

Exhibit “C”

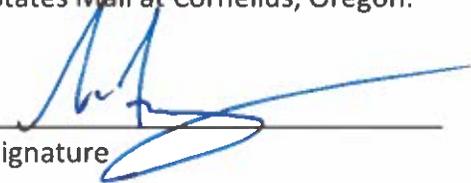
STATE OF OREGON)
)
COUNTY OF WASHINGTON)

AFFIDAVIT OF MAILING

I, Tim Franz, being first duly sworn, depose and say:

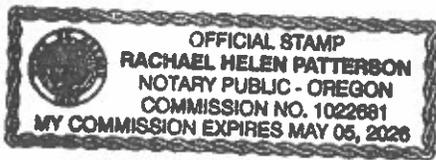
That I served upon the persons shown on Exhibit A, attached hereto and by this reference incorporated herein, a copy of a Notice of Public Hearing, marked Exhibit B, attached hereto and by this reference incorporated herein, by mailing to them a true and correct copy of the original hereof. I further 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 24 day of January, 2024



Signature

SUBSCRIBED AND SWORN TO before me this 24 day of January, 2024.





Notary Public for Oregon

My commission expires: 5-5-2026

Exhibit A

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	Attn: City Recorder	150 E Main St	Hillsboro	OR	97123
5	Clean Water Services	Development Services Department	2550 SW Hillsboro Hwy.	Hillsboro	OR	97124
6	Comcast Cable Communications		11308 SW 68th Parkway	Tigard	OR	97223
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		155 N 1st Ave, Suite 370 M-S 20	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	155 N 1st Ave. Ste #350-15	Hillsboro	OR	97124
15	District 18 Watermaster	Attn: Scott Young	1400 SW Walnut St. #240, MS 49	Hillsboro	OR	97124
16	Evergreen Disposal & Recycling	Attn: Dawn Lucinio	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	600 NE Grand Ave.	Portland	OR	97232
23	NW Natural Gas Company		250 SW Taylor St.	Portland	OR	97204
24	Washington Service Center	NW Regional Education Services District	5825 NE Ray Cir	Hillsboro	OR	97124
25	ODOT Rail Division		555 13th St. NE Suite 3	Salem	OR	97301
26	ODOT Region 1	Development Review Program	123 NW Flanders	Portland	OR	97209
27	Oregon State Dept. of Fish & Wildlife		4034 Fairview Industrial Dr SE	Salem	OR	97302
28	Oregon State Division of State Lands		775 Summer Street NE	Salem	OR	97301
29	Port of Portland		P.O. Box 3529	Portland	OR	97208
30	Portland & Western Railroad, Inc.		1200 Howard Dr SE	Albany	OR	97321
31	Portland General Electric		121 SW Salmon St	Portland	OR	97204
32	Portland General Electric	Attn: Grant Howell	121 SW Salmon St	Portland	OR	97204
33	Tri-Met		4012 SE 17th Ave	Portland	OR	97202
34	Tualatin Soil and Water Conservation District		7175 NE Evergreen Pkwy, #400	Hillsboro	OR	97124
35	Tualatin Valley Irrigation Dist		2330 Elm St	Forest Grove	OR	97116
36	US Army Corps of Engineers		P.O. Box 2946	Portland	OR	97208
37	USPS	Attn: Post Master	1330 SW Walnut Street	Hillsboro	OR	97123
38	Washington County	Assessment and Taxation Dept.	155 N 1st Ave	Hillsboro	OR	97124
39	Washington County	Enhanced Sheriff's Patrol Dist.	215 SW Adams Ave., MS-32	Hillsboro	OR	97123
40	Washington County	Health & Human Services	155 N 1st Ave, Ste. 170 MS-23	Hillsboro	OR	97124
41	Washington County	Housing Authority	161 NW Adams Ave, Suite 2000 MS 63	Hillsboro	OR	97124
42	Washington County Land Use & Transportation	Planning Division	155 N 1st Ave, Ste#350 MS 14	Hillsboro	OR	97124
43	Washington County Land Use & Transportation	Planning & Development Services	155 N 1st Ave. Ste. 350, MS 14	Hillsboro	OR	97124
44	WCCCA 9-1-1	Data Services	17911 NW Evergreen Pl	Beaverton	OR	97006
45	Ziply Fiber		4155 SW Cedar Hills Blvd	Beaverton	OR	97005
46	MCI Metro Access Transmission Services Corp		2250 NE Alcock Dr	Hillsboro	OR	97124

