

Exhibit B

STATE OF OREGON)
)
COUNTY OF WASHINGTON)

AFFIDAVIT OF MAILING

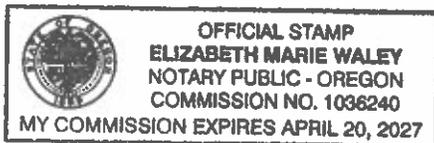
I, Tim Franz, being first duly sworn, depose and say:

That I served upon the persons shown on Exhibit A, attached hereto and by this reference incorporated herein, a copy of a Notice of Public Hearing, marked Exhibit B, attached hereto and by this reference incorporated herein, by mailing to them a true and correct copy of the original hereof. I further certify that said envelopes were prepared to receive postage by city staff and to be placed in the United States Mail at Cornelius, Oregon.

Dated this 6th day of August, 2025

[Signature]
Signature

SUBSCRIBED AND SWORN TO before me this 6th day of August, 2025.



[Signature]
Notary Public for Oregon

My commission expires: April 20, 2027

EXHIBIT A

Company Name	Department	Name	Address Line 1	City	State	ZIP Code
City of Cornelius			1355 N Barlow St	Cornelius	OR	97113
City of Forest Grove		Attn: Kate McGuire, Senior Planner	PO Box 326	Forest Grove	OR	97116
City of Hillsboro	Attn: City Recorder		150 E Main St	Hillsboro	OR	97123
Clean Water Services	Development Services Department	Attn: Jackie Humpthreys	2550 SW Hillsboro Hwy.	Hillsboro	OR	97124
Comcast Cable Communications			11308 SW 68th Parkway	Tigard	OR	97223
Cornelius Rural Fire Protection Dist.			1355 N Barlow St	Cornelius	OR	97113
CPO 12C		c/o Joseph Auth	325 NW 334th Ave.	Hillsboro	OR	97124
CPO Coordinators		Carol Renaud	155 N 1st Ave. Suite 370 M-5 20	Hillsboro	OR	97124
Department of Economic Development		Attn: Laura Kelly	775 Summer St, NE	Salem	OR	97301
Dept of Land Conservation and Development		Attn: Scott Young	635 Capitol Street NE, Suite 150	Hillsboro	OR	97124
Dept of Land Use & Transportation	County Surveyors Office		155 N 1st Ave. Ste #350-15	Hillsboro	OR	97232
DEQ			700 NE Multnomah St Ste. 600	Portland	OR	97232
District 18 Watermaster			1400 SW Walnut St. #240, MS 49	Hillsboro	OR	97124
Evergreen Disposal & Recycling	Attn: Dawn Lucinio		PO Box 5069	Aloha	OR	97006
Forest Grove School District			1728 Main St	Forest Grove	OR	97116
Hillsboro School District		Attn: Saldeh Haghughu Khochkhou	4901 SE Witch Hazel RD	Hillsboro	OR	97123
Home Builders Association		Attn: Preston Korst	15555 SW Bangy Road Suite 301	Lake Oswego	OR	97035
MCi Metro Access Transmission Services Corp			1 Verizon Way	Basking Ridge	NJ	07920
METRO Parks		Attn: Will Duyck, President of the Board	600 NE Grand Ave	Portland	OR	97232
Metro Regional Services	Compliance Coordinator		600 NE Grand Ave.	Portland	OR	97232
Metro Regional Services	Senior Transportation Planner	Attn: Ally Holmquist	600 NE Grand Ave.	Portland	OR	97232
Metro Regional Services		Attn: Glen Hamburg	600 NE Grand Ave.	Portland	OR	97232
NW Natural Gas Company		Attn: Ileene Hyatt	250 SW Taylor St.	Portland	OR	97204
ODOT Rail Division			555 13th St. NE Suite 3	Salem	OR	97301
ODOT Region 1	Development Review Program		123 NW Flanders	Portland	OR	97209
Oregon State Dept of Fish & Wildlife			4034 Fairview Industrial Dr SE	Salem	OR	97302
Oregon State Division of State Lands			775 Summer Street NE	Salem	OR	97301
Port of Portland			P.O. Box 3529	Portland	OR	97208
Portland & Western Railroad, Inc.		Attn: Grant Howell	1200 Howard Dr SE	Albany	OR	97321
Portland General Electric			121 SW Salmon St	Portland	OR	97204
Portland General Electric			121 SW Salmon St	Portland	OR	97204
Tri-Met			4012 SE 17th Ave	Portland	OR	97202
Tualatin Soil and Water Conservation District			7175 NE Evergreen Pkwy, #400	Hillsboro	OR	97124
Tualatin Valley Irrigation Dist			2330 Elm St	Forest Grove	OR	97116
US Army Corps of Engineers			P.O. Box 2946	Portland	OR	97208
USPS		Attn: Post Master	1330 SW Walnut Street	Hillsboro	OR	97123
Washington County	Mosquito Control	Attn: Kenny Carver	155 N 1st Ave. Ste. 170 MS 5	Hillsboro	OR	97123
Washington County	Assessment and Taxation Dept.		155 N 1st Ave	Hillsboro	OR	97124
Washington County	Enhanced Sheriff's Patrol Dist.		215 SW Adams Ave., MS-32	Hillsboro	OR	97123
Washington County	Health & Human Services		155 N 1st Ave. Ste. 170 MS-23	Hillsboro	OR	97124
Washington County	Housing Authority		161 NW Adams Ave, Suite 2000 MS 63	Hillsboro	OR	97124
Washington County Land Use & Transportation	Planning Division	Attn: Paul Schaeffer, Senior Planner	155 N 1st Ave. Ste#350 MS 14	Hillsboro	OR	97124
Washington County Land Use & Transportation	Planning & Development Services	Attn: Principal Planner	155 N 1st Ave. Ste. 350, MS 14	Hillsboro	OR	97124
Washington Service Center	NW Regional Education Services District		5825 NE Ray Cir	Hillsboro	OR	97124
WCCCA 9-1-1	Data Services	Attn: Ian Crawford	5900 NE Pinefarm Ct	Hillsboro	OR	97124
ZiPLY Fiber			4155 SW Cedar Hills Blvd	Beaverton	OR	97005

