

PUD-2025-02

CUP-2025-04

SUB-2025-02

Attachment #2

STATE OF OREGON)
)
COUNTY OF WASHINGTON)

AFFIDAVIT OF MAILING

I, Barbara Jayer _____, being first duly sworn, depose and say:

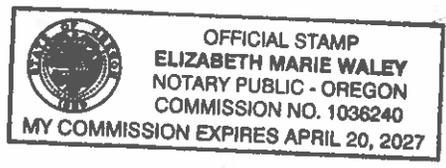
That I served upon the persons shown on Exhibit A, attached hereto and by this reference incorporated herein, a copy of a Notice of Public Hearing, marked Exhibit B, attached hereto and by this reference incorporated herein, by mailing to them a true and correct copy of the original hereof. I further certify that said envelopes were prepared to receive postage by city staff and to be placed in the United States Mail at Cornelius, Oregon.

Dated this 29 day of, January, 2026

[Signature]

Signature

SUBSCRIBED AND SWORN TO before me this 5 day of February, 2026.



[Signature]

Notary Public for Oregon

My commission expires: April 20, 2027

Company Name	Department	Name	Address Line 1	City	State	ZIP Code
City of Cornelius			1355 N Barlow St	Cornelius	OR	97113
City of Forest Grove		Attn: Kate McGuire, Senior Planner	PO Box 326	Forest Grove	OR	97116
City of Hillsboro			150 E Main St	Hillsboro	OR	97123
Clean Water Services	Development Services Department	Attn: Jackie Humphreys	2550 SW Hillsboro Hwy.	Hillsboro	OR	97124
Comcast Cable Communications			11308 SW 68th Parkway	Tigard	OR	97223
Cornelius Rural Fire Protection Dist.			325 NW 334th Ave.	Cornelius	OR	97113
CPO 12C		c/o Joseph Auth Carol Renaud	1355 N Barlow St	Hillsboro	OR	97124
CPO Coordinators			155 N 1st Ave, Suite 370 MS-20	Hillsboro	OR	97124
Department of Economic Development			775 Summer St, NE	Salem	OR	97301
Dept of Land Conservation and Development		Attn: Laura Kelly	635 Capitol Street, NE, Suite 150	Salem	OR	97301
Dept of Land Use & Transportation	County Surveyors Office	Attn: Scott Young	155 N 1st Ave, Ste #350-15	Hillsboro	OR	97124
DEQ			700 NE Multnomah St, Ste. 600	Portland	OR	97232
District 18 Watermaster			1400 SW Walnut St, #240, MS 49	Hillsboro	OR	97124
Evergreen Disposal & Recycling			PO Box 5069	Aloha	OR	97006
Forest Grove School District			1728 Main St	Forest Grove	OR	97116
Hillsboro School District		Attn: Saiegh Haghughu Khochkhou	4901 SE Witch Hazel RD	Hillsboro	OR	97123
Home Builders Association		Attn: Preston Korst	15555 SW Bangly Road Suite 301	Lake Oswego	OR	97035
MCI Metro Access Transmission Services Corp			1 Verison Way	Basking Ridge	NJ	07910
METRO Parks		Attn: Will Duyck, President of the Board	600 NE Grand Ave	Portland	OR	97232
Metro Regional Services	Compliance Coordinator		600 NE Grand Ave.	Portland	OR	97232
Metro Regional Services	Senior Transportation Planner	Attn: Ally Holmquist	600 NE Grand Ave.	Portland	OR	97232
NW Natural Gas Company		Attn: Glen Hamburg	250 SW Taylor St.	Portland	OR	97204
ODOT Rail Division		Attn: Heene Hyatt	555 13th St, NE Suite 3	Salem	OR	97301
ODOT Region 1	Development Review Program		123 NW Flanders	Portland	OR	97209
Oregon State Dept of Fish & Wildlife			4034 Fairview Industrial Dr SE	Salem	OR	97302
Oregon State Division of State Lands			775 Summer Street NE	Salem	OR	97301
Port of Portland			P.O. Box 3529	Portland	OR	97208
Portland & Western Railroad, Inc.			1200 Howard Dr SE	Albany	OR	97321
Portland General Electric		Attn: Grant Howell	121 SW Salmon St	Portland	OR	97204
Portland General Electric			121 SW Salmon St	Portland	OR	97204
Tri-Met			4012 SE 17th Ave	Portland	OR	97202
Tualatin Soil and Water Conservation District			7175 NE Evergreen Pkwy, #400	Hillsboro	OR	97124
Tualatin Valley Irrigation Dist			2330 Elm St	Forest Grove	OR	97116
US Army Corps of Engineers			P.O. Box 2946	Portland	OR	97208
USPS		Attn: Post Master	1330 SW Walnut Street	Hillsboro	OR	97123
Washington County	Mosquito Control	Attn: Kenny Carver	155 N 1st Ave, Ste: 170 MS-5	Hillsboro	OR	97123
Washington County	Assessment and Taxation Dept.		155 N 1st Ave	Hillsboro	OR	97124
Washington County	Enhanced Sheriff's Patrol Dist.		215 SW Adams Ave., MS-32	Hillsboro	OR	97123
Washington County	Health & Human Services		155 N 1st Ave, Ste. 170 MS-23	Hillsboro	OR	97124
Washington County	Housing Authority		161 NW Adams Ave, Suite 2000 MS 63	Hillsboro	OR	97124
Washington County Land Use & Transportation	Planning Division	Attn: Paul Schaeffer, Senior Planner	155 N 1st Ave, Ste#350 MS 14	Hillsboro	OR	97124
Washington County Land Use & Transportation	Planning & Development Services	Attn: Principal Planner	155 N 1st Ave, Ste: 350, MS 14	Hillsboro	OR	97124
Washington Service Center	NW Regional Education Services District		5825 NE Ray Cir	Hillsboro	OR	97124
WCCCA 9-1-1	Data Services	Attn: Ian Crawford	5900 NE Pinefern Ct	Hillsboro	OR	97124
Zply Fiber			4155 SW Cedar Hills Blvd	Beaverton	OR	97005

