

NOTICE OF DECISION

DATE: October 10, 2022
APPLICANT: Samedy Kem, Kem Development LLC
OWNER: Samedy Kem, Kem Development LLC
PROPOSAL: Preliminary Land Partition
LEGAL: 1N3 03BB, Tax Lot #01300
ZONING: Multi-Unit Residential, A-2

CITY FILE NO: LP-04-22

The application has been evaluated against the following applicable criteria set forth in the Cornelius Municipal Code: Chapters 18.10 & 18.15 (Application & Review Procedures), Chapter 18.35 (Multi-Unit Residential, A-2), Chapter 17.05.030 (Land Partitioning)

ACTION TAKEN

The request for a Type II Preliminary Land Partition (LP-02-17) has been reviewed by the Community Development Director and based on the facts, findings, testimony, and evidence presented in the application, and the conclusions and conditions identified in the staff report, the Community Development Director approves the Type II Preliminary Land Partition application described herein.

This decision has been prepared in written form and placed in the file of City records in the Community Development Department located at 1300 South Kodiak Circle this **10th day of October, 2022** and is available for public inspection. A copy of the written staff report is attached.

RIGHT OF APPEAL

Pursuant to City Code **Section 18.15.090**, an affected party may appeal a decision of the Community Development Director to the Planning Commission by filing an appeal with the Community Development Director within ten (10) working days of notice of the decision. Detailed information regarding the appeal process and what is required to be included within an appeal is located with Cornelius Municipal Code Section 18.15.090. An appeal must be filed by **5:00 PM on October 24, 2022**; if no appeal is filed the decision is effective as of this date.



Barbara Fryer, AICP, Community Development Director

October 10, 2022
Date

**LAND PARTITION (Preliminary Plat)
Written Narrative Requirements**

X

A. **Checklist:** Please provide one completed and signed copy of this four page checklist.

X

B. **Description of proposal:** Please describe what the existing conditions are on-site and the changes proposed to the site, structure, landscaping, parking, and land use, including the number of parcels created. Provide findings verifying that the intended use is allowed by the City's *Development Code*.

X

C. **Approval criteria findings:** Please provide a narrative that evaluates and verifies the proposal meets the approval criteria identified below:

Section 17.05.030(C) of the Development Code

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

Please note when making findings, the applicant shall address all applicable Comprehensive Plan policies.

2. *The proposal complies with all applicable statutory and ordinance requirements.*

Please note when making findings, the applicant shall address all applicable Development Code requirements. Specify conformance or proposed variance request from the requirements of the Development.

3. *Adequate public facilities are available to serve the proposal; and*
4. *All proposed lots conform to the size and dimensional requirements of this ordinance; and*
5. *All proposed improvements meet City standards.*

Section 18.155 of the Development Code

1. If the subject parcel is located in the R-10 or R-7 the proposal shall meet the Solar Access Protection design standards identified in *Section 18.155* The applicant will state which option, exemption or both is chosen and describe how it complies.

X

D. **Additional Requirements:** Please be advised that special studies, investigations and reports may be required to ensure that the proposal does not adversely affect the surrounding community, does not create hazardous conditions for persons or improvements on the site. These studies may include investigations and reports on noise attenuation, air quality, traffic control, soil conditions, flooding of waters and storm water run-off, natural resources, tree preservation, and other concerns.

X

- E. **Fee Ownership:** If applying for a Fee Ownership Land Division please Provide findings specifically addressing each of the approval criteria found in *Section 17.05.050*, of the City's *Development Code*. The criteria below are required in addition to the evaluation of the Land Partition criteria.
1. *As a whole, the development of which the unit is a part meets ordinance criteria 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 ordinance standard for the individual unit either on the new lot or through easements as described in subsection 6, below. If assigned parking is provided, it shall meet ordinance 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 Planning Director.*

X

- F. **Sensitive Area Pre-Screening Site Assessment Letter:** Please provide a copy a completed and signed Sensitive Area Pre-Screening Site Assessment Letter from the City of Cornelius City Engineer.

Plan Requirements

All plans shall be presented at a minimum scale of 1" = 20', and on a maximum sheet size of 24" x 36". Please include all of the following information on the plan.



A. **Existing Conditions Plan** includes the following:



1. North arrow, scale and date of plan.
2. Vicinity map.
3. All existing and proposed lot sizes, lot lines and dimensions.
4. Points of existing access, interior streets, driveways, and parking areas.
5. Location of all existing buildings and structures, including refuse storage locations and pedestrian/bike paths.
6. Existing right-of-way and improvements, including sidewalk dimensions.
7. Dimension from right-of-way centerline to edge of existing property line and to required right-of-way dedication.
8. Dimensions of all improvements, including setbacks.
9. Location of existing public and private utilities, and 100-year floodplain.
10. Topographical information, (2 ft. contour lines) of existing grades.



B. **Proposed Preliminary Plat** includes the following:



1. Location, widths and names of all existing, proposed streets and public ways within or adjacent to the plat. Illustrate easements for utilities, other encumbrances and railroad right-of-ways. New streets shall be designated with proposed street names.
2. Dimension from right-of-way centerline to edge of existing property line and to required right-of-way dedication.
3. Location of existing and proposed easements.
4. Location of at least one temporary bench mark within the plat boundaries.
5. Square footage of all proposed lots.
6. The total gross acreage of the partition plat.
7. Identify and label on the plat conformance with the Solar Ordinance requirements.



C. **Preliminary Plat Reduction** includes the following:



1. Provide one proposed preliminary plat reduced to 8.5" x 11".



D. **Proposed Improvement Plan** includes the following:



1. North arrow, scale and date of plan.
2. All proposed lot sizes, lot lines and dimensions.
3. Dimension from right-of-way centerline to edge of existing and proposed property line and to required right-of-way dedication.
4. Existing and proposed right-of-way and improvements, including sidewalk dimensions.
5. Topographical information, (2 ft. contour lines) of existing and proposed grades.
6. Location of proposed public and private utilities, proposed easements, and 100-year floodplain.

7. Plans and profiles of proposed sanitary and storm sewers, showing that gravity service is feasible for all lots.

8. Cross-section of all street and bike path improvements.

E. **Landscape Plan:**

1. Submit proposed landscaping of water quality, water quantity, wetland mitigation, common space and other non-buildable tracts. Plantings of water quality or quantity facilities shall be designed in accord with Clean Water Services (CWS) standard plant list.

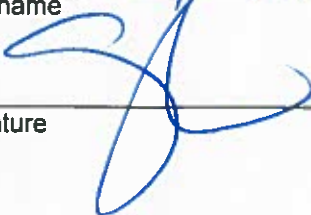
I have provided the items required in this four page submittal checklist. I understand that any missing information, omissions or both may deem my project incomplete, which may lengthen the time to process the request.

SAMIRY KEM

Print name

971-563-0552

Telephone Number /FAX Number



Signature

8/23/2022

Date

**Partition Narrative
110 S 16th Avenue
1S303BB01300**

The applicant is requesting approval for a 3-Parcel Partition. An existing home will remain on Proposed Parcel 2, Proposed Parcel 1 is intended to be used for future cottage housing and Proposed Parcel 3 will be use for the construction of a water quality facility.

**Chapter 17.05
LAND DIVISIONS**

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.

(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.]

Response: The applicant is requesting approval for a 3- Parcel Partition, a Land Division is the appropriate process for this request.

17.05.030 Land partitioning.

(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.

Response: The applicant will submit the appropriate forms, plans, fees and project narrative for review and approval.

(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

Response: The subject site is located within the Medium-Density Residential Plan District in the Comprehensive Plan. The applicant is proposing a 3-Parcel Partition. The existing home will remain on Proposed Parcel 2, Proposed Parcel 1 will contain cottage housing in the future and Proposed Parcel 3 will be utilized for a water quality facility. This proposed project conforms with the city's comprehensive plan.

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

Response: This proposal complies with all applicable requirements and regulations.

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

Response: Adequate public facilities are available to serve the proposed project. See Sheet C-3 Overall Site Plan.

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

Response: All proposed parcels conform to the size and dimensional requirements of the A-2 zone.

(5) All proposed improvements meet city standards.

Response: All proposed improvements will 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.

Response: This Partition will meet any design and development standards that comply to this proposed project. It is understood that the director may apply 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 the adopted Cornelius public works standards.

Response: The subject site abuts S 16th Avenue. The applicant is proposing sidewalk and parking/landscaping strip improvements which will comply with public works standards.

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.

Response: The subject site abuts S 16th Avenue. The applicant is proposing sidewalk and parking/landscaping strip improvements which will comply with public works standards.

(F) Easement.

