



**CITY OF CORNELIUS
COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT**

Zoning Map Amendment

**Land Use File No. ZC-01-23
Planning Commission Hearing: August 22, 2023**

**Staff Report Date: August 15, 2023,
Replaces Staff Report dated July 24, 2023**

- Request:** A Type III Zoning Map Amendment (ZC-01-23) application for a zoning map amendment from County AF-5 to a City of Cornelius Very Low Density Residential (R-10) zone.
- Applicant:** Dehen Homes OR336, LLC, Applicant's Representative: Mimi Doukas, AICP, AKS Engineering and Forestry
- Property Owner:** Dehen Homes OR336, LLC
- Location:** 0 336th Avenue
- Map:** 1N3 35CD TL 01200

Applicable Review Criteria: Cornelius Municipal Code (CMC) 18.10 & 18.15 (Application & Review Procedures) and CMC 18.25 Very Low-Density Residential Zone (R-10), CMC 18.125 Amendment to the Zoning Ordinance.

Process: The Zoning Map Amendment proposal (ZC-01-23) was initiated by the applicant on behalf of the property owner. The applicant has filed an application with the Community Development Department on forms prescribed by the Community Development Director or designee. Before taking final action on the proposed amendments, the Planning Commission (Commission) shall hold a public hearing. The Commission shall recommend to the City Council (Council) approval, disapproval, or modification of the proposed amendments. A public hearing has been scheduled before the City Council on this matter on August 7, 2023. The Council shall consider the matter via adoption of an Ordinance

APPEAL RIGHTS

The Planning Commission will make a recommendation to City Council concerning the request and the Council will make a decision. Any appeal of a decision by Council shall be made to the State Land Use Board of Appeals (LUBA) per ORS 197.830. In order for an issue to be considered for appeal to LUBA, it must be raised before the close of the record of the public hearing. Such issues must be raised with sufficient specificity so as to afford the hearing body and the parties an adequate opportunity to respond to each issue. If there is no continuance granted at the hearing, any participant in the hearing may request that the record remain open for at least seven days after the hearing.

BASIC FACTS AND BACKGROUND INFORMATION

1. The subject property is located adjacent to the northeastern boundary of the City of Cornelius.
2. The subject property consists of a single tax lot approximately 0.61 acres in size, according to the applicant's surveyor.
3. The subject property is currently zoned by Washington County as AF-5 (Agriculture and Forestry District).
4. The area of the subject property that is located within the UGB was designated as Very Low Density Residential through a Comprehensive Plan Amendment (City Ordinance #2015-07).
5. The Site is vacant.
6. The applicant and property owner are requesting a Type III Zoning Map Amendment (ZC-01-23) for a property recently annexed into the Cornelius City Limits from County AF-5 to City of Cornelius Single-Family (R-10) zone (see Applicant's Submittal, Exhibit "A").
7. On December 28, 2022 the applicant held the required neighborhood meeting. There were approximately 23 attendees present, of which 13 signed in.
8. The Expedited Annexation was considered at City Council on July 17, 2023.
9. On June 12, 2023 staff provided the Oregon Department of Land and Conservation (DLCD) a required notice of the proposal and the date of the first evidentiary hearing, July 25, 2023 (see Exhibit "B").
10. On June 29, 2023 Public Notice of the proposal was published in the local newspaper (Forest Grove News Times and the Hillsboro Tribune regarding the application and upcoming public hearing at Planning Commission on July 25, 2023 and City Council on August 7, 2023 (see Exhibit "B").

11. On June 28, 2023 Public Notice was mailed to property owners within 250 feet of the Site regarding the application and scheduled public hearings (see Exhibit “B”).
12. On June 28, 2023 notice of the proposed zone change was provided to affected agencies.
13. On July 24, 2023, Kristen Svicarovich notified the City that the notice was improperly filed as it did not include properties within 500 feet of the site as required in Oregon Revised Statutes 197.797(2(a)(C) when the subject property is within a farm or forest zone.
14. To cure the noticing error, the July 25, 2023 Planning Commission Public Hearing was cancelled and on July 26, 2023, new Public Notice was mailed to property owners within 500 feet of the Site and to affected public agencies regarding the application and the scheduled public hearings (Exhibit “B”).
15. On July 26, 2023, Kristen Svicarovich noted that TVHWY at 336th Avenue is a high crash corridor. She questioned whether the Transportation Planning Rule (Oregon Administrative Rules 660-012-0060) requires a Traffic Study. Both the City Engineer and Oregon Department of Transportation (ODOT) submitted pre-application comments regarding the proposal. Neither the City Engineer nor the Oregon Department of Transportation requested or required a traffic impact analysis or traffic study. Transportation Planning Rule findings are found within this report.
16. As of this date, the City has received no written public comments regarding the proposal.

FINDINGS OF FACT

ZONING MAP AMENDMENT REVIEW CRITERIA

Section 18.125(C), Approval Criteria:

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

Findings: The applicant is requesting an amendment of the Zoning Map as identified within this staff report that is within the UGB, from County Agricultural and Forestry District (AF-5) to City Very Low Density Residential (R-10). The proposed R-10 zoning designation within the UGB conforms to, and is the ONLY implementing zone for, the Very Low-Density Residential Comprehensive Plan designation as approved through Ordinance 2015-07.

Conclusions: Based upon the finding above, staff concludes this criterion is met.

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

Findings: The proposed zoning designation will comply with Ordinance #2015-07 and the Very Low-Density Residential Comprehensive Plan designation.

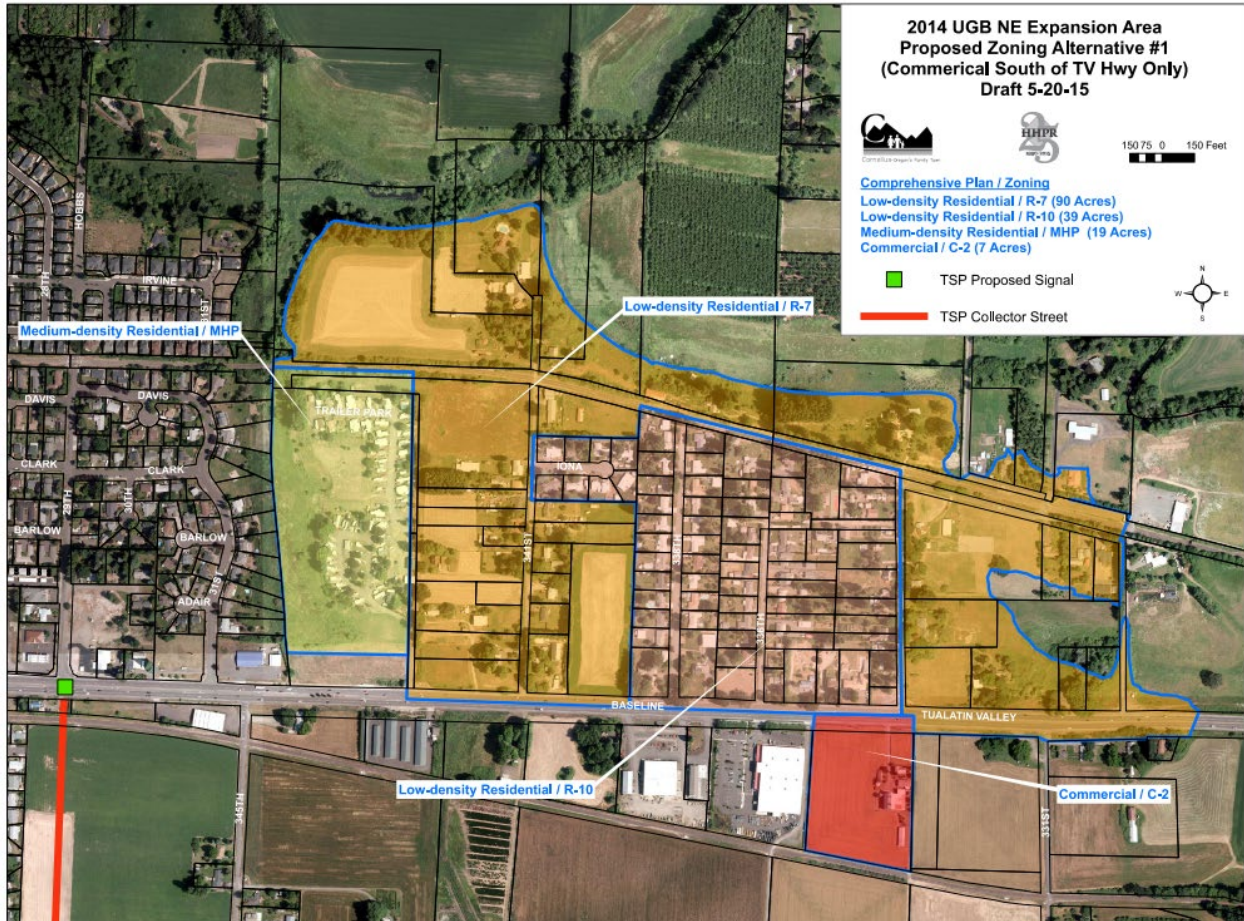
Extensive work with the neighborhood went into the adoption of Ordinance 2015-07. Initially, the entire north east UGB area was expected to be planned with Low Density Residential Land Use Designations. However, this area of the UGB asked for Very Low Density Residential and a new zoning district was added to Cornelius's zones to implement this land use designation.

In the future any proposed development of the subject property shall be required to conform to the Very Low Density Residential (R-10). With conformance to the R-10 standards the newly annexed area will be of the same character of the abutting County zoned AF-5 neighborhood. The new zone will not materially and/or adversely affected these developed lots.

Conclusions: Based upon the findings above, staff concludes this criterion is met.

3. *The proposal will place all property similarly situated in the area in the same zoning category or in appropriate complementary categories, without creating a "spot zone".*

Findings: The subject property directly abuts City of Cornelius Low Density Residential (R-7) zoning to the west. The proposed R-10 zoning designation is complementary to the neighboring properties and does not create any 'spot zone' or 'island' zoning, and implements the Comprehensive Plan land use designation applied through Ordinance 2015-07. The area around this proposed annexation has the Very Low Density Residential Land Use Designation in the Comprehensive Plan. While this is the only property that will be zoned Very Low Density Residential in the City, this area has been Comprehensively Planned so that it has a mix of Low Density and Very Low Density Residential and as properties annex to the City, zoning will be applied consistent with the Comprehensive Plan land use designations applied to said properties. See the map below adopted as Ordinance 2015-07:



Conclusions: Based upon the findings above, staff finds that this criterion is met.

Transportation Planning Rule Findings: (OAR 660-012-0060)

- (1) If an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation (including a zoning map) would significantly affect an existing or planned transportation facility, then the local government must put in place measures as provided in section (2) of this rule, unless the amendment is allowed under section (3), (9) or (10) of this rule.

- (9) Notwithstanding section (1) of this rule, a local government may find that an amendment to a zoning map does not significantly affect an existing or planned transportation facility if all of the following requirements are met:
- (a) The proposed zoning is consistent with the existing comprehensive plan map designation and the amendment does not change the comprehensive plan map:

Finding: The applicant is proposing to change from the County AF5 zone to City of Cornelius R-10 zoning district. In 2015, the City adopted Ordinance 2015-07 amending the Comprehensive Plan to

identify public improvements necessary to allow for urbanization and for establishing Comprehensive Plan designations for lands added to the NE urban growth boundary in 2014. The Comprehensive Plan land use designation adopted by said ordinance is very low density residential. The ONLY zone that implements this Comprehensive Plan designation is R-10. The applicant has proposed to change to City of Cornelius R-10. Thus, the statement, “the proposed zoning is consistent with the existing comprehensive plan map designation and the amendment does not change the comprehensive plan map,” is true. This criterion is met.

(b) The local government has an acknowledged TSP and the proposed zoning is consistent with the TSP:

Finding: Ordinance 2015-07 included amendments to the City’s TSP to implement the proposed zoning. The City’s Comprehensive Plan is acknowledged through CMCA-01-22 as of July 1, 2022. Applying the R-10 zoning district implements the Very Low Density Land Use Designation considered as part of Ordinance 2015-07. No changes have been made to the City land use regulations (Comprehensive Plan, Zoning Code, or maps) that are unacknowledged through the Department of Land Conservation and Development. This criterion is met.

(c) The area subject to the zoning map amendment was not exempted from this rule at the time of an urban growth boundary amendment as permitted in OAR 660-024-0020(1)(d), or the area was exempted from this rule but the local government has a subsequently acknowledged TSP amendment that accounted for urbanization of the area.

Finding: Not only was the area NOT exempted from the rule, but the TSP has been acknowledged as found in Ordinance 2015-07 (Adoption acknowledged on 6/17/014). This criterion is met.

Ms. Kristen Svicarovich, may request a traffic study or submit evidence in the form of a traffic study that the zone change will result in “degradation of the performance of an existing or planned transportation facility such that it would not meet the performance standards identified in the TSP or comprehensive plan.” (as allowed in OAR 660-012-0060((1)(c)(B) or (C))). Both ODOT and the City Engineer have noted that a traffic study is unnecessary for this zone change – which is the subject of this hearing. Specific development of the property is NOT the subject of the hearing and is not considered relevant testimony for this proceeding.

Staff finds that the existing TSP accounts for the very low density residential land use designation and the R-10 zoning that implements the zoning. As such, staff finds that application of the R-10 zoning district at this location meets the requirements of OAR-660-012-0060(9) and that no further traffic analysis is necessary to comply with the Transportation Planning Rule.

RECOMMENDATION

The request is for approval of a zone change on approximately 0.61 acres of recently annexed land from County AF-5 to City of Cornelius Very Low Density Residential (R-10) zone.

- The proposal is consistent with the City’s Comprehensive Plan and the Cornelius Municipal Code.

Based upon the facts, findings and conclusions in this Staff Report, the Community Development Director recommends that the Planning Commission recommend approval of ZC-01-23 to the Cornelius City Council, subject to the following conditions:

1. The request shall be reviewed for approval by the City Council.
2. The subject area shall be zoned as Very Low Density Residential, R-10.

DATE OF STAFF REPORT AND RECOMMENDATION: August 08, 2023



Barbara Fryer, AICP, Community Development Department Director

Exhibits: “A” Application submittal
 “B” DLCD PAPA NOTICE, Newspaper Notice, and Mailed Notice

Exhibit A: Applicant's Submittal

NW 336th Avenue and SW Baseline Street Expedited Annexation and Zone Change

Date: June 2023

Submitted to: City of Cornelius
Department of Community Development
1355 N. Barlow Street
Cornelius, OR 97113

Applicant: Dehen Homes OR336 LLC
18118 SE 36th Street
Vancouver, WA 98683

AKS Job Number: 9996



12965 SW Herman Road, Suite 100
Tualatin, OR 97062
(503) 563-6151

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Exhibits

Exhibit A: Washington County Assessor’s Map

Exhibit B: Application Form and Checklist

Exhibit C: Certification of Landowners and Petition for Annexation by 100% of the Property Owners

Exhibit D: Certification of Legal Description and Map of Annexation Area; Documents Referenced in Legal Description

Exhibit E: City of Cornelius Ordinance No. 2015-07

Exhibit F: Neighborhood Meeting Documentation

Exhibit G: Preliminary Service Availability Memo

NW 336th Avenue and SW Baseline Street Expedited Annexation and Zone Change

Submitted to:	City of Cornelius Department of Community Development 1355 N. Barlow Street Cornelius, OR 97113
Applicant:	Dehen Homes OR336 LLC 18118 SE 36 th Street Vancouver, WA 98683
Property Owner:	Dehen Homes OR336 LLC 18118 SE 36 th Street Vancouver, WA 98683
Applicant's Consultant:	AKS Engineering & Forestry, LLC 12965 SW Herman Road, Suite 100 Tualatin, OR 97062 Contact: Mimi Doukas, AICP Email: mimid@aks-eng.com Phone: (503) 563-6151
Site Location:	Northwest corner of the intersection of NW 336 th Avenue and SW Baseline Street.
Washington County Assessor's Map:	Map 1N335CD, Tax Lot 1200
Site Size:	±0.61 acres
Land Use Districts:	<u>Current Washington County Zoning District:</u> Agriculture and Forest District (AF-5) <u>City of Cornelius Zoning District Planned Upon Annexation:</u> Very Low-Density Residential (R-10)

I. Executive Summary

On behalf of Dehen Homes OR336 LLC (Applicant), AKS Engineering & Forestry is submitting this application for an expedited annexation and zone change to the City of Cornelius Community Development Department (hereafter referred to as “the City”). The subject property is ±0.61 acres and is located within the City of Cornelius Urban Growth Boundary (UGB). The property was annexed into the UGB in 2014 by House Bill 4078. The property is planned to be annexed into the Very Low-Density Residential (R-10) zoning district upon annexation as established by the City of Cornelius Ordinance No. 2015-07, which amended the City’s Comprehensive Plan to provide Comprehensive Plan and future zoning designations for the northeast UGB area. Ordinance No. 2015-07 also amended other City plan documents to anticipate the future public facilities and services required to serve the northeast UGB area, including the subject property.

Pursuant to ORS 199.510(c) this application includes a simultaneous annexation of the property into the boundaries of Clean Water Services for the provision of sanitary sewer, storm and surface water management.

The Applicant is requesting this annexation and zone change in order to provide City services to the subject property for the future development of needed housing on the subject property.

This application includes the City application forms, written materials, and preliminary plans necessary for City staff to review and determine compliance with the applicable approval criteria. The evidence is substantial and supports the City’s approval of the application.

II. Site Description/Setting

The subject property is ±0.61 acres and is located at the northwest intersection of NW 336th Avenue and SW Baseline Street. The property is currently located in Washington County and is in the Agriculture and Forestry (AF-5) zoning district. This area is within the MetroUGB and the Metro jurisdictional boundary. At the time of annexation, the City will apply the Very Low-Density Residential (R-10) zoning district as established by City Ordinance No. 2015-07.

The subject property is located within the Hillsboro School District (HSD), the Cornelius Parks and Recreation District, the Washington County Sheriff’s Department District, and the City of Cornelius Water District. The property is planned to be annexed into the Clean Water Services (CWS) Service District for sanitary sewer and stormwater services as part of this application.

The subject property is currently unimproved. The property does not include significant topographic variance or slopes greater than 10 percent. The subject property does not contain any Significant Natural Resources identified in the City’s Natural Resources Inventory and Map. Existing vegetation includes trees and grass plantings. The property is bordered by NW 336th Avenue to the east and SW Baseline Street to the south, and is adjacent to the City of Cornelius city limits along SW Baseline Street to the south.

III. Applicable Review Criteria

CORNELIUS COMPREHENSIVE PLAN

Chapter II Urbanization Element

Policy 4

In order to ensure orderly development in conformance with the Comprehensive Plan, the city adopts these policies for annexation:

- a. Annexation will be permitted if:
- (1) The City is able to provide adequate services to the area, including sewer, water, administration, and fire protection. The new area can meet city standards for roads, sewers, water, and other services, and appropriate amendments to the City's Public Facilities Master Plans have been considered.

Response: The Cornelius City Council adopted Ordinance No. 2015-07 on November 16th, 2015, following neighborhood outreach and area concept planning. The City assessed the capacity of its existing public facilities relative to future potential growth in the northeast UGB area as part of the planning effort for Ordinance 2015-07. The Ordinance amended the City's various master plans to describe how various urban services will need to be provided to accommodate future growth in the northeast UGB area. Master plans that were amended to reflect the future development of the northeast UGB include the Parks Master Plan, the Sanitary Sewer System Master Plan, the Water System Master Plan, the Transportation System Plan, the Stormwater/Surface Drainage Master Plan, and Administrative and Fire Service plans. Amendments to these master plans are addressed and discussed in detail in Ordinance No. 2015-07.

The property included in this annexation application is a lot within the northeast UGB area that was examined as part of Ordinance 2015-07. The annexation is intended to allow the subject property to receive City services in order to facilitate the development of needed housing on the subject property. Ordinance No. 2015-07 indicated that city facilities were adequate to serve the subject property upon future annexation. Further information on service availability to the affected territory can be found in the Service Availability Memo (Exhibit G). This criterion is met.

- (2) The proposed use of the area to be annexed conforms with the Comprehensive Plan, or has been Master Planned, including all adjacent and intervening properties. The City does not intend to support piecemeal annexations.

Response: Exhibit A of Ordinance No. 2015-07 depicts the adopted Comprehensive Plan Map and Zoning Map designations for land in the northeast UGB area. As demonstrated by the Comprehensive Plan Map and Zoning Map, the subject property is to be designated Very Low Density Residential (R-10) upon annexation into the City. The property is intended to provide needed housing and will conform to the Comprehensive Plan. This criterion is met.

- (3) A substantial portion of the area to be annexed is contiguous to the City and represents a logical direction for city expansion.

Response: The subject property was added to the Metro Urban Growth Boundary on April 1, 2014, with the signing of House Bill 4078. Because the subject property is currently located within the Metro UGB, and because the property was added to the UGB for the explicit purpose of accommodating regional urbanization in the near term, annexation of this site represents the Region's first choice for local annexation and is therefore a logical selection for expansion of the City of Cornelius

A parcel south of the subject property across the SW Baseline Street right-of-way and located at 3865 Baseline Street (Washington County Assessor’s Map 1S302B, Tax Lot 400) is located within the City boundary. Additionally, the portion of SW Baseline Street along the property’s southern boundary is within the City limits. Therefore, the subject property is contiguous to the City via its southern lot line. This criterion is met.

CORNELIUS MUNICIPAL CODE

Chapter 18.125 Amendment to the Zoning Ordinance

18.125.010 Procedure

(...)

(C) **Approval Criteria.** The applicant shall demonstrate the request meets the following criteria:

(1) **The proposal conforms with the city’s comprehensive plan.**

Response: The subject property was added to the City’s UGB through the Comprehensive Plan Amendment adopted by Ordinance No. 2015-07. The subject property is designated for residential use by the Comprehensive Plan and will be given an R-10 zoning designation upon annexation. The annexation is necessary to develop the property with needed housing and provide city services to the subject property. This use conforms with the City’s comprehensive plan; therefore, this criterion is met.

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

Response: The subject property is located in a residential neighborhood. Properties to the north, east, and west are currently improved with single-family dwellings. According to the Comprehensive Plan Map and Zoning Map, the subject property will be located in the R-10 zoning district following its annexation. The subject property is intended to be improved with needed housing, which is a permitted use in the R-10 zoning district and conforms with the overall character of the existing neighborhood. Furthermore, adjacent properties are designated for the R-10 zoning district upon annexation, as shown in the Comprehensive Plan Map and Zoning Map. Therefore, the permitted uses of the proposed new zone will not materially or adversely affect the character of the neighborhood, and this criterion is met.

(3) **The proposal will place all property similarly situated in the area in the same zoning category or in appropriate complementary categories, without creating a “spot zone.”**

Response: The area to be annexed includes one lot that is ±0.61 acres in size. The subject property will receive an R-10 zoning designation upon annexation into the City. As shown in the Comprehensive Plan Map and Zoning Map and established by Ordinance No. 2015-07, the adjacent properties are designated for the R-10 zoning district upon future annexation into the City. The land use and zoning designation established in Ordinance No. 2015-06 applies to a relatively large tract of contiguous land and cannot be considered spot zoning. Therefore, the subject property will be placed in the same zoning category as adjacent properties when future properties are annexed into the City. This criterion is met.

(...)

(E) Zoning of Annexed Areas. The provisions of this chapter regarding amendments to the ordinance codified in this title shall not apply to action authorized by this section, but the commission shall proceed promptly to recommend a comprehensive zoning plan for the area in accordance with the provisions of this chapter. In order to afford zoning protection to newly annexed areas prior to the time when a comprehensive zoning plan is adopted, interim zoning shall be established as follows:

- (1) An area annexed to the city which is not zoned shall be automatically classified as an R-7 zone.
- (2) Zoning regulations applicable to an area annexed to the city which is zoned by the county at the time of annexation shall continue to apply in accordance with ORS 227.310 unless, at the time of annexation or at a subsequent time, the council rezones the annexed area.

Response: With the adoption of Ordinance No. 2015-07, the City of Cornelius amended its Comprehensive Plan to establish the land use and zoning regulations for the northeast UGB area. These criterion do not apply.

METRO CODE

Title III Planning

Chapter 3.09 Local Government Boundary Change

3.09.010 Purpose and Applicability

The purpose of this chapter is to carry out the provisions of ORS 268.347 to 268.354. This chapter applies to boundary changes within the boundaries of Metro or of urban reserves designated by Metro and any annexation of territory to the Metro boundary. Nothing in this chapter affects the jurisdiction of the Metro Council to amend the region's Urban Growth Boundary (UGB).

Response: Chapter 3.09 of the Metro Code implements those Oregon Revised Statutes in Sections 268.347 through 268.354 relating to boundary changes within a metropolitan service district. The criteria below fully implement the relevant State statutes. Therefore, the findings herein demonstrate that Metro and State annexation criteria are met.

(...)

3.09.040 Requirements for Petitions

- A. A petition for a boundary change must contain the following information:
 1. The jurisdiction of the reviewing entity to act on the petition;
 2. A map and a legal description of the affected territory in the form prescribed by the reviewing entity;
 3. For minor boundary changes, the names and mailing addresses of all persons owning property and all electors within the affected territory as shown in the records of the tax assessor and county clerk; and
 4. For boundary changes under ORS 198.855(3), 198.857, 222.125 or 222.170, statements of consent to the annexation signed by the requisite number of owners or electors.
- B. A city, county and Metro may charge a fee to recover its reasonable costs to carry out its duties and responsibilities under this chapter.

Response: The City is the reviewing entity that will act on this application. All necessary application forms and exhibits, as well as associated review fees, have been submitted with this

application. A certified legal description and map of the affected territory are included in Exhibit E. The Certification of Property Owners according to Washington County Tax Assessor and Clerk Records is included in Exhibit C. The Petition for Annexation of 100 percent of the property owners is included in Exhibit D along with the names and mailing addresses of said property owners. These criteria are met.

3.09.045 Expedited Decisions

(...)

- D. To approve a boundary change through an expedited process, the city shall:
1. Find that the change is consistent with expressly applicable provisions in:
 - a. Any applicable urban service agreement adopted pursuant to ORS 195.065;
 - b. Any applicable annexation plan adopted pursuant to ORS 195.205;
 - c. Any applicable cooperative planning agreement adopted pursuant to ORS 195.020(2) between the affected entity and a necessary party;
 - d. Any applicable public facility plan adopted pursuant to a statewide planning goal on public facilities and services;
 - e. Any applicable comprehensive plan;
 - f. Any applicable concept plan; and

Response: The planned annexation is consistent with the intergovernmental planning agreement between the jurisdictions of the City of Cornelius, Washington County, and Metro. The affected territory was included in the City's Comprehensive Plan Amendment, approved by Ordinance No. 2015-07, and the City's concept plan for the northeast UGB area. The City addressed future transportation and sanitary sewer needs in the area through the adoption of Ordinance No. 2015-07. Although the City of Cornelius Water District provides stormwater facilities and services to the subject property, the City has a contract with Clean Water Services (CWS) for stormwater treatment. CWS availability for treatment of the affected territory was addressed as part of the Comprehensive Plan Amendment. This application includes a concurrent annexation into the CWS district boundaries for provision of sanitary sewer services. These criteria are met as applicable.

2. Consider whether the boundary change would:
 - a. Promote the timely, orderly, and economic provision of public facilities and services;
 - b. Affect the quality and quantity of urban services; and
 - c. Eliminate or avoid unnecessary duplication of facilities or services.

Response: The planned annexation would promote the timely, orderly, and economic provision of public facilities and services. The territory to be annexed is located within the northeast UGB area designated in the City's Comprehensive Plan and addressed in Ordinance No. 2015-07 and other implemented plans such as the City's Transportation Plan. The

property is contiguous to the City boundary and annexation of the property is integral to providing City services to the area. Future improvements to the site can and will affect the quality and quantity of urban services. The planned annexation will not create unnecessary duplication of facilities and services. The service districts that currently serve the site, including the Hillsboro School District (HSD), the Cornelius Parks and Recreation District, the Washington County Sheriff's Department District, and the City of Cornelius Water District, will continue to do so after the annexation and further development of the property. Further information on service availability to the affected territory can be found in the Service Availability Memo (Exhibit G). These criteria are met.

- E. A city may not annex territory that lies outside the UGB, except it may annex a lot or parcel that lies partially within and partially outside the UGB.

Response: The subject property to be annexed is located within the northeast UGB area as designated by the City Comprehensive Plan and examined by Ordinance No. 2015-07. This criterion is not applicable.

3.09.050 Hearing and Decision Requirements for Decisions Other Than Expedited Decisions

- A. The following requirements for hearings on petitions operate in addition to requirements for boundary changes in ORS Chapters 198, 221 and 222 and the reviewing entity's charter, ordinances or resolutions.

Response: This narrative and accompanying exhibits respond to all state and local requirements pertaining to boundary changes. Additionally, Metro Code Chapter 3.09, Cornelius Comprehensive Plan Chapter II Policy 4, and Cornelius Development Code Chapter 18.125 implement the applicable annexation provisions from ORS Chapters 198, 221, and 222. This narrative demonstrates satisfaction with the applicable boundary change requirements.