TLNO	OWNERNAME	OWNERADDR	OWNERADDR2	OWNERADDR3	OWNERCITY	OWNERSTATE	OWNERZIP
1N334DC04700	CORNELIUS CINEMAS 2 LLC	16055 SW WALKER RD #425			BEAVERTON	OR	97006
1N334CD01100	CORNELIUS PROPERTY OWNER SPE LLC	BY CALIDA RESIDENTIAL LLC	ATTN GENERAL COUNSEL	10777 W TWAIN AVE STE 115	LAS VEGAS	NV	89135
1N334CD00900	CORNELIUS SELF STORAGE LLC	35 CORTE MADERA AVE			MILL VALLEY	CA	94941
1N334DC04400							
1N334CD00101	CORNELIUS, CITY OF	1355 N BARLOW ST			CORNELIUS	OR	97113
1N334CD00201							
1N334DC04601							
1S303AB12400							
1S303AB04300	EWERS, MICHAEL W & PAAMELA A	2604 S ALPINE ST			CORNELIUS	OR	97113
1S303AB09000	G&K INVESTMENT PROPERTIES LLC	160 NW 336TH AVE			HILLSBORO	OR	97124
1S303AB04400	GONZALEZ, JOSE	VARGAS, MARIA NELLY	2628 S ALPINE ST		CORNELIUS	OR	97113
1N334DC04500	HANEY INDUSTRIAL PROPERTIES INC	BY NAI ELLIOTT	901 NE GLISAN ST STE 200		PORTLAND	OR	97232
1N334DC04600	JACOBSEN, WANDA M	2478 S ALPINE ST			CORNELIUS	OR	97113
1S303AB08600	LEE, JOHN	9167 NW KAISER RD			PORTLAND	OR	97231
1N334DC04800	LEWIS CONTROLS INC	PO BOX 526			CORNELIUS	OR	97113
1S303AB09100	LONG, KENNETH R	HABIB, SERENA N	2428 S ALPINE ST		CORNELIUS	OR	97113
1N334DC01902	MARDIC LLC	BY RICHARD E CAMPBELL	16193 NW CANTERWOOD WAY		PORTLAND	OR	97229
1S303AB08800	MEDEL, GAMALIEL	2460 S ALPINE ST			CORNELIUS	OR	97113
1S303AB08700	NAVAS, ROBERTO	NAVAS-GONZALEZ, BLANCA RUBIA	2466 S ALPINE ST		CORNELIUS	OR	97113
1S303AB08900	OLSON, NATALIE R	OLSON, RUSSELL LEE	2454 S ALPINE ST		CORNELIUS	OR	97113
1S303AB09300	ORTIZ, MARIA ARROYO	LOPEZ, JESUS VILLANUEVA	2398 S ALPINE ST		CORNELIUS	OR	97113
1S303AB02900	POWELL STREET COMMERCIAL RENTAL LLC	BY THURMAN, W V	16331 NW AVAMERE CT		PORTLAND	OR	97229
1S303AB02800	ROOHADEH, BEHZAD	ARIOMAND, MOJDEH	2955 SW GRAYSON ST		MCMINNVILLE	OR	97128
1N334DC01901	SHELDON MANUFACTURING INC	PO BOX 627			CORNELIUS	OR	97113
1N334DC01802	SMITH, RICHARD	2416 S ALPINE ST			CORNELIUS	OR	97113
1S303AB09200	VILLANUEVA, FLORENCIA L	LOPEZ, TEOBALDO	LOPEZ, JUAN	2621 N KAMIAKAN ST	CORNELIUS	OR	97113
1S303AB08500	VILLARALDO, GUILLERMO &	RIOS DEVILLARALDO, JUANA &	VILLARALDO RIOS, VICTORINA	2486 S ALPINE ST	CORNELIUS	OR	97113
1S303AB02600	VO, ERIK	6521 SE 139TH AVE			PORTLAND	OR	97236
1S303AB02700							

