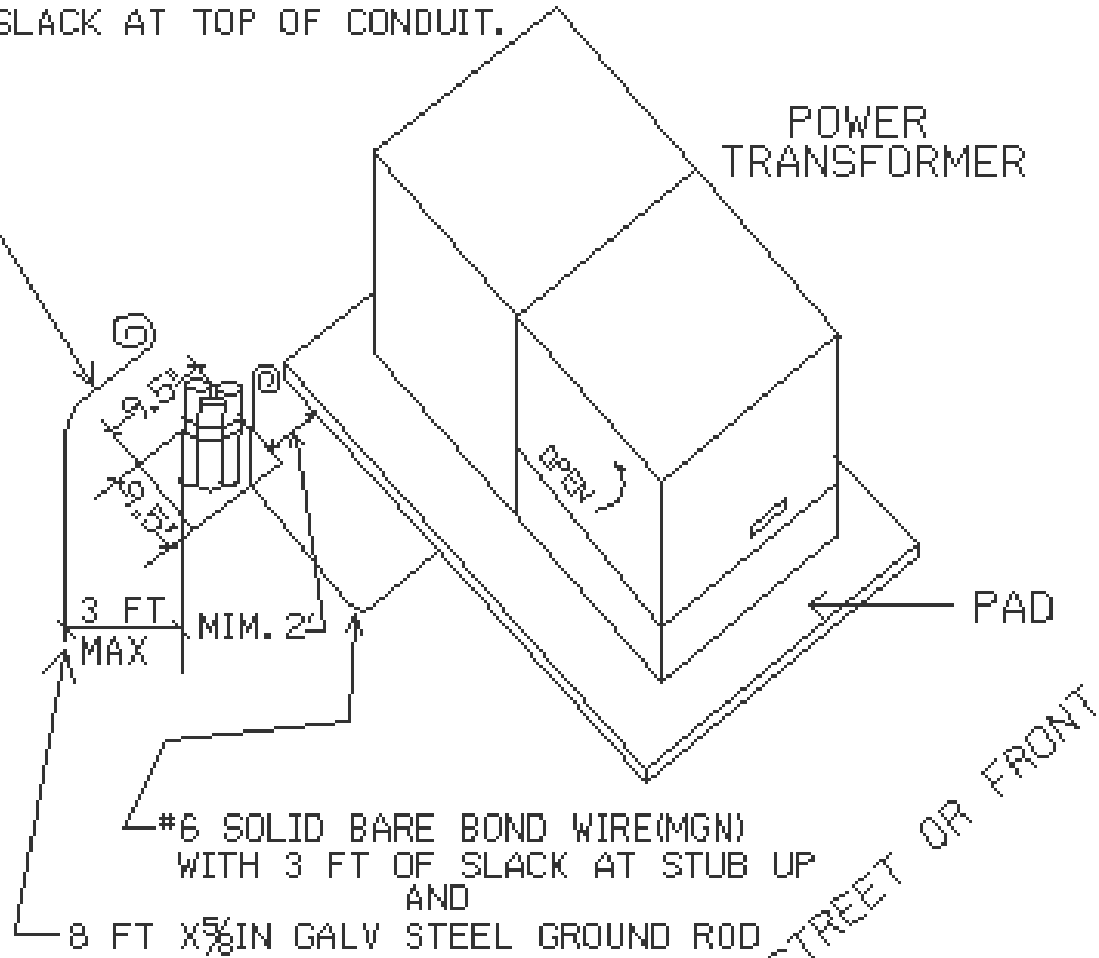
#6 SOLID BARE GROUND WIRE
FROM STUB UP TO AN 8 FT
GROUND ROD WITH 3 FT
OF SLACK AT TOP OF
CONDUIT.

DRAWING 1 OF 7
REVISED: 07/21/10

TYPICAL DETAIL OF PVC STUB-UP TO POWER VAULT COMMERCIAL / RESIDENTIAL

DEVELOPER PLACED PVC
STUBBED UP 16" ABOVE FINAL GRADE
TAPED TO HOLD IN PLACE
CAPPED AND LOADED WITH
PULLING JET LINE.

#6 SOLID BARE GROUND WIRE FROM
STUB UP TO AN 8 FT
GROUND ROD WITH 3 FT
OF SLACK AT TOP OF CONDUIT.



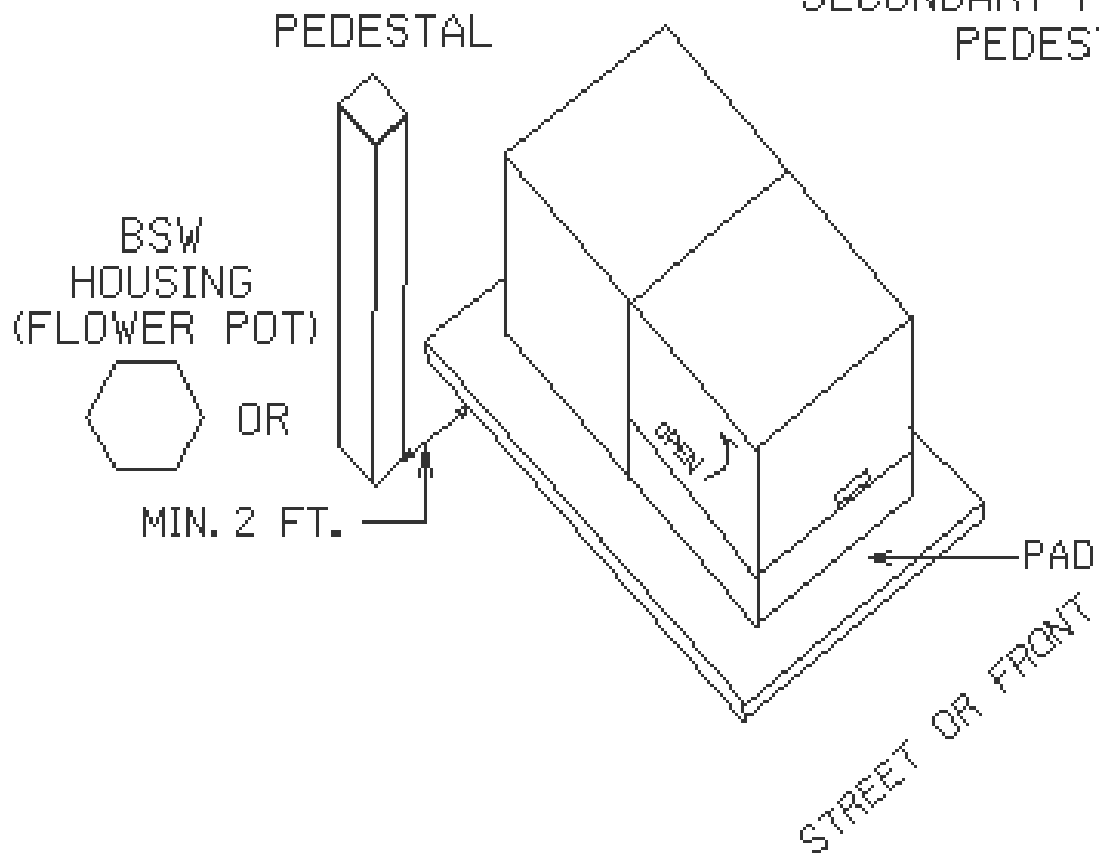
#6 SOLID BARE BOND WIRE (MGN)
WITH 3 FT OF SLACK AT STUB UP
AND
8 FT X 5/8 IN GALV STEEL GROUND ROD