- B. Not later than 15 days prior to the date set for a hearing the reviewing entity shall make available to the public a report that addresses the criteria identified in subsection (D) and includes the following information:

1. The extent to which urban services are available to serve the affected territory, including any extra territorial extensions of service;

Response: Urban services are available or will be made available to serve the annexed property to a level consistent with City standards. The provision of urban services is discussed in further detail in the Ordinance No. 2015-07, which amended the City's Comprehensive Plan and assessed availability of urban services in the northeast UGB area. Additional information on service availability to the affected territory can be found in the Service Availability Memo (Exhibit G).

2. Whether the proposed boundary change will result in the withdrawal of the affected territory from the legal boundary of any necessary party; and

Response: Metro Code Section 3.09.020 defines the term "affected territory" as a territory described in a petition. "Necessary party" is defined as any county, city, or district whose jurisdictional boundary or adopted urban service area includes any part of the affected territory or who provides any urban services to any portion of the affected territory, Metro, or any other unit of local government, as defined in ORS 190.003, that is a party

to any agreement of provision of an urban service to the affected territory. The proposed annexation will withdraw ±0.61 acres of land from the current Washington County jurisdictional boundary. The legal description for the area planned for withdrawal is included in Exhibit D.

3. The proposed effective date of the boundary change.

Response: The Notice of Decision will indicate the proposed effective date of the boundary change.

C. The person or entity proposing the boundary change has the burden to demonstrate that the proposed boundary change meets the applicable criteria.

Response: This application includes responses and the necessary exhibits that demonstrate compliance with all applicable boundary change criteria. This criterion is met.

D. To approve a boundary change, the reviewing entity shall apply the criteria and consider the factors set forth in subsections (D) and (E) of section 3.09.045.

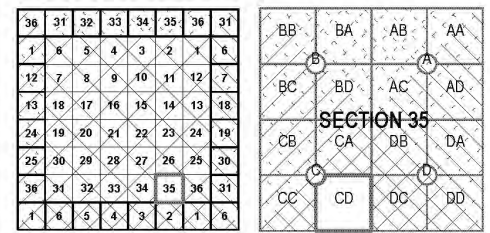
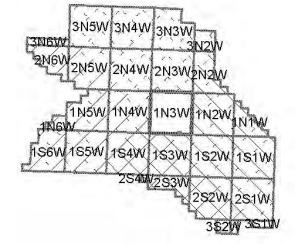
Response: Responses to Metro Code Sections 3.09.045 (D) and (E) are included above. This criterion is met.

IV. Conclusion

The required findings have been made and this written narrative and accompanying documentation demonstrate that the application is consistent with the applicable provisions of the City of Cornelius Municipal Code. The evidence in the record is substantial and supports approval of the application. Therefore, the Applicant respectfully requests that the City approve this application.

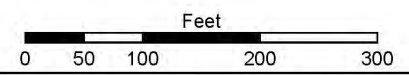
Exhibit A: Washington County Assessor's Map

WASHINGTON COUNTY OREGON
SE 1/4 SW 1/4 SECTION 35 T11N R3W
SCALE 1"= 100'



FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.washington.or.us

Cancelled Taxlots For: 1N335CD
4600, 101, 3800



WASHINGTON COUNTY OREGON
Assessment
CARTOGRAPHY
Taxation

PLOT DATE: 1/18/2023
FOR ASSESSMENT PURPOSES
ONLY - DO NOT RELY ON
FOR OTHER USE
Map areas delineated by either gray shading or a cross-hatched pattern are for reference only and may not indicate the most current property boundaries. Please consult the appropriate map for the most current information.

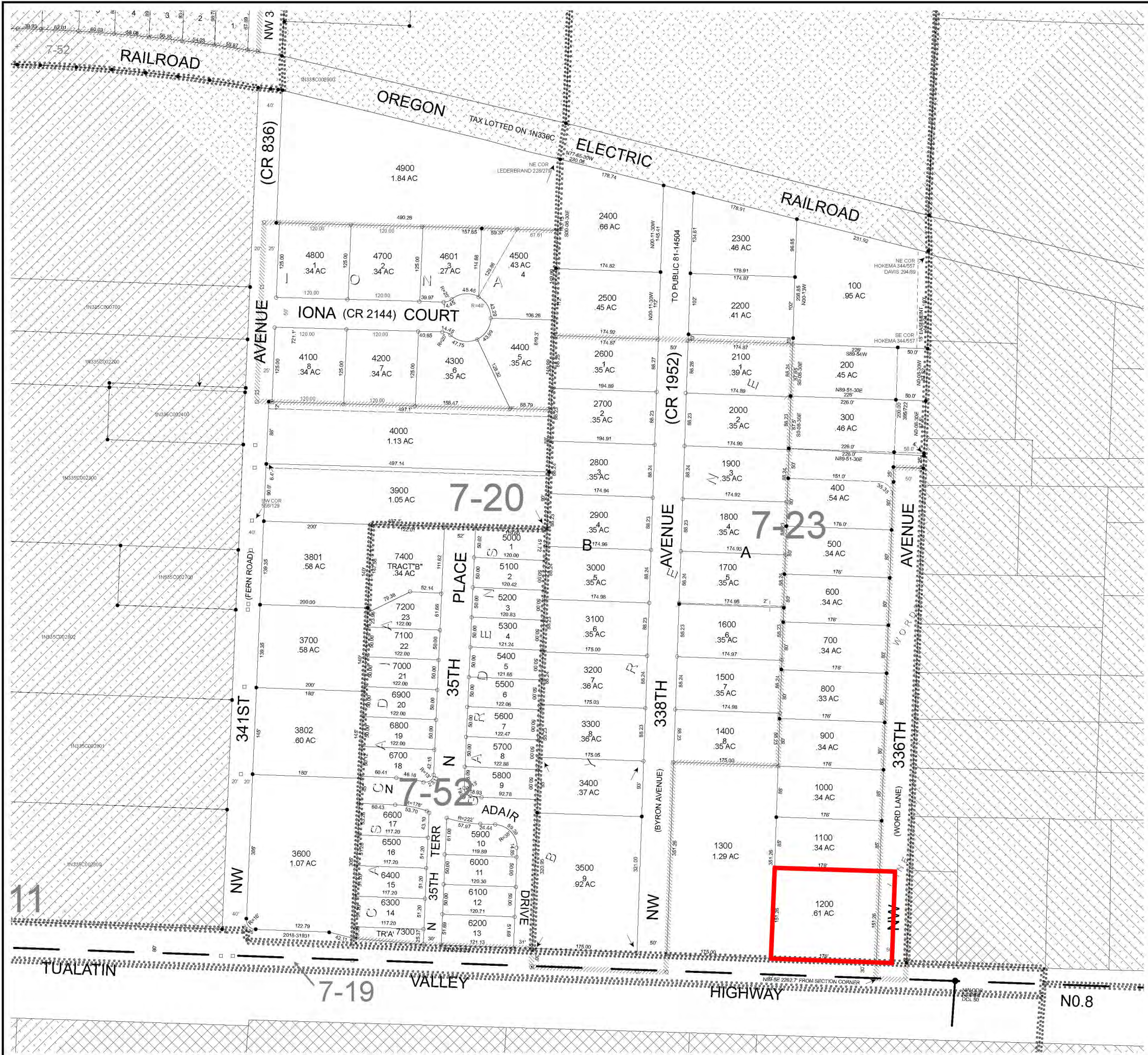


Exhibit B: Application Form and Checklist

Community Development
Located at 1300 S. Kodiak Circle, Cornelius, Oregon 97113
www.ci.cornelius.or.us

OFFICIAL USE ONLY		
Date Received: _____	Date Complete: _____	↓ File Number ↓
Application Fee: _____	Receipt Number: _____	_____

APPLICATION TYPE

Type I – administrative review without public notice

- | | | |
|---|---|--|
| <input type="checkbox"/> Design Review I | <input type="checkbox"/> Lot Line Adjustment | <input type="checkbox"/> Administrative Relief |
| <input type="checkbox"/> Land Partition—Final Plat | <input type="checkbox"/> Subdivision—Final Plat | |
| <input type="checkbox"/> Other please describe: _____ | | |

Type II – administrative review with public notice

- | | | |
|---|--|---|
| <input type="checkbox"/> Design Review II | <input type="checkbox"/> Land Partition—Preliminary Plat | <input type="checkbox"/> Subdivision—Preliminary Plat |
| <input type="checkbox"/> Other please describe: _____ | | |

Type III – public hearing(s) required with public notice

- | | | |
|---|--|---|
| <input type="checkbox"/> Design Review III | <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Planned Unit Development |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input checked="" type="checkbox"/> Zone Map Amendment | <input type="checkbox"/> Zone Text Amendment |
| <input checked="" type="checkbox"/> Annexation | <input type="checkbox"/> ROW/Easement Vacation | <input type="checkbox"/> Subdivision—Preliminary Plat |
| <input type="checkbox"/> Other please describe: _____ | | |

Applicant's Consultant:
AKS Engineering & Forestry
Mimi Doukas, AICP, RLA
12965 SW Herman Road, Ste. 100
Tualatin, OR 97062
503-563-6151
mimid@aks-eng.com

APPLICANT INFORMATION

Name: Dehen Homes OR336 LLC Signature: Jodi Dehen
 Mail Address: 18118 SE 36th Street, Vancouver, WA 98683
 Phone: Please contact Applicant's Consultant Fax: Please contact Applicant's Consultant E-mail: Please contact Applicant's Consultant

PROPERTY OWNER INFORMATION


Name: Dehen Homes OR336 LLC Signature: Jodi Dehen, Manager of the Manager
 Mail Address: 18118 SE 36th Street, Vancouver, WA 98683
 Phone: Please contact Applicant's Consultant Fax: Please contact Applicant's Consultant E-mail: Please contact Applicant's Consultant


SUBJECT SITE INFORMATION


Property Address: No situs (northwest intersection of NW 336th Avenue and SW Baseline Street)
 Map & Tax Lot Number(s): Washington County Assessor's Map 1N335CD, Tax Lot 1200
 Current Zoning: Agriculture and Forestry District (AF-5) Total Size of Site: ±0.61 acres
 Existing Use: N/A
 Proposed Use: Annexation into City of Cornelius for future development of needed middle housing

Community Development
Located at 1300 S. Kodiak Circle, Cornelius, Oregon 97113
www.ci.cornelius.or.us


Written Narrative Requirements

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

-  B. **Description of proposal:** Please describe what the existing conditions are on-site and the changes proposed to the site. Provide findings verifying that the intended use is allowed by the City's *Development Code*.

-  C. **Approval criteria findings:** Please provide a narrative that evaluates and verifies the proposal meets the approval criteria identified below: Chapter 18.125.010(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 Permitted use of the proposed new zone will not materially and/or adversely affect the character of the neighborhood*
 3. *The proposal will place all property similarly situated in the area in the same zoning category or in appropriate complementary categories, without creating a "spot zone".*

-  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, and does not create hazardous conditions for persons or improvements on the site.

- ✓ E. **Neighborhood Review Meeting:** information required (*Dev. Code Chapter 18.10.030*)
 - ✓ 1. A copy of the notice sent to surrounding property owners.
 - ✓ 2. A copy of the mailing list used to send out meeting notices.
 - ✓ 3. An affidavit of mailing notices.
 - ✓ 4. Representative copies of written materials and plans presented at the Neighborhood Review Meeting.
 - ✓ 5. Notes of the meeting, including the meeting date, time, and location, the names and addresses of those who attended, and oral and written comments received.

Plan Requirements

- ✓ A. **Proposed Zoning Map (include the following):**
 - ✓ 1. North arrow, scale and date of plan.
 - ✓ 2. The entire lot(s), including area and property lines dimensioned.
 - ✓ 3. Identify City and Urban Growth Boundary, if within 250 ft.
 - ✓ 4. Surrounding Zoning Districts within 250 ft. of the property.
 - ✓ 5. Title block, identifying project.
 - ✓ 6. Vicinity Map
 - ✓ 7. Significant Natural Resources (i.e. wetlands, sensitive areas, water features, etc.)

I have provided the items required in this 2-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.


Signature

524/2023
Date

Mimi Doukas
Print name

(503)-563-6151
Telephone Number

Exhibit C: Certification of Landowners and Petition for Annexation by 100% of the Property Owners

CERTIFICATION OF LAND OWNERS

ORS 198.855(3) If the annexation petition is signed by all of the owners of all land in the territory proposed to be annexed or is signed by a majority of the electors registered in the territory proposed to be annexed and by the owners of more than half of the land in the territory, an election in the territory and district shall be dispensed with. After the hearing on the petition, if the county board approves the petition as presented or as modified or, if an election is held, if the electors approve the annexation, the county board shall enter an order describing the boundaries of the territory annexed and declaring it annexed to the district (<https://www.oregonlaws.org/ors/198.855>)

Petition signed by all landowners (100%)

I hereby certify that the attached petition for a proposed boundary change involving the territory described in the petition contains the names of the owners* of all land in the territory proposed to be annexed within the area described in the petition, as shown on the last available complete assessment roll.

NAME TED FOSTER
TITLE GIS TECH
DEPARTMENT CARTOGRAPHY
COUNTY OF WASHINGTON
DATE 5/15/23

*"Landowner" or "owner of land" means any person shown as the owner of land on the last available assessment roll; however, where such person no longer holds the title to the property, then the terms mean any person entitled to be shown as owner of land on the next assessment roll; or, where land is subject to a written agreement of sale, the terms mean any person shown in the agreement as purchaser to the exclusion of the seller; and the terms include any public agency owning land.

ANNEXATION CERTIFIED

BY TF

MAY 15 2023

**WASHINGTON COUNTY A & T
CARTOGRAPHY**

PETITION FOR ANNEXATION TO THE CITY OF CORNELIUS, OREGON

TO: The Council of the City of Cornelius, Oregon

We, the undersigned property owners of and/or registered voters in the area described below, hereby petition for, and give our consent to, annexation of the area to the City of Cornelius.

Signature	Printed Name	I am a:*			Address	Tax Map	Tax Lot	Precinct No.	Date
		PO	RV	OV					
DEHEN HOMES OR336 LLC By: DEHEN HOMES, LLC, its manager By: <i>Jodi Dehen</i>	Dehen Homes OR336 LLC	X			18118 SE 36 th Street Vancouver, WA 98683	1N335CD	1200	346	5-10-23

JODI DEHEN, MANAGER

*PO = Property Owner

RV = Registered Voter

OV = Owner Voter

**Exhibit D: Certification of
Legal Description and Map of Annexation Area;
Documents Referenced in Legal Description**

CERTIFICATION OF LEGAL DESCRIPTION AND MAP

I hereby certify that the description of the property included within the attached petition (located on Assessor's Map 1N335CD01200) has been checked by me and it is a true and exact description of the property under consideration, and the description corresponds to the attached map indicating the property under consideration.

NAME TED FOSTER
TITLE GIS TECH
DEPARTMENT CARTOGRAPHY
COUNTY OF WASHINGTON
DATE 5/15/23

ANNEXATION CERTIFIED

BY TF

MAY 15 2023

**WASHINGTON COUNTY A & T
CARTOGRAPHY**



AKS ENGINEERING & FORESTRY, LLC
 12965 SW Herman Road, Suite 100, Tualatin, OR 97062
 P: (503) 563-6151 | www.aks-eng.com

AKS Job #9996

OFFICES IN: BEND, OR - KEIZER, OR - TUALATIN, OR - VANCOUVER, WA

EXHIBIT A

Annexation

A tract of land located in the Southwest One-Quarter of Section 35, Township 1 North, Range 3 West, Willamette Meridian, Washington County, Oregon, and being more particularly described as follows:

Commencing at the southeast corner of the plat "Cascadia Gardens", recorded as Document Number 2019-035170, Washington County Records, also being on the north right-of-way line of SW Tualatin Valley Highway (50.00 feet from centerline) and the City of Cornelius city limits line; thence along said north right-of-way line and said city limits line, North 89°53'10" East 400.48 feet to the southeast corner of Document Number 96101805, Washington County Records, and the Point of Beginning; thence leaving said city limits line along the east line of said Deed, North 00°08'37" West 151.17 feet to the southwest corner of Document Number 89-36570, Washington County Records; thence along the south line of said Deed and the easterly extension thereof, North 89°51'30" East 201.10 feet to the centerline of NW 336th Avenue; thence along said centerline, South 00°08'30" East 151.27 feet to said north right-of-way line of SW Tualatin Valley Highway and said city limits line; thence along said north right-of-way line and said city limits line, South 89°53'10" West 201.09 feet to the Point of Beginning.

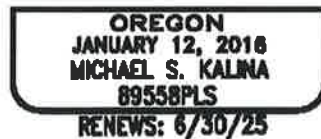
The above described tract of land contains 30,410 square feet, more or less.

The Basis of Bearings for this description is based on Survey Number 34,530, Washington County Survey Records.

5/8/2023



Michael S. Kalina



ANNEXATION CERTIFIED

BY *MF*

MAY 15 2023

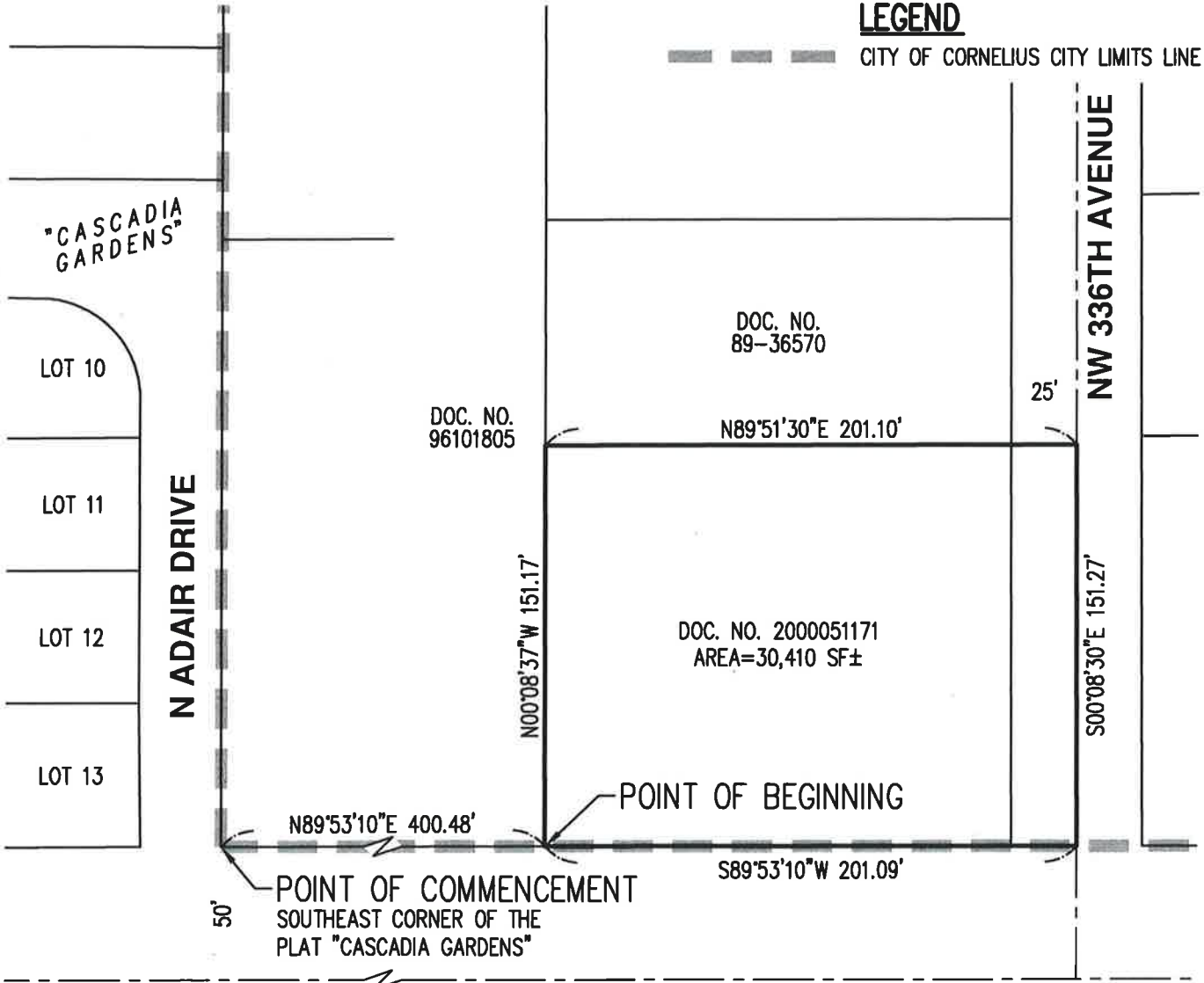
**WASHINGTON COUNTY A & T
CARTOGRAPHY**

EXHIBIT B

A TRACT OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 35,
TOWNSHIP 1 NORTH, RANGE 3 WEST, WILLAMETTE MERIDIAN,
WASHINGTON COUNTY, OREGON

LEGEND

--- CITY OF CORNELIUS CITY LIMITS LINE




5/8/2023

SW TUALATIN VALLEY HIGHWAY

REGISTERED
PROFESSIONAL
LAND SURVEYOR

ANNEXATION CERTIFIED

BY 



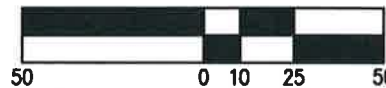
MAY 15 2023

OREGON
JANUARY 12, 2016
MICHAEL S. KALINA
89558PLS

WASHINGTON COUNTY A & T
CARTOGRAPHY

RENEWS: 6/30/25

SCALE: 1" = 50 FEET



AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151 WWW.AKS-ENG.COM



ANNEXATION

TL 1N335CD 01200	
DRWN: WCB	CHKD: MSK
AKS JOB: 9996	EXHIBIT B

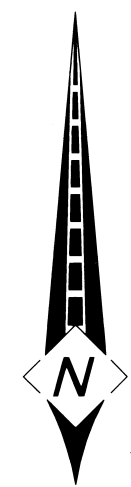
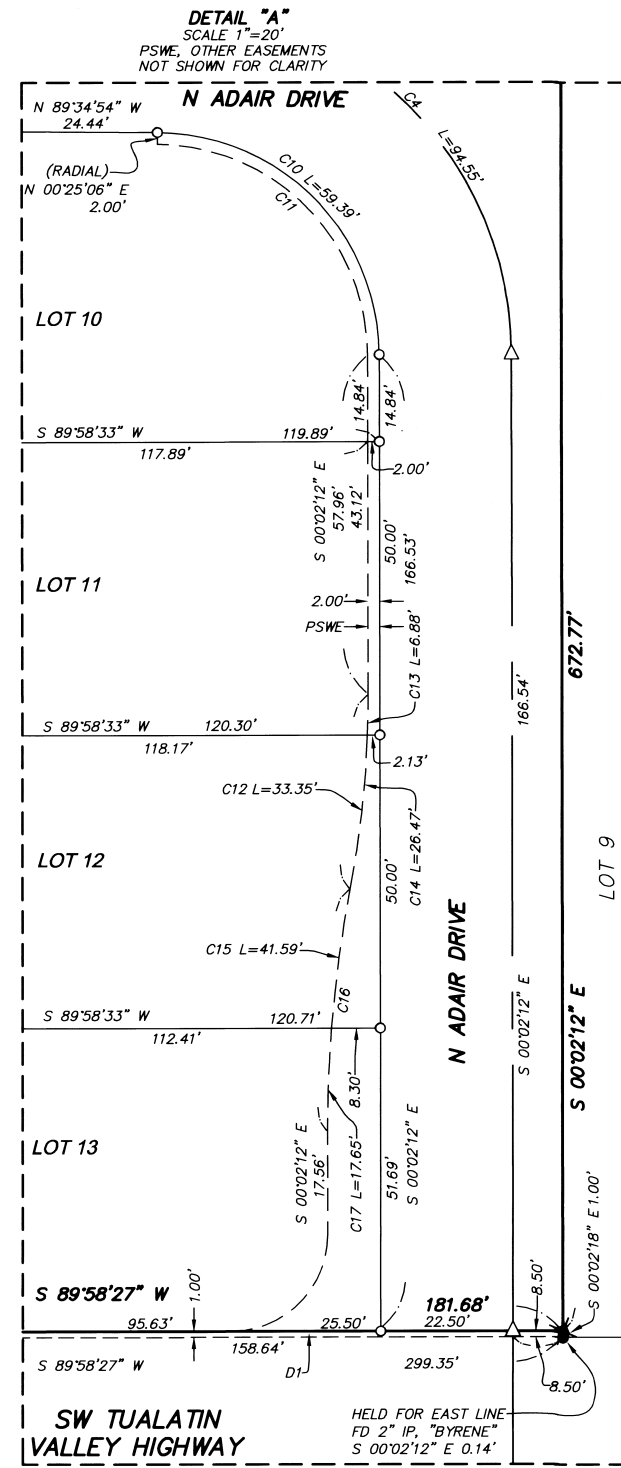
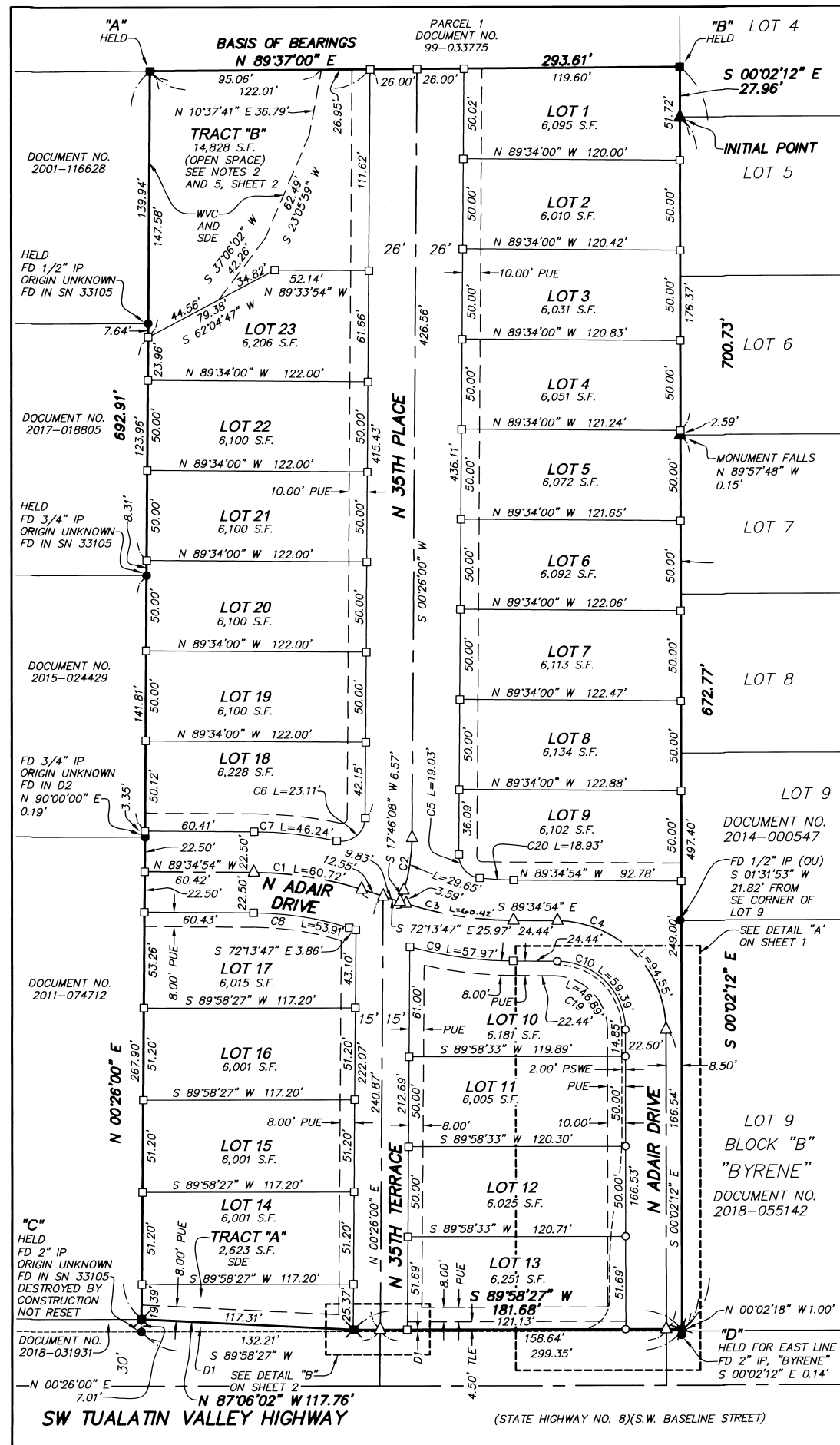
"CASCADIA GARDENS"

RECORDED AS DOCUMENT NO. 2019-035170

A TRACT OF LAND LOCATED IN THE
S.W. 1/4 SECTION 35, T.1N., R.3W., W.M.,
CITY OF CORNELIUS, WASHINGTON COUNTY, OREGON
SEPTEMBER 24, 2018 SCALE 1"=50'
PLANNING CASE FILE NOS. CUP/PUD-02-17 AND SUB-02-17
SHEET 1 OF 2

LEGEND:

- ✱ SET 5/8" x 30" IRON ROD W/ RED PLASTIC CAP MARKED "CENTERLINE CONCEPTS" SET ON MARCH 29, 2019
 - SET 1.17" COPPER DISC (BERNTSEN BP1) MARKED "BOLDEN LS 60377" SET DURING REMAINING MONUMENTATION. SET ON _____ 20__
 - △ 5/8" x 30" IRON ROD W/ RED PLASTIC CAP MARKED "CENTERLINE CONCEPTS" SET IN MONUMENT BOX DURING REMAINING MONUMENTATION. SET ON _____ 20__
 - 5/8" x 30" IRON ROD W/ RED PLASTIC CAP MARKED "CENTERLINE CONCEPTS" SET DURING REMAINING MONUMENTATION. SET ON _____ 20__
 - FOUND MONUMENT AS NOTED
 - FOUND 5/8" IRON ROD W/ RED PLASTIC CAP MARKED "CENTERLINE CONCEPTS" FROM SN 33105
 - ▲ FOUND 5/8" IRON ROD FROM THE PLAT OF "BYRENE"
- IR = IRON ROD IP = IRON PIPE
FD = FOUND W/ = WITH
OU = ORIGIN UNKNOWN
R/W = RIGHT OF WAY
S.F. = SQUARE FEET
SN = SURVEY NUMBER WASHINGTON COUNTY SURVEY RECORDS
PUE = PUBLIC UTILITY EASEMENT
PSWE = PUBLIC SIDEWALK EASEMENT
TLE = TREE AND STREET LIGHT EASEMENT FOR THE BENEFIT OF THE CITY OF CORNELIUS
SDE = STORM SEWER, SURFACE WATER, DRAINAGE AND DETENTION EASEMENT TO CITY OF CORNELIUS.
WVC = WETLAND AND VEGETATED CORRIDOR SEE NOTE 5, SHEET 2
D1 = DOCUMENT NO. 2018-025329
3WF = 3' WIRE FENCE
3CLF = 3' CHAINLINK FENCE
5CLF = 5' CHAINLINK FENCE

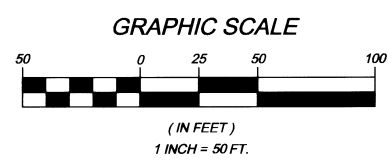


SIGNED ON: 03 Apr 19

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 13, 2004
TOBY G. BOLDEN
60377LS

RENEWS: DECEMBER 31, 2019



CENTERLINE CONCEPTS
LAND SURVEYING, INC.
19376 MOLALLA AVE., SUITE 120
OREGON CITY, OREGON 97045
PHONE 503.650.0188 FAX 503.650.0189

"CASCADIA GARDENS"

RECORDED AS DOCUMENT NO. 2019-035170

A TRACT OF LAND LOCATED IN THE
S.W. 1/4 SECTION 35, T.1N., R.3W., W.M.,
CITY OF CORNELIUS, WASHINGTON COUNTY, OREGON
SEPTEMBER 24, 2018
PLANNING CASE FILE NOS. CUP/PUD-02-17 AND SUB-02-17
SHEET 2 OF 2

NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THAT TRACT OF LAND DESCRIBED IN DEED DOCUMENT NO. 2018-062661, WASHINGTON COUNTY DEED RECORDS.

