

# Exhibit “E”



**CONDITIONAL USE PERMIT  
TYPE II ADMINISTRATIVE REVIEW**

**CUP-01-23**

**Date:** June 14, 2023

**Request:** Type II Conditional Use Permit (CUP-01-23) to authorize the outdoor storage and display of U-Haul rental equipment upon a Highway Commercial (C-2) zoned lot.

**Applicant:** Shannon Marvin, MCP

**Owner:** Mary Delfs & Kathleen Hogan

**Location:** 2962 Baseline Street, Cornelius, OR 97113

**Legal:** Tax Lot ID No. 1N3034DD07700 & 1N3034DD07900

**Zoning:** Highway Commercial, C-2

**Criteria:** CMC Title 18 Zoning: Chapter 18.45 Highway Commercial (C-2) & Chapter 18.105 Conditional Use Permit.

**Process:** Approval of a Type II Conditional Use Permit shall be processed as a Type II administrative review, with a decision made by the Community Development Director in accordance with Chapter 18.105 of the Cornelius Municipal Code (CMC). The final decision and supporting findings shall be forwarded to the applicant and affected parties who submitted comments. The notice of decision shall indicate the date of final action, conditions attached, if any, and the right of appeal pursuant to CMC Section 18.15.090.

**Applicable review criterial:**

- Chapters 18.10 & 18.15 (Application & Review Procedures)
- Chapter 18.45 (Highway Commercial, C-2)
- Chapter 18.105 (Conditional Use Permit)

**Basic Facts and Background:**

- The subject site is currently partially developed older commercial building that is commonly known as 'Murphy's Furniture'.
- The building is addressed as 2962 Baseline Street.

- The site consists of two tax lots:
  - 1N3034DD07700 is approximately 2.53 acres in size and it mainly undeveloped.
  - 1N3034DD07900, is approximately 0.43 acres in size and it is developed with the furniture store building.
- The applicant is proposing outdoor storage and display of rental equipment associated with U-Haul.
- On May 11, 2023 the application (Exhibit “A”) was submitted and it was deemed complete on May 17, 2023.
- On May 19, 2023 a 20-day public notice of the proposal was mailed to property owners within 250’ of the site and agencies, Exhibit “B”.
- The public notice ended on June 9<sup>th</sup> and no public comments were submitted for the record.

**Findings:** The property is located within the Highway Commercial, (C-2) zoning district of Cornelius. The site consists of two tax lots that total approximately 2.96 acres in size. The site abuts a Low-Density Residential, R-7 zone to the north and east. The properties to the west, south and east are Highway Commercial, (C-2) zoned.

The truck and equipment rentals are proposed to be stored outside. Per CMC 18.45.030(A), Conditional Use Permitted, *“Outdoor storage and/or display of merchandise, materials, goods, and equipment, or any other outdoor activity, subject to a Type II review if the outdoor activity complies with principally permitted uses within the zone, otherwise a Type III review is required.”* The applicant submitted a Type II Conditional Use Permit application (CUP-01-23).

**Conditional Use Permit, Chapter 18.105.030.B., Approval Criteria:**

1. *The proposed development will comply with the Comprehensive Plan.*

**Findings:** The subject parcel is designated on the Comprehensive Plan as Commercial. The City Zoning Map designates the parcel as Highway Commercial (C-2). In Chapter V (Economic Development) of the Comprehensive Plan includes policy statements that support and promote continued commercial activity and diversification.

To highlight the sections of the Comprehensive plan, staff provides the following findings:

- Chapter 1 Citizen Involvement; the applicant has provided adequate public notice and held the required neighborhood meeting prior to this application submittal.
- Chapter 2 Urbanization; the proposal will not impact population growth statistics within the region.
- Chapter 3 Land Use; the proposed use (portion of) is specifically identified within CMC Section 18.45.020(A) as a retail use, which is permitted outright. The proposed use is also identified within CMC Section 18.45.030 (A) as uses that require conditional use permit

approval. The retail and servicing aspect of the proposed use are permitted outright, while the outdoor storage and display requires conditional use permit review.

- Chapter 4 Housing; the proposal does not impact housing needs within the City.
- Chapter 5 Economic Development; the applicant describes that the proposal will benefit the city with additional jobs, tax revenue, and spending. The proposal is complementary to nearby businesses and residential areas as the rental equipment will assist business and residents to move items in and out of the City.
- Chapter 6 Natural and Cultural Resources; the applicant has obtained an approved Pre-Screening Site Assessment from, signed by the City Engineer. In the future, when new development is proposed an approved service provider letter will be required by Clean Water Services. The site is not located upon a Local Wetland Inventory Map. Therefore, there are no known impacts to any natural resources.
- Chapter 7 Public Facilities and Services; no new development is proposed with this application. In the future, if redevelopment of the site occurs, it will include the addition of public infrastructure along the frontage of the site. The development will be required to connect and be served by city services.
- Chapter 8 Transportation System Plan; no new development is proposed with this application. In the future when redevelopment occurs the proposed project will need to comply with the adopted City Transportation System Plan.

This proposed use represents a highly diversified business with consumers who are looking for specific moving equipment and services. The operation will also support local employment and other area commercial businesses. The applicant is not proposing a change in zoning or an amendment to the Comprehensive Plan to accommodate the proposed use.

**Conclusion:** Based upon the findings above, staff concludes this criterion is met.

*2. The applicable requirements of the zoning district are satisfied; and*

**Findings:** The subject property is zoned Highway Commercial (C-2). Through DR-34-23, the applicant received Type I Site Design review approval for a ‘change of use’ within a portion of the building, from a furniture store to retail and rental services for U-Haul. The applicant anticipates redeveloping the site. For redevelopment of the site a Type III Site Design Review application will be necessary, as well as a Type III Conditional Use Permit for a ‘Indoor mini-storage facility’ as identified via CMC 18.45.030(K), as discussed with the applicant.

In the meantime, the applicant has indicated that parking of rental equipment will be located on the existing paved areas of the site, which is acceptable. The future display and outdoor storage areas will need to comply with the CMC standards, which will be designated/designed as part of the future Type III Site Design Review, however; no new Conditional Use Permit is needed for any outdoor storage component of the redevelopment.

**Conclusions:** Based upon the findings above, staff concludes this criterion can be met with conditions of approval.

- 3. That the location, size, design, and functional characteristics of the proposed use are such that it can be made reasonably compatible with and have a minimum impact on the livability and appropriate development of other properties in the surrounding neighborhood.*

**Findings:** The applicant has submitted a narrative statement and site plan, as shown in Exhibit, “A”. The site currently has its primary access from Baseline Street, which is an Oregon Department of Transportation (ODOT) facility.

With this Type II Conditional Use Permit, CUP-01-23, no on-site improvements area proposed. Outdoor storage/displays are limited to the existing improved areas of the site.

The outdoor areas will be used to display trucks and equipment typically associated with U-Haul, a moving rental company. The display area is near Baseline Street and N 29<sup>th</sup> Avenue. The conceptual plans as part of Exhibit “A” also show the future outdoor storage and display areas. The residential areas to the north are separated by an easement area. Thus, there appears to be minimal impacts to the nearby residences. A condition of approval shall limit the outdoor display of equipment and merchandise to the areas within the submitted site plan of CUP-01-23. Should a redevelopment of the site position the outdoor storage elsewhere on the site, the applicant would need to add a CUP modification to move the outdoor storage to another location on the site.

No formal written comments regarding this Conditional Use Permit application, CUP-01-23 have been submitted. Staff does note that one neighbor asked questions in the planning office, regarding traffic speeds along N 29<sup>th</sup> Avenue. He asked if the applicant could install ‘reader speed signs’. Staff advised his that the installation of speed signs could not be required as part of this application.

**Conclusions:** Based upon the findings above, staff concludes this criterion can be met.

- 4. The granting of the proposal will provide for a facility that is consistent with the overall needs of the city.*

**Findings:** The applicant is requesting conditional use approval for outdoor storage and display of merchandise, which is moving equipment associated with U-Haul. Staff finds that the proposed use will further enhance a growing commercial agricultural corridor and may meet the needs of residents as they move into the remaining phases of the Laurel Woods Subdivision. The proposal is consistent with Goal 5 (Economic Development) of the Comprehensive Plan, in the fact that the business will diversify the City’s breadth of retail uses. The business will also add employment and revenue opportunities to the City’s economic base.

**Conclusions:** Staff concludes that the proposed outdoor storage and display of U-Haul equipment will be reasonably compatible with and have a minimum impact on the livability and development of surrounding properties with the following conditions.

**Decision and Conditions of Approval:** Based upon the facts, findings, and conclusions presented in the staff report the Community Development Director conditionally approves CUP-01-23, subject to the following conditions:

1. The proposed outdoor display and storage of equipment shall only be for U-Haul, as part of an approved on-site retail/rental facility.

2. The outdoor display of equipment and merchandise shall be within areas of the approved site plan CUP-01-23. If redevelopment of the site requires relocation of the outdoor storage a Modification of the CUP may be necessary.
3. The Community Development Director is authorized to suspend or revoke any permit if there is probable cause to believe that the conditions of the permit or any provisions of this ordinance have been violated or that the use is causing a nuisance to the public or surrounding properties. In any case where the Community Development Director finds a serious danger to the public health or safety, the Community Development Director may suspend the permit without a hearing. In all other cases, the applicant may appeal the Community Development Director's decision of revocation per the applicable Sections of the City Code.