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](https://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.

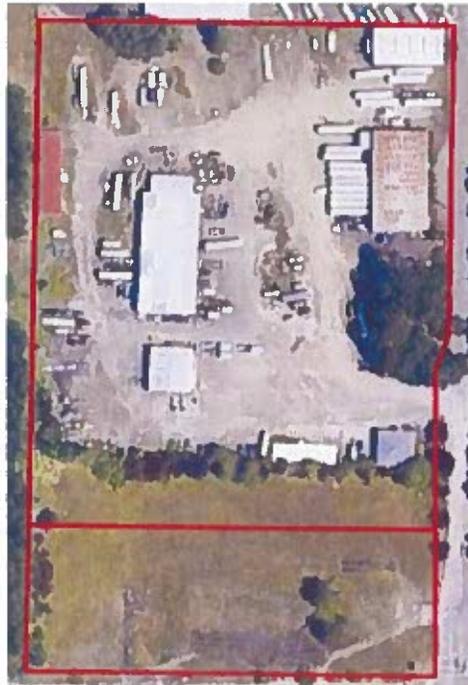
For more information on the application, contact: Tim Franz, Senior Planner, at 503 357- 3011 or by email at tim.franz@corneliusor.gov.

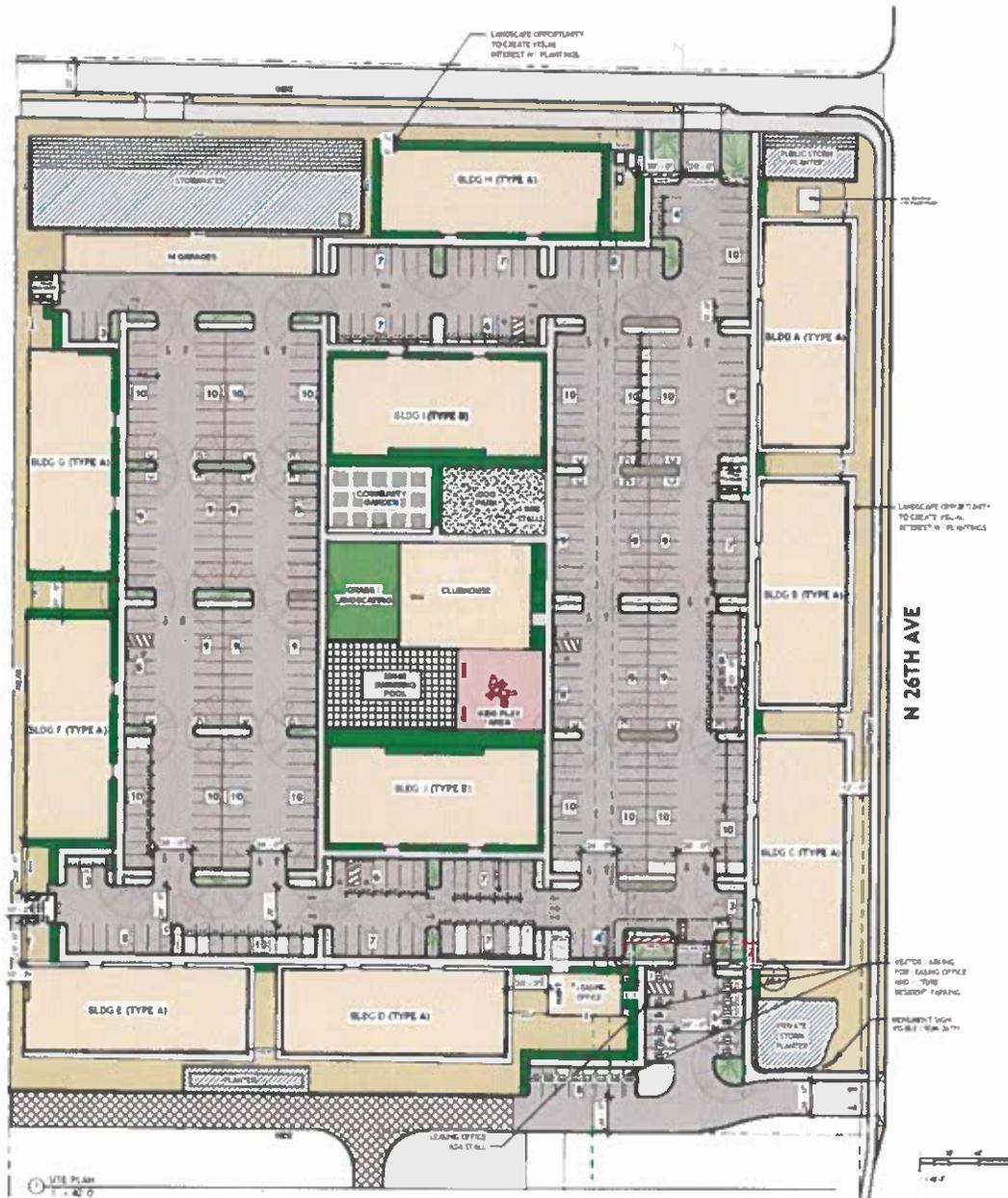


EXISTING PROPERTY LINES



PROPOSED PROPERTY LINES





Proposed site plan

Exhibit C

Memo

Subject: Engineering Comments for Land Use Application for Haney Industrial Properties, Inc. - [REVISED](#)

Date: August 11, 2025

By: Terry, Keyes, P.E., City Engineer

The site is on the northwest corner of Baseline and N. 26th Avenue. The site contains two tax lots (1N334DC04500 & 4600). The total area of the two tax lots is 12.32 acres. The orientation of the two existing lots is changing to create a 10.01-acre parcel on the north portion of the site. The 10.01-acre parcel is proposed to house a 240-unit apartment complex. The remaining southern portion of the site will be developed in the future.

These comments are based on the plans submitted with the land use application which have a print date of 4-23-25. While these comments are not the final engineering comments for the development, staff made every effort to address all important engineering issues related to public infrastructure, stormwater treatment, and erosion control.

Improvements in the public right-of-way must be designed in accordance with the City's Public Works Standards. These are available on the web at:

<https://www.corneliusor.gov/engineering/page/public-works-standards-and-plans>

Streets

Baseline

The Baseline frontage is adjacent to the portion of the parcel reserved for future development. Therefore, no improvements to the Baseline frontage are required by this 240-unit apartment project.