(1) Utility Lines. Easements for sewers, drainage, water mains, electric lines, or other utilities shall be dedicated. Easements for water, sewer, or drainage on interior lot lines shall be 20 feet in width, the center line of which shall be the lot lines. Easements for water, sewer, or drainage 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. Easements for utilities such as electrical, gas, cable, and fiber optics (public utility easement, or PUE) shall be dedicated along all right-of-way frontages, including woonerfs, and shall be eight feet in width. A PUE is not required along the right-of-way of an alley, unless a parcel on an alley does not also front on a street or directly.

Response: The applicant is not proposing to construct any utility lines/or needing any easements as part of this partition.

(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 to 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.

Response: The subject site is not impacted by a waterway, drainage way, channel, stream, or stormwater easement.

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

Response: The subject site is located within the A2 Multifamily Residential zone. The minimum lot dimensions in the A-2 zone for detached single-unit dwellings and cottage cluster lots must be at least 30 feet in width when abutting a public street, and no less than 60 feet in depth. All three parcels created as part of this partition will comply with the minimum lot dimensions.

(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.

Response: Each lot created as part of this partition will have at least 20 feet of public street frontage. Proposed Parcel 1 will have 239 feet of frontage, Proposed Parcel 2 will have 30 feet of frontage and Proposed Parcel 3 will have 30 feet of frontage. Driveway accesses for Proposed Parcels 1 and 2 will be constructed to city standards. See Sheets C-4, C-5 and C-7.

(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 to the public if it is designated in the city's comprehensive plan. An appropriate instrument granting or conveying the park or open space must be approved by the jurisdiction to whom the park or open space is being dedicated prior to final plat approval.

Response: The applicant will provide seven feet of right-of-way dedication along the subject sites S 16th Avenue frontage. The right-of-way dedication will be shown on the final plat which will be recorded with the Washington County.

(K) Street Trees. Trees shall be installed along street frontages in accordance with the adopted Cornelius public works standards. Actual location and spacing of trees shall be at the discretion of the city engineer.

Response: Street trees will be installed along S 16th Avenue to public works standards. See Sheets C-4 and C-5.

(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.

Response: Prior to commencement of work the developer will file detailed plans for all public improvements along with a detailed cost estimate and a construction timeline.

(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 in accordance with the approved plans prior to acceptance of the improvements by the city and/or plat recordation. If the developer chooses to bond for said improvements prior to acceptance of the improvements (to allow plat recordation to occur prior to completion of the public improvements), 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 of this section. The security shall assure the performance of the said contract and the completion of the said improvements, free of liens. Notwithstanding any of the above, a security shall be provided for any improvements to be performed within public rights-of-way and/or public easements, and all erosion control measures.

Response: The developer will enter into a contract with the city to complete the site work and public improvements within two years from the executed contract. If for any unforeseen reason the developer cannot meet the terms of the contract the developer will see written approval from the city requesting an extension. If the developer wishes to record the final plat prior to completion of either site work or public improvements, the developer will provide a performance bond to City specifications.

(c) 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 and private improvements within public rights-of-way and/or public easements, and all erosion control measures, in conformance with city and Clean Water Services standards, equals 150 percent of cost estimate.

Response: See Erosion Control Plan EC-1 and Details on EC-2. The applicant will comply with city erosion control measures and will provide a security, if needed, based on the cost of public work.

(b) 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 adopted Cornelius public works standards and shall allow for the extension of the system to serve other areas.

Response: There is an existing catch basin located in S 16th Avenue which will be relocated per cities request. See Sheet C-4.

(c) Sanitary Sewers. Sanitary sewers shall be designed in accordance with adopted Cornelius public works standards and installed to serve the land division and to connect the land division to existing mains.

Response: The existing home, which will remain on Proposed Parcel 2 is connected to public sanitary sewer and Proposed Parcel 3, when developed will connect to the existing public sanitary sewer which is located in S 16th Avenue.

(d) 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 adopted Cornelius public works standards. 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.

Response: The existing home, which will remain on Proposed Parcel 2 will have its existing water connect relocated per city standards and a 6-inch ductile iron water line will be constructed in S 16th Avenue to serve Proposed Parcel 3. The waterline will be constructed to city standards, see plans sheet C-4 and detail sheet C-6.

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

(i) For all land divisions, the developer shall pay a per tree security to the city. The surety bond shall be based upon the number of trees included in an approved street tree plan.

(ii) Trees shall be planted in accordance with the adopted Cornelius public works standards.

Response: The applicant is proposing to construct street improvements along the subject sites S 16th Avenue frontage which will include a 5-foot public sidewalk, 6-foot-wide parking strip with street trees. The street trees will be planted in accordance with the city's public works standards. See street plans on sheets C-4 and C-5.

(f) Bike and Pedestrian Ways. Bike and pedestrian ways shall be constructed according to adopted Cornelius public works standards.

Response: The applicant is proposing to construct a five-foot wide public sidewalk along the subject sites S 16th Avenue frontage, which will be constructed to public works standards. See sheets C-4 and C-5.

(g) 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.

Response: Not applicable.

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

Response: Not applicable.

(iii) Intersection improvements.

Response: Not applicable.

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

Response: Not applicable.

(h) Street Lights. Street lights shall be installed in accordance with adopted Cornelius public works standards.

Response: Not applicable.

(i) Curb cuts and driveway installations are not required of the developer but, if installed, shall be according to adopted Cornelius public works standards.

Response: The applicant will be constructing public improvements along the subject sites S 16th Avenue street frontage which will include new driveway approaches for both Proposed Parcel 2 and Proposed Parcel 3. All improvements will be constructed to public works standards. See Sheets C-4 -C-7.

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

Response: Internal sidewalks and pathways are not being proposed as part of this partition.

(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.

Response: The developer will submit a final plat for compliance with the approved preliminary plat for review and approval. If the director determines that the final plat is not substantially similar to the preliminary plat, the developer will correct the plat and resubmit.

(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.

Response: Once the final plat has been signed by the director, the applicant will record the final plat within 30 days. The developer will provide a copy of the recorded final plat prior to the issuance of any development permits unless the developer has provided a performance bond to the city's satisfaction.

(M) Time Limit on Approvals.

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

Response: The applicant understands that a request for final plat approval must be submitted within 12 months after receiving the partition approval.

(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.

Response: The applicant understands that an extension of up to 12 months may be granted if the applicant is able to provide justification of the extension request and that the 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.

Response: The applicant understands that if the final plat has not been submitted within the required time, including any extensions that may have been granted, the applicant/developer will need to resubmit for preliminary plat approval.

(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.

Response: The applicant understands that an appeal can be submitted upon receipt of the Partition decision. And that the appeal would be heard by the Planning Commission.

Chapter 18.35 MULTI-UNIT RESIDENTIAL ZONE (A-2)

18.35.020 Permitted uses.

The following uses and their accessory uses are permitted outright in an A-2 zone:

- (A) Duplexes.
- (B) Middle housing developments.
- (C) Multi-unit dwellings of five or more units.
- (D) Boarding house, lodging or rooming house.
- (E) Underground public utilities.
- (F) Accessory uses and structures which are customarily and clearly incidental and subordinate to the above uses, including approved carports, garages, or storage facilities.
- (G) Private parks and recreational facilities designed within a multi-family development.
- (H) Accessory dwelling unit, associated with single-family detached or common wall single-family dwellings, and subject to CMC 18.20.090.
- (I) Home occupation, including Internet sales, consistent with CMC 18.20.080.
- (J) Residential facility consistent with state law.
- (K) Type "A" mobile vendor, as described in Chapter 5.35 CMC.

Response: The subject site is located within the A-2 zone. The applicant is proposing a 3-Parcel partition of the site. The existing single detached home will remain on proposed Parcel 2, which will be approximately 11,925 square feet in size. Proposed Parcel 1 will be

approximately 27,238 square feet in size and will be developed into Cottage Housing in the future. Proposed Parcel 3 will be approximately 4,368 square feet in size and will be used for a water quality facility.

18.35.050 Area, density and lot requirements.

Lot area and density requirements shall be calculated based on net acreage. A net acre is equal to 32,670 square feet, and excludes roads, common open space, floodplains, riparian setbacks, and slopes over 25 percent.

(A) Maximum Density. The average density over the entire development shall not exceed 14 dwellings per net acre for detached single-unit dwellings, or 25 units per net acre for townhouses or multi-unit dwellings. This maximum density does not apply to middle housing.

(1) Lot Size.