OWNERNAME	OWNERADDR	OWNERADDR2	OWNERCITY	OWNERSTATE	OWNERZIP
HOGAN, KATHLEEN C	DELFS, MARY E	2962 BASELINE ST	CORNELIUS	OR	97113
HAWC CORNELIUS VILLAGE LLC	111 NE LINCOLN ST STE 200-1		HILLSBORO	OR	97124
CANNAN, KATHRYN A TRUST	211 N 30TH CT		CORNELIUS	OR	97113
CHIN, RADY	2357 BOYD LN		FOREST GROVE	OR	97116
HILLSBORO SCHOOL DISTRICT 1J	3083 NE 49TH PL		HILLSBORO	OR	97124
3041 LLC	BY CLAIRE LORANGER	PO BOX 326	HILLSBORO	OR	97123
HEDRICKS, JEANETTE L	HEDRICKS, ANTHONY W	140 N 29TH AVE	CORNELIUS	OR	97113
SCHOLES, KENNETH	3068 N ADAIR CT		CORNELIUS	OR	97113
3079 LLC	PO BOX 326		HILLSBORO	OR	97123
HOUSING AUTHORITY OF WASHINGTON COUNTY	161 NW ADAMS AVE STE 2000		HILLSBORO	OR	97124
CASTANEDA, RIGOBERTO	3975 NW SUSBAUER RD		CORNELIUS	OR	97113
LORANGER PROPERTIES LLC	PO BOX 326		HILLSBORO	OR	97123
MAJEN PROPERTIES LLC	2225 LEONARD ST		WEST LINN	OR	97068
CAZARES, FERNANDO	MANRIQUEZ, MARIA	165 N 31ST AVE	CORNELIUS	OR	97113
JTR PROPERTY LLC	BY RIEL, JOHN T	1308 E MEAD AVE	YAKIMA	WA	98902
3067 LLC	BY CLAIRE LORANGER	PO BOX 326	HILLSBORO	OR	97123
VANLLOO FAMILY REVOCABLE TRUST	BY VANLLOO, ROSS A & EUGENIE R TRS	99 N 29TH AVE	CORNELIUS	OR	97113
HOUSING AUTHORITY OF WASHINGTON COUNTY	161 NW ADAMS AVE STE 2000		HILLSBORO	OR	97124
CORNELIUS VILLAGE CONDOMINIUM,	THE OWNERS OF ALL UNITS				00000
FLETCHER, RICHARD S & LINDA KATHEY	238 N 29TH AVE		CORNELIUS	OR	97113
STAPLES, WILLIAM O JR & JAMIE C	3043 N BARLOW PL		CORNELIUS	OR	97113
HENRY, DAVID M	110 N 29TH AVE		CORNELIUS	OR	97113
HOUSING AUTHORITY OF WASHINGTON COUNTY	161 NW ADAMS AVE STE 2000		HILLSBORO	OR	97124
MELLI, BILAL	7435 SW 87TH		PORTLAND	OR	97223
BUSTAMANTE, RICARDO & FELA	3011 N CLARK ST		CORNELIUS	OR	97113
STUART, DAN I & BARBARA K	3040 N BARLOW PL		CORNELIUS	OR	97113
ANTOINE, RICKY D	HANDLEY, JAMIE P	3080 N ADAIR CT	CORNELIUS	OR	97113
HOUSING AUTHORITY OF WASHINGTON COUNTY	161 NW ADAMS AVE STE 2000		HILLSBORO	OR	97124
CORNELIUS, CITY OF	1355 N BARLOW ST		CORNELIUS	OR	97113
WASHINGTON COUNTY	ATTN PROPERTY MANAGEMENT	169 N FIRST AVE, MS 42	HILLSBORO	OR	97124
HANS & EUGENE LLC	14425 SW ALLEN BLVD		BEAVERTON	OR	97005
RUECKER, JAMES A	130 N 29TH		CORNELIUS	OR	97113
HOUSING AUTHORITY OF WASHINGTON COUNTY	161 NW ADAMS AVE STE 2000		HILLSBORO	OR	97124
LEGLER, EDDIE G & DARANN M	3077 N BARLOW PL		CORNELIUS	OR	97113
CAULEY, KATHLEEN MERRY	214 N 30TH CT		CORNELIUS	OR	97113
LORENTZEN, SUSAN M	3052 N ADAIR CT		CORNELIUS	OR	97113
LOZANO, LUIS GARCIA	GARCIA, MARIBEL	200 N 29TH AVE	CORNELIUS	OR	97113
CORNELIUS OIL LLC	30085 SW PARKWAY AVE		WILSONVILLE	OR	97070