**Effective date of decision:** June 14, 2023



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Barbara Fryer, AICP, Community Development Director

Exhibits:     “A” Applicant’s submittal  
                  “B” Affidavit of Mailing - Public Notice

# Exhibit “A”

**Community Development**  
Located at 1300 S. Kodiak Circle, Cornelius, Oregon 97113  
www.ci.cornelius.or.us

OFFICIAL USE ONLY		
Date Received: _____	Date Complete: _____	↓ File Number ↓
Application Fee: _____	Receipt Number: _____	_____

**APPLICATION TYPE**

**Type I – administrative review without public notice**

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> Design Review I          | <input type="checkbox"/> Lot Line Adjustment    | <input type="checkbox"/> Administrative Relief |
| <input type="checkbox"/> Land Partition—Final Plat           | <input type="checkbox"/> Subdivision—Final Plat |  |
| <input type="checkbox"/> Other <i>please describe:</i> _____ |   |  |

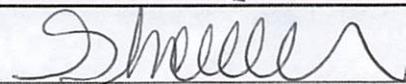
**Type II – administrative review with public notice**

- |  |  |   |
|--|--|---|
| <input checked="" type="checkbox"/> Design Review II         | <input type="checkbox"/> Land Partition—Preliminary Plat | <input type="checkbox"/> Subdivision—Preliminary Plat |
| <input type="checkbox"/> Other <i>please describe:</i> _____ |  |   |

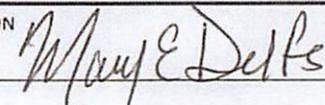
**Type III – public hearing(s) required with public notice**

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Design Review III                   | <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Planned Unit Development     |
| <input type="checkbox"/> Comprehensive Plan Amendment        | <input type="checkbox"/> Zone Map Amendment     | <input type="checkbox"/> Zone Text Amendment          |
| <input type="checkbox"/> Annexation                          | <input type="checkbox"/> ROW/Easement Vacation  | <input type="checkbox"/> Subdivision—Preliminary Plat |
| <input type="checkbox"/> Other <i>please describe:</i> _____ |   |   |

**APPLICANT INFORMATION**

Name: Shannon Marvin, MCP Signature:   
 Mail Address: 2727 N Central Avenue Phoenix AZ 85004  
 Phone: 541-279-0552 Fax: 602-277-5824 E-mail: shannon\_marvin@uhaul.com

**PROPERTY OWNER INFORMATION**

Name: Mary Delfs Signature:   
 Mail Address: 2962 Baseline  
 Phone: 503-640-1124 Fax: 503-640-9093 E-mail: info@murphysfurniture.net

**SUBJECT SITE INFORMATION**

Property Address: 2962 E Baseline Rd Cornelius OR 97113  
 Map & Tax Lot Number(s): R2032354, R755837  
 Current Zoning: C-2 Total Size of Site: +/-2.9 acres  
 Existing Use: Furniture Store  
 Proposed Use: Retail showroom, dispatch office and truck & trailer sharing service

## Community Development

Located at 1300 S. Kodiak Circle, Cornelius, Oregon 97113

[www.ci.cornelius.or.us](http://www.ci.cornelius.or.us)

### Written Narrative Requirements

- X   A. **Checklist:** Please provide one completed and signed copy of this checklist.
- X   B. **Description of proposal:** Please describe the existing conditions on-site and the changes proposed to the site, structure, landscaping, parking, and land use, including the number of parcels created. Provide findings verifying that the intended use is allowed by the City's *Development Code*.
- X   C. **Approval criteria findings:** Please provide a narrative that evaluates and verifies that the proposal meets the approval criteria identified below:
- Conditional Use Permit, Section 18.105.030(B) of the Development Code.
1. *The proposal conforms with the City's Comprehensive Plan;*
  2. *The applicable requirements of the zoning district are satisfied;*  
*and*
  3. *That the location, size, design, and functional characteristics of the proposed use are such that it can be made reasonably compatible with and have a minimum impact on the livability and appropriate development of other properties in the surrounding neighborhood;*
  4. *The granting of the proposal will provide for a facility that is consistent with the overall needs of the city.*
- X   D. Please provide the hours of operation, total number of employees, and maximum number of employees per shift.

X

E. **Site Analysis Information:**

1. Existing building area:	<u>4,58</u>	sq. ft.
Proposed building addition or subtraction:	<u>None</u>	sq. ft.
2. Existing building height:	<u>22</u>	ft.
Proposed building height:	<u>22</u>	ft.
3. Existing parking area:	<u>+/-1,500</u>	sq. ft.
Existing number of parking spaces:	<u>17 spaces</u>	# sp.
Proposed parking addition or subtraction:	<u>None</u>	sq. ft.
Proposed number of parking spaces:	<u>17 spaces</u>	# sp.
Proposed use:	<u>Retail</u>	
Parking requirement:	<u>17 spaces</u>	
4. Existing landscaped area:	<u>+/-29,000</u>	sq. ft.
Percentage of site:	<u>+/-23</u>	%
Proposed landscape addition or subtraction:	<u>None</u>	sq. ft.
Percentage of site:	<u>+/-23</u>	%

N/A

F. **Additional Requirements:** Please be advised that special studies, investigations and reports may be required to ensure that the proposal does not adversely affect the surrounding community, and does not create hazardous conditions for persons or improvements on the site. These studies may include investigations and reports on noise attenuation, air quality, traffic control, soil conditions, flooding of waters and storm water run-off, natural resources, tree preservation, and other concerns.

N/A

G. **Neighborhood Review Meeting:** information required (*Dev. Code Section 18.10.030.*)

- 1. A copy of the notice sent to surrounding property owners.
- 2. A copy of the mailing list used to send out meeting notices.
- 3. An affidavit of mailing.
- 4. Representative copies of written materials and plans presented at the Neighborhood Review Meeting.
- 5. Notes of the meeting, including the meeting date, time, and location, the names and addresses of those who attended, and oral and written comments received.

## Plan Requirements

All plans, except architectural renderings, elevations or both, shall be presented at a minimum of 1" = 20'. Architectural elevations may be presented at an architectural scale. Each of the following plans and drawings shall be submitted on 24" x 36" (maximum size) separate sheets. Please also include one (1) full set of plans that is 8 1/2" x 11" in size. Please include all of the following information for each plan.

  X   A. **Existing Conditions Plan:**

- \_\_\_\_\_ 1. North arrow, scale and date of plan.
- \_\_\_\_\_ 2. Vicinity map.
- \_\_\_\_\_ 3. The entire lot(s), including area and property lines dimensioned.
- \_\_\_\_\_ 4. Points of existing access, interior streets, driveways, and parking areas.
- \_\_\_\_\_ 5. Location of all existing buildings and structures.
- \_\_\_\_\_ 6. Existing right-of-way and improvements.
- \_\_\_\_\_ 7. Dimension from centerline to edge of existing right-of-way.
- \_\_\_\_\_ 8. Existing topographical information, showing 2 ft. contours and appropriate spot elevations for features such as walls, retaining walls (top and bottom elevations), catch basins, stairs, sidewalks, and parking areas.
- \_\_\_\_\_ 9. Surrounding development and conditions within 100-ft. of the property; such as zoning, land uses, buildings, driveways, and trees.
- \_\_\_\_\_ 10. Location of existing public and private utilities, easements, and 100-year floodplain.
- \_\_\_\_\_ 11. Sensitive areas, as defined by the Clean Water Services (CWS) standards.
- \_\_\_\_\_ 12. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock out-croppings and streams. *Wetlands must be professionally delineated.*

  X   B. **Dimensioned Site Plan:**

- \_\_\_\_\_ 1. North arrow, scale and date of plan.
- \_\_\_\_\_ 2. The entire lot(s), including area, property lines dimensioned and labeled "front," "side," and "rear."
- \_\_\_\_\_ 3. Points of access, interior streets, driveways, and parking areas.
- \_\_\_\_\_ 4. Proposed land uses including housing densities and the location of buildings and structures. Building and structures include refuse storage locations, pedestrian and bike paths, or both, swimming pools, tennis courts, and tax lots.

- \_\_\_\_\_ 5. Proposed right-of-way, dedications and improvements.
- \_\_\_\_\_ 6. Dimension from centerline to edge of proposed right-of-way.
- \_\_\_\_\_ 7. Dimensions of all improvements, including setbacks, parking spaces, driveways, and distance between buildings.
- \_\_\_\_\_ 8. Location of storm water quality and detention facilities, or both.
- \_\_\_\_\_ 9. Boundaries of development phases, if applicable.
- \_\_\_\_\_ 10. Sensitive areas, as defined by the Clean Water Services standards.
- \_\_\_\_\_ 11. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock out-cropping's and streams. *Wetlands must be professionally delineated.*
- \_\_\_\_\_ 12. Topographical information (2 ft. contour lines) of existing and proposed grades on-site and for surrounding properties within 100 ft. of the subject property.
- \_\_\_\_\_ 13. Location and schematic massing of proposed buffering, screening, and landscaped areas.
- \_\_\_\_\_ 14. Other pertinent landscape features, including walls, retaining walls, berms, fences, and fountains.

N/A C. **Architectural Renderings, Elevations, or both:** Please provide information which identifies the general character of the buildings and structures by indicating dimensions, materials, colors, and textures proposed. This includes buildings, retaining walls, refuse storage facilities, play structures, accessory facilities, and fences.

N/A D. **Sensitive Area Pre-Screening or Service Provider Letter:** Please provide a completed and signed Pre-Screening or CWS Service Provider Letter.

**I have provided the items required in this submittal checklist. I understand that any missing information, omissions or both may deem my project incomplete, which may lengthen the time to process the request.**

Zulema Longoria  
Signature

05-11-23  
Date

Zulema Longoria, Planner  
Print Name

602-263-6555  
Telephone Number



2727 N. CENTRAL AVE., PHOENIX, AZ 85004  
PHONE: (602) 263-6555 • FAX: (602) 277-5824 •

**Type II - CUP Criteria  
for  
U-Haul Truck/Trailer Sharing Service**

Approval Criteria Findings: 2962 E Baseline Street Cornelius OR 97113

*1. The proposed development will comply with the comprehensive plan.*

Our uses are consistent with the policy and purpose of the Comprehensive Plan, as the intent is to “provide for and encourage the development of grouped retail sales and service establishments”. Through redevelopment practices like this one, we will be in line with the city’s economic goals to expand, retain, and revitalize quality commercial developments.

