



**PROPOSED LAND USE ORDINANCE NOS. 909 and 910**  
***Individual and General Notice 2025-02***  
***October 24, 2025***

The Washington County Planning Commission and Board of Commissioners will soon consider proposed **Ordinance Nos. 909 and 910**. Listed below is a description of the ordinances, hearing dates and other relevant information. If you have questions about the ordinances, or would like additional information, contact Long Range Planning at [lutplan@washingtoncountyor.gov](mailto:lutplan@washingtoncountyor.gov) or 503-846-3519 and press 3, then 2.

**ORDINANCE PURPOSE AND SUMMARY:**

Ordinance No. 909 would amend the Washington County – Cornelius Urban Planning Area Agreement (UPAA). Proposed updates include minor changes to the policies and processes for planning coordination in the unincorporated areas adjacent to the city where both the city and County have an interest in comprehensive planning (the ‘Urban Planning Area’). The map is revised to reflect Cornelius’ Urban Planning Area and annexations since the last update.

Ordinance No. 910 would amend the Washington County – Forest Grove UPAA and make minor changes to policies and processes for planning coordination in Forest Grove’s Urban Planning Area. The map is revised to be consistent with the Cornelius Urban Planning Area Map and to reflect annexations since the last update.

UPAAs are elements of the Washington County Comprehensive Plan.

**Who is Affected**

Owners of land within and around the proposed Cornelius and Forest Grove Urban Planning Areas.

**What Land is Affected**

Properties within and around the proposed Cornelius and Forest Grove Urban Planning Areas.

**PUBLIC HEARING INFORMATION:**

The first hearings for each hearing body are scheduled for the dates and times below.

**Planning Commission**

**6:30 p.m.**

November 19, 2025

**Board of Commissioners**

**10 a.m.**

January 6, 2026

**Planning Commission:** <https://www.washingtoncountyor.gov/lut/planning/planning-commission>

**Board of Commissioners:** <https://washingtoncounty.civicweb.net/Portal>

**Planning Commission and Board meetings are hybrid (in person and virtually on Zoom).**

In person hearings are in the auditorium of the  
Charles D. Cameron Public Services Building, 155 N. First Ave., Hillsboro, 97214

For information about the meetings and how to testify, please see page 2 of this notice.

At the January 6, 2026 public hearing, the Board may choose to adopt the ordinances, make changes to them, continue the hearing to a future date, or reject the ordinances. If adopted January 6, they would become effective February 6, 2026.

#### **KEY PROVISIONS:**

##### **Washington County – Cornelius UPAA**

- Adds language related to coordination of transportation planning activities in Urban Planning Areas
- Makes minor changes to the coordination of planning activities in the Urban Planning Area
- Modifies the process for considering changes to the UPAA
- Replaces the map “Exhibit A” of the 1988 UPAA and adds a new map, “Exhibit A”

##### **Washington County – Forest Grove UPAA**

- Removes outdated provisions and makes minor changes to the coordination of planning activities in the Urban Planning Area
- Modifies the process for considering changes to the UPAA
- Replaces the map “Exhibit A” of the 2018 UPAA and adds a new map, “Exhibit A”

#### **AFFECTED LAND USE PLANNING DOCUMENTS:**

---

- Washington County – Cornelius Urban Planning Area Agreement
  - Washington County – Forest Grove Urban Planning Area Agreement
- 

Ordinances are available on the Land Use Ordinances webpage. Staff Reports will be available a week in advance of each hearing and will be posted on the Land Use Ordinances webpage:

<https://www.washingtoncountyor.gov/lut/land-use-ordinances-progress>

In addition, the ordinance will be available at the following locations:

- Department of Land Use & Transportation
- Forest Grove Public Library, Cornelius Public Library, Cedar Mill Community Library and Tigard Public Library
- Community Participation Organizations (CPOs), call 503-846-8685

#### **HOW TO SUBMIT COMMENTS:**

Washington County is committed to broad community engagement and transparency of government. You may submit oral or written testimony at public hearings or to staff in advance. For information on how to register and testify, please visit the webpages below. **Advance registration is recommended when providing testimony via Zoom.**

