

Cornelius

Oregon's Family Town

Date: August 6, 2025

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City of Cornelius Planning Commission on Tuesday, **August 26, 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. CUP/PUD-01-25, SUB-01-25

APPLICANT: Caled Doney, Sage Built Homes

APPLICANT'S REPRESENTATIVE: Wayne Hayson, Pioneer Design Group, Inc.

OWNER: Patricia Jean Decker Revokable Living Trust, Pat Decker, Tax Lot 00201
City of Cornelius, Easement Beneficiary/Common Area Use and Maintenance, Tax Lot 17300.

LOCATION: 934 N 19th Avenue; east side of N 19th Avenue, just north of N. Irvine Street

PROPOSAL: A Type III Conditional Use Permit/Planned Unit Development (CUP/PUD-01-25) and Subdivision (SUB-01-25) application to develop a 34-unit subdivision on 4.2 acres of land and water quality and quantity improvements on 2.32 acres in the northern portion of the City of Cornelius. The total acreage of the project site is 6.44 acres. The new development will include two open space areas, roads, dwellings and the public infrastructure on tax lot 17300. The application for the Conditional Use/Planned Unit Development is to allow for modified setbacks, as allowed through the CUP/PUD process.

LEGAL: T 01 N, R 03 W, Map 34CA, Tax lots 00201 and 17300

COMPREHENSIVE PLAN DESIGNATION AND ZONING: The includes two tax lots, each with different zoning and comprehensive plan designations: Tax lot 00201 has Medium Density Residential comprehensive plan designation and A-2 zoning with the Natural Resource Overlay and tax lot 17300 has Low Density Residential comprehensive plan designation and R-7 zoning with the Natural Resource Overlay.

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), 18.145 (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. 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. **CUP/PUD-01-25, SUB-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. **CUP/PUD-01-25, SUB-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. **CUP/PUD-01-25, SUB-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. **CUP/PUD-01-25, SUB-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.

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