THE BASIS OF BEARINGS AND BOUNDARY DETERMINATION EXCEPT FOR THE SOUTH LINE ARE PER SURVEY NO. 33105, WASHINGTON COUNTY SURVEY RECORDS. I HELD NORTH 89°37'00" EAST, 293.61 FEET BETWEEN FOUND MONUMENTS "A" AND "B" FOR BEARING BASIS.

FOR THE SOUTH LINE OF DOCUMENTS NO. 2018-062661 AND 2018-025329, I HELD RECORD BEARINGS AND DISTANCES AND RECORD POSITION OF FOUND MONUMENTS "C" AND "D" PER SAID SURVEY. FOR THE NORTHWEST CORNER OF SAID DOCUMENT NO. 2018-025329 I HELD RECORD DISTANCE FROM THE SOUTHWEST CORNER ALONG THE ESTABLISHED WEST LINE. I THEN HELD RECORD ANGLE FROM THE WEST LINE TO ESTABLISH THE WESTERLY PORTION OF SAID NORTH LINE PER SAID DOCUMENT NO. 2018-025329. I THEN HELD A LINE 1.00 FEET NORTHERLY OF AND PARALLEL WITH SAID ESTABLISHED SOUTH LINE FOR THE EASTERLY PORTION OF THE NORTH LINE OF SAID DOCUMENT NO. 2018-025329.

PLAT RESTRICTIONS

- THIS PLAT SUBJECT TO THE CONDITIONS OF CITY OF CORNELIUS CASE FILES CUP/PUD-02-17 AND SUB-02-17.
- TRACT "B" IS SUBJECT TO AN ACCESS EASEMENT OVER ITS ENTIRETY FOR THE BENEFIT OF THE CITY OF CORNELIUS.
- TRACT "A" IS SUBJECT TO AN ACCESS EASEMENT AND A STORM SEWER, SURFACE WATER, DRAINAGE AND DETENTION EASEMENT OVER ITS ENTIRETY FOR THE BENEFIT OF THE CITY OF CORNELIUS.
- THERE SHALL BE NO DIRECT ACCESS TO S.W. TUALATIN VALLEY HIGHWAY FROM LOTS 13 OR TRACT "A" UNLESS APPROVED BY THE GOVERNING JURISDICTION. "A"
- THE DELINEATED WETLAND AND VEGETATED CORRIDOR IS SUBJECT TO A STORM SEWER, SURFACE WATER, DRAINAGE AND DETENTION EASEMENT OVER ITS ENTIRETY TO THE CITY OF CORNELIUS, AS SHOWN.

DECLARATION:

KNOW ALL PEOPLE BY THESE PRESENTS THAT SB LAND DEVELOPMENT, LLC, THE OWNER OF THE LAND REPRESENTED ON THE ANNEXED MAP, AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, DOES HEREBY DECLARE THE ANNEXED MAP TO BE A CORRECT MAP OF THE SUBDIVISION OF SAID PROPERTY AND HAS CAUSED THIS SUBDIVISION PLAT TO BE PREPARED AND THE PROPERTY SUBDIVIDED AS SHOWN IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 92 OF OREGON REVISED STATUTES.

FURTHERMORE, WE DO HEREBY DEDICATE TO THE PUBLIC FOR PUBLIC USE FOREVER THE RIGHTS OF WAY AND GRANT ALL EASEMENTS AS SHOWN OR NOTED ON SAID MAP.

[Signature]
JASON B. SAGE, MEMBER
SB LAND DEVELOPMENT, LLC
1815 NW 169TH PL STE 1040,
BEAVERTON, OREGON 97006

ACKNOWLEDGEMENT:

STATE OF OREGON }
COUNTY OF Washington } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON
April 23, 2019, BY JASON B. SAGE, MEMBER OF
SB LAND DEVELOPMENT, LLC.

[Signature]
Catherine A. Patterson
NOTARY PUBLIC - OREGON
COMMISSION NO.: 950465
MY COMMISSION EXPIRES: May 15, 2020

CONSENT AFFIDAVIT

A SUBDIVISION PLAT CONSENT AFFIDAVIT BY BISMARCK MORTGAGE COMPANY LLC, A TRUST DEED BENEFICIARY HAS BEEN RECORDED IN DOCUMENT NO. 2019-035172 OF THE WASHINGTON COUNTY DEED RECORDS.

SURVEYOR'S CERTIFICATE:

I, TOBY G. BOLDEN, HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LAND REPRESENTED ON THE ATTACHED SUBDIVISION MAP, SAID LAND BEING DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN THE S.W. 1/4 OF SECTION 35, T.1N., R.3W., W.M., CITY OF CORNELIUS, WASHINGTON COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, SAID POINT BEING A 5/8" IRON ROD WITH NO CAP FOUND AT THE NORTHWEST CORNER OF LOT 5, BLOCK B, "BYRENE", WASHINGTON COUNTY PLAT RECORDS; THENCE ALONG THE WEST LINE OF SAID BLOCK B, SOUTH 00°02'12" EAST, 672.77 FEET TO THE NORTH RIGHT OF WAY LINE OF S.W. TUALATIN VALLEY HIGHWAY, BEING 31.00 FEET NORTH OF THE CENTERLINE THEREOF WHEN MEASURED AT RIGHT ANGLES, ALSO BEING COINCIDENT WITH THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED IN DEED RECORDED AS DOCUMENT NO. 2018-025329; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, SOUTH 89°58'27" WEST, 181.68 FEET TO AN ANGLE POINT THEREON; THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, BEING A VARIABLE DISTANCE FROM SAID CENTERLINE THEREOF, BEING COINCIDENT WITH THE NORTH LINE OF SAID TRACT OF LAND DESCRIBED IN DEED RECORDED AS DOCUMENT NO. 2018-025329, NORTH 87°06'02" WEST, 117.76 FEET TO THE EAST LINE OF THAT TRACT OF LAND DESCRIBED IN DEED RECORDED AS DOCUMENT NO. 2011-074712, WASHINGTON COUNTY DEED RECORDS; THENCE ALONG SAID EAST LINE OF SAID TRACT OF LAND DESCRIBED DEED RECORDED AS DOCUMENT NO. 2011-074712, AND CONTINUING ALONG THE EAST LINE OF THOSE TRACTS OF LAND DESCRIBED IN DEEDS RECORDED AS DOCUMENTS NO. 2015-024429, 2017-018805, AND 2001-116628, WASHINGTON COUNTY DEED RECORDS, NORTH 00°26'00" EAST, 692.91 FEET TO THE NORTHEAST CORNER OF SAID TRACT OF LAND DESCRIBED IN DEED RECORDED AS DOCUMENT NO. 2001-116628; THENCE ALONG THE SOUTH LINE OF THAT TRACT OF LAND DESCRIBED AS PARCEL 1 IN DEED RECORD AS DOCUMENT NO. 99-033775, WASHINGTON COUNTY DEED RECORDS, NORTH 89°37'00" EAST, 293.61 FEET TO THE WEST LINE OF SAID BLOCK B OF SAID PLAT OF "BYRENE"; THENCE ALONG THE WEST LINE OF SAID BLOCK B, SOUTH 00°02'12" EAST, 27.96 FEET TO THE INITIAL POINT.

CONTAINING 207,117 SQUARE FEET

AS PER O.R.S. 92.070(2), I ALSO CERTIFY THAT THE REMAINING MONUMENTATION OF THIS SUBDIVISION WILL BE ACCOMPLISHED WITHIN 90 CALENDAR DAYS FOLLOWING THE COMPLETION OF PAVING IMPROVEMENTS OR ONE YEAR FOLLOWING THE ORIGINAL PLAT RECORDATION, WHICHEVER COMES FIRST, IN ACCORDANCE WITH O.R.S. 92.060.

SIGNED ON: 03 APR 19
REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
OREGON
JULY 13, 2004
TOBY G. BOLDEN
60377LS

RENEWS: DECEMBER 31, 2019

REMAINING MONUMENTATION:

IN ACCORDANCE WITH O.R.S. 92.070, THE REMAINING CORNERS OF THIS SUBDIVISION HAVE BEEN CORRECTLY SET WITH PROPER MONUMENTS. AN AFFIDAVIT HAS BEEN PREPARED REGARDING THE SETTING OF SAID MONUMENTS AND IS RECORDED IN DOCUMENT NO. _____ WASHINGTON COUNTY RECORDS.

APPROVED THIS _____ DAY OF _____, 201__.

WASHINGTON COUNTY SURVEYOR

BY: _____

APPROVALS:

APPROVED THIS 4th DAY OF June, 2019

[Signature]
BY: _____
CITY OF CORNELIUS COMMUNITY DEVELOPMENT DIRECTOR

APPROVED THIS 29th DAY OF May, 2019

[Signature]
BY: _____
CITY OF CORNELIUS PLANNING COMMISSION CHAIR

APPROVED THIS 6th DAY OF June, 2019

[Signature]
BY: _____
WASHINGTON COUNTY SURVEYOR

APPROVED THIS 6th DAY OF June, 2019

WASHINGTON COUNTY BOARD OF COMMISSIONERS

[Signature]
BY: _____
County Surveyor

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY O.R.S. 92.095 HAVE BEEN PAID AS OF THIS 6 DAY OF June, 2019.

DIRECTOR OF ASSESSMENT AND TAXATION
(WASHINGTON COUNTY ASSESSOR)

[Signature]
BY: _____
DEPUTY

ATTEST THIS 6th DAY OF June, 2019
DIRECTOR OF ASSESSMENT AND TAXATION
EX-OFFICIO COUNTY CLERK

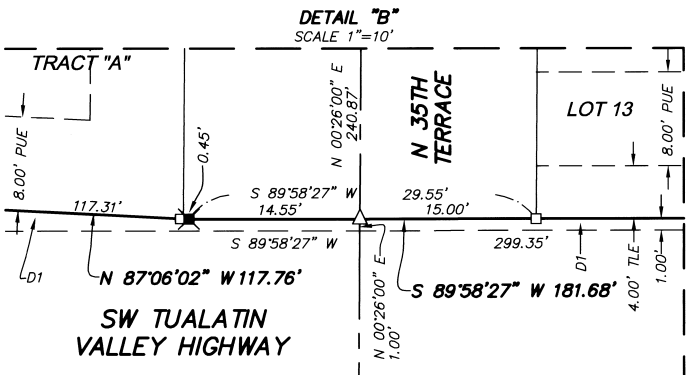
[Signature]
BY: _____
DEPUTY

STATE OF OREGON }
COUNTY OF WASHINGTON } SS

I DO HEREBY CERTIFY THAT THIS SUBDIVISION PLAT WAS RECEIVED FOR RECORD ON THIS 6th DAY OF JUNE, 2019 AT 3:12 O'CLOCK P.M., AND RECORDED IN THE COUNTY CLERK RECORDS.

[Signature]
DEPUTY COUNTY CLERK

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	60.72'	200.50'	17°21'07"	N 80°54'20" W	60.49'
C2	29.65'	98.00'	17°20'08"	N 09°06'04" E	29.54'
C3	60.42'	199.50'	17°21'07"	S 80°54'20" E	60.19'
C4	94.55'	60.50'	89°32'42"	N 44°48'33" W	85.22'
C5	19.03'	13.00'	83°53'10"	S 41°30'35" E	17.38'
C6	23.11'	13.00'	101°51'58"	N 51°21'59" E	20.19'
C7	46.24'	223.00'	11°52'52"	N 83°38'28" W	46.16'
C8	53.91'	178.00'	17°21'07"	N 80°54'20" W	53.70'
C9	57.97'	222.00'	14°57'44"	S 82°06'02" E	57.81'
C10	59.39'	38.00'	89°32'42"	N 44°48'33" W	53.53'
C11	56.26'	36.00'	89°32'42"	N 44°48'33" W	50.71'
C12	33.35'	178.00'	10°44'05"	N 05°19'50" E	33.30'
C13	6.88'	178.00'	2°12'54"	N 01°04'15" E	6.88'
C14	26.47'	178.00'	8°31'11"	N 06°26'17" E	26.44'
C15	41.59'	222.00'	10°44'05"	S 05°19'50" W	41.53'
C16	23.95'	222.00'	6°10'49"	S 07°36'28" W	23.93'
C17	17.65'	222.00'	4°33'16"	S 02°14'26" W	17.64'
C18	25.92'	16.50'	90°00'39"	N 44°58'07" E	23.34'
C19	46.89'	30.00'	89°32'42"	N 44°48'33" W	42.26'
C20	18.93'	177.00'	6°07'44"	S 86°31'02" E	18.92'



CENTERLINE CONCEPTS
LAND SURVEYING, INC.
19376 MOLALLA AVE., SUITE 120
OREGON CITY, OREGON 97045
PHONE 503.650.0188 FAX 503.650.0189

AUG 9 1989

34-142877

TICOR TITLE INSURANCE



89-36570

Washington County

STATUTORY WARRANTY DEED

CLIFFORD W. JOHNSON AND WILMA A. JOHNSON, HUSBAND AND WIFE;

Grantor,

conveys and warrants to MICHAEL C. KENNEDY

Grantee, the following described real property free of encumbrances except as specifically set forth herein situated in WASHINGTON County, Oregon, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART OF...

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES. The said property is free from encumbrances except STATUTORY POWERS OF THE UNITED SEWERAGE AGENCY OF WASHINGTON CTY & THE POWER OF THE TUALATIN VALLEY IRRIGATION DISTRICT; RIGHTS OF THE PUBLIC IN STREETS, ROADS AND HIGHWAYS; 1989/90 TAXES WHICH ARE A LIEN DUE BUT NOT YET PAYABLE; MORTGAGE in favor of DEPARTMENT OF VETERANS' AFFAIRS recorded 10-23-79 in FEE #79043672, WASHINGTON COUNTY, OREGON, which the grantee*

The true consideration for this conveyance is \$ 57,500.00

(Here comply with the requirements of ORS 93.030)

Dated this 2nd day of August 19 89

Clifford W. Johnson
CLIFFORD W. JOHNSON

* herein agrees to assume and pay;

Wilma A. Johnson
WILMA A. JOHNSON

State of Oregon, County of Washington
The foregoing instrument was acknowledged before me this 2nd day of August, 19 89 by Clifford W. Johnson and Wilma A. Johnson

State of Oregon, County of _____
The foregoing instrument was acknowledged before me this _____ day of _____, 19____ by _____ President and Secretary of _____ a _____ corporation,
on behalf of the corporation.

[Signature]
Notary Public for Oregon
My commission expires: 8-14-91

Notary Public for Oregon
My commission expires:

WARRANTY DEED
CLIFFORD W. JOHNSON WILMA A. JOHNSON
MICHAEL C. KENNEDY
GRANTOR
GRANTEE

This Space Reserved for Recorder's Use

Until a change is requested, all tax statements shall be sent to the following address:

MICHAEL C. KENNEDY
85 NW 336TH AVE.
HILLSBORO, OR 97124

Escrow No. 142877 Title No. 34-142877

After recording return to:
MICHAEL C. KENNEDY
85 NW 336TH AVE.
HILLSBORO, OR 97124

WASHINGTON COUNTY
REAL PROPERTY TRANSFER TAX
58.00 8/9/89
FEE PAID DATE

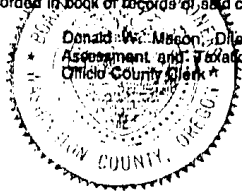
AUG 9 1989

EXHIBIT "A"

Beginning at the southwest corner of Section 35, Township 1 North, Range 3 West of the Willamette Meridian, Washington County, Oregon; and running thence North 89° 54' East, 2262.7 feet; thence North 0° 08' 30" West, 30.0 feet to the initial point of WORD'S LANE as dedicated by plat recorded in Plat Book 14, Page 39; thence North 08° 08' 30" West along the west line of WORD'S LANE 151.26 feet to the true point of beginning of the tract herein described; thence from the above described point of beginning North 0° 08' 30" West, 85.0 feet; thence South 89° 51' 30" West, 176.0 feet; thence South 0° 08' 30" East, 85.0 feet; thence North 89° 51' 30" East, 176.0 feet to the true point of beginning.-----

STATE OF OREGON }
County of Washington } SS

I, Donald W. Mason, Director of Assessment and Taxation and Ex-Officio Recorder of Conveyances for said county, do hereby certify that the within instrument of writing was received and recorded in book of records of said county.



Donald W. Mason, Director of Assessment and Taxation, Ex-Officio County Clerk

Doc : 89016570
Rect: 15498 74.00
08/09/1989 10:26:10AM

2

STEWART TITLE COMPANY NO. 96123509-4
RETURN DOCUMENT TO DESIGNEE BELOW SAK



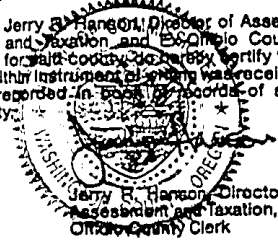
STEWART TITLE

AFTER RECORDING RETURN TO:
KURT J. ALBEE
ELONDA F. ALBEE
33765 SW TUALATIN VALLEY HWY
HILLSBORO, OREGON 97123

UNTIL FURTHER NOTICE, ALL FUTURE
TAX STATEMENTS SHALL BE SENT TO:
KURT J. ALBEE
ELONDA F. ALBEE
33765 S.W. TUALATIN VALLEY HWY
HILLSBORO, OREGON 97123
TAX ACCOUNT NO.: 1N335CD-01300

STATE OF OREGON }
County of Washington } SS

I, Jerry R. Hanson, Director of Assessment and Taxation, and Escrow County Clerk for Washington County, Oregon, certify that the within instrument of conveyance was received and recorded in books and records of said county.



Doc : 96101805
Rect: 175386 258.00
11/13/1996 02:19:03pm

STATUTORY WARRANTY DEED

LLOYD C. BARON AND TREPHA M. BARON, GRANTORS, convey and warrant to KURT J. ALBEE AND ELONDA F. ALBEE, HUSBAND AND WIFE, Grantees, the following described real property free of encumbrances except as specifically set forth herein situated in WASHINGTON County, Oregon, to-wit:

SEE EXHIBIT "A" ATTACHED

The said property is free from encumbrances EXCEPT: RIGHTS OF THE PUBLIC IN AND TO ANY PORTION OF THE HEREIN DESCRIBED PREMISES LYING WITHIN THE BOUNDARIES OF TUALATIN VALLEY HIGHWAY.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

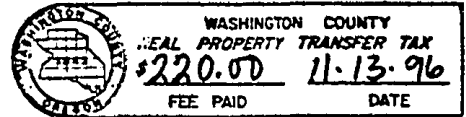
The true consideration for this conveyance is \$220,000.00.

Dated this 12th day of November, 1996.

Lloyd C. Baron
LLOYD C. BARON

Trephe M. Baron
TREPHE M. BARON

STATE OF OREGON
COUNTY OF WASHINGTON



On 11-12, 1996 personally appeared the above named LLOYD C. BARON AND TREPHE M. BARON and acknowledged the foregoing instrument to be THEIR voluntary act and deed.

Sharon A. Krieger
Notary Public for
STATE OF OREGON
My commission expires 7/7/97



1-2

NOV 13 1996

10-8
220
20

NOV 13 1996

EXHIBIT "A"

Legal Description:

A tract of land in the Southeast one-quarter of the Southwest one-quarter of Section 35, Township 1 North, Range 3 West of the Willamette Meridian, in the County of Washington, and State of Oregon, described as follows:

Beginning at the Southwest corner of that tract conveyed to Aristide Vassias and wife by Deed Book 358, page 148, which point is North 89°54' East 2262.7 feet and North 0°08'30" West 351.26 feet and South 89°51'30" West 176.0 feet from the Southwest corner of Section 35, Township 1 North, Range 3 West of the Willamette Meridian, in the County of Washington and State of Oregon; thence from the place of beginning South 89°51'30" West 175.0 feet; thence South 0°08'30" East parallel with the West line of Word's Lane, aka N.W. 336th Avenue, 351.26 feet, more or less, to the South line of said Section 35; thence North 89°54' East on said South line 175.0 feet; thence North 0°08'30" West parallel with the West line of Word's Lane 351.28 feet, more or less, to the place of beginning.

2

Exhibit E: City of Cornelius Ordinance No. 2015-07

**ORDINANCE NO. 2015-07
CORNELIUS, OREGON**

AN ORDINANCE AMENDING THE CITY OF CORNELIUS COMPREHENSIVE PLAN TO IDENTIFY PUBLIC IMPROVEMENTS NECESSARY TO ALLOW FOR URBANIZATION AND ESTABLISHING THE COMPREHENSIVE PLAN DESIGNATION FOR LANDS ADDED TO THE NORTHEAST URBAN GROWTH BOUNDARY IN 2014

FINDINGS:

1. On April 1st, 2014 approximately 345 acres of land was added to the Metro Urban Growth Boundary for the benefit of the City of Cornelius.
2. Prior to allowing land within the Urban Growth Boundary to annex into the City of Cornelius the City must demonstrate how utilities and services can be provided.
3. The State of Oregon acknowledged the City of Cornelius Comprehensive Plan on July 3rd 1978 after its adoption via Ordinance 500.
4. The City of Cornelius Water Master Plan (a component of the Comprehensive Plan) was deemed acknowledged on March 1st 2004 via the adoption of Ordinance 846.
5. The City of Cornelius Sanitary Sewer System Master Plan (a component of the Comprehensive Plan) was deemed acknowledged on September 20th, 2004 via the adoption of Ordinance 853.
6. The City of Cornelius Transportation System Plan (a component of the Comprehensive Plan) was deemed acknowledged on June 20th 2005 via the adoption of Ordinance 860.
7. The City of Cornelius Parks Master Plan (a component of the Comprehensive Plan) was deemed acknowledged on November 2nd, 2009 via the adoption of Ordinance 911.
8. The City desires to adopt comprehensive plan designations to guide the rezoning of property during the annexation process.
9. The City desires to amend the City of Cornelius Comprehensive Plan and supporting plans to identify future improvements necessary to serve the area of land added to the Northeast Urban Growth Boundary.
10. The City has analyzed the utility needs of the expanded Urban Growth Boundary and has identified public improvements necessary to support urbanization and is amending the Comprehensive Plan to include those improvements.
11. The City has analyzed the Transportation System within the community consistent with The Oregon Transportation Planning Rule and concluded that additional improvements may be necessary beyond those currently planned for the future and identified within the Comprehensive Plan.
12. The City has examined the Parks and Open Space needs of the community relative to the Urban Growth Boundary expansion and has proposed specific amendments to the Parks Master Plan to reflect the need for additional parks facilities.
13. The 2014 Urban Growth Boundary Findings and Summary dated October 5, 2015 is incorporated via reference as findings in support of this ordinance.

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

Section 1. The City of Cornelius Comprehensive Plan Map is amended as outlined in Exhibit A

Section 2. The City of Cornelius Parks Master Plan, Appendix G of the Comprehensive Plan is amended as outlined in Exhibit B.

Section 3. The City of Cornelius Sanitary Sewer System Master Plan, Appendix H of the Comprehensive Plan is amended as outlined in Exhibit C

Section 4. The City of Cornelius Water Master Plan, Appendix I of the Comprehensive Plan is amended as outlined in Exhibit D.

Section 5. The City of Cornelius Transportation System Plan, Appendix M of the Comprehensive Plan is amended as outlined in Exhibit E.

Section 6. The City of Cornelius Storm Drainage/Surface Water Management Master Plan, Appendix H of the Comprehensive Plan is amended as outlined in Exhibit F.

Section 7. Prior to annexation of land within the NE UGB each applicant shall complete a wetland determination of the property.

Section 8. Land annexed into the City shall have a Natural Resource Overlay Zone applied and be subject to applicable provisions of the Cornelius City Code for those areas that contain wetlands and/or are within the vegetated corridor of Council Creek and/or its tributaries.

Section 9. Upon adoption by the Cornelius City Council, this ordinance shall take effect in 30 days.

PRESENTED AND ADOPTED this ___ day of _____, 2015.