Planning Commission’s How to Testify procedures:

<https://www.washingtoncountyor.gov/lut/planning/documents/pc-how-testify/download?inline>

Board of Commissioner’s How to Testify procedures:

<https://washingtoncounty.civicweb.net/document/311591/>

#### **Staff Contact**

Michelle Miller, Senior Planner, [michelle\\_miller@washingtoncountyor.gov](mailto:michelle_miller@washingtoncountyor.gov), 503-846-8101

**FILED**

**OCT 14 2025**

BEFORE THE BOARD OF COUNTY COMMISSIONERS

FOR WASHINGTON COUNTY, OREGON

**WASHINGTON COUNTY  
COUNTY CLERK**

**ORDINANCE 909**

An Ordinance Amending the Washington County  
– Cornelius Urban Planning Area Agreement, an  
Element of the Washington County  
Comprehensive Plan

The Board of County Commissioners of Washington County, Oregon ("Board") ordains  
as follows:

**SECTION 1**

A. The Board recognizes that the Urban Planning Area Agreement with the City of  
Cornelius ("City") was adopted by Ordinance No. 263 on June 28, 1983 and subsequently  
amended by Ordinance No. 307 on September 2, 1986, and Ordinance No. 332 on October  
25, 1988.

B. Following the Urbanization Forum process, Washington County ("County"),  
through Resolution and Order 09-63 and City, through City of Cornelius Resolution No. 2009-  
1722, recognized that all future Urban Growth Boundary additions are to be governed and  
urbanized by the City. And that further, with House Bill 4078-A in 2014 and House Bill 2047  
in 2015, the Oregon Legislature acknowledged the regional Urban Growth Boundary, and  
Rural and Urban Reserves with respect to the County and City.

C. Subsequent ongoing planning efforts by the City and County indicate a need  
for changes to the Washington County - Cornelius Urban Planning Area Agreement relating  
to coordination of planning and urban services in the City's Urban Planning Area. The Board

1 recognizes that such changes are necessary for the health, safety, and welfare of the  
2 residents of Washington County, Oregon.

3 D. Under the provisions of Washington County Charter Chapter X, the  
4 Department of Land Use and Transportation has carried out its responsibilities, including  
5 preparation of notices, and the County Planning Commission has conducted one or more  
6 public hearings on the proposed amendments and has submitted its recommendations to the  
7 Board. The Board finds that this Ordinance is based on those recommendations and any  
8 modifications made by the Board are a result of the public hearings process.

9 E. The Board finds and takes public notice that it is in receipt of all matters and  
10 information necessary to consider this Ordinance in an adequate manner and finds that this  
11 Ordinance complies with the Statewide Planning Goals, the standards for legislative plan  
12 adoption as set forth in Chapters 197 and 215 of the Oregon Revised Statutes, the  
13 Washington County Charter, the Washington County Community Development Code, the  
14 Washington County Transportation System Plan, and the Washington County Comprehensive  
15 Plan.

16 SECTION 2

17 The following exhibit, attached and incorporated herein by reference, is hereby  
18 adopted as an amendment Washington County – Cornelius Urban Planning Area Agreement  
19 as follows:

20 ///

21 ///

1           A.     Exhibit 1 (11 pages) –

- 2                   1. Adds language related to coordination of transportation planning activities
- 3                         for areas added to the Urban Growth Boundary.
- 4                   2. Makes minor changes to the coordination of planning activities in the
- 5                         Urban Planning Area.
- 6                   3. Deletes map “Exhibit A” of the Washington County – Cornelius Urban
- 7                         Planning Area Agreement effective October 17, 2018; and
- 8                   4. Adds new map “Exhibit A” of the Washington County – Cornelius Urban
- 9                         Planning Area Agreement.

10    SECTION 3

11           All other Comprehensive Plan provisions that have been adopted by prior ordinance,

12    which are not expressly amended or repealed herein, shall remain in full force and effect.

13    SECTION 4

14           All applications received prior to the effective date shall be processed in accordance

15    with ORS 215.427.

