

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF AMENDING THE)
URBAN GROWTH BOUNDARY TO ADD LAND)
IN THE CORNELIUS AREA; AND DECLARING)
AN EMERGENCY)
)
)
)

ORDINANCE NO. 02-989
DRAFT
Introduced by Councilor McLain

WHEREAS, state law requires the Metro Council to assess the capacity of the urban growth boundary every five years, and, if necessary increase the region's capacity to accommodate a 20-year supply of buildable land for housing; and

WHEREAS, the Council and the Land Conservation and Development Commission agreed that the Council would undertake the assessment and any necessary action to increase the capacity of the UGB as part of the state's periodic review process; and

WHEREAS, Task 2 of the periodic review work program calls for completion of the same assessment of capacity and increase in capacity, if necessary, by December 20, 2002; and

WHEREAS, after consideration of the Urban Growth Report and Housing Needs analysis the Council estimated a need for approximately 37,000 dwelling units; and

WHEREAS, Metro has conducted an analysis of lands considered for amendment into the UGB; and

WHEREAS, this analysis included study of exception land in the Cornelius area of Washington County; and

WHEREAS, Metro's Community Planning Committee and the Metro Council held public hearings on the proposed decision on October 1, 3, 10, 15, 22, 24 and 29 and November 21, 2002, and considered testimony prior to making this decision, now therefore,

THE METRO COUNCIL ORDAINS AS FOLLOWS:

1. The areas in Exhibit A, attached and incorporated into this ordinance, are necessary to amend into the urban growth boundary to meet the need for industrial land. These areas are furthermore determined to support the Cornelius.
2. Lands in exhibit A identified as exclusive farm or forest use are necessary to provide services to adjacent exception lands in Exhibit A.
3. Conditions set forth in Exhibit B, attached and incorporated into this ordinance, must be met by the responsible jurisdictions prior to urbanization.
4. The Findings of Fact and Conclusions of Law in Exhibit C, attached and incorporated into this ordinance, explain how the record demonstrates that this action complies with state planning laws, the Regional Framework Plan and the Metro Code.

5. This ordinance is necessary for the immediate preservation of public health, safety and welfare because state law requires Metro to ensure that the region's UGB has an immediate need for this action. An emergency is therefore declared to exist, and this ordinance shall take effect on _____, 2003, pursuant to Metro Charter section 39(1).

ADOPTED by the Metro Council this [insert date] day of [insert month] , 2002.

Withdrawn

Carl Hosticka, Presiding Officer

Attest:

Approved as to Form:

Christina Billington, Recording Secretary

Daniel B. Cooper, General Counsel