*2. The applicable requirements of the zoning district are satisfied.*

The site, as presently zoned, limits the possibility of future redevelopment, proving disadvantageous to both prospective businesses and the township. By conditionally rezoning the property, it will continue to be utilized in accordance with the general purpose of the Comprehensive Plan but will also attract a more diverse redevelopment of the site. Through redevelopment practices like this one, we will be in line with the city’s economic goals to expand, retain, and revitalize quality commercial developments.

*3. That the location, size, design, and functional characteristics of the proposed use are such that it can be made reasonably compatible with and have a minimum impact on the livability and appropriate development of other properties in the surrounding neighborhood.*

Since this is a redevelopment of an existing store, it will not alter the essential character of the locality. Through adaptive reuse, we have a minimum impact on the livability of the community. U-Haul will benefit the properties in the vicinity by revitalizing and uplifting the existing store while enhancing the property values of the neighborhood.

*4. The granting of the proposal will provide for a facility that is consistent with the overall needs of the city.*

We believe that the granting of the proposal will provide for a facility that is consistent with the overall needs of the city. By converting the building through adaptive reuse, the proposed

redevelopment will allow U-Haul to better serve the storage needs of the community, increase business, and enhance surrounding property values. We are continuing a long and proud history of revitalizing commercial and industrial properties and have been met with great success in turning these properties into productive businesses and providing jobs. The approval of the use permit favors the redevelopment of this property.



2727 N. CENTRAL AVE., PHOENIX, AZ 85004  
PHONE: (602) 263-6555 • FAX: (602) 277-5824 •

## **Description of Proposal**

AMERCO Real Estate Company (AREC) has prepared this application package for the opportunity to receive the City of Cornelius participation and counseling in regards to Type I and Type II applications for the property located at 2962 E Baseline Street. AREC is the wholly owned real estate subsidiary of the U-Haul System.

The proposed 2.9-acre property is located at 2962 E Baseline Street. U-Haul is proposing an adaptive reuse of the existing Murphy Furniture Store (+/-4,400 SF) by converting it into a U-Haul retail showroom and dispatch office. Our uses also consist of U-Haul truck and trailer sharing, and related retail sales. The interior of the building will be retrofitted to house a retail showroom and dispatch office. This infill development will allow U-Haul to better serve the storage needs of the community.

A separate application will be submitted for the future development of the proposed indoor self-storage store and is not a part of this review or application.

### **Type I Design Review:**

The first part of this proposal is to request approval of a Type I Design review to repurpose the existing Murphy Furniture Retail Store into a showroom, and dispatch office. This is a tenant improvement, and no changes are planned for the rest of the site. These proposed renovations will take place entirely inside the existing structure without expanding the current footprint.

This property is currently zoned C-2 (Highway Commercial), and a showroom and dispatch office are permitted for general retail uses.

### **Type II Design Review:**

The second part of this proposal is to request approval of a Type II Design Review for the conditional use for the outdoor shunting/staging area of trucks, vans, and trailer rentals.

The property is currently zoned C-2 (Highway Commercial), and the use of automobile, truck, and trailer rentals are permitted within an enclosed structure. Since our equipment is not in an enclosed structure, we are subject to a Type II conditional use permit for the outdoor storage and/or display of merchandise, materials, goods, and equipment, or any other outdoor activity. This process is allowed because our proposed use complies with the principally permitted use within the zone.

## **Proposed Operations:**

U-Haul stores characteristically serve the do-it-yourself household customer. The U-Haul Store will be staffed with 10-15 employees, both full-time and part-time.

- **Truck & Trailer Sharing Service:** U-Haul stores provide truck and trailer sharing for household moving, either in-town or across country.
- **Showroom and Retail:** Families who need packing supplies in advance of a move or to ship personal packages can choose from a variety of retail sales items, including cartons, tape, and sustainable packing materials.
- **Dispatch and Retail Office:** Families who tow U-Haul trailers, boats, or recreational trailers can select, and have installed, the hitch and towing packages that best meet their needs.

- **Hours of Operation:**

Mon. - Thurs.	7:00 a.m. to 7:00 p.m.
Fri.	7:00 a.m. to 8:00 p.m.
Sat.	7:00 a.m. to 7:00 p.m.
Sun.	9:00 a.m. to 5:00 p.m.

## **Security Features:**

- “State-of-the-Art” Burglar/Max Alarm System, includes 24 Hour monitoring and interior motion detectors on all storage floors, stairwells, and main showroom.
- Hands Free Intercom System, able to communicate to all Max Stations throughout all floors of storage, specifically designed for customer use.
- 24 Hour Digital, HD Video Surveillance, with remote & web base viewing
- 16+ Color/ HD, Day, and Night Cameras, will display facilities interior, exterior and elevator.

## **Traffic Study:**

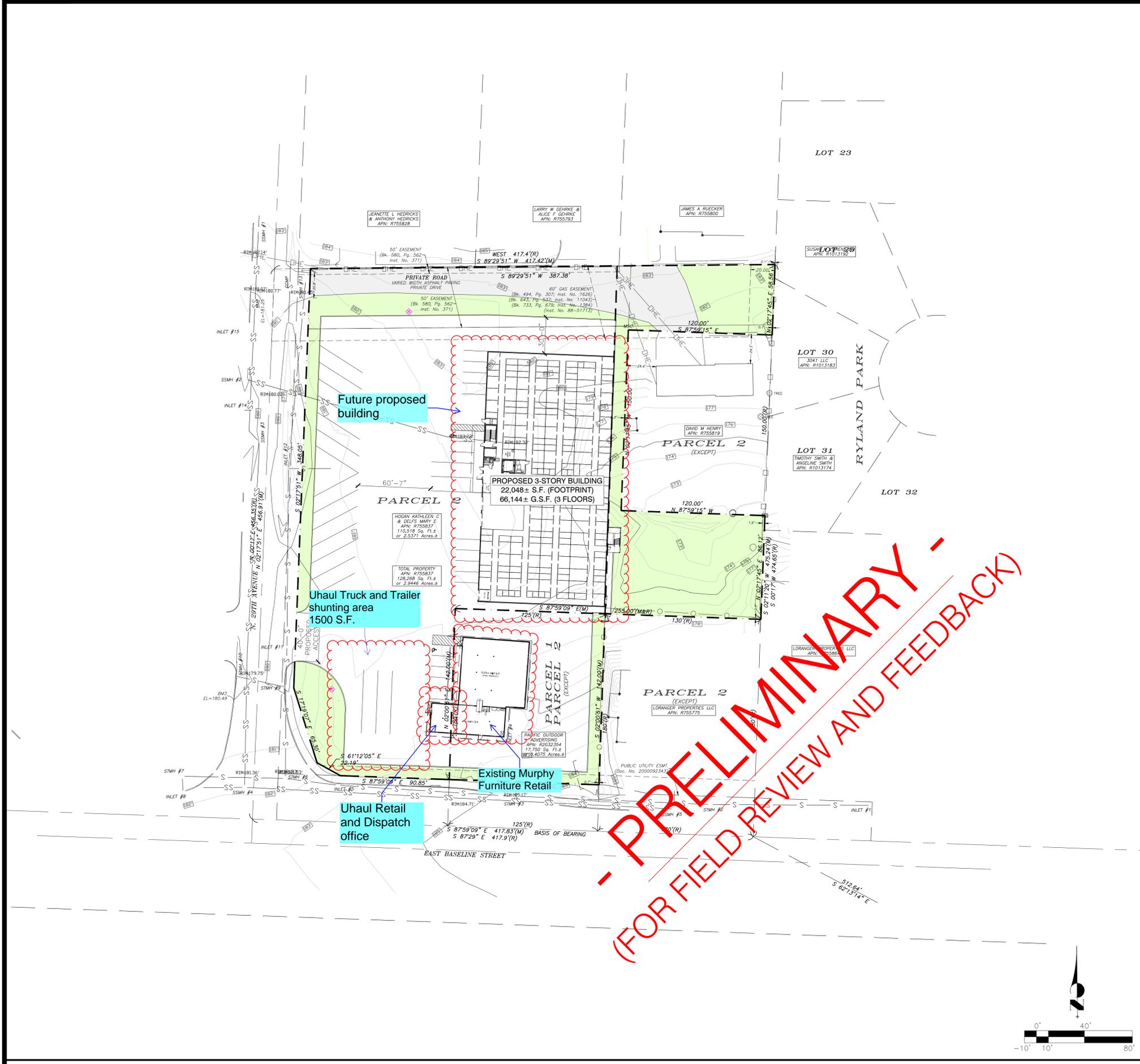
- U-Haul generates far less vehicular traffic volume while still embodying an active-use site. Self-storage represents a dynamic transition from one customer to another. DIY moving customers are presented with opportunities to utilize storage on a temporary basis. This helps to support a shared economy which is an effective economic model and an environmentally sound way to conduct business.

USE COMPARISON					
Use	Square Feet	Traffic	Volume	Typical Hours	Days
		Weekday	Weekend		
Fast Food Restaurant	3,000 sq ft	3,161 trips	3,430 trips	18 hours - 24 hours	7
Gas Station w/ Convenience Store	2,200 sq ft	1,200 trips	2,200 trips	18 hours - 24 hours	7
Hotel	50,000 sq ft	905 trips	901 trips	24 hours	7
Casual Dining	5,000 sq ft	1,075 trips	1,258 trips	11 am - 11 pm 12 hours	7
U-Haul Center	80,000 sq ft	31 trips	53 trips	7 am - 7 pm 12 hours	7

U-Haul looks forward to working with the City of Cornelius.