16    SECTION 5

17           If any portion of this Ordinance, including the exhibit, shall for any reason be held

18    invalid or unconstitutional by a body of competent jurisdiction, the remainder shall not be

19    affected thereby and shall remain in full force and effect.

20    SECTION 6

21    ///

The Office of County Counsel and Department of Land Use and Transportation are authorized to prepare planning documents to reflect the changes adopted under Section 2 of this Ordinance, including deleting and adding textual material and maps, renumbering pages or sections, and making any technical changes not affecting the substance of these amendments as necessary to conform to the Washington County Comprehensive Plan format.

SECTION 7

This Ordinance shall take effect 30 days after adoption.

ENACTED this \_\_\_\_\_ day of \_\_\_\_\_, 2026, being the \_\_\_\_\_ reading and \_\_\_\_\_ public hearing before the Board of County Commissioners of Washington County, Oregon.

BOARD OF COUNTY COMMISSIONERS  
FOR WASHINGTON COUNTY, OREGON

\_\_\_\_\_  
CHAIR KATHRYN HARRINGTON

\_\_\_\_\_  
RECORDING SECRETARY

READING

PUBLIC HEARING

First \_\_\_\_\_  
Second \_\_\_\_\_  
Third \_\_\_\_\_  
Fourth \_\_\_\_\_  
Fifth \_\_\_\_\_  
Sixth \_\_\_\_\_

First \_\_\_\_\_  
Second \_\_\_\_\_  
Third \_\_\_\_\_  
Fourth \_\_\_\_\_  
Fifth \_\_\_\_\_  
Sixth \_\_\_\_\_

VOTE: Aye: \_\_\_\_\_

Nay: \_\_\_\_\_

Recording Secretary: \_\_\_\_\_ Date: \_\_\_\_\_

**Washington County – Cornelius  
Urban Planning Area Agreement**

THIS AGREEMENT is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 1988 by WASHINGTON COUNTY, a political subdivision of the State of Oregon, hereinafter referred to as ~~the~~ "COUNTY," and ~~the~~ CITY OF CORNELIUS, an incorporated municipality of the State of Oregon, hereinafter referred to as ~~the~~ "CITY."

WHEREAS, ORS 190.010 authorizes CITY and COUNTY to enter into an ~~provides that units of local government may enter into~~ agreements for the performance of any or all functions and activities that either a Party has to the agreement, its officers or agents, have authority to perform; and

WHEREAS, Statewide Planning Goal #2 (Land Use Planning) requires that City, County, State and Federal agency and special district plans and actions shall be consistent with the comprehensive plans of the cities and counties and regional plans adopted under ORS Chapter 268~~197~~; and

WHEREAS, the Oregon Land Conservation and Development Commission requires each jurisdiction requesting acknowledgment of compliance to submit an agreement setting forth the means by which comprehensive planning coordination within the Regional Urban Growth Boundary (UGB) will be implemented; and

WHEREAS, following the Urbanization Forum process, COUNTY through Resolution & Order 09-63, and CITY through Resolution 2009-1722, agreed that all future additions to the UGB during or after 2010 must be governed and urbanized by CITY and agreed to urge Metro to expand the UGB only to such areas as are contiguous to incorporated areas of Washington County; and

WHEREAS, the Oregon State legislature through House Bill 4078-A in 2014 and House Bill 2047 in 2015 validated the acknowledged UGB and Urban and Rural Reserves established through the Metro Regional process involving both COUNTY and CITY; and

WHEREAS, COUNTY and CITY desire to amend the Urban Planning Area Agreement (UPAA) to reflect the changes to the UGB and -CITY's Urban Planning Area; and

WHEREAS, ~~the~~ COUNTY and ~~the~~ CITY, to ensure coordinated and consistent comprehensive plans, consider it mutually advantageous to establish:

1. An Urban Planning Area Agreement that includes a~~A site-specific Urban Planning Area within the UGB where Regional Urban Growth Boundary within which both the~~ COUNTY and ~~the~~ CITY maintain an interest in comprehensive planning;
2. A process for coordinating comprehensive planning and development in the Urban Planning Area;

3. ~~The responsibilities of the CITY and COUNTY regarding comprehensive planning and land use development plan implementation within the Urban Planning Area; and~~
4. A process to amend the Urban Planning Area Agreement.