DRAWING 2 OF 7
REVISED: 11/06/03

TYPICAL DETAIL OF
VERIZON PLACED PED
TO POWER VAULT
COMMERCIAL / RESIDENTIAL

TELEPHONE PEDESTAL
PLACED BY FRONTIER
OVER DEVELOPER
PLACED PVC

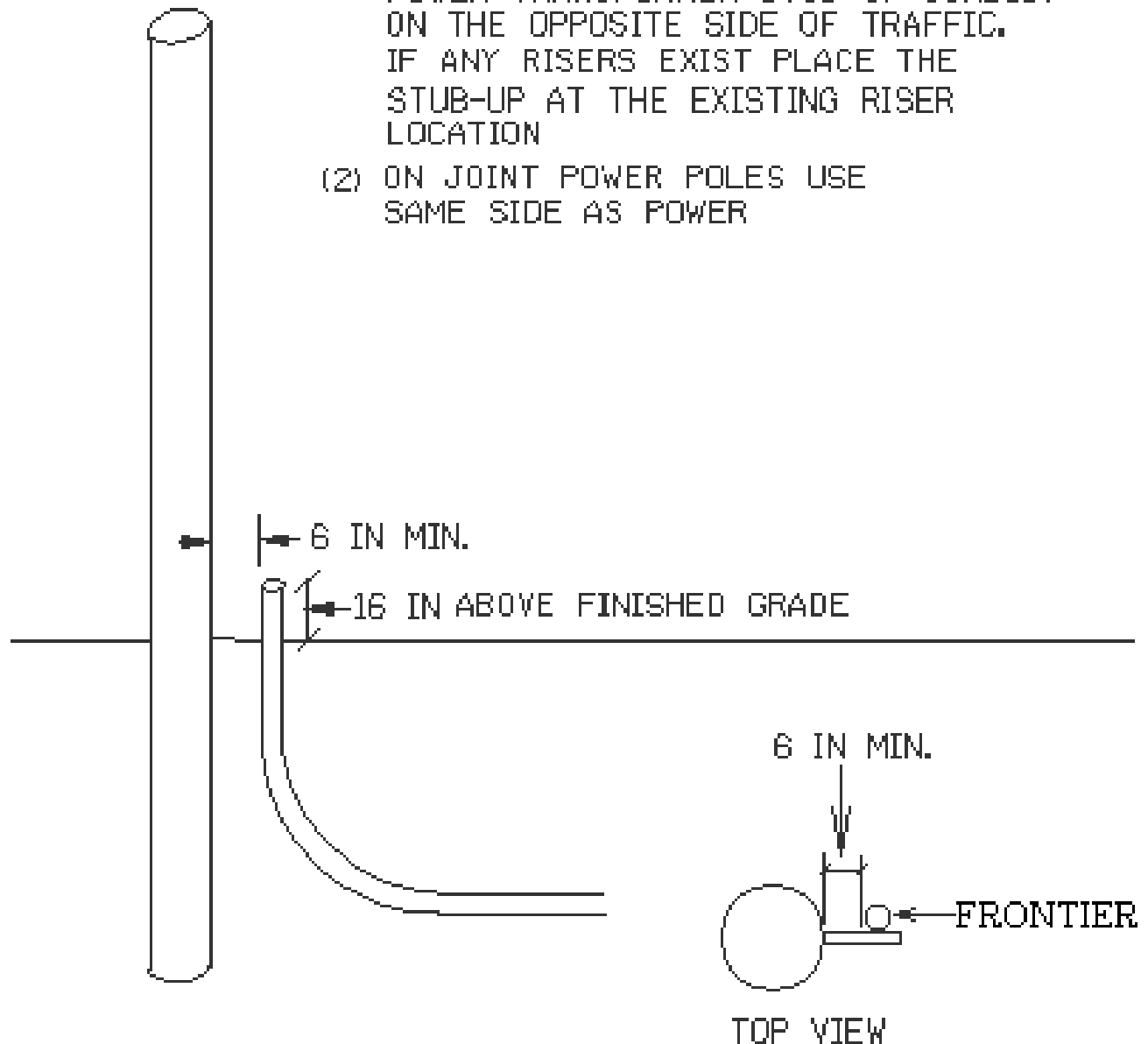
POWER
TRANSFORMER OR
SECONDARY POWER
PEDESTAL



DRAWING 3 OF 7
REVISED: 07/21/10

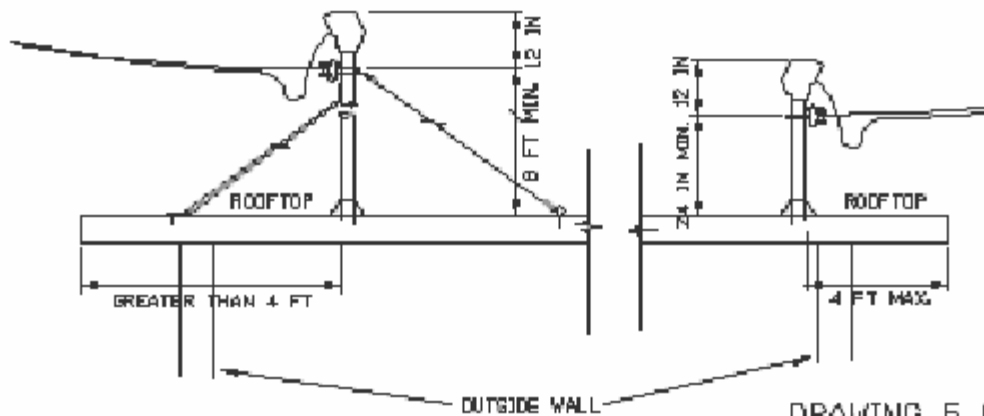
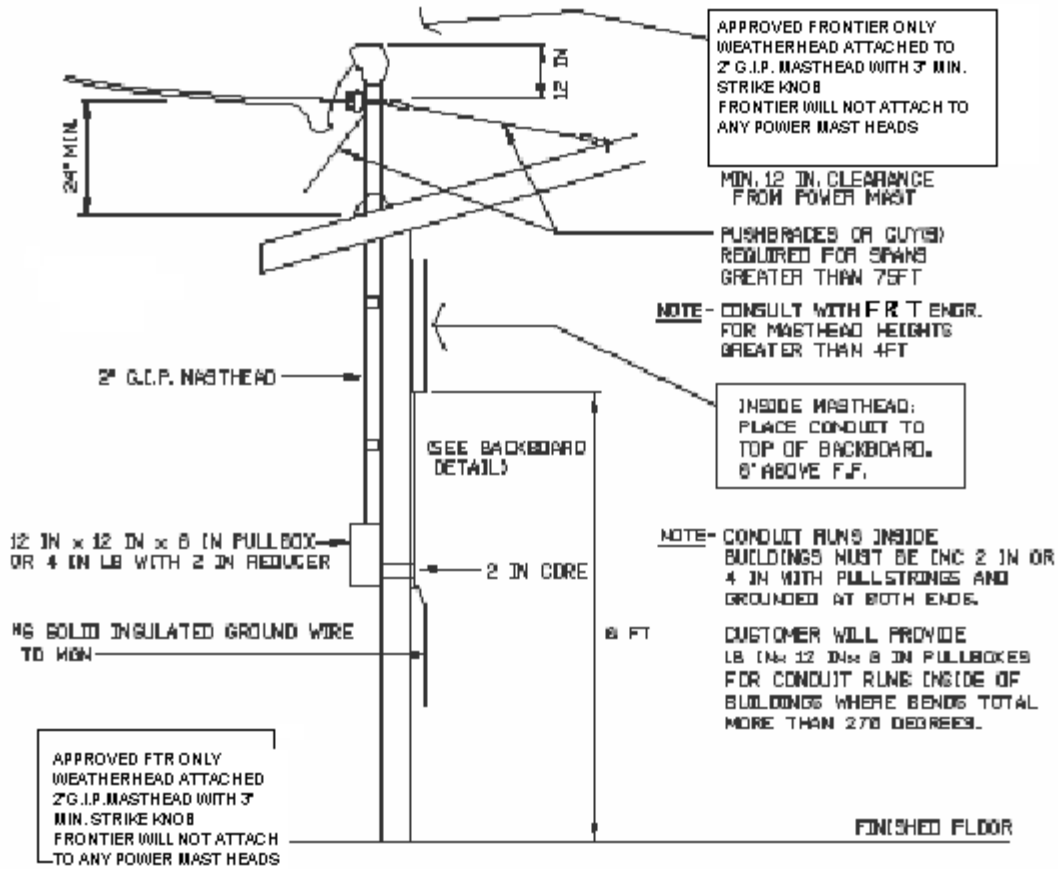
TYPICAL DETAIL OF RISER TO POLE STUB-UP COMMERCIAL / RESIDENTIAL

