Cornelius
Oregon's Family Town

Date: January 29, 2026

NOTICE IS HEREBY GIVEN that a Public Hearing will be held before the City of Cornelius Planning Commission on Tuesday, **February 24, 2026, 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. PUD-2025-02/CUP-2025-04 and SUB-2025-02

APPLICANT: Holt Holdings OR, LLC

APPLICANT'S REPRESENTATIVE: AKS Engineering & Forestry, LLC

OWNER: Hillsboro School District 1J.

LOCATION: T 01 S, R 03 W, Map 03 A, Tax Lot 00100

ZONING: Low Density Residential R-7 and Multi-Unit Residential A-2

PROPOSAL: A Type III Planned Unit Development and Conditional Use Permit (PUD-2025-02/CUP-2025-04) and a Type III Preliminary Subdivision Plat (SUB-2025-02) for the 'Laurel Crown' Planned Unit Development, to develop a 230-unit subdivision on 30.38 acres of land. The new development will include a neighborhood park, stormwater facility, roads, dwellings, and the public infrastructure. The proposed subdivision will be developed in three Phases and it will only be valid with City Council approval of a Street Vacation and Comprehensive Plan Map Amendment to the Transportation System Plan (TSP). The application for the Conditional Use/Planned Unit Development is to allow for modified lot sizes and setbacks, as allowed through the CUP/PUD process.