NOW THEREFORE, ~~THE~~ COUNTY AND ~~THE~~ CITY AGREE AS FOLLOWS:

I. Location of the Urban Planning Area

The Urban Planning Area mutually defined by ~~the~~ COUNTY and ~~the~~ CITY includes the areas designated on the Washington County – Cornelius UPAA “Exhibit “A”” to this agreement.

II. Coordination of Comprehensive Planning and Development

A. Amendments to or Adoption of a Comprehensive Plan or Implementing Regulation

1. Definitions

“Comprehensive Plan” means a generalized, coordinated land use map and policy statement of the governing body of a local government that interrelates all functional and natural systems and activities relating to the use of lands, including, but not limited to, sewer and water systems, transportation systems, educational facilities, recreational facilities, and natural resources and air and water quality management programs. “Comprehensive Plan” amendments do not include small tract comprehensive plan map changes.

“Implementing Regulation” means any local government zoning ordinance, adopted under ORS 197, 197A, 215 or 227, a land division ordinance adopted under ORS 92.044 or 92.046, or a similar general ordinance establishing standards for implementing a comprehensive plan. ~~“Implementing regulation” does not include small tract zoning map amendments, conditional use permits, individual subdivision, partitioning or planned unit development approval or denials, annexations, variances, building permits and similar administrative type decisions.~~

2. ~~The~~ COUNTY shall provide ~~the~~ CITY with the appropriate opportunity to participate, review and comment on proposed amendments to or adoption of the COUNTY comprehensive plan or implementing regulations. ~~The~~ CITY shall provide ~~the~~ COUNTY with the appropriate opportunity to participate, review and comment on proposed amendments to or adoption of the CITY comprehensive plan or implementing regulations. The following procedures shall be followed by ~~the~~ COUNTY and ~~the~~ CITY to notify and involve one another in the process to amend or adopt a comprehensive plan or implementing regulation:
  - a. ~~The~~ CITY or ~~the~~ COUNTY, whichever has jurisdiction over the proposal, hereinafter the “originating agency,” shall notify the other agency, hereinafter the “responding agency,” of the proposed action at the time such planning efforts are initiated, but in no case less than 3545 calendar days prior to the first final hearing on adoption. For a COUNTY or CITY comprehensive plan update that has potential to affect the responding agency’s



land use or transportation system, the originating agency shall provide the responding agency with the opportunity to participate in the originating agency's planning process prior to the notification period, such as serving on the originating agency's advisory committee, if any. The responding agency may participate at its discretion. The specific method and level of involvement shall be finalized by "Memorandums of Understanding" negotiated and signed by the planning directors of the CITY and the COUNTY. The "Memorandums of Understanding" shall clearly outline the process by which the responding agency shall participate in the adoption process. If, at the time of being notified of a proposed action, the responding agency determines it does not need to participate in the adoption process, it may waive the requirement to negotiate and sign a "Memorandum of Understanding".

- b. For a COUNTY or CITY comprehensive plan update that has potential to affect the responding agency's land use or transportation system, tThe originating agency shall transmit the draft amendments by first class mail or as an attachment to electronic mail recommendations on any proposed actions to the responding agency for its review and comment before finalizing. Unless otherwise agreed to in a "Memorandum of Understanding", tThe responding agency shall have ten (10) calendar days after receipt of a draft to submit comments orally or in writing. Lack of response shall be considered "no objection" to the draft.
- c. The originating agency shall respond to the comments made by the responding agency either by ~~a) revising the final recommendations;~~ or b) by submitting a letter to the responding agency explaining why the comments cannot be addressed in the final draft.
- d. Comments from the responding agency shall be given consideration as a part of the public record on the proposed action. If after such consideration, the originating agency acts contrary to the position of the responding agency, the responding agency may seek appeal of the action through the appropriate appeals body and procedures.
- e. Upon final adoption of the proposed action by the originating agency, it shall transmit the adopting ordinance to the responding agency as soon as publicly available, or if not adopted by ordinance, whatever other written documentation is available to properly inform the responding agency of the final actions taken.