N. 26th Avenue

The N 26th Avenue frontage is partially improved. The pavement width is adequate, including at the Baseline intersection. Overhead telecommunication lines exist on the west side of N. 26th Avenue. Most of the curb on the westside is a substandard rolled curb. The following improvements to the N. 26th Avenue frontage are required, and the applicant shows these in the plans:

- Curb/gutter meeting city standards
- 6-foot parkway strip
- 6-foot concrete sidewalk

In addition, the final engineering plans for the N. 26th frontage shall include:

- **Street trees**
- **Streetlights on their own aluminum poles**
- **Undergrounding overhead utilities** (this is noted on the preliminary demo plans)

- ADA compliant connection between the new sidewalk on N. 26th and the existing sidewalk on the west side of N. 26th, just north of the site. This connection involves ADA ramps to cross the new Davis St.

The plans show the existing driveways to N. 26th removed and a new driveway near the southeast corner of the project. This proposed driveway meets city standards.

Additional right-of-way on N. 26th is required to accommodate the new sidewalk and their ROW dedication is shown on the plans.

Davis Street

On the north side of the site, a new collector street called N. Davis Street will be constructed. This new public street connects N. 26th Avenue with the portion of Davis St. planned as part of the Calida multi-family development.

The following improvements to the Davis Street frontage are required and the applicant shows these in the plans:

- Curb/gutter both sides (20-foot curb-face to curb-face separation)
- Two asphalt-paved travel lanes between the curb/gutter sections
- 6-foot parkway strip on the south side of Davis
- 12-foot concrete multi-use path on the south side of Davis

In addition, the final engineering plans for the Davis Street shall include:

- Street trees on the south side of Davis in the parkway strip
- Streetlights on their own aluminum poles

All these public improvements on Davis Street shall be in public right-of-way and the plans show this.

No overhead utilities are allowed along Davis Street. The north edge of Davis Street should be positioned to provide adequate space to meet the existing grade on the property to the north. The plans show both these requirements being met.

Traffic Study

A Trip Generation Analysis (TGA) for the project was provided from Lancaster Mobley dated May 23, 2025. This TGA is acceptable to the city.

PUE

The plans show a 10-foot public utility easement (PUE) adjacent to Davis St. and N. 26th Avenue. The City's Public Works Standards require only an 8-foot PUE. **The proposed PUE can be reduced to 8-feet on the final plans.**

Water

A 10" C900 public main exists on the N. 26th frontage. This water main has sufficient capacity to serve the site.

As part of constructing Davis Street, the applicant will construct an 8-inch public water main in Davis Street. This water main will eventually connect with a new public water main to be built to the west by the Calida project.

Fire hydrants exist in the following locations:

- On the west side of N. 26th, just north of the site
- Near the middle of the site on the west side of N. 26th
- On the northwest corner of Baseline and N. 26th

A new fire hydrant is required along the south side of Davis, approximately 400-feet west of N. 26th.

In addition, the Fire Department is likely to require additional hydrants internal to the project during final review.

Sanitary Sewer

An 8-inch public sanitary sewer exists along the N. 26th Avenue frontage of the site. This sanitary sewer has sufficient capacity to serve the site.

The applicant proposes to install a new manhole in N. 26th and extend a public sanitary sewer into the project, ending in a manhole about 30 feet west of the ROW line. Upstream of this manhole the sanitary sewers will be private. ~~This approach is acceptable to the city.~~ While this approach is acceptable to the city, the applicant should consider extending the public easement to the manhole to the west, at the point the sanitary sewer turns north. This will allow pads to the west the possibility of accessing this sanitary sewer rather than the one in Baseline. If enclosed in a public easement, this east-west sanitary sewer will need to be designed to public standards.

Stormwater

Projects in urban Washington County are required to provide detention and treatment of stormwater runoff, as well as implementing some type of *Low Impact Development Approach (LIDA)*. Of course, a method to convey the runoff off site is also important. Each of these topics is covered in a separate section below.

As part of the land use application, the applicant prepared a stormwater management report. The report provides narrative and calculations for sizing the proposed facilities on the site, both public and private. Based on the report, the facilities shown in the preliminary plans appear to be sized correctly.