HOUSING TYPE	MINIMUM LOT SIZE
Detached single-unit dwelling and duplex	3,100 square feet
Triplex	5,000 square feet
Quadplex and cottage cluster	7,000 square feet
Townhouse	1,500 square feet
Multi-unit dwellings	1,500 square feet per unit

Response: The applicant is proposing to retain the existing detached single-unit dwelling on Proposed Parcel 2. Proposed Parcel 2 will be approximately 11,925 square feet in size. Cottage Housing will be constructed (in the future) on Proposed Parcel 1, which is approximately 27,238 square feet in size, a separate land use application will be submitted for approval of the Cottage Housing. Proposed Parcel 3 which will be approximately 4,368 square feet in size will be utilized for a water quality facility. The subject sites net acreage is 1.33 net acres. The applicant is proposing to Partition the subject site with the intent to create middle housing (Cottage Cluster) on Proposed Parcel 1. Proposed Parcel 1, after the partition is recorded would have net acreage of 1.19 net acres. Maximum density does not apply to middle housing.

(2) In the case of flag lots, the pole portion of the lot shall not count towards the required lot area.

Response: The applicant is not proposing any flag lots.

(B) Minimum Density. The minimum density allowed is eight dwellings per net acre for single-family, and 11 for multi-family development. Any land partition or subdivision shall make provisions to ensure that the minimum density is protected when further partitioning is possible and initial development is less than the minimum density.

Response: The applicant is proposing to retain the existing detached single-unit dwelling on Proposed Parcel 2. Proposed Parcel 2 will be approximately 11,925 square feet in size. Cottage Housing will be constructed on Proposed Parcel 1, which is approximately 27,238 square feet in size, a separate land use application will be submitted for approval of the Cottage Housing project, it is the intent to construct nine housing units on Parcel 1. Proposed Parcel 3 which will be approximately 4,368 square feet in size will be utilized for a water quality facility. The subject sites net acreage is 1.33 net acres. The applicant is proposing to Partition the subject site with the intent to create middle housing (Cottage Cluster) on Proposed Parcel 1. Proposed Parcel 1, after the partition is recorded would have net acreage of 1.19 net acres.

(C) Maximum Height. Building height, as defined in CMC 18.195.080, shall not exceed 35 feet, except for a chimney, radio, television antenna, or solar feature (see CMC 18.195.190, S definitions), or as may be approved by the planning commission as part of a planned unit development.

Response: The applicant is not proposing any structures that would exceed 35 feet in height.

(D) Setback Requirements. Except as provided in CMC 18.150.010, in an A-2 zone the minimum yard area setback requirements shall be as follows:

(1) Front Yard. The front, as measured from the foundation of the structure, including porch or deck, shall not be less than 10 feet. Accessory structures, garages or carports shall not be less than 20 feet.

Response: The existing home, which will remain on Proposed Parcel 2 will have a 11'-6" front yard setback to building and 67-foot to garage after the partition is recorded.

(2) Rear Yard. No rear yard shall be less than 10 feet in depth for a single-story structure, plus five feet per additional story as measured from the foundation of the structure.

Response: The existing home, which will remain on Proposed Parcel 2 will have a 39'-6" rear yard setback after the partition is recorded.

(3) Side Yard. For single-family residences, the minimum width of side yards shall be not less than five feet, as measured from the foundation of the home. On corner lots the side yard facing the street shall not be less than 10 feet. For multi-family residences, no side yard shall be less than five feet in depth for a single story structure, plus five feet per additional story as measured from the foundation of the structure. On corner lots the side yard facing the street shall not be less than 10 feet.

Response: The existing home, which will remain on Proposed Parcel 2 will have five-foot side yard setbacks after the partition is recorded.

(4) Building Separation. Buildings within a complex shall be separated by at least 10 feet, plus five feet per additional story.

Response: Not applicable to this application.

(5) No accessory building or other structure or building shall be closer than three feet from a side or rear property line.

Response: Not applicable. There are no existing accessory buildings.

(G) Minimum Lot Dimensions.

(1) No detached single-unit dwelling, duplex, triplex, quadplex, or cottage cluster lot shall be less than 30 feet in width abutting a public street, nor less than 60 feet in depth, except as may be approved as part of a planned unit development.

Response: All Parcels created as part of this Partition application will meet the minimum width of 30 feet of frontage along S 16th Avenue and the minimum 60 feet in lot depth. Proposed Parcel 1 (Proposed future Cottage Cluster Housing) will have approximately 240 feet of frontage along S 16th Avenue and will be approximately 145 feet deep. Proposed Parcel 2 (Existing detached single-unit dwelling) will have approximately 30 feet of frontage along S 16th Avenue and will be approximately 145 feet deep. And, Proposed Parcel 3 (water quality facility) will have approximately 30 feet of frontage along S 16th Avenue and will be approximately 145 feet deep.

(2) For multi-unit dwellings, the minimum average lot width shall be 75 feet abutting a public street, except on a cul-de-sac where the width may be reduced to 50 feet.

Response: Not applicable to this Partition request.

(3) No townhouse lot shall be less than 20 feet in width abutting a public street, nor less than 60 feet in depth, except as may be approved as part of a planned unit development.

Response: Not applicable to this Partition request.

18.35.060 Site development standards.

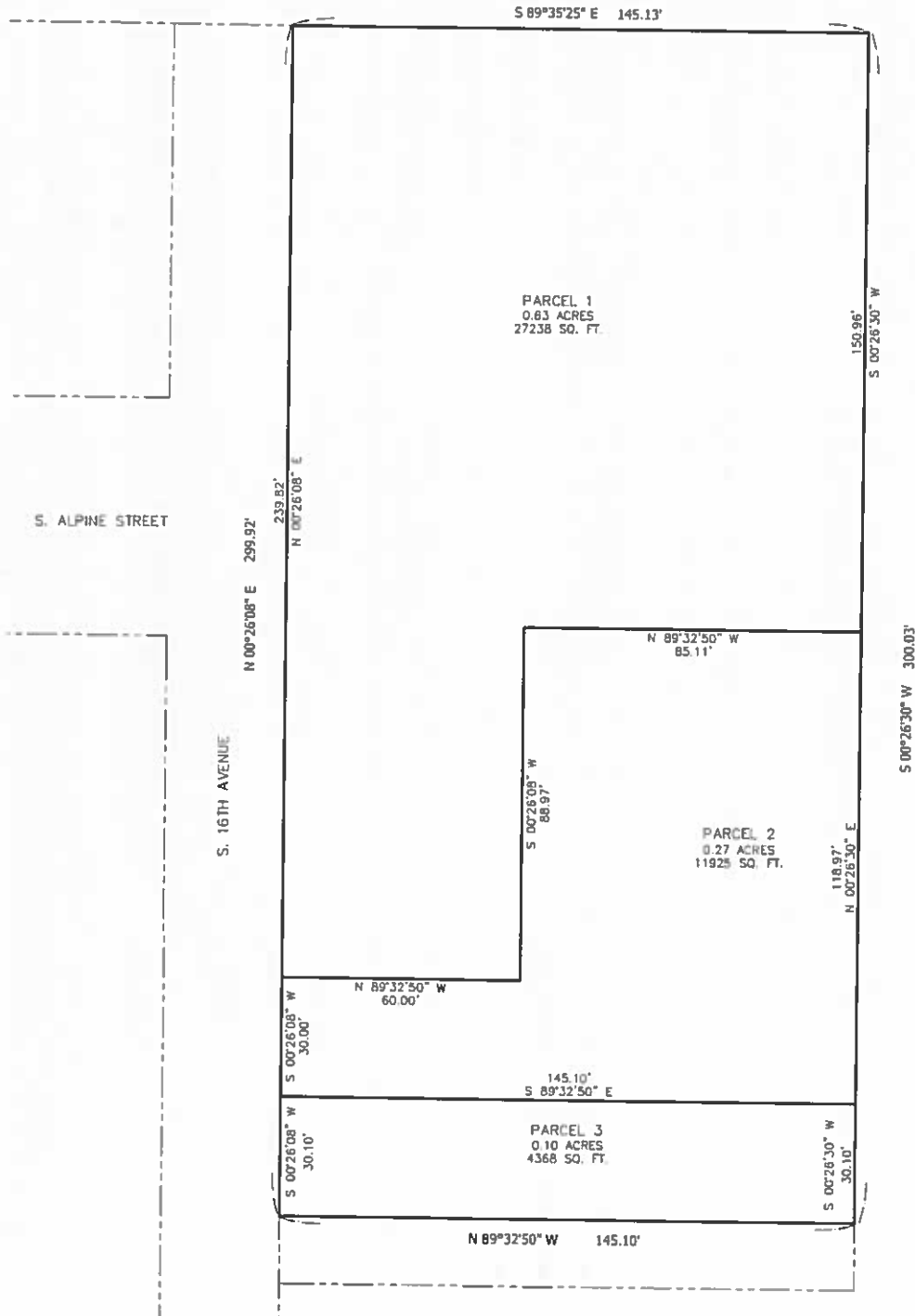
All multi-family developments are subject to design review requirements as set forth in Chapter 18.100 CMC; and all prior conditions of approval attached to any use in a multi-family zone shall continue to apply.

