

Cornelius

Oregon's Family Town

Date: 06/03/2025

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** and the City Council will hold a public hearing on the matter on Monday, **July 7, 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. CPA-01-25 & ZC-01-25

APPLICANT: City of Cornelius

PROPOSAL: A Type III Comprehensive Plan Amendment (CPA-01-25) and Zone Change (ZC-01-25) to apply city comprehensive plan designations and zoning to three recently annexed properties.

OWNER:	WASHINGTON COUNTY LAND USE AND TRANSPORTATION	MOUSTAPHA KHOUMA	MANUEL VILLEBOIS
LOCATION:	NO SITE ADDRESS	1020 NW CORNELIUS- SCHEFFLIN ROAD	1060 NW CORNELIUS- SCHEFFLIN ROAD
LEGAL:	1N333DA00408	1N333DA00401	1N333DA00402
COUNTY ZONING:	FD-10	FD-10 AND AF-5	FD-10 AND AF-5
PROPOSED CITY COMPREHENSIVE PLAN DESIGNATION:	LOW DENSITY RESIDENTIAL	LOW DENSITY RESIDENTIAL	LOW DENSITY RESIDENTIAL
PROPOSED CITY ZONING:	R-7	R-7, AF-5	R-7, AF-5

REVIEW

CRITERIA: Cornelius Municipal Code Chapters 18.10 & 18.15 (Application & Review Procedures), 18.125 (Amendments to the Zoning Ordinance), 18.130.010(D) Comprehensive Plan Amendment Approval Criteria, Applicable Statewide Planning Goals.

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 recommendation on the proposal to the City Council. 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. **CPA-01-25 & ZC-01-25** 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 the Case File No. **CPA-01-25 & ZC-01-25**. 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. **CPA-01-25 & ZC-01-25** 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. **CPA-01-25 & ZC-01-25** 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.

