



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

**February 24, 2026
7:00 PM**

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

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

[Wordly – Live Translations](#)
URL: attend.wordly.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: None
- 4. PUBLIC HEARING:

A. Quasi-Judicial Application: Staff: Tim Franz, Senior Planner

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| Project Name: | Conditional Use Permit for a Planned Unit Development & Subdivision Preliminary Plat – Laurel Crown. |
| Case File No.: | PUD-2025-02/CUP-2025-04/SUB-2025-02 |
| Applicant: | Melissa Slotemaker, AICP, AKS Engineering, Glen Southerland, AICP, AKS Engineering, Holt Holdings OR, LLC |
| Owner: | Hillsboro School District |
| Location: | North of the Laurel Woods No.6 subdivision. |
| Legal: | Township 1 S, Range 3A W, Tax lot 100, Lot 2 of LP-2025-01 (not yet recorded) |
| Proposal: | A Type III Planned Unit Development (PUD-2025-02) Conditional Use Permit (CUP-2025-04) & Subdivision Preliminary Plat (SUB-2025-02) application for a new 230 lot subdivision. |

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| Zones: | R-7 (Low Density Residential) and A-2 (Medium Density Residential) |
| Applicable Criteria: | CMC Title 17 Subdivisions: Chapter 17.05.040 (Subdivisions); CMC Title 18 Zoning: Chapter 18.20 Low-Density Residential (R-7), Chapter 18.35 Multi-Family Residential (A-2), Chapter 18.105 Conditional Use Permit, Chapter 18.110 Planned Unit Development (PUD) Conditional Use, Chapter 18.143 Transportation Facilities, Chapter 18.145 Off-Street Parking and Loading, and Chapter 18.155 Solar Access for New Development. |

5. **PRESENTATION:** None

6. **OLD BUSINESS:** None

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

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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 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.