TLNO	OWNERNAME	OWNERADDR	OWNERADDR2	OWNERCITY	OWNERSTATE	OWNERZIP
1S303AD05600	ACHONG, KANDACE KIMIE IZUMI	ACHONG, DAVIS HIDEO	2923 S GINGER ST	CORNELIUS	OR	97113
1S303AA01800	AGUILAR, JAIME SAUCEDO	2788 S CHERRY ST		CORNELIUS	OR	97113
1N334DD08400	AMERCO REAL ESTATE COMPANY	BY COOK, AARON	2727 NORTH CENTRAL AVE	PHOENIX	AZ	85004
1S303AD00100	ANDERSON, D CAROL	2803 S DOGWOOD ST		CORNELIUS	OR	97113
1S303AD00402	ANTUNEZ, ROSA BAHENA	VASQUEZ, LEONCIO REYES	198 S 28TH AVE	CORNELIUS	OR	97113
1S303AA02700	ATWOOD FAMILY TRUST	390 S 28TH AVE		CORNELIUS	OR	97113
1S303AA01000	BANKS, JONATHAN W	LEGARE, REAGAN W	2935 S GINGER ST	CORNELIUS	OR	97113
1S303AD05700	BIEKER, JESSICCA A	MORFORD, JEFFREY M	450 S 28TH AVE	CORNELIUS	OR	97113
1S303AD01500	BOLTE, PAUL E & BARBARA A	132 S 28TH AVE		CORNELIUS	OR	97113
1S303AA03100	BRANDAW, TONYA & VAUGHN C	2711 S DOGWOOD ST		CORNELIUS	OR	97113
1S303AD00300	CABANILLA, JAENA JOYCE	CABANILLA, JEANY	2936 S HEATHER ST	CORNELIUS	OR	97113
1S303AD05000	CALIXTO, ROBERTO &	CALIXTO, RICARDO	2711 S ALPINE ST	CORNELIUS	OR	97113
1S303AB05100	CALIXTRO, LAURA GARFIAS	CORONA, MARIO AVALOS	2922 S HEATHER ST	CORNELIUS	OR	97113
1S303AD05100	CASTANEDA, CARMEN JORDAN	182 S 28TH AVE		CORNELIUS	OR	97113
1S303AA02900	CAZARES, ESMERALDA TINOCO	CAMPOS, GUSTAVO ANGEL NOLAZCO	2788 S BEECH ST	CORNELIUS	OR	97113
1S303AA03900	CHIN, RADY	2899 BASELINE ST		CORNELIUS	OR	97113
1S303AA00300	CORNELIUS OIL LLC	30085 SW PARKWAY AVE		WILSONVILLE	OR	97070
1N334DC01300	CORNELIUS, CITY OF	1355 N BARLOW ST		CORNELIUS	OR	97113
1N334DC01501	DALRYMPLE, SAMUEL CHARLES & KATHY AIKO	448 S 28TH AVE		CORNELIUS	OR	97113
1N334DC01401	DAVILA, MIRNA GRISELDA GONZALEZ	318 S 28TH AVE		CORNELIUS	OR	97113
1S303AD01600	DEISZ, GEORGE W JR	130 S 27TH AVE		CORNELIUS	OR	97113
1S303AA02000	DELEON-LAYNES, ANIBAL A	DELEON-LAYNES, OTONIEL	164 S 27TH AVE	CORNELIUS	OR	97113
1S303AA04200	ELLEFSON, JAMES LEE	THOMPSON, KRISTIN LYNNE	2903 S GINGER ST	CORNELIUS	OR	97113
1S303AA04100	EWING, NEAL ARDEN	430 SW 345TH AVE		HILLSBORO	OR	97123
1S302B001100	FLYING CARPET LLC	BY SHIRPAK, BAHMAN REFAEI	9250 TERWILLIGER BLVD	PORTLAND	OR	97219
1N334DC01500	GARCIA, ANDRES GUZMAN	ALIPIO, GABRIELA GUZMAN	2810 S ALPINE ST	CORNELIUS	OR	97113
1S303AA03300	GARCIA, VICTOR DIAZ	OCHOA, MARIA DEL CARMEN	517 SW WALNUT ST	HILLSBORO	OR	97113
1S303AA02600	GCAB LLC	4200 NW VISITATION RD		FOREST GROVE	OR	97116
1S302B001300	GIRT, BUNNY BERNADETTE	PO BOX 543		CORNELIUS	OR	97113
1S302C000200	GONZALEZ, ROGELIO CRUZ NAVARIJO	DENAVARIJO, AURA ESPERANZA DAVILA MELGAR	2913 S GINGER ST	CORNELIUS	OR	97113
1S303AD05500	HAINES, HAROLD P & GLENDA G	400 SW 345TH AVE		CORNELIUS	OR	97113
1S302B001000	HAMEL, JAMES R & JOY A	453 S 28TH AVE		HILLSBORO	OR	97123
1S303AD01700	HANS & EUGENE LLC	14425 SW ALLEN BLVD		CORNELIUS	OR	97113
1S303AA00550	HERNANDEZ, LUIS A & ALMA E	2766 S CHERRY ST		BEAVERTON	OR	97005
1S303AA00551	HILL, DAVID A & MARY A	446 S 28TH AVE		CORNELIUS	OR	97113
1S303AA00700	HILLSBORO SCHOOL DISTRICT 1J	3083 NE 49TH PL		CORNELIUS	OR	97113
1S303A000100	HOLSER, TREVOR	O'CONNOR, BRITTANY	387 S 28TH AVE	HILLSBORO	OR	97124
1S303AA01100	JONES, JOANA	352 S 28TH AVE		CORNELIUS	OR	97113
1S303AA02100	JTR PROPERTY LLC	BY RIEL, JOHN T	1308 E MEAD AVE	CORNELIUS	OR	97113
1S303AA00200	KELSEY, STEWART T	452 S 28TH AVE		YAKIMA	WA	98902
1S303AA00100				CORNELIUS	OR	97113