## B. Development Actions Requiring Individual Notice to Property Owners

### 1. Definition

"Development Action Requiring Notice" means an action by the COUNTY or CITY that a local government which requires notifying by mail the owners of property whowhich could potentially be affected (usually specified as a distance measured in feet) by a proposed development action thatwhich directly affects and is applied to a specific parcel or parcels. Such development actions may include, but are not be limited to small tract zoning or comprehensive plan map amendments, conditional or special use permits, land divisions,

- ~~individual subdivisions, partitionings or~~ planned unit developments, variances, and other similar actions requiring a quasi-judicial hearings process ~~which is quasi-judicial in nature.~~
2. ~~The COUNTY will provide the CITY with the opportunity to review and comment on proposed development actions requiring notice within the designated Urban Planning Area. The CITY will provide the COUNTY with the opportunity to review and comment on proposed development actions requiring notice within the CITY limits that may have an effect~~ effect ~~on unincorporated portions of the designated Urban Planning Area or~~ COUNTY's transportation network.
  3. The following procedures shall be followed by ~~the COUNTY and the CITY~~ to notify one another of proposed development actions:
    - a. ~~The CITY or the COUNTY, whichever has jurisdiction over the proposal, hereinafter the "originating agency," shall send by first class mail~~ or as an attachment to electronic mail a copy of the public hearing notice ~~identifying which identifies~~ the proposed development action to the other agency, hereinafter the responding agency, at the earliest opportunity, but no less than 20 ten (10) calendar days prior to the date of the scheduled public hearing or end of the comment period. The failure of the responding agency to receive a notice shall not invalidate an action if a good faith attempt was made by the originating agency to notify the responding agency.
    - b. The agency receiving the notice may respond at its discretion. Comments may be submitted in written form or an oral response may be made at the public hearing. Lack of written or oral response shall be considered "no objection" to the proposal.
    - c. If received in a timely manner, the originating agency shall include or attach the comments to the written staff report and respond to any concerns addressed by the responding agency in such report or orally at the hearing.
    - d. Comments from the responding agency shall be given consideration as a part of the public record on the proposed action. If, after such consideration, the originating agency acts contrary to the position of the responding agency, the responding agency may seek appeal of the action through the appropriate appeals body and procedures.

#### ~~C. Additional Coordination Requireme~~

1. ~~The CITY and the COUNTY shall do the following to notify one another of proposed actions which may affect the community, but are not subject to the notification and participation requirements contained in subsections A and B above.:~~
  - a. ~~The CITY or the COUNTY, whichever has jurisdiction over the proposed actions, hereinafter the originating agency, shall send by first class mail a copy of all public hearing agendas which contain the proposed actions to the other agency, hereinafter the responding agency, at the earliest opportunity, but no less than three (3) days prior to the date of the scheduled public hearing. The failure of the responding agency to~~

~~receive an agenda shall not invalidate an action if a good faith attempt was made by the originating agency to notify the responding agency.~~

- ~~b. The agency receiving the public hearing agenda may respond at its discretion. Comments may be submitted in written form or an oral response may be made at the public hearing. Lack of written or oral response shall be considered "no objection" to the proposal.~~
- ~~c. Comments from the responding agency shall be given consideration as a part of the public record on the proposed action. If, after such consideration, the originating agency acts contrary to the position of the responding agency, the responding agency may seek appeal of the action through the appropriate appeals body and procedures.~~