Conveyance

A 21-inch storm sewer is under N. 26th Avenue adjacent to the site. This storm sewer flows north and ends in a manhole midway along the project frontage. The applicant proposes extending this storm sewer under N. 26th south and then extending it into the site near the southeast corner of the project. This approach is acceptable to the city. However, the applicant shows two stubs for providing storm sewer service to pads south of the applicant's project. These stubs are from a private storm line and are not allowed to serve multiple parcels. Therefore, the applicant should extend the public storm sewer easement to the farthest new manhole to the west, just south of the proposed stormwater treatment facility. This storm line will then also need to be constructed to public standards.

A 30 and 33-inch storm sewer flowing west exists under the new Davis Street. The applicant proposes to discharge a couple stormwater facilities and well as new catch basins on Davis Street into this existing storm sewer. This approach is acceptable to the city.

Treatment & Detention (Hydromodification)

Treatment and detention (hydromodification) of private site runoff is accomplished with a swale along the south property line and large facilities in the northwest and southeast corners of the site. Public runoff is treated and detained in a facility at the northeast corner of the site. The facilities all appear adequate in size to meet the CWS requirements.

Due to the linear nature of the public improvements in the ROW, the applicant will likely be required to pay a fee-in-lieu for some public runoff which cannot be routed to the proposed public stormwater facility. This is acceptable to the city.

LIDA

CWS rules require low-impact development approaches (LIDA) in meeting stormwater requirements. The open, vegetated facilities proposed for this project meet the LIDA requirements.

Stormwater Maintenance Agreement

The applicant is required to sign an agreement with the City committing the applicant to maintaining the private stormwater facilities long-term.

Erosion Control

The site requires preparation and submittal of erosion control plans meeting the CWS requirements for 1200-C plans. Normally, these plans accompany the stormwater treatment plans. 1200-C plans are reviewed by the City and Clean Water Services. They are then sent to the State Department of Environmental Quality (DEQ) for public comment.

Exhibit D



**CITY OF CORNELIUS
COMMUNITY DEVELOPMENT DEPARTMENT**

**HANEY MULTI-FAMILY DEVELOPMENT
AND LOT LINE ADJUSTMENT**

**Type III Site Design Review
and
Type I Lot Line Adjustment**

**Land Use File Nos. DR-68-25 & LLA-02-25
Planning Commission Hearing Date: August 26, 2025
Staff Report Date: August 19, 2025**

Supplemental Staff Report: August 22, 2025

Request: A Type III Site Design Review (DR-68-25) for a new 240-unit apartment complex. The development includes ten, 24-unit three-story apartment buildings, one dog park, children's play space, swimming pool, community garden, and a clubhouse. Parking, pedestrian connections via pathways and sidewalks, and landscaping are also proposed. A Lot Line Adjustment (LLA-02-25) is proposed to adjust the common property line of the two subject tax lots from a north/south orientation to an east/west orientation. The project includes public right-of-way dedication and roadway improvements for N. Davis Street and N. 26th Avenue.

Applicant: Harper Houf 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,

**CITY OF CORNELIUS, OREGON
COMMUNITY DEVELOPMENT DEPARTMENT
1355 North Barlow Street
Cornelius, OR 97113
Phone 503.357.3011 | Fax 503.357.3424**

Chapter 18.143 Transportation Facilities, Chapter 18.145 Off-Street Parking and Loading, Chapter 18.155 Solar Access for New Development and Chapter 15.15 Swimming Pools.

Process: Approval of a Type III Site Design Review and Type I Lot Line Adjustment public hearing shall be processed consistent with Section 18.15.010(C), a Type III Planning Commission Review. The application shall be processed with notice and a public hearing before the Planning Commission pursuant to Chapter 18.15.040. The notice of the Planning Commission’s decision shall be provided to Applicant and interested parties.

Supplemental Findings: Within the Staff Report dated August 19, 2025 (Pages 41 through 42), Staff found the applicant did not adequately address OAR 660-012-0410(3).

OAR 660-012-0410(3)

Electric Vehicle Charging

(1) This rule applies to cities within a metropolitan area.

(2) Cities shall ensure new development supports electric vehicle charging pursuant to amendments to the state building code adopted pursuant to ORS 455.417.