Response: Not applicable. The applicant is not proposing a multi-family project.

PROPOSED LOT DIMENSIONS

LOCATED IN THE NW 1/4 OF SECTION 3, T.1S., R.3W., W.M.,
WASHINGTON COUNTY, OREGON.

Date: AUGUST 13, 2022

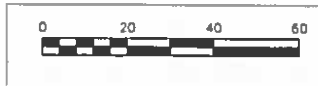


REGISTERED
PROFESSIONAL
LAND SURVEYOR

Brian W. Paul

OREGON
MARCH 13, 2018
BRIAN W. PAUL
89074

Expires 12/31/2022



BOUNDARY SURVEY IN PROGRESS.
LINES AND DIMENSIONS ARE SUBJECT TO
FINAL ADJUSTMENTS.

BRASS & STONE
LAND SURVEYING
503-871-0030

1132 Heritage Loop
Stayton, OR 97383

Job File: 22-019

Scale: 1"=20'

Drawn By: BWP 07/14/22

Sensitive Area Pre-Screening Site Assessment

Jurisdiction: <u>CITY OF CORNELIUS</u>	
Property Information: (example 1S234AB01400) Taxlot ID(s): <u>01S03W R0403673</u>	Owner Information: Name: <u>Samedy Kem</u> Company: <u>Kem Development, Inc.</u> Address: <u>20449 SW TV Highway #325</u> City State Zip: <u>Aloha, Oregon 97003</u> Phone/Fax: <u>971.205.2603</u> / <u>888.311.5610</u> E-mail: <u>info@kem-development, Inc.</u>
OR Site Address: <u>110 S 16th Ave</u> City State Zip: <u>Cornelius, Oregon</u> Nearest Cross Street: _____	Applicant Information: Name: <u>Same as above</u> Company: _____ Address: _____ City State Zip: _____ Phone/Fax: _____ / _____ E-mail: _____
Development Activity: Check all that apply Addition to Single Family Residence (rooms, deck, garage) <input type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Minor Land Partition <input checked="" type="checkbox"/> Residential Condominium <input type="checkbox"/> Commercial Condominium <input type="checkbox"/> Residential Subdivision <input type="checkbox"/> Commercial Subdivision <input type="checkbox"/> Single Lot Commercial <input type="checkbox"/> Multi Lot Commercial <input type="checkbox"/> Other _____	
Will the project involve any off-site work: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Unknown <input type="checkbox"/> Location and description of off-site work: _____	
Additional comments or information that may be needed to understand your project: _____	

This application does NOT replace the need for Grading and Erosion Control Permits, Connection Permits, Building Permits, Site Development Permits, DEQ 1200-C Permit or other permits as issued by the Department of Environmental Quality, Department of State Lands and/or Department of the Army COE. All required permits and approvals must be obtained and completed under applicable local, state, and federal law.

By signing this form, the Owner or Owner's authorized agent or representative, acknowledges and agrees that employees of The City of Cornelius and Clean Water Services have authority to enter the project site at all reasonable times for the purpose of inspecting project site conditions and gathering information related to the project site. I certify that I am familiar with the information contained in this document, and to the best of my knowledge and belief, this information is true, complete, and accurate.

Print/Type Name: Samedy Kem Print/Type Title: President
Signature: _____ Date: 8/23/2022

FOR CITY AND CLEAN WATER SERVICES (CWS) USE ONLY

- Sensitive areas potentially exist on site or within 200' of the site. **THE APPLICANT MUST PERFORM A SITE ASSESSMENT PRIOR TO ISSUANCE OF A SERVICE PROVIDER LETTER.** If Sensitive Areas exist on the site or within 200 feet on adjacent properties, a Natural Resources Assessment Report may also be required.
- Based on review of the submitted materials and best available information Sensitive areas do not appear to exist on site or within 200' of the site. This Sensitive Area Pre-Screening Site Assessment does **NOT** eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider letter as required by CWS Resolution and Order 07-20, Section 3.02.1. All required permits and approvals must be obtained and completed under applicable local, State, and federal law.
- Based on review of the submitted materials and best available information the above referenced project will not significantly impact the existing or potentially sensitive area(s) found near the site. This Sensitive Area Pre-Screening Site Assessment does **NOT** eliminate the need to evaluate and protect additional water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider letter as required by CWS Resolution and Order 07-20, Section 3.02.1. All required permits and approvals must be obtained and completed under applicable local, state, and federal law.
- This Service Provider Letter is not valid unless _____ CWS approved site plan(s) are attached.
- The proposed activity does not meet the definition of development or the lot was platted after 9/9/95 ORS 92.040(2). **NO SITE ASSESSMENT OR SERVICE PROVIDER LETTER IS REQUIRED.**

Reviewed By: Tony H. Keys Agency: City of Cornelius Date: 10-5-22

AFFIDAVIT OF MAILING

State of Oregon)
) ss
County of Washington)

I, Rachael Patterson, being first duly sworn, depose and say:

That I served upon the following named persons a Type II Preliminary Land Partition (LP-04-22) Copy of which is marked Exhibit A, attached hereto and by this reference incorporated herein, by mailing to them a true and correct copy thereof on the 12 day of September, 22. I further certify that said copies were then placed in a sealed envelope addressed as follows:

See Exhibit B attached hereto and by the reference incorporated herein,

Said envelope(s) were then placed in the United States Post Office at Cornelius, Oregon, with postage thereon fully prepaid.

Signed: Rachael Patterson

Cornelius

Oregon's Family Town

NOTICE IS HEREBY GIVEN that the following administrative land partition application, file # LP-04-22, has been submitted to the City of Cornelius for review.

Request: A Type II 'Three-Lot' Preliminary Land Partition (LP-04-22) to legally divide one tax lot into three new lots, one with the existing dwelling.

Applicant: Samedy Kem

Property Owner: Samedy Kem

Location: 110 S. 16th Avenue, Cornelius OR 97113

Map: Map 1S 3W Map 03 BB, Tax Lot #1300

Zone: Multi-Unit Residential (A-2)

Applicable Criteria: CMC Title 17: Subdivisions: Chapter 17.05 Land Divisions, CMC Title 18 Zoning: Chapter 18.35 Multi-Unit Residential (A-2).

All interested persons are invited to express their opinion for or against the request(s) by letter addressed to the Community Development Department, 1300 S. Kodiak Circle. Comments must be directed toward the applicable criteria listed below or other criteria of the Comprehensive Plan or land use regulation which you believe apply to the decision. Failure to raise an issue with sufficient specificity to afford the Community Development Department and the parties an opportunity to respond to the issue precludes an appeal based on that issue. Comments from interested parties must be received by **September 30, 2022**. Only those parties who comment in writing on the proposed development will receive mailed notice of the decision on the request.

The applicant is administrative; therefore, no public hearing will be held unless the Community Development Department's decision is appealed. An appeal may be filed by the applicant, a party who responded in writing, by filing a written appeal pursuant to Cornelius Municipal Code 18.15.090. If an appeal is not filed with the City within the 15-day period, the decision of the Community Development Department shall be final.

The Community Development Department reserves the right to modify the proposal, and no further public notice will be provided.

A copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for review at the Community Development Department, 1300 S. Kodiak Circle during regular business hours. If you have questions regarding the application or would like to submit written comments you may contact Tim Franz, Senior Planner at (503) 357-3011 or tim.franz@corneliusor.gov, or Barbara Fryer, Community Development Director at (503) 357-3011 or barbara.fryer@corneliusor.gov.