### III. Comprehensive Planning and Development Responsibilities for Urban Planning Areas

- A. CITY's Urban Planning Area is designated in "Exhibit A" to this Agreement. The following policies are intended to further clarify the respective planning interests and duties of the CITY and the COUNTY as they relate to the Urban Planning Area:
  - ~~1. The CITY shall be responsible for implementing an ongoing citizen involvement and interagency coordination program in conjunction with the comprehensive planning process of the CITY. This involvement program shall apply to the incorporated and unincorporated portions of the CITY urban planning area. The COUNTY shall support the involvement program and participate as necessary.~~
- ~~B.2~~ The CITY shall be responsible for comprehensive planning in the incorporated and unincorporated portions of the CITY's Urban Planning Area; and shall implement the planning process outlined in the CITY's comprehensive plan. The COUNTY shall support the planning process and participate as necessary.
- C. For the Urban Planning Area brought into the UGB through HB 4078-A (2014), COUNTY and CITY shall, within three (3) years of signing this Urban Planning Area Agreement, enter into a separate agreement regarding expectations for road funding, jurisdictional transfer of roadways to and from CITY and COUNTY upon annexation, and access management for county roads. The agreement should describe any changes to CITY and/or COUNTY transportation system plans, other comprehensive plan documents, or codes that have been adopted or will be necessary to implement the agreement.
- ~~3. The CITY shall be responsible for conducting inventories and designating in the comprehensive plan those lands containing desirable habitat, ecologically and scientifically significant natural areas, water areas and wetlands, and historic sites in the urban planning area as required by the Statewide Planning Goals and Guidelines. The CITY and the COUNTY shall adopt appropriate measures to preserve and protect identified natural, historic and open space resources within the urban planning area.~~

4. ~~The CITY shall assist and coordinate with federal, state and regional agencies in the development and review of pollution standards and abatement programs affecting the urban planning area, including the State Implementation Plan (SIP) for air quality, the METRO "208" Plan, and the METRO Solid Waste Management Plan. Development within the urban planning area shall conform to all applicable federal, state and regional pollution standards.~~
5. ~~The CITY shall be responsible for conducting inventories and designating in the comprehensive plan those lands containing natural hazards to urban development in the planning area. The CITY and the COUNTY shall adopt appropriate measures to control, restrict and or minimize urban development on land subject to natural hazards.~~
6. ~~The CITY shall be responsible for conducting inventories and designating in the comprehensive plan existing and future park and recreation sites in the planning area. The CITY shall implement the park and recreation plan for the urban planning area subject to annexation of appropriate sites to the CITY and commensurate with fiscal policies and financial ability.~~
7. ~~The CITY shall be responsible for conducting inventories and designating in the comprehensive plan sufficient commercial and industrial lands to meet economic development needs in the urban planning area. The COUNTY shall maintain the urbanizable status of vacant industrial and commercial lands in the unincorporated portions of the urban planning area until needed for urban development in the CITY.~~
8. ~~The CITY shall be responsible for conducting inventories and designating in the comprehensive plan sufficient residential land to accommodate housing needs in the urban planning area and to comply with the requirements of OAR 660-07-000. The COUNTY shall maintain the urbanizable status of vacant residential lands in the unincorporated portions of the urban planning area until needed for urban development in the CITY.~~
- D. ~~9. Urban development in the urban planning area shall be served with adequate urban services including sewer, water, storm drainage, streets, and police and fire protection. The CITY shall be responsible for the preparation, adoption and amendment of the public facility plan required by OAR 660-011 within the Urban Planning Area in coordination with other service providers that provide urban services within the CITY's Urban Planning Area.~~
- E. ~~10. Pursuant to As required by OAR 660-011-00150, the CITY shall prepare and adopt a public facilities plan for the Urban Planning Area. The Plan shall address is identified as the appropriate provider of local water, sanitary sewer, storm sewer and transportation facilities within the Urban Planning Area. The Plan may include by reference the plans and Exceptions include facilities provided by other service providers subject to the terms of any intergovernmental agreement the CITY may have with other service providers; facilities under the jurisdiction of other service providers not covered by an intergovernmental agreement; and future facilities that are more appropriately provided by an agency other than the CITY. The CITY shall provide urban services consistent with annexation and fiscal policies.~~

~~F11.~~ The CITY has developed a transportation plan which addresses the existing and future traffic needs of the Urban Planning Area. The CITY shall coordinate local transportation plans, proposals and improvements with the COUNTY.