Sincerely,

AMERCO Real Estate  
 2727 N Central Avenue  
 Phoenix, AZ 85004



**SITE** SCALE: NTS

**ZONING INFORMATION:**

**PROJECT NAME:** U-HAUL OF CORNELIUS

**MUNICIPALITY:** CITY OF CORNELIUS

**PROJECT ADDRESS:** 2962 E BASELINE STREET  
CORNELIUS, OR 97113

**SITE ACRE / LAND AREA:** 2.96 ACRES

**ZONE:** C-2 (HIGHWAY COMMERCIAL)

**ABUTTING ZONING DISTRICT:**

N - R-7  
S - C-2  
E - C-2  
W - C-2

**USES:**

VEHICLE RENTAL - PERMITTED  
EQUIPMENT RENTAL - PERMITTED  
SELF-STORAGE - CUP  
MINI STORAGE - CUP  
WAREHOUSING - CUP  
RETAIL - PERMITTED  
RV / VEHICLE STORAGE - NOT LISTED

**BULK REQUIREMENTS:**

**SETBACKS:**  
FRONT YARD: 10 FT (MINIMUM)  
SIDE YARD: ABUTTING RESIDENTIAL - 5 FT.  
REAR YARD: ABUTTING PUBLIC STREET - 10 FT.  
ABUTTING RESIDENTIAL - 5 FT.  
ABUTTING PUBLIC STREET - 10 FT.

**FAR:** NONE

**LOT COVERAGE:** NONE

**HEIGHT LIMIT:** 35 FT - UNLESS APPROVED BY PLANNING COMMISSION

**PARKING:**  
GENERAL RETAIL - 3.7 SP/1,000 SF (MIN) AND 5.1 SP/1,000 SF (MAX)  
SELF STORAGE - 1 SP / 5,000 SF FOR UP TO 20,000 SF, THEN 1 SP / 20,000 SF.  
REQUIRED = 17 SPACES / PROVIDED = 17 SPACES (NOT INCL. DISPLAY)

**LANDSCAPING:**  
SETBACK: 5 FT (MIN)

PROPOSED MIX												
LOCKER SIZE	INTERIOR						TOTAL					
	1st Flr	SO. FT.	%	2nd Flr	SO. FT.	%	3rd Flr	SO. FT.	%			
5 x 5	22	550	4%	27	675	4%	26	650	4%	75	1,875	4%
5 x 10	90	4,500	32%	74	3,700	25%	82	4,100	26%	246	12,300	27%
7 x 10	2	140	1%	1	70	0%	1	70	1%	5	350	1%
10 x 8	1	80	1%	3	240	2%	1	80	1%	5	400	1%
10 x 10	66	6,600	46%	49	4,900	34%	57	5,700	36%	172	17,200	39%
10 x 15	16	2,400	17%	34	5,100	35%	34	5,100	32%	84	12,600	28%
<b>TOTAL</b>	<b>197</b>	<b>14,270</b>	<b>100%</b>	<b>188</b>	<b>14,685</b>	<b>100%</b>	<b>202</b>	<b>15,770</b>	<b>100%</b>	<b>587</b>	<b>44,725</b>	<b>100%</b>

SHEET NOTES:

REVISIONS:

NO.	DATE	INITIALS	NOTES
1			
2			
3			
4			
5			
6			
7			
8			

PROFESSIONAL SEAL:

ARCHITECT LOGO:

**AMERCO REAL ESTATE COMPANY**

CONSTRUCTION DEPARTMENT  
2727 NORTH CENTRAL AVENUE  
PHOENIX, ARIZONA 85004  
P: (602) 263-6502

SITE ADDRESS:  
U-HAUL OF CORNELIUS  
2962 E BASELINE ST  
CORNELIUS, OR 97113

SHEET CONTENTS:  
PROPOSED SITE PLAN

**704073**

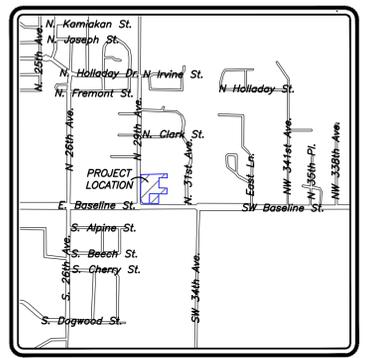
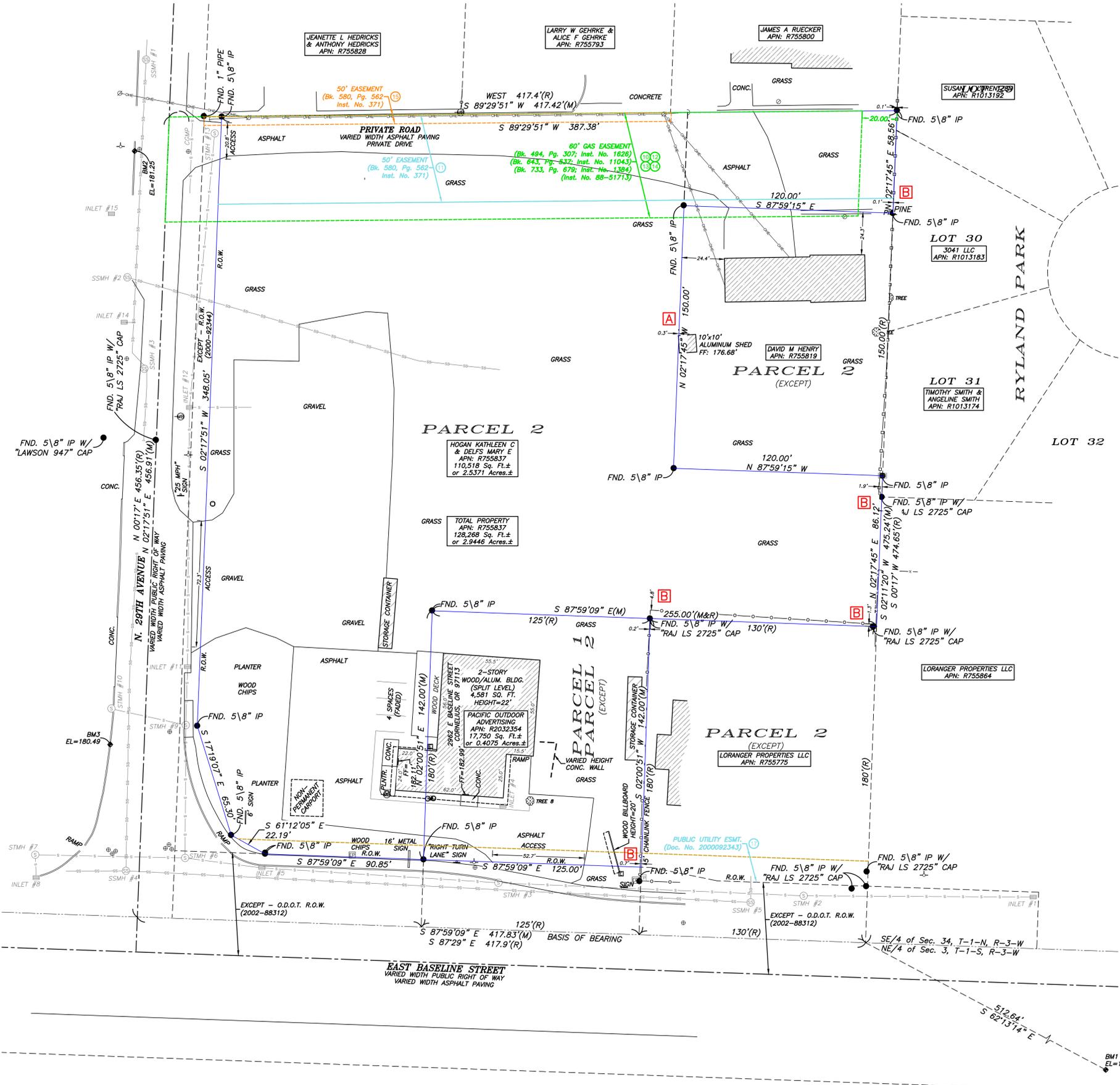
DRAWN: AS  
CHECKED: -  
DATE: 04/17/23

704073 A1B

© 2023 AMERCO REAL ESTATE COMPANY



**TOPOGRAPHIC SURVEY**



**BENCHMARK**

STATE PLANE ZONE:  
3601 OREGON NORTH ZONE  
HORIZONTAL DATUM: NAD 83  
VERTICAL DATUM: NAVD 88  
OPUS CORRECTED

BM1: BENCHMARK #1  
ELEVATION=183.29  
FND. "088 1934 4" BRASS DISK SET IN TOP OF CONCRETE MONUMENT  
THE BENCH MARK IS 2.5 MILES WEST OF HILLSBORO, 1.6 MILES EAST OF CORNELIUS, AT RAILROAD CROSSING NO. 762.9 200 YARDS WEST OF RAILROAD MILEPOST NO. 763, 200 FEET SOUTH OF THE CENTER OF STATE HIGHWAY NO. 8, 27 FEET NORTH OF THE NORTH RAIL OF THE RAILROAD TRACKS, 22 FEET EAST OF THE CENTER OF SOUTHWEST 345TH AVENUE, AND 6 FEET SOUTHEAST OF A POWER POLE SET IN AN 8-INCH SQUARE CONCRETE POST THAT PROJECTS 1-INCH. ALSO BEING S 62°13'14" E A DISTANCE OF 512.64' FROM THE SE PROPERTY CORNER OF PARCEL 2.  
N=695,643.7310  
E=7,533,090.1350

BM2: BENCHMARK #2  
ELEVATION=181.25  
FND. CUT "X" ON TOP OF CURB.  
LOCATED OFF-SITE ON THE WEST SIDE OF NORTH 29TH AVENUE, BEING 49.85' WEST AND 19.69' SOUTH OF THE NW PROPERTY CORNER OF PARCEL 1.  
N = 686,334.4590  
E = 7,552,217.5050