City of Cornelius, Oregon

By: _____
Jeffrey C. Dalin, Mayor

ATTEST:

By: _____
Debby Roth, MMC, City Recorder-Treasurer

Exhibit A

Comprehensive Plan Map Amendments

**2014 UGB NE Expansion Area
Proposed Zoning Alternative #1
(Commercial South of TV Hwy Only)
Draft 5-20-15**



150 75 0 150 Feet

Comprehensive Plan / Zoning

Low-density Residential / R-7 (90 Acres)

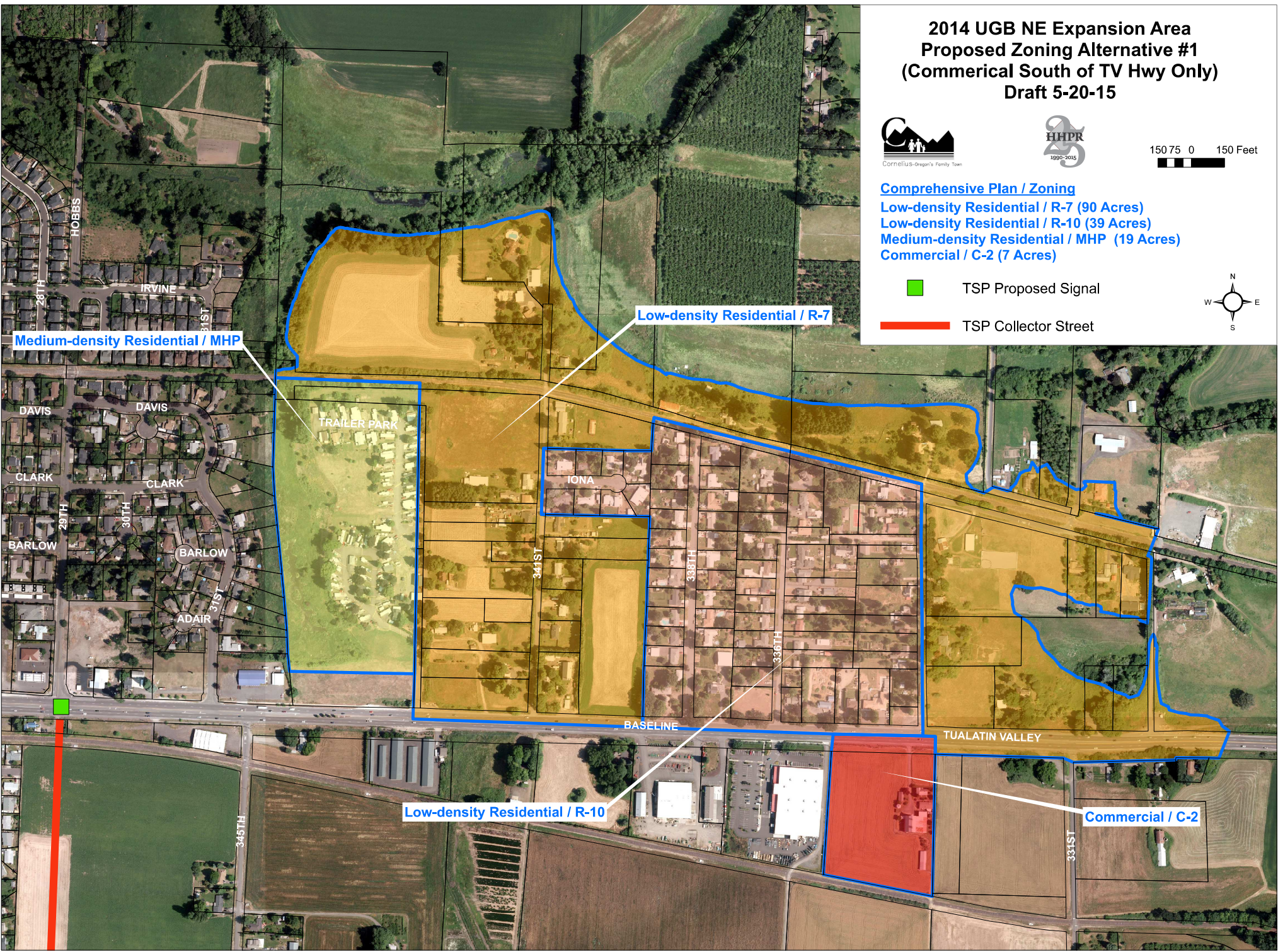
Low-density Residential / R-10 (39 Acres)

Medium-density Residential / MHP (19 Acres)

Commercial / C-2 (7 Acres)

 TSP Proposed Signal

 TSP Collector Street



Medium-density Residential / MHP

Low-density Residential / R-7

Low-density Residential / R-10

Commercial / C-2

Exhibit B

Amendments to the City of Cornelius Parks Master Plan (Appendix G)



CITY OF CORNELIUS

Amendments to 2009 Parks Master Plan:

The following amendments are recommended to the 2009 Parks Master Plan, Appendices G of the Comprehensive Plan:

1. Remove the portion of the proposed trail along the Council Creek corridor that coincides with private land ownership as show on attached Map 6.
2. Include the following improvements identified in Council Creek Master Plan as components of the City of Cornelius Parks Master Plan
 - a. The proposed east-west trail alignment along the northern railroad right-of-way as shown on Council Creek Regional Trail Master Plan Segment 5 Jobs Ditch
 - b. The proposed North-South trail alignment following 29th Avenue as shown on Council Creek Regional Trail Master Plan Segment 5 Jobs Ditch
 - c. Include Trailhead Locations as shown on Council Creek Regional Trail Master Plan Segment 5 Jobs Ditch
 - d. Include trail design cross sections as shown on the attached excerpt of the Council Creek Trail Master Plan.
3. Change the planned Community Park in the NE area (CP-1) to a Neighborhood Park (NP)

Exhibit C

Amendments to the City of Cornelius Sanitary Sewer Master Plan (Appendix H)

TECHNICAL MEMORANDUM

Date: August 10, 2015
To: Michael Cerbone, Community Development Director, City of Cornelius
Terry Keyes, City Engineer, City of Cornelius
From: Ken Condit, PE, through Keith Jones, AICP
Project: City of Cornelius Comprehensive Plan Amendment –
Urban Growth Boundary Expansion Areas
Subject: Conceptual Analysis of Wastewater Facilities Extensions

A. EXECUTIVE SUMMARY – KEY FINDINGS

1. Southeast Urban Growth Boundary Expansion Area

- a. The extension of sewer service to the Southeast Urban Growth Boundary (UGB) Expansion Area (South Area) will require a pump station and force main.
- b. A central location for the South-Area pump station appears feasible and offers the most flexibility in developing the layout of the future South-Area collector sewers.
- c. It is preferable to have the wastewater (WW) generated by the new school in the northeast portion of the South Area conveyed by gravity to the new pump station serving the South Area.
- d. Under this concept, only the northwest portion of the South Area will be served by direct, gravity flow to the City's existing sewer system.
- e. The WW generated in the South Area will be conveyed to the City's existing South Trunk Sewer under Ginger Street. The preferred point of connection to the South Trunk is at 20th Avenue and Ginger.

2. South Trunk Sewer Upgrade

- a. Our analysis confirms that the upper reaches of the South Trunk must be increased in size to handle existing and projected peak flows. These sewer reaches extend from Heather Street, through Free Orchards Park to Emerald Loop, and east along Ginger to 23rd Avenue.
- b. Within the scope of this study, we have identified 3,005 linear feet of the South Trunk that needs to be increased in size. The scope of our analysis excluded the South Trunk reaches downstream of Heather.

3. Northeast Urban Growth Boundary Expansion Area

- a. A conceptual sewer layout has been developed for the Northeast Urban Growth Boundary Expansion Area (North Area) to show the feasibility of extending gravity sewer service to the area.
- b. The conceptual layout divides the North Area into four sewer sub-basins that would convey WW to the existing North-South Trunk Sewer and/or the existing Council Creek Trunk Sewer.

B. INTRODUCTION

This technical memorandum describes the results of the analysis we performed to address sanitary sewer service extensions into the areas covered by the recent UGB expansion. The analysis was performed as part of the Comprehensive Planning process that is required for lands within the UGB.

Planning-level concepts have been developed to document the feasibility of providing WW facilities in the UGB expansion areas and connecting these facilities to the existing WW infrastructure. The projected impacts of connecting these service extensions to the City's existing sewer system have also been identified.

Clean Water Services (CWS) will need to conduct a separate facilities planning process to address the projected impacts on downstream WW components owned by that agency.

C. SOUTHEAST UGB EXPANSION AREA SERVICE CONCEPT

1. General Concept

- a. The sewer service concept for the South Area assumes future developments will generally follow existing local topography.
- b. Due to the general topography (sloping down toward the river), most of the South Area cannot be served by gravity sewers that would be tributary to the City’s existing sewer system. Therefore, gravity sewers for the South Area will need to be tributary to a future South Cornelius Pump Station (SCPS).
- c. The force main for the SCPS will discharge WW into the City’s existing South Trunk sewer located under Ginger Street (see Item 5 below for discharge options).
- d. The alignments of future South-Area gravity sewers and the SCPS force main will be affected by development patterns. Alignments shown in our conceptual layout are provided for illustration purposes.

2. Projected WW Production

- a. Projected Build-Out Development:
 - Projected Residential – 1,200 DU
 - Projected Institutional (High School) – 2,500 Students
 - Projected Commercial & Industrial – None
- b. CWS Flow Criteria from West Basin Facilities Plan (Carollo, 2012) and other CWS input:
 - Average Residential Occupancy – 2.6 People/Dwelling Unit (DU)
 - Average Per Capita WW Flow – 67 Gallons per Capita/Day
 - I/I contributions from future developments on currently undeveloped land:
 - Near-term I/I Contribution Factor (25 years for PS planning) – 1,650 gpd/acre (gpad)
 - Long-term I/I Contribution Factor (50 years for sewer planning) – 4,000 gpad
- c. Projected Average Dry-Weather WW Flows at Build-Out.
 - Projected Build-Out Population – 3,120 People
 - Projected Average WW Production – 209,000 Gallons per Day (gpd)
 - Projected Institutional (High School) – 30,000 gpd (12 gpd/student)
 - Projected Total Average WW Flow – 239,000 gpd
- d. Projected Peak Build-Out WW Flows.
 - Estimated Peaking Factor – 3.0 (Peak-to-Average Flow Ratio)
 - Projected Peak WW Contribution – 720,000 gpd
 - Peak Infiltration/Inflow Allowances
 - Near-term I/I Contribution – 297,000 gpd (1,650 gpad x 180 net acres)
 - Long-term I/I Contribution – 720,000 gpd (4,000 gpad x 180 net acres)
 - Net acreage excludes low-lying land along southerly boundary of South Area and half of school site that is assumed to be playing fields.
 - Projected Peak Flow –
 - Near-term (25-year) Planning for PS Capacity – 1,020,0000 gpd ≈ 710 gallons per minute (gpm)
 - Long-term (50-year) Planning for Sewer Capacity – 1,440,0000 gpd ≈ 1,000 gpm

3. South Cornelius Pump Station

- a. Concept-Level PS Capacity – 750 gpm (Preliminary Projection for Build-Out and Near-term I/D).
- b. Approximate Minimum Elevation for Development – 156-160 feet
- c. Approximate PS Floor Level (Top of Wetwell) – Elevation 154-158 feet
- d. Approximate Sewer Inverts at Wetwell – Elevation 140-142 feet
- e. Potential PS Sites Identified for Planning (see Exhibit 1)
 - Site 1 – Central Location near swale south of 26th Avenue
 - Site 2 – SE Location between 345th Avenue and Tualatin River
 - Site 3 – SW Location near swale outlet to river
- f. Site 1 is identified as the preferred site for planning purposes.
 - The more centralized site offers more flexibility in developing the tributary gravity sewers.
 - The central site helps to limit the maximum depth of the tributary gravity sewers.
 - The other two sites would probably require a lower inlet invert at the PS wetwell.

4. School Site Service Options

- a. Sewer service to the school can be extended from the new South-Area collection system or potentially from the existing City sewer system to the west (see Exhibit 1).
- b. Gravity Flow South: This option would have WW from the school conveyed by gravity into the sewer system for the South Area tributary to the future SCPS.
- c. Gravity Flow West:
 - This option would have WW from the school conveyed by gravity into the City's sewer system at the east end of existing Dogwood Street.
 - Flows through the Dogwood sewer eventually reach the South Trunk Sewer at 23rd Avenue.
 - The ability to serve the school site from Dogwood would depend on the actual location and elevation of the school, as well as the elevation, capacity and accessibility of the existing sewer in Dogwood.
- d. For planning purposes we show the school being served by the future South-Area sewers and SCPS. The reasons for this assumption are described below.
 - This approach provides a more conservative projection for the PS capacity.
 - There are concerns about accessibility for maintenance if sewer service were extended from Dogwood.
 - Because the WW contribution from the school is a small portion of the overall South-Area WW flow, future impacts on the existing South Trunk Sewer would likely be similar for either option.

5. South-Area Connection to City's Existing Sewer System

- a. South-Area WW can be discharged into the existing South Trunk Sewer at either 20th Avenue or Webb/26th Avenue (see Exhibit 1)
- b. It is preferable to connect to the South Trunk Sewer at 20th Avenue because that is further downstream and will not impact the existing pipe between 26th and 20th.
- c. The force main from the SCPS can discharge to a gravity sewer in the South Area that will extend west and then north to the intersection of Ginger and 20th as shown in Exhibit 1. Based on the preliminary projection for the SCPS capacity and minimum sewer slope, this South-Area outlet sewer will need to be 12 inches in diameter.

6. Assumptions for Conceptual Layout

- a. The layout assumes the gravity sewers tributary to the SCPS would be 8 inches in diameter with a minimum slope of 0.5%.
- b. The layout assumes a minimum depth to the sewer invert of about 6 feet.

D. IMPACT OF SOUTH AREA ON EXISTING SYSTEM

1. Scope

Our study of downstream impacts from the South Area was limited to an analysis of the effect the projected peak hourly flow from projected development will have on an upper reach of the existing South Trunk Sewer. This section of the existing sewer extends under Ginger Street, Emerald Loop and the Free Orchards City Park to Heather Street, near 15th Avenue (see Exhibit 1).

2. Background

The 2012 CWS West Basin Facilities Plan (WBFP) previously identified capacity deficiencies in most of the South Trunk Sewer and recommended replacement of about 3,800 feet of this upper reach with larger pipe sizes.

3. Purpose

The purpose of our impact analysis is to provide updated recommendations for pipe replacements. The update is based on the peak flow projections we generated from the current land-use plan for the South Area (see Section C above) and more-recent information on I/I contributions provided by CWS.

4. South Trunk Field Survey

A field survey was performed of the manholes along the upper reach of the South Trunk from Heather Street to 26th Avenue. This survey established current data for existing pipe sizes, invert elevations and manhole rim elevations that were used to generate an updated model of this upper reach. The data is shown in Appendix A.

5. South Trunk Analysis

- a. We evaluated the upper reach of the South Trunk by applying estimates of peak WW and infiltration/inflow contributions from currently developed areas and applying the projected near-term and long-term SCPS flow capacities at the preferred discharge point.
- b. We generated flow estimates from existing, tributary developments using criteria for WW generation listed in the WBFP and updated I/I criteria supplied by CWS. These estimates assume no redevelopment will occur in the tributary areas to significantly increase WW flows.
- c. Breakdowns of the estimated flows into the South Trunk are listed in Table 1 (following page) and shown in Exhibit 2. The projected peak WW flows from developed areas are similar to the WBFP, but do not coincide exactly. The projected I/I contributions are lower than the WBFP because CWS identified a lower, per-acre I/I contribution based on more-recent flow data the agency obtained for the South Trunk sub-basin.

6. Results of Analysis

The pipe replacements identified in our planning-level analysis of the South Trunk are listed in Table 2 (following page). The results of our analysis are further described in the following paragraphs.

- a. Our results generally coincide with the recommendations of the WBFP from Heather (MH #20045) upstream to 20th and Ginger (MH #20034). An 18-inch sewer pipe is needed to convey projected peak flows through these segments for both the near-term and long-term I/I contributions from the South Area.

The 18-inch pipe size assumes the existing, inverted siphons in Free Orchards Park will be replaced with straight, gravity sewers that will be laid aboveground across the low-lying swales. These sewers will need to be supported from pedestrian boardwalks or similar structures through these locations.

Pipe bursting could potentially be used to replace the existing buried 12-inch sewer with an 18-inch pipe. However, the existing South Trunk has a fairly shallow depth of burial under Emerald Loop and where Ginger transitions to 18th Avenue. Consequently, surface heaving could be a major concern with pipe bursting in this stretch. Installation methods will need to be further addressed at a later stage of project development.

- b. Our analysis indicates a 12-inch pipe is needed for the pipe reach in Ginger between 20th and 23rd Avenues based on the average slope. This conclusion contrasts with the WBFPP recommendation for a 15-inch pipe along this reach. The difference may result from the lower I/I contribution provided by CWS and a shift of the South-Area sewer connection further downstream along the South Trunk.

It should be noted our survey of the MHs along the South Trunk shows one sewer length in this reach, between MHs #20031 and #20032, has a very mild slope of 0.07%. If this pipe were replaced through pipe bursting, it would continue to have a mild slope, which would reduce the pipe capacity and could promote solids deposition. This issue will need to be considered when evaluating installation methods for this reach.

Table 1
South Trunk Sewer - Projected Flow Contributions

SFR Land Use Factor = 1,200.0 gpad for existing developments (WBFPP, TM 2.3, Table 2)
 Peaking Factor = 3.0 (multiplier applied to residential flow)
 Avg. I/I Contribution = 5,150.0 gpad avg. for Basin FG-6 (CWS Input - July 2015)

Area	Inlet MH#	Acreage	Flows from Currently Developed Areas (gpm)				Future SCPS Flow (gpm)		Cumulative Flows (gpm)	
			Base WW	Peak WW	Peak I/I	Total Peak	Near Term	Long Term	Near Term	Long Term
1	22461	20	17	50	72	122	0	0	122	122
2	20030	85	74	223	304	527	0	0	649	649
3	20034	20	17	50	72	122	750	1,000	1,521	1,771
4	20036	55	46	138	197	335	0	0	1,856	2,106
5	20043	8	7	20	29	49	0	0	1,905	2,155
		188	160	481	672	1,155	750	1,000	1,905	2,155
									2.75 MGD	3.10 MGD

Table 2
South Trunk Sewer - Probable Requirements for Pipe Replacements

Pipe Reach	Upstrm MH#	Dnstrm MH#	Location	Existing Size (in.)	Proposed Size (in.)	Reach Length (ft)	Approx. Avg. Slope	Pipe Capacity (gpm) ***
1	20030	20034	23th-20th Ave.	10	12	825	0.25%	775
2	20034	20036	20th-19th Ave.	12	18	510	0.15%	1,780
3	20036	20040	19th Ave-Emerald	12	18	805	0.22%	2,150
4	20040	20043	Emerald-Fawn **	6, 10 & 12	18	420	0.28%	2,425
5	20043	20045	Fawn-Heather **	6 & 10	18	445	0.34%	2,675
Total Length - 3,005							Linear Feet	
12" Pipe - 825							Linear Feet	
18" Pipe - 2,180							Linear Feet	

** Free Orchards Park *** New Pipe w/Max. Depth 80% of Pipe Diameter

E. NORTH EXPANSION AREA SERVICE CONCEPT

1. General Concept:

- a. The conceptual sewer layout would provide gravity service to the North Area. The layout is shown in Exhibit 3.
- b. The sewer layout is generally based on current development patterns (layout of lots, streets & railroad) with most sewers following an existing R-O-W.
- c. The gravity sewers would be divided into four separate sub-basins: Northwest, Northeast, Southwest and Southeast.
- d. All four sub-basins would be tributary to the Clean Water Services’ Council Creek Trunk Sewer.

2. Projected WW Production

- a. Projected Build-Out Development:
 - Projected Residential – 480 DU
 - Projected Commercial – 6 acres
 - Projected Industrial & Institutional – None
- b. CWS Flow Criteria from West Basin Facilities Plan (Carollo, 2012) and other CWS input:
 - Average Residential Occupancy – 2.6 People/Dwelling Unit (DU)
 - Average Per Capita WW Flow – 67 Gallons per Capita/Day
 - Average flow contribution from commercial land – 1,000 gpd/acre (gpad)
 - Long-term I/I contribution from currently undeveloped land – 4,000 gpd/acre (gpad)
- c. Projected Average Dry-Weather WW Flows at Build-Out.
 - Projected Build-Out Population – 1,250 People
 - Projected Residential – 83,620 Gallons per Day (gpd)
 - Projected Commercial – 6,000 gpd
 - Projected Total Average WW Flow – 89,620 gpd
- d. Projected Peak Build-Out WW Flows.
 - Estimated Peaking Factor – 4.0 (Peak-to-Average Flow Ratio)
 - Projected Peak WW Contribution – 358,500 gpd
 - Peak Infiltration/Inflow Allowance – 300,000 gpd (4,000 gpad x 75 net acres)
 - Projected Peak Flow – 660,000 gpd \approx 460 gallons per minute (gpm)

3. Sewer Drainage Pattern

- a. NW Sub-basin
 - This sub-basin would drain to the west along the existing ODOT railroad R-O-W.
 - WW flows would discharge into an existing sewer that extends down from the Trailer Park to the existing North-South Trunk Sewer.
 - The east boundary of the NW sub-basin is limited by a highpoint in the RR line between 338th and 341st Avenues. East of this point the RR grade slopes down to Dairy Creek.

- b. NE Sub-basin
 - This sub-basin would serve areas that generally slope to the north and east toward Council Creek or Dairy Creek.
 - WW flows would discharge through a gravity sewer extending across the RR line and north along 334th Avenue to the existing Council Creek Trunk Sewer.
- c. SW Sub-basin
 - This sub-basin would generally drain west to the existing sewer along East Lane just north of Baseline Street. The service concept is laid out to minimize the amount of area served by the SW Sub-basin due to constraints posed by existing utilities in the Baseline R-O-W.
 - The existing sewer extending along Baseline is on the south side of the R-O-W. Gravity sewer service from the area north of Baseline is prevented from discharging into this existing sewer by the 72-inch water transmission main under the north side of Baseline.
 - Existing utilities along the north side of the Baseline R-O-W limit the space that would be available for a new parallel sewer on the north side of Baseline.
 - The mobile home park on East and West Lanes is currently served by existing gravity sewers.
- d. SE Sub-basin
 - This Sub-basin would serve a small area on the south side of Baseline, east of the current City limit.
 - The area would be served by an extension of the existing 8-inch sewer that extends along the south side of Baseline. The Baseline sewer discharges into the north-south trunk sewer.

4. Approximate Peak WW Flow Distribution to Existing Trunk Sewers

- a. Approximate flow to N-S Trunk (NW, SW & SE Sub-basins) – 290,000 gpd (60%)
- b. Approximate flow directly to Council Creek Trunk (NE Sub-basin) – 195,000 gpd (40%)

5. Assumptions for Conceptual Layout

- a. The layout assumes gravity sewers would be 8 inches in diameter with a minimum slope of 0.5%.
- b. The layout assumes a minimum depth to the sewer invert of 6 feet and a maximum depth of about 15 feet.

F. IMPACT OF NORTH AREA ON EXISTING SYSTEM

1. City’s Baseline Street Sewer

A small amount of additional WW from projected commercial development in the SE Sub-basin will discharge into the City’s existing sewer along the south side of Baseline. This projected WW contribution will be too minor to impact the existing sewer system.

2. North-South Trunk Sewer

The conceptual layout for the North Area would convey projected flows from the NW and SW Sub-basins into the existing CWS North-South Trunk Sewer. CWS records show this line extending from East Lane, just north of Baseline, up to the Council Creek Trunk Sewer. These records also show the line as an 8-inch pipe with most sections between manholes laid at a slope of 0.4%. The North-South Trunk sewer currently receives flows from collector sewers in Baseline and two other City collector sewers north of Baseline.

If future development is evenly distributed throughout the North Area, the NW and SW Sub-basins could carry more than half the projected flows. Since an 8-inch pipe with a 0.4% slope has a capacity of about 0.5 MGD before surcharging, future flows from the NW and SW Sub-basins could surcharge the line. Future CWS facilities planning efforts will need to model the line to verify whether the North-South Trunk will be adequate.

3. Council Creek Trunk Sewer

The sewer service concept for the North Area results in all future WW flows generated in the area being conveyed to the Council Creek Trunk Sewer. The NE Sub-basin will drain directly to this line and the other sub-basins will be conveyed to this line through the North-South Trunk Sewer.

CWS records show the Council Creek line as a 42-inch pipe between the North-South Trunk and 334th Avenue. This existing 42-inch pipe line would need to be at or very near capacity to be impacted at all by the projected WW flows from the North Area. Future CWS modeling of this line will need to address the potential for any impacts from the North Area.

G. ORDER-OF-MAGNITUDE ESTIMATE OF PROBABLE COST

As part of the comprehensive planning process, we developed estimates of the probable project costs for the SCPS, the associated PS force main and downstream South-Area gravity sewer, and the South Trunk Sewer replacements. We used cost information presented in the WBFPP as the basis for the estimates and then applied an inflation factor based on the 20-City Average Construction Cost Index (CCI) published by Engineering News Record (ENR).

The probable project costs include a 30% allowance for construction contingencies and a 35% allowance for non-construction costs (engineering, environmental and legal services and project administration).

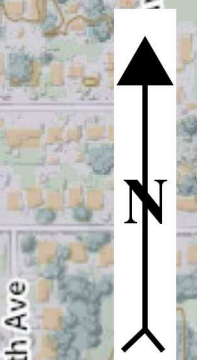
Table 3	
Estimates of Probable Project Costs (July 2015 **)	
Project Description	Probable Cost
750-gpm South Cornelius Pump Station	\$ 880,000
8-inch Force Main & 12-inch Downstream Gravity Sewer	\$ 650,000
South Trunk – Reach 1 Replacement (12-inch Sewer)	\$ 280,000
South Trunk – Reach 2-5 Replacement (18-inch Sewer)	\$ 1,450,000
Total Estimated Probable Project Costs	\$ 3,260,000

** July 2015 ENR CCI = 10,037

The level of detail of these cost estimates is consistent with Estimate Class 4 described by the Association for the Advancement of Cost Engineering International (Recommended Practice #18R-97, Rev. November 2011). Accordingly, the accuracy is anticipated to be within –25% to +35% of the actual cost.

The actual cost of the improvements will depend on project scope, design development, and actual market conditions at bid time. Costs will also depend on specific site conditions and other variable factors. More detailed estimates of the probable costs will need to be prepared as part of further project planning and design efforts.

**CONCEPTUAL SANITARY SEWER LAYOUT
ALTERNATIVE PUMP STATION & FORCE MAIN LOCATIONS
FOR SOUTH UGB EXPANSION AREA**



NO SCALE

POTENTIAL SERVICE OPTIONS FOR SCHOOL

- POTENTIAL PUMP STATION LOCATIONS
APPROX RIM EL ~ 155-158
APPROX INLET IE ~ 138-142
- EXAMPLE FORCE MAIN ALIGNMENTS
- ALTERNATE FM DISCHARGE @26TH
- POTENTIAL GRAVITY TRUNK SEWER TO CITY SYSTEM & FLOW DIRECTION
- SOUTH AREA COLLECTOR SEWER (ILLUSTRATION ONLY-ROUTING TBD)
- EXISTING DRAINAGE PATTERN