~~G12.~~ The CITY has developed and adopted measures to encourage energy conservation and efficiency in existing and future urban developments within the CITY.

~~H13.~~ The CITY shall monitor and regulate the conversion of vacant and agricultural land to urban uses through the extension of water and sewer service, land partitioning requirements and annexations within the Urban Planning Area. Unincorporated urbanizable land shall not be converted to urban development prior to annexation to the CITY.

#### IV. Amendments to the Urban Planning Area Agreement

A. The following procedures shall be followed by the CITY and the COUNTY to amend the language of this agreement or the Urban Planning Area boundary:

1. The CITY or COUNTY, whichever jurisdiction proposes an amendment to this Agreement ~~originates the proposal~~, shall submit a formal request for amendment to the responding agency.
2. The formal request shall contain the following:
  - a. A statement describing the proposed amendment.
  - b. A statement of findings indicating why the proposed amendment is necessary.
  - c. If the request is to amend the Urban Planning Area boundary, a map which clearly indicates the proposed change and surrounding area.
3. CITY and COUNTY shall make good faith efforts to resolve requests to amend this Agreement. Upon receipt of a request to amend for amendment this Agreement from the originating agency, the responding agency shall schedule a review of the request before the appropriate reviewing body, with said review to be held and make a recommendation to the appropriate reviewing body within 90 45-calendar days of the date the request is received.
4. CITY and COUNTY shall make good faith efforts to resolve requests to amend this agreement. Consideration of the request shall be scheduled with the reviewing body as soon as possible after a recommendation is made. Upon completion of the review, the reviewing body may approve the request, deny the request, or make a determination that the proposed amendment warrants additional review.
5. If the reviewing body it is determined that additional review is necessary, the following ~~it is determined~~ procedures shall be followed by the CITY and COUNTY:

- a. If inconsistencies noted by both Parties cannot be resolved in the review process as outlined in Section IV. A(3), ~~the CITY and the COUNTY~~ may agree to initiate a joint study. ~~Such a study shall commence within 90 days of the date it is determined that a proposed amendment creates an inconsistency, and shall be completed within 90 days of said date.~~ Methodologies and procedures regulating the conduct of the joint study shall be mutually agreed upon by ~~the CITY and the COUNTY~~ prior to commencing the study.
  - b. Upon completion of the joint study, the study and the recommendations drawn from it shall be included within the record of the review. The agency considering the proposed amendment shall give careful consideration to the study prior to making a final decision on the proposed amendment.
- B. The Parties will jointly review this Agreement periodically, every two (2) years, or more frequently if mutually needed, to evaluate the effectiveness of the processes set forth herein and determine if conditions warrant to make any necessary amendments. ~~The review process shall commence two (2) years from the date of execution and shall be completed within 60 days.~~ Both Parties shall make a good faith effort to resolve any inconsistencies that may have developed since the previous review. If, ~~after completion of the 60 day review period~~ inconsistencies still remain at the conclusion of the joint periodic review, either Party may terminate this Agreement.
- C. Any change to CITY boundary due to annexation or any change to the UGB boundary within CITY's Urban Planning Area automatically amends "Exhibit A" without further amendment to this Agreement.
- V. ~~This Urban Planning Area Agreement shall become effective upon execution by COUNTY and CITY and shall then~~ repeals and replaces the Washington County – Cornelius Urban Planning Area Agreement dated October 25, 1988September 9, 1986. The effective date of this Agreement shall be the last date of signature on the signature pages.

This Agreement commences on \_\_\_\_\_, 1988.

IN WITNESS WHEREOF the Parties have executed this Urban Planning Area Agreement on the date set opposite their signatures.