BM3: BENCHMARK #3  
ELEVATION=180.49  
FND. CUT "X" ON TOP OF CURB.  
LOCATED OFF-SITE ON THE WEST SIDE OF NORTH 29TH AVENUE, BEING 49.85' WEST AND 10.67' SOUTH OF THE WESTERN MOST SW PROPERTY CORNER OF PARCEL 1.  
N = 685,995.7110  
E = 7,552,203.4230

**STORM & SANITARY SEWER NOTES**

INLET #1 TR 184.06	STMH #7 TR 182.32	INLET #12 TR 177.45	SSMH #1 TR 182.69
STMH #2 TR 185.65	INLET #8 TR 181.57	STMH #13 TR 181.96	SSMH #2 TR 177.45
FL E&W 167.65 36" RCP	FL N 176.77 12" RCP	FL S 177.05 12" PVC	FL S 169.79 12" STEEL
STMH #3 RIM 185.17	STMH #9 RIM 180.11	INLET #14 TR 179.38	SSMH #3 TR 180.06
FL E&W 168.30 36" RCP	FL N 177.9 12" PVC	FL E 176.18 12" PVC	FL N 170.76 12" STEEL
INLET #4 TR 182.05	STMH #10 TR 180.32	INLET #15 TR 180.42	SSMH #4 TR 182.69
FL E&W 169.50 36" RCP	FL E 177.5 12" PVC	FL N 172.79 12" STEEL	SSMH #5 TR 185.72
STMH #6 TR 181.60	INLET #11 TR 179.61	FL N 175.12 12" STEEL	FL W 175.02 12" STEEL
FL N&E/W 173.10 36" RCP	FL N&S 174.11		



Prepared By:  
**Red Plains Surveying Company**  
1917 S. Harvard Avenue, Oklahoma City, OK 73128  
Phone: 405-603-7842  
Email: Comments@rpsurveying.com  
RED PLAINS 09 LICENSE NO. 401-0330-403985-4/20/23

**SYMBOL LEGEND**

AD A.C. PAD	GREASE TRAP	RCP HEADWALL	LIST OF ABBREVIATIONS
AV AIR VALVE	GROUND LIGHT	ROAD SIGN	FND. - FOUND
AUTO-SPRINKLER	GUARD POST	SANITARY	IP - IRON PIN
BENCHMARK	GUY ANCHOR	SEWER MH	AC - ALUMINUM CAP
BORE HOLE	HANDICAPPED	UNDERGROUND	BC - BRASS CAP
SUPPORT POST	IRRIGATION MANHOLE	TELE. MH	B/C - BARRIER CURB
CLEAN OUT	IRON GRATE	TELE. PED.	B/L - BUILDING LINE
ELEC. METER	LIGHT POLE	TRAFFIC SIGNAL	BHL - BUILDING HEIGHT LOCATION
ELEC. PED.	METER RACK	TRAFFIC CONTROL BOX	BLK - BUILDING
ELEC. TRANS.	MONITOR WELL	TREE	C/L - CENTER LINE
FIRE HYDRANT	MON. FOUND	T.V. PED.	CMP - CORRUGATED METAL PIPE
FIRE RISER	MON. SET AS DESCRIBED	UNDER. TELE. MARKER	CONC. - CONCRETE
FLAG POLE	FINISHED FLOOR	UTILITY POLE	DEC. - DECIDUOUS
GAS METER	PROPANE TANK	WATER METER	DIST. - DISTANCE
GATE	PULL BOX	WATER MH	ELEV. - ELEVATION
GENERATOR	BARBED WIRE	OVERHEAD ELECTRIC LINE	ESMT. - EASEMENT
FENCE	CHAINLINK FENCE	UNDERGROUND ELECTRIC	F.T. - FINISHED FLOOR
ROAD CENTERLINE	BOUNDARY LINE	UNDERGROUND GAS	F.L. - FLOW LINE
STOCKADE FENCE	BOUNDARY LINE	UNDERGROUND OIL PIPE LINE	FD - FIBER OPTIC
UNDERGROUND COMMUNICATIONS	UNDERGROUND ELECTRIC	UNDERGROUND SANITARY SEWER	HT. - HEIGHT
			W - MEASURED DIMENSION
			MET. - METERS
			MON. - MONUMENT
			OVH - OVERHANG
			P.O.B. - POINT OF BEGINNING
			P.O.C. - POINT OF COMMENCEMENT
			R - RECORD
			SEC. - SECTION
			STOCKADE FENCE
			TRAIN TRACKS
			UNDER. GAS
			UNDER. OIL PIPE LINE
			UNDER. SANITARY SEWER
			VAR. - VARIABLE
			WS - WATER SPLIT

Prepared For:  
**AMERCO REAL ESTATE COMPANY**

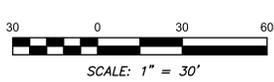
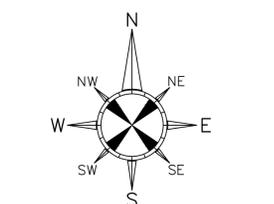
PROJECT INFO:  
**U-HAUL**  
2962 EAST BASELINE STREET  
CORNELIUS, OR, 97113  
"U-HAUL CORNELIUS"

SCALE: 1" = 30' REDLINED BY: JBP  
SURVEY DATE: 2/5/23 APPROVED BY: MJP  
DRAWN BY: CM JLN: 23-015-01AD  
FIELD BY: AM SHEET: 2 OF 3

MARK	DATE	REVISIONS	BY	APP'VD

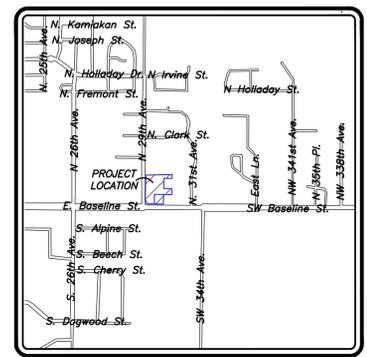
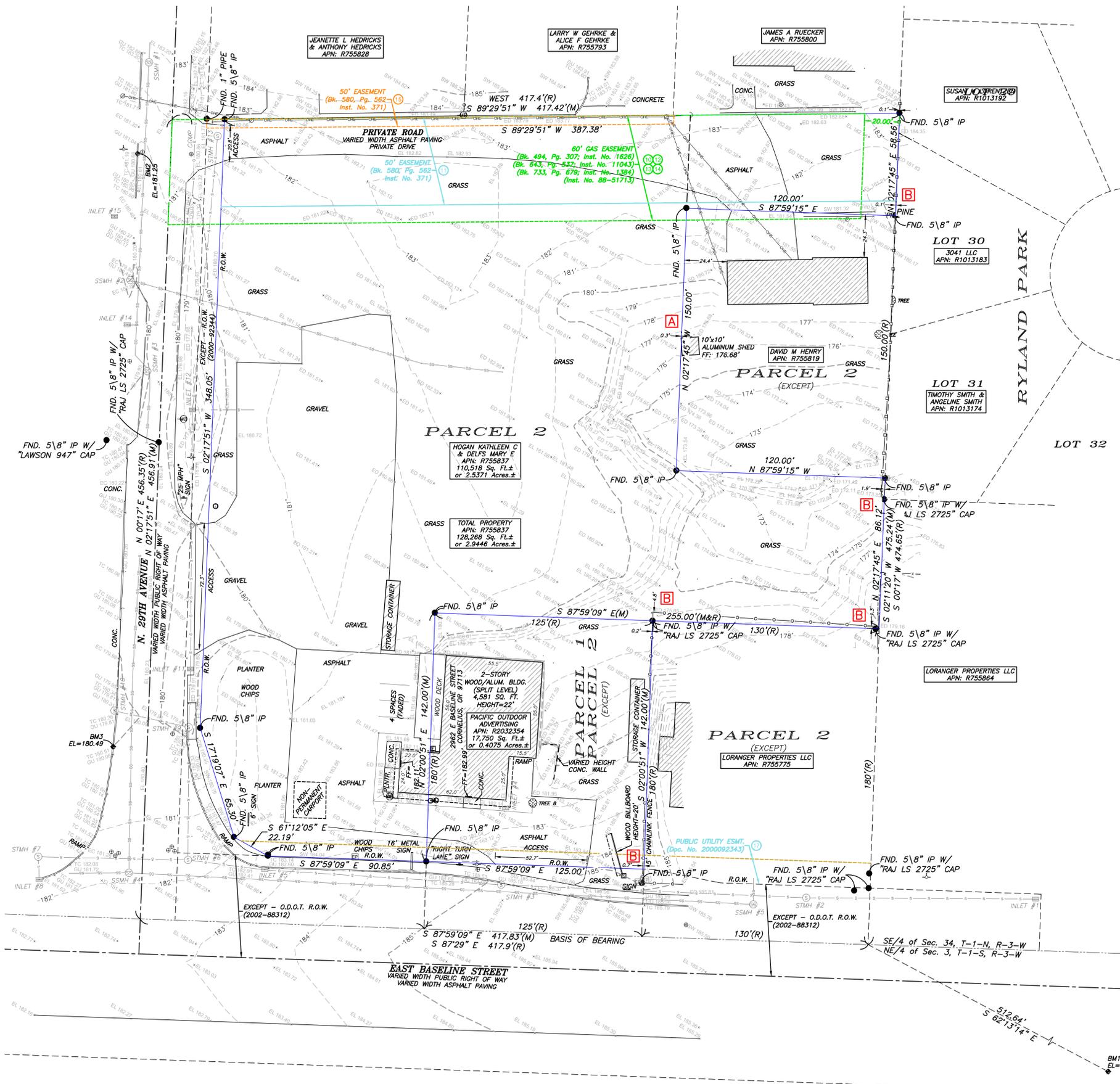
**MONUMENT LEGEND**

- - 1/2" IRON PIN SET
- - IRON PIN FOUND
- ⊙ - P-K NAIL SET
- ⊙ - P-K NAIL FOUND (MAGNETIC NAIL)
- ✕ - CUT "X" SET
- ✕ - CUT "X" FOUND
- ⊕ - BENCHMARK