EXIST. S. TRUNK SEWER

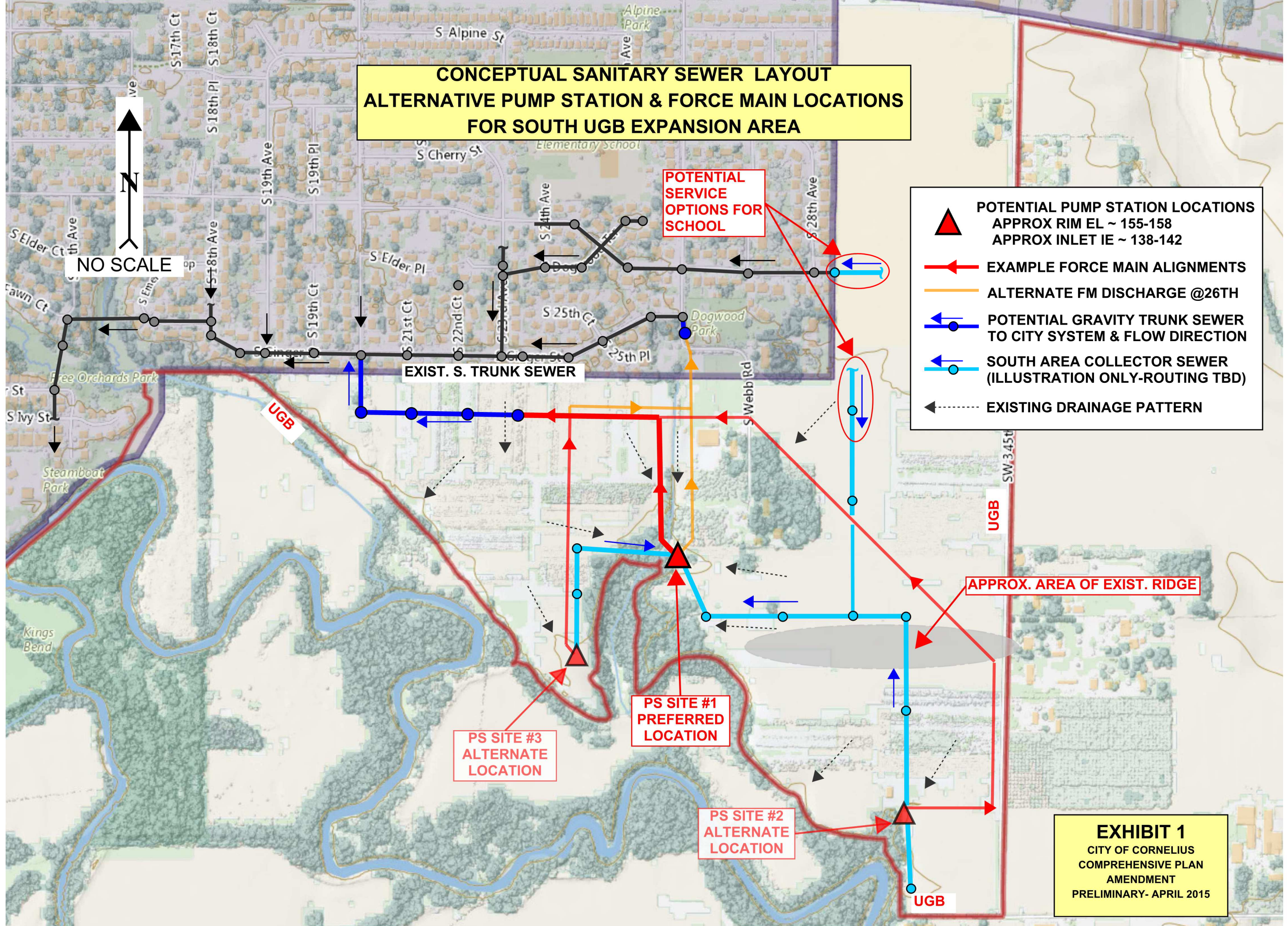
APPROX. AREA OF EXIST. RIDGE

PS SITE #3
ALTERNATE
LOCATION

PS SITE #1
PREFERRED
LOCATION

PS SITE #2
ALTERNATE
LOCATION

EXHIBIT 1
CITY OF CORNELIUS
COMPREHENSIVE PLAN
AMENDMENT
PRELIMINARY- APRIL 2015



SOUTH TRUNK SEWER EVALUATION ESTIMATED TRIBUTARY AREAS & FLOWS

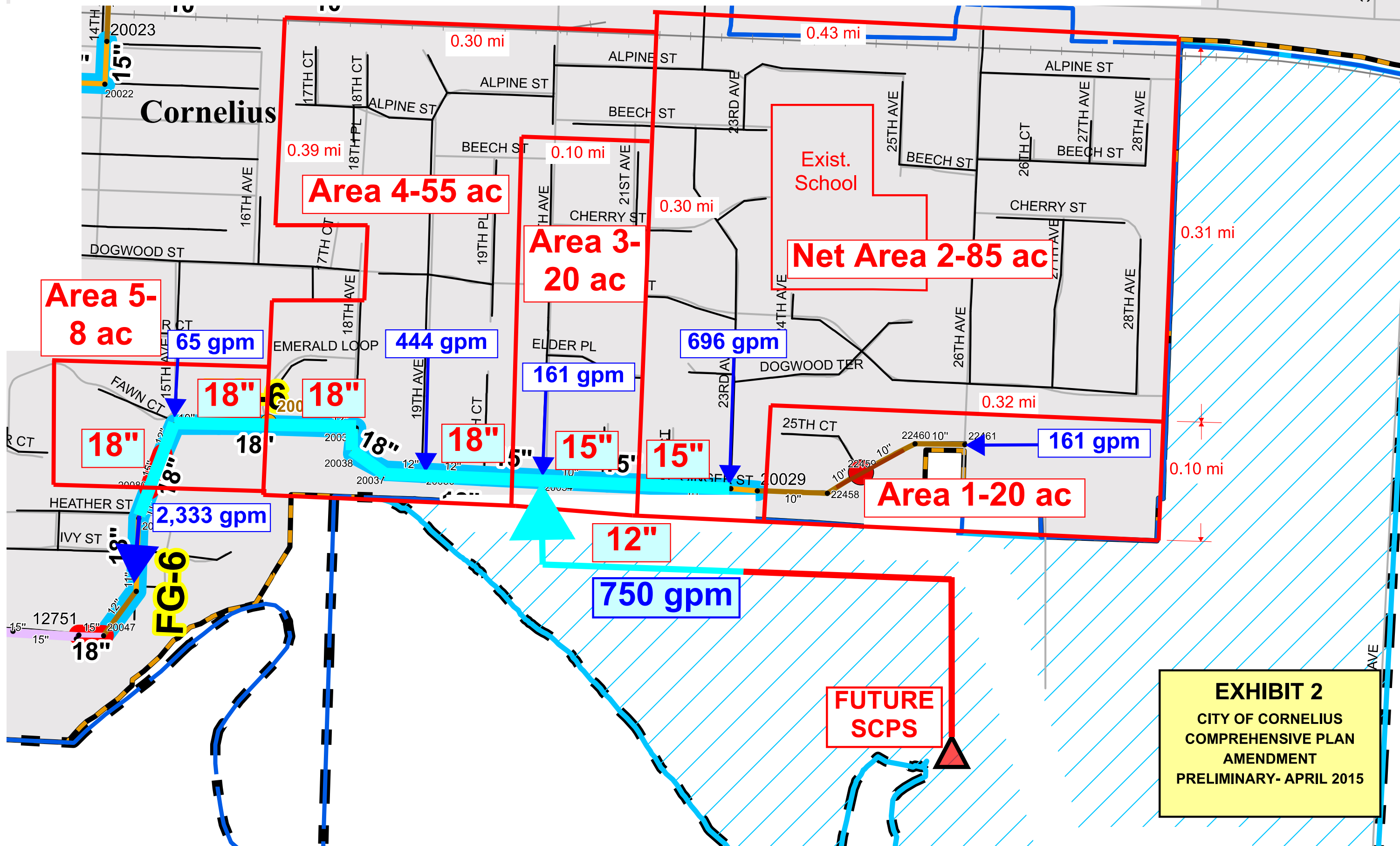
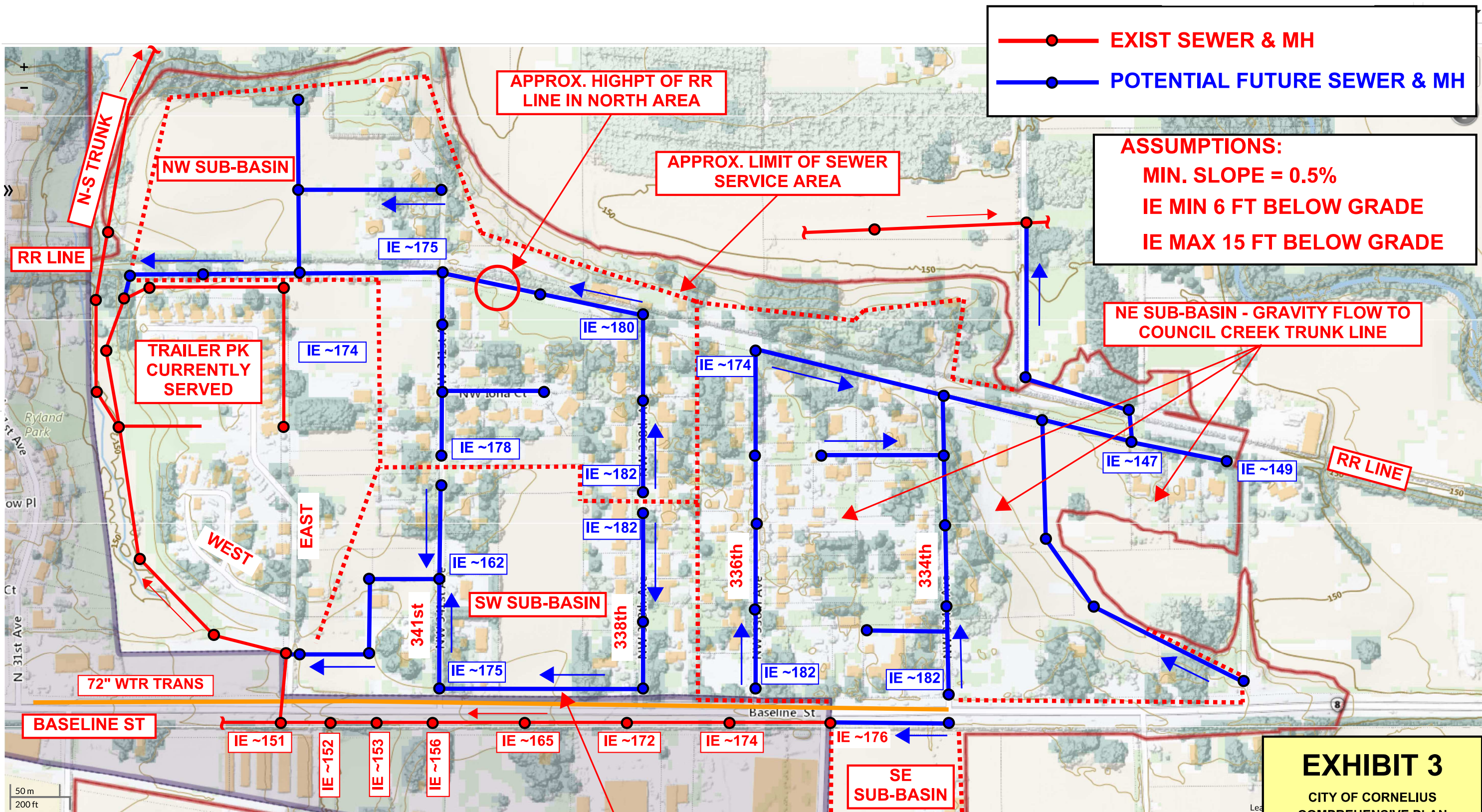


EXHIBIT 2
CITY OF CORNELIUS
COMPREHENSIVE PLAN
AMENDMENT
PRELIMINARY- APRIL 2015

CONCEPTUAL SANITARY SEWER LAYOUT FUTURE SERVICE FOR NORTH UGB EXANSION AREA



—●— **EXIST SEWER & MH**
—●— **POTENTIAL FUTURE SEWER & MH**

ASSUMPTIONS:
 MIN. SLOPE = 0.5%
 IE MIN 6 FT BELOW GRADE
 IE MAX 15 FT BELOW GRADE

MIN. ALLOWABLE SEWER SLOPES: **

8" DIA	0.40%
10" DIA	0.28%
12" DIA	0.22%

** FOR 2.0 FPS VELOCITY

POTENTIAL PARALLEL SEWER IN NEW EASEMENT TO AVOID HWY CROSSINGS & UTILITIES

EXHIBIT 3
 CITY OF CORNELIUS
 COMPREHENSIVE PLAN
 AMENDMENT
 PRELIMINARY- APRIL 2015

APPENDIX A

**City of Cornelius
South Trunk Sewer Survey Data**

Model Pipe#	MH#	Location	Rim Elev	MH Inlet			MH Outlet			Run	Slope (ft/ft)
				Size & Mat'l	Dip	IE	Size & Mat'l	Dip	IE		
6122	22461	26th/Ginger	175.77	10"PVC(S)	10	165.77	10"PVC(W)	10.1	165.67	216.61	0.0028
6124	22460		173.21	10"PVC(E)	8.14	165.07	10"PVC(SW)	8.25	164.96	263.44	0.0022
6090	22459	25th/Ginger	174.91	10"PVC(NE)	10.53	164.38	10"PVC(SW)	10.7	164.21	168.04	0.0035
6088	22458		174.25	10"PVC(NE)	10.62	163.63	10"PVC(W)	10.79	163.46	307.38	0.0034
1	20029		173.35	10"PVC(E)	10.95	162.4	10"CSP(W)	11.05	162.3	108.56	0.0027
2	20030	23rd/Ginger	173.23	10"CSP(E)	11.22	162.01	10"CSP(W)	11.29	161.94	260.11	0.0029
3	20031		174.14	10"CSP(E)	12.95	161.19	10"CSP(W)	13.09	161.05	156.34	0.0007
4	20032		173.21	10"CSP(E)	12.27	160.94	10"CSP(W)	12.39	160.82	122.03	0.0029
5	20033		172.54	10"CSP(E)	12.07	160.47	10"CSP(W)	12.19	160.35	282.94	0.0028
6	20034	20th/Ginger	170.84	10"CSP(E)	11.29	159.55	12"CSP(W)	11.39	159.45	254.93	0.0014
7	20035		168.6	12"CSP(E)	9.5	159.1	12"CSP(W)	9.58	159.02	254.70	0.0017
8	20036	19th/Ginger	166.61	12"CSP(E)	8.03	158.58	12"CSP(W)	8.13	158.48	149.79	0.0019
9	20037		163.79	12"CSP(E)	5.6	158.19	12"CSP(NW)	5.7	158.09	152.39	0.0026
10	20038		162.04	12"CSP(SE)	4.34	157.7	12"CSP(N)	4.4	157.64	118.03	0.0038
11	20039	18th/Emerald	164.47	12"CSP(S)	7.28	157.19	12"CSP(W)	7.35	157.12	383.81	0.0019
12	20040	Emerald	160.72	12"CSP(E)	4.33	156.39	12"CSP(W)	4.38	156.34	22.56	0.0080
	20042	Emerald	161.16	12"CSP(E)	5	156.16	10" ??(W) 10" ??(W)	5.15 4.82	156.01 156.34		
13 & 15	<i>(Ignore MH# 20079 - blowoff)</i>									394.50	0.0023
	20043	15th/Fawn	160.34	10"CSP(E)	5.25	155.09	12"CSP(SW)	5.3	155.04		
14				10"CSP(E)	5.25	155.09				130.08	0.0035
	20044	Sou. of Fawn	159.08	12"CSP(NE)	4.5	154.58	12"CSP(SW) 8"CSP(SW)-??	4.4 NOT SURVEYED	154.68		
213 & 16	<i>(Ignore MH# 20079 - blowoff)</i>									313.56	0.0040
	20045	Heather	157.95	12"CSP(NE) 8"CSP(NE)	4.51 4.55	153.44 153.40	10"CSP(S)	4.53	153.42	(Should be 12" Out?)	
???	64144		160.03	12"CSP(N)	6.98	153.05	12"CSP(S)	7.05	152.98	141.59	0.0026

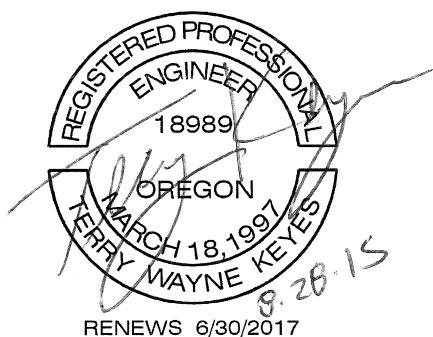
Exhibit D

Amendments to the City of Cornelius Water Master Plan (Appendix I)

Cornelius Urban Growth Boundary Expansion

Water Plan

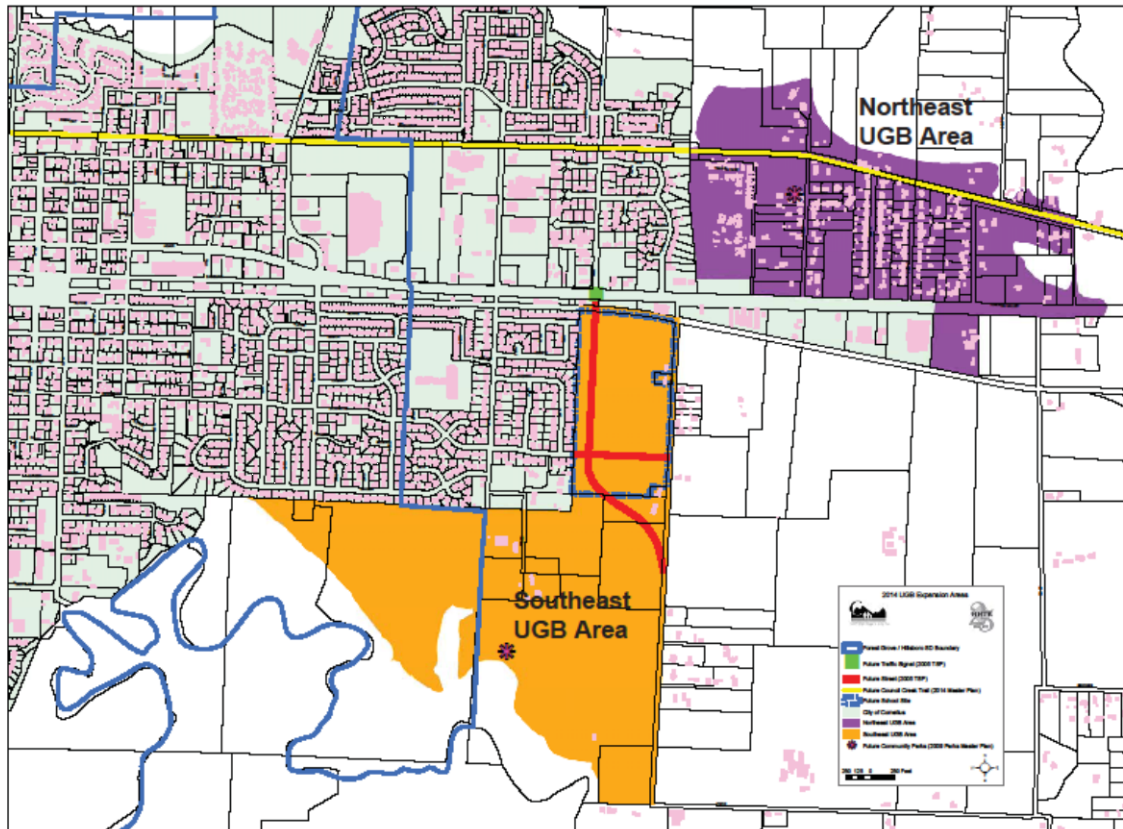
August 28, 2015



Terry Keyes, PE
City Engineer
City of Cornelius

Study Area

The Urban Growth Expansion (UGB) area consists of two parts. The Northeast UGB area is primarily north of Baseline and south of the Council Creek flood plain, just east of the current City limits. The Southeast UGB area is north of the Tualatin River flood plain and west of 345th Avenue. These areas are shown in the map below.



Water Infrastructure – Northeast UGB Area

The City of Hillsboro currently provides water service to the Northeast UGB. Attachment 1 shows the current system. While Hillsboro and Cornelius have had very preliminary talks regarding Cornelius taking over the water system in this area, the City of Cornelius has been cool to the idea because much of the system in the area is undersized and does not meet current standards.

Attachment 2 shows the improvements that are likely needed to bring the water system in this area up to City of Cornelius standards. Most of the improvements involve upgrading the existing lines to 8" and adding fire hydrants. The line on 341st is shown as a 12" line based on the assumption that without a looped system, any significant development north of the railroad will need a 12" line to achieve adequate flow.

The cost of bringing the water infrastructure in this area up to current standards is approximately:

$$4,000 \text{ LF @ } \$130/\text{LF} = \mathbf{\$520,000}$$

This cost cannot be justified based on the limited amount of water user fee revenue the area would produce. Therefore, if the Northeast UGB area is annexed to the City of Cornelius, the annexation will likely occur in small chunks as development occurs. With each annexation, Cornelius will take over the portion of the water system needed to serve that area. The development necessitating the annexation will be primarily responsible for improving the annexed part of the Hillsboro water system to Cornelius standards.

Storage needs for the Northeast UGB area can be easily handled by the City's current 1.5 MG (million-gallons) above ground reservoir and its 50+MG Aquifer Storage and Recovery (ASR) System scheduled to come on line in 2017.

Flow needs for this area can be handled from three sources.

1. 12" Cornelius main line on the north side of Baseline that currently ends at East Lane
2. 12" Cornelius main line on the south side of Baseline that currently ends at the Coastal Farm Store at about 336th Avenue
3. Existing but unused transfer station from the Hillsboro 72" transmission line in Baseline to the Cornelius system at East Lane

In summary, the City of Cornelius can easily serve the Northeast UGB area. The primary concern is the fact that most pipes in this area are substandard. Bringing this area up to current standards is an expensive proposition that is not currently programmed into the Cornelius water rate structure. Therefore, improvements to the water infrastructure in this area will be required at the time of development. Until areas are annexed into the City the system within this area will remain within Hillsboro's service district and will be maintained and operated by Hillsboro.

Water Infrastructure Needs – Southeast UGB Area

The Southeast UGB area represents a clean slate in that the area contains almost no existing water infrastructure. The only public water facility in the area is a 2" plastic line from Baseline south along 345th to serve approximately 8 residents within ¼ mile of Baseline. Since most of these residents are outside the UGB expansion area, the City does not intend to upgrade this 2" plastic line in the foreseeable future. However, the south end of this line may be looped into the new water infrastructure in the UGB area to protect against an emergency such as a line break.

When developed, the Southeast UGB area will be served by 12" mains under the planned collector streets. The collector streets are expected to include: 29th south of Baseline, 26th and 20th south of Ginger, Dogwood east of 28th, and a new east-west collector south of the current city limits that connects 20th, 26th and 29th. All local streets will be underlain with 8" water mains, the minimum standard required by Cornelius.

In addition, to provide adequate flow and pressure to this area at build-out, some improvements in the City's existing water system may be required. The needed improvements will be determined when the City completes its water master plan update later this year. However, the improvements to the existing system that are likely to be needed at full development of the UGB area include:

- 12" line to replace existing 8" line in Dogwood from 18th to 20th
- 12" line to replace 8" line in 20th from Dogwood to Southeast UGB area
- 12" line to replace 8" line in 26th from Dogwood to Southeast UGB area

These improvements are not needed initially, but will be required as the area nears build-out. When the City's water master plan update is completed in late 2015, the amount of development the existing system can support will be determined. For development that occurs before the master plan update is complete, the developer will be responsible for proving that the existing system can provide adequate flow and pressure to the UGB area. If adequate flow and pressure cannot be attained, the developer will need to make the improvements noted above.

Storage needs for the Southeast UGB area can be handled by the City's current 1.5 MG above ground reservoir and its 50+MG Aquifer Storage and Recovery (ASR) System scheduled to come on line in 2017.

Water Infrastructure Costs – Southeast UGB Area

All the new water mains in the Southeast UGB area will be installed and funded by developers. However, the City must pay for oversizing of lines greater than 8" size. In other words, while the developers are responsible for funding the installation of 8" lines under all the streets in this area, the City must fund the additional cost of 12" lines where they are needed. The cost of this upsizing of lines to 12" is estimated to be:

12" oversize cost in UGB area = ~10,000 LF @ \$20/LF = \$200,000

Furthermore, the City must fund improvements to piping outside the UGB area. These improvements are listed above and will cost approximately:

12" replacement lines inside UGB area = ~2,200 LF @ \$140/LF = \$300,000

Water SDCs from the southeast UGB area are expected to be:

1,100 single family residences @ \$3,884 SDC per residence = ~\$4M

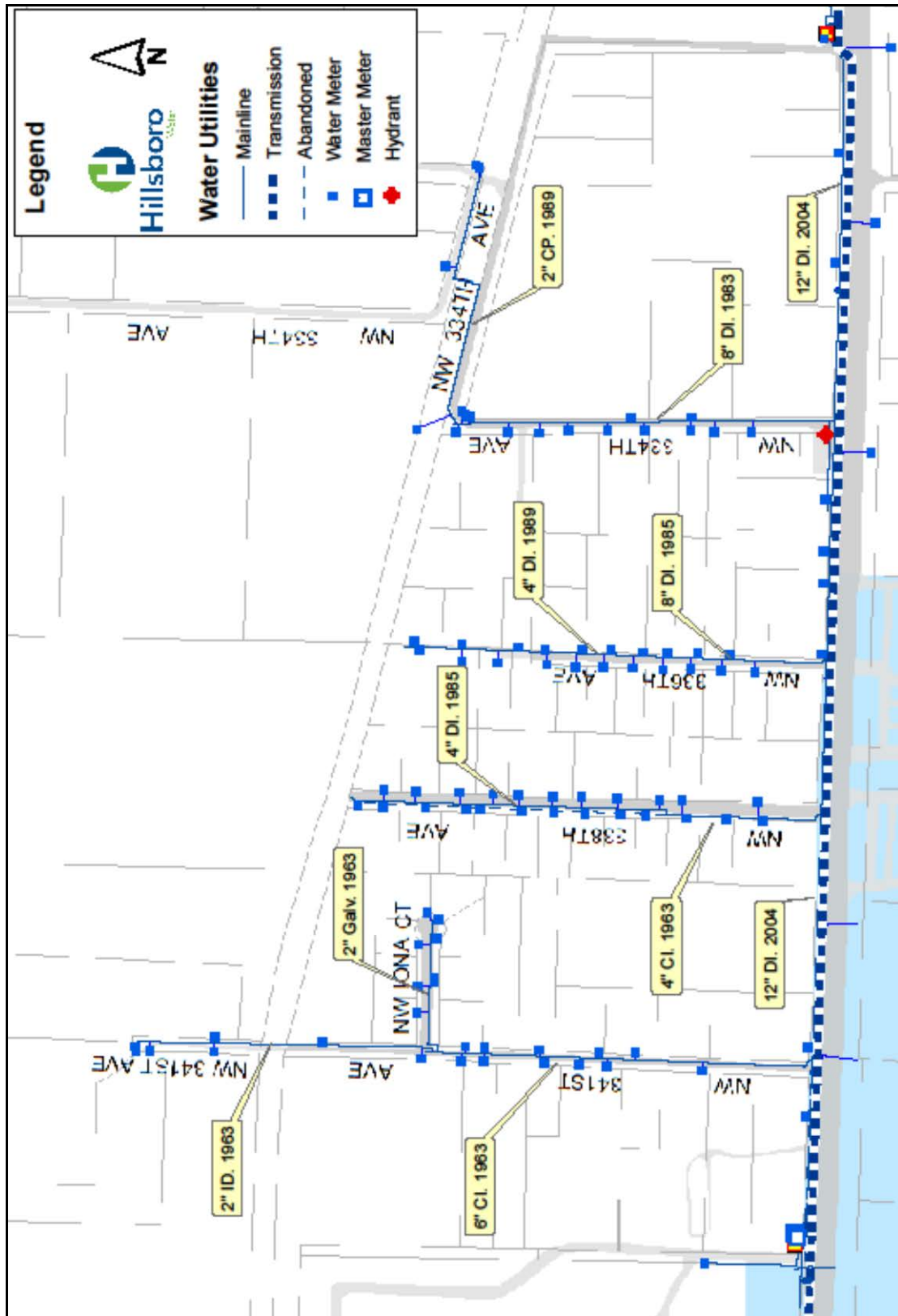
Therefore, the water SDCs captured from the new development in the southeast UGB area are more than adequate to fund the improvements to pipes needed to serve this area.

Recommendations

In the Northeast UGB area, staff recommends the area continue to be served by the City of Hillsboro until parcels are annexed. At the time parcels are annexed into the City of Cornelius, Cornelius should take over the portion of Hillsboro's system needed to serve the annexed parcel. Developers should pay for all improvements needed to bring lines up to City of Cornelius standards.

In the Southeast UGB area, developers should design and install all water mains. The City shall pay for oversizing mains under collectors to 12" from the 8" standard size. The City shall also design, build, and fund improvements necessary to the water mains within the current City boundaries.

Attachment 1 – Hillsboro Water System in Northeast UGB Area



Attachment 2 – Cornelius Water Improvement Needs for Northeast UGB Area

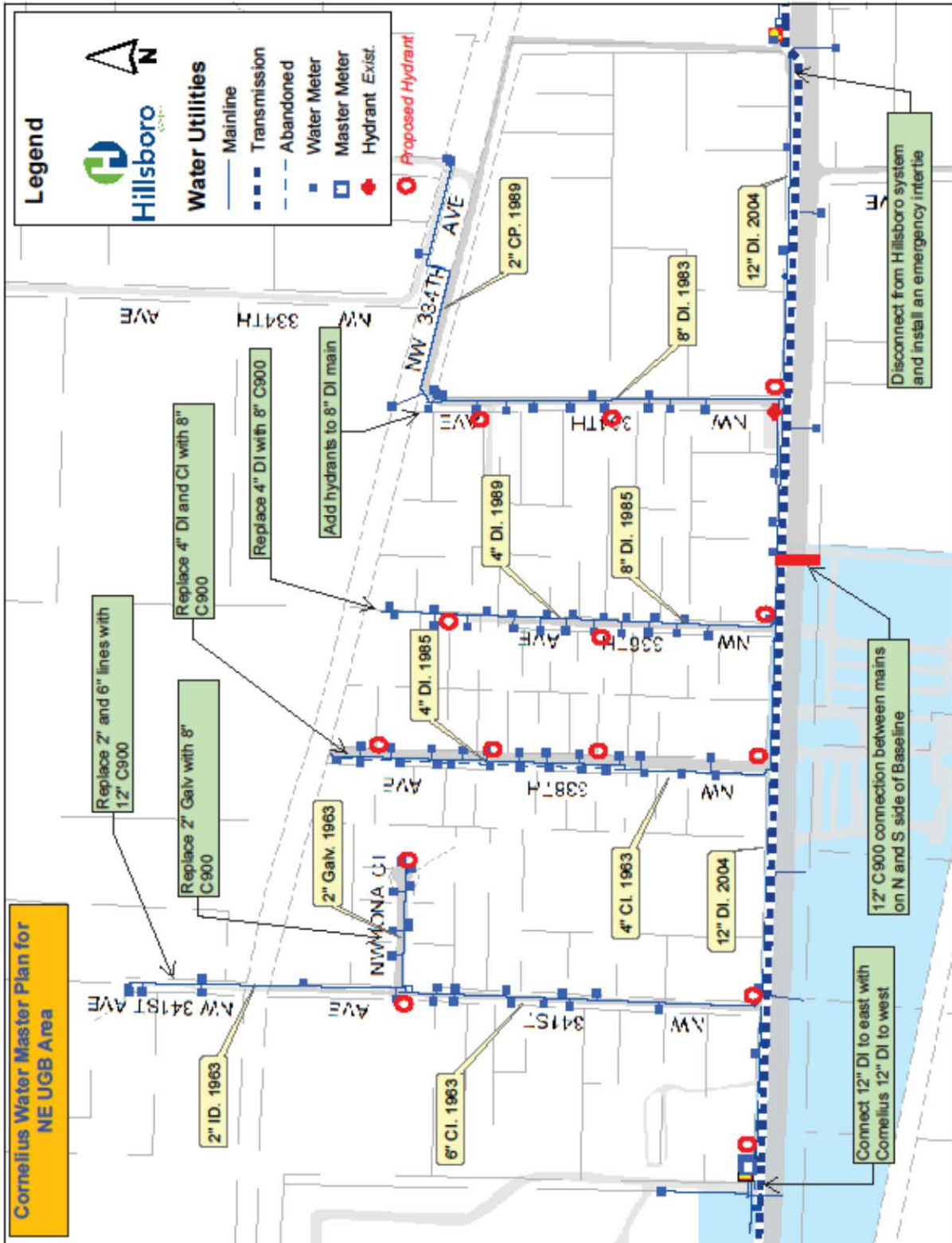


Exhibit E

Amendments to the City of Cornelius Transportation System Plan (Appendix M)

RECOMMENDATIONS

Transportation Planning Rule Findings

The traffic analysis completed for the proposed Cornelius UGB expansion areas found the potential vehicle trip increase would not significantly impact the surrounding transportation system and would satisfy the requirements of OAR 660-012-0060. No capacity improvements to existing facilities beyond those identified in the RTP and Cornelius TSP are required to support the UGB expansion areas. Further analysis of Tualatin Valley Highway west of 345th Avenue should be included in the upcoming Cornelius TSP update to identify specific projects to serve fronting property needs for access, capacity and safety.

Local Improvements

Local roadway projects would be required to support the UGB expansion areas and provide adequate access and internal circulation. Based on the City’s functional classification designations¹³ and the future 2040 PM peak hour volume forecasts, recommended local improvements were identified as shown in Table 11. Planning level cost estimates were developed for each roadway project based on the collector cross-section with parking on both sides of the street (shown in Figure 9). If the collector facilities were constructed with a narrower cross-section (shown in Figures 10 and 11) the costs would be lower.

