



Notice Date: **04-02-2025**

**NOTICE IS HEREBY GIVEN** that on **April 22, 2025** the City of Cornelius Planning Commission and on **June 2, 2025** the Cornelius City Council will hold a public hearing regarding the adoption of amendments to the Cornelius Municipal Code (**CMCA-02-25**). Both meetings **begin at 7:00 pm** and are held in person at Cornelius City Hall, 1355 N Barlow Street, in the City Council Chambers and remotely via the Zoom platform. Instructions on how to participate using the Zoom platform are listed on the back page of this notice.

**Public Hearing Notice:** Type III – Legislative Municipal Code Amendment

**Case File No.** CMCA-0-25

**Project Name:** Omnibus Amendments 2025

**Applicant:** City of Cornelius Community Development Department

**Site Address:** No specific property

**Legal Description:** No specific property

**Title, Chapters and Sections:** Title 17 Land Divisions

**Request:** A Type III Legislative Amendment to the Cornelius Municipal Code (CMC) Sections within Title 17 Land Divisions. The proposal is to address inconsistencies in final codification of a previous Amendment (CMCA 01-24).

**Applicable Criteria:** Cornelius Municipal Code (CMC) §1.05.110 Amendment and repeal of code sections, CMC §18.125 Amendments to the Zoning Ordinance and Oregon Statewide Planning Goals.

**Order of Planning Commission and City Council Proceedings:** At the public hearing, the Planning Commission Chair, or Mayor 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 or Councilors may 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, or City Council, will deliberate on the facts and findings in the staff report and testimony. The Planning Commission will make a recommendation to the City Council. If the Planning Commission recommends adoption by the City Council, the City Council will hold a hearing and consider First and Second Ordinance Reading. The Planning Commission and/or City Council may set a maximum time allowance of 3 or 5 minutes per testifier.

**Written Testimony:** To submit written testimony on the day of the hearing, please send it 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, the submission will require your name, address, and Case

File No. **CMCA-02-25** 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 Case File No. **CMCA-02-25**. The Planning Commission Chair and City Recorder 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. **CMCA-02-25** 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, or Mayor, will call on participants who pre-registered. 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 Department Director, at 503-357-3011 or by email at [Barbara.Fryer@corneliusor.gov](mailto: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  
City Council Meeting ID: 834 7940 8874, Passcode: 215546