1S302B000801	KHANNA, ASHISH	HAMPTON, COLLEEN D	540 SW 345TH AVE	HILLSBORO	OR	97123
1S303AA04000	KRIEGER, RONALD A & MELINDA K	182 S 27TH AVE		CORNELIUS	OR	97113
1S303AD13900	LAURELWOOD DEVELOPMENT LLC	BY HOLT HOMES	1301 SE TECH CENTER DR STE 150	VANCOUVER	WA	98683
1S303AD02500	LOEZA, JOSE REFUGIO LOPEZ	ALVARADO, MYRIAM ISABEL NINO	780 S WEBB RD	CORNELIUS	OR	97113
1N334D008100	LORANGER PROPERTIES LLC	PO BOX 326		HILLSBORO	OR	97123
1N334D008000	LOSEY, GARY M & JOY K LOSEY JOINT TRUST	345 SW 345TH AVE		HILLSBORO	OR	97123
1S303A000101	MANDUJANO, RAFAEL	GUEVARA, GUADALUPE	168 S 28TH AVE	CORNELIUS	OR	97113
1S303AA03000	MARTELL HIGHWAY LLC	350 SW 345TH AVE		HILLSBORO	OR	97123
1S302B001400	MARTELL, ANTHONY & MONIQUE	460 SW 345TH AVE		HILLSBORO	OR	97123
1S302B001200	MARTELL, BRIGETTA M TRUST	350 SW 345TH AVE		HILLSBORO	OR	97123
1S302B000802	MELLI, BILAL	7435 SW 87TH		HILLSBORO	OR	97123
1N334DC01400	MERCADO, ALFREDO BARAJAS	GUTIERREZ, MARIBEL MERCADO	775 SW 345TH AVE	PORTLAND	OR	97223
1S303AD02300	MESSMER, SOPHIA ELISE	MESSMER, PAEYTON GRACE CONSERVATORSHIP	2794 S ALPINE ST	HILLSBORO	OR	97123
1S303AA03500	MISA, JAVAISE & TITUS	169 S 28TH AVE		CORNELIUS	OR	97113
1S303AA03800	NAIKU, ASHOK LIVING TRUST	2904 S HEATHER ST		CORNELIUS	OR	97113
1S303AD05300	NOWELL, OSCAR & LILY	2777 S CHERRY ST		CORNELIUS	OR	97113
1S303AA02200	OREGON QUALITY INVESTMENTS LLC	1489 W WARM SPRINGS RD #110		CORNELIUS	OR	97113
1N334DD08200	ORTIGAS, VIRGIL F	DASILVA, GISELE FARIAS	689 S 30TH AVE	HENDERSON	NV	89014
1S303AD06000	PANTOJA, REYES & MARIA	2789 S ALPINE ST		CORNELIUS	OR	97113
1S303AA03600	PETERS, SCOTT G LIVING TRUST	COUNCIL, MARION M LIVING TRUST	391 S 28TH AVE	CORNELIUS	OR	97113
1S303AA01300	PETSHOW FAMILY LIMITED PARTNERSHIP	2725 NW GALES CREEK RD		CORNELIUS	OR	97113