**SUBJECT PROPERTY**  
128,268 Sq. Ft., OR  
2.9446 Acres ±

# BOUNDARY SURVEY



## BENCHMARK

STATE PLANE ZONE:  
3001 OREGON NORTH ZONE  
HORIZONTAL DATUM: NAD 83  
VERTICAL DATUM: NAVD 88  
OPUS CORRECTED

BM1: BENCHMARK #1  
ELEVATION=183.29  
FND. 1098 19.34 4" BRASS DISK SET IN TOP OF CONCRETE MONUMENT  
THE BENCHMARK IS 2.5 MILES WEST OF HILLSBORO, 1.6 MILES EAST OF CORNELIUS, AT RAILROAD CROSSING NO. 762.9 200 YARDS WEST OF RAILROAD MILEPOST NO 763, 200 FEET SOUTH OF THE CENTER OF STATE HIGHWAY NO 8, 27 FEET NORTH OF THE NORTH RAIL OF THE RAILROAD TRACKS, 22 FEET EAST OF THE CENTER OF SOUTHWEST 34TH AVENUE, AND 6 FEET SOUTHWEST OF A POWER POLE SET IN AN 8-INCH SQUARE CONCRETE POST THAT PROJECTS 1-INCH. ALSO BEING S 62°13'14" E A DISTANCE OF 512.64' FROM THE SE PROPERTY CORNER OF PARCEL 2.  
N=685,643.7310  
E=7,553,090.1350

BM2: BENCHMARK #2  
ELEVATION=181.25  
FND. CUT "X" ON TOP OF CURB.  
LOCATED OFF-SITE ON THE WEST SIDE OF NORTH 29TH AVENUE, BEING 49.85' WEST AND 19.89' SOUTH OF THE NW PROPERTY CORNER OF PARCEL 1.  
N = 686,334.4590  
E = 7,552,217.5050

BM3: BENCHMARK #3  
ELEVATION=180.49  
FND. CUT "X" ON TOP OF CURB.  
LOCATED OFF-SITE ON THE WEST SIDE OF NORTH 29TH AVENUE, BEING 49.98' WEST AND 10.67' SOUTH OF THE WESTERN MOST SW PROPERTY CORNER OF PARCEL 1.  
N = 685,995.7110  
E = 7,552,203.4230

## STORM & SANITARY SEWER NOTES

INLET #1 TR 184.06	STMH #7 TR 177.45 FL E&S 176.02	INLET #12 TR 177.45 FL N&E 174.45 12" PVC	SSMH #1 FL 169.79 TR 182.69 FL S 169.79 12" STEEL FL N 169.80 12" STEEL
STMH #2 TR 185.65 FL E&W 167.65 36" RCP	INLET #8 TR 181.97 FL N 176.77 12" RCP	STMH #13 TR 181.96 FL S 177.05 12" PVC	SSMH #2 TR 177.45 FL 174.55 12" PVC FL N 170.76 12" STEEL FL S 170.66 12" STEEL
STMH #3 RIM 185.17 FL E&W 168.30 36" RCP	INLET #9 RIM 180.11 FL N 177.9 12" PVC	INLET #14 RIM 179.38 FL E 176.18 12" PVC	SSMH #3 TR 180.06 FL N 170.76 12" STEEL FL S 170.66 12" STEEL
INLET #4 TG 182.05 FULL OF WATER	STMH #10 RIM 180.32 FL E 177.5 12" PVC	INLET #15 TG 180.42 FULL OF WATER	SSMH #4 TR 182.59 FL N&E 172.79 12" STEEL
INLET #5 TR 182.59 FL E&W 169.50 36" RCP	INLET #11 TG 178.61 FL N&S 174.11	SSMH #5 TR 185.72 FL N 175.12 12" STEEL FL W 175.02 12" STEEL	
STMH #6 TR 181.60 FL N,E&W 173.10 36" RCP			



Prepared By:  
**RED PLAINS SURVEYING COMPANY**  
1917 S. Harvard Avenue, Oklahoma City, OK 73128  
Phone: 405-603-7842  
Email: Comments@rpsurveying.com

SYMBOL LEGEND		LIST OF ABBREVIATIONS	
⊗ A.C. PAD	⊗ GREASE TRAP	FND. - FOUND	IP - IRON PIN SET
⊗ AIR VALVE	⊗ GROUND LIGHT	⊗ SANITARY	AL - ALUMINUM CAP
⊗ AUTO-SPRINKLER	⊗ GUARD POST	⊗ SEWER MH	BC - BRASS CAP
⊗ BENCHMARK	⊗ GUY ANCHOR	⊗ STORM	B.C. - BARRIER CURB
⊗ BORE HOLE	⊗ HANDICAPPED	⊗ UNDERGROUND	B.L. - BUILDING LINE
⊗ SUPPORT POST	⊗ MANHOLE	⊗ TANK ACCESS	SETBACK
⊗ CLEAN OUT	⊗ IRON GRATE	⊗ TELE. MH	SHL - BUILDING HEIGHT LOCATION
⊗ ELEC. METER	⊗ LIGHT POLE	⊗ TRAFFIC SIGNAL	B.L.D.G. - BUILDING
⊗ ELEC. PED.	⊗ METER RACK	⊗ TRAFFIC CONTROL BOX	C.L. - CENTER LINE
⊗ ELEC. TRANS.	⊗ MON. WELL	⊗ TREE	CMP - CORRUGATED METAL PIPE
⊗ FIRE HYDRANT	⊗ MON. FOUND	⊗ T.V. PED.	COMMA - COMMUNICATIONS
⊗ FIRE RISER	⊗ AS DESCRIBED	⊗ UNDR. TELE. MARKER	CONC. - CONCRETE
⊗ FLAG POLE	⊗ AS DESCRIBED	⊗ UTILITY CABINET	DEC. - DECIDUOUS DIST.
⊗ GAS METER	⊗ GAS METER	⊗ UTILITY POLE	ELC. - ELEVATION
⊗ GAS VALVE	⊗ POWER POLE	⊗ WATER METER	EMT. - EASEMENT
⊗ GATE	⊗ PROPANE TANK	⊗ WATER MH	F.F. - FINISHED FLOOR
⊗ GENERATOR	⊗ PULL BOX	⊗ WATER VALVE	FL - FIBER OPTIC
⊗ BARBED WIRE FENCE	⊗ CHAINLINK FENCE	⊗ EASEMENT LINE	HT. - HEIGHT
⊗ ROAD CENTERLINE	⊗ OVERHEAD ELECTRIC LINE	⊗ SECTION LINE	HT. - MEASURED DIMENSION
⊗ STOCKADE FENCE	⊗ SUBJECT BOUNDARY LINE	⊗ TRAIN TRACKS	MET. - METERS
⊗ UNDERGROUND COMMUNICATIONS	⊗ UNDERGROUND ELECTRIC	⊗ UNDER GAS	MON. - MONUMENT
⊗ UNDERGROUND SANITARY SEWER	⊗ UNDERGROUND OIL PIPE LINE	⊗ UNDER WATER	OVH. - OVERHANG
			P.C. - POINT OF BEGINNING
			P.O.C. - POINT OF COMMENCEMENT
			R. - RECORD
			R.O.W. - R.O.W. DIMENSION
			RIGHT-OF-WAY
			RCP - REINFORCED CONCRETE PIPE
			TEL. - TELECOMMUNICATIONS
			TRF. - TYPICAL
			VAR. - VARIABLE
			WS - WATER SPIGOT

AMERCO REAL ESTATE COMPANY

PROJECT INFO:

**U-HAUL**

2962 EAST BASELINE STREET  
CORNELIUS, OREGON, 97113  
"U-HAUL CORNELIUS"

SCALE: 1" = 30' REDLINED BY: JBP

SURVEY DATE: 2/5/23 APPROVED BY: JBP

DRAWN BY: CM J.N.: 23-015-01AD

FIELD BY: AM SHEET: 3 OF 3

MARK	DATE	REVISIONS	BY	APPROVED
○		1/2" IRON PIN SET		
●		IRON PIN FOUND		
⊗		P-K NAIL SET (MAGNETIC NAIL)		
⊗		P-K NAIL FOUND (MAGNETIC NAIL)		
⊗		CUT "X" SET		
⊗		CUT "X" FOUND		
⊗		BENCHMARK		

**SUBJECT PROPERTY**  
128,268 Sq. Ft., OR  
2.9446 Acres ±

## Sensitive Area Pre-Screening Site Assessment

Jurisdiction: <u>CITY OF CORNELIUS</u>	
<b>Property Information:</b> (example 1S234AB01400) Taxlot ID(s): _____ _____ OR Site Address: <u>2962 E Baseline Rd</u> City State Zip: <u>Cornelius OR 97113</u> Nearest Cross Street: <u>E Baseline Rd &amp; N 29th Ave</u>	<b>Owner Information:</b> Name: <u>Mary E Delfs</u> Company: <u>Murphy's Furniture Store</u> Address: <u>2962 E Baseline Rd</u> City State Zip: <u>Cornelius OR 97113</u> Phone/Fax: <u>503-640-1124</u> / <u>503-640-9093</u> E-mail: <u>info@murphysfurniture.net</u>
<b>Development Activity:</b> Check all that apply Addition to Single Family Residence (rooms, deck, garage) <input type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Minor Land Partition <input type="checkbox"/> Residential Condominium <input type="checkbox"/> Commercial Condominium <input type="checkbox"/> Residential Subdivision <input type="checkbox"/> Commercial Subdivision <input type="checkbox"/> Single Lot Commercial <input type="checkbox"/> Multi Lot Commercial <input type="checkbox"/> Other <u>Interior renovation</u>	<b>Applicant Information:</b> Name: <u>Shannon Marvin, MCP</u> Company: <u>AMERCO Real Estate Co/U-Haul International</u> Address: <u>2727 N Central Avenue</u> City State Zip: <u>Phoenix AZ 85004</u> Phone/Fax: <u>541-279-0552</u> / <u>602-277-5824</u> E-mail: <u>shannon_marvin@uhaul.com</u>
Will the project involve any off-site work: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> Unknown <input type="checkbox"/> Location and description of off-site work: _____	
Additional comments or information that may be needed to understand your project: _____	

This application does NOT replace the need for Grading and Erosion Control Permits, Connection Permits, Building Permits, Site Development Permits, DEQ 1200-C Permit or other permits as issued by the Department of Environmental Quality, Department of State Lands and/or Department of the Army COE. All required permits and approvals must be obtained and completed under applicable local, state, and federal law.