Table 11: Local Improvements to Support UGB Expansion

Project	Description	Planning Level Cost Estimate
20 th Avenue Extension	Construct a collector facility south of Ginger Street then east to 29 th Avenue extension	\$7,450,000
26 th Avenue Extension	Construct a collector facility south of Ginger Street to the 20 th Avenue extension east-west alignment	\$1,300,000
29 th Avenue Extension	Construct a collector facility south of Tualatin Valley Highway to realignment with 345 th Avenue, install railroad crossing treatments on 29 th Avenue, close railroad crossing on 345 th Avenue	\$6,800,000

¹³ Cornelius Transportation System Plan, DKS Associates, adopted June 20, 2005, Figure 8-3.



Dogwood Street Extension	Construct a collector facility east to 345 th Avenue (east UGB expansion area boundary)	\$1,600,000
29 th Avenue/Tualatin Valley Highway Signal	Install a traffic signal, interconnect with adjacent railroad crossing	\$600,000

Note: Collector facility cost estimate based on Figure 9 cross-section

The remaining roadways needed to support future development would function as local streets. The preliminary alignment for the recommended collector facilities are shown on Figure 7. These alignments are conceptual and will be refined with further engineering analysis prior to construction.

Policies and Standards

New policies and standards should be adopted to support the UGB expansion areas:

- Development should be limited to 130 residential units connecting to 20th Avenue and 260 residential units connecting to 26th Avenue prior to construction of the 29th Avenue connection to Tualatin Valley Highway. With a roadway connection between 20th and 26th Avenue, a combined development limit of 390 residential units should be applied.
- Roadway and trail cross-sections shown in Figures 9 to 14 should be incorporated into the Cornelius TSP.

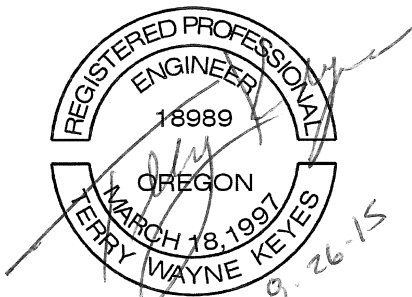
Exhibit F

Amendments to the City of Cornelius Storm Drainage/Surface Water Master Plan (Appendix H)

Cornelius Urban Growth Boundary Expansion

Stormwater Plan

August 26, 2015

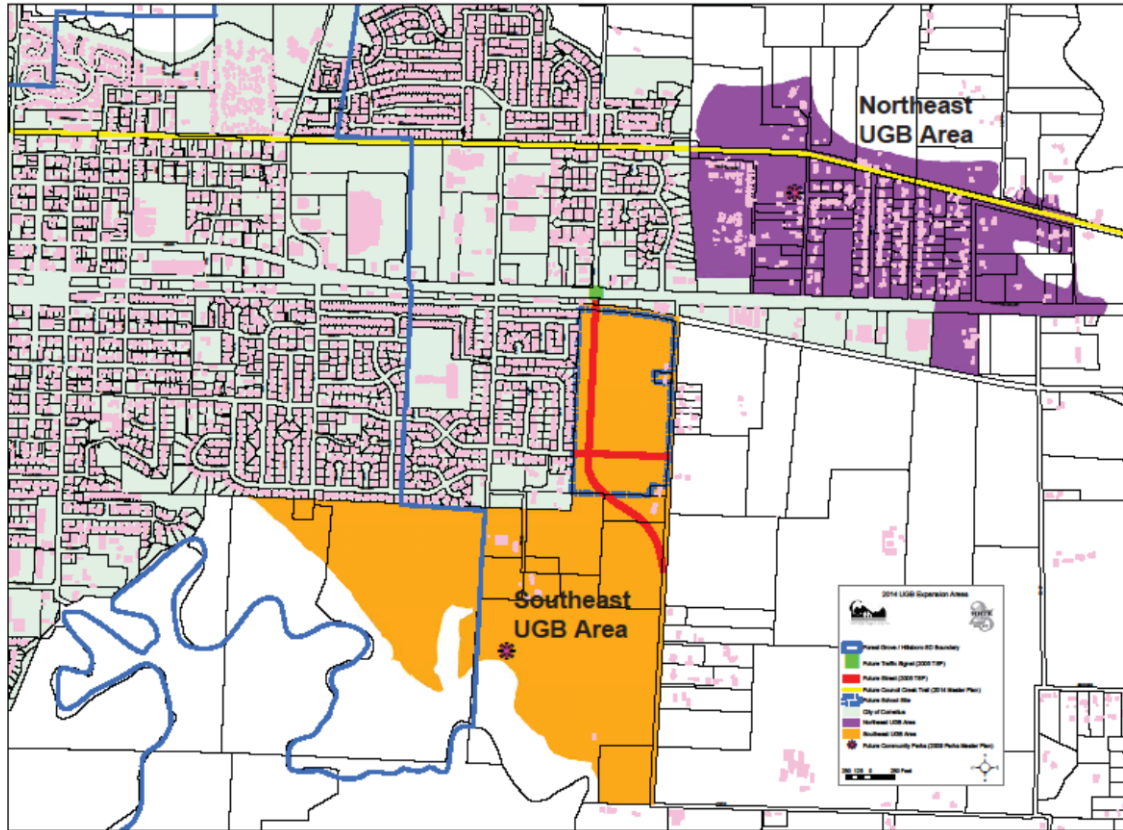


RENEWS 6/30/2017

Terry Keyes, PE
City Engineer
City of Cornelius

Study Area

The Urban Growth Expansion (UGB) area consists of two parts. The Northeast UGB area is primarily north of Baseline and south of the Council Creek flood plain, just east of the current City limits. The Southeast UGB area is north of the Tualatin River flood plain and west of 345th Avenue. These areas are shown in the map below.



The terrain in these two areas is generally flat. The Northeast area largely slopes to the north toward Council Creek. The only waterway in this area is a large wetland area that separates the UGB expansion area from the current City boundary. This wetland area drains north toward Council Creek.

The Southeast area primarily slopes to the south toward the Tualatin River. The only waterway in this area is an agricultural ditch that starts where 26th Avenue turns into Webb Road and then traverses in a south-southwest direction toward the Tualatin River.

Existing Stormwater Facilities

The only existing stormwater facilities in the Northeast UGB area are roadside and trackside ditches along Baseline, the north-south streets traversing the area, and the railroad north of Baseline.

The stormwater facilities in the Southeast UGB area are limited to the roadside ditches on 345th Avenue and railroad ditches along the railroad south of Baseline.

As development occurs, these facilities are expected to be replaced with facilities meeting current Clean Water Service (CWS) standards.

Stormwater Standards Overview

Any new development in the UGB expansion areas must at a minimum meet the current *Design and Construction (D&C) Standards for Sanitary Sewer and Surface Water Management* issued by CWS.

Some UGB expansion areas in Washington County, notably Tigard's River Terrace and the unincorporated North Bethany, created additional stormwater standards that go beyond the D&C Standards. In the case of River Terrace, severe erosion in the stream corridors coming off the south side of Bull Mountain necessitated a more stringent approach to stormwater control in the area.

In North Bethany's case, CWS desired to incorporate extensive LIDA (low-impact development practices) into the area and pre-built a number of large regional facilities. This was deemed more desirable to the creation of individual stormwater facilities in each development phase.

One downside of the North Bethany approach is that CWS has had difficulty keeping ahead of development with new facilities. Also, by CWS constructing regional facilities rather than each developer constructing their own facilities, North Bethany has a large stormwater fee or system development charge that is unique in Washington County.

Finally, the D&C Standards issued by CWS are expected to change significantly as a result of a new MS4 permit from the State of Oregon, Department of Environmental Quality (DEQ) to CWS. One change in the new MS4 permit will be an increased level of treatment for stormwater. However, the most significant change in the standards is expected to be a requirement to deal with hydro-modification. Instituting this type of requirement is expected to create the need for very large detention and retention facilities on new development sites.

Cornelius Plan

Because Cornelius does not face the problems Tigard does on Bull Mountain and because the City does not have the staff to plan, design, and build regional facilities, as CWS is doing in North Bethany, Cornelius will require developers to meet the current stormwater standards issued by CWS. While this approach is not innovative, it has been used successfully for decades in urban Washington County to manage stormwater runoff.

The only variations from the CWS standards are:

1. Prohibition on the use of proprietary treatment systems, e.g., Stormfilters, for treatment on parts of the system that the City must maintain in the future, i.e., facilities to be dedicated to the City.
2. Unless required by CWS rules, prohibition on single-family residential lot LIDA facilities.

The reason for the prohibition on proprietary systems is the additional maintenance burden these pose for the City at a time when stormwater maintenance funding is extremely limited. Likewise, the single-family lot LIDA facilities require on-going City inspection and oversight that the City does not have funding to undertake.

Costs

Since developers will be responsible for designing and constructing stormwater facilities in the new UGB areas, the City will incur zero capital costs for these systems. The City will, however, incur, increased maintenance costs long-term, but these costs are funded by monthly stormwater fees payable by the new residents and businesses in the area.

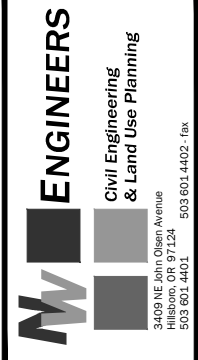
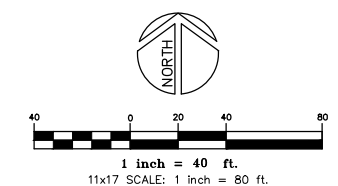
Recommendations

Staff recommends the City use the CWS D&C Standards that are applicable at the time of development to address stormwater issues in the UGB areas. Staff further recommends, the following two conditions be placed on all new development in these areas:

1. Prohibition on the use of proprietary treatment systems for treatment on parts of the system that the City must maintain in the future.
2. Unless required by CWS rules, prohibition on single-family residential lot LIDA facilities being used to meet subdivision stormwater quality or quantity requirements.

Exhibit F: Neighborhood Meeting Documentation

2 PARCEL PARTITION PROPOSED MIDDLE HOUSING



FOR: DEHEN HOMES, LLC
 JODI DEHEN
 18118 SE 36TH ST.
 VANCOUVER, WA 98683
 SITE: TAX MAP 1N335CD
 TAX LOT 1200
 CITY OF CORNELIUS, OREGON

2-PARCEL PARTITION
 PROPOSED MIDDLE HOUSING
 N0802
 SITE EXHIBIT

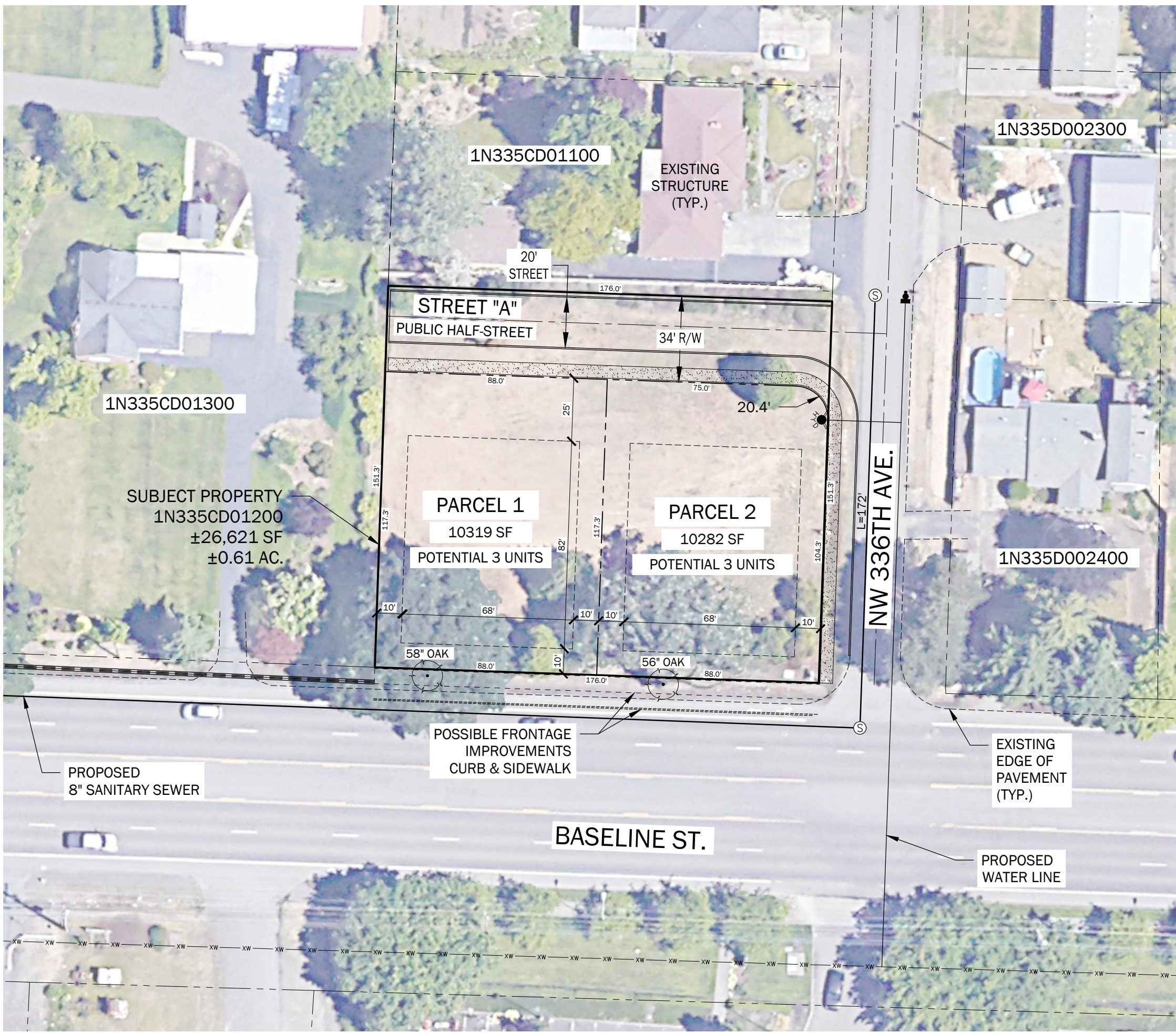
REVISION	BY	DATE
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2		
3		
4		
5		
6		
7		

DESIGNED	DRAWN	REVIEWED	SUBMITTAL

1

2 PARCEL PARTITION PROPOSED MIDDLE HOUSING

AERIAL PHOTOGRAPH DATE: 05/13/2021
SOURCE: GOOGLE EARTH



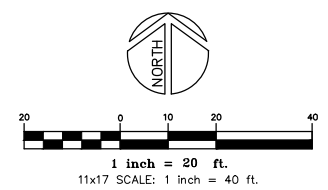
MW ENGINEERS
Civil Engineering
& Land Use Planning
3409 NE John Olsen Avenue
Hillsboro, OR 97124
503.601.4402 - fax

FOR: DEHEN HOMES, LLC
JODI DEHEN
18118 SE 36TH ST.
VANCOUVER, WA 98683
SITE: TAX MAP 1N335CD
CITY OF CORNELIUS, OREGON

2-PARCEL PARTITION
PROPOSED MIDDLE HOUSING
N0802
AERIAL PHOTOGRAPH

REVISION	BY	DATE
1		
2		
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7		

DESIGNED	DRAWN	REVIEWED	SUBMITTAL



ChrisB, Plotted: Dec 28, 2022 - 12:27pm, P:\N0802.dwg (P:\en\Ext\N0802-NEIGH-MTG-EX1.dwg)

DEVELOPER OR AGENT: Dehen Homes OR336 LLC

PROJECT LOCATION: Hillsboro, OR 97124

Washington County tax lot 1200,
MAP IN-3-35CD

AFFIDAVIT OF MAILING NOTICE

I, Jodi Anne Dehen, being first duly sworn; say that I am
Manager, Dehen Homes LLC
(represent) the party intended to submit an application to the City of Cornelius for a
proposed annexation and rezoning affecting land located at
0 NW 336th, Hillsboro, OR, and that pursuant to Ordinance 810, Chapter
97124
18.10, and the guidelines set out by the Community Development Director, did on the
7th day of December, 2022, personally mail notice to
affected property owners within 250 feet of the proposed development site.

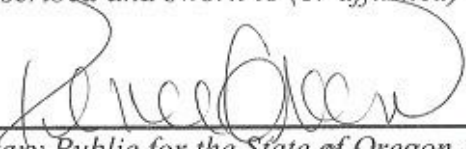
*Sign and Date in the presence of a Notary Public. Certain City staff are Notary Publics
and are available for witnessing.*

Signature: 

Dated this 7th day of December, 2022.

State of Oregon Washington
County of Clackamas

~~Subscribed and sworn to (or affirmed) before me this 7th day of December, 2022~~


Notary Public for the State of Oregon Washington

My Commission expires: April 17, 2026

NOTARY PUBLIC
STATE OF WASHINGTON
RENEE GREEN
MY COMMISSION EXPIRES
APRIL 17, 2026
COMMISSION # 171464



Tips for Planning a Successful Middle Housing Project



Schedule a meeting with the Community Development Department to discuss your proposed project, as every individual property and proposal is unique.



Building Permits will be required. Get written detailed bids from three contractors. Compare the bids and ask questions.



Check the contractor's license and complaint history through the Oregon Construction Contractors Board at www.oregon.gov/ccb



Ask for and check references. Look at other jobs the contractor completed recently.

Cornelius

Oregon's Family Town

Community Development Department

In-Person Customer Service Hours:

Monday through Friday
8:30 am to 5:00 pm

Physical Address:
1300 S. Kodiak Circle
Mailing Address:
1355 N. Barlow Street
Cornelius, Oregon 97113

Phone: 503.357.3011
Fax: 503.357.3424
Email:
Barbara.Fryer@Corneliusor.gov
Tim.Franz@Corneliusor.gov

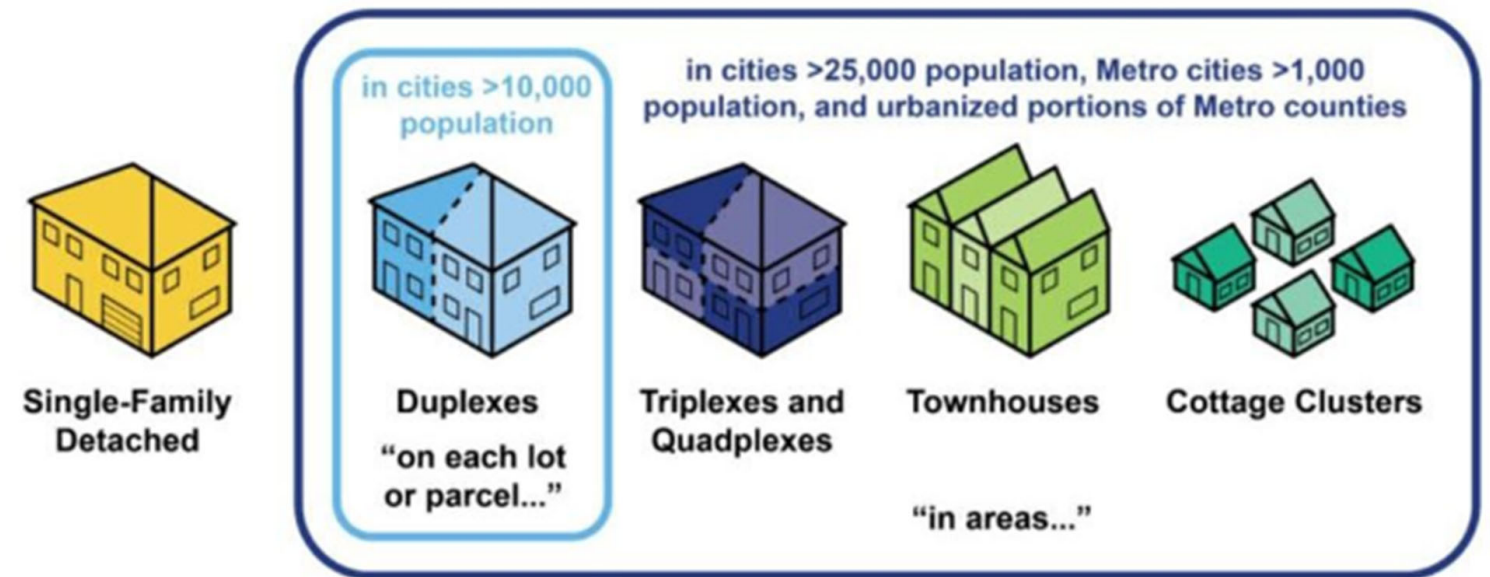
Middle Housing

City of Cornelius

Middle Housing Overview

The Oregon State Legislature passed House Bill 2001, which requires cities in the Portland Metropolitan area adopt regulations that allow for Middle Housing in certain zoning districts. The term Middle Housing applies to duplexes, triplexes, quadplexes, townhomes, and cottage clusters within the City's residential zoning districts (R-10, R-7, A-2, and CR).

House Bill 2001 enables



"...that allow(s) for the development of detached single-family dwellings"

Source: DLCD

Types of Middle Housing

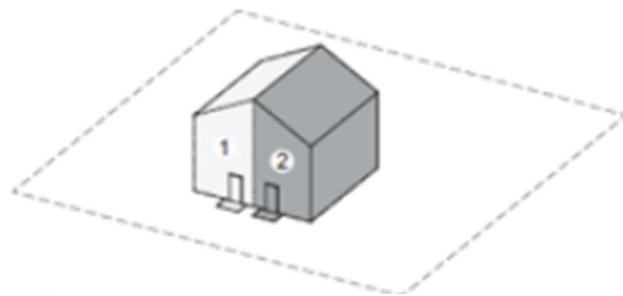
Middle Housing means a duplex, triplex, quadplex, townhouse or cottage cluster development.

Cottage cluster means a group of four or more detached dwelling units per acre with a footprint of less than 900 square feet that includes a common courtyard. Cottage cluster dwelling units may be located on a single parcel or on individual

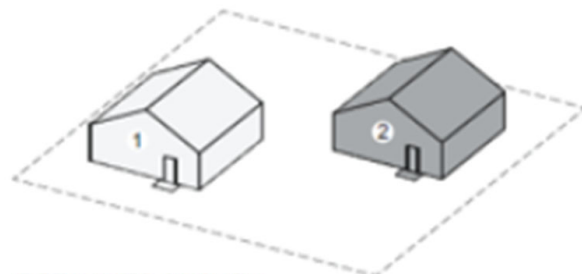


COTTAGE CLUSTER

Duplex means a building containing two attached or detached dwelling units located on a single parcel.

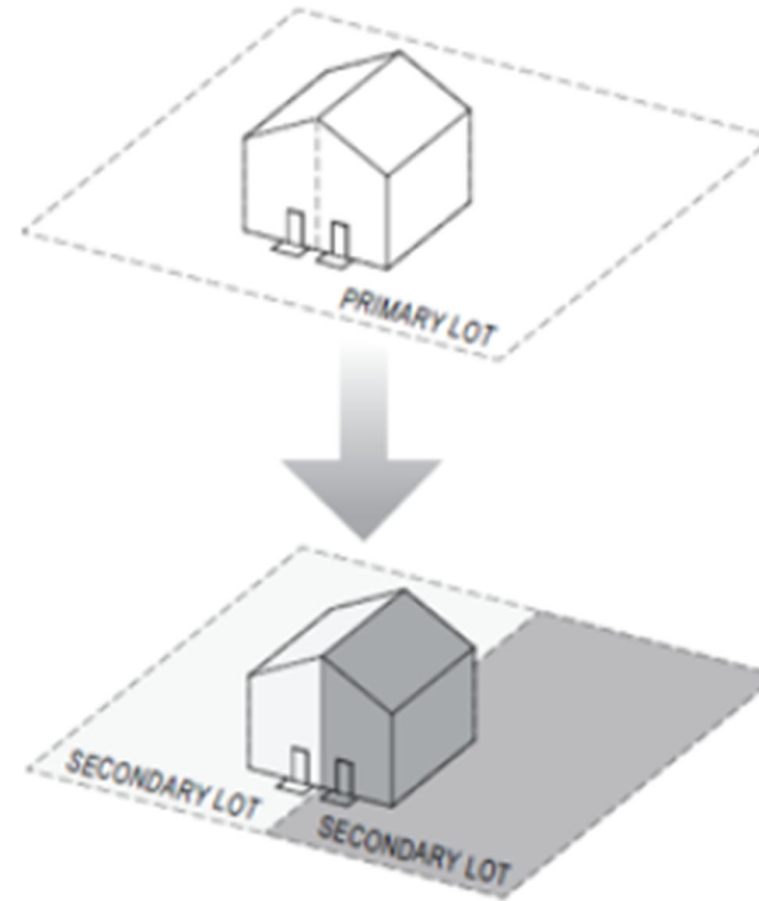


ATTACHED DUPLEX



DETACHED DUPLEX

Middle Housing Land Division



With a Middle Housing Project, there is also the opportunity for an Expedited Middle Housing Land Division. This means that each dwelling created in a Middle Housing project can be sold individually, resulting in more homes available for ownership. The primary parcel controls the footprint for the structures through the setbacks. Individual lots created through an Expedited Middle Housing land division need not comply with the lot size of the underlying zone. The lot or parcel that is the subject of the land division is referred to as the middle housing primary lot; a lot created by the division is referred to as a middle housing secondary lot.

Review Timeline

- In most cases, review and approval for Middle housing will be within 10-working days of a complete application, per CMC 18.100.030
- Review of Expedited Land Divisions will occur within 63-days, per CMC 17.05.060

More information about Middle Housing and Land Partitioning can be found within CMC Chapters 17 & 18 on the City of Cornelius website

<https://www.ci.cornelius.or.us>

Middle Housing Minimum Lot Size

Chapter 18.20 LOW-DENSITY RESIDENTIAL ZONE (R-7)

HOUSING TYPE	MINIMUM LOT SIZE
Detached single-unit dwelling, duplex, and triplex	6,000 square feet
Quadplex and cottage cluster	7,000 square feet
Townhouse	1,500 square feet

Chapter 18.25 VERY LOW-DENSITY RESIDENTIAL ZONE (R-10)

HOUSING TYPE	MINIMUM LOT SIZE
Detached single-unit dwelling, duplex, and triplex, quadplex, and cottage cluster	10,000 square feet
Townhouse	1,500 square feet

Each Middle Housing project is unique. Existing lot size and configuration, structures and utility availability contribute to the final configuration and build out will vary throughout neighborhoods.

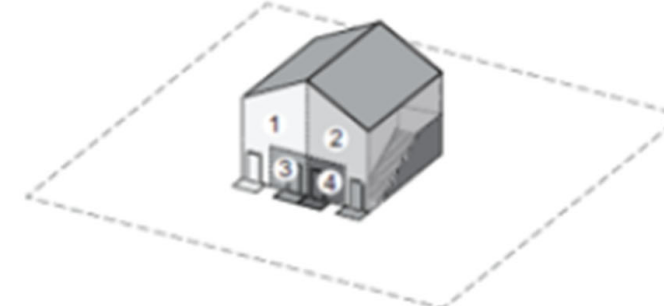
Chapter 18.70 CORE RESIDENTIAL ZONE (CR)

HOUSING TYPE	MINIMUM LOT SIZE ¹
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	2,000 square feet per unit
Approved nonresidential uses	None

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

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

Quadplex means a building containing four attached or detached dwelling units located on a single parcel or lot.

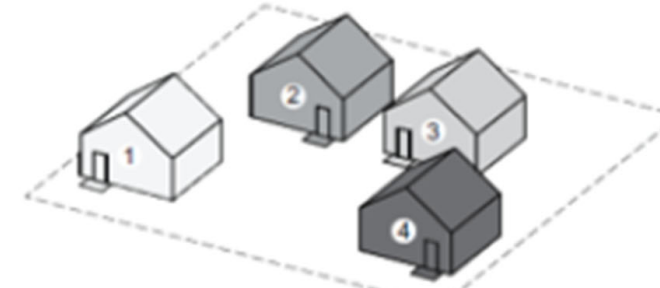


ATTACHED QUADPLEX

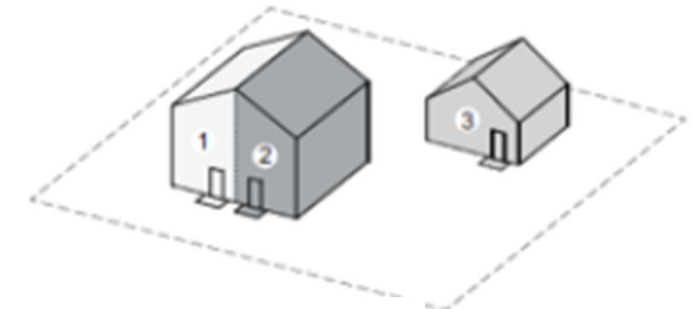
“Triplex” means a building containing three attached or detached dwelling units located on a single parcel or lot.



