

CPO 12C Cornelius and West Dairy Creek Meeting Notes

9-13-16

CPO 12C meetings are designed to inform citizens on topics of interest, help them participate in their government, and provides an informal forum to interact directly with city and government officials and representatives. So come and join your neighbors at our next meeting (held second Tuesday of each month, Sept - May @ Free Orchards Elementary School 6:30 pm to 8:00 pm)!

If you have a few hours each month and would like to work to improve your community and its interaction with your government, please consider serving on your CPO.

Website: <http://www.co.washington.or.us/CAO/CPO/CPO12C>

Officers: Joseph Auth (Chair), Sarah Jackson (Vice Chair), Margaret Banks (Secretary)

Email for the officers: cpo12cleadership@gmail.com

Washington County Community Engagement Program Coordinator: Dan_Schauer@co.washington.or.us

- 1. WELCOME & OPENING COMMENTS** (Joseph Auth, CPO12C Chair, and Dan Schauer, Washington County staff)
CPO12C is starting its 3rd year. Its purpose is to improve communication between government and citizens
- 2. PUBLIC SAFETY UPDATE** (Officer Matt Harris, Sheriff's Office Deputy)
The City of Cornelius contracts with the Washington County Sheriff's Department for police services.

Options to keep up with current events:

- The Washington County Sheriff's Office has a Facebook page and Twitter account. They report major events in press releases; minor news is provided via social media.
 - <http://www.crimereports.com> Washington County Sheriff's Office Selected Property Crime Calls for Service Map (handout passed out)
 - <https://nextdoor.com> Dan Schauer provided a brief overview of Nextdoor – a private social network for neighborhoods that helps neighbors connect with neighbors and their neighborhood.
- 3. RURAL TOURISM STUDY REPORT** (Anne Kelly, Associate Planner, Washington County Dept of Land Use & Transportation) <http://www.co.washington.or.us/ruraltourismstudy> Refer to the attached handout for additional contact information.

Oregon's 2011 Senate Bill 960 allows counties to develop a regulatory framework for tourism on lands designated for exclusive farm use. This study began in 2014. It is intended to research conditions, engage various interests, facilitate conversation and help the County plan as rural tourism evolves. It explores agriculture and tourism, and their interface with rural areas; best practices for managing conflicts; and current and potential regulations.

Rural tourism is defined broadly as any activity beyond traditional farm use that draws visitors to rural lands.

Approximately 1/3 of Washington County is farmland. Over 170 Ag products are produced, valued at \$238 million annually. Non-food commodities, hay/forage/fields, grass seed, wheat, greenhouse/nursery stock comprise the bulk of the products.

4 focus areas of the study: (1) agriculture, (2) rural tourism, (3) the regulatory framework, and (4) potential impacts on nonfarm lands

Interviewed farmers, including those providing rural tourism activities, and adjacent residents.

- Traditional farmers: success requires shipping options, labor, and safe/viable transportation. They have little interest in offering rural tourism and generally little opposition to it.
- Those providing rural tourism provide diverse and thriving activities, including recreation, education, culinary (food & wine), overnight stays, farm related activities, gatherings (weddings, corporate meetings, entertainment).
- Residents adjacent to rural tourism sites support adoption of standards with restrictions, a general desire for expansion including motorist and bicycle routes, water access and lodging. Potential restrictions include noise, traffic, parking, event frequency. Suggestions include good neighbor agreements and a mediation service.

Washington County has not yet adopted regulations. Potential actions may include policy/regulation/legislation, education/support, transportation planning/public improvements, marketing/economics. Some interested parties are calling for County leadership; others want State leadership with County support. **The public comment period ends September 30.** You can comment on the website listed above. **Schedule:** The report was provided to the Washington County Board of Commissioners in the fall of 2016 with potential ordinance work coming in 2017.

