

Cornelius

Oregon's Family Town

Notice Date: 08-06-25

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, located at the end of this notice.

Case File No. DR-68-25 & LLA-02-25

Request: A Type III Site Design Review (DR-68-25) for a new 240-unit apartment complex. The buildings to house the apartment units will be three-stories. With this application, a Lot Line Adjustment (LLA-02-25) is also proposed, adjusting the common property line of the two subject tax lots. The project includes Public Right-of-Way dedication and roadway improvements for N. Davis Street and N. 26th Avenue, interior common spaces, on-site parking, a building for multiple garages, landscaping, sidewalks and pathways, a dog park, kids play area, community garden, and a club house with a pool.

Applicant: Harper Houg Peterson Righellis Inc. – Hillary Harris

Property Owner: Haney Industrial Properties, Inc.

Property Address: 85 N. 26th Avenue, Cornelius, OR 97113

Location

Map: Map 1N334DC, Tax Lots #04500 & #04600

Review Criteria: CMC Title 17: Subdivisions: Chapter 17.05.020 Lot Line Adjustments, CMC Title 18 Zoning: Chapter 18.75 Gateway Mixed Use (GMU), Chapter 18.100 Site Design Review, Chapter 18.145 Off-Street Parking and Loading, Chapter 18.143 Transportation Facilities, Chapter 18.155 Solar Access for New Development and Chapter 15.15 Swimming Pools.

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: Tim Franz, Senior Planner, at 503 357- 3011 or by email at tim.franz@corneliusor.gov.

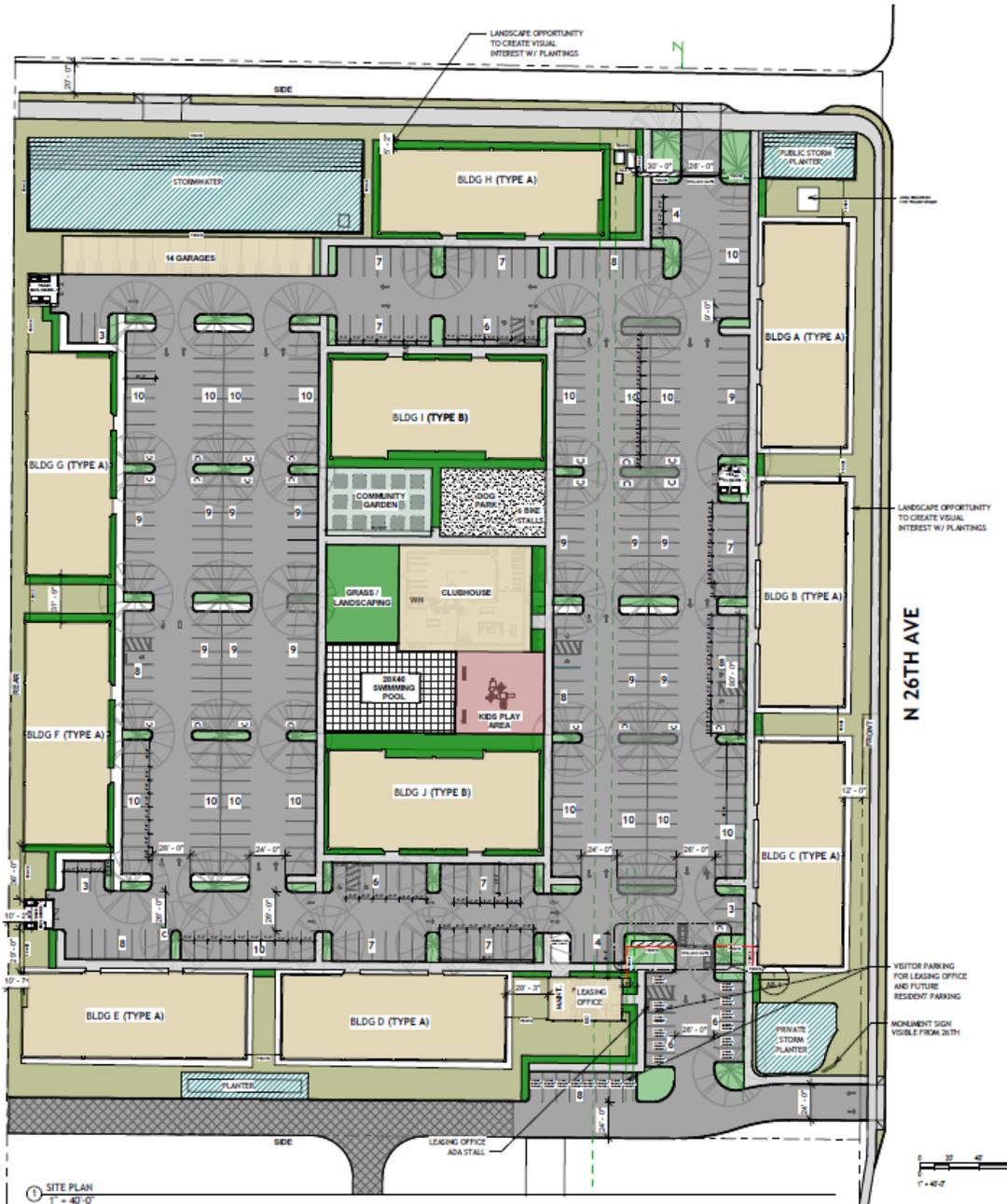


EXISTING PROPERTY LINES



PROPOSED PROPERTY LINES





Proposed site plan