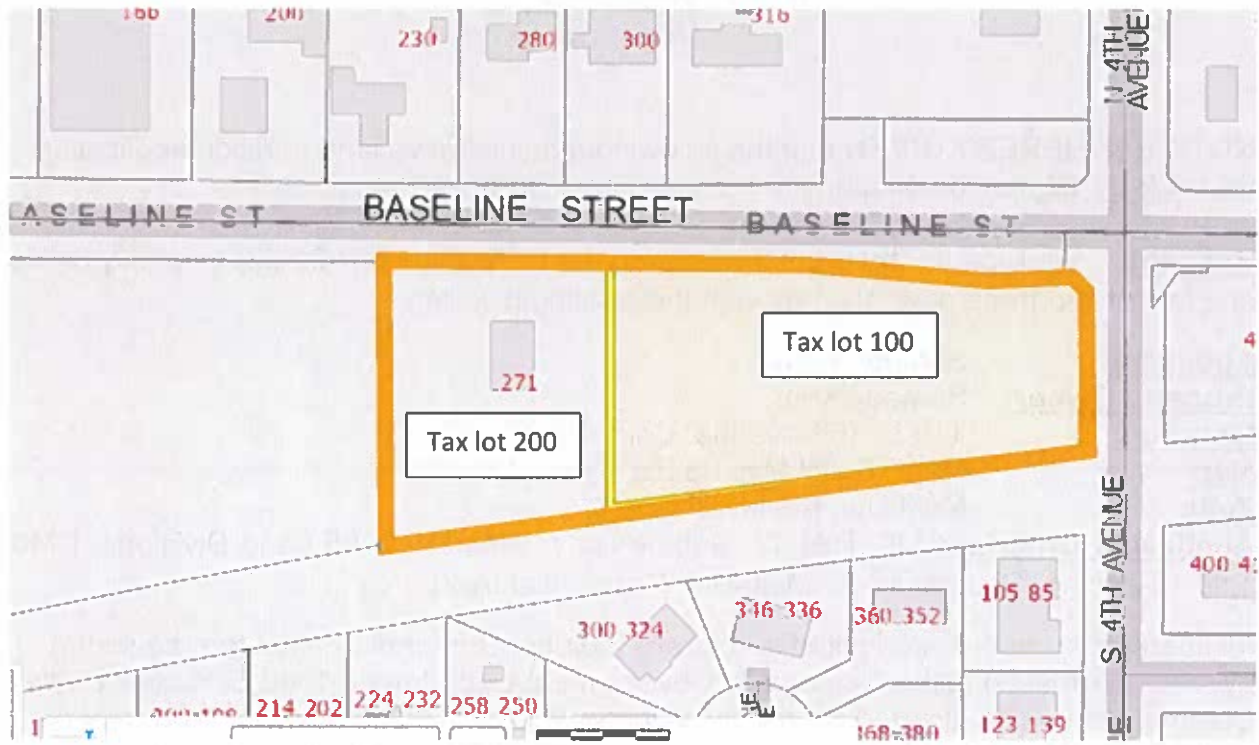


Exhibit B

OWNER/SORT	OWNER/NAME	OWNER/RDDR	OWNER/RDDR2	OWNER/RAD	OWNER/CITY	OWNER/STATE	OWNER/ZIP
PALAC	PALACIOS, JORGE RAMIREZ	1045 SW 160TH AVE			BEAVERTON	OR	97006
WARD,	WARD, ROBERT A & GINA M	139 S 18TH PL			CORNELIUS	OR	97113
MONIA	MONIAY, TOM J & HELEN M	1554 S ALPINE ST			CORNELIUS	OR	97113
BURGE	BURGESS, GARY RICHARD	1554 S BEECH ST			CORNELIUS	OR	97113
GARRI	GARRIS, DONALD R & STEPHANIE B	1555 S ALPINE ST			CORNELIUS	OR	97113
BUGIO	BUGIO, GERONIMO	1562 S ALPINE ST			CORNELIUS	OR	97113
BARTO	BARTON, REVELY CARL & BARBARA ANN	1576 S ALPINE ST			CORNELIUS	OR	97113
CURIN	CURINGTON, CHRISTOPHER A	1588 S BEECH ST			CORNELIUS	OR	97113
BRING	BRINGMAN, CHARISSA & JACOB	1596 S BEECH ST			CORNELIUS	OR	97113
DAKIN	DAKINS, MARK	1599 S ALPINE ST			CORNELIUS	OR	97113
HERNA	HERNANDEZ, CIRIACO ALFARO	16 S 17TH CT			CORNELIUS	OR	97113
BARAU	BARAJAS, AMERICA PERLA	1706 S ALPINE ST			CORNELIUS	OR	97113
SMITH	SMITH, CHRISTY	179 S 16TH AVE			CORNELIUS	OR	97113
CORNE	CORNELIUS BAPTIST CHURCH	200 S 16TH AVE			CORNELIUS	OR	97113
KEM D	KEM DEVELOPMENT INC	20449 SW TV HWY STE 325			ALOHA	OR	97003
TARKI	TARKINTON, JAMES & RISA	209 S 16TH AVE			CORNELIUS	OR	97113
MARTI	MARTINEZ, PILAR	2386 N IRVINE ST			CORNELIUS	OR	97113
VAZOU	VAZQUEZ VERLAN, JULIO CESAR	24 S 17TH CT			CORNELIUS	OR	97113
RODRI	RODRIGUEZ, YESSENIA	32 S 17TH CT			CORNELIUS	OR	97113
KIND,	KIND, ANTHONY R & MICHELLE R	33 S 18TH CT			CORNELIUS	OR	97113
HANKS	HANKS PROPERTIES LLC	380 SE WASHINGTON ST			HILLSBORO	OR	97123
CASTI	CASTILLO, HERMAS A	48 S 17TH CT			CORNELIUS	OR	97113
BARDE	BARDES, KIMBERLEY	51 S 17TH CT			CORNELIUS	OR	97113
SOUKU	SOUKUP, JOHN H & SHARON L	57 S 18TH CT			CORNELIUS	OR	97113
DAVIS	DAVIS, SCOTT	73 S 17TH CT			CORNELIUS	OR	97113
GREEN	GREEN & ORTEGA LIVING TRUST	BY GREEN, JOSEPH E &			3961 SE GL HILLSBORO	OR	97123
DIAZ,	DIAZ, JASMINE	HERREIRA, ELVIS			95 S 17TH CT	OR	97113
CHAVE	CHAVEZ, ERIKA M	MANDUJANO, HUMBERTO R			4845 SE ROSEWOOD ST	OR	97123
MOREN	MORENO CARRETERO, EFREN	MORENO, LETICIA			111 S 18TH PL	OR	97113
CHRIS	CHRISTOPH, CORNELIA	PHIBBS, SHAWN A			89 S 18TH CT	OR	97113
LAZIN	LAZINIK RANCH INC	PO BOX 40			PILOT ROCK	OR	97868
CORNE	CORNELIUS CHURCH OF CHRIST	PO BOX 64			CORNELIUS	OR	97113

Office_Address_List

	A	B	C	D	E	F	G
	Company Name	Department	Name	Address Line 1	City	State	ZIP Code
1							
2	City of Cornelius			1355 N Barlow St	Cornelius	OR	97113
3	City of Forest Grove		Attn: James Reitz	PO Box 326	Forest Grove	OR	97116
4	City of Hillsboro			123 W Main Street	Hillsboro	OR	97123
5	Clean Water Services	Development Services Department	Attn: Jackie Humphreys	2550 SW Hillsboro Hwy.	Hillsboro	OR	97124
6	Comcast Cable Communications			14200 SW Brigadoon Court	Beaverton	OR	97005
7	Cornelius Rural Fire Protection Dist.			1355 N Barlow St	Cornelius	OR	97113
8	CPO 12C		c/o Joseph Auth	325 NW 334th Ave.	Hillsboro	OR	97124
9	CPO Coordinators	Oregon State Univ. Extension	Carol Renaud	245 N First Ave. MS20	Hillsboro	OR	97124
10	Department of Economic Development			775 Summer St. NE	Salem	OR	97301
11	Department of Energy			550 Capitol St NE FL 1	Salem	OR	97301
12	DEQ			700 NE Multnomah St Ste. 600	Portland	OR	97232
13	Dept of Land Conservation and Development		Attn: Anne Debbaut	635 Capitol Street NE, Suite 150	Salem	OR	97301
14	Dept of Land Use & Transportation	County Surveyors Office	Attn: Scott Young	155 N 1st Ave. Ste #350-15	Hillsboro	OR	97124
15	District 18 Watermaster			1400 SW Walnut St. #240, MS 49	Hillsboro	OR	97124
16	Evergreen Disposal & Recycling			PO Box 5069	Aloha	OR	97006
17	Forest Grove School District			1728 Main St	Forest Grove	OR	97116
18	Hillsboro School District		Attn: Casey Walelich	3083 NE 49th Place	Hillsboro	OR	97124
19	Home Builders Association		Attn: Justin Wood	15555 SW Bangay Road Suite 301	Lake Oswego	OR	97035
20	METRO Parks			600 NE Grand Ave	Portland	OR	97232
21	Metro Regional Services	Compliance Coordinator		600 NE Grand Ave.	Portland	OR	97232
22	Metro Regional Services	Senior Transportation Planner	Attn: Caleb Winter	600 NE Grand Ave.	Portland	OR	97232
23	NW Natural Gas Company			250 SW Taylor St.	Portland	OR	97204
24	ODOT Rail Division			555 13th St. NE Suite 3	Salem	OR	97301
25	ODOT Region 1	Development Review Program		123 NW Flanders	Portland	OR	97209
26	Oregon State Dept of Fish & Wildlife			4034 Fairview Industrial Dr SE	Salem	OR	97302
27	Oregon State Division of State Lands			775 Summer Street NE	Salem	OR	97301
28	Port of Portland			P.O. Box 3529	Portland	OR	97208
29	Portland & Western Railroad, Inc.			3220 State St Ste 200	Salem	OR	97301
30	Portland General Electric			121 SW Salmon St	Portland	OR	97204
31	Tr-Met			4012 SE 17th Ave	Portland	OR	97202
32	Tualatin Soil and Water Conservation District			7175 NE Evergreen Pkwy, #400	Hillsboro	OR	97124
33	Tualatin Valley Irrigation Dist			2330 Elm St	Forest Grove	OR	97116
34	US Army Corps of Engineers			P.O. Box 2946	Portland	OR	97208
35	USPS		Attn: Post Master	1330 SW Walnut Street	Hillsboro	OR	97123
36	Washington County Assessment and Taxation Dept			155 N 1st Ave	Hillsboro	OR	97124
37	Washington County Enhanced Sheriff's Patrol Dist.			215 SW Adams Ave., MS-32	Hillsboro	OR	97123
38	Washington County Health & Human Services			155 N 1st Ave. Ste. 170 MS-23	Hillsboro	OR	97124
39	Washington County Housing Authority			111 NE Lincoln Street Suite 200-L	Hillsboro	OR	97124
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41	Washington County Land Use & Transportation	Planning & Development Services	Attn: Principal Planner	155 N 1st Ave. Ste. 350, MS 14	Hillsboro	OR	97124
42	WCCCA 9-1-1	Data Services	Attn: Ian Crawford	17911 NW Evergreen Pl	Beaverton	OR	97006