1S303AD00400	PIERCE, CODY JAMES	ALLEGRO, THERESA REXENE	2940 S HEATHER ST	FOREST GROVE	OR	97116
1S303AD04900	POMEROY LIVING TRUST	BY POMEROY, DESIREE A & TIMOTHY B TRS	2706 S DOGWOOD ST	CORNELIUS	OR	97113
1S303AD01200	RADKE, DALLAS & KAYLA	2951 S GINGER ST		CORNELIUS	OR	97113
1S303AD05900	REILING, ANNE A LIVING TRUST	865 SW 345TH		CORNELIUS	OR	97113
1S303AD02400	ROSADO, IVYLOU S	2926 S GINGER ST		HILLSBORO	OR	97123
1S303AD06100	SCHNEIDER, JOEL & ASHLEY	2800 S CHERRY ST		CORNELIUS	OR	97113
1S303AA01900	SEPULVEDA, MIGUEL GUERRERO	400 S 28TH AVE		CORNELIUS	OR	97113
1S303AA00800	SOLANO, HENRY W	MIRELES, MARIA VILLANUEVA	2800 S DOGWOOD ST	CORNELIUS	OR	97113
1S303AD01300	STAGE, KEVIN S & TABETHA J	451 S 28TH AVE		CORNELIUS	OR	97113
1S303AA01400	STALFORD, ROSALINDA T	STALFORD, SARALYN M	2912 S HEATHER ST	CORNELIUS	OR	97113
1S303AD05200	STILES, RICHARD R & MARY A	2800 S ALPINE ST		CORNELIUS	OR	97113
1S303AA03400	TEN KATE, BENJAMIN & AMY	2941 S GINGER ST		CORNELIUS	OR	97113
1S303AD05800	TREJO, ABRAHAM & VERONICA	194 S 28TH AVE		CORNELIUS	OR	97113
1S303AA02800	TSUI, THOMAS LING-HOI & SHANNON ELISE	2753 S BEECH ST		CORNELIUS	OR	97113
1S303AA02500	VILLALOBOS, MARIA ELENA	2807 S ALPINE ST		CORNELIUS	OR	97113
1S303AA03200	VILLANUEVA, HECTOR ENRIQUE MARTINEZ	CASTANEDA, MAYRA ALEJANDRA GUZMAN	135 S 28TH AVE	CORNELIUS	OR	97113
1S303AA03700	WAGGONER LIVING TRUST	BY WAGGONER, RICHARD O & JUDITH E TR	389 S 28TH AVE	CORNELIUS	OR	97113
1S303AA01200	WHARTON, JOSHUA R	2730 S ALPINE ST		CORNELIUS	OR	97113
1S303AB05000	WHITE, MATTHEW & JOANNE	2952 S HEATHER ST		CORNELIUS	OR	97113
1S303AD04800	WICKHAM, SHAUN F & KIMBERLY ANN	455 S 28TH AVE		CORNELIUS	OR	97113
1S303AD01800	WRIGHT, LARRY & LUANN LIVING TRUST	2801 S DOGWOOD ST		CORNELIUS	OR	97113
1S303AD00200				CORNELIUS	OR	97113