4. FOGARTY PROPERTY ANNEXATION & ZONE CHANGE (Ryan Wells, *City of Cornelius Community Development Director*) rwells@ci.cornelius.or.us 503-357-3011 office or 707-496-2177 cell

2014 – Governor’s Grand Bargain created the new UGB areas

2015 – A comprehensive plan for the new areas was completed by the City of Cornelius

2016 – 138 acres of the SE UGB Area were recently annexed, the applicant for annexation of the Fogarty property held a public meeting in March, and the City is considering the request to annex 13.96 acres of the Fogarty property (*acreage includes a portion of the RR R/W*) and the portion of NW 341st north of the RR R/W.

The Fogarty property is located at 625 NW 341st Ave, north of the railroad tracks at the end of 341st. It totals 17.4 acres, but a portion of it is outside of the UGB. The City will not move forward with annexing the entire Fogarty tax lot at this time due to State and County restrictions on urban zoning for areas outside of the UGB.

Process – *Note that it is up to the applicant to keep the process moving. The property owners will start paying city taxes upon annexation regardless of how long the process takes to complete. Time estimates are general; some processes could take longer:*

- Annexation/zone change – current stage
 - Subdivision – 2-3 month process
 - Public works infrastructure – 2 to 3 months
 - Final plat (required prior to selling individual lots) – 1.5 months
 - Construction – 8-12 months for first houses to be occupied
 - Final occupancy
- **Question – why is a portion of the RR R/W being annexed and what are the City’s plans for the rest of the RR R/W?** Answer: The RR R/W creates connectivity as a route to annex since the portion of the property within the UGB is not adjacent to the current City boundary. The portion of the parcel outside of the UGB is adjacent to the current City boundary. There is a flood plain/rural reserve between the property proposed for annexation and the current City boundary, and the State won’t allow a zone change to residential uses in the rural reserve. The applicant talked to ODOT, who owns the RR, and is proposing to annex a portion of the RR R/W to accommodate the annexation.

- **Zoning:** The Fogarty property is currently zoned County AF-20. It will change to **low-density residential R7 (single family residential)** concurrent with the annexation, which is compatible with the R7 zoning in adjacent areas within Cornelius, and there is a mobile home park to the south.
- **Question – what constitutes low density?** Answer: **maximum of 5 parcels per net acre** (total project area minus R/Ws and buffers not in home sites)
- About **2 acres will be a natural resource overlay** to buffer the wetland, which includes restrictions for development. The natural resource overlay can be used to offset the minimum lot size and density requirement to a certain extent. This could result in lot sizes being smaller than the R7 minimum and more than 5 parcels per net acre. The natural resource overlay can also be used to meet a portion of the open space requirement, particularly if a trail is added within it.
- The City has not received a proposal for what development will actually look like (lot and street layout, etc.) and cannot yet address transportation & development concerns. These come in the subdivision phase.
 - Findings from UGB Master Plan transportation study will apply in this process
 - Plans are to use 341st to access the new development – a bridge on Jobs Ditch to access through Cornelius is too expensive (\$4 million) and not practical at this time.
 - They are discussing the potential of a right turn lane from OR 8 into 341st for west bound traffic and ways to illuminate the intersection.
- **Comments from floor:**
 - 341st may not have a wide enough R/W and needs to be surveyed
 - 341st is too narrow at TV Hwy to accommodate in and out traffic at the same time
 - 341st is a County road that is planned to be used to access the new development. A resident was told by the County that Cornelius will be granted an access easement from the County, then the County will not improve 341st for the development. Ryan will have to look into this.

Update from Ryan: The County's restriction on maintenance only applies to the portion of 341st that is included in the annexation (north of the RR). The portion of 341st between OR 8 and the RR R/W will remain in County jurisdiction and will be subject to County maintenance as needed.
 - Many on 341st are worried about the safety of their families, citizens travelling TV Highway and potential new residents, now and in the future
 - Possibility of putting \$ from developers into an account for future Jobs Ditch crossing
- **There were various questions regarding alternate access routes to 341st for emergency use as well as safety concerns.** Discussions/Answers: a bridge on Jobs Ditch is not practical. 341st is the most practical route. The RR crossing over Jobs Ditch doesn't have structural support to be used for short-term development access. The RR will eventually be light rail, pedestrian and bicycle use tied to the Council Creek Trail. Holiday Street is circular and not suited to heavy traffic, construction equipment or emergency vehicles.