HOGAN, KATHLEEN & JAMES TRUST								
DAWSON, DANNY K & SANDRA L	DELFS, MARY E	PO BOX 3007	HILLSBORO	OR	97123			
HAVENS, MYCHAE L J	690 SW 173RD AVE		BEAVERTON	OR	97006			
THOMPSON, RICHARD BURNS	BECKER, ALYCIA	3055 N BARLOW PL	CORNELIUS	OR	97113			
CORNELIUS, CITY OF	SWENSON, TINA MARI	244 N 30TH CT	CORNELIUS	OR	97113			
JTR PROPERTY LLC	1355 N BARLOW ST		CORNELIUS	OR	97113			
143 LLC	BY RIEL, JOHN T	1308 E MEAD AVE	YAKIMA	WA	98902			
LORANGER PROPERTIES LLC	BY CLAIRE LORANGER	PO BOX 326	HILLSBORO	OR	97123			
HOUSING AUTHORITY OF WASHINGTON COUNTY	PO BOX 326		HILLSBORO	OR	97123			
NEW NARRATIVE	161 NW ADAMS AVE STE 2000		HILLSBORO	OR	97124			
SMITH, TIMOTHY & ANGELINE	8925 SW CENTER ST		TIGARD	OR	97223			
MCPHERON, SHAWN W & JUDITH L	3051 N ADAIR CT		CORNELIUS	OR	97113			
	243 N 30TH CT		CORNELIUS	OR	97113			

Cornelius

Oregon's Family Town

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City of Cornelius Planning Commission on Tuesday, **February 27, 2024 at 7:00 pm.** You may participate in the meeting in-person at the Cornelius City Council Chambers at 1355 N Barlow Street, online via the Zoom meeting platform at <https://.zoom.us/j/88657023542>, or by phone by calling 1- (253) 215-8782 and using Meeting ID: 886 5702 3542, to consider the following:

Request: A Type III Site Design Review (**DR-70-23**) and Type III Conditional Use Permit (**CUP-02-23**) to redevelop a commercially zoned property and build a new three-story self-storage facility that will be 38.6-feet in height (3.6-feet taller than the height standard of the zone). The development will include a three-story 94,764-sf building for a U-Haul moving and storage facility. The new building will have 843 interior storage spaces of various sizes, a 2,483-sf showroom/retail area, a 1,460-sf Delivery & Receiving (D&R) area, a new parking lot, landscaping, a water quality facility, and new frontage improvements.

Applicant: Shannon Marvin, MCP
2727 N Central Avenue
Phoenix, AZ 85004

Property Owner: Mary Delfs
2962 Baseline Street
Cornelius, OR 97113

Site: 2962 Baseline Street

Map: Township 1 North, Range 3 West, Map 34 DD, Tax Lot #07700 and #07900.

Zone: Highway Commercial, C-2

Applicable Criteria: CMC Title 18 Zoning: Chapter 18.45 Highway Commercial (C-2), Chapter 18.100 Site Design Review, Chapter 18.105 Conditional Use Permit, Chapter 18.143 Transportation Facilities, Chapter 18.145 Off-Street Parking and Loading, Chapter 18.150 Special Use Regulations, and Chapter 18.155 Solar Access for New Development.