CITY OF CORNELIUS

By \_\_\_\_\_ Date \_\_\_\_\_  
City Manager ~~Mayor~~

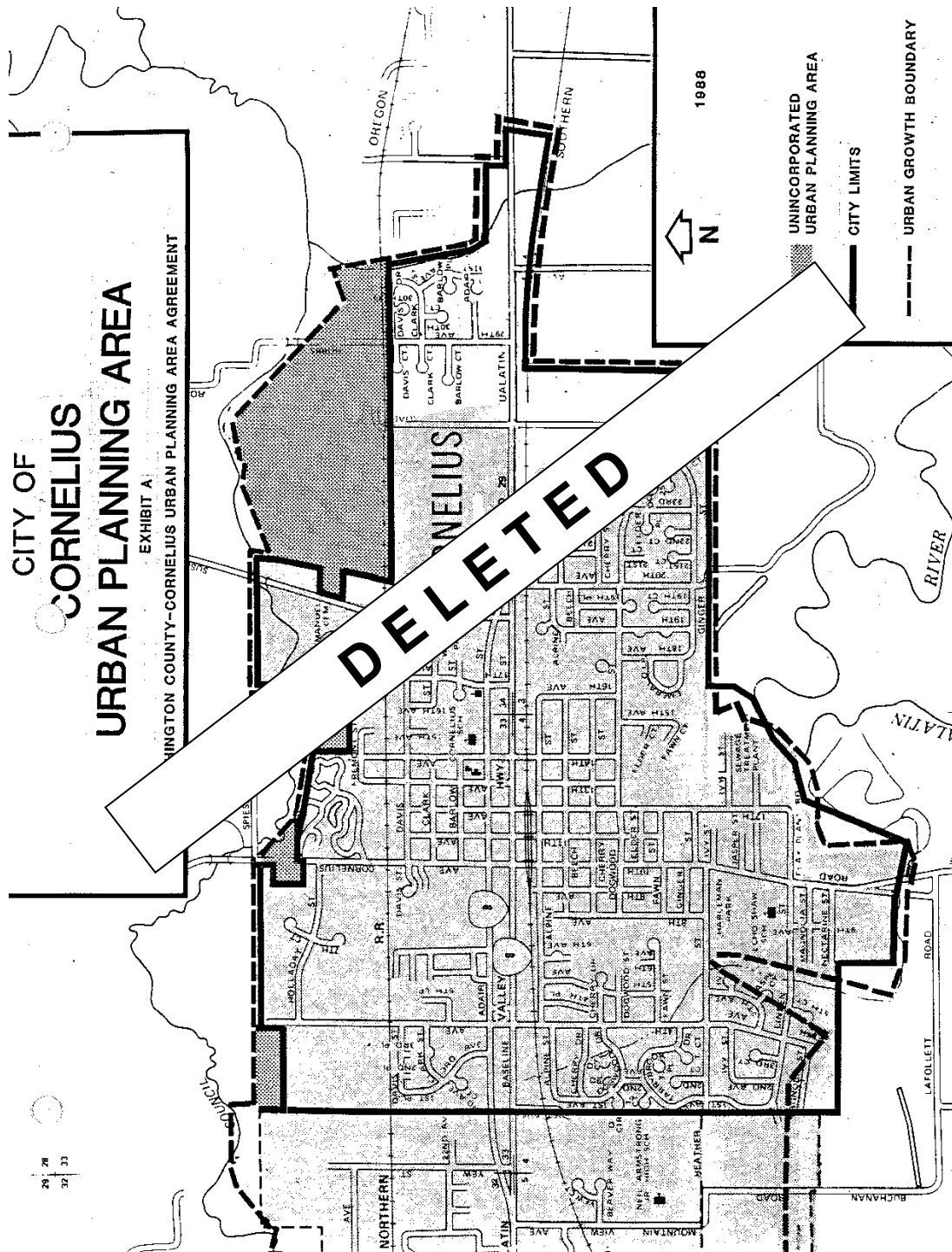
WASHINGTON COUNTY

By \_\_\_\_\_ Date \_\_\_\_\_  
Chairman, Board of County Commissioners

By \_\_\_\_\_ Date \_\_\_\_\_  
Recording Secretary

The Washington County – Cornelius Urban Planning Area Agreement is amended to reflect the following:

The current 'EXHIBIT A' map is deleted and replaced with a new map:



abcdef Proposed additions  
~~abcdef~~ Proposed deletions