(3) As authorized in ORS 455.417(4), for new multifamily residential buildings with five or more residential dwelling units, and new mixed-use buildings consisting of privately owned commercial space and five or more residential dwelling units, cities shall require the provision of electrical service capacity, as defined in ORS 455.417, to serve 40 percent of all vehicle parking spaces.

Staff found the proposed parking lot that could be designed to accommodate 176 electric vehicle parking spaces, as required by OAR 660-012-0410(3) and defined by ORS 455.417. However, the applicant did not provide information sufficient for staff to determine that the criteria could be met.

In response, on August 20, 2025, the applicant provided staff with a specific Electric Vehicle (EV) parking plan, which is shown as Exhibit A of this Supplemental Report. The applicant describes that, “Due to the location of transformers, 5 parking spaces were eliminated so there is a total of 434 spaces (421 surface and 14 in garages) not 439. To meet the 40%, we are providing 174 EV capable parking spaces (8 now and the rest with the capability later).”

Staff finds the applicant has prepared and submitted documentation with an updated parking plan that addresses OAR 660-012-0410(3) and ORS 455.417, 40% of the parking spaces will be EV capable. The reduction of on-site parking by 5 parking spaces, conforms to the parking code, as parking spaces cannot be required, per Climate Friendly and Equitable Communities (CFEC) Parking Reform.

CONCLUSION

The supplemental materials submitted by the applicant on August 20, 2025, as shown within Exhibit A of this report, demonstrates compliance with OAR 660-012-410(3).

RECOMMENDATION

Based upon the facts, findings and conclusions within the original staff report, as amended by this supplemental report with regard to OAR 660-012-410(3) findings, staff rescinds the recommendation of denial and formally recommends approval, with the conditions of approval that are identified within the staff report dated August 19, 2025 for DR-68-25 & LLA-02-25.

DATE OF SUPPLEMENTAL STAFF REPORT AND RECOMMENDATION: 08/22/2025



Barbara Fryer, AICP, Community Development Director

Report Prepared by:



Tim Franz
Senior Planner

Exhibits:

- A. Applicant's August 20, 2025 submittal

Exhibit A

From: [Hillary Harris](#)
To: [Tim Franz](#); [Barbara Fryer](#)
Cc: [Jason Wald](#); [Melissa McFeron](#); [Ryan Mosher](#)
Subject: Re: Link to the Staff Report
Date: Wednesday, August 20, 2025 9:00:45 AM
Attachments: [image.png](#)
[EV Parking Exhibit.pdf](#)

Hi Tim and Barbara,

See the attached revised EV parking exhibit. Due to the location of transformers, 5 parking spaces were eliminated so there is a total of 434 spaces (421 surface and 14 in garages) not 439. To meet the 40%, we are providing 174 EV capable parking spaces (8 now and the rest with the capability later). Let me know if you have any questions or see any issue with the design.

Will you be reissuing the staff report recommending approval, or will it be an addendum memo sent out? I was very surprised to see that the staff report you sent over yesterday did not recommend approval rather than just making the additional EV spaces needed a condition of approval, especially since this was an OAR and not a development code requirement. If you could let me know when we can expect the recommendation of approval from staff, I would really appreciate it (of if you encounter any additional issues or questions).

Thank you,

Hillary Harris, AICP *(She/Her)*
Senior Planner



503.221.1131 ext.190
hillaryh@hhpr.com
HHPR.com

HARPER HOUF PETERSON RIGHELLIS INC.
205 SE Spokane Street, STE 200, Portland, OR 97202

CIVIL ENGINEERS | STRUCTURAL ENGINEERS | PLANNERS | LANDSCAPE ARCHITECTS | SURVEYORS | SCIENTISTS

From: Tim Franz <Tim.Franz@corneliusor.gov>
Sent: Tuesday, August 19, 2025 4:54 PM
To: Hillary Harris <hillaryh@hhpr.com>; Jason Wald <jwald@foreproperty.com>
Cc: Barbara Fryer <Barbara.Fryer@corneliusor.gov>
Subject: Link to the Staff Report

[Email from external source]

Hi Hillary,

Here is a link to the Planning Commission meeting that is scheduled for next Tuesday, August 26, at 7:00 PM. The staff report, agenda and packet are available on the website for your

review with the following link.

https://corneliusor.gov/AgendaCenter/ViewFile/Agenda/_08262025-149?html=true

Please note, they are large files and may take some time to download.