ATTACHED TRIPLEX

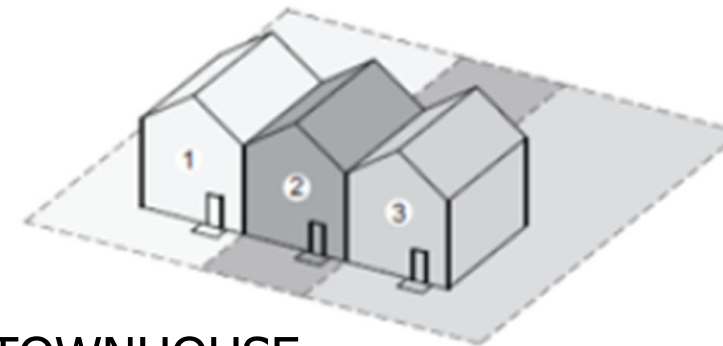


DETACHED QUADPLEX



DETACHED TRIPLEX

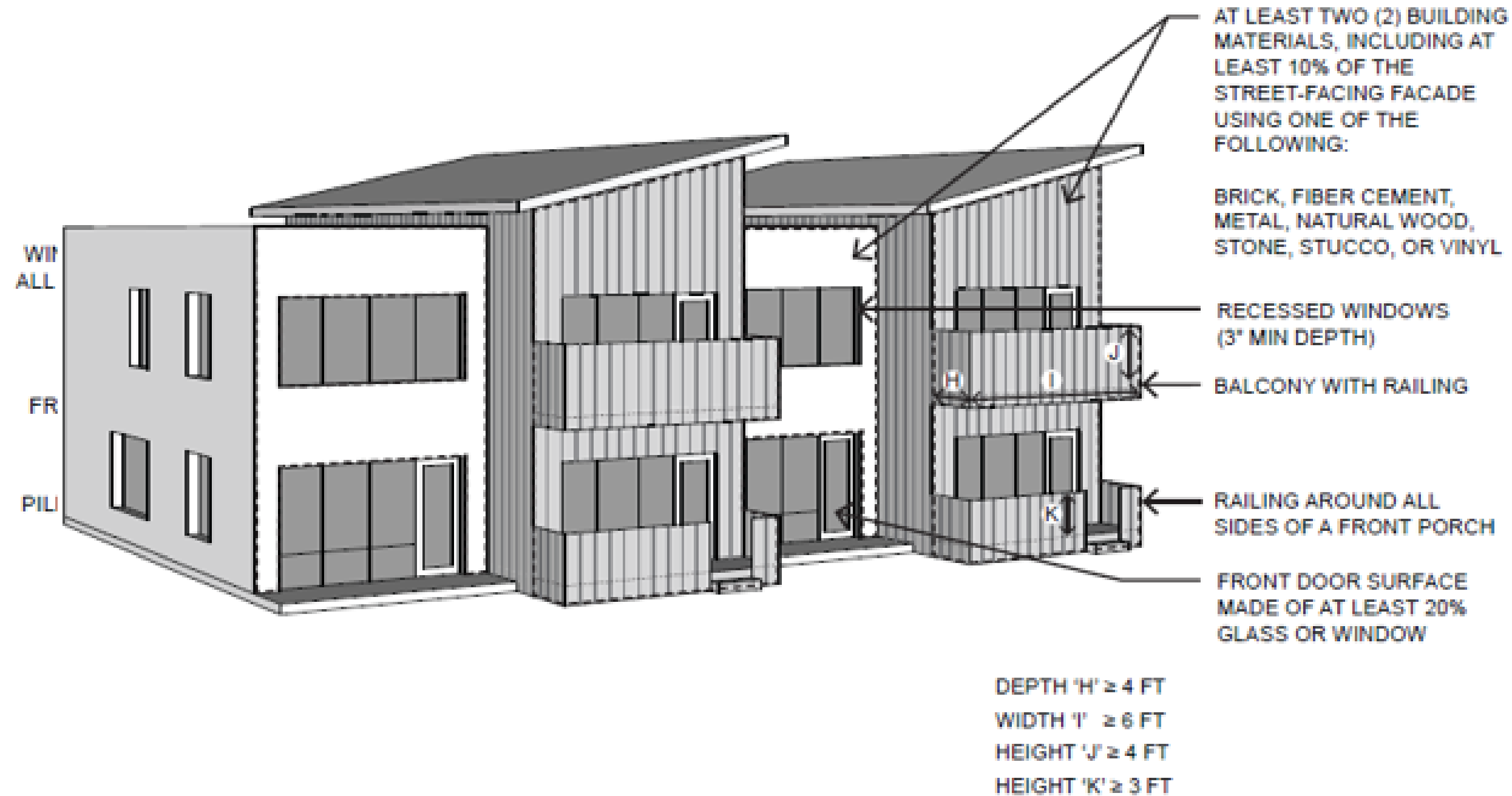
Townhouse means two or more dwelling units, separated by common walls on the property lines. Each common wall has a zero lot line setback.



TOWNHOUSE

Middle Housing Design Requirements

With the Middle Housing code update, the CMC was expanded to include residential design requirements (CMC 18.100.070). For new residential structures, a minimum of 3 architectural features, from a list of 20, must be incorporated into the front design of the building. Below is an example of some of the features.



Notices for Neighborhood Meeting Review

Relevant to the property annexation/rezone and included in the notice mailing:

Marcella Radke, seller of the property : 13355 SW Kleir Drive, Hillsboro, OR 97123

Sophia Dehen (owner of Dehen Homes LLC and lives in Hillsboro sent a copy so we knew the date they would be received by list of neighbors after being sent 12-7-22): 2197 SE Oak Crest Drive, Hillsboro, OR 97123

Safley Law LLC (our Real Estate attorney): 2416 NE Regents Drive, Portland, OR 97212

Matt Newman, NW Engineers: 3409 NW John Olsen Ave., Hillsboro, OR 97124

Barbara Fryer, AICP, City of Cornelius Community Development: 1355 N. Barlow St., Cornelius, OR 97113

Tim Franz, City of Cornelius Community Development: 1355 N. Barlow St., Cornelius, OR 97113

Neighbor's within 250 feet as required to send notices to listed below and their addresses given to me by our realtor Maggie Armstrong, I combined the list below from 2 title company spreadsheets that had different information on each that was sent to me:

Kurt and Elonda Albee: 33765 SW TV Hwy, Hillsboro, OR 97123

Tad Arias: "owner address" 135 NW 338th Ave., Hillsboro, OR 97124 that I sent the notice to, while site address is: 105 NW 338th Ave., Hillsboro, OR 97124

Coastal Farm Real Estate, "owner address" P.O. Box 99, Albany, OR 97321 that I sent the notice to, site address 3865 Baseline St., Cornelius, OR 97123

Benjamin Cullick: 33845 SW Tualatin Valley Hwy, Hillsboro, OR 97123

Jim and Phyllis Richards Family LLC: "owner address" P.O. Box 159, Albany, OR 97321 that I sent notice to for both "site addresses" 3827 Baseline St, Cornelius, OR 97123 and 3793 Baseline St., Cornelius, OR 97123

Michael Kennedy: 85 NW 336th Ave., Hillsboro, OR 97124

Susan Karels: 110 NW 336th Ave., Hillsboro, OR 97124

Kinnaman Family Rev. Trust: 160 NW 336th Ave., Hillsboro, OR 97124

Marsha and Mike Moore: 260 NW 336th Ave., Hillsboro, OR 97124 (this address was not on either of the lists from the title companies, the seller gave me this address to include in the mailing)

Karen and Jacob Palenick: "owner address" 3453 SE Walnut St., Hillsboro, OR 97123 that I sent the notice to, site address 33430 SW Tualatin Valley Hwy, Hillsboro, OR 97123

James Powell: 130 NW 336th Ave., Hillsboro, OR 97124

Kenneth Ryan: 175 NW 336th Ave., Hillsboro, OR 97124

Steve Scarbrough: 160 NW 338th Ave., Hillsboro, OR 97124

George and Francine Svcarovich: 145 NW 336th Ave., Hillsboro, OR 97124

Kathryn Truscott: 135 NW 334th Ave., Hillsboro, OR 97124

Charles and Rebecca Wade: 115 NW 336th Ave, Hillsboro, OR 97214

Christopher Warner: 33585 SW Tualatin Valley Hwy, Hillsboro, OR 97123

Wilfert Investments: "owner address" 430 NW 231st Ave., Hillsboro, OR 97124 that I sent the notice to, the two lists from the title companies didn't have the same "property address" listed, one had 33505 SW Tualatin Valley Hwy, the other had listed 33535 SW Tualatin Valley Hwy but the "owner address" was the same as above that the notice went to for both site addresses.

Neighborhood Review Meeting Notes 12.28.22 Cornelius Library, RE: Dehen Homes OR336 LLC annexation and rezoning/City of Cornelius/Property NW 336th & Baseline, Washington County tax lot 1200

- Sign in sheet announced and requested for people to sign in
- notes included with post meeting info (will be part of public record and certain requests to email info, Matt Newman responded that we can email them the information if requested)
- Announcement that the meeting is regarding Annexation into the City of Cornelius and re-Zoning to R-10 Middle housing
- Matt Newman has board up showing aerial view of property and proposed infrastructure and approximate size of partitioned lots as well as an annexation and rezone map
- Most people w in rural and r5 but is holding zone until properties are annexed
- Matt Newman leading the meeting, explains what is happening w property
- To bring property in required to extend urban services (water, sewer, electricity) from Cornelius
- Bringing services from new development down the street (development name? 341st)
- Matt Newman explained what is involved in extending services and 2019 middle housing ordinance (req by legislature to adopt middle housing ordinance)
- What it means – many of these homes on large lots
- Zoning city limits is rural but what we are proposing is annexation into R10
- What R10 means is 10k sq ft lot
- City wants a road going through back of the property eventually
- For property to be built road will need to be built
- Plan for future development (portion has already been built with subdivision)
- Currently zoned A5 for one house in WA County but Cornelius won't allow it
- (voiced concern from neighbor) Annexing forced to neighbors if this lot is developed? Law from state health enforced by various agencies the neighbor said (?)
- Requirement is to extend the water line, sewer line, bury utilities, sidewalks, etc.
- Currently need to get topography survey to get a more accurate perspective of infrastructure
- Waiting to hear where the sewer line would come out of the ground
- Water would be laid at minimum which is .4% (every 200 ft would go up a ft)
- Sewer is deep enough for part of 336th but neighbors showing concern that the rest of the street will have to go on gravity feed eventually midway point up the street, asking what the proposed solution is? Not sure how it is funded for Local Improvement District?
- Neighbors asking where does the line extend to? In right of way by highway?
- ODOT didn't want frontage road which is why it is possibly on North side (state gets involved with frontage roads)
- 33 ft allocated for road going in, when next property is developed would need additional footage
- Only affected when neighbors want to develop, are not forced into it
- Process wise annexation first
- Baseline and to the South is already annexed
- Annexation process takes three months
- Neighbors asking what is the problem with staying in WA County? Developer can't stay in unincorporated Washington County and build, due to UGB, being forced into annexation

- In order to get urban services to build anything, developer has to annex into Cornelius and rezone R-10
 - Meeting is for public process (required)
 - Big question if there are services available, it must be proven
 - Annexation and rezoning application first, then after is Development application years later (with plans etc)
 - Matt Newman advises that it will be a minimum of 2 years before development will occur due to application requirements and infrastructure process
 - R-10 requirements explained
 - Have to meet minimum density of three units per lot
 - If the lot is to be developed, to do middle housing as required as rezone, developer must partition the lot
 - Next step after annexation and rezoning is partition which is Land Use Application
 - Have to show how R-10 standards are being met, lot size and infrastructure
 - Would need to have preliminary design
 - Then Conditions of Approval when designs are done
 - To make money on the project, need to do multiple houses or other middle housing due to infrastructure cost
 - Street improvements will be required only along frontage including lights, possibly a fire hydrant, sidewalk 6 ft sidewalk (minimum paved width 20ft on North side)
-
- Second step getting land use approval, third step is civil design, then move into construction
 - 2024 most likely before Dehen Homes OR336 LLC can even start infrastructure improvements at the earliest
 - After the infrastructure improvements occur is when the actual building will start
 - Could prevail on cost of improvements
 - Once requirements are met to do middle housing under state ordinance
 - Every lot with middle housing R-10 allows duplex, triplex, quadplex and cottage cluster
 - End plan goal: Cottage Cluster sending pictures around, Jodi Dehen emphasized that this is NOT the purpose of the meeting, that annexation and rezoning is, that nothing is approved at any step at this point, application not yet in for annexation and rezoning, this meeting is the first step
 - What law says regarding middle housing ordinance Matt Newman explained
 - For cottage clusters, Max 900 sq ft, could sometimes include garage and cottage clusters have a community area
 - Part of annexation app requirement is that neighbors within 250 feet of the subject property are sent a notice regarding annexation and rezoning meeting (this meeting), another part of that is the sign in sheet with names and address/phone list of who attended said meeting.
 - another request is made for people to sign in (Jodi Dehen noted that 29 people are present at the meeting but only 19 signed in)
 - We submit application with some of the exhibits shown and show that services can be extended

- Include these findings for review and that is what the hearing is about, once it is approved then the property will be annexed
- After annexation approved then rezoning, then partition, then comes the development application
- Neighbors voicing upset and concern that if approval goes through and their septic fails may need to annex in for utilities
- Neighbors asking how they can prevent developers from getting approved for any of it
- Annexation and rezoning is part of bringing parcels into the urban growth boundary and city development
- Neighbor asks if part of annexation includes traffic report for single family houses etc., developers were told at a City of Cornelius pre-application conference meeting that they will not be required to do a traffic report
- What else traffic engineers likely look for is peak trips and documentation has to be provided in the application
- Neighbors asking if they can get an email of information provided, Matt Newman explained it will be accessible publicly but before that time, Jodi Dehen offers that if they email her at her contact information provided, she can send what is required to share
- Some neighbors strongly and loudly stating that most of them are against development of this lot
- Others asking questions about process, curious and thankful for transparent sharing of what is happening during this process
- Meeting scheduled for 6:30pm-7:30pm, concluded by 7:35pm

A decorative border surrounds the text, featuring various sizes of snowflakes and small yellow stars on a white background.

Neighborhood Review Meeting

For a Preliminary Proposal affecting the vacant land parcel located at:
O NW 336th Street and Baseline (Tualatin Valley Highway), Hillsboro,
Oregon 97124

A meeting to discuss the preliminary proposal to annex the property into
the City of Cornelius and change the existing County (AF-5) zoning to
the City of Cornelius (R-10) zoning designation

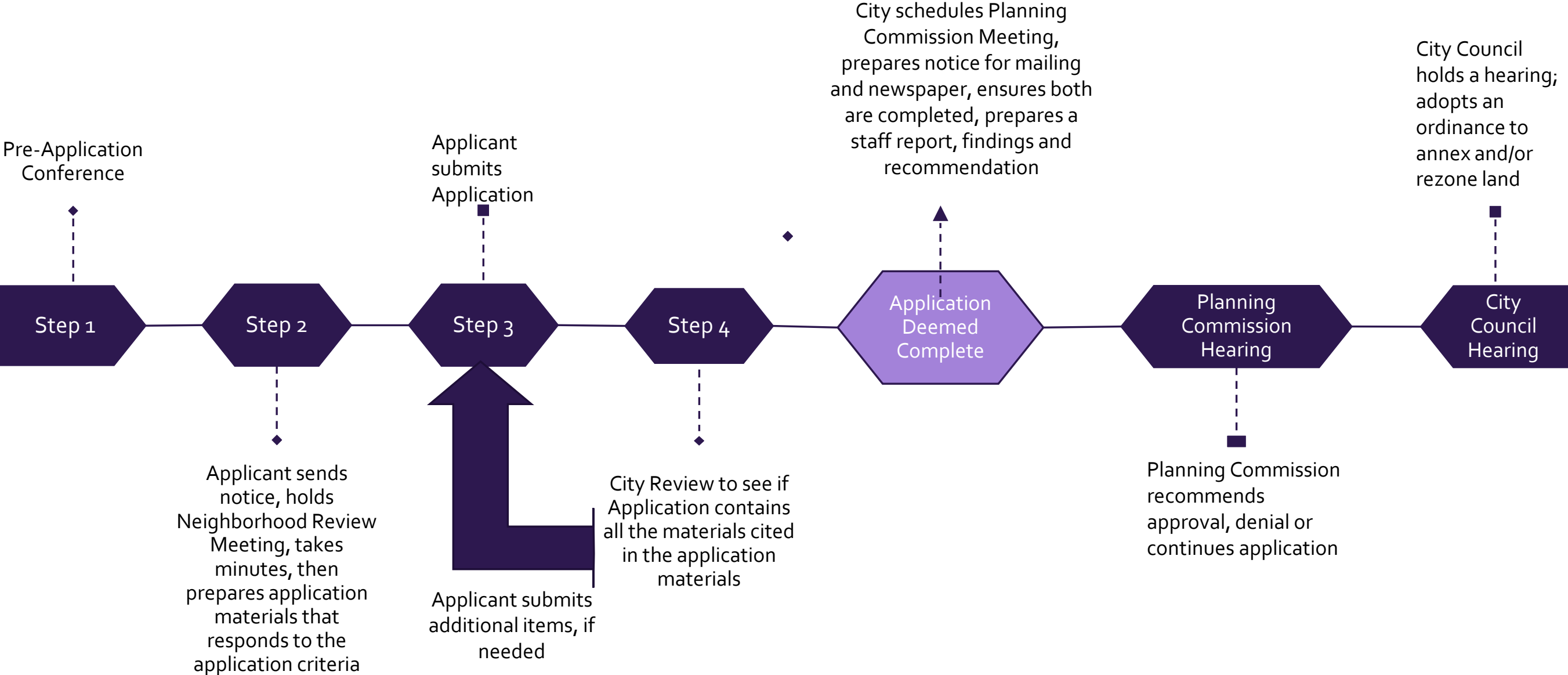
This neighborhood review meeting will be held on Wednesday,
December 28th, 2022 at 6:30pm-7:30pm at Cornelius Public Library in
the Walters Gallery meeting room, 1370 N Adair Street, Cornelius,
Oregon 97113

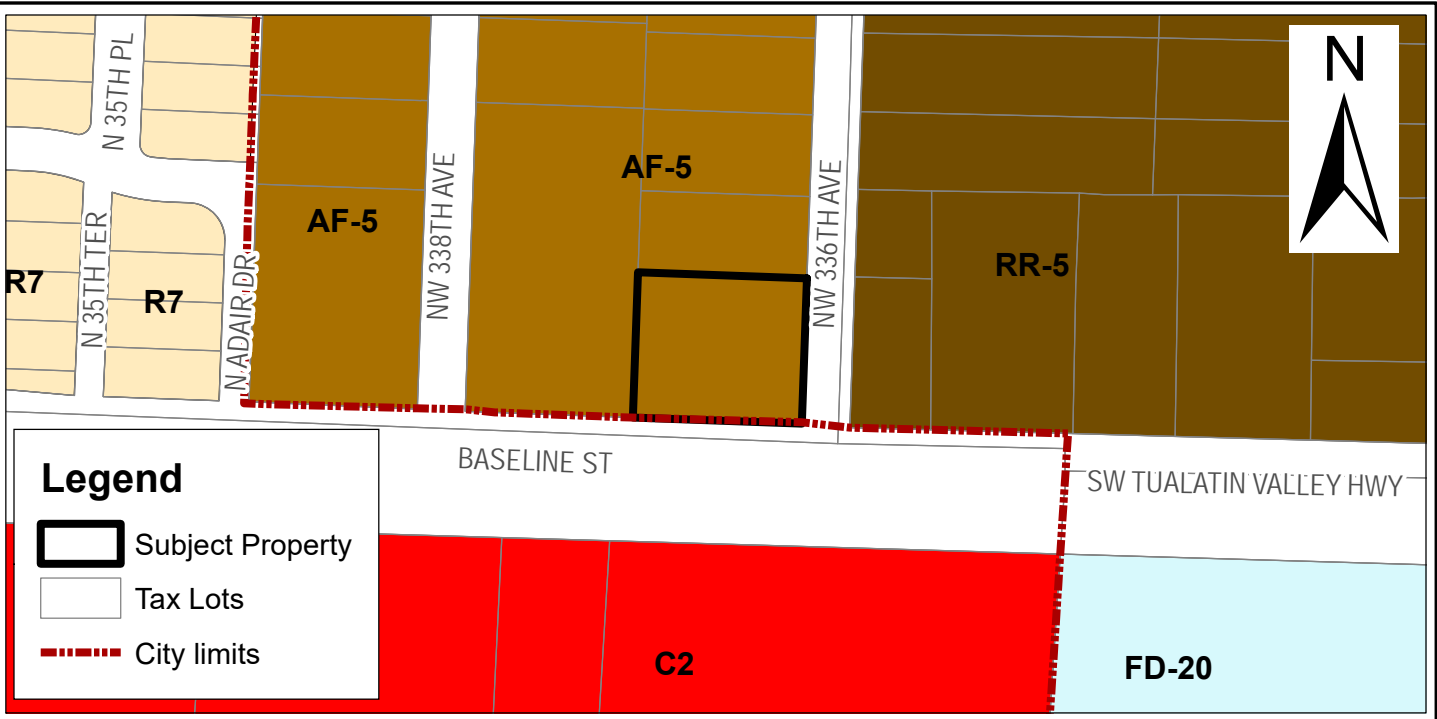
PLEASE KNOW ALL INTERESTED PERSONS ARE WELCOME TO ATTEND

For more information, please contact Jodi Dehen, Dehen Homes OR336
LLC, at jodi@dehenhomes.com or 503-771-5072




Looking forward to meeting you!

Project Milestones for Annexation and Rezone Application

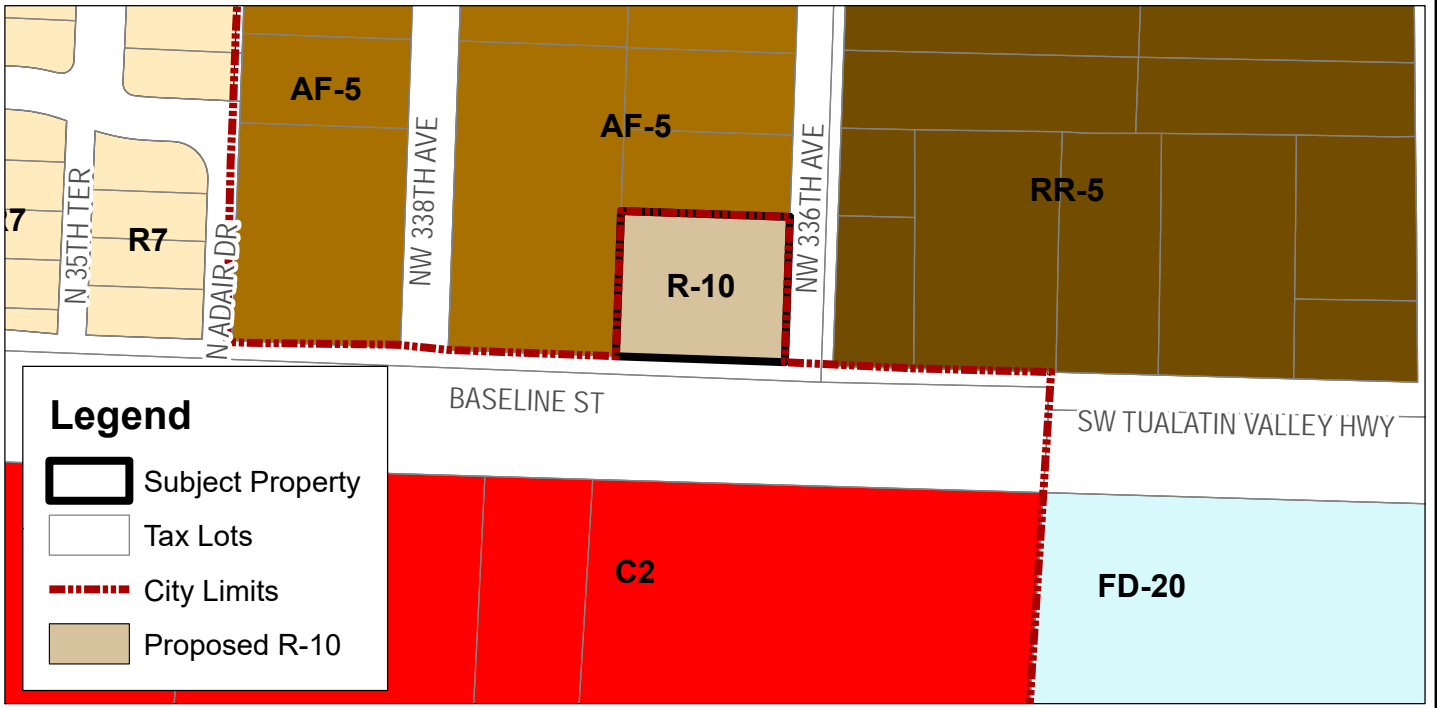








Legend

-  Subject Property
-  Tax Lots
-  City limits

EXISTING CITY LIMITS & ZONING



Legend

-  Subject Property
-  Tax Lots
-  City Limits
-  Proposed R-10

PROPOSED CITY LIMITS & ZONING

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

**ANNEXATION & ZONE CHANGE
 FOR TAX LOT: 1N335CD01200
 CITY OF CORNELIUS, OREGON**

Source:
 Metro Data Resource Center's RLIS, 2022.

Date: 12/28/2022
Scale: 1 in. = 200 ft.
Project #: N0802
Drawn By: CEB

NEIGHBORHOOD MEETING ATTENDANCE ROSTER



PROJECT: Dehen Homes OR336 LLC - Hillsboro MEETING DATE: 12-28-22
 NW 336th iBaseline, tax lot 1200, MAP IN-3-35CD

PLEASE PRINT LEGIBLY!

NAME	MAILING ADDRESS & E-MAIL ADDRESS	CITY, STATE	ZIP CODE	PHONE #
SHON LINDREN	18118 SE 36TH ST. VANCOUVER WA 98683 lindleyshon@gmail.com	VANCOUVER WA	98683	360-771-8900
Jodi Dehen	18118 SE 36th Street Vancouver, WA 98683 jod@dehenhomes.com	Vancouver, WA	98683	503-413-9900 503-771-5072
Sophia Dehen	18118 SE 36th St Vancouver, WA 98683 sophiadehen@gmail.com	Vancouver, WA	98683	3609771147
MAT NEUMAN	3409 NE John Dickson Ave. Hillsboro OR 97124	Hillsboro OR	97124	503-601-4401
Dorothy Sahlfeld	240 NW 334th Ave Hillsboro OR 97123	Hillsboro OR	97124	503-589-5878
Michelle Taylor	420 NW 336th Ave Hillsboro OR 97124 mbanks@stinsonlumber.com	Hillsboro OR	97124	503869-6303
Margaret Bitulks	860 NW 336th Ave Hillsboro OR 97124	Hillsboro, OR	97124	5036405358
Lindsay Cullick	33845 Wataam Valley Highway Hillsboro OR 97124	Hillsboro OR	97124	503-278-054
Dennis Eubanks	33995 NW Fontact Hillsboro OR 97124	Hillsboro OR	97124	5036402028
Michael & Jean Anthony	385 NW 336th Ave Hillsboro, OR 97124	Hillsboro, OR	97124	503-563-7866

NEIGHBORHOOD MEETING ATTENDANCE ROSTER



PROJECT: Dehen Homes OR336 LLC - Hillsboro MEETING DATE: 12-28-22
NW 336th = Baseline, tax lot 1200, map 1N-3-35CD

PLEASE PRINT LEGIBLY!

NAME	MAILING ADDRESS & E-MAIL ADDRESS	CITY, STATE	ZIP CODE	PHONE #
Peter Yarb	220 NW 336th Ave Hillsboro <i>Peter-yarb@yahoo.com</i>	Hillsboro OR	97124	2086019226
Duane & Marcella Packer	13355 SW Glenview Dr. E	Hillsboro, OR	97123	503-628-6809
Kurt & Elonda Atzee	33765 SW T.V. Hwy	Hillsboro, OR	97123	503-550-3026
Jasmin Vasquez Rios	1910 NW 336th Ave	Hillsboro, OR	97124	971-297-9329
Mike Agostini	425 NW 336th Ave	Hillsboro OR	97124	503-939-3815
Christopher Wanner	33585 SW 336th	Hillsboro, OR	97123	503 544 6486

Exhibit G: Preliminary Service Availability Memo

May 23, 2023



City of Cornelius
Community Development & Planning Department
1355 N. Barlow St
Cornelius, OR 97113

**Re: Public Utility Service Availability
Annexation Application for Tax Lot 1200 (Tax Map 1N335CD)
Cornelius, Oregon**

This narrative is being provided to support the Annexation Application for Tax Lot 1200 (Map 1N 3 35CD). Approximately 0.70 acres of property will be annexed into the City of Cornelius under this proposal (including a portion of the right-of-way along 336th Street). The following paragraphs are intended to discuss the impacts and availability of the following public facilities and services to the subject property proposed for annexation.

SANITARY SEWER

The subject properties are not currently served by public sanitary sewer; therefore, future construction of a sanitary main extension will be required. The City Engineer has indicated that the existing sanitary sewer system ends about 400 feet to the west at Baseline Rd and Adair Street. The 8" sanitary sewer main will require extension along the north side of Baseline and has sufficient depth to serve the project area.

STORMWATER

The subject property falls under the jurisdiction of Clean Water Services (CWS). As such, on-site stormwater quality and quantity facilities (if required) will be designed in accordance with the *Design and Construction Standards for Sanitary Sewer and Surface Water Management, R&O 19-22*, dated Nov. 12, 2019. Stormwater routing is available to serve the project site and will likely be connected to existing ditches/stormwater mains along the north side of Baseline Rd (± 400 feet west).

Additional details of the stormwater facilities and the associated conveyance systems will be developed during the preliminary and engineering design phases.

DOMESTIC WATER

The project area has the potential to be served by connecting to the City of Cornelius water system. Notes from the City Engineer, indicate the connection of the "City water system is possible in two ways." A new water main can connect to an existing water main along the north side of Baseline Rd (± 560 ft extension from the west) or can alternatively connect to the city system on the south side of Baseline Rd (± 75 ft extension across Baseline Rd/TV Highway). In either case, potable water service to the project is available.

