

*Cornelius*  
Oregon's Family Town

**Date: 12/26/2024**

**NOTICE IS HEREBY GIVEN** that a Public Hearing will be held before the City of Cornelius Planning Commission on Tuesday, **January 28, 2025 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. ZC-01-24, CUP/PUD-04-24, SUB-01-24**

**APPLICANT:** Melissa Slotemaker, AKS Engineering, Applicant's Representative  
The Holt Group, INC, Applicant

**OWNER:** Hering Family Joint Trust

**LOCATION:** Northwest corner of S 345<sup>th</sup> Boulevard and Cook Street, no site address

**PROPOSAL:** A Type III Zone Change (ZC-01-24), Type III Conditional Use Permit/Planned Unit Development (CUP/PUD-04-24), and Subdivision (SUB-01-24) application to apply city zoning to a recently annexed property and develop a 27-unit subdivision on 7.60 acres of land currently zoned FD-20 in Washington County. The new development will include three open space areas, roads and dwellings. The application for the Conditional Use/Planned Unit Development is to allow for density averaging and other design elements allowed through a CUP/PUD.

**LEGAL:** T 01 S, R 03 W, Map 02C, Tax lot 00400; T 01 S, R03 W, Map 03DD, Tax lots 13300 and 13400

**ZONING:** Current Zoning is FD-20 in Washington County, proposed zoning is low density residential (R-7) and multi-unit residential (A-2) in compliance with the Comprehensive Plan.

**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), 18.95 (Natural Resources Overlay), 18.110 (Planned Unit Development Conditional Use), 18.125 (Amendments to the Zoning Ordinance), 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](mailto: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. **ZC-01-24, CUP/PUD-04-24, SUB-01-24** 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. **ZC-01-24, CUP/PUD-04-24, SUB-01-24**. 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. **ZC-01-24, CUP/PUD-04-24, SUB-01-24** by email to [Community.Development@corneliusor.gov](mailto: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](mailto:Community.Development@corneliusor.gov) during the hearing to request to speak; include your name, address, Zoom account name, and the Case File No. **ZC-01-24, CUP/PUD-04-24, SUB-01-24** 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](mailto: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](mailto: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.