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), 8.110 (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. **PUD-2025-02/CUP-2025-04 and SUB-2025-02**, 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. **PUD-2025-02/CUP-2025-04 and SUB-2025-02.** The Planning Commission Chair will call on participants who have submitted a yellow card in the order received.
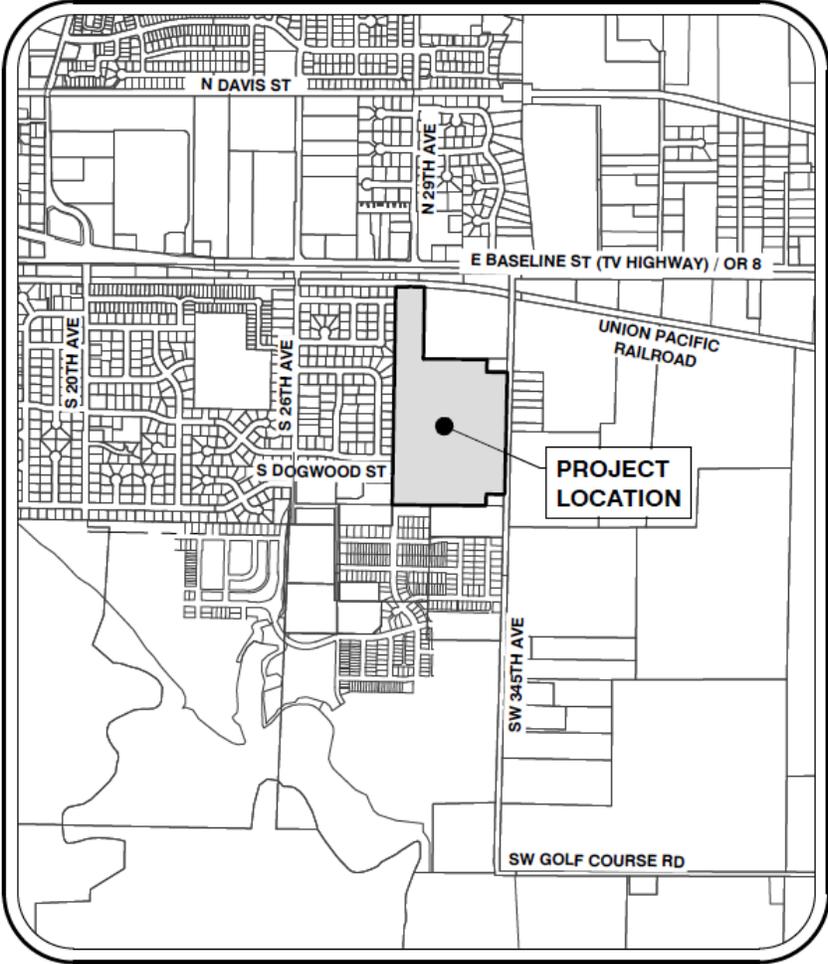
Virtual Testimony: To testify virtually, pre-register by providing your name, address, Zoom account name, and Case File No. **PUD-2025-02/CUP-2025-04 and SUB-2025-02** by email to Community.Development@corneliusor.gov prior to 5:00 pm on the day of the hearing. Your information will not be shared at 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. **PUD-2025-02/CUP-2025-04 and SUB-2025-02** 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.
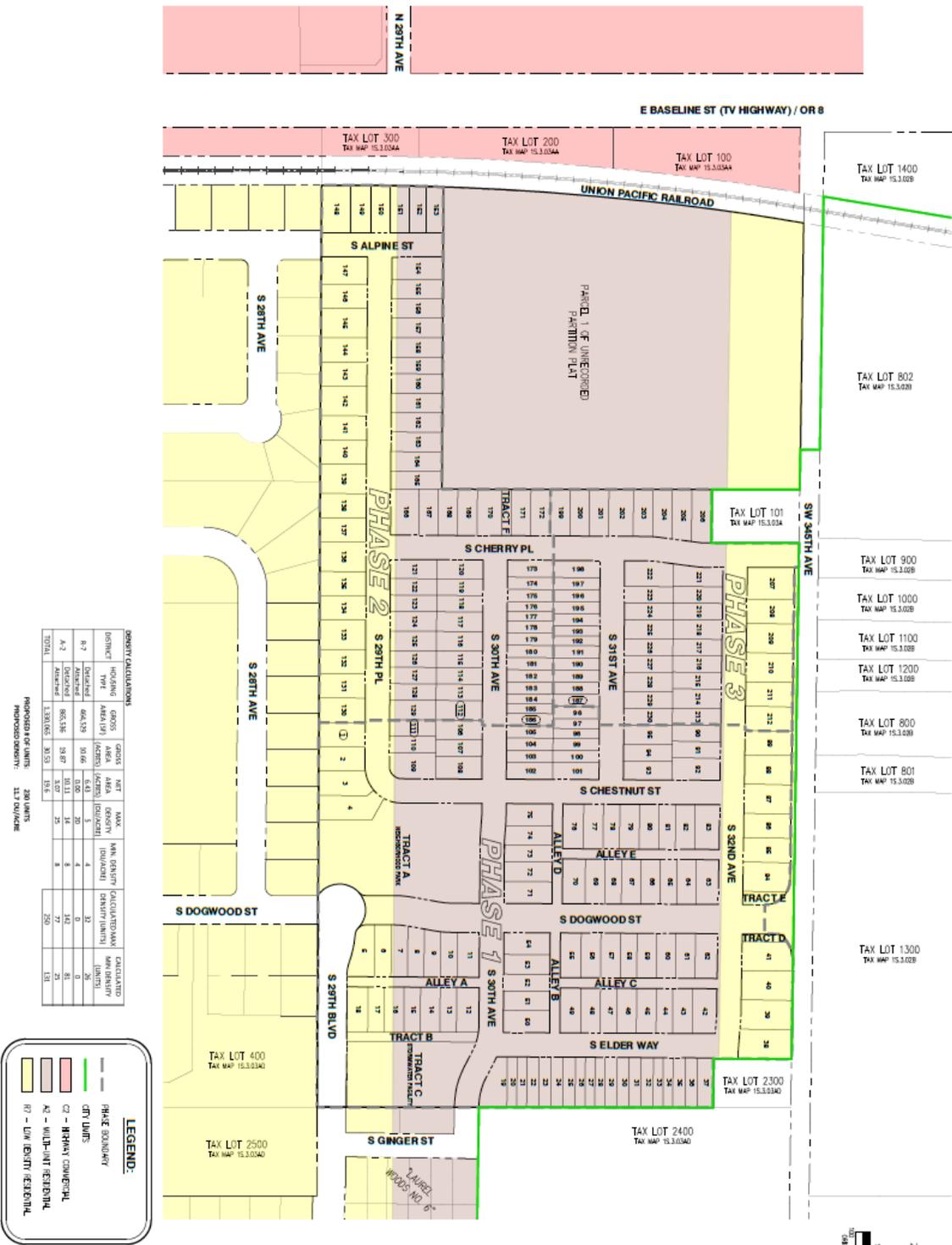
Pursuant to ORS 197.797, failure to raise an issue at the final evidentiary hearing or by the close of the record (in-person, virtually, or by letter), or failure to provide statements or evidence sufficient to afford the decision maker an opportunity to respond to the issue, precludes appeal to the 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.

VICINITY MAP

Proposed Subdivision