Date: January 29, 2026

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City of Cornelius Planning Commission on Tuesday, **February 24, 2026, at 7:00 pm.** The meeting will be held in-person at Cornelius City Hall, 1355 N Barlow Street, in the City Council Chambers and remotely via the Zoom platform, as noted on page 3.

Case File No. PUD-2025-02/CUP-2025-04 and SUB-2025-02

APPLICANT: Holt Holdings OR, LLC

APPLICANT'S REPRESENTATIVE: AKS Engineering & Forestry, LLC

OWNER: Hillsboro School District 1J.

LOCATION: T 01 S, R 03 W, Map 03 A, Tax Lot 00100

ZONING: Low Density Residential R-7 and Multi-Unit Residential A-2

PROPOSAL: A Type III Planned Unit Development and Conditional Use Permit (PUD-2025-02/CUP-2025-04) and a Type III Preliminary Subdivision Plat (SUB-2025-02) for the 'Laurel Crown' Planned Unit Development, to develop a 230-unit subdivision on 30.38 acres of land. The new development will include a neighborhood park, stormwater facility, roads, dwellings, and the public infrastructure. The proposed subdivision will be developed in three Phases and it will only be valid with City Council approval of a Street Vacation and Comprehensive Plan Map Amendment to the Transportation System Plan (TSP). The application for the Conditional Use/Planned Unit Development is to allow for modified lot sizes and setbacks, as allowed through the CUP/PUD process.

REVIEW CRITERIA: Cornelius Municipal Code Chapters 17.05.040 (Subdivisions), 18.10 & 18.15 (Application & Review Procedures), 18.20 (Low-Density Residential, R-7), 18.35 (Multi-Unit Residential, A-2), 8.110 (Planned Unit Development Conditional Use), 18.145 (Off-Street Parking and Loading) and 18.155 (Solar Access for New Development)

Order of Planning Commission Proceedings: 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

decision. The Planning Commission may set a maximum time allowance of 3 or 5 minutes per testifier.

Written Testimony: To submit written testimony prior to the hearing please send it as ‘testimony’ via email to Community.Development@corneliusor.gov. Testimony received prior to 8:00 am on the day of the hearing will be posted to the agenda packet online. Testimony received after 8:00 am on the day of the hearing will be forwarded to the Planning Commission and will be made part of the record. To accept the testimony, include your name, address, and the Case File No. **PUD-2025-02/CUP-2025-04 and SUB-2025-02**, when providing testimony so that the City can send the Notice of Decision to you along with appeal rights.

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. **PUD-2025-02/CUP-2025-04 and SUB-2025-02**. 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. **PUD-2025-02/CUP-2025-04 and SUB-2025-02** 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; include your name, address, Zoom account name, and the Case File No. **PUD-2025-02/CUP-2025-04 and SUB-2025-02** 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.

Testimony Guidelines: Testimony should avoid repetition of issues and should be based on the application criteria. Oregon Revised Statutes (ORS) 197.797 provides that under certain circumstances, the record may remain open, or a continuance may be granted, upon the request of a participant. Telephone conversations are not accepted as testimony.

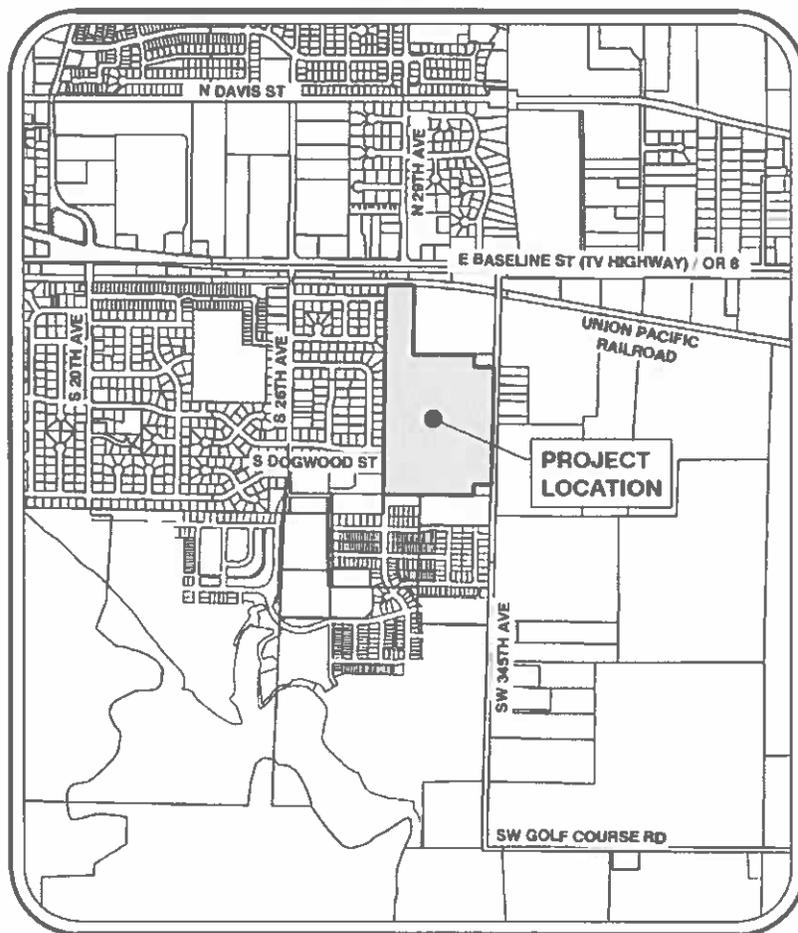
Pursuant to ORS 197.797, failure to raise an issue at the final evidentiary hearing or by the close of the record (in-person, virtually, or by letter), or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals based on that issue.