By signing this form, the Owner or Owner's authorized agent or representative, acknowledges and agrees that employees of The City of Cornelius and Clean Water Services have authority to enter the project site at all reasonable times for the purpose of inspecting project site conditions and gathering information related to the project site. I certify that I am familiar with the information contained in this document, and to the best of my knowledge and belief, this information is true, complete, and accurate.

Print/Type Name: Shannon Marvin Print/Type Title: MCP  
 Signature: [Signature] Date: 5-16-2023

### FOR CITY AND CLEAN WATER SERVICES (CWS) USE ONLY

- Sensitive areas potentially exist on site or within 200' of the site. **THE APPLICANT MUST PERFORM A SITE ASSESSMENT PRIOR TO ISSUANCE OF A SERVICE PROVIDER LETTER.** If Sensitive Areas exist on the site or within 200 feet on adjacent properties, a Natural Resources Assessment Report may also be required.
- Based on review of the submitted materials and best available information Sensitive areas do not appear to exist on site or within 200' of the site. This Sensitive Area Pre-Screening Site Assessment does **NOT** eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider letter as required by CWS Resolution and Order 07-20, Section 3.02.1. All required permits and approvals must be obtained and completed under applicable local, State, and federal law.
- Based on review of the submitted materials and best available information the above referenced project will not significantly impact the existing or potentially sensitive area(s) found near the site. This Sensitive Area Pre-Screening Site Assessment does **NOT** eliminate the need to evaluate and protect additional water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider letter as required by CWS Resolution and Order 07-20, Section 3.02.1. All required permits and approvals must be obtained and completed under applicable local, state, and federal law.
- This Service Provider Letter is not valid unless \_\_\_\_\_ CWS approved site plan(s) are attached.
- The proposed activity does not meet the definition of development or the lot was platted after 9/9/95 ORS 92.040(2). **NO SITE ASSESSMENT OR SERVICE PROVIDER LETTER IS REQUIRED.**

Reviewed By: [Signature] Agency: City of Cornelius Date: 5-17-23

**No site development is approved under this permit.**

# Exhibit “B”

AFFIDAVIT OF MAILING

State of Oregon        )  
                                  )    ss  
County of Washington)

I, Rachael Patterson, being first duly sworn, depose and say:

That I served upon the following named persons a Notice of Administrative Review  
Copy of which is marked Exhibit A, attached hereto and by this reference incorporated herein,  
by mailing to them a true and correct copy thereof on the 19 day of May, 2023  
I further certify that said copies were then placed in a sealed envelope addressed as follows:

See Exhibit B attached hereto and by the reference incorporated herein,

Said envelope(s) were then placed in the United States Post Office at Cornelius, Oregon, with postage thereon fully prepaid.

Signed: Rachael Patterson

Exhibit A.



**NOTICE OF ADMINISTRATIVE REVIEW**

**CUP-01-23**

**U-HAUL  
OUTDOOR STORAGE/DISPLAY**

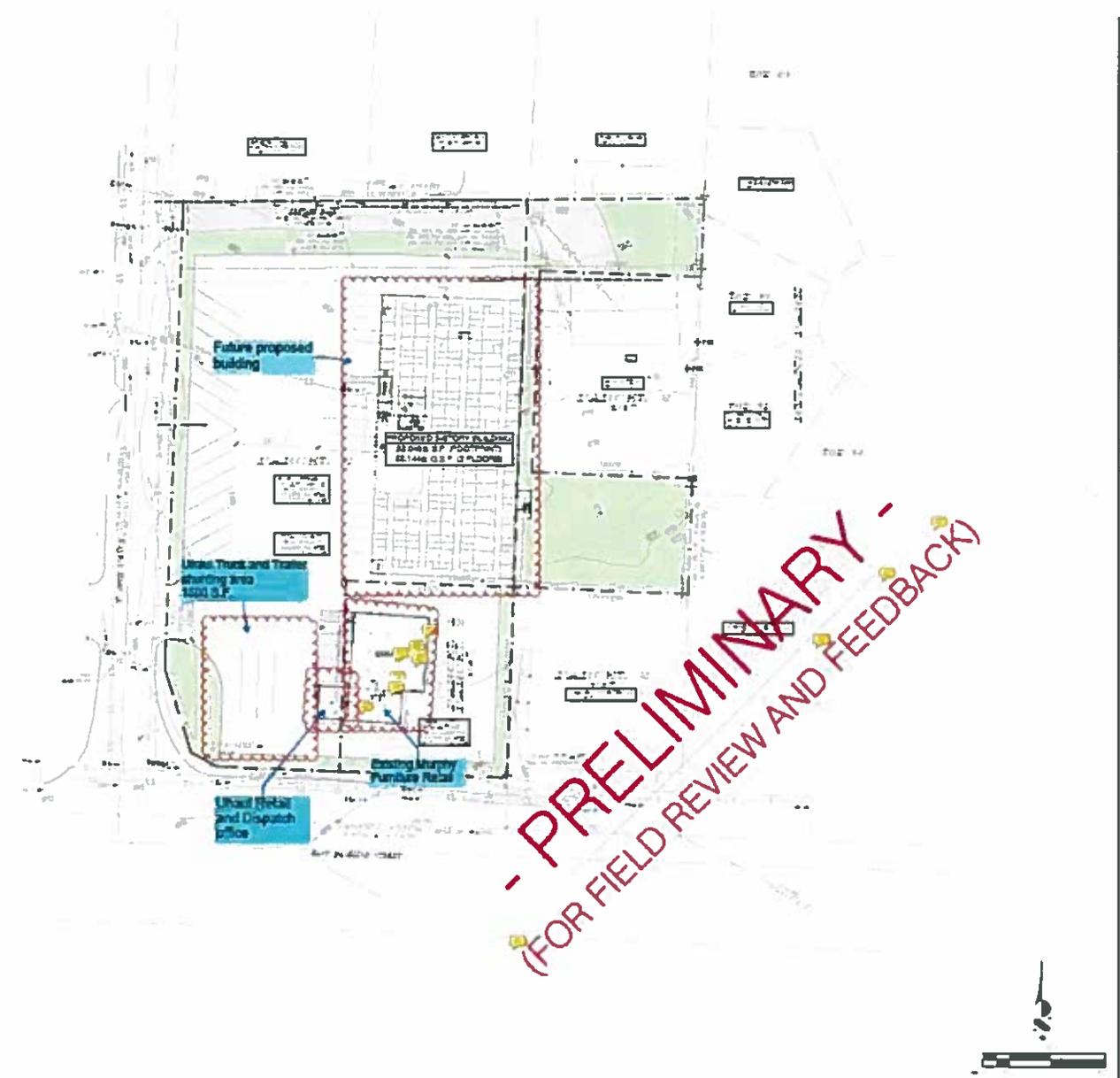
**May 19, 2023**

**NOTICE IS HEREBY GIVEN** that the following Type II Administrative Review application, **CUP-01-23**, has been received and it will be reviewed administratively. The application packet is available for public review at the City of Cornelius Community Development Department located at 1300 S. Kodiak Circle during regular business hours (9 am to 5 pm). Written comments may be made to the Community Development Director by 5:00 pm **June 9, 2023**, mailing address 1355 N. Barlow Street, Cornelius, OR 97113.

- Request:** Type II Conditional Use Permit (CUP-01-23) to authorize the outdoor storage and display of U-Haul rental equipment upon a Highway Commercial (C-2) zoned lot.
- Applicant:** Shannon Marvin, MCP
- Owner:** Mary Delfs & Kathleen Hogan
- Location:** 2962 Baseline Street, Cornelius, OR 97113
- Legal:** Tax Lot ID No. 1N3034DD07700 & 1N3034DD07900
- Zoning:** Highway Commercial, C-2
- Criteria:** CMC Title 18 Zoning: Chapter 18.45 Highway Commercial (C-2) & Chapter 18.105 Conditional Use Permit.

This proposal will be reviewed administratively. Therefore, no public hearing concerning this request will be held unless the decision is appealed. A Notice of Decision shall be made within 10 working days after the comment period noted above. Any person who is adversely affected or aggrieved or who is entitled to written notice may appeal the decision by filing a written appeal pursuant to City Code Section 18.15.090. The decision will not be final until the period for filing an appeal has expired. A Type II appeal period is 10 working days from the date the Notice of Decision was mailed. This decision cannot be appealed directly to the Land Use Board of Appeals under ORS 197.830.

A copy of the application, all documents and evidence submitted by the applicant, and the applicable criteria are available for inspection at no cost and copies can be provided at a reasonable cost. If you have questions, you may contact Tim Franz, Senior Planner, at (503) 357-3011 or [tim.franz@corneliusor.gov](mailto:tim.franz@corneliusor.gov).