- (1) IF THERE IS NO EXISTING RISER OR POWER TRANSFORMER STUB UP CONDUIT ON THE OPPOSITE SIDE OF TRAFFIC. IF ANY RISERS EXIST PLACE THE STUB-UP AT THE EXISTING RISER LOCATION
- (2) ON JOINT POWER POLES USE SAME SIDE AS POWER



DRAWING 4 OF 7
REVISED: 07/21/10

INSIDE BUILDING TERMINAL DETAIL COMMERCIAL



DRAWING 5 OF 7
REVISED: 07/21/10

OUTSIDE BUILDING TERMINAL DETAIL COMMERCIAL MASTHEAD FOR FTR ONLY

APPROVED WEATHERHEAD
ATTACHED TO 2 IN G.J.P.
MASTHEAD WITH
3-4 IN STROKE KNOB

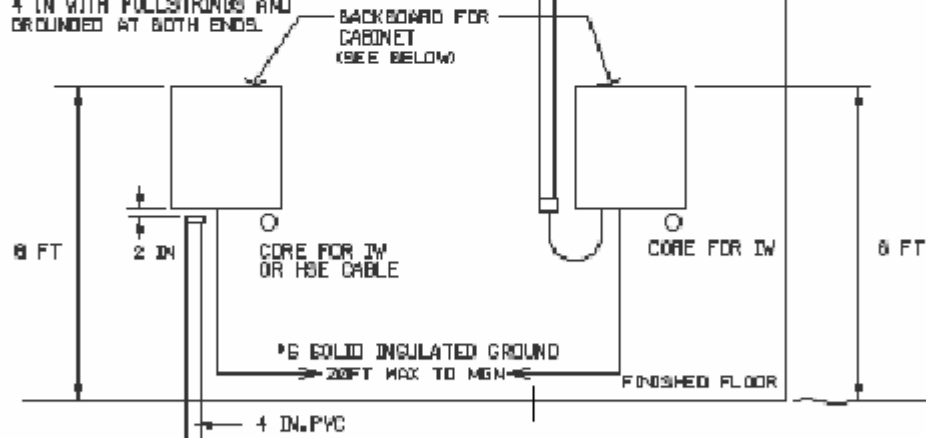
PUSHBRACES OR GUY(S)
REQUIRED FOR SPANS
GREATER THAN 75 FT

NOTE- CONSULT WITH FTR ENGR.
FOR MASTHEAD HEIGHTS
GREATER THAN 4 FT

MIN. 12 IN. CLEARANCE
FROM POWER MAST

NOTES:

1. DISTANCE OF SPAN NOT TO EXCEED 100 FT
2. 16 FT MIN CLEARANCE OVER STREETS, ALLEYS, DRIVEWAYS, AND PARKING ACCORDING TO CODES AND REGULATIONS.
3. LOCATE SERVICE HEAD AT LEAST 12 IN AWAY FROM POWER.
4. ALL MASTS TO BE 2 IN G.J.P.
5. ALL CONDUITS TO HAVE PULLSTRING/PULLING TAPE.
6. CONDUIT RUNS INSIDE BUILDINGS MUST BE IMC 2 IN OR 4 IN WITH PULLSTRINGS AND GROUNDED AT BOTH ENDS.



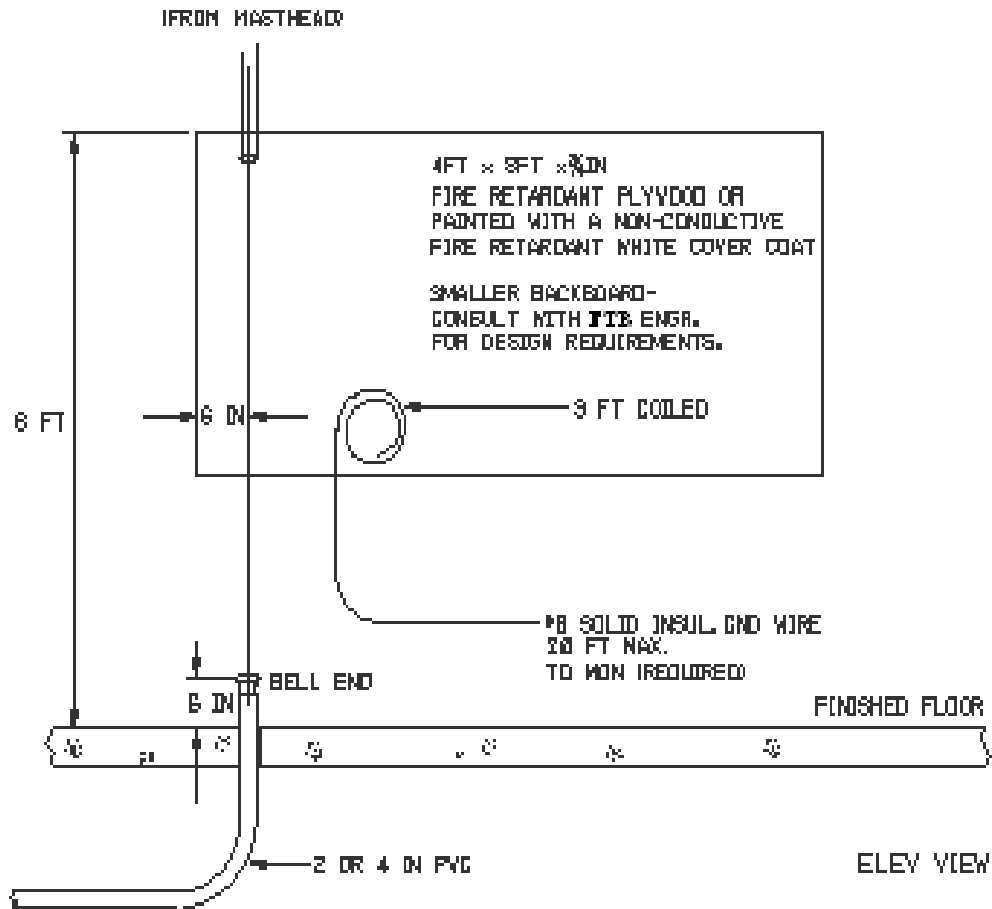
OUTDOOR CABINET SIZES:
BUSINESS:
 26PR-50PR 18 1/2" H x 22" W x 8 1/4" D/D
APARTMENTS:
 25PR (5-12 APTS) 20 3/8" H x 12 1/2" W x 3 1/2" D
 50PR (13-35 APTS) 23 3/8" H x 15 3/4" W x 4 1/4" D
 NOTE- CONSULT WITH FTR ENGR. FOR TERMINALS GREATER THAN 35 APTS