The City of Cornelius is in the initial process of updating their Transportation System Plan. So there will be more opportunity for input over the next 18 months. They may be able to consider how to prioritize Jobs Ditch crossing, plan how to improve TV Hwy. **The City of Cornelius is seeking citizen input.**

- **Question – who monitors/maintains future trail?** – there is already a transient problem on the RR R/W

- **Question – can the City limit density below R7 zoning and require larger lots?** Answer – the City usually needs to live with zoning limits, but a variance can be granted if there is a strong justification to do so. Short answer: No.
- **If a property is next to an annexed property, can the City require a privacy screen?** Answer – Yes, there will be fencing on the back edge of a housing development. Screening requirements are in city code now.
- **Question: Can the 5-acre property across from John Deere’s also be annexed?** Answer: Yes, if the owner applies it could be. It is currently within the UGB and adjacent to the current City limits.

5. ANNOUNCEMENTS

- **Washington County Board of Commissioners recently approved annexing the Spear property into the Clean Water Services District.** Clean Water services also gave an update on the trunk line manhole rehabilitation project north of the railroad tracks north of OR8. More information is at http://www.co.washington.or.us/BOC/Meetings/Meeting-detail.cfm?custome1_datapageid_9261=1191681
- **Metro held an Open House Sep 8th on the Chehalem Ridge Nature Park.** More details available at <http://www.oregonmetro.gov/chehalemridge>
- **Public Comment Sought through Sep 14th** on Draft Washington County Natural Hazard Mitigation Plan
- **Washington County Public Affairs Forum – Election Candidates** Election candidates have been invited to appear at programs **from Sep 12th – Oct 24th. Mondays at noon** at the Peppermill Restaurant, 17455 SW Farmington Road, Aloha.
- **Sep 19th 5 pm Legislative Joint Committee on Transportation Preservation & Modernization Public Hearing,** Shirley Huffman Auditorium, Hillsboro Civic Center, 150 E Main Street, Hillsboro
- **Washington County Board of Commissioner Public Hearings, Sep 20th 6:30 pm & Oct 4th 10 am,** Charles D. Cameron Public Services Building Auditorium, 155 N First Ave, Hillsboro, OR:
 - **Proposed A-Engrossed Land Use Ordinance No 810** – proposes amendments to the Community Development Code that would require commercial marijuana business activity for recreational purposes in unincorporated Washington County.
 - **Proposed A-Engrossed Land Use Ordinance No 811** – proposes amendments to the Community Development Code that updates flood plain regulations in unincorporated Washington County in response to new FEMA requirements.
- **Annexation & Zone Change Public Hearings on Fogarty Family Trust Property** (*property located at 625 NW 341st Ave, Hillsboro, OR*) Cornelius Planning Commission Sep 27th 7 pm. & **tentative Cornelius City Council Oct 17th 7 pm.** Both held at Cornelius Council Chambers, 1310 N Adair.
- **Washington County Dept of Land Use & Transportation** is seeking **public comments** on their **Rural Tourism Study through Sep 30th.** You can read and download the study and give comments on the web site: <http://www.co.washington.or.us/ruraltourismstudy>.
- **CPO 12C Meetings, 6:30 – 8 pm, 2nd** Tuesday each month at Free Orchards Elementary School Library, 2499 S Beech Street, Cornelius **except as noted below:**
 - **Tues, Oct 11th** [City of Cornelius Council Chambers, 1310 N Adair](#)
 - Candidate Forum for State Representative District 29

- Wood Stove Exchange Program (Tim Davis)
- **Wed, Nov 9th** Free Orchards Elementary School Library
 - Washington County Futures Transportation Study
 - Eat Smart, Waste Less Program
- **Tues, Dec 13th** Free Orchards Elementary School Library
 - Cornelius Economic Opportunity Analysis