We look forward to working with you on this project. If you have any questions or comments, please contact me at (503) 563-6151 or PaulS@aks-eng.com.

Sincerely,

AKS ENGINEERING & FORESTRY, LLC



Paul A. Sellke, PE, GE
Project Engineer



Exhibit B: Public Notices

From: [DLCD Plan Amendments](#)
To: [Barbara Fryer](#)
Subject: Confirmation of PAPA Online submittal to DLCD
Date: Monday, June 12, 2023 2:34:48 PM

Cornelius

Your notice of a proposed change to a comprehensive plan or land use regulation has been received by the Oregon Department of Land Conservation and Development.

Local File #: ZC-01-23

DLCD File #: [001-23](#)

Proposal Received: 6/12/2023

First Evidentiary Hearing: 7/25/2023

Final Hearing Date: 8/7/2023

Submitted by: barbarafrayer

If you have any questions about this notice, please reply or send an email to plan.amendments@dlcd.oregon.gov. If you believe you have received this email by mistake, please inform us by an email reply and then delete the message. Also, the integrity and security of this email cannot be guaranteed over the Internet.

PamplinMediaGroup

-Ad Proof-

This is the proof of your ad, scheduled to run on the dates indicated below. Please proofread carefully, and if changes are needed, please contact Liz Hutchison prior to deadline at or lhutchison@fgnewstimes.com.

<p>Date: 06/16/23 Account #: 117756 Reference #: Company Name: CORNELIUS, CITY OF Contact: Address: 1355 N BARLOW ST CORNELIUS</p> <p>Telephone: (503) 357-9112 Fax: (503) 357-7775</p>	<p>Ad ID: 293618 Start: 06/28/23 Stop: 06/29/23</p> <p>Total Cost: \$177.94 Ad Size: 9.125 Column Width: 1 Column Height: 9.125</p> <p>Ad Class: 1202 Phone # Email: lhutchison@fgnewstimes.com</p>
---	---

Run Dates:

News Times06/29/23

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that Public Hearings will be held before the Cornelius Planning Commission on Tuesday, July 25, 2023 at 7:00 PM and the Cornelius City Council on Monday August 7, 2023 at 7:00 PM within the Council Chambers located at 1355 N Barlow Street. The meetings will also be available for your participation online via the Zoom meeting platform.

Planning Commission:

<https://us02web.zoom.us/j/88657023542>, or by phone by calling 1-(253)215-8782 and using Meeting ID: 886 5702 3542

City Council:

<https://us02web.zoom.us/j/4174814374>, or by phone by calling 1-(253) 215-8782 and using Meeting ID: 417 481 4374, to consider the following:

Request: An Ordinance amending the Cornelius Zoning Map for one property: 1N335CD, Tax Lot 1200 (0 336th Avenue) from Washington County AF-5 to City R-10 zoning. The Cornelius City Council adopted Ordinance 2015-07 applying the Very Low Density Comprehensive Plan Designation to the property in 2015.

Applicant: Dehen Homes OR336 LLC, Applicant's Consultant: AKS Engineering & Forestry, Mimi Doukas, AICP

Applicable Criteria: Chapter 18.125 (Amendment to the Zoning Ordinance)

At the time and place listed above all persons will be given a reasonable opportunity to give testimony either for or against the proposal. Testimony may be either in oral or written form and must be relevant to the criteria listed above on which the proposal will be evaluated. At the public hearing, the Planning Commission Chair will open the public hearing, a staff report will be presented, interested persons will be allowed to speak for or against the proposal or to ask questions, Commissioner may ask any general questions, and then the public hearing will be closed. In order for an issue to be considered for appeal, it must be raised before the close of the record of the public hearing. Such issues must be raised with sufficient specificity so as to afford the hearing body and the parties an adequate opportunity to respond to each issue. If there is no continuance granted at the hearing, any participant in the hearing might request that the record remain open for at least seven days after the hearing. The Planning Commission will make a recommendation to the City Council for their review and approval through the same public hearing process as conducted by the Planning Commission. 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, prior to the scheduled public hearings. Copies may also be purchased at a reasonable cost of 25 cents per page. If you have questions regarding the application or would like to submit written comments you may contact Barbara Fryer, Community Development Director, at (503) 357-3011.

Publish June 29, 2023

NT293618



NOTICE OF PUBLIC HEARING on Zone Change (ZC-01-23)

Public Hearings will be held by the City of Cornelius Planning Commission and City Council on a Zoning Map Amendment on July 25, 2023 and August 7, 2023. The purpose of the hearings is to allow for input from interested parties, affected agencies and the general public on the proposed amendment. The amendments will be presented to the Planning Commission for approval and a formal recommendation forwarded to the City Council. The amendment is as follows:

ZC-01-23, Change of Zone from Washington County AF-5 Zone to City R-10 Zone

Cornelius Municipal Code Chapter 18.125 regulates Amendments to the Zoning Ordinance. Applicable approval criteria are found in 18.125.010 (C).

Planning Commission and City Council meetings begin at 7:00 p.m. in the City of Cornelius Council Chambers, 1355 N. Barlow Street, Cornelius, Oregon. You may also participate electronically or by phone following instructions as follows: **PLANNING COMMISSION ZOOM MEETING (ONLINE)* <https://zoom.us/j/88657023542> ;United States:1 - (253) 215-8782 Meeting ID 886 5702 3542, CITY COUNCIL ZOOM MEETING (ONLINE)* <https://zoom.us/j/4174814374> ;United States:1 - (253) 215-8782 Meeting ID 417 481 4374**

A copy of the application, all documents and evidence relied upon by the applicant, the staff report (published seven days prior to the hearing), and applicable criteria are available for inspection at no cost and may be purchased at the Cornelius Community Development Department at 1300 S. Kodiak Circle, Cornelius at cost; viewed on the web (www.ci.cornelius.or.us); or call Barbara Fryer, Community Development Director at 503-357-3011 for additional information.

At the times and place listed above, all persons will be given a reasonable opportunity to give testimony either for or against the proposal. Testimony may be either oral or written and must be relevant to the criteria listed above on which the proposal will be evaluated. Failure to raise an issue with sufficient specificity to afford the Commission or Council and the parties an opportunity to respond to the issue, precludes an appeal based on that issue.

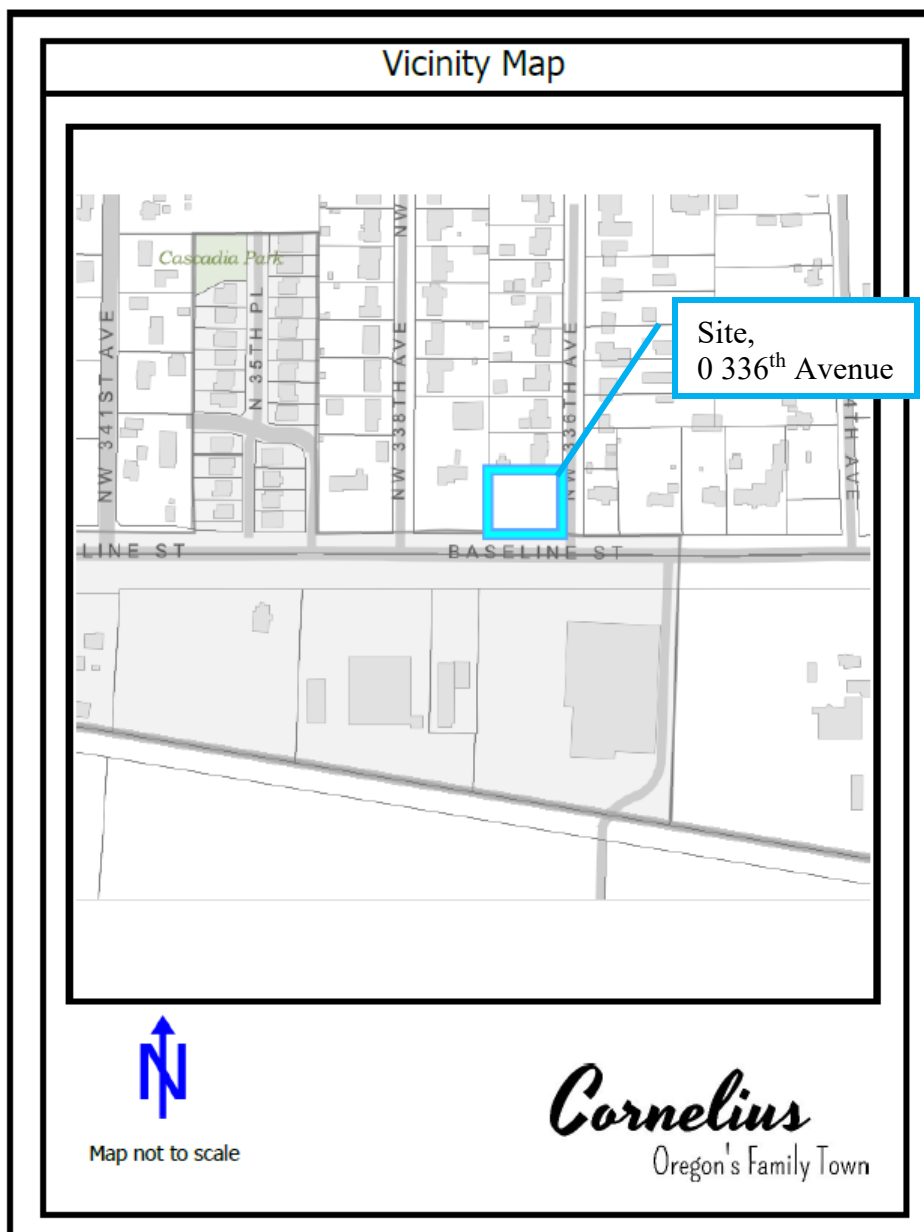
At the public hearing, the Chair will open the public hearing, a staff report will be presented, and interested persons will be allowed to speak for or against the proposal and to ask questions. Planning Commission members and City Council members may ask questions prior to the conclusion of each public hearing. Once the public hearing is closed there will be

no further testimony from the public. The Planning Commission and the City Council respectively, may approve a final decision recommending or adopting the proposed amendments, continue the public hearing, or direct staff to make final changes and return for adoption of the final written decision at a public meeting. Final approved amendments shall be adopted by a City ordinance.

THE CITY OF CORNELIUS

Mailed on June 30, 2023

Barbara Fryer, AICP
Community Development Department Director



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 Notice of Public Hearing on Zone Change 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 26 day of July, 23. 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 Pat

Cornelius

Oregon's Family Town

NOTICE OF PUBLIC HEARING on Zone Change (ZC-01-23)

The Public Hearings previous scheduled before the Planning Commission on July 25, 2023 and City Council on August 7, are now scheduled before the Cornelius Planning Commission on August 22, 2023 and the Cornelius City Council on September 5, 2023. The purpose of the hearings is to allow for input from interested parties, affected agencies and the general public on the proposed amendment. The amendment will be presented to the Planning Commission for approval and a formal recommendation forwarded to the City Council. The amendment is as follows:

ZC-01-23, Change of Zone from Washington County AF-5 Zone to City R-10 Zone

Cornelius Municipal Code Chapter 18.125 regulates Amendments to the Zoning Ordinance. Applicable approval criteria are found in 18.125.010 (C).

Planning Commission and City Council meetings begin at 7:00 p.m. in the City of Cornelius Council Chambers, 1355 N. Barlow Street, Cornelius, Oregon. You may also participate electronically or by phone following instructions as follows: PLANNING COMMISSION ZOOM MEETING (ONLINE)* <https://zoom.us/j/88657023542> ;United States:1 - (253) 215-8782 Meeting ID 886 5702 3542, CITY COUNCIL ZOOM MEETING (ONLINE)* <https://zoom.us/j/4174814374> ;United States:1 - (253) 215-8782 Meeting ID 417 481 4374

A copy of the application, all documents and evidence relied upon by the applicant, the staff report (published seven days prior to the hearing), and applicable criteria are available for inspection at no cost and may be purchased at the Cornelius Community Development Department at 1300 S. Kodiak Circle, Cornelius at cost; viewed on the web (www.corneliusor.gov); or call Barbara Fryer, Community Development Director at 503-357-3011 for additional information.

At the times and place listed above, all persons will be given a reasonable opportunity to give testimony either for or against the proposal. Testimony may be either oral or written and must be relevant to the criteria listed above on which the proposal will be evaluated. Failure to raise an issue with sufficient specificity to afford the Commission or Council and the parties an opportunity to respond to the issue, precludes an appeal based on that issue.

At the public hearing, the Chair will open the public hearing, a staff report will be presented, and interested persons will be allowed to speak for or against the proposal and to ask questions. Planning Commission members and City Council members may ask questions

prior to the conclusion of each public hearing. Once the public hearing is closed there will be no further testimony from the public. The Planning Commission and the City Council respectively, may approve a final decision recommending or adopting the proposed amendments, continue the public hearing, or direct staff to make final changes and return for adoption of the final written decision at a public meeting. Final approved amendments shall be adopted by a City ordinance.

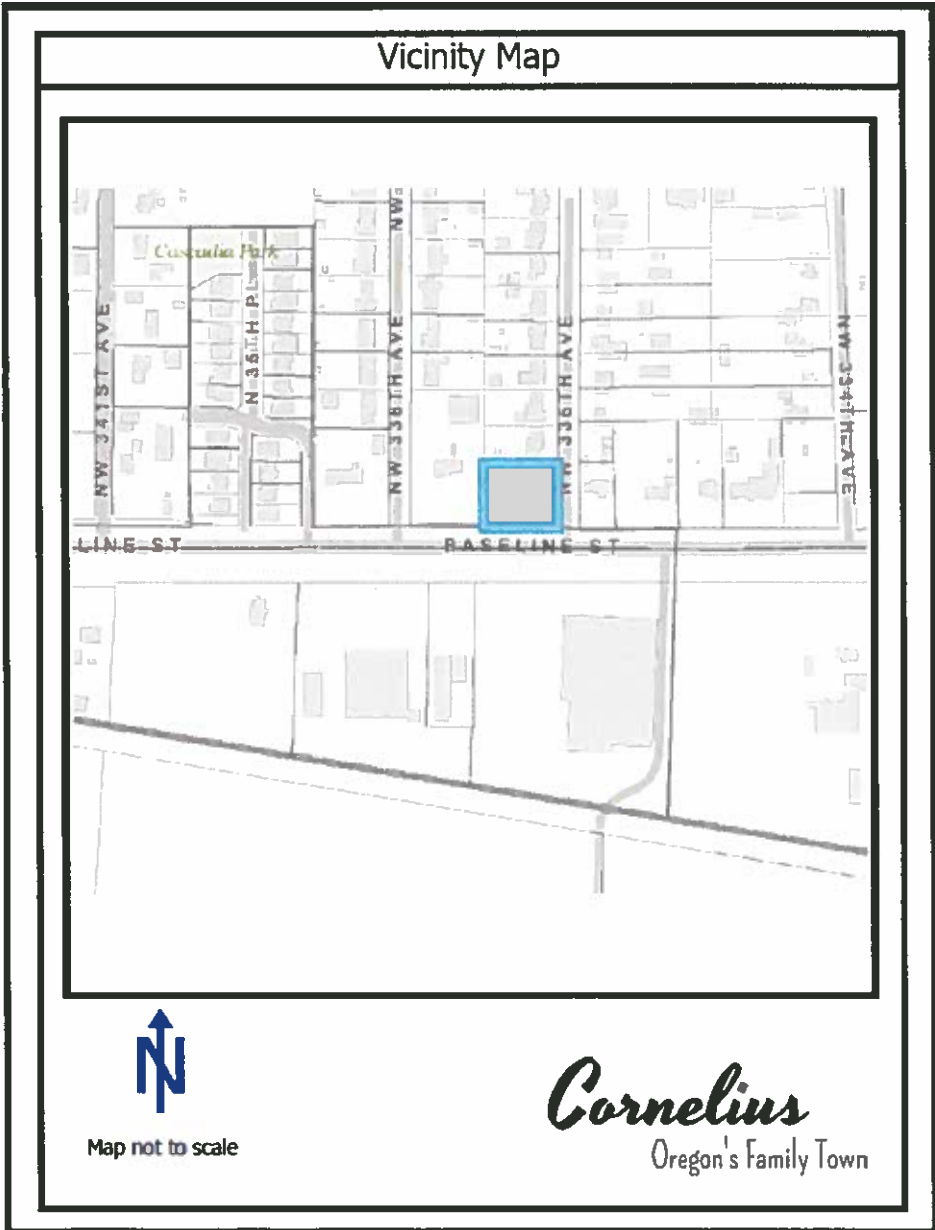
THE CITY OF CORNELIUS

Mailed on July 26, 2023



Barbara Fryer, AICP
Community Development Department Director

Site,
0 336th Avenue



Map not to scale

Cornelius
Oregon's Family Town

Exhibit B

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	Attn: Jackie Humphreys	2550 SW Hillsboro Hwy.	Hillsboro	OR	97124
6	Comcast Cable Communications		14200 SW Bigdooon 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	Carol Renaud	155 N 1st Ave, Suite 370 M-S-20	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	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 Bangly Road Suite 301	Lake Oswego	OR	97035
20	METRO Parks		600 NE Grand Ave	Portland	OR	97232
21	Metro Regional Services		600 NE Grand Ave.	Portland	OR	97232
22	Metro Regional Services	Compliance Coordinator	600 NE Grand Ave.	Portland	OR	97232
23	NW Natural Gas Company	Senior Transportation Planner	250 SW Taylor St.	Portland	OR	97204
24	ODOT Rail Division	Attn: Caleb Winter	555 13th St. NE Suite 3	Salem	OR	97301
25	ODOT Region 1		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.		1200 Howard Dr SE	Albany	OR	97321
30	Portland General Electric		121 SW Salmon St	Portland	OR	97204
31	Tn-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	97123
39	Washington County Housing Authority		161 NW Adams Ave, Suite 2000	Hillsboro	OR	97124
40	Washington County Land Use & Transportation	Planning Division	155 N 1st Ave. Ste#350 MS 14	Hillsboro	OR	97124
41	Washington County Land Use & Transportation	Planning & Development Services	155 N 1st Ave. Ste. 350, MS 14	Hillsboro	OR	97124
42	WCCCA 9-1-1	Data Services	17911 NW Evergreen Pl	Beaverton	OR	97006

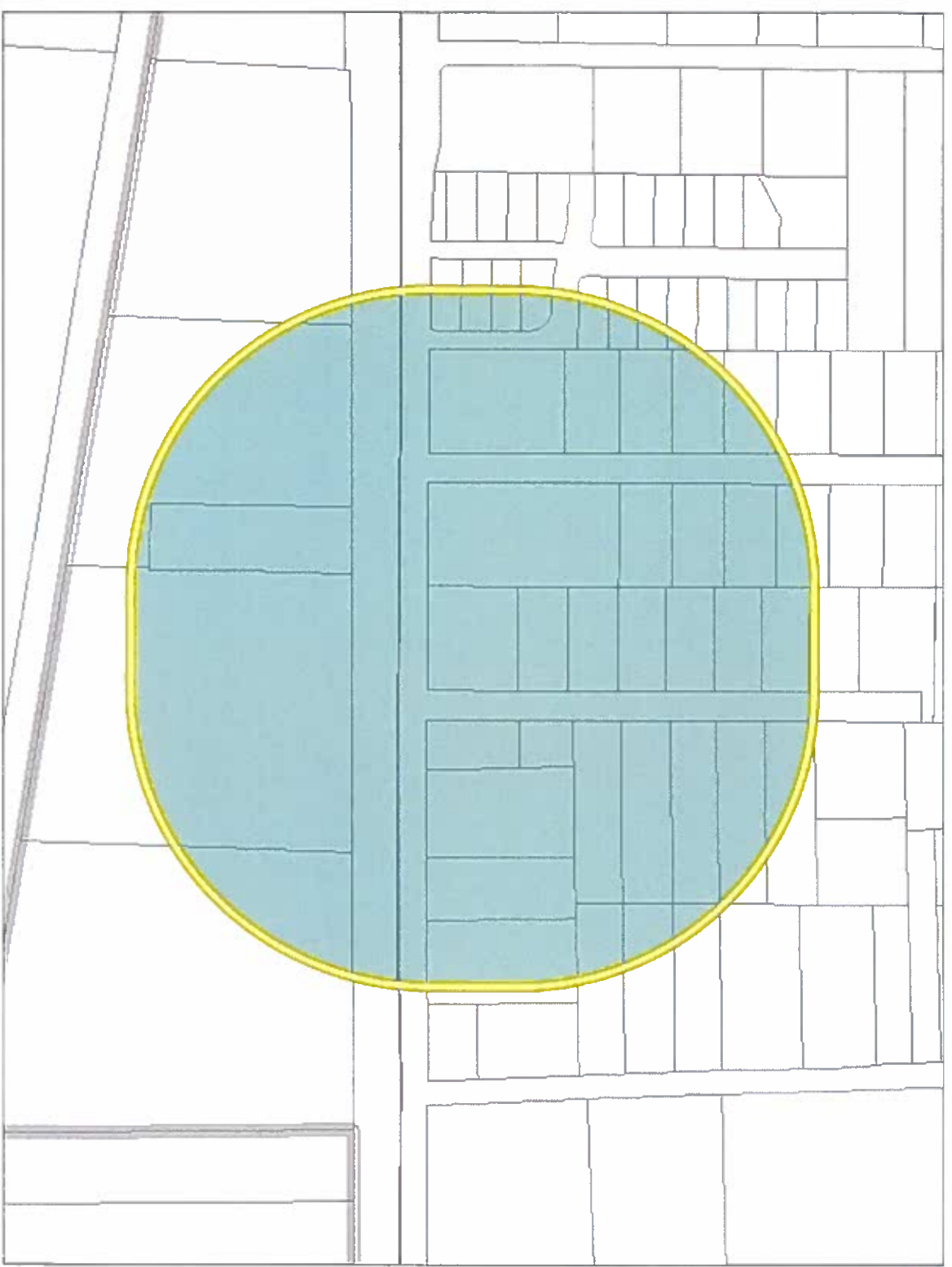
TUNO	OWNERNAME	OWNERADDR	OWNERADDR2	OWNERADDR3	OWNERCITY	OWNERST/ OWNERZIP
1N335CD01300	ALBEE, KURT J & ELONDA F	33765 SW TV HWY			HILLSBORO	OR 97123
1N335CD03400	ARIAS, TAD ALBERT & KRISTINA SIGRID	135 NW 338TH AVE			HILLSBORO	OR 97124
1N335CD01700	BARNES, CHRISTOPHER J & LESLIE A	PO BOX 348			VERNONIA	OR 97064
1N335D001400	BARNETT, MARGARET E	260 NW 336TH AVE			HILLSBORO	OR 97124
1S302B000500	BLAINE LAND OF CORNELIUS LLC	2523 NE ARGYLE ST			PORTLAND	OR 97211
1N335CD00600	BRADELY, ROCHELLE M & JONATHAN M	235 NW 336TH AVE			HILLSBORO	OR 97124
1N335CD00500	BURKE FAMILY TRUST	BY DAVID WALTER BURKE TR	265 NW 336TH AVE		HILLSBORO	OR 97124
1N335D002200	C&G INVESTMENTS LLC	430 NE CENTURY BLVD			HILLSBORO	OR 97124
1S302B000400	COASTAL FARM REAL ESTATE INC	PO BOX 99			ALBANY	OR 97321
1N335CD03500	CULLICK, BENJAMIN	BARRETT, JOHNATHAN	33845 SW TUALATIN VALLEY HI		HILLSBORO	OR 97123
1N335CD01600	DALE, STEPHEN K & JOYCE A	220 NW 338TH AVE			HILLSBORO	OR 97124
1N335CD01200	DEHEN HOMES OR336 LLC	18118 SE 36TH ST			VANCOUVER	WA 98683
1N335CD05500	DORRANCE FAMILY TRUST	BY DORRANCE, JAMES &	DORRANCE, TERRY TRS	126 N 35TH PL	CORNELIUS	OR 97124
1N335CD03300	DUHON, ARTHUR R JR & JESSICA L	155 NW 338TH AVE			HILLSBORO	OR 97124
1N335CD06000	FLORES-BORRAYO, ANGEL JOSE	60 N 35TH TER			CORNELIUS	OR 97124
1N335CD05900	GARRETT, DAMON L & HILLARY B	70 N 35TH TER			CORNELIUS	OR 97124
1N335CD03000	HOWELL LIVING TRUST	BY HOWELL, RICHARD M & NATALIYA TRS	245 NW 338TH AVE		HILLSBORO	OR 97124
1N335D002700	JACKSON, STEPHEN C & KATHIE	PO BOX 193			BANKS	OR 97106
1S302B000402	JIM & PHYLLIS RICHARDS FAMILY LLC	PO BOX 159			ALBANY	OR 97321
1S302B000404	JIM & PHYLLIS RICHARDS FAMILY LLC	PO BOX 159			ALBANY	OR 97321
1N335D002300	KARELS, SUSAN K	110 NW 336TH AVE			HILLSBORO	OR 97124
1N335CD01100	KENNEDY, MICHAEL C	85 NW 336TH AVE			HILLSBORO	OR 97124
1N335D002100	KINNAMAN FAMILY REVOCABLE TRUST	BY KINNAMAN, GREGORY D & KATHI L TRS	160 NW 336TH AVE		HILLSBORO	OR 97124
1N335D002000	MARTINEZ-CHAVEZ, CINDY	CHAVEZ, MARIA E MARTINEZ	135 NW 334TH AVE		HILLSBORO	OR 97124
1N335CD03200	MARTZ-VANDYKE, MEGAN A	VANDYKE, BRADLEY J	185 NW 338TH AVE		HILLSBORO	OR 97124
1N335CD01400	MIRANDA, LEOILA	160 NW 338TH AVE			HILLSBORO	OR 97124
1N335CD05800	NEGRETE, TERESA CRUZ	102 N 35TH PL			CORNELIUS	OR 97124
1N335D001900	OLDER, LINDA S	165 NW 334TH AVE			HILLSBORO	OR 97124
1S302A000600	PALENIK, KAREN A & JACOB P	HADLEY, BARBARA J	3453 SE WALNUT ST		HILLSBORO	OR 97123
1S302A000600	PALENIK, KAREN A & JACOB P	HADLEY, BARBARA J	3453 SE WALNUT ST		HILLSBORO	OR 97123
1N335CD05600	PFAENDER, BRUCE R	PFAENDER, IRENE M	COOPER, MEGAN C	120 N 35TH PL	CORNELIUS	OR 97124
1N335D001600	RIDOS, AMALIA RIDOS	190 NW 336TH AVE			HILLSBORO	OR 97124
1N335D001700	ROLLINS, MICHAEL D & CORALIE J	205 NW 334TH AVE			HILLSBORO	OR 97124
1N335CD05700	SAECHAQ, SAN YOON	MENDOZA, DULCE MARLEN	PO BOX 1533		HILLSBORO	OR 97123
1N335D001300	SAHA, PARTHA	BOSE, INDIRA	24 N 35TH TER		CORNELIUS	OR 97124
1N335D001300	SAHLFELD, DOROTHY S	245 NW 334TH AVE			HILLSBORO	OR 97124
1N335CD03100	SAHLFELD, TED & KATHY TRUST	215 NW 338TH AVE			HILLSBORO	OR 97124
1N335CD06100	SEIVERS, SHANNON	LIVELY, WILLIAM	BENTEL, JANICE	40 N 35TH TER	CORNELIUS	OR 97124
1N335CD00700	STEWART, USA	205 NW 336TH AVE			HILLSBORO	OR 97124
1N335CD00900	SVICAROVICH, GEORGE L TRUST	SVICAROVICH, FRANCINE A TRUST	145 NW 336TH AVE		HILLSBORO	OR 97124
1N335CD01000	WADE, CHARLES R & REBECCA ALLEN	115 NW 336TH AVE			HILLSBORO	OR 97124
1N335D002400	WARNER, CHRISTOPHER F & SQUIPE	33585 SW TUALATIN VALLEY HWY			HILLSBORO	OR 97123
1N335D002600	WILFERT INVESTMENTS	430 NE CENTURY BLVD			HILLSBORO	OR 97124
1N335D002500	WILFERT INVESTMENTS LLC	430 NE CENTURY BLVD			HILLSBORO	OR 97124
1N335CD01500	WOODSON, THOMAS M & LINDA L	190 NW 338TH AVE			HILLSBORO	OR 97124
1N335CD00800	YOUNG, PETER	RYAN, JAMIE L ESTATE OF	175 NW 336TH AVE		HILLSBORO	OR 97124
1N335D001500	YOUNG, PETER DUANE & NICOLE RACHELLE	220 NW 336TH AVE			HILLSBORO	OR 97124



WASHINGTON COUNTY
OREGON

500 foot buffer 1N335CD01200

- Arterials
- Tax Lots
- Washington County Boundary
- Regional Urban Growth Boundary
- Non-Regional Urban Growth Boundaries



1:4,514
1 inch = 376 feet



WGS_1984 Web Mercator Auxiliary Sphere
Latitude Geographics Group Ltd

Notes

Enter Map Description

7/24/2023

The information on this map was derived from digital databases on Washington County's Geographic Information System (GIS). Care was taken in the creation of this map; however, Washington County cannot accept any responsibility for errors, omissions, or positional accuracy. Therefore, there are no warranties which accompany this production. Notification of any errors will be appreciated.

www.co.washington.or.us