AFFIDAVIT OF MAILING

State of Oregon)
) ss
County of Washington)

I, Rachael Patterson, being first duly sworn, depose and say:

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See Exhibit B attached hereto and by the reference incorporated herein,

Said envelope(s) were then placed in the United States Post Office at Cornelius, Oregon, with postage thereon fully prepaid.

Signed: Rachael Patterson

Cornelius
Oregon's Family Town

Date: September 14, 2022

NOTICE IS HEREBY GIVEN that the following administrative land partition application, file # LP-04-22, has been submitted to the City of Cornelius for review.

Request: A Type II 'Three-Lot' Preliminary Land Partition (LP-04-22) to legally divide one tax lot into three new lots, one with the existing dwelling.

Applicant: Samedy Kem

Property Owner: Samedy Kem

Location: 110 S. 16th Avenue, Cornelius OR 97113

Map: Map 1S 3W Map 03 BB, Tax Lot #1300

Zone: Multi-Unit Residential (A-2)

Applicable Criteria: CMC Title 17: Subdivisions: Chapter 17.05 Land Divisions, CMC Title 18 Zoning: Chapter 18.35 Multi-Unit Residential (A-2).

All interested persons are invited to express their opinion for or against the request(s) by letter addressed to the Community Development Department, 1300 S. Kodiak Circle. Comments must be directed toward the applicable criteria listed below or other criteria of the Comprehensive Plan or land use regulation which you believe apply to the decision. Failure to raise an issue with sufficient specificity to afford the Community Development Department and the parties an opportunity to respond to the issue precludes an appeal based on that issue. Comments from interested parties must be received by **October 4, 2022**. Only those parties who comment in writing on the proposed development will receive mailed notice of the decision on the request.

The applicant is administrative; therefore, no public hearing will be held unless the Community Development Department's decision is appealed. An appeal may be filed by the applicant, a party who responded in writing, by filing a written appeal pursuant to Cornelius Municipal Code 18.15.090. If an appeal is not filed with the City within the 15-day period, the decision of the Community Development Department shall be final.

The Community Development Department reserves the right to modify the proposal, and no further public notice will be provided.

A copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for review at the Community Development Department, 1300 S. Kodiak Circle during regular business hours. If you have questions regarding the application or would like to submit written comments you may contact Tim Franz, Senior Planner at (503) 357-3011 or tim.franz@corneliusor.gov, or Barbara Fryer, Community Development Director at (503) 357-3011 or barbara.fryer@corneliusor.gov.

