



**PLANNING COMMISSION MEETING
CORNELIUS CITY HALL, COUNCIL CHAMBERS**

**January 27, 2026
7:00 PM**

[Zoom Webinar](#)
URL: zoom.com
Meeting ID: 883 0240 3397
Passcode: 462062

[TVCTV Live Stream](#)
URL: tvctv.org

[World – Live Translations](#)
URL: attend.worldly.ai/join
Session ID: OOQK-0042

The City is committed to providing equal access to public meetings. Request for accommodation can be submitted to the City Recorder at least 48 hours before the meeting at: cityrecorder@corneliusor.gov or call (503) 357-9112.

Si usted necesita esta información en Español, por favor llama al teléfono 503-357-9112

AGENDA

- 1. WELCOME and CALL TO ORDER
- 2. APPROVAL OF PLANNING COMMISSION MINUTES: None
- 3. NEW BUSINESS: Interview Sam Dalrymple for Planning Commission position
- 4. PUBLIC HEARINGS:
 - A. Legislative Application: Staff: Barbara Fryer, Director

Project Name:	Minor Transportation System Plan Map Amendment
Case File No.:	CPMA-2025-01
Applicant:	Melissa Slotemaker, AICP, AKS Engineering, Glen Southerland, AICP, AKS Engineering, Holt Homes
Owner:	Hillsboro School District
Location:	West of SW 345 th Avenue, south of Baseline/Tualatin Valley Highway and Southern Pacific Railroad right-of-way, north of S. Dogwood Street.
Legal:	Township 1 S, Range 3 W, Tax lot 100 and rights-of-way A Type IV Legislative Comprehensive Plan Amendment to remove the Collector designation from S. 29 th Boulevard at its intersection with S. Dogwood Street to its intersection with S. 345 th Avenue and replace it with a Collector designation on S.W. 345 th Avenue from S. Dogwood Street north to Tualatin Valley Highway.
Proposal:	

Zones:

R-7 (Low Density Residential) and A-2 (Medium Density Residential)

Applicable Criteria:

Cornelius Municipal Code Chapter 18.130 Comprehensive Plan, §18.130.020(E) Amendment Procedures; Statewide Planning Goals (OAR 660-015-0000); Metro Urban Growth Management Functional Plan (Metro Code Section 3.09); and Cornelius Comprehensive Plan Amendment Criteria found in Chapter 1.

5. **PRESENTATION:** None

6. **OLD BUSINESS:** None

7. **ANNOUNCEMENTS:** Upcoming Planning Commission schedule.

Fryer

ADJOURNMENT

Order of Planning Commission Proceeding: At the public hearing, the Planning Commission Chair will open the public hearing, a staff report will be presented, the applicant will be given the opportunity to make a presentation, interested persons will be called on to speak for or against the proposal, Commissioners will ask questions, the applicant will be given the opportunity to rebut testimony, staff will be given the opportunity to provide closing remarks, and the public hearing will be closed. At that point, all testimony is complete, and the Planning Commission will deliberate on the facts and findings in the staff report and testimony. The Planning Commission will make a recommendation to City Council or make a final decision, based upon the type of application. The Planning Commission may set a maximum time allowance of 3 or 5 minutes per testifier.

Testimony Guidelines: Testimony should avoid repetition of issues and should be based on the application criteria. Telephone conversations are not accepted as testimony. Pursuant to ORS 197.797, failure to raise an issue at the final evidentiary hearing, or by the close of the record, in-person, virtually, or by letter, or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals based on that issue.

In-Person Testimony: To testify in-person, fill out a yellow comment card. Be sure to note your name, address, and the Case File No. listed above. The Planning Commission Chair will call on participants who have submitted a yellow card in the order received.

Virtual Testimony: To testify virtually, pre-register by providing your name, address, Zoom account name, and Case File No. listed above by email to Community.Development@corneliusor.gov prior to 5:00 pm on the day of the hearing. Your information will not be shared at the hearing. At the hearing, the Planning Commission Chair will call on participants who pre-registered. If unable to pre-register prior to the hearing, email Community.Development@corneliusor.gov during the hearing to request to speak with your

name, address, Zoom account name, and the Case File No. listed above in your email. Virtual participants will not be able to share their screen during the meeting; presentation materials should be submitted to Community.Development@corneliusor.gov as written testimony by 5:00 pm on the day of the hearing.