Barbara sent you an e-mail earlier this afternoon regarding EV parking, a few more space are needed. If you send us the updated information before the scheduled hearing, we can add it to our presentation and modify the recommendation.

If you have any questions, please let us know.

Sincerely,

***Tim Franz, Senior Planner
City of Cornelius
Community Development
1300 S. Kodiak Circle
Mailing: 1355 N. Barlow Street
Cornelius, OR 97113***

Phone: (503) 357-3011

Exhibit E



August 22, 2025

ODOT # 13776

ODOT Formal Response

Project Name: Haney Apartments	Applicant: Hillary Harris, Harper Houg Peterson Righellis Inc.
Jurisdiction: City of Cornelius	Jurisdiction Case #: DR-68-25/ LLA-02-25
Site Address: 85 N 26 th Avenue	State Highway: E Baseline St (OR 8)

The site of this proposed land use action is adjacent to E Baseline St (OR 8). ODOT has permitting authority for this facility and an interest in ensuring that this proposed land use is compatible with its safe and efficient operation.

These comments, standards, and requirements are current as of the date of this letter. If the project scope and/or timeline is modified, the applicant should contact the ODOT Region 1 Development Review program (ODOT_R1_DevRev@odot.oregon.gov) for an updated letter as updated comments may be necessary.

LAND USE PROPOSAL

ODOT was notified of a land use application submitted to City of Cornelius for the proposed development of a 240-unit, 3-story apartment building. The applicant also proposed an adjustment of the common property line between tax lots 4500 and 4600. Project will include improvements to N Davis Street and N 26th Avenue.

COMMENTS/FINDINGS

ODOT understands this land use proposal includes a Lot Line Adjustment (LLA-02-25) that would result in the residential development being detached from the State highway. As a result, ODOT has interest in reviewing future proposals on the newly adjusted parcel, adjacent to the State highway, and requests the City notify ODOT of future proposals.

No additional State review is required for the residential development proposal under DR-68-25.

ODOT Technical Review Requirements

All alterations within the State highway right of way are subject to ODOT standards. Alterations along the State highway but outside of the ODOT right of way may also be subject to ODOT review pending its potential impact on the safe operation of the State highway.

The following ODOT manuals may apply:

- ODOT Traffic Manual
- ODOT Highway Design Manual
- ODOT Hydraulics Design Manual

The ODOT Traffic Manual (TM) identifies items that require ODOT Region Traffic Engineer (RTE) approval. Items requiring RTE approval must be prepared by an Oregon-registered Professional Engineer (P.E.) and will be reviewed by the ODOT Region 1 Technical Center. See the TM for information on authorities and required approvals. Some approvals require a unique request form (Traffic Approval).

Deviations from ODOT Standards

Proposed alterations that deviate from ODOT standards will require a Design Exception/Deviation prepared by an Oregon-registered Professional Engineer (P.E.) for review by the ODOT Region 1 Technical Center. ODOT can only determine if design elements will require a Design Exception/Deviation or RTE approval once detailed plans have been reviewed.

Note: A Design Exception/Deviation or RTE approval items may take **6 months or longer to process**. The preparation of a Design Exception or RTE approval does not guarantee its ultimate approval.

ADVISORY INFORMATION

Permits and Agreements to Work in State Highway Right of Way

- An ODOT Miscellaneous Permit must be obtained for all work in the State highway right of way. If applicable, the applicant should contact the District Contact indicated below to determine permit requirements and to obtain application information.

Note: All ODOT permits and approvals must reach 100% plans before the District Contact signs off on a local jurisdiction building permit or other necessary requirement before construction.

Contact the ODOT Development Review Planner identified below for further coordination or questions regarding ODOT comments and requirements during the land use process.

Please send a copy of the Notice of Decision/Staff Report with conditions of approval to:

ODOT_R1_DevRev@odot.oregon.gov

Development Review Planner: Melissa Gonzalez	Melissa.GONZALEZ-GABRIEL2@odot.oregon.gov
District Contact: District 2B	d2bup@odot.oregon.gov