



Notice Date: 05-29-25

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City of Cornelius Planning Commission on Tuesday, **June 24, 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, located at the end of this notice.

Case File No. CUP-02-25 & DR-46-25

APPLICANT: Centerline on behalf of AT&T

OWNER: Cornelius Self Storage

LOCATION: 401 N 26th Avenue

PROPOSAL: A Type III Conditional Use Permit to permit a new Cellular Tower and exceed the base height of the LI zoning district and a Type III Design Review Application to permit the new Cellular Tower and its associated equipment

LEGAL: T 01 N, R 03 W, Map 34DC, Tax lot 04400

ZONING: Light Industrial (LI)

REVIEW

CRITERIA: CMC 18.10 & 18.15 (Application & Review Procedures), 18.54 (Light Industrial (LI)), 18.100 Site Design Review, 18.105 (Conditional Use Permit), and 18.145 (Off-Street Parking and Loading).

Order of Planning Commission Proceeding: 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. 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. 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. 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. 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.

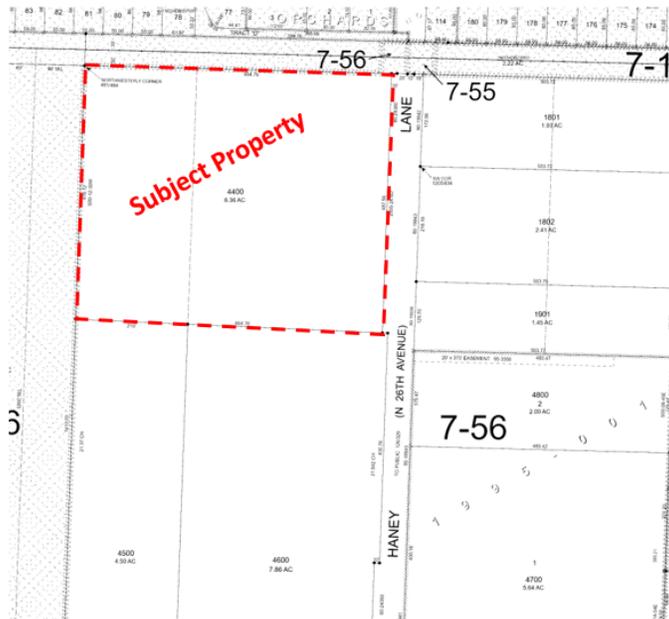
Pursuant to ORS 197.797, failure to raise an issue at the final evidentiary hearing or by the close of the record (in-person, virtually, or by letter), or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue, precludes appeal to the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

Join us In-Person at the City Council Chambers at 1355 N Barlow Street or virtually at **Zoom.us/Join**

- Planning Commission: Meeting ID: 883 0240 3397 and Passcode: 462062
- City Council: Meeting ID: 834 7940 8874 and Passcode: 215546
- Or phone 1-253-215-8782 and enter the meeting ID and passcodes above to listen in.

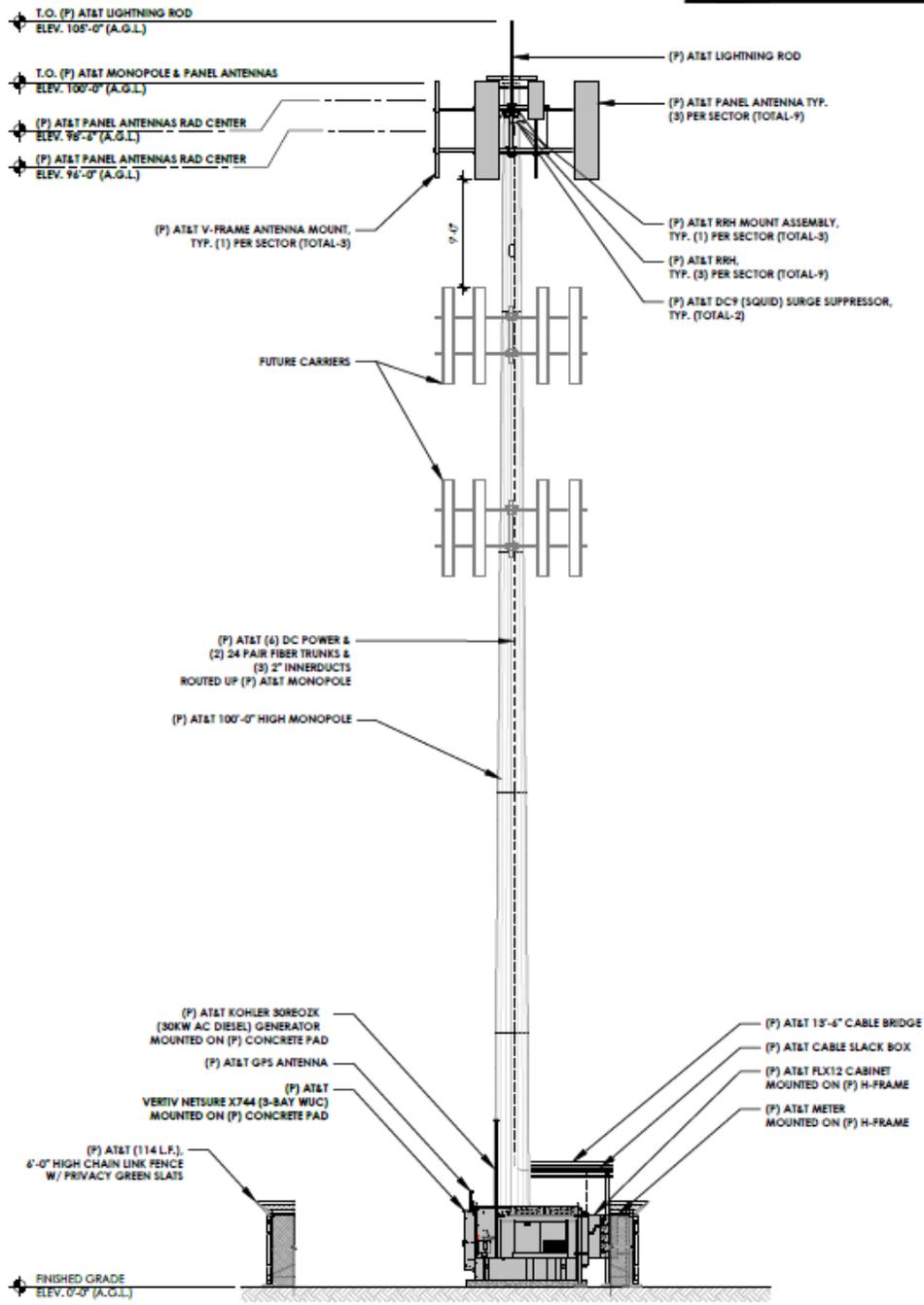
For more information on the application, contact: Barbara Fryer, Community Development Director, at 503 357- 3011 or by email at barbara.fryer@corneliusor.gov.

LOCAL MAP



Tax Map (1N3 34DC) and location (Tax Lot#04400) of the project

FOR CLARITY, FOR LOCATIONS OF THESE ITEMS, PLEASE REFER TO PREVIOUS PLANS VIEWS WITHIN THE DRAWING SET



(P) SOUTH ELEVATION

24"x36" SCALE: 3/16" = 1'-0"

Proposed structures