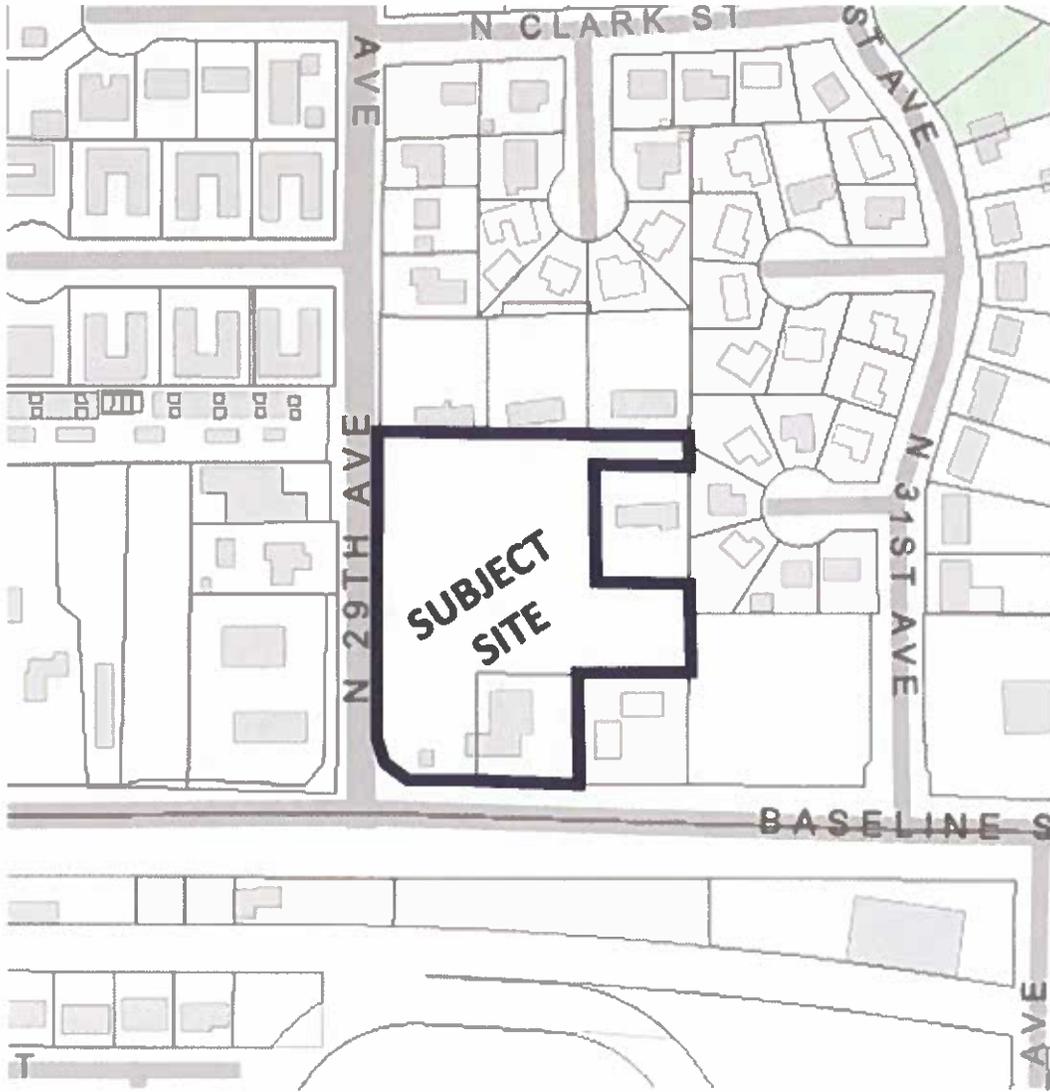
At the time and place listed above, all persons will be given a reasonable opportunity to testify either for or against the proposal. Testimony may be either in oral or written form and must be relevant to the applicable criteria, cited above, upon which the proposal will be evaluated. At the public 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.

In order for an issue to be considered for appeal, it must be raised before the close of the record of the public hearing. Such issues must be raised with sufficient specificity so as to afford the hearing body and the parties an adequate opportunity to respond to each issue. If no continuance is granted at the hearing, any participant in the hearing may request the record remain open for at least seven days after the hearing.

A copy of the application, all documents and evidence relied upon by staff and applicable criteria are available for review at the Community Development Department, 1300 S. Kodiak Circle. Copies may also be purchased at a reasonable cost of 25 cents per page.

If you have questions regarding the application, or would like to submit written comments, you may contact Tim Franz, Senior Planner, at (503) 357-3011, or tim.franz@corneliusor.gov.