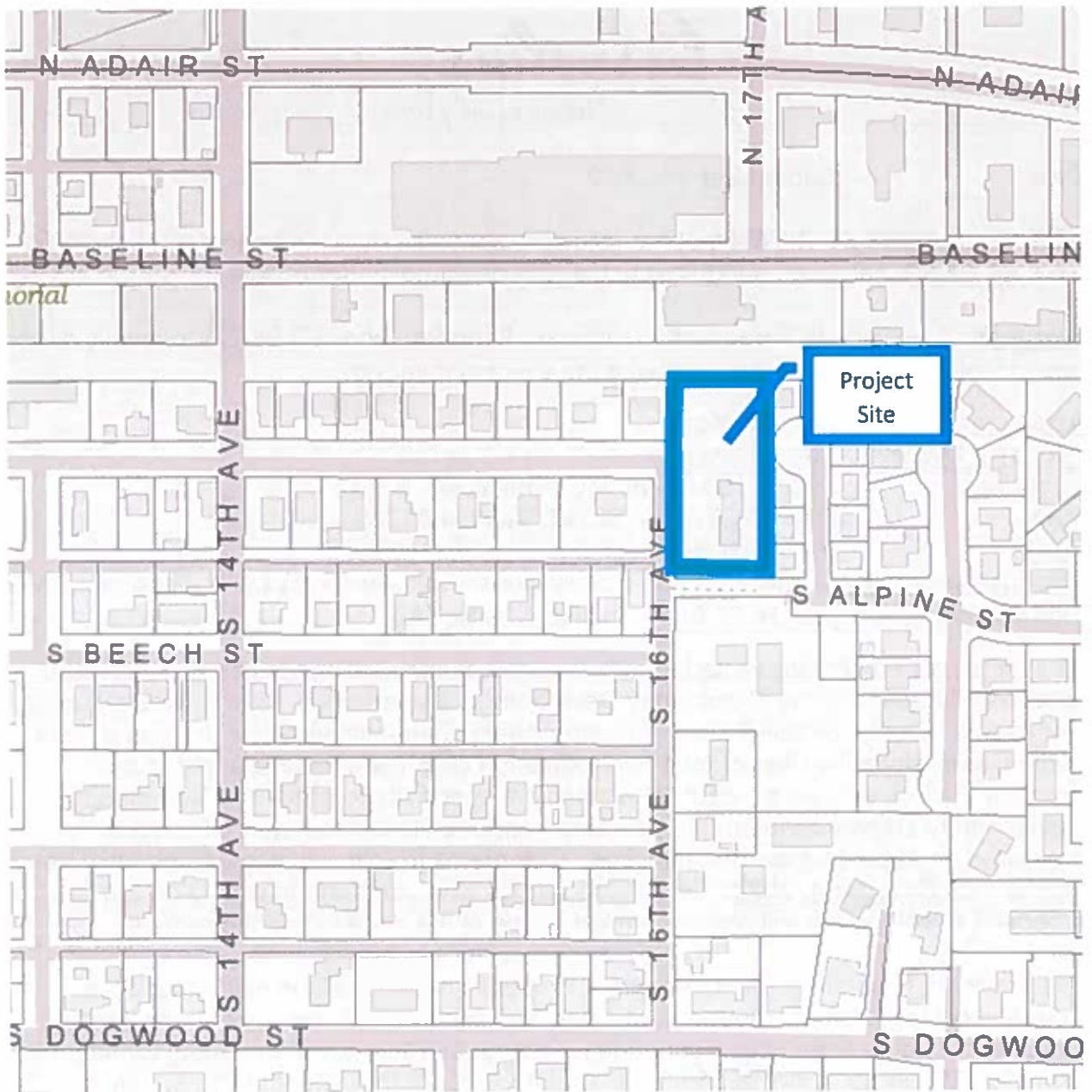


Exhibit B

OWNERSORT	OWNERNAME	OWNERADDR	OWNERADDR2	OWNERAD	OWNERCITY	OWNERSTATE	OWNERZIP
PALAC	PALACIOS, JORGE RAMIREZ	1045 SW 160TH AVE			BEAVERTON	OR	97006
WARD,	WARD, ROBERT A & GINA M	139 S 18TH PL			CORNELIUS	OR	97113
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KEM D	KEM DEVELOPMENT INC	20449 SW TV HWY STE 325			ALOHA	OR	97003
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DAVIS	DAVIS, SCOTT	73 S 17TH CT			CORNELIUS	OR	97113
GREEN	GREEN & ORTEGA LIVING TRUST	BY GREEN, JOSEPH E &	ORTEGA, DOLORES P TRS		3961 SE GL HILLSBORO	OR	97123
DAZ,	DAZ, JASMINE	HERRERA, ELVIS			CORNELIUS	OR	97113
CHAVE	CHAVEZ, ERIKA M	MANDUJANO, HUMBERTO R			HILLSBORO	OR	97123
MOREN	MORENO CARRETERO, EFREN	MORENO, LETICIA	4845 SE ROSEWOOD ST		CORNELIUS	OR	97113
CHRIS	CHRISTOPH, CORNELIA	PHIBBS, SHAWN A	111 S 18TH PL		CORNELIUS	OR	97113
LAZIN	LAZINKA RANCH INC	PO BOX 40	89 S 18TH CT		CORNELIUS	OR	97113
CORNE	CORNELIUS CHURCH OF CHRIST	PO BOX 64			PLOT ROCK	OR	97868
					CORNELIUS	OR	97113

A		B	C	D	E	F	G
1	Company Name	Department	Name	Address Line 1	City	State	ZIP Code
2	City of Cornelius			1355 N Barlow St	Cornelius	OR	97113
3	City of Forest Grove		Attn: James Reitz	PO Box 326	Forest Grove	OR	97116
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9	CPO Coordinators	Oregon State Univ. Extension	Carol Renaud	245 N First Ave. MS20	Hillsboro	OR	97124
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29	Portland & Western Railroad, Inc.			3220 State St Ste 200	Salem	OR	97301
30	Portland General Electric			121 SW Salmon St	Portland	OR	97204
31	Tri-Met			4012 SE 17th Ave	Portland	OR	97202
32	Tualatin Soil and Water Conservation District			7175 NE Evergreen Pkwy. #400	Hillsboro	OR	97124
33	Tualatin Valley Irrigation Dist			2330 Elm St	Forest Grove	OR	97116
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38	Washington County Health & Human Services			155 N 1st Ave. Ste. 170 MS-23	Hillsboro	OR	97124
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41	Washington County Land Use & Transportation	Planning & Development Services	Attn: Principal Planner	155 N 1st Ave. Ste. 350 MS 14	Hillsboro	OR	97124
42	WCCCA 9-1-1	Data Services	Attn: Ian Crawford	17911 NW Evergreen Pl	Beaverton	OR	97006

Memo

Subject: Engineering Comments on 16th and Alpine Pre-App

Date: May 10, 2022, REVISED 7-29-22

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

These comments are based on conceptual plans for the parcel on the east side of 16th at Alpine. The comments are preliminary and designed to help create a final development plan that can be considered as part of the land use approval process.

While these comments are not the final engineering comments for the development, staff made every effort to address all the important engineering issues related to public infrastructure, stormwater treatment, and erosion control.

General

The site consists of 1.00 acres on the east side of S. 16th Avenue, just south of the railroad tracks.

Street

General

All street rights-of-ways, including alleys and need to be dedicated to the City of Cornelius.

S 16th Avenue

16th Avenue is a local street with an existing 30-foot right-of-way (ROW). The street is currently substandard with approximately 16-feet of asphalt pavement.

To bring this street up to current standards, the applicant is required to:

- Add approximately 4 feet of pavement to bring the street width to 20-feet.
- Add curb/gutter on the east side of 16th along the frontage.
- Add a 6-foot-wide parkway strip with street trees on the east side.
- Add a 5-foot concrete sidewalk along the frontage on the east side of the street.

All these improvements must be in the public ROW. Therefore, a ROW dedication of approximately 18 feet, enough to fit all the improvements into the ROW, is required.

S Alpine Street

On the southern border of the site is the future ROW for Alpine Street. Alpine Street must be extended from S. 16th Avenue to the eastern edge of the parcel. Since the centerline of this new section of Alpine aligns with the church's property line, construction of the normally required 3/4 street is impossible. Therefore, the improvements required for this section of Alpine include:

- 8-feet of (asphalt)

- Curb/gutter on north side
- 6-foot parkway strip with street trees on north side of street
- 5-foot concrete sidewalk on north side of street connected to the sidewalk at the NW corner of Alpine and S. 17th Court
- Bollards at each end to prevent vehicle traffic from using the partial street

The north edge of the north sidewalk will be approximately 26' from the edge of the future ROW (existing ROW plus Tract B). This spare ROW can be used for the stormwater facility for the project, assuming a public stormwater facility is required.

Water

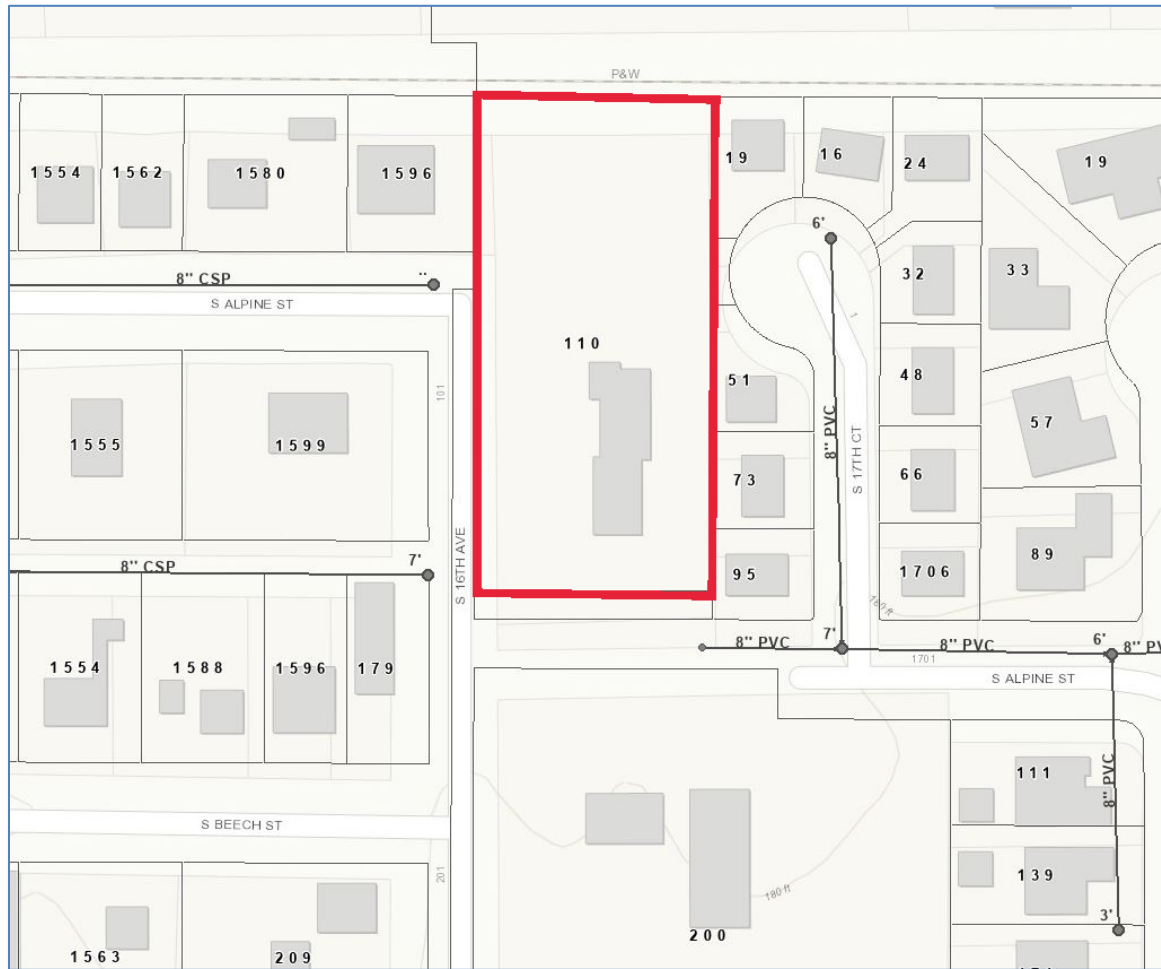
A substandard 6-inch public water main currently exists in South 16th adjacent to the site.

The water main on the S. 16th frontage must be replaced with an 8" C900 water main. Additionally, a new 8" C900 water main must be constructed along the Alpine ROW, east of 16th to connect with the existing 8" water main that dead ends near Alpine and S. 17th Court.