For more information on the application, contact: Barbara Fryer, Community Development Director, at 503 357- 3011 or by email at barbara.fryer@corneliusor.gov.

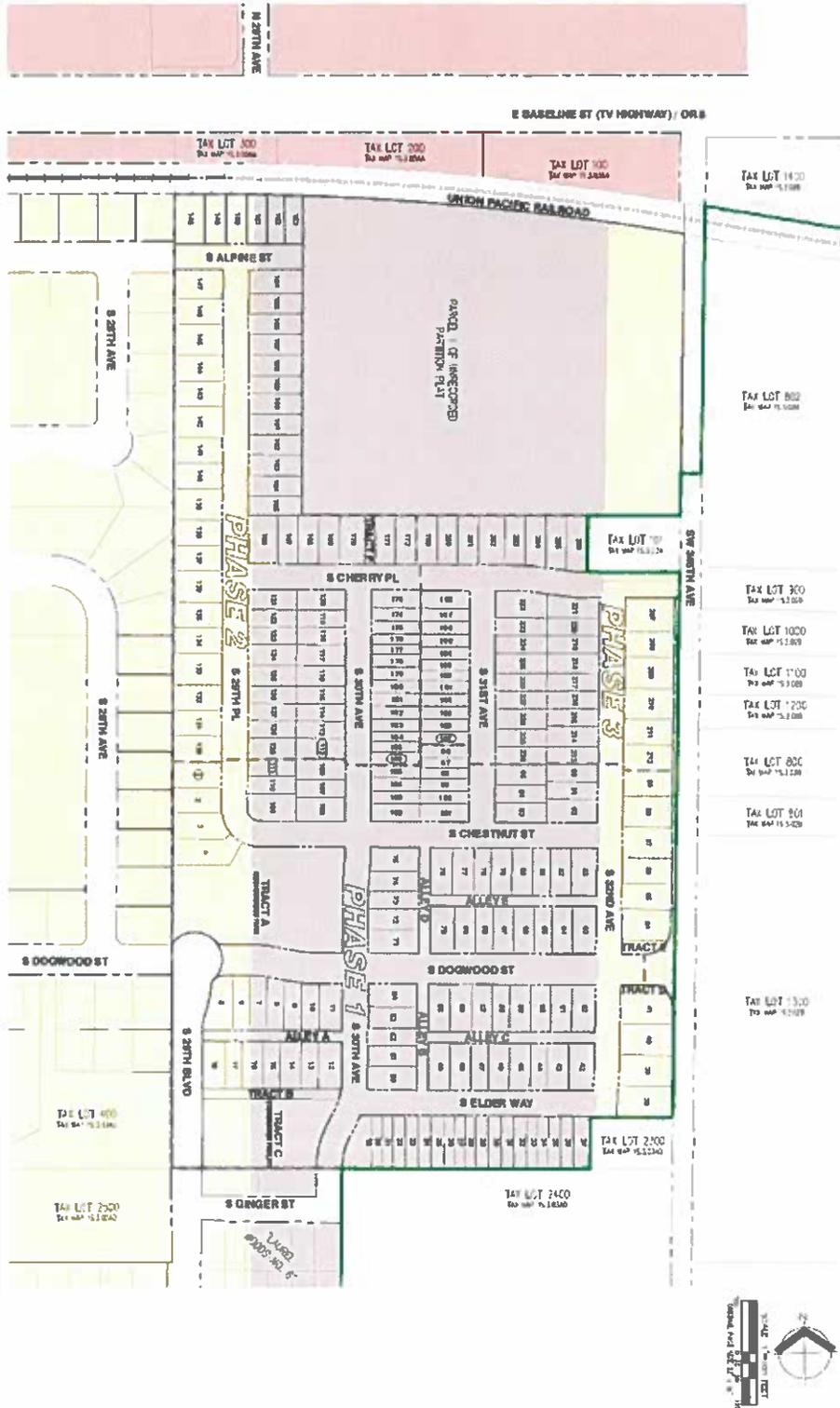
Join us

In-Person at the City Council Chambers at 1355 N Barlow Street;
Virtually at [Zoom.us/Join](https://zoom.us/join) Meeting ID: 883 0240 3397 and Passcode: 462062.

You can also call in to listen to the meeting by dialing 1-253-215-8782.



VICINITY MAP



LEGEND:

- Phase Boundary
- City Limit
- Right-of-Way
- Waterway
- Utility Easement
- City Boundary

Parcel No.	Area (Ac.)	Area (Sq. Ft.)	Phase	Tract
1	0.10	4,356	1	A
2	0.10	4,356	1	B
3	0.10	4,356	1	C
4	0.10	4,356	1	D
5	0.10	4,356	1	E
6	0.10	4,356	1	F
7	0.10	4,356	1	G
8	0.10	4,356	1	H
9	0.10	4,356	1	I
10	0.10	4,356	1	J
11	0.10	4,356	1	K
12	0.10	4,356	1	L
13	0.10	4,356	1	M
14	0.10	4,356	1	N
15	0.10	4,356	1	O
16	0.10	4,356	1	P
17	0.10	4,356	1	Q
18	0.10	4,356	1	R
19	0.10	4,356	1	S
20	0.10	4,356	1	T
21	0.10	4,356	1	U
22	0.10	4,356	1	V
23	0.10	4,356	1	W
24	0.10	4,356	1	X
25	0.10	4,356	1	Y
26	0.10	4,356	1	Z
27	0.10	4,356	1	AA
28	0.10	4,356	1	AB
29	0.10	4,356	1	AC
30	0.10	4,356	1	AD
31	0.10	4,356	1	AE
32	0.10	4,356	1	AF
33	0.10	4,356	1	AG
34	0.10	4,356	1	AH