Vicinity Map



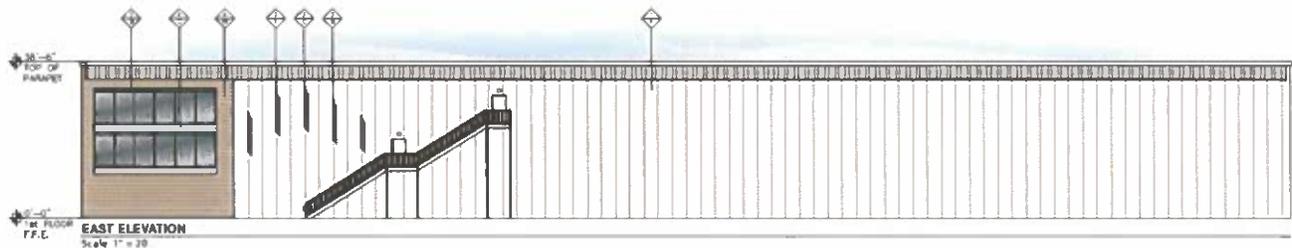
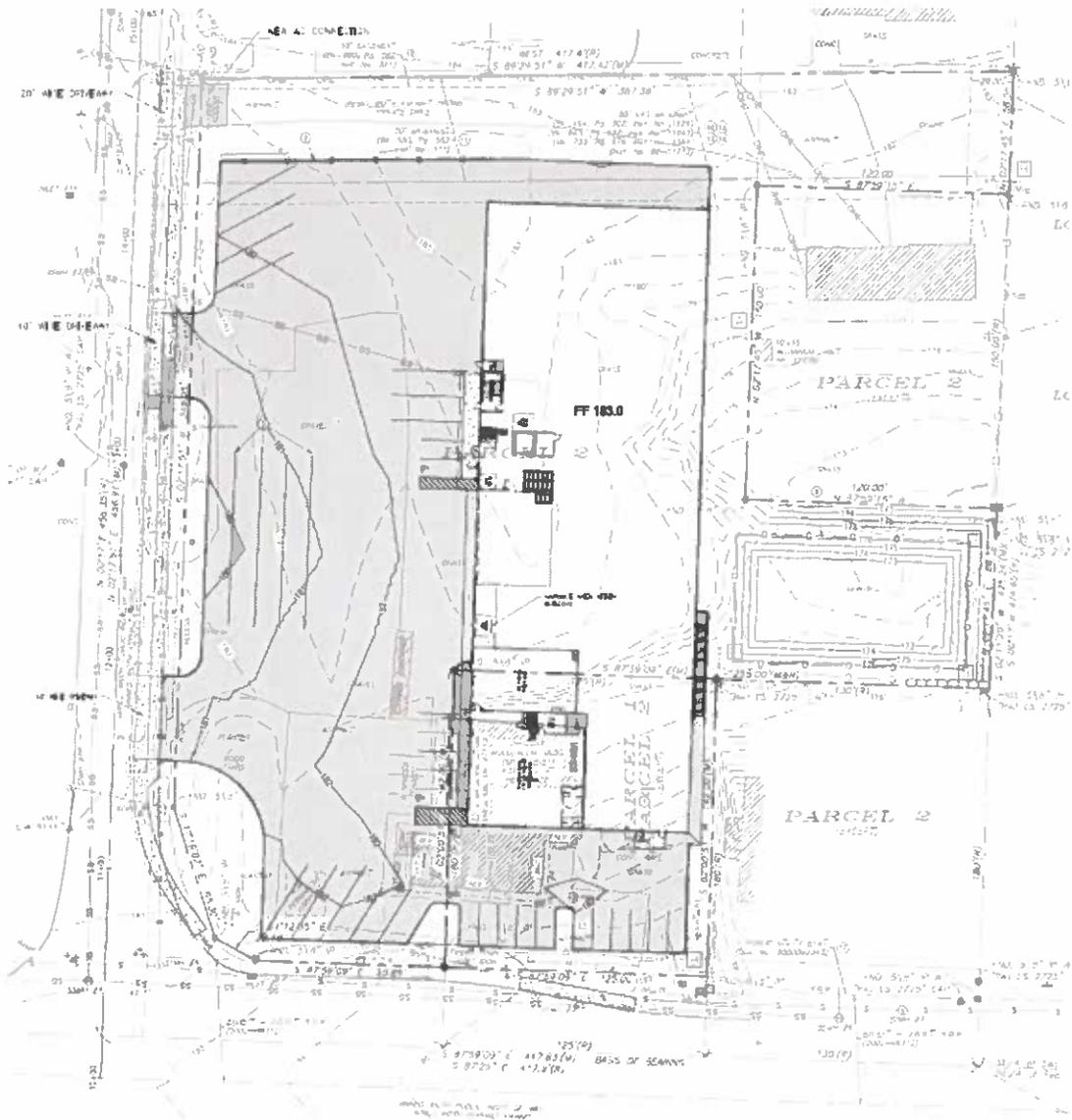
City File: DR-70-23 & CUP-02-23



Map not to scale

Cornelius
Oregon's Family Town

Proposed Site Plan – City File: DR-70-23 & CUP-02-23



MATERIALS