A new fire hydrant will be required at the intersection of 16th and Alpine in the southwest corner of the site. The Fire Department may require additional fire hydrants depending on the style of development proposed on the site.

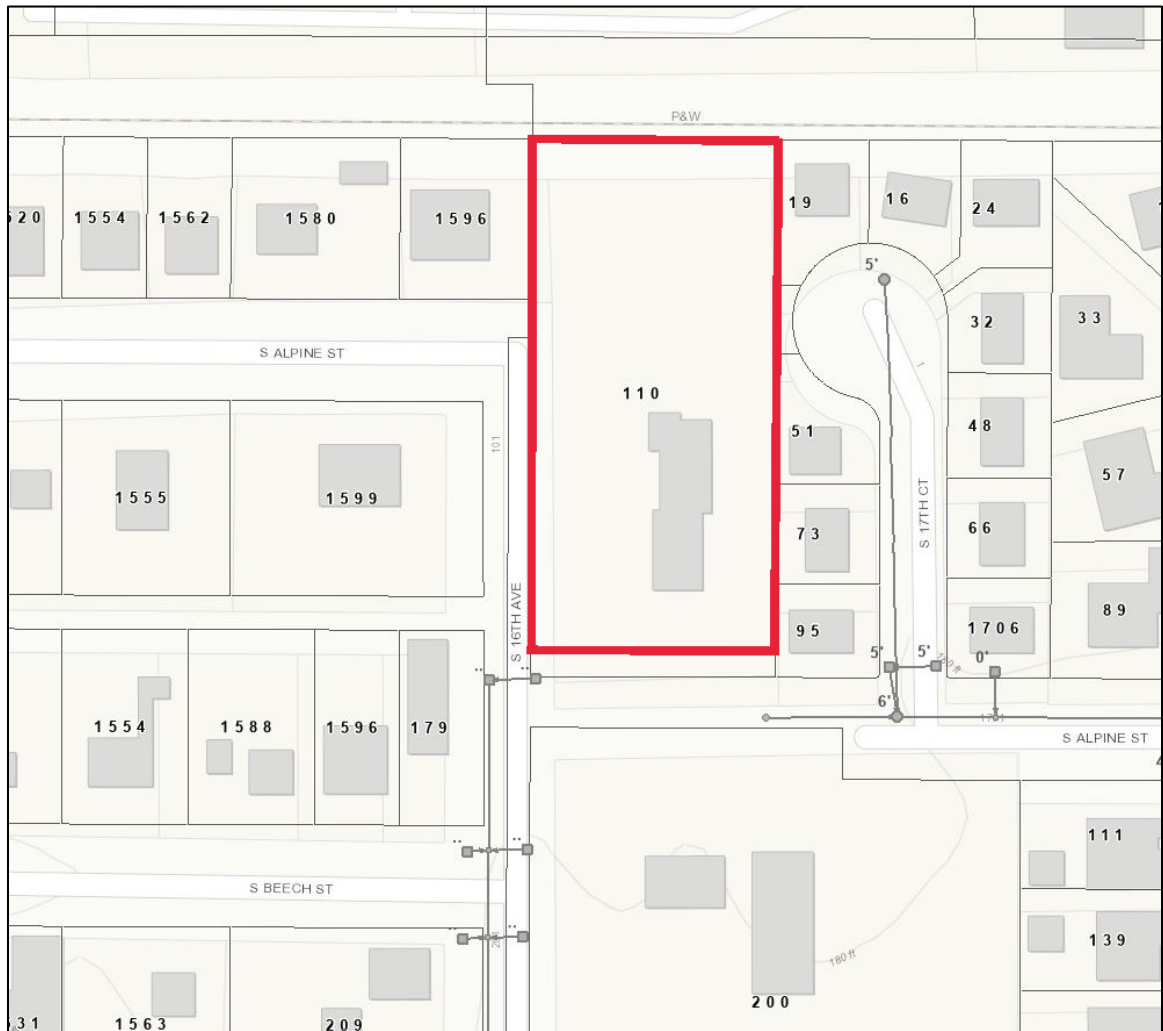
Sanitary Sewer

The map below shows the sanitary sewers around the site. All of the sewers shown have capacity for new development on this site.



Stormwater

The storm sewers near the site are shown in the drawing below.



The storm sewer on 16th near the southwest corner of the site is substandard and cannot handle the drainage from this project. Therefore, runoff from the project needs to be directed to the storm sewer on S. Alpine Street near the southeast corner of the project.

In accordance with the regulations of Clean Water Services, treatment and detention of storm runoff from the site must be addressed.

All runoff from the site needs to be treated in a public biofiltration water quality facility. The City does not allow proprietary systems (e.g., Stormfilters) or low impact development approaches (LIDA), except for biofiltration swales, for treatment of stormwater in City-maintained facilities.

In addition to treatment, the project must meet hydromodification requirements. If less than 12,000 sq.ft. of impervious surface is added, then the applicant can pay a

fee-in-lieu of \$1.00/sq.ft. of new impervious surface or provide peak flow matching detention in accordance with CWS rules.

The current Tract B at the southern edge of the site can be used for a public stormwater facility.

Erosion Control

Because the area of construction, which includes work in the public ROW, exceeds one acre, the project requires preparation and submittal of erosion control plans meeting the Clean Water Services (CWS) 1200-CN plans.

Barbara Fryer

From: Terry Keyes
Sent: Wednesday, November 2, 2022 10:29 AM
To: Samedy Kem -Developer
Cc: Barbara Fryer
Subject: Re: 16th Dedication Questions

Sam,

Your drawing is correct. The existing right-of-way (ROW) is 30-feet. If the 20-foot wide street pavement is in the middle of the ROW, your ROW dedication is 6.5-feet. This provides enough space for the landscape strip, sidewalk, and 6-inches for survey pins.

Terry W. Keyes, PE

City Engineer

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On Oct 26, 2022, at 2:38 PM, samedy@kem-developments.com wrote:

Good Afternoon, Barbra & Terry

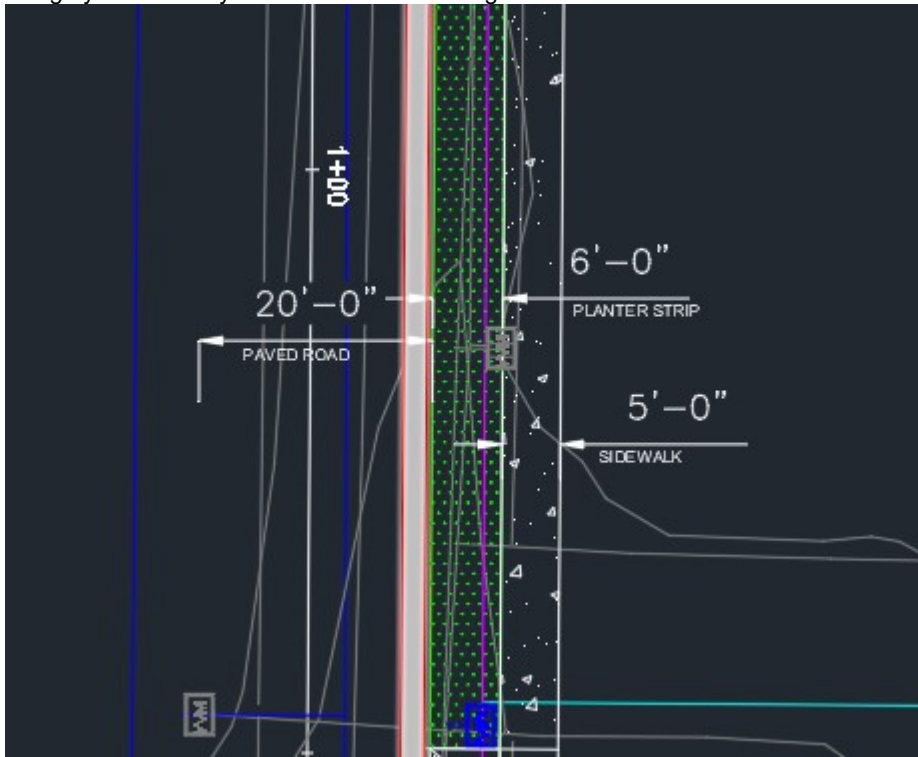
I was going to the condition for 16th. I though we had a discussion regarding the road on 16th. I have attached a sketch what I thought you where ok with. This will allow me to only give up 6.5 feet of dedication. Please let me if I am not understanding.

Have A Great Day!
Samedy Kem, President

c. 971.563.0552
f. 888.311.5610



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