35	0.10	4,356	1	AI
36	0.10	4,356	1	AJ
37	0.10	4,356	1	AK
38	0.10	4,356	1	AL
39	0.10	4,356	1	AM
40	0.10	4,356	1	AN
41	0.10	4,356	1	AO
42	0.10	4,356	1	AP
43	0.10	4,356	1	AQ
44	0.10	4,356	1	AR
45	0.10	4,356	1	AS
46	0.10	4,356	1	AT
47	0.10	4,356	1	AU
48	0.10	4,356	1	AV
49	0.10	4,356	1	AW
50	0.10	4,356	1	AX
51	0.10	4,356	1	AY
52	0.10	4,356	1	AZ
53	0.10	4,356	1	BA
54	0.10	4,356	1	BB
55	0.10	4,356	1	BC
56	0.10	4,356	1	BD
57	0.10	4,356	1	BE
58	0.10	4,356	1	BF
59	0.10	4,356	1	BG
60	0.10	4,356	1	BH
61	0.10	4,356	1	BI
62	0.10	4,356	1	BJ
63	0.10	4,356	1	BK
64	0.10	4,356	1	BL
65	0.10	4,356	1	BM
66	0.10	4,356	1	BN
67	0.10	4,356	1	BO
68	0.10	4,356	1	BP
69	0.10	4,356	1	BQ
70	0.10	4,356	1	BR
71	0.10	4,356	1	BS
72	0.10	4,356	1	BT
73	0.10	4,356	1	BU
74	0.10	4,356	1	BV
75	0.10	4,356	1	BW
76	0.10	4,356	1	BX
77	0.10	4,356	1	BY
78	0.10	4,356	1	BZ
79	0.10	4,356	1	CA
80	0.10	4,356	1	CB
81	0.10	4,356	1	CC
82	0.10	4,356	1	CD
83	0.10	4,356	1	CE
84	0.10	4,356	1	CF
85	0.10	4,356	1	CG
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87	0.10	4,356	1	CI
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237				



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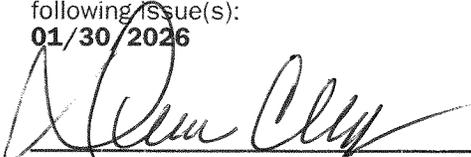
AFFIDAVIT OF PUBLICATION