INSIDE OF BUILDINGS
 THE CUSTOMER WILL PROVIDE
 12" x 12" x 8" PULL BOXES WHERE 2" CONDUIT
 BENDS TOTAL MORE THAN 270 DEG.

NOTE- CONSULT FTR ENGR FOR
 PULLBOX SIZE WHEN USING 4"
 CONDUIT

DRAWING 6 OF 7
 REVISED: 07/21/10

TYPICAL BUILDING BACKBOARD DETAIL COMMERCIAL



IMPORTANT NOTES

JTBOTTIERE REQUIRES A MINIMUM 88" WIDE SPACE
ON THE LEFT HAND SIDE OF THE BACKBOARD
WITH NO OTHER EQUIPMENT MOUNTED ANYWHERE
WITHIN THAT SPACE

THERE MAY BE DEVIATIONS FROM THE ABOVE
STANDARDS AS FAR AS BACKBOARD SPACE REQUIRED
HEIGHT AND WIDTH DUE TO TYPE AND QUANTITY OF
EQUIPMENT TO BE INSTALLED

IF YOU HAVE ANY QUESTIONS IN REGARDS
TO SPACE REQUIRED FOR JTBOTTIERE EQUIPMENT
INSTALLATION CONTACT THE ENGINEER OR FIELD INSPECTOR
FOR THE ACTUAL SPACE REQUIRED

DRAWING 7 OF 7
REVISED: 07/21/10

E. Demographics and Workforce

1. POPULATION

The Portland State University's Population Research Center (PRC) data indicate that the population of the City of Cornelius was estimated to be 11,900 people as of July 1, 2015. PRC data indicate that during the period from 2010 through 2015, the Cornelius population increased by 25 people. The same data set indicates that the Washington County population was estimated to be 570,510 people as of July 1, 2015, which corresponds to an increase of 39,440 people from 2010 through 2015.

U.S. Census Bureau data from the 2010-2014 American Community Survey 5-Year Estimates indicate that the population within 10 miles of the center of the site is approximately 200,000 people, while the population within 50 miles is approximately 2.2 million people (see attached report).⁴

See attached population data and map showing labor force commute shed.

⁴ Data extracted using the Missouri Census Data Center's *Circular Area Profiles* tool, available at <http://mcdc.missouri.edu/websas/caps10acsb.html>

Circular Area Profiling System (CAPS)

ACS Version Using Data from 5-year Period Estimates Vintage 2014

Ground Zero Coordinates: Latitude=45.52753447911014 , Longitude=-123.063251098703
North Holladay site, Cornelius, Oregon

Access the aggregated data as a csv file here: [caps10acs0191.csv](#)

10-mile radius of specified point (North Holladay site, Cornelius, Oregon)

Subject	Number	Percent
<u>D1. AGE</u>		
Universe:		
Total population	201,308	
Under 5 years	15,121	7.5
5 to 9 years	14,725	7.3
10 to 14 years	14,695	7.3
15 to 19 years	13,652	6.8
20 to 24 years	13,533	6.7
25 to 34 years	32,494	16.2
35 to 44 years	30,245	15.0
45 to 54 years	26,796	13.3
55 to 59 years	11,410	5.7
60 to 64 years	9,170	4.6
65 to 74 years	11,669	5.8
75 to 84 years	5,055	2.5
85 years and over	2,743	1.4
Median age in years	34.4	
5 years and over	186,187	92.5
15 years and over	156,767	77.9
Under 18 years of age	52,879	26.3
18 years and over	148,429	73.7
21 years and over	140,484	69.8
25 years and over	129,582	64.4
62 years and over	24,459	12.2

Subject	Number	Percent
65 years and over	19,467	9.7
<u>D2. AGE AND SEX</u>		
Universe:		
Total population	201,308	
Male	98,728	49.1
18 years old and over	72,278	73.2
65 years old and over	8,230	8.3
Female	102,580	50.9
18 years old and over	76,151	74.2
65 years old and over	11,237	11.0
<u>D3. RACE</u>		
Universe:		
Total population	201,308	
One race	192,245	95.5
White alone	150,857	74.9
Black or African American	3,249	1.6
American Indian and Alaska Native	2,203	1.1
Asian	16,220	8.1
Native Hawaiian and Other Pacific Islander	851	0.4
Some other race	18,865	9.4
Two or more races	9,063	4.5
White (alone or in combination)	158,764	78.9
Black (alone or in combination)	5,570	2.8
American Indian (alone or in combination)	4,955	2.5
Asian (alone or in combination)	20,137	10.0
Native Hawaiian (alone or in combination)	2,226	1.1
Some other race (alone or in combination)	20,096	10.0
<u>D4. HISPANIC OR LATINO (ANY RACE)</u>		
Universe:		
Total population	201,308	
Hispanic or Latino of any race	47,142	23.4
Not Hispanic or Latino	154,166	76.6
White alone	125,661	62.4
Black or African American alone	3,168	1.6

Subject	Number	Percent
American Indian and Alaska Native alone	996	0.5
Asian alone	15,951	7.9
Native Hawaiian and Other Pacific Islander alone	837	0.4

50-mile radius of specified point (North Holladay site, Cornelius, Oregon)

Subject	Number	Percent
<u>D1. AGE</u>		
Universe:		
Total population	2,225,305	
Under 5 years	139,737	6.3
5 to 9 years	144,192	6.5
10 to 14 years	140,210	6.3
15 to 19 years	139,012	6.2
20 to 24 years	143,371	6.4
25 to 34 years	336,888	15.1
35 to 44 years	318,309	14.3
45 to 54 years	302,082	13.6
55 to 59 years	147,550	6.6
60 to 64 years	132,869	6.0
65 to 74 years	159,551	7.2
75 to 84 years	80,356	3.6
85 years and over	41,178	1.9
Median age in years	37.7	
5 years and over	2,085,568	93.7
15 years and over	1,801,166	80.9
Under 18 years of age	508,820	22.9
18 years and over	1,716,485	77.1
21 years and over	1,634,207	73.4
25 years and over	1,518,783	68.3
62 years and over	358,187	16.1
65 years and over	281,085	12.6