**CITY FILE No. CUP-01-23**

# Exhibit B

TUNO	OWNERNAME	OWNERADDR	OWNERADDR2	OWNERCTY	OWNERST/ OWNERZIP
1N33ADD003200	143 LLC	BY CLAIRE LORANGER	PO BOX 326	HILLSBORO	OR 97123
1N33ADD002800	3041 LLC	BY CLAIRE LORANGER	PO BOX 326	HILLSBORO	OR 97123
1N33ADD002600	3067 LLC	BY CLAIRE LORANGER	PO BOX 326	HILLSBORO	OR 97123
1N334DD002500	3079 LLC	PO BOX 326		HILLSBORO	OR 97123
1N334DD003100	ANTOINE, RICKY D	HANDLEY, JAMIE P	3080 N ADAIR CT	CORNELIUS	OR 97113
1N334DD006700	CANNAN, KATHRYN A TRUST	211 N 30TH CT		CORNELIUS	OR 97113
1N334DC00900	CASTANEDA, RIGOBERTO	3975 NW SUSBAUER RD		CORNELIUS	OR 97113
1N334DD006800	CAULEY, KATHLEEN MERRY	214 N 30TH CT		CORNELIUS	OR 97113
1N334DD003300	CAZARES, FERNANDO	MANRIQUEZ, MARIA	165 N 31ST AVE	CORNELIUS	OR 97113
1S303AA00300	CHIN, RADY	2357 BOYD LN		FOREST GROVE	OR 97116
1N334DC01300	CORNELIUS OIL LLC	30085 SW PARKWAY AVE		WILSONVILLE	OR 97070
1N334DC90000	CORNELIUS VILLAGE CONDOMINIUM	135 N 29TH AVE		CORNELIUS	OR 97113
1N334DC90000	CORNELIUS VILLAGE CONDOMINIUM	133 N 29TH AVE		CORNELIUS	OR 97113
1N334DC01301	CORNELIUS, CITY OF	1355 N BARLOW ST		CORNELIUS	OR 97113
1N334DC02900	DAWSON, DANNY K & SANDRA L	690 SW 173RD AVE		BEAVERTON	OR 97006
1N334DD07200	FLETCHER, RICHARD S & LINDA KATHEY	238 N 29TH AVE		CORNELIUS	OR 97113
1N334DD07500	GEHRKE, LARRY W & ALICE F	120 N 29TH		CORNELIUS	OR 97113
1S303AA00551	HANS & EUGENE LLC	14425 SW ALLEN BLVD		BEAVERTON	OR 97005
1N334DD003500	HAVENS, MYCHAEL J	BECKER, ALYCIA	3055 N BARLOW PL	CORNELIUS	OR 97113
1N334DC93332	HAWC CORNELIUS VILLAGE LLC	111 NE LINCOLN ST STE 200-L		HILLSBORO	OR 97124
1N334DD07400	HEDRICKS, JEANETTE L	HEDRICKS, ANTHONY W	140 N 29TH AVE	CORNELIUS	OR 97113
1N334DD07800	HENRY, DAVID M	110 N 29TH AVE		CORNELIUS	OR 97113
1S303AA000100	HILLSBORO SCHOOL DISTRICT JU	3083 NE 49TH PL		HILLSBORO	OR 97124
1N334DD07900	HOGAN, KATHLEEN & JAMES TRUST	DELFS, MARY E	PO BOX 3007	HILLSBORO	OR 97123
1N334DD07700	HOGAN, KATHLEEN C	DELFS, MARY E	2962 BASELINE ST	CORNELIUS	OR 97113
1S303AA00200	JTR PROPERTY LLC	BY RIEL, JOHN T	1308 E MEAD AVE	YAKIMA	WA 98902
1N334DD003400	LEGLER, EDDIE G & DARANN M	3077 N BARLOW PL		CORNELIUS	OR 97113
1N334DD008000	LORANGER PROPERTIES LLC	PO BOX 326		HILLSBORO	OR 97123
1N334DD002900	LORENTZEN, SUSAN M	3052 N ADAIR CT		CORNELIUS	OR 97113
1N334DD07300	LOZANO, LUIS GARCIA	GARCIA, MARIBEL	200 N 29TH AVE	CORNELIUS	OR 97113
1N334DD006600	MCPHERON, SHAWN W & JUDITH L	243 N 30TH CT		CORNELIUS	OR 97113
1N334DC01400	MELLI, BILAL	7435 SW 87TH		PORTLAND	OR 97223
1N334DC01100	NEW NARRATIVE	8925 SW CENTER ST		TIGARD	OR 97223
1N334DD07600	RUECKER, JAMES A	130 N 29TH		CORNELIUS	OR 97113
1N334DD03000	SCHOLES, KENNETH	3068 N ADAIR CT		CORNELIUS	OR 97113
1N334DD02700	SHANNON MARVIN, MCP	2727 N CENTRAL AVE		PHOENIX	AZ 85004
1N334DD02700	SMITH, TIMOTHY & ANGELINE	3051 N ADAIR CT		CORNELIUS	OR 97113
1N334DD003600	STAPLES, WILLIAM O JR & JAMIE C	3043 N BARLOW PL		CORNELIUS	OR 97113
1N334DD003700	STUART, DAN L & BARBARA K	3040 N BARLOW PL		CORNELIUS	OR 97113
1N334DD006900	THOMPSON, RICHARD BURNS	SWENSON, TINA MARI	244 N 30TH CT	CORNELIUS	OR 97113
1N334DC01200	VANLOO FAMILY REVOCABLE TRUST	BY VANLOO, ROSS A & EUGENIE R TRS	99 N 29TH AVE	CORNELIUS	OR 97113
1N334DC00800	WASHINGTON COUNTY	ATTN PROPERTY MANAGEMENT	169 N FIRST AVE, MS 42	HILLSBORO	OR 97124

## Office\_Address\_List

	A	B	C	D	E	F	G
	Company Name	Department	Name	Address Line 1	City	State	ZIP Code
1							
2	City of Cornelius			1355 N Barlow St	Cornelius	OR	97113
3	City of Forest Grove		Attn: James Reitz	PO Box 326	Forest Grove	OR	97116
4	City of Hillsboro			123 W Main Street	Hillsboro	OR	97123
5	Clean Water Services	Development Services Department	Attn: Jackie Humphreys	2550 SW Hillsboro Hwy.	Hillsboro	OR	97124
6	Comcast Cable Communications			14200 SW Brigadoon Court	Beaverton	OR	97005
7	Cornelius Rural Fire Protection Dist.			1355 N Barlow St	Cornelius	OR	97113
8	CPO 12C		c/o Joseph Auth	325 NW 334th Ave.	Hillsboro	OR	97124
9	CPO Coordinators	Oregon State Univ. Extension	Carol Renaud	245 N First Ave. MS20	Hillsboro	OR	97124
10	Department of Economic Development			775 Summer St. NE	Salem	OR	97301
11	Department of Energy			550 Capitol St NE FL 1	Salem	OR	97301
12	DEQ			700 NE Multnomah St Ste. 600	Portland	OR	97232
13	Dept of Land Conservation and Development		Attn: Anne Debbaut	635 Capitol Street NE, Suite 150	Salem	OR	97301
14	Dept of Land Use & Transportation	County Surveyors Office	Attn: Scott Young	155 N 1st Ave. Ste #350-15	Hillsboro	OR	97124
15	District 18 Watermaster			1400 SW Walnut St. #240, MS 49	Hillsboro	OR	97124
16	Evergreen Disposal & Recycling			PO Box 5069	Aloha	OR	97006
17	Forest Grove School District			1728 Main St	Forest Grove	OR	97116
18	Hillsboro School District		Attn: Casey Walelich	3083 NE 49th Place	Hillsboro	OR	97124
19	Home Builders Association		Attn: Justin Wood	15555 SW Bangly Road Suite 301	Lake Oswego	OR	97035
20	METRO Parks			600 NE Grand Ave	Portland	OR	97232
21	Metro Regional Services	Compliance Coordinator		600 NE Grand Ave.	Portland	OR	97232
22	Metro Regional Services	Senior Transportation Planner	Attn: Caleb Winter	600 NE Grand Ave.	Portland	OR	97232
23	NW Natural Gas Company			250 SW Taylor St.	Portland	OR	97204
24	ODOT Rail Division			555 13th St. NE Suite 3	Salem	OR	97301
25	ODOT Region 1	Development Review Program		123 NW Flanders	Portland	OR	97209
26	Oregon State Dept of Fish & Wildlife			4034 Fairview Industrial Dr SE	Salem	OR	97302
27	Oregon State Division of State Lands			775 Summer Street NE	Salem	OR	97301
28	Port of Portland			P. O. Box 3529	Portland	OR	97208
29	Portland & Western Railroad, Inc.			3220 State St Ste 200	Salem	OR	97301
30	Portland General Electric			121 SW Salmon St	Portland	OR	97204
31	Tri-Met			4012 SE 17th Ave	Portland	OR	97202
32	Tualatin Soil and Water Conservation District			7175 NE Evergreen Pkwy, #400	Hillsboro	OR	97124
33	Tualatin Valley Irrigation Dist			2330 Elm St	Forest Grove	OR	97116
34	US Army Corps of Engineers			P. O. Box 2946	Portland	OR	97208
35	USPS		Attn: Post Master	1330 SW Walnut Street	Hillsboro	OR	97123
36	Washington County Assessment and Taxation Dept			155 N 1st Ave	Hillsboro	OR	97124
37	Washington County Enhanced Sheriffs Patrol Dist.			215 SW Adams Ave., MS-32	Hillsboro	OR	97123
38	Washington County Health & Human Services			155 N 1st Ave., Ste. 170 MS-23	Hillsboro	OR	97124
39	Washington County Housing Authority			111 NE Lincoln Street Suite 200-L	Hillsboro	OR	97124
40	Washington County Land Use & Transportation	Planning Division	Attn: Paul Schaefer, Senior Planner	155 N 1st Ave. Ste#350 MS 14	Hillsboro	OR	97124
41	Washington County Land Use & Transportation	Planning & Development Services	Attn: Principal Planner	155 N 1st Ave. Ste. 350, MS 14	Hillsboro	OR	97124
42	WCCCA 9-1-1	Data Services	Attn: Ian Crawford	17911 NW Evergreen Pl	Beaverton	OR	97006