State of Oregon, County of Washington, ss I, Deseri Cerruti, being first duly sworn, depose and say that I am the Principal Clerk of the **News Times**, a newspaper of general circulation, published in Washington County, Oregon, as defined by ORS 193.010 and 193.020, that

Owner: City of Cornelius
Description: Public Hearing will be held before the City of Cornelius Planning Commission on Tuesday, February 24, 2026, at 7:00 pm
Ad#: 378131

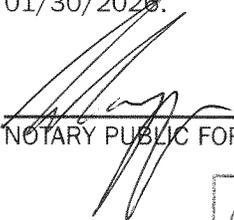
A copy of which is hereto annexed, was published in the entire issue of said newspaper for 1 week(s) in the following issue(s):

01/30/2026

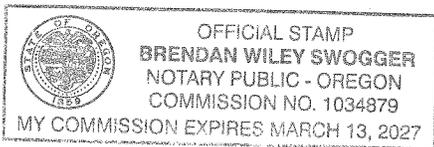


Deseri Cerruti (Principal Clerk)

Subscribed and sworn to before me this 01/30/2026.



NOTARY PUBLIC FOR OREGON



Acct #: 117756
Attn: Tim Franz
CORNELIUS, CITY OF
1355 N BARLOW ST
CORNELIUS, OR 97113

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City of Cornelius Planning Commission on Tuesday, **February 24, 2026, at 7:00 pm**. The meeting will be held in-person at Cornelius City Hall, 1359 N Barlow Street, in the City Council Chambers and remotely via the Zoom platform listed below of this notice.

Case File No. PUD-2025-02/CUP-2025-04 and SUB-2025-02

Applicant: Holt Holdings OR, LLC
Applicable Criteria: AKS Engineering & Forestry, LLC
Owner: Hillsboro School District 1J
Location: T 01 S, R 03 W, Map 03 A, Tax Lot 00100
Zoning: Low Density Residential R-7 and Multi-Unit Residential A-2

Proposal: A Type III Planned Unit Development and Conditional Use Permit (PUD-2025-02/CUP-2025-04) and a Type III Preliminary Subdivision Plat (SUB-2025-02) for the "Laurel Crown" Planned Unit Development, to develop a 230-unit subdivision on 39.38 acres of land. The new development will include a neighborhood park, stormwater facility, roads, dwellings, and the public infrastructure. The proposed subdivision will be developed in three Phases and it will only be valid with City Council approval of a Street Vacation and Comprehensive Plan Map Amendment to the Transportation System Plan (TSP). The application for the Conditional Use/Planned Unit Development is to allow for modified lot sizes and setbacks, as allowed through the CUP/PUD process.

Review Criteria: Cornelius Municipal Code Chapters 17.05.040 (Subdivisions), 18.10 & 18.15 (Application & Review Procedures), 18.20 (Low-Density Residential, R-7), 18.35 (Multi-Unit Residential, A-2), 8.110 (Planned Unit Development Conditional Use), 18.145 (Off-Street Parking and Loading) and 18.155 (Solar Access for New Development)

Order of Planning Commission Proceedings: 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 decision. The Planning Commission may set a maximum time allowance of 3 or 5 minutes per testifier.

Written Testimony: To submit written testimony prior to the hearing please send it as 'testimony' via email to Community.Development@corneliusor.gov. Testimony received prior to 8:00 am on the day of the hearing will be posted to the agenda packet online. Testimony received after 8:00 am on the day of the hearing will be forwarded to the Planning Commission and will be made part of the record. To accept the testimony, include your name, address, and the Case File No. **PUD-2025-02/CUP-2025-04 and SUB-2025-02**, when providing testimony so that the City can send the Notice of Decision to you along with appeal rights.

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. **PUD-2025-02/CUP-2025-04 and SUB-2025-02**. 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. **PUD-2025-02/CUP-2025-04 and SUB-2025-02** 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, include your name, address, Zoom account name, and the Case File No. **PUD-2025-02/CUP-2025-04 and SUB-2025-02** 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.

Testimony Guidelines: Testimony should avoid repetition of issues and should be based on the application criteria. Oregon Revised Statutes (ORS) 197.797 provides that under certain circumstances, the record may remain open, or a continuance may be granted, upon the request of a participant. 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.

For more information on the application, contact: Barbara Fryer, Community Development Director, at 503 357-3011 or by email at barbara.fryer@corneliusor.gov.

Zoom Meeting Platform: Zoom.us/Join
or Phone 1-253-215-8782
Planning Commission Meeting ID: 883 0240 3397,
Passcode: 462062