Subject	Number	Percent
<u>D2. AGE AND SEX</u>		
Universe:		
Total population	2,225,305	
Male	1,098,778	49.4
18 years old and over	838,514	76.3
65 years old and over	122,652	11.2
Female	1,126,527	50.6
18 years old and over	877,971	77.9
65 years old and over	158,433	14.1
<u>D3. RACE</u>		
Universe:		
Total population	2,225,305	
One race	2,132,309	95.8
White alone	1,810,170	81.3
Black or African American	59,758	2.7
American Indian and Alaska Native	20,032	0.9
Asian	126,003	5.7
Native Hawaiian and Other Pacific Islander	11,144	0.5
Some other race	105,202	4.7
Two or more races	92,996	4.2
White (alone or in combination)	1,893,203	85.1
Black (alone or in combination)	81,486	3.7
American Indian (alone or in combination)	54,807	2.5
Asian (alone or in combination)	161,336	7.3
Native Hawaiian (alone or in combination)	19,452	0.9
Some other race (alone or in combination)	117,714	5.3
<u>D4. HISPANIC OR LATINO (ANY RACE)</u>		
Universe:		
Total population	2,225,305	
Hispanic or Latino of any race	305,525	13.7
Not Hispanic or Latino	1,919,780	86.3
White alone	1,634,950	73.5
Black or African American alone	57,493	2.6
American Indian and Alaska Native alone	13,638	0.6

Subject	Number	Percent
Asian alone	124,199	5.6
Native Hawaiian and Other Pacific Islander alone	10,713	0.5

Summary of True Areas of Circles vs. That of Areas Selected to Estimate Them

(This Report Indicates How Well We Were Able to Approximate the Circular Area)

radius	Estimated	True Area	Ratio of Estimate to True Area
10	193.96	314.16	0.617
50	6440.14	7853.98	0.820

Auxiliary Report: Counties Contributing to Circular Areas, By Concentric Ring Areas
Coordinates: (45.52753447911014 , -123.063251098703)

Outer radius of Ring (or circle)=10

County Cd	Total Pop
Washington OR	201,308

Outer radius of Ring (or circle)=50

County Cd	Total Pop
Clackamas OR	378,935
Clatsop OR	7,617
Columbia OR	49,325
Marion OR	297,656
Multnomah OR	757,371
Polk OR	61,130
Tillamook OR	25,334
Washington OR	346,143
Yamhill OR	100,486
radius	2,023,997
	2,225,305

Data used in this report is from the American Community Survey 5-year Period Estimates Data for 2010-2014 .

Access the caps10c application (uses 2010 census data) at <http://mcdc.missouri.edu/websas/caps10c.html>

[Missouri Census Data Center](http://mcdc.missouri.edu)

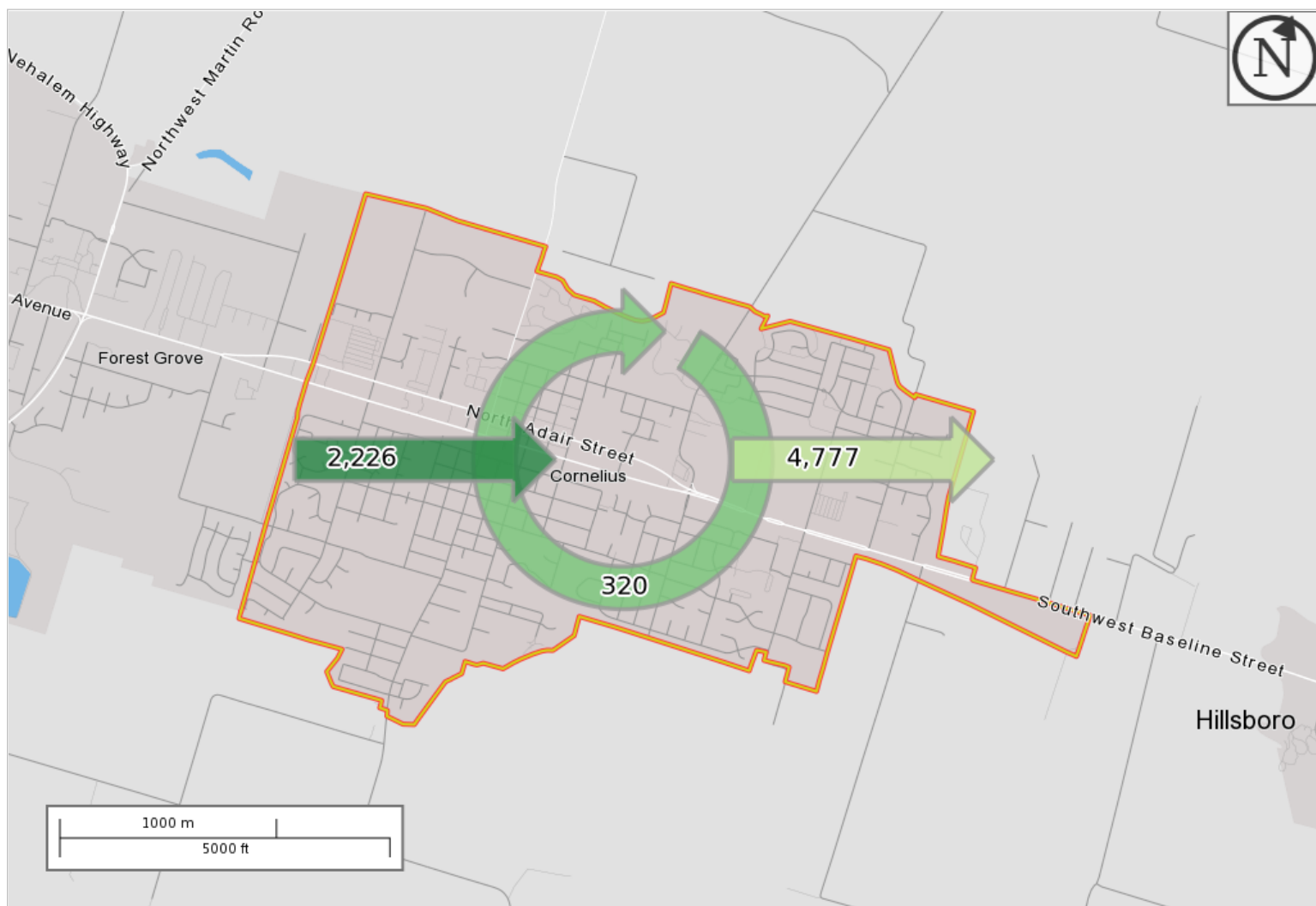
Inflow/Outflow Report

All Jobs for All Workers in 2014

Created by the U.S. Census Bureau's OnTheMap <http://onthemap.ces.census.gov> on 10/27/2016

Inflow/Outflow Counts of All Jobs for Selection Area in 2014

All Workers



Map Legend

Selection Areas

🔴 Analysis Selection

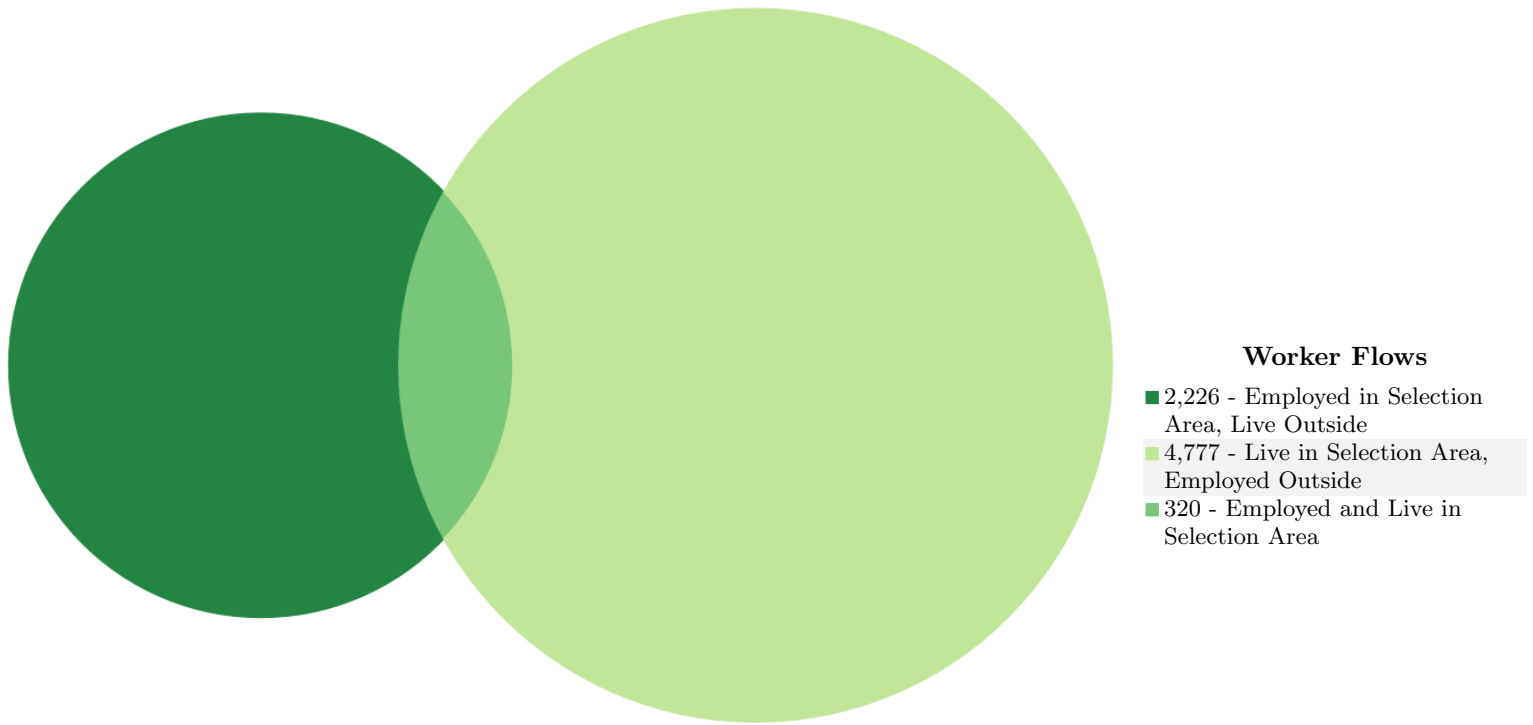
Inflow/Outflow

- ➡ Employed and Live in Selection Area
 - ➡ Employed in Selection Area, Live Outside
 - ➡ Live in Selection Area, Employed Outside
- Note: Overlay arrows do not indicate directionality of worker flow between home and employment locations.



Inflow/Outflow Counts of All Jobs for Selection Area in 2014

All Workers



Inflow/Outflow Counts of All Jobs for Selection Area in 2014

All Workers

Worker Totals and Flows	2014	
	Count	Share
Employed in the Selection Area	2,546	100.0
Employed in the Selection Area but Living Outside	2,226	87.4
Employed and Living in the Selection Area	320	12.6
Living in the Selection Area	5,097	100.0
Living in the Selection Area but Employed Outside	4,777	93.7
Living and Employed in the Selection Area	320	6.3

Additional Information

Analysis Settings

Analysis Type	Inflow/Outflow
Selection area as	N/A
Year(s)	2014
Job Type	All Jobs
Selection Area	Cornelius city, OR from Places (Cities, CDPs, etc.)
Selected Census Blocks	231
Analysis Generation Date	10/27/2016 13:45 - OnTheMap 6.5
Code Revision	27fb9bc4fbd09322b53aa80fc41c8d9604925f1a
LODES Data Version	20160219

Data Sources

Source: U.S. Census Bureau, OnTheMap Application and LEHD Origin-Destination Employment Statistics (Beginning of Quarter Employment, 2nd Quarter of 2002-2014).

Notes

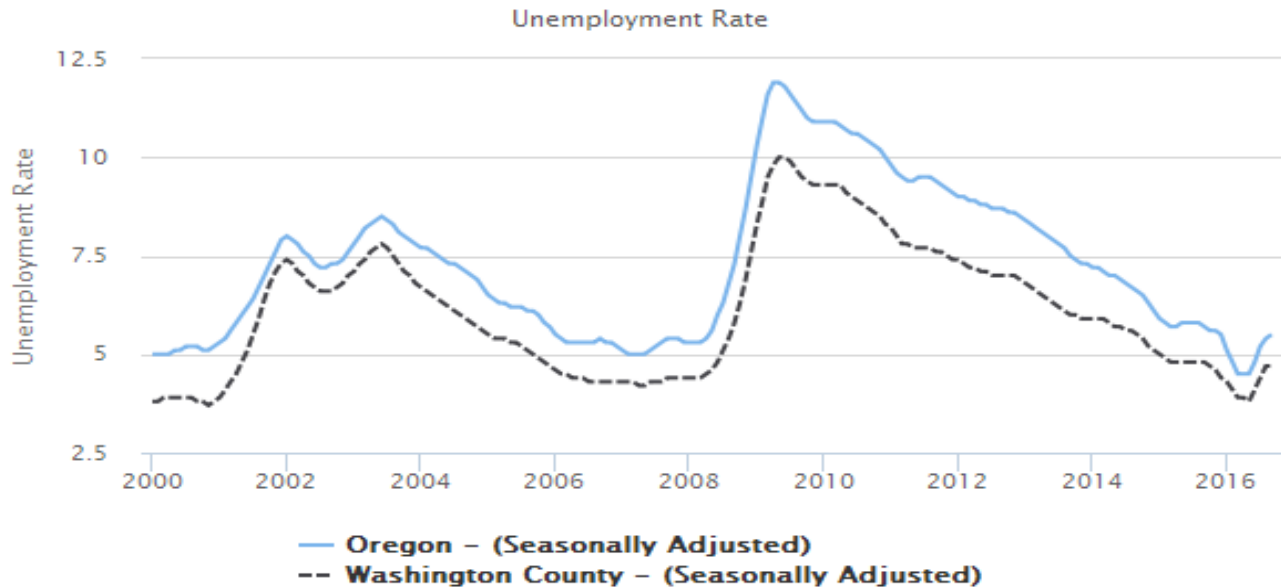
1. Race, Ethnicity, Educational Attainment, and Sex statistics are beta release results and are not available before 2009.
2. Educational Attainment is only produced for workers aged 30 and over.
3. Firm Age and Firm Size statistics are beta release results for All Private jobs and are not available before 2011.

2. EMPLOYMENT RATES

See attached unemployment rate data from Oregon Employment Department showing state- and county-wide rates since 2000. This information draws on data compiled by the Oregon Employment Department and the U.S. Bureau of Labor Statistics. Washington County's unemployment rate was lower than the state unemployment rate through this entire period by an average of 1.2 points (ranging from 0.6 to 1.8 points lower).

The Laus Report tool is located on QualityInfo.org, a website of the Oregon Employment Department

Local Area Unemployment Statistics



Source: Oregon Employment Department Qualityinfo.org

Oregon

**Unemployment Rate
(Seasonally Adjusted)**

Downloaded: Oct 27, 2016 11:27 AM

Source: Oregon Employment Department Qualityinfo.org

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
2000	5.0	5.0	5.0	5.0	5.1	5.1	5.2	5.2	5.2	5.1	5.1	5.2	5.1
2001	5.3	5.4	5.6	5.8	6.0	6.2	6.4	6.7	7.0	7.3	7.6	7.9	6.4
2002	8.0	7.9	7.8	7.6	7.5	7.3	7.2	7.2	7.3	7.3	7.4	7.6	7.5
2003	7.8	8.0	8.2	8.3	8.4	8.5	8.4	8.3	8.1	8.0	7.9	7.8	8.1
2004	7.7	7.7	7.6	7.5	7.4	7.3	7.3	7.2	7.1	7.0	6.9	6.7	7.3
2005	6.5	6.4	6.3	6.3	6.2	6.2	6.2	6.1	6.1	6.0	5.8	5.7	6.2
2006	5.5	5.4	5.3	5.3	5.3	5.3	5.3	5.3	5.4	5.3	5.3	5.2	5.3
2007	5.1	5.0	5.0	5.0	5.0	5.1	5.2	5.3	5.4	5.4	5.4	5.3	5.2
2008	5.3	5.3	5.3	5.4	5.6	6.0	6.3	6.8	7.3	8.0	8.7	9.5	6.5
2009	10.3	11.0	11.6	11.9	11.9	11.8	11.6	11.4	11.2	11.0	10.9	10.9	11.3
2010	10.9	10.9	10.9	10.8	10.7	10.6	10.6	10.5	10.4	10.3	10.2	10.0	10.6
2011	9.8	9.6	9.5	9.4	9.4	9.5	9.5	9.5	9.4	9.3	9.2	9.1	9.5
2012	9.0	9.0	8.9	8.9	8.8	8.8	8.7	8.7	8.7	8.6	8.6	8.5	8.8
2013	8.4	8.3	8.2	8.1	8.0	7.9	7.8	7.7	7.5	7.4	7.3	7.3	7.9
2014	7.2	7.2	7.1	7.0	7.0	6.9	6.8	6.7	6.6	6.5	6.3	6.1	6.8
2015	5.9	5.8	5.7	5.7	5.8	5.8	5.8	5.8	5.7	5.6	5.6	5.5	5.7
2016	5.1	4.8	4.5	4.5	4.5	4.8	5.2	5.4	5.5	-	-	-	-

Local Area Unemployment Statistics (LAUS)

Washington County
Unemployment Rate
(Seasonally Adjusted)

Downloaded: Oct 27, 2016 11:27 AM

Source: Oregon Employment Department Qualityinfo.org

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
2000	3.8	3.8	3.9	3.9	3.9	3.9	3.9	3.9	3.8	3.8	3.7	3.8	3.9
2001	3.9	4.1	4.3	4.5	4.8	5.1	5.5	5.9	6.4	6.8	7.1	7.3	5.5
2002	7.4	7.3	7.1	7.0	6.8	6.7	6.6	6.6	6.6	6.7	6.8	7.0	6.9
2003	7.1	7.3	7.4	7.6	7.7	7.8	7.7	7.5	7.3	7.1	7.0	6.8	7.4
2004	6.7	6.6	6.5	6.4	6.3	6.2	6.1	6.0	5.9	5.8	5.7	5.6	6.2
2005	5.5	5.4	5.4	5.4	5.3	5.3	5.2	5.1	5.0	4.9	4.8	4.7	5.2
2006	4.6	4.5	4.5	4.4	4.4	4.4	4.3	4.3	4.3	4.3	4.3	4.3	4.4
2007	4.3	4.3	4.3	4.2	4.2	4.3	4.3	4.3	4.4	4.4	4.4	4.4	4.3
2008	4.4	4.4	4.4	4.5	4.6	4.8	5.1	5.4	5.8	6.3	6.9	7.6	5.3
2009	8.3	8.9	9.5	9.8	10.0	10.0	9.9	9.7	9.5	9.4	9.3	9.3	9.5
2010	9.3	9.3	9.3	9.3	9.1	9.0	8.9	8.8	8.7	8.6	8.5	8.3	9.0
2011	8.2	8.0	7.8	7.8	7.7	7.7	7.7	7.7	7.6	7.6	7.5	7.4	7.7
2012	7.4	7.3	7.2	7.2	7.1	7.1	7.0	7.0	7.0	7.0	7.0	6.9	7.1
2013	6.8	6.7	6.6	6.5	6.4	6.3	6.2	6.1	6.0	6.0	5.9	5.9	6.3
2014	5.9	5.9	5.9	5.8	5.7	5.7	5.6	5.6	5.5	5.4	5.2	5.1	5.6
2015	5.0	4.9	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.7	4.6	4.4	4.8
2016	4.3	4.1	3.9	3.9	3.8	4.1	4.4	4.7	4.7	-	-	-	-

F. Tax Incentives

1. TAX INCENTIVES

The site is located in the Forest Grove/Cornelius Enterprise Zone, which provides a 3- to 5-year property tax exemption for new buildings and equipment (but not land) for eligible businesses. All of the industrial profile types proposed by the applicant appear to be eligible businesses, though call centers are subject to additional limitations in order to qualify. The site is not located in an urban renewal district, local improvement district, or other tax incentive zones.

The City's commercial/industrial system development charge (SDC) rates and the Washington County Transportation Development Tax (TDT) rates are attached for reference.

City of Cornelius
COMMERCIAL FEES AND CONNECTIONS CHARGES

Name		Permit #	
Building Address:		Recpt#	
BPER	Bldg Permit	City of Forest Grove	
MPER	Mechanical Permit	City of Forest Grove	
PLUMB	Plumbing Permit-	City of Forest Grove	
CONTAX	Cornelius CET .75% of Valuation		
MTETAX	Metro CET .12% of Valuation	Valuation < \$100 K	
HSETAX	Hillsboro School District CET \$.61 @ sq ft		
FGETAX	Forest Grove School District CET \$.50 @ sq ft		
PWPER	Public Works Permit		
EROS	Erosion Control -		
WAQNTY	Storm Drain SDC-Water Quantity 1039.50 @ EDU		
WAQLTY	Storm Drain SDC-Water Quality 850.50 @ EDU		
METER	Water Meter 5/8"	500.00	
METER	Water Meter 1"	650.00	
METER	Water Meter 1 1/2"	750.00	
METER	Water Meter 2"	900.00	
	Installation Charge	350.00	
SDCHILL	Hillsboro Water SDC 5/8" (3/4")	5,356.00	
SDCHILL	Hillsboro Water SDC 1"	13,384.00	
SDCHILL	Hillsboro Water SDC 1 1/2"	26,766.00	
SDCHILL	Hillsboro Water SDC 2"	42,823.00	
SDCWTR	Cornelius Water SDC 5/8"	3,884.00	
SDCWTR	Cornelius Water SDC 3/4"	5,825.00	
SDCWTR	Cornelius Water SDC 1"	9,709.00	
SDCWTR	Cornelius Water SDC 1 1/2"	19,418.00	
SDCWTR	Cornelius Water SDC 2"	31,069.00	
SDCCWS	Sewer SDC- CWS \$5,300 @		_EDU's
SDCSEW	Cornelius Sewer System Development \$232 @ EDU		_EDU's
TDT	Transportation Development Tax	Per Washington County Rate Schedule	
SDCPK	Parks SDC - Commercial/Industrial \$74 @ Full Time Equivalent Employee		___FTE's
	Sub Total		
	TOTAL		

TRANSPORTATION DEVELOPMENT TAX RATE SCHEDULE

Land Use Category	ITE Code	Unit*	Rates 7/1/2016 - 6/30/2017
Residential			
Single Family Detached	210	/dwelling unit	\$8,278
Apartment	220	/dwelling unit	\$5,415
Residential Condominium/Townhouse	230	/dwelling unit	\$4,951
Manufactured Housing (in Park)	240	/dwelling unit	\$4,142
Assisted Living	254	/bed	\$2,558
Continuing Care Retirement	255	/unit	\$2,587
Recreational			
Park	411	/acre	\$1,388
Golf Course	430	/hole	\$14,713
Golf Driving Range	432	/tee	\$11,642
Multipurpose Recreational/Arcade	435	/T.S.F.G.F.A.	\$2,592
Bowling Alley	437	/lane	\$842
Multiplex Movie Theater	445	/screen	\$116,255
Health/Fitness Club	492	/T.S.F.G.F.A.	\$8,152
Recreation/Community Center	495	/T.S.F.G.F.A.	\$9,614
Institutional/Medical			
Elementary School (Public)	520	/student	\$399
Middle/Junior High School (Public)	522	/student	\$453
High School (Public)	530	/student	\$623
Private School (K-12)	536	/student	\$461
Junior College	540	/student	\$651
University/College	550	/student	\$1,079
Church	560	/T.S.F.G.F.A.	\$3,428
Day Care Center/Preschool	565	/student	\$1,277
Library	590	/T.S.F.G.F.A.	\$16,084
Hospital	610	/bed	\$3,260
Nursing Home	620	/bed	\$1,121
Clinic	630	/T.S.F.G.F.A.	\$23,262
Commercial/Services			
Hotel/Motel	310	/room	\$2,349
Building Materials/Lumber	812	/T.S.F.G.F.A.	\$8,262
Free-Standing Discount Superstore with Groceries	813	/T.S.F.G.F.A.	\$15,794
Specialty Retail Center	814	/T.S.F.G.L.A.	\$10,984
Free-Standing Discount Store without Groceries	815	/T.S.F.G.F.A.	\$16,948
Hardware/Paint Store	816	/T.S.F.G.F.A.	\$13,790
Nursery/Garden Center	817	/T.S.F.G.F.A.	\$9,766
Shopping Center	820	/T.S.F.G.L.A.	\$11,366
Factory Outlet Center	823	/T.S.F.G.F.A.	\$8,916
New Car Sales	841	/T.S.F.G.F.A.	\$12,801
Automobile Parts Sales	843	/T.S.F.G.F.A.	\$12,329
Tire Superstore	849	/T.S.F.G.F.A.	\$9,685
Supermarket	850	/T.S.F.G.F.A.	\$22,915
Convenience Market (24-hour)	851	/T.S.F.G.F.A.	\$27,001
Convenience Market with Fuel Pump	853	/V.F.P.	\$25,928
Wholesale Market	860	/T.S.F.G.F.A.	\$6,590
Discount Club	861	/T.S.F.G.F.A.	\$17,793
Home Improvement Superstore	862	/T.S.F.G.F.A.	\$6,628

TRANSPORTATION DEVELOPMENT TAX RATE SCHEDULE

Land Use Category	ITE Code	Unit*	Rates 7/1/2016 - 6/30/2017
Electronics Superstore	863	/T.S.F.G.F.A.	\$9,169
Office Supply Superstore	867	/T.S.F.G.F.A.	\$12,329
Pharmacy/Drugstore without Drive-Thru Window	880	/T.S.F.G.F.A.	\$12,329
Pharmacy/Drugstore with Drive-Thru Window	881	/T.S.F.G.F.A.	\$12,329
Furniture Store	890	/T.S.F.G.F.A.	\$1,555
Bank/Savings: Walk-in	911	/T.S.F.G.F.A.	\$25,524
Bank/Savings: Drive-in	912	/T.S.F.G.F.A.	\$27,001
Quality Restaurant (not a chain)	931	/T.S.F.G.F.A.	\$24,508
High Turnover, Sit-Down Restaurant (chain or stand alone)	932	/T.S.F.G.F.A.	\$20,559
Fast Food Restaurant (No Drive-Thru)	933	/T.S.F.G.F.A.	\$27,001
Fast Food Restaurant (With Drive-Thru)	934	/T.S.F.G.F.A.	\$27,001
Drive-Thru Restaurant (No Seating)	935	/T.S.F.G.F.A.	\$27,001
Drinking Place/Bar	936	/T.S.F.G.F.A.	\$22,089
Quick Lubrication Vehicle Shop	941	/Service Stall	\$18,885
Automobile Care Center	942	/T.S.F.G.L.A.	\$12,831
Gasoline/Service Station (no Market or Car Wash)	944	/V.F.P.	\$16,201
Gasoline/Service Station (with Market and Car Wash)	946	/V.F.P.	\$16,201
Office			
General Office Building	710	/T.S.F.G.F.A.	\$8,687
Medical-Dental Office Building	720	/T.S.F.G.F.A.	\$29,435
Government Office Building	730	/T.S.F.G.F.A.	\$57,639
U.S. Post Office	732	/T.S.F.G.F.A.	\$73,893
Office Park	750	/T.S.F.G.F.A.	\$11,488
Port/Industrial			
Truck Terminal	030	/T.S.F.G.F.A.	\$4,416
General Light Industrial	110	/T.S.F.G.F.A.	\$5,873
General Heavy Industrial	120	/T.S.F.G.F.A.	\$1,264
Manufacturing	140	/T.S.F.G.F.A.	\$3,231
Warehouse	150	/T.S.F.G.F.A.	\$4,147
Mini-Warehouse	151	/T.S.F.G.F.A.	\$2,151
Utilities	170	/T.S.F.G.F.A.	\$5,581

* Abbreviations used in the "Unit" column:

T.S.F.G.F.A. = Thousand Square Feet Gross Floor Area

T.S.F.G.L.A. = Thousand Square Feet Gross Leaseable Area

V.F.P. = Vehicle Fueling Position

Note: all index